



**BOARD OF ZONING APPEALS
-AGENDA-
Thursday, April 5, 2018 at 7:00 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 - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 1, 2018 meeting
4. Affirmation/swearing in of witnesses

B. Items of Public Hearing

1. **Variance** - Side Yard Setback - New Attached Garage - **102 E. Riverglen Dr.** (Mike Fought/Andolina) **BZA 06-18**
2. **Variations** - Side Yard Setback & Accessory Building Area - House Addition/Renovation & Detached Garage - **100 W. South St.** (Lauerhass Architecture/Madden & Toepfer) **BZA 07-18**
3. **Variance** - Accessory Building Area - Shed & Pavilion - **1881 W. Dublin-Granville Rd.** (William F. Bartelt III) **BZA 08-18**
4. **Variations** - Setback & Signage - New Drive-in Restaurant - **80 E. Wilson Bridge Rd.** (McDonald's USA, LLC) **BZA 09-18**

5. Variances - New Mixed Use Site - 7007 N. High St. (The Witness Group) BZA 10-18

6. Variances - Real Estate Signs - 7227 N. High St. (Lehner Signs/The Shops at Worthington Place) BZA 11-18

C. Other

D. Adjournment



March 30, 2018

To: Members of the Board of Zoning Appeals

From: Don Phillips, Chief Building Inspector

Subject: Staff Comments for the Meeting of April 5, 2018

B. Items of Public Hearing

1. Variances – Side Yard Setback – New Attached Garage – 102 E. Riverglen Dr. (Mike Fought/Andolina) BZA 06-18

Findings of fact:

1. This property is an existing lot of record in the R-10 district where the minimum side yard requirement is 6 feet.
2. The existing dwelling is approximately 4 feet 6 inches from the west property line, with an existing attached garage approximately 3 feet 6 inches from the east property line.
3. The applicant is proposing to demolish the existing single car garage and construct a new attached single car garage further to the north on the site at approximately 3 feet 6 inches from the east property line. The requested variance is approximately 2 feet 6 inches.

The following conclusions are presented:

1. Existing lots of record tend to be narrower than the required minimum 80 foot lot width. In this particular case, the lot is 62.50 feet wide with the existing garage already within the 6 foot side yard. The proposed garage would not be any closer to the east property line. These factors mitigate the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered with the granting of these variances.
3. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY MIKE FOUGHT AND ERIC AND MELANIE ANDOLINA FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK TO CONSTRUCT AN ATTACHED GARAGE 102 EAST RIVERGLAN DRIVE, AS PER CASE NO. BZA 06-18, DRAWINGS NO. BZA 06-18 DATED MARCH 9, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

2. Variances – Side Yard Setbacks & Accessory Building Area – House Addition/Renovation & Detached Garage – 100 W. South St. (Lauerhass Architecture/Madden & Toepfer) BZA 07-18

Findings of fact:

1. This property is an existing lot of record in the R-10 district with a minimum side yard requirement of 8 feet for detached accessory buildings in excess of 120 square feet. The total amount of accessory buildings is further limited to 850 square feet.
2. The applicant is proposing extensive alterations and additions to the existing dwelling, including a detached garage and workshop. The 33 foot wide by mostly 22 foot deep garage is proposed to be 3 feet from the west property line. The requested variance is 5 feet.
3. In addition to the 682 square foot detached garage, the additions to the dwelling include the construction of a 296 square foot attached garage. The total proposed accessory building area is 978 square feet. The requested variance is 128 square feet.
4. The property is subject to; and the garage, additions, and alterations have been approved by; the Architectural Review Board.

The following conclusions are presented:

1. Existing lots of record tend to be more narrow than the required 80 foot lot width. In this particular case, the existing rear lot width of 70.5 feet limits the amount of rear lawn area with the paving for vehicle access. The 5 feet of yard is better used being east of the garage rather west. These factors mitigate the substantial nature of the side yard variance requested.
2. The attached garage is hidden and appears to be a part of the dwelling. This mitigates the substantial nature of the accessory building area variance request.
3. The essential character of the neighborhood should not be substantially altered.
4. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY AMY LAUERHASS, KAREN MADDEN, AND NEIL TOEPFER FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK AND ACCESSORY BUILDING AREA TO CONSTRUCT A DETACHED AND ATTACHED GARAGE AT 100 WEST SOUTH STREET, AS PER CASE NO. BZA 07-18, DRAWINGS NO. BZA 07-18 DATED MARCH 9, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

**3. Variances – Accessory Building Area – Shed & Pavilion – 1881 W. Dublin-Granville Rd.
(William F. Bartelt III) BZA 08-18**

Findings of fact:

1. This property is in the R-10 district where the total amount of accessory buildings is limited to 850 square feet.
2. The property contains an existing 22 foot by 28 foot, 616 square foot detached garage.
3. The applicant is proposing to construct a 12 foot by 18 foot, 216 square foot shed and a 10 foot by 16 foot, 160 square foot pavilion. The total proposed accessory building area is 992 square feet. The requested variance is 142 square feet.
4. The property is subject to, and the shed and pavilion have been approved by, the Architectural Review Board.

The following conclusions are presented:

1. This property is larger at 33,541 square feet than the minimum of 10,400 square feet required for the district and the additional structures do not seem out of place for particular property. This 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.

The following motion is recommended:

THAT THE REQUEST BY WILLIAM BARTELT FOR A VARIANCE FROM CODE REQUIREMENTS FOR ACCESSORY BUILDING AREA TO CONSTRUCT A SHED AND PAVILION AT 1881 WEST DUBLIN-GRANVILLE ROAD, AS PER CASE NO. BZA 08-18, DRAWINGS NO. BZA 08-18 DATED MARCH 9, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

4. Variances – Setback & Signage – New Drive-in Restaurant – 80 W. Wilson Bridge Rd.
(McDonald’s USA, LLC) **BZA 09-18**

Findings of fact:

1. This property is in the C-4 district along a regional thoroughfare, abutting North High Street, and within the Wilson Bridge Corridor Districts. This site has been identified in policy documents to be WBC-3. The following are requirements of the C-4 district:
 - a. Minimum side yards of 15 feet.
 - b. Signage requirements:
 - i. Maximum of one freestanding sign
 - ii. Freestanding signs cannot be closer than 10 feet to the right-of-way nor closer than 35 feet to an adjacent property line
 - iii. Maximum of one building mounted sign
 - iv. Total sign area of 100 square feet, of which a maximum of 60 square feet is permitted to be allocated to a freestanding sign.
 - v. Total directional sign area of 20 square feet
 - vi. Maximum directional sign height of 36 inches and display size of 24 inches in width or height
 - vii. Changeable copy is not permitted
 - viii. A maximum of 4 colors are permitted.
 - ix. Both sides of a double faced sign counts towards total sign area
2. The following variances have been previously granted:
 - a. A menu board with changeable copy was approved on April 1, 1982
 - b. 4 freestanding signs, one of which in the side yard, on December 1, 1994.
3. The applicant is proposing to demolish the existing building and most of the site and signage, and construct a new building with signage, including the following:
 - a. Placing 4 light poles along the north driveway, approximately 10 feet from the north property line. The requested variance is 5 feet.
 - b. Relocate and rotate the second, North High Street, 6 foot by 5 foot freestanding sign to the east, 6.34 feet from the North High Street right-of-way and 13.16 feet from the south property line. The requested variances are a second freestanding sign, 3.66 feet for setback from the right-of-way, and 21.84 feet for setback from the adjacent property.
 - c. Place 2 “pre-browse” changeable copy signs, 2 “menu board” changeable copy signs, and 2 “canopy order display” changeable copy signs. The requested variances are for 6 additional freestanding signs with changeable copy displaying more than 4 colors.
 - d. Four building mounted signs. The requested variance is 3 additional wall signs.
 - e. An approximately 12 foot tall directional sign indicating “drive thru”. The requested variance is approximately 9 feet for height.
 - f. Two 11 foot 5.62 inch tall directional signs indicating “order here”. The requested variance is 8 feet 5.62 inches.

- g. Two 7 foot tall, 3 foot 11 inch by 1 foot 2 inch “reserved drive thru” signs. The requested variance is 4 feet for overall directional height and 1 foot 11 inches for directional sign display area height.
 - h. Total proposed sign area for the existing monument sign receiving a face replacement, the altered second freestanding sign, the 6 new freestanding signs, and the 4 wall mounted signs is 245.35 square feet. The requested variance is 145.35 square feet.
 - i. Total proposed directional sign area for the 2 entry signs, the “drive thru” sign, the 2 “order here” signs, the 2 “pull forward” signs, and the 2 “reserved drive thru” signs total 30.84 square feet. The request variance for directional sign area is 10.84 square feet.
4. The property is subject to, and the project has been approved by, the Architectural Review Board and the Municipal Planning Commission.

The following conclusions are presented:

1. The drive through aisle for the redeveloped site is being expanded to allow for 2 order lanes, essentially doubling the amount of freestanding and directional signage needed for efficient operation of the business. The additional wall signs are the company logo and not excessively large on all 4 elevations of the building. Some of the variances are not substantial, like the location of the 4 light poles along the north entry drive, and the need for 2 freestanding signs given the property fronts 2 streets. Some of the tall directional signs are to ensure vehicles that are not too tall and damage the building. Other directional signs would not be visible when parking a vehicle in front of them and raising it seems a reasonable solution. Order menus, confirming an order, would not be able to function without a changeable copy variance. Similarly, the pre-browse and menu boards are mostly static but modern technology allows these to be adjusted for menu changes without requiring a physical change to the sign. All these factors mitigate the substantial nature of the signage variance requests.
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 MCDONALD’S USA, LLC FOR A VARIANCE FROM CODE REQUIREMENTS FOR SETBACK AND SIGNAGE TO CONSTRUCT A RESTAURANT AT 80 WEST WILSON BRIDGE ROAD, AS PER CASE NO. BZA 09-18, DRAWINGS NO. BZA 09-18 DATED MARCH 9, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

5. Variances – New Mixed Use Site – 7007 N. High St. (The Witness Group) BZA 10-18

Findings of fact:

1. This property is in the C-4 district along a regional thoroughfare and North High Street, and within the Wilson Bridge Corridor Districts. This site has been identified in policy documents to be WBC-3. The following are requirements of the C-4 district:
 - a. The maximum height is 3 stories and 45 feet. WBC-3 for this property permits 4 stories.
 - b. The minimum parking setback with screening and landscaping is 12.5 feet.
 - c. The front yard requirement is 50 feet from the West Wilson Bridge Road right-of-way and 100 feet from the North High Street right-of-way. WBC-3 for this property permits a 5 foot front yard from the West Wilson Bridge right-of-way and a 50 foot front yard from the North High Street right-of-way.
 - d. Parking spaces must be a minimum of 9 feet in width and at least 171 square feet in area, or 9 feet by 19 feet.
 - e. Required parking is based on use as follows:
 - i. Restaurant – 1 space per 50 square feet of gross floor area devoted to the bar area, and 1 space per 100 square feet for the remaining area.
 - ii. Administrative and business office – 1 space per 250 square feet of gross floor area
 - iii. Hotel – 1 for each sleeping room or suite
 - iv. WBC-3 limits parking to 125% of the required parking.
2. The applicant is proposing to demolish the existing hotel on the property and redevelop the site with 6 buildings.
3. A basement is defined as a portion of a building, partly underground, but having more than fifty percent (50%) and less than eighty percent (80%) of its floor-to-floor height below the average finished grade of the adjoining ground. A basement shall be considered a half story in determining the maximum number of stories permitted by these regulations.
4. Proposed building # 5 is a 4 story hotel with a basement, at a height of 55 feet 10 inches. The requested height variances are 1½ stories and 10 feet 10 inches.
5. An approximately 160 foot portion of the west entrance to the site from West Wilson Bridge Road to the north is proposed to abut or be within 12.5 feet of the residential uses to the west. The requested parking setback variance is 12.5 feet.
6. Proposed buildings # 1 and #2 are single story, and buildings #3 and # 4 are 2 story, all proposed to be at least 5.3 feet from the Wilson Bridge Road right-of-way with patio walls 5.0 feet from the same right-of-way, after the dedication of some of this property to the Wilson Bridge Road right-of-way. The requested variances are 44.7 feet for the 4 buildings and 45 feet for the patio walls.

7. Proposed building # 6 is single story, 10.5 feet from the North High Street right-of-way. The requested variance is 89.5 feet.
8. The applicant is proposing parking spaces at 9 feet by 18 feet, or 162 square feet in area, for 66 of the proposed 342 parking spaces. The requested variance is 9 square feet for 66 spaces.
9. The required parking ranges from 313 to 715 spaces, depending on the amount of restaurant uses with bar area within each building, ranging as follows:
 - a. Building # 1 ranges from 28 to 136 spaces
 - b. Building # 2 ranges from 28 to 137 spaces
 - c. Building # 3 is 55 spaces
 - d. Building # 4 is 44 spaces
 - e. Building # 5 is 111 spaces
 - f. Building # 6 ranges from 47 to 232 spaces
10. The applicant is estimating the required parking at 418 total spaces and proposing 342 spaces. The requested variance is 76 spaces.
11. The property is subject to, and the project has been approved by, the Architectural Review Board.

The following conclusions are presented:

1. The property has a descending grade moving east to west, which causes the west elevation of the basement to appear as another story from the west. Otherwise, building # 5 is a 4 story building in keeping with the Wilson Bridge Road Corridor Districts. The City is transitioning to new requirements for that corridor when property is eventually rezoned to the new districts. In the meantime, applicants are encouraged to look at the new requirements while planning their developments. These factors mitigate the substantial nature of the height variance request.
2. The northwest entrance of the site is being aligned with the existing signalized intersection to the north to provide easier site ingress and egress from West Wilson Bridge Road. This causes that portion of the drive to be installed less than 12.5 from the west property line. The requested parking setback variance is not substantial.
3. The Wilson Bridge Road Corridor Districts encourages buildings closer to the right-of-way with parking behind the buildings, and to create outdoor seating areas, especially for restaurants, to create a better pedestrian and biking environment. These factors mitigate the substantial nature of the front yard setback variances requests.
4. The zoning code allows vehicle overhangs to count as part of the 171 square foot of the required parking space and in many cases allows an 18 foot deep parking space to comply. This site has 66 parking spaces that do not provide for the vehicle overhang. The requested parking space size variance is not substantial.

5. Determining required parking is very difficult without specific tenants and knowing how the buildings will be specifically used. The applicant made a reasonable estimate of the required parking taking into account the dynamic way this mixed use site will use parking. During the evening, the hotel and restaurants will have a higher parking demand while during the day, the office uses will have a higher parking demand. The Wilson Bridge Corridor Districts recognizes some property owners provide too much parking and cap it at 125% of the required parking. These factors mitigate the substantial nature of the number of parking space variance.

The following motion is recommended:

THAT THE REQUEST BY THE WITNESS GROUP AND HE HARI INC. FOR A VARIANCE FROM CODE REQUIREMENTS FOR BUILDING HEIGHT, PARKING SETBACK, FRONT YARD SETBACK, PARKING SPACE SIZE, AND NUMBER OF PARKING PLACES TO CONSTRUCT 6 BUILDINGS AT 7007 NORTH HIGH STREET, AS PER CASE NO. BZA 10-18, DRAWINGS NO. BZA 10-18 DATED MARCH 9, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

6. Variances – Real Estate Signs – 7227 N. High St. (Lehner Signs/The Shops at Worthington Place) BZA 11-18

Findings of fact:

1. This property is in the C-2 district where each property is permitted 1, 13 square foot real estate sign.
2. The property is 16.20 acres fronting North High Street and West Wilson Bridge Road. It contains a 178,610 square foot covered mall building and a 2,070 square foot vacant building.
3. The applicant has placed 3 real estate signs on the property. Each sign has 2, 2 foot by 4 foot panels arranged in a “v” totaling 16 square foot per sign. The requested variances are 3 square foot of real estate sign area and 2 additional real estate signs.

The following conclusions are presented:

1. This property is very large and the real estate sign provisions do not take parcel size into account for commercially zoned property, only industrially zoned property. The requested variances are not significant.
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 LEHNER SIGNS AND WORTHINGTON SQUARE VENTURE LLC FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGNAGE TO ALLOW THREE REAL ESTATE SIGNS TO REMAIN AT 7227 NORTH HIGH STREET, AS PER CASE NO. BZA 11-18, DRAWINGS NO. BZA 11-18 DATED MARCH 12, 2018, 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.



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

February 1, 2018

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: M. Coulter; B. Seitz; L. Reibel; D. Falcoski; and C. Crane. Also present were D. Phillips, Chief Building Inspector, and L. Brown, Director of Planning & Building.
2. Pledge of Allegiance
3. Approval of minutes of the January 4, 2018. Mr. Coulter moved to approve the minutes, seconded by Mr. Seitz. All members voted “aye” and the minutes were approved.
4. Affirmation/swearing in of witnesses.

B. Items of Public Hearing

1. Variances – Setback and Community Water & Sewerage Facilities – New House – 740 Olen Dr. (Phillip M. Ragland, Jr.) BZA 03-18

Mr. Phillips approved the staff memo:

Findings of fact:

1. This property is an existing lot of record in the R-10 district where the minimum front and rear yard requirement is 30 feet, and the minimum side yard requirement is 6 feet. Dwellings must be connected to public water and sewerage facilities.
2. The purpose of the zoning code is to promote the public health, safety, morals, comfort and general welfare, conserving the values of property, facilitating the provision of water, sewerage, schools and other public requirements, and lessening or avoiding congestion on public streets and highways, and to provide for administration of this Zoning Ordinance.
3. Accessory use or structure is defined as a use, object or structure constructed or installed on, above or below the surface of a parcel and of a nature customarily incidental and subordinate to the principal use or structure. Among other things, accessory uses or structures include anything attached to or disattached from the principal building of a subordinate nature; garages, sheds, walls, fences,

billboards, poster panels, poles or parking places, whether located on, above or below the surface of a parcel.

4. The City is divided into districts under six general categories including Residential Districts. The R-10 Low Density Residence is further defined as: For low density residential development which has ready access to most community facilities. Community water and sewerage facilities are required.
5. Worthington receives health services by contract with Columbus Public Health, and water and sewer services by contract with Columbus Public Utilities. There is an existing public water service in Olen Drive to the west and within the City of Columbus; and an existing public sanitary sewer to the south, also within the City of Columbus.
6. The applicant is proposing to construct a single-family dwelling with a well to provide potable water and a private on-site sewage treatment system for sanitary waste, which have been approved by Columbus Public Health. The sanitary system design includes primary and secondary drip zones 10 feet from the south, west, and north, property lines. The drip zones are accessory uses and structures, and must meet the front and rear setback requirements of 30 feet. The requested variance is 20 feet for the drip zones.
7. Dwellings must be connected to community water and sewerage facilities. The requested variances are to allow the dwelling to connect to a private well and a private sewage treatment facility.

The following conclusions are presented:

1. The property will yield a reasonable return and can be used as a single-family dwelling by connecting the dwelling to the existing water line to the west and the existing sanitary sewer to the south. The requested variances would not be required.
2. The requested variances are substantial.
3. The essential character of the neighborhood should not be substantially altered with the granting of these variances.
4. The delivery of water and sewer services to this property will be affected by the granting of these variances.
5. The property owner's predicament feasibly can be obviated by making a connection to the water and sewer services to the west and south.

6. The spirit and intent of the zoning requirement to connect to community water and sewerage facilities would not be observed by the granting of these variances.

Discussion:

Mr. Brown provided an overview of the property from creation of the lots, to annexation and how the property is today.

Matthew Cull, 207 North Fourth Street, Columbus, said he is an attorney representing the applicant because the applicant was too ill to come to the meeting. He did not feel the variance was substantial, because as Mr. Brown just pointed out, every other property in the neighborhood is on a septic system and the requested variance is to allow for a modern system. The system would improve what is already in the neighborhood. He said the big thing here is the finances, and to tap into the sewer system with the City of Columbus would roughly cost \$120,000.00 dollars. There is a reason this piece of property has not been developed for four or five decades.

Mr. Phillip Ragland, 1442 Aschinger Boulevard, Columbus, said the cost for the septic system would be \$23,000.00 dollars, and another \$8,000.00 for a well system.

Ms. Crane asked if there was anyone to speak for or against this application.

Theresa Robinson, 678 Olen Drive, Columbus, said she had concerns about getting into her home and the road being torn up by construction trucks. Ms. Crane asked if the street is public and Mr. Brown replied no, the street is private. Ms. Crane said if this is something the Board would not be involved with and Mr. Brown replied that is correct.

Jonathan Turnes, 760 Olen Drive, Worthington, asked if he should be concerned with drip zones since his property is ten feet away from them. Mr. Brown replied, that he did not believe so because the land rolls down hill towards State Route 315 and the City of Columbus Public Health conducts yearly inspections of septic systems to ensure systems are working properly.

Motion:

Seeing no other speakers, Mr. Seitz moved:

THAT THE REQUEST BY PHILLIP M. RAGLAND, JR. AND DEVSWAN LLC FOR A VARIANCE FROM CODE REQUIREMENTS FOR SETBACK AND COMMUNITY WATER AND SEWERAGE FACILITIES TO CONSTRUCT A SINGLE FAMILY DWELLING AT 740 OLEN DRIVE, AS PER CASE NO. BZA 03-18, DRAWINGS NO. BZA 03-18 DATED JANUARY 2, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. All members voted “aye” and the minutes were approved.

2. Variances – Front & Side Yard Setbacks – Addition – 665 Oxford St. (Gerry Bird Architect/DePew) BZA 04-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is an existing lot of record in the R-10 district with a front yard requirement of 30 feet and a minimum side yard requirement of 8 feet.
2. The Oxford Street right-of-way is 66 feet wide.
3. The existing detached garage is approximately 4.6 feet from the south property line.
4. The applicant is proposing to construct additions to the existing dwelling and garage. One addition is an attached garage that will also join the existing detached garage to the new garage, approximately 4.6 feet from the south property line. The requested variance is approximately 3.4 feet.
5. The applicant is also proposing to construct a front porch addition to the existing dwelling, approximately 20 feet from the Oxford Street right-of-way. The requested variance is approximately 10 feet.
6. The *2013 Residential Code of Ohio* requires exterior walls within 5 feet of a property line be of 1 hour, fire-resistance rated construction. Any variances granted from the zoning code do not grant variances from building code requirements.
7. The property is subject to, and the additions have been approved by, the Architectural Review Board.

The following conclusions are presented:

1. Existing lots of record tend to be narrower than the required 80 foot lot width, and typically have existing dwellings at or within the front yard setback, creating a practical difficulty. In this particular case, the Oxford Street right-of-way is 16 feet wider than the typical 50 width, the existing garage is within the side yard setback, and the existing dwelling is within the front yard setback. The existing dwelling’s side porch is to be removed and replaced with a new front porch.

Front porches tend to encourage neighborhood interaction. These factors mitigate the substantial nature of the variances requested.

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

Discussion:

Lloyd DePew, 5400 River Forest Road, Dublin, said he used to live in Worthington for thirty years before moving to Dublin. He said they tried to keep the look that would be complimentary to the neighborhood. He raised four boys at his former Worthington home on New England Street. One of his sons and grandson will be living in the house.

Ms. Crane asked if there was anyone to speak for or against this application.

Mr. Patrick Porter, 659 Oxford Street, said he owns the property to the south and he is in favor of the submitted plans. The addition will be a great enhancement for the character of the property and the neighborhood.

Mr. Coulter said he lives nearby and glad to see someone is finally taking care of the property.

Motion:

Seeing no other speakers Mr. Seitz moved:

THAT THE REQUEST BY GERRY BIRD ARCHITECT AND LLOYD DEPEW FOR A VARIANCE FROM CODE REQUIREMENTS FOR FRONT AND SIDE YARD SETBACK TO CONSTRUCT ADDITIONS AT 665 OXFORD STREET, AS PER CASE NO. BZA 04-18, DRAWINGS NO. BZA 04-18 DATED JANUARY 4, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

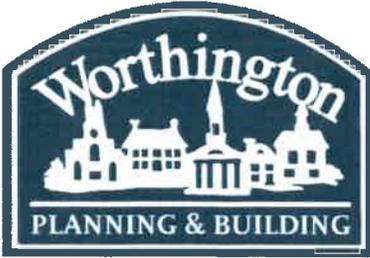
Ms. Reibel seconded the motion. All members voted “aye” and the motion was approved.

C. Other

Mr. Brown advised the Board about pending litigation regarding 595 Fox Lane and would update them accordingly.

D. Adjournment

Mr. Seitz moved to adjourn the meeting, seconded by Mr. Falcoski. All members voted “aye” and the meeting adjourned at 7:40 p.m.



City of Worthington BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case #	B7A 06-18
Date Received	3-9-18
Fee	\$25.00
Meeting Date	
Filing Deadline	
Rec'd:	64945

RECEIVED
MAR 09 2018

1. Property Location 102 E. RIVERGLEN DR. WORTHINGTON, OH. 43085
2. Present/Proposed Use RESIDENTIAL

3. Zoning District R-10

Br:

4. Applicant MIKE FOUGHT
Address 6525 BUSCH BLVD. COLUMBUS, OH. 43229
Phone Number(s) 614-846-7388

5. Property Owner ANDOLINA, ERIC + MELANIE
Address 102 E. RIVERGLEN DR. WORTHINGTON, OH. 43085
Phone Number(s) (216) 337-1257

6. Action Requested (ie. type of variance) Variance - Required Side Yard
New Attached Garage

7. Project Details:
- a) Description TO REMOVE EXISTING ATTACHED GARAGE/PORCH + BUILD NEW ATTACHED GARAGE + GALLERY CONNECTOR
 - b) Expected Completion Date _____
 - 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.

[Signature]
Applicant (Signature)

3/8/18
Date

[Signature]
Property Owner (Signature)

3/7/18
Date

ABUTTING PROPERTY OWNERS
FOR
102 E. Riverglen Dr.

Resident	94 E. Riverglen Dr.	Worthington, OH 43085
Joyce Richardson Tr.	7354 Fallview Cir.	Delaware, OH 43015
Paul & Phyllis Byard Tr.	87 Orchard Dr.	Worthington, OH 43085
Sara Eagan	101 Orchard Dr.	Worthington, OH 43085
David & Michelle Frenz	105 Orchard Dr.	Worthington, OH 43085
Sherry Hubbard	114 E. Riverglen Dr.	Worthington, OH 43085
Resident	109 E. Riverglen Dr.	Worthington, OH 43085
Riverglen Properties Ltd.	3982 Powell Rd., PMB 190	Powell, OH 43065
Kevin Looker & Miriam Chon	103 E. Riverglen Dr.	Worthington, OH 43085

NICHOLSON BUILDERS
6525 Busch Blvd.
Columbus, OH 43229
mike@nicholsonbuilders.com
614.846.7388

March 8, 2018
City of Worthington
Board of Zoning Appeals
374 Highland Ave
Worthington, OH 43085

With regards to the property at 102 E. Riverglen Dr, we are requesting a variance to replace a small existing single stall attached garage with a new single stall garage further back on the property. The new garage will be positioned to have the same side yard setback as the existing garage which does not meet the current zoning requirements for the side yard setback.

The existing garage currently sits 3.5ft off the eastern property line and is too narrow to fit a modern, family sized vehicle. By creating a new garage further back on the property we have the ability to increase the width of the garage to the west while maintaining the setback of the existing garage. Moving the garage to 6ft off the property line would not allow access for entry into the garage as it would be blocked by the corner of the house and would negatively impact the useable space of the rear yard.

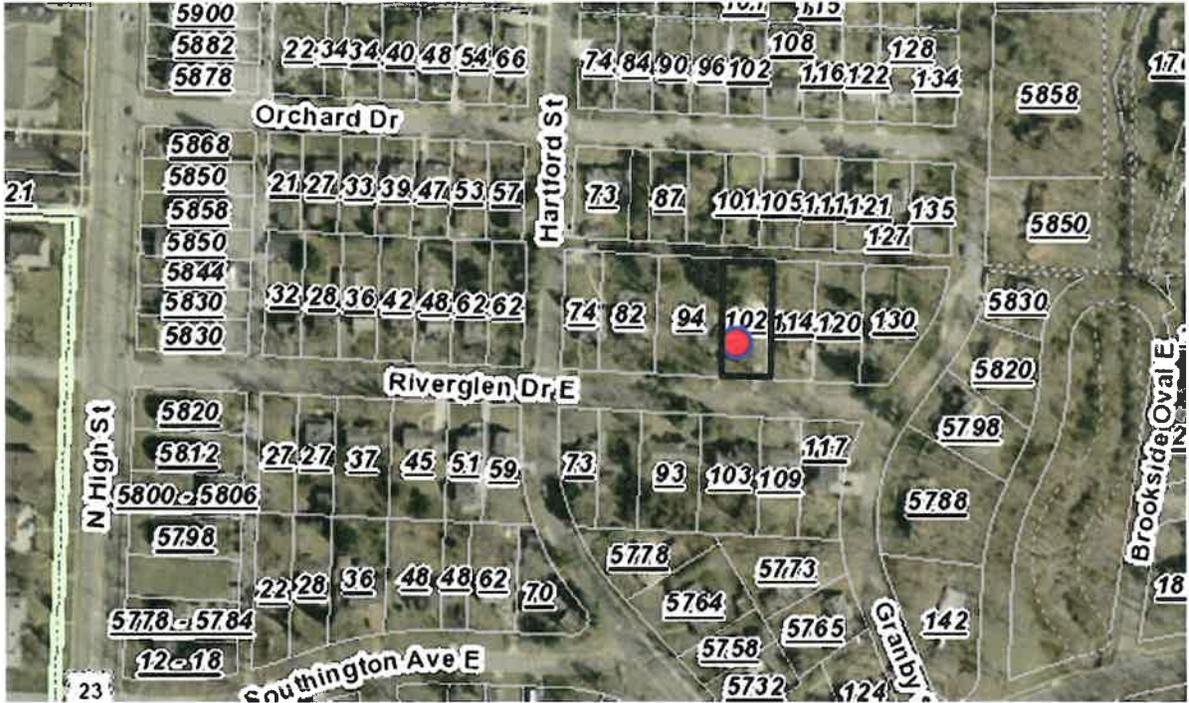
We feel that the proposed solution is keeping with the character of the neighborhood and does not negatively impact delivery of governmental services.

Thank you,

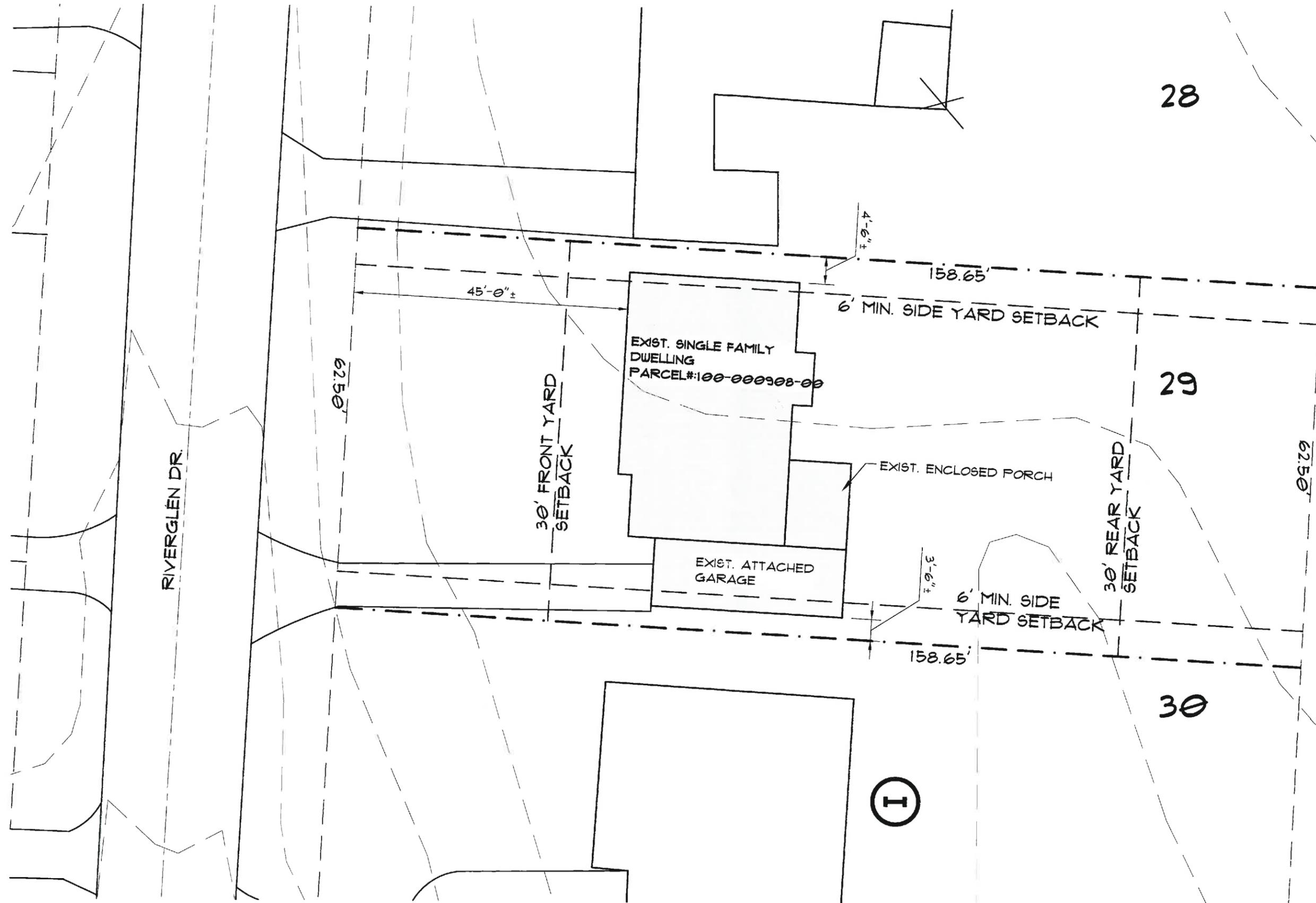


Mike Fought

102 E. Riverglen Dr.



100-000908 04/25/2017



RIVERGLEN DR.

EXIST. SINGLE FAMILY DWELLING
PARCEL#: 100-000908-00

EXIST. ATTACHED GARAGE

EXIST. ENCLOSED PORCH

30' FRONT YARD SETBACK

30' REAR YARD SETBACK

6' MIN. SIDE YARD SETBACK

6' MIN. SIDE YARD SETBACK

62.50'

62.50'

45'-0"±

158.65'

3'-6"±

158.65'

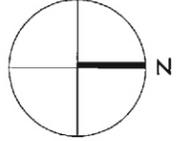
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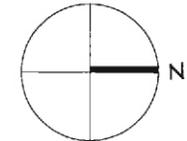
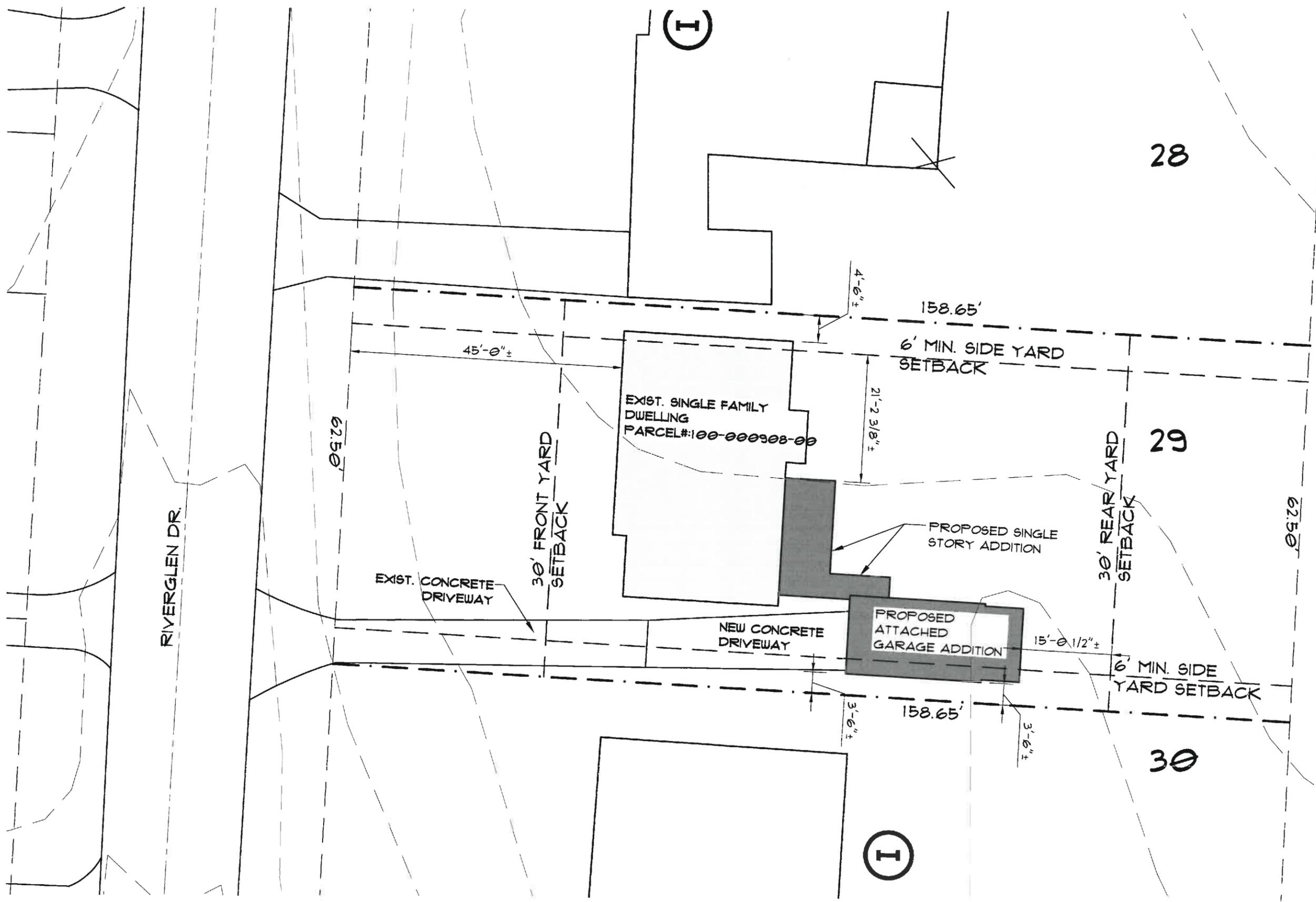
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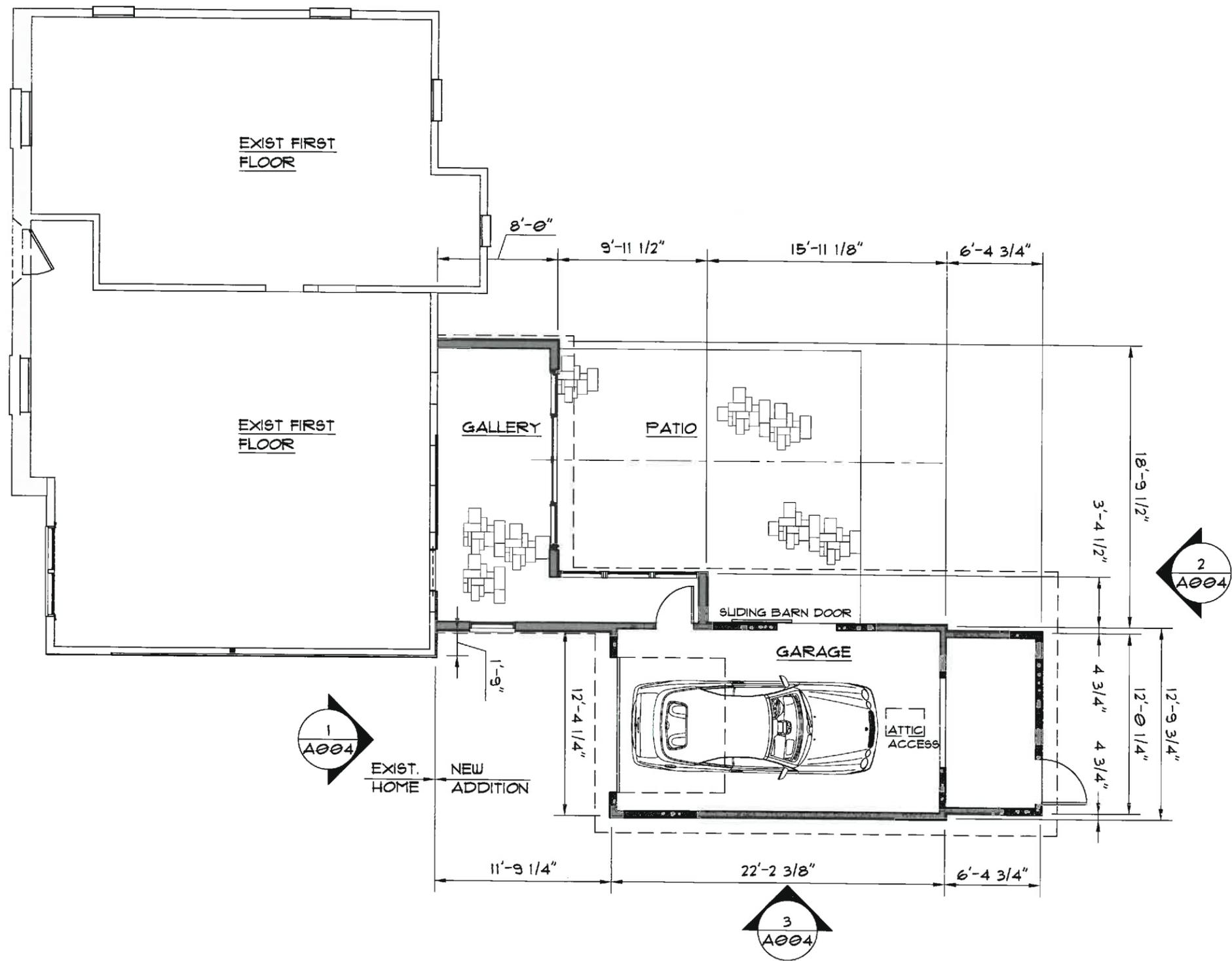
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1

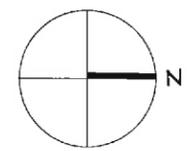
CITY OF WORTHINGTON
DRAWING NO. 62A0618
DATE 3/9/18

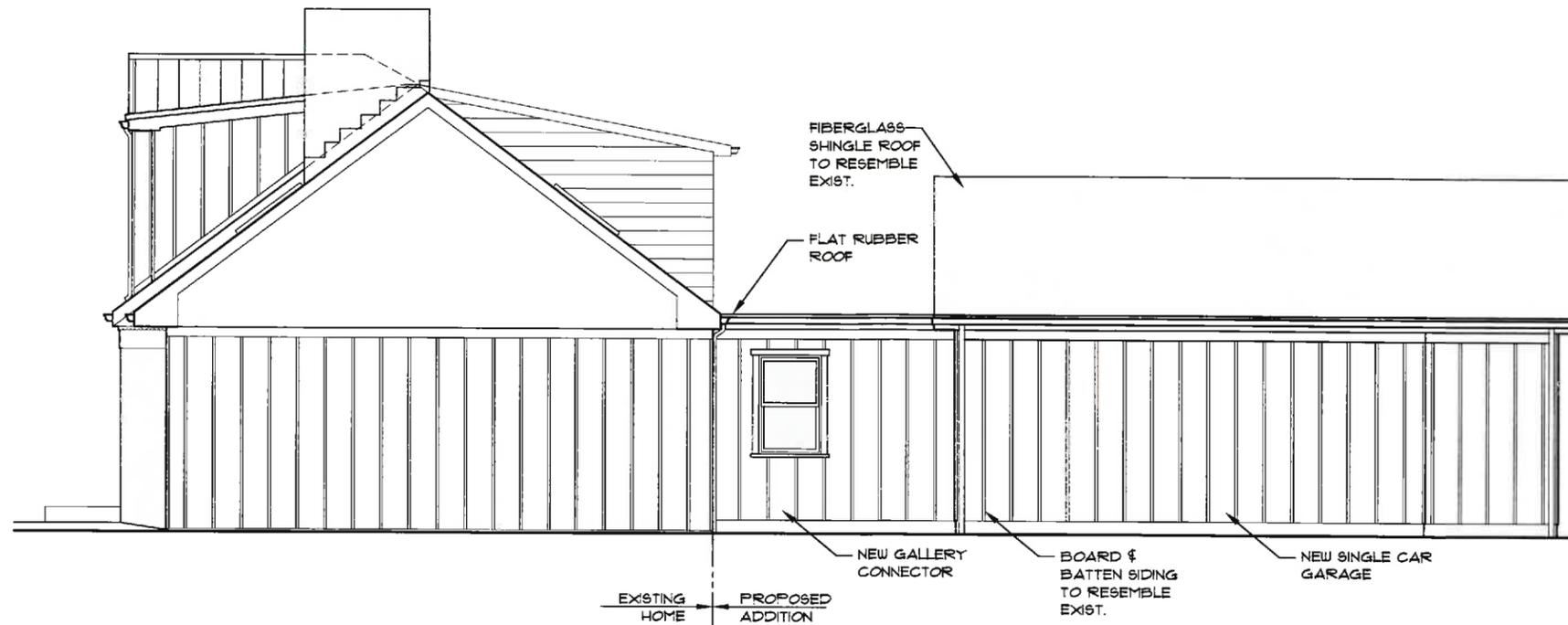




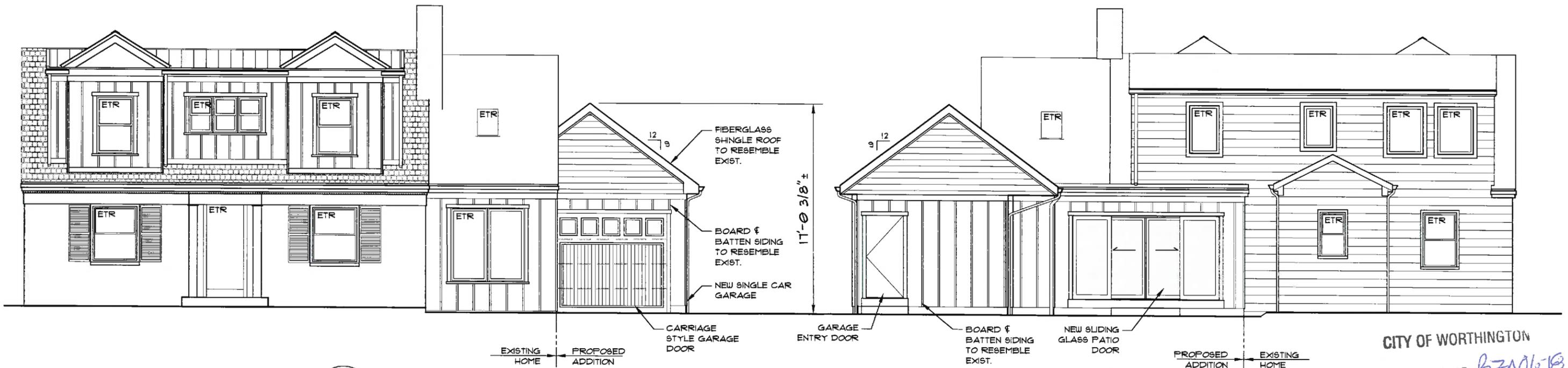


CITY OF WORTHINGTON
 DRAWING NO. BZA0618
 DATE 3/9/18





3 EAST ELEVATION
A004 1/8" = 1'-0"



1 SOUTH ELEVATION
A004 1/8" = 1'-0"

2 NORTH ELEVATION
A004 1/8" = 1'-0"

CITY OF WORTHINGTON
DRAWING NO. BZA06-18
DATE 3/9/18



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	1520 07-18
Date Received	3/9/18
Fee	\$25.00
Meeting Date	
Filing Deadline	
Ref: 64947	



1. **Property Location** 100 West South St.
2. **Present/Proposed Use** Single Family Home
3. **Zoning District** R-10
4. **Applicant** Amy Lauerhass; Lauerhass Architecture
Address 753 Francis Ave. Bexley OH 43209
Phone Number(s) 614-371-3523
5. **Property Owner** Karen Madden & Neil Toepfer
Address 100 West South St
Phone Number(s) 614-946-9162
6. **Action Requested (ie. type of variance)** ① side yard setback for detached garage, and ② overall size of accessory structures
7. **Project Details:**
 - a) **Description** Complete renovation of home; new garage
 - b) **Expected Completion Date** April 2019
 - c) **Approximate Cost** \$400,000

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.

Amy Lauerhass
Applicant (Signature)

3-8-18
Date

Karen Madden
Property Owner (Signature)

3-8-18
Date

ABUTTING PROPERTY OWNERS
FOR
100 W. South St.

Charles & Leslie Buford
Sarah Johnston & Fritz Graf
Brenda Sutherland
Susan Hoffmannbeck
Samuel & Mary Musgrove

96 W. South St.
117 W. South St.
111 W. South St.
102 W. South St.
562 Evening St.

Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

Supporting Statement

Worthington Board of Zoning Appeals

Re: 100 West South Street
Worthington, Ohio 43085

We are proposing two variances for this property. First, we are requesting that the proposed detached garage be located 3'-0" from the west side property line, in lieu of the required 8'-0". This is so that we can maximize the green space to the east of the garage. Secondly, the adjacent neighbor to the west has an existing attached garage that is very close to their shared property line. Therefore, it makes more sense to have our garage a similar distance.

Our second variance request is for the size of the accessory structures. The proposed detached garage is 682 sf, which is well below the allowed 850 sf. However, the *attached* garage of 296 sf is what brings us over the allowable size, to 978 sf total.

(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

The 3'-0" side yard setback makes sense in light of the neighboring property. If we would have to move it 5'-0" further east, it would create a dead space in between. We would rather have that green space more to the east, so it can be more functional.

(2) Whether the variance is substantial

We feel both variances are not substantial. The attached garage will not be visible from the street or from either adjacent property. The detached garage will be located so far back on the lot that the 5'-0" will not be visible from the street.

(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.

See answers to (2).

(4) Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage)

No affect.

(5) Whether the property owner purchased the property with knowledge of the zoning restriction.

They were aware of the side yard setback. However, we did not realize that an *attached* garage would count as an accessory structure.

(6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

We can move the garage over, but feel it is not the best use of the site. As far as the attached garage, the homeowner will have a disable relative living with them, so the attached garage is required for her use.

(7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

We feel these variances are fairly minor, and will not harm the neighborhood, but the improvements to this lot will enhance the aesthetics of this property, and therefore, the surrounding neighborhood.

Sincerely,



Amy Lauerhass
Architect

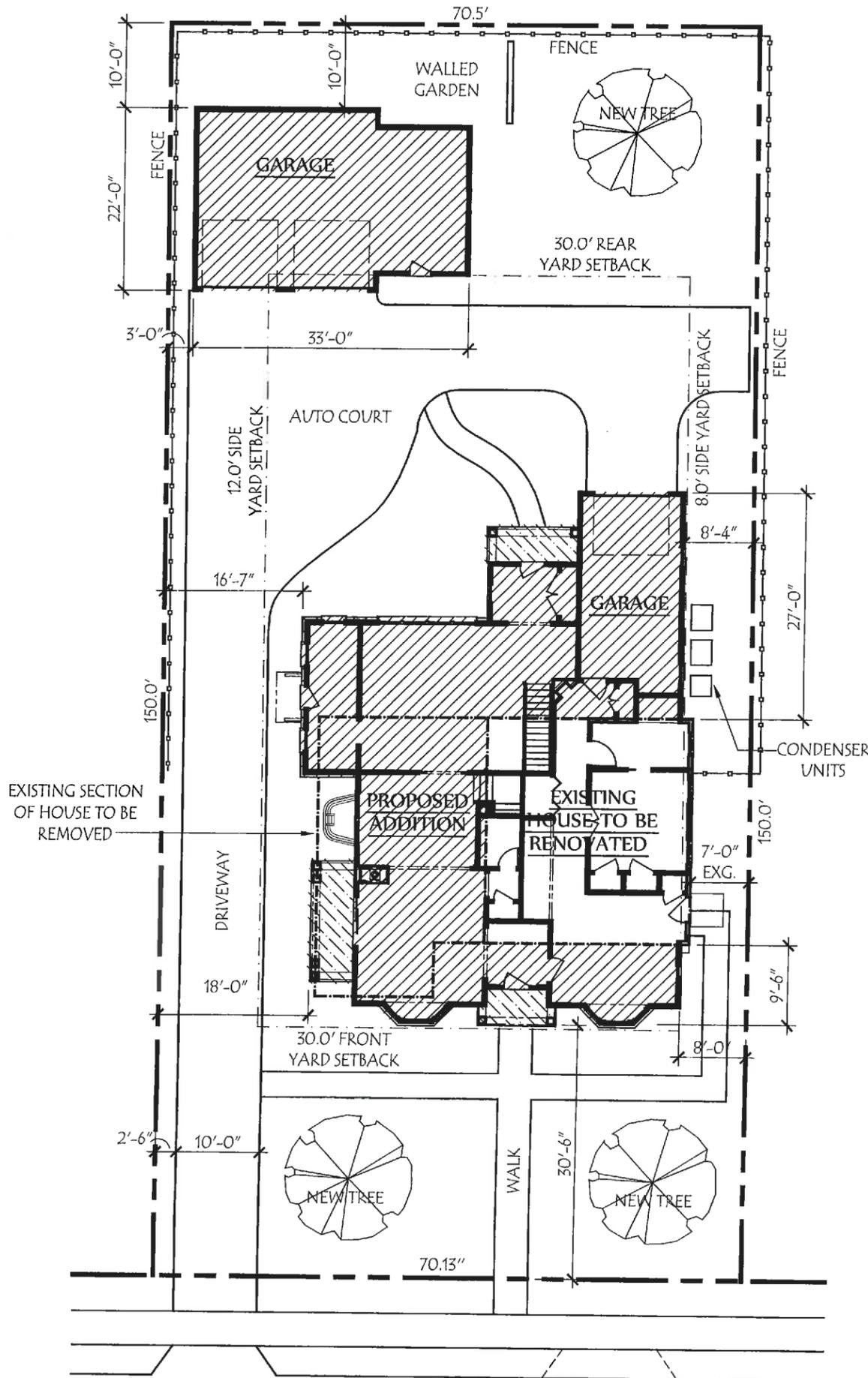
100 W. South St.



100-000203 04/20/2017

ADDITION & RENOVATION FOR: Karen Madden & Neil Toepfer

100 WEST SOUTH STREET
WORTHINGTON, OHIO 43085



SQUARE FOOTAGE	
EXISTING FIRST FLOOR	= 963 SF
EXISTING SECOND FLOOR	= 690 SF
TOTAL: MAIN RESIDENCE	= 1653 SF
EXISTING FIRST FLOOR BE REMOVED	= - 635 SF
EXISTING GARAGE TO BE CONVERTED	= + 337 SF
PROPOSED NEW FIRST FLOOR	= 1263 SF
PROPOSED NEW SECOND FLOOR	= 1025 SF
TOTAL PROPOSED ADDITION	= 2288 SF
TOTAL FINISHED RESIDENCE	= 3643 SF
FINISHED BASEMENT SPACE	= 764 SF
NEW DETACHED GARAGE	= 682 SF
NEW ATTACHED GARAGE	= 296 SF
TOTAL GARAGE	= 978 SF
850	
CITY ALLOWS 862 SF FOR ACCESSORY STRUCTURES	

WEST SOUTH STREET
(49.5' R.O.W.)



Site Plan

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

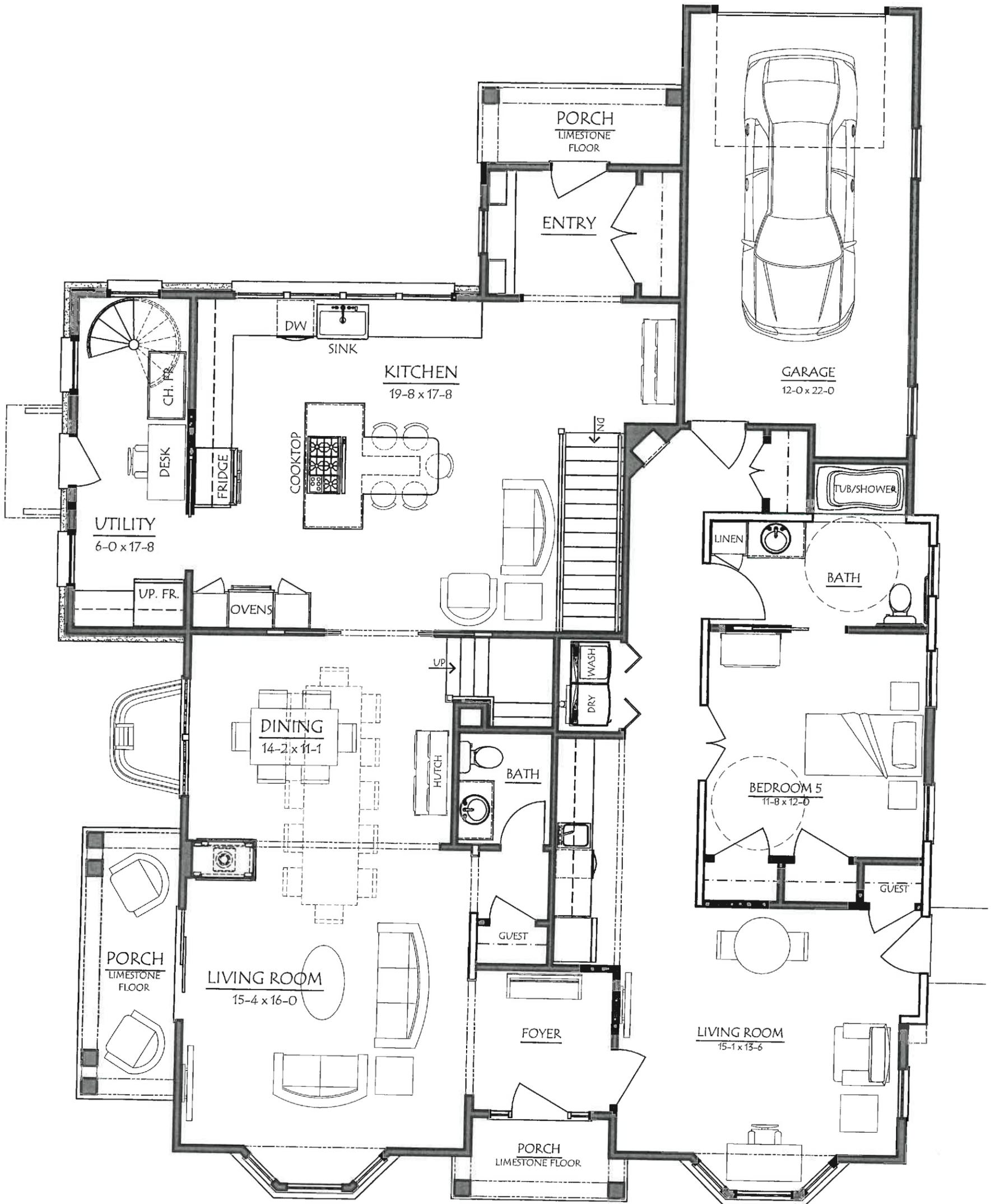


Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME
753 Francis Ave. Bexley, OH 43209 614-371-3523

APPROVED
ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 3/22/18
Jhu
CLERK

CITY OF WORTHINGTON
DRAWING NO. AR11-18
DATE 3/9/18

CITY OF WORTHINGTON
DRAWING NO. BZA07-18
DATE 3/9/18



CITY OF WORTHINGTON

DRAWING NO. BZA07-18

DATE 3/9/18

APPROVED

ARCHITECTURAL REVIEW BOARD

CITY OF WORTHINGTON

DATE 3/22/18

[Signature]

CITY OF WORTHINGTON

DRAWING NO. AR 11-18

DATE 3/9/18

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Date:
8 March 2018

Project Number:
16-049

Drawing Title:

First Floor Plan

Project Name:

Toepfer-Madden Residence

Scale:

3/16" = 1'-0"

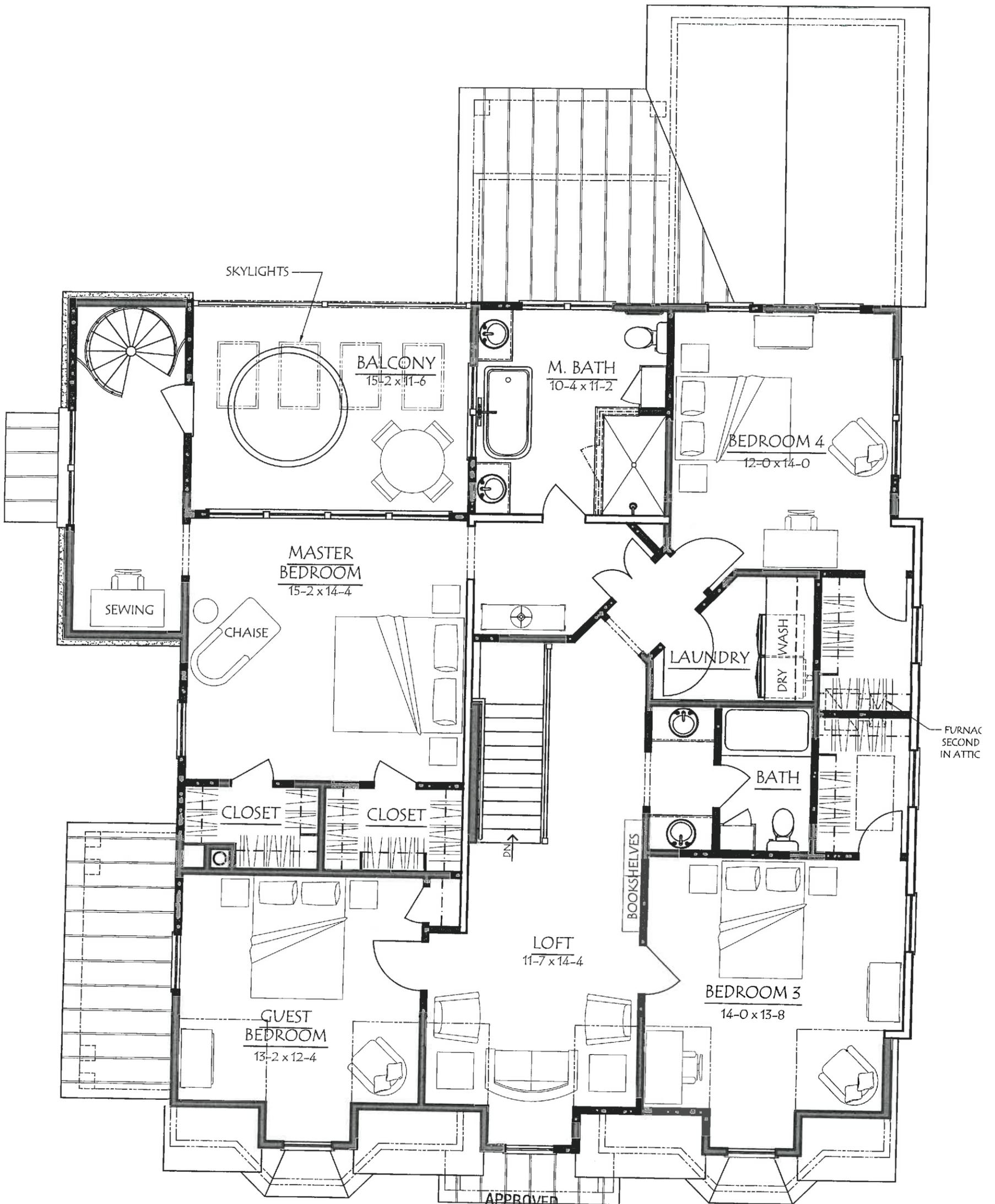
Sheet Number:

A-1



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



CITY OF WORTHINGTON

ARCHITECTURAL REVIEW BOARD

CITY OF WORTHINGTON

DRAWING NO. BZA07-18

CITY OF WORTHINGTON

DRAWING NO. AR11-18

DATE 3/9/18

DATE 3/22/18

DATE 3/9/18

CLERK

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Date: 8 March 2018

Drawing Title:

Second Floor Plan

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

Project Number: 16-049

Project Name: Toepfer-Madden Residence

Sheet Number: A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



CITY OF WORTHINGTON
 DRAWING NO. BZA07-18
 DATE 3/9/18

APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 3/22/18

 CLERK

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Date: 8 March 2018	Drawing Title: Front Elevation	Scale: 3/16" = 1'-0"
Project Number: 16-049	Project Name: Toepfer-Madden Residence	Sheet Number: A-3



CITY OF WORTHINGTON
 DRAWING NO. AR11-18
 DATE 3/9/18



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

CITY OF WORTHINGTON
 DRAWING NO. BZA07-18
 DATE 3/9/18

APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 3/27/18
 CLERK [Signature]

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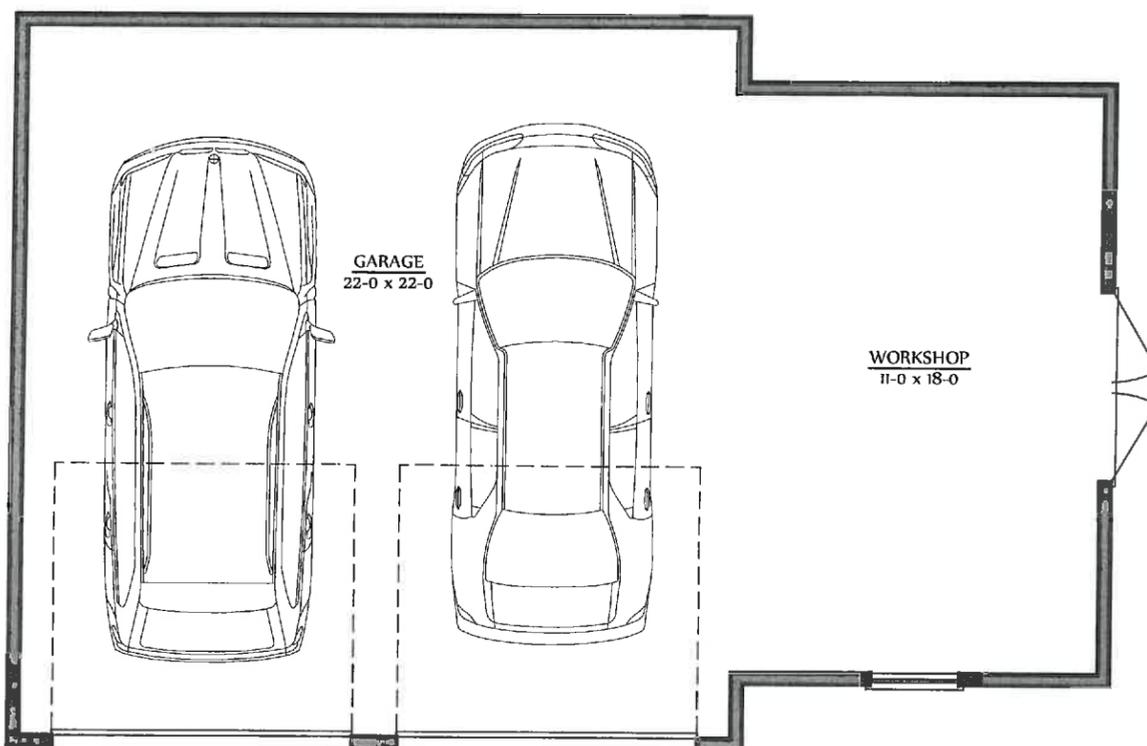
Date: 8 March 2018	Drawing Title: Elevations	Scale: 3/16" = 1'-0"
Project Number: 16-049	Project Name: Madden-Toepfer Residence	Sheet Number: A-4



CITY OF WORTHINGTON
 DRAWING NO. AR11-18
 DATE 3/9/18



SOUTH ELEVATION



CITY OF WORTHINGTON
 DRAWING NO. BZA07-18
 DATE 3/9/18

APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 3/22/18
 CLERK [Signature]

CITY OF WORTHINGTON
 DRAWING NO. ARI-18
 DATE 3/9/18

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Date:
 8 March 2018

Drawing Title:
 Garage Plan

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

Project Number:
 16-049

Project Name:
 Madden-Toepfer Residence

Sheet Number:
 A-5





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

CITY OF WORTHINGTON
 DRAWING NO. BZA07-18
 DATE 3/9/18

APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 3/27/18
[Signature]
 CLERK

CITY OF WORTHINGTON
 DRAWING NO. AR 11-18
 DATE 03/09/18

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 WRITTEN AUTHORIZATION OF THE ARCHITECT.

<u>Date:</u> 8 March 2018	<u>Drawing Title:</u> Garage Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 16-049	<u>Project Name:</u> Madden-Toepfer Residence	<u>Sheet Number:</u> A-6





City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 05-18
Date Received	3-9-18
Fee	\$25.00
Meeting Date	
Filing Deadline	
Pet: 64949	

1. **Property Location** 1881 W Dublin Granville Rd, Worthington, OH 43085
2. **Present/Proposed Use** Residential
3. **Zoning District** R-10 LDR
4. **Applicant** William F. Bartelt III
Address 1881 W Dublin Granville Rd, Worthington, OH 43085
Phone Number(s) 614-218-0559
5. **Property Owner** William F. Bartelt III and Charla Rae Bartelt
Address 1881 W Dublin Granville Rd, Worthington, OH 43085
Phone Number(s) 614-218-0559
6. **Action Requested** Request variance to exceed 850 sq. ft. max for
(ie. type of variance) accessory buildings by 142 sq. ft.
7. **Project Details:**
 - a) **Description** Build accessory shed and pavillion
 - b) **Expected Completion Date** Shed: June, 2018, pavilion: 2019
 - c) **Approximate Cost** \$20,000

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.

William F. Bartelt III
Applicant (Signature)

3/8/2018
Date

Charla Rae Bartelt
Property Owner (Signature)

3/8/2018
Date

**Applicants: William F. Bartelt III & Charla Rae Bartelt
1881 W Dublin Granville Rd
Worthington, OH 43085**

List of Neighbors

- 1. Nancy L. Schools
1857 W Dublin Granville Rd
Worthington, OH 43085**
- 2. John & Sharon Grunwell
6250 Alrojo St
Worthington, OH 43085**
- 3. Barbara & Cory Fidler
6269 Alrojo St
Worthington, OH 43085**
- 4. Benjamin B. Price
1890 W Dublin Granville Rd
Worthington, OH 43085**

Supporting statement, William and Charla Rae Bartelt:

We bought the property in 2004 and annexed into Worthington in 2006 in order to be able to tap into Columbus City water. The property was placed in the Architectural Review District at the time of the annexation.

We are planning to build a shed for use as a workshop and studio, and a pavilion to provide cover for backyard activities. The addition of these structures would push the total square footage for our accessory structures to 992 sq. ft. We therefore request a zoning variance of 142 sq. ft. above the normal residential maximum of 850 sq. ft. for accessory buildings. This breaks down as follows:

Existing detached garage 22' x 28':	616 sq. ft.
(Proposed) shed structure 12' x 18':	216 sq. ft.
(Proposed) pavilion structure 10' x 16':	160 sq. ft.

Total:	992 sq. ft.
Worthington residential maximum:	850 sq. ft.

Variance request:	142 sq. ft.

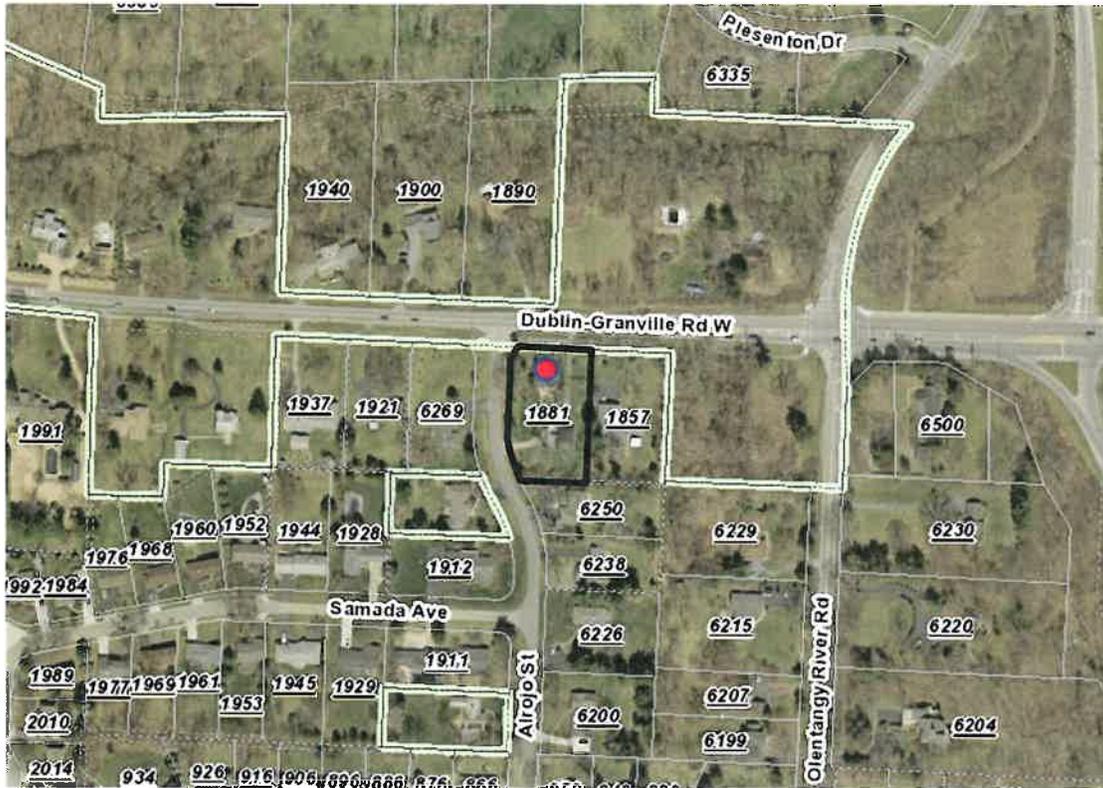
Our property at 1881 W Dublin Granville Rd is listed with the Franklin County Auditor as .74 acres, or 32,234 sq. ft. The requested variance of 142 sq. ft. is therefore $142/32,234 = .0044$, or 0.4% of the total property size.

These structures are set back from the Dublin Granville Rd some 65 ft. The pavilion would be behind the house and not visible from the Dublin Granville Rd. The shed would be situated behind an existing chain link fence and a dense screen of bushes. The pavilion and shed would be 73 ft. and 116 ft. from the property line along Alrojo St. respectively, making them unobtrusive to neighbors and pedestrians. The structures would not interfere with government services.

Shed: The shed is intended for use as a workshop and artist's studio. There is insufficient space in the existing house or garage for this purpose. We plan to complete this by June 2018.

Pavilion: In the 13 ½ years we've lived there, we have had to remove many large trees, which at one time provided shade for the entire back yard. The pavilion will provide us shelter from the sun and light rain for back yard activities. We plan to complete this in 2019.

1881 W. Dublin-Granville Rd.





CITY OF WORTHINGTON

DRAWING NO. BZA 08-18

DATE 3/9/18

Similar shed design



Planned Materials and colors:

- Asphalt dimension shingle (light gray)
- LP SmartSide 7" lap siding (white)
- Trim (white)

Similar pavilion design



Planned Materials and colors:

- Asphalt dimension shingle (light gray)
- Timber (white stain)

Existing Garage



Planned Materials and colors:

- 7" Hardie board lap siding (white)

CITY OF WORTHINGTON

DRAWING NO. BZA-08-18

DATE 3/9/18



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Case # BZA 09-18
Date Received 3/9/18
Fee \$50.00 pd
Meeting Date
Filing Deadline
Ret: 64951

1. Property Location 80 E Wilson Bridge Rd

2. Present/Proposed Use McDonald's Restaurant

3. Zoning District WBC-3

4. Applicant McDonald's USA, LLC

Address 2 Easton Oval, Suite 200, Columbus, OH 43219

Phone Number(s) 614-282-0936

5. Property Owner Same as applicant

Address

Phone Number(s)

6. Action Requested Please see project summary and BZA and Conditional Use
Summary attached.

7. Project Details: Please see project summary attached

a) Description Rebuild of existing McDonald's Restaurant

b) Expected Completion Date October 2018

c) Approximate Cost 1M

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)

Date

[Handwritten signature]

3/9/18

Property Owner (Signature)

Date

Abutting Property Owners List for
80 E. Wilson Bridge Rd.

Ohio Automobile Club
Board of Trustees of Sharon Twp.
Worthington Square Venture LLC
Imen Associates Ltd.
Samay2013 LLC
Tsai & Chan LLC
Buca di Beppo

90 E. Wilson Bridge Rd.
95 E. Wilson Bridge Rd.
7227 N. High St.
89 E. Wilson Bridge Rd.
8341 Somerset Way
15 W. 6th St., Suite 2400
60 E. Wilson Bridge Rd.

Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Dublin, OH 43017
Tulsa, OK 74119
Worthington, OH 43085

business. The menu board contains neither McDonald's traditional "gold" or traditional "red" in its design.

Variance Application

Applicant requests the following six variances from the Worthington City Zoning Code. The McDonalds restaurant at 80 E. Wilson Bridge Rd was originally built in 1979 with various updates occurring thereafter. McDonalds desires to update the facilities at this location by rebuilding the restaurant according to current standards, designs, and guidelines. Additional attention has been given to patterns of mobility in the parking and drive-thru areas as well updating materials and design improving the overall appeal of the facility. The character of the neighborhood will not be altered by the variances that are requested; nor will they affect the delivery of governmental services to the building.

- A. Increase the building setback requirement, as set forth in §1181.05(a)(1)(A), from 5-20 feet from adjacent Right-of-Way Lines. The parcel's narrow structure and the nature of McDonalds as a drive-thru restaurant dictate that the building setback be modified.
- B. Modify the location of the building's trash, as set forth in §1181.05(a)(4), from the rear of the building to the side of the building. The trash receptacle is currently located at the rear/side of the building and would not impact the area in a substantially different manner. To meet the code would create potential safety for pedestrian and employee movement around and to the trash location.
- C. Modify the free-standing sign setback requirement, as set forth in §1170.05(b) to allow for placement of the monument sign from 10 ft setback to 12.34' from the right-of-way. We're requesting a minor 2.34' variance from the development standard to allow for increased visibility from both Wilson Bridge and High Street.
- D. Increase the number of freestanding signs, as set forth in §1181.05(e)(2), from one to five. This increase would allow for one monument sign identifying the McDonald's restaurant, two pre-order signs, and two menu-board for drive through use. McDonalds use as a drive thru restaurant requires menu-boards and pre-order boards for customers use. Stacking reductions are significant with the average order approximately 30 seconds shorter per transaction.
- E. Increase the number of wall mounted signs, as set forth in §1170.05(b) from one to four signs. We're requesting a variance of 3 additional wall mounted signs to display our corporate logo, brand and a direction sign for safety to identify the main entrance. This is consistent with the prototype MRP design for the McDonald's Eastern great lakes region. A reduction of wall signs to one could cause safety issues without a clearly identified front entrance, reduced ambient lighting caused by reduced wall signage and be inconsistent with the wall signage currently in place on the existing facility.
- F. Increase the amount of total sign area, as set forth in §1170.05(a), from 100 square feet to approximately 250 square feet. This approximate 150 square foot variance request is consistent with neighboring restaurants and businesses of like nature and does not infringe on the general health or welfare of the residents.

80 E. Wilson Bridge Rd.



100-005497 05/10/2017

MCDONALD'S SIGNAGE PACKAGE

80 E WILSON BRIDGE ROAD

WORTHINGTON, OH

SUBMITTED TO:

CITY OF WORTHINGTON

374 HIGHLAND AVE.

WORTHINGTON, OH 43085

ATTN: LYNDA BITAR

White instead of yellow on drive thru signs

APPROVED
ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 3/22/18
JPM
CLERK

APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 3/22/18
JPM
CLERK OF COMMISSION

CITY OF WORTHINGTON
DRAWING NO. BZA 09-13
DATE 3/9/18

CITY OF WORTHINGTON
DRAWING NO. AR-15-18
DATE 3/5/18

OVERALL SIGN AREA

MONUMENT SIGN = 20 SF

FREE-STANDING SIGN (OFF-SITE) = 30 SF

LOGO ARCH (NORTH AND SOUTH FAÇADE) = 14SF X 2 SIGNS = 28SF

LOGO ARCH (EAST AND WEST FAÇADE) = 28.5 SF X 2 SIGNS = 57SF

PRE-BROWSE BOARD = 8.86SF X 2 SIGNS = 17.73SF

MENU BOARD = 17.73SF X 2 SIGNS = 35.46SF

CANOPY ORDER DISPLAY = 3.58 SF X 2 = 7.16SF

GATEWAY CLEARANCE BAR = 3.30 SF X 2 = 6.6SF

PULL-FORWARD SIGN = 4.57 SF X 2 SIGNS = 9.14 SF

DIRECTIONAL SIGN = 3SF X 2 SIGNS = 6 SF

TOTAL SIGN AREA = 217.09 SF

TOTAL # OF SIGNS = 18 SIGNS

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DATE 3/22/18
JW
CLERK OF COMMISSION

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DRAWING NO. BZA 09-18

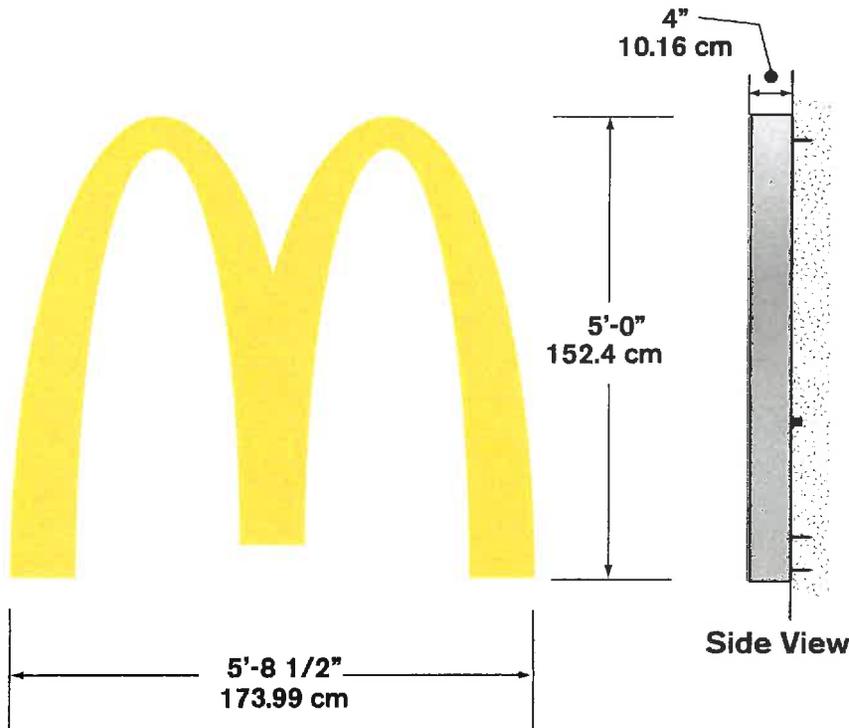
DATE 3/9/18

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DATE 3/5/18

60" NextGen Illuminated Building Arch - LED



Illumination: Halo Lit (See Example)

Electrical: .8 AMPS

POWER SUPPLY: (1) PS-12-60W

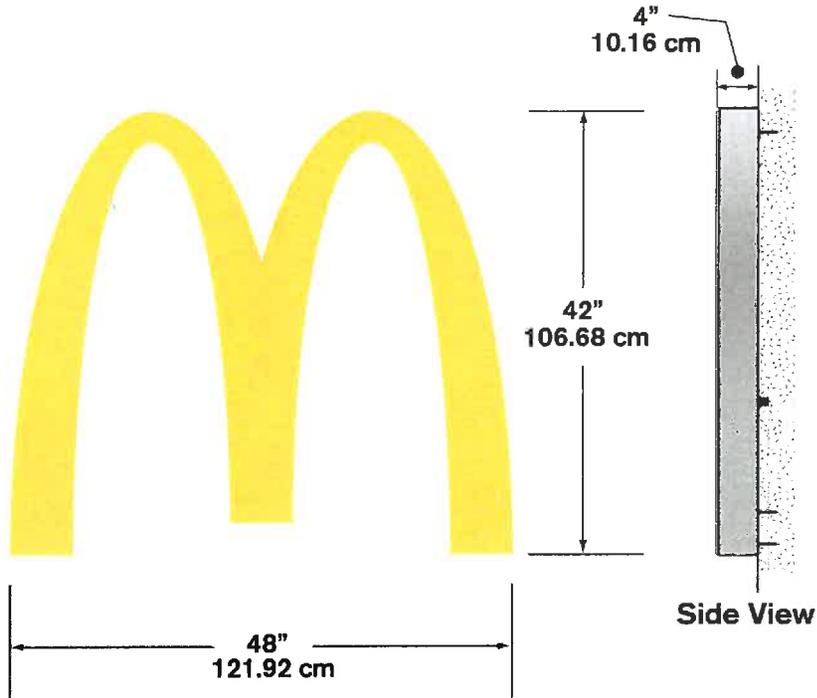
Ship Weight:

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42" NextGen Illuminated Building Arch - LED



Illumination: HALO LIT (See example)

Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

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Halo Light Example

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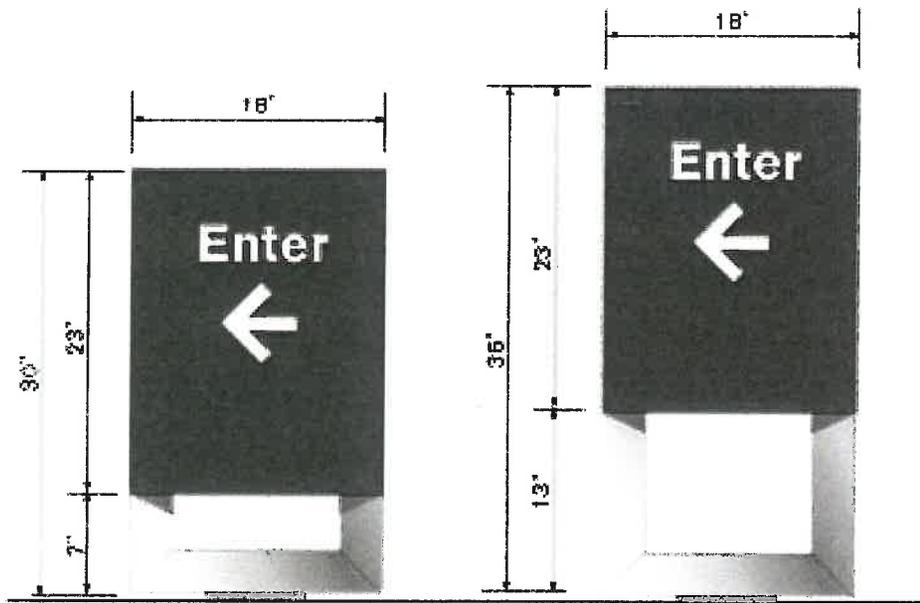
Halo Light Example

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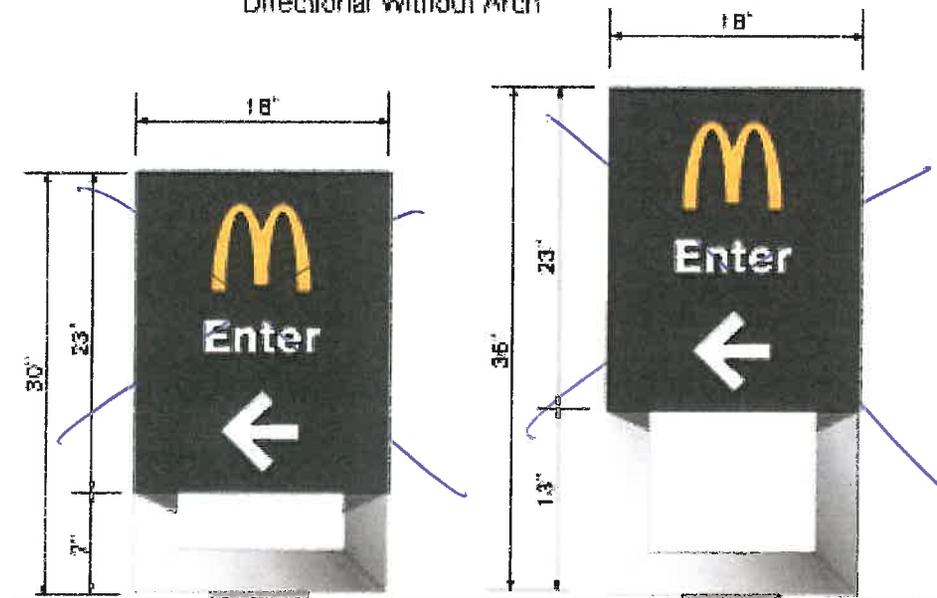
DRAWING NO. AK-15-18

DATE 3/5/18

Next Gen 3 Sq. Ft. Directionals



Directional Without Arch



Directional With Arch

Approved

Illumination: LED
Electrical: .25 amps
Power Supply: Amptron ANP90-30P1
Ship Weight:
Face Details: Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.

Available Copy: Enter
 Exit
 Welcome
 Thank You
 Drive Thru

Available Height Options: 36"
 30"

No 'MS'!
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Double Welcome Point Gateway

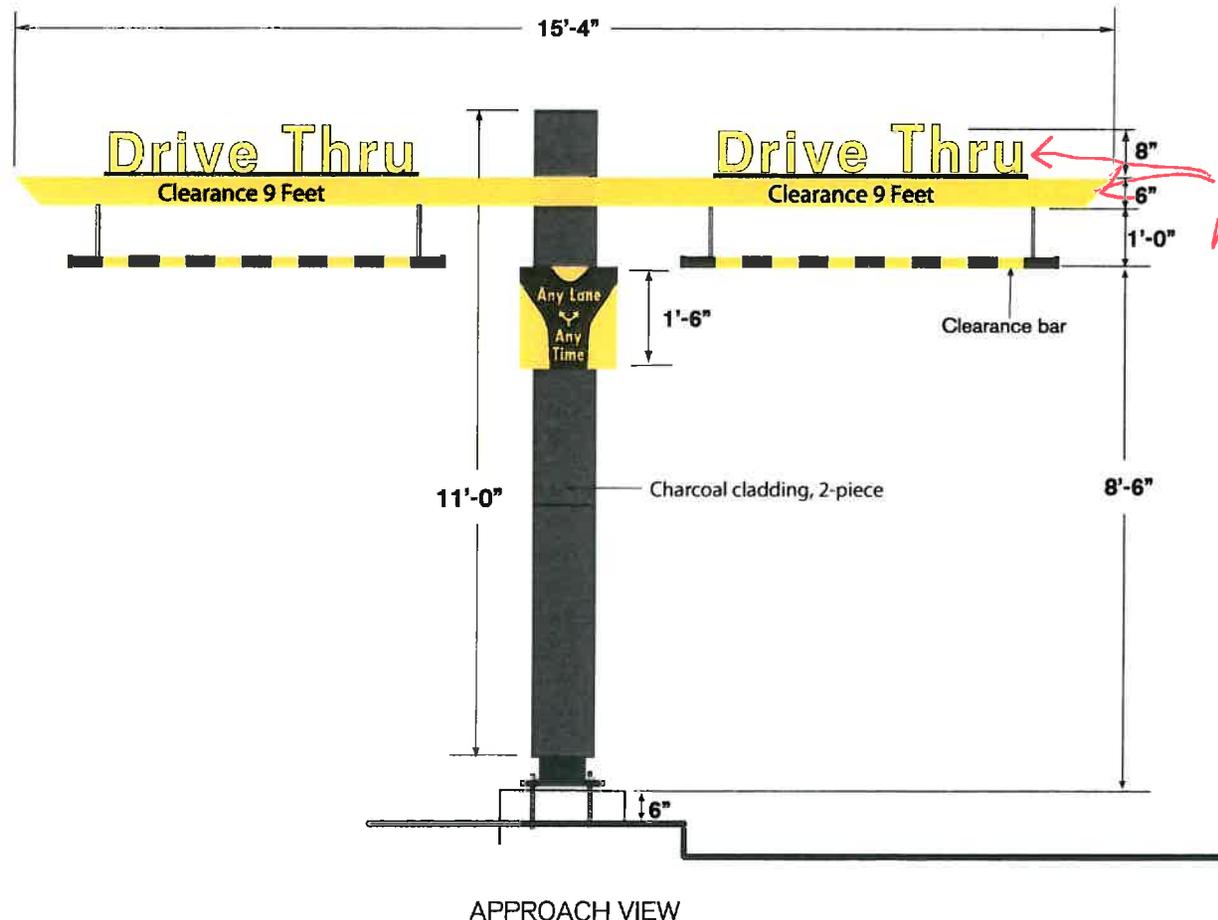
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Illumination: N/A



- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.

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Slim Springboard Canopy w/Audio Only - Yellow



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Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

Ballast: APPROVED ARCHITECTURAL REVIEW BOARD

Ship Weight: CITY OF WORTHINGTON DATE 3/22/18

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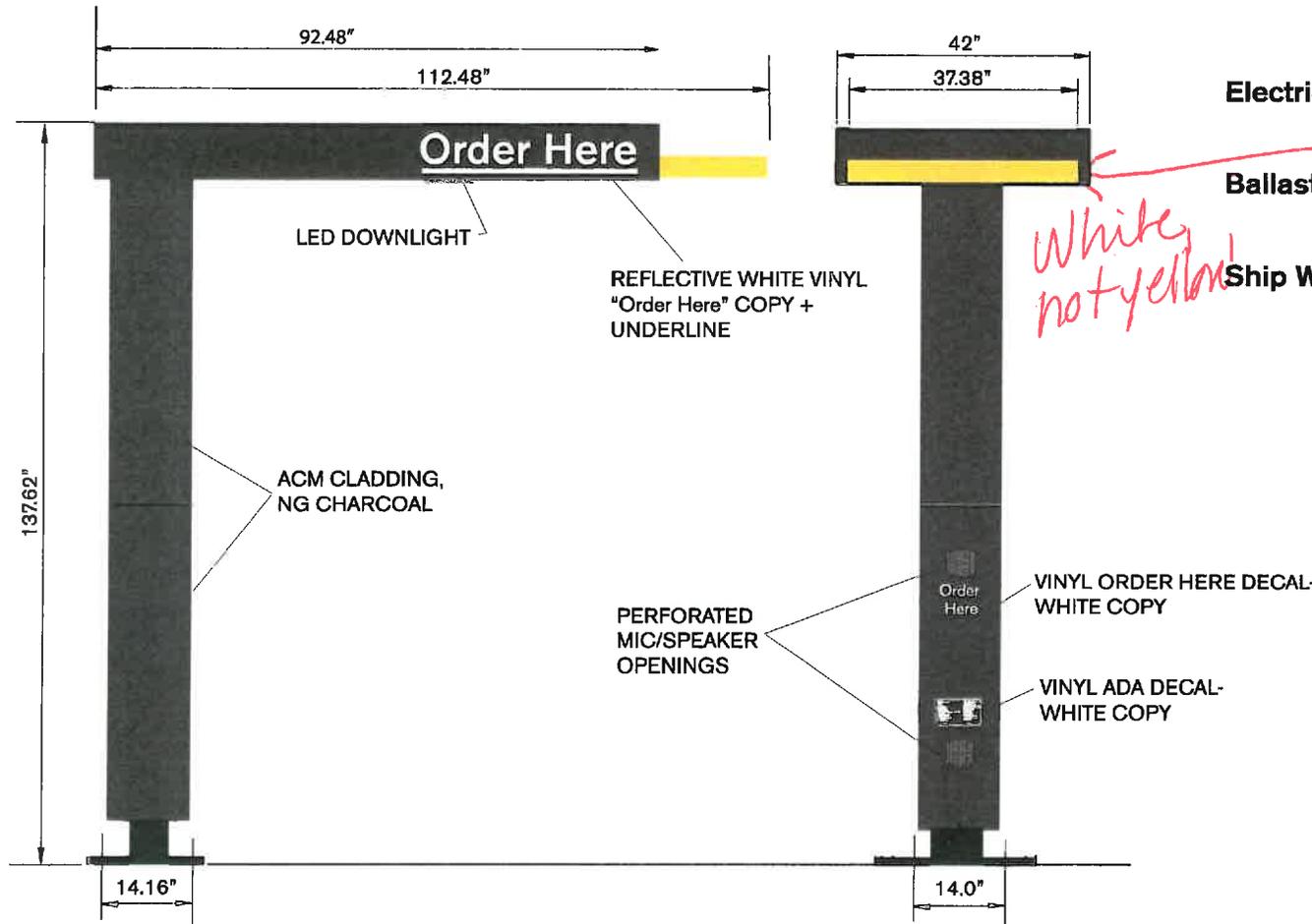
APPROVED WORTHINGTON MUNICIPAL PLANNING COMMISSION DATE 3/22/18

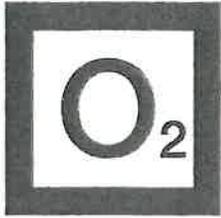
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DRAWING NO. AL-15418

DATE 3/5/18





SINGLE 55"

Modular Range

Hot-dipped galvanized frame

Aluminum panels

Modular Mounting Structure

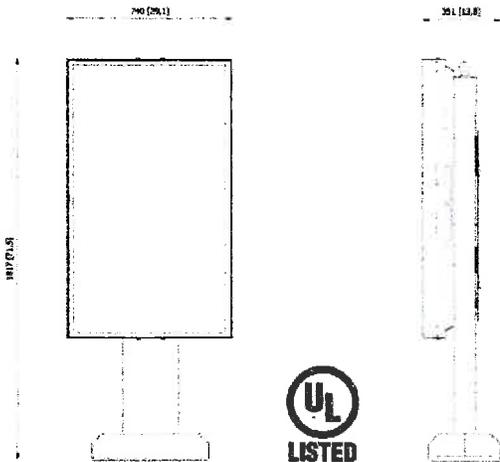
Allows for various screen sizes with panel/mount replacement

Option for crane in or manual 2 person assembly

Currently designed for the Samsung OHF panel but mounting hardware can be modified for alternate screen specifications in future



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 DATE 3/5/18

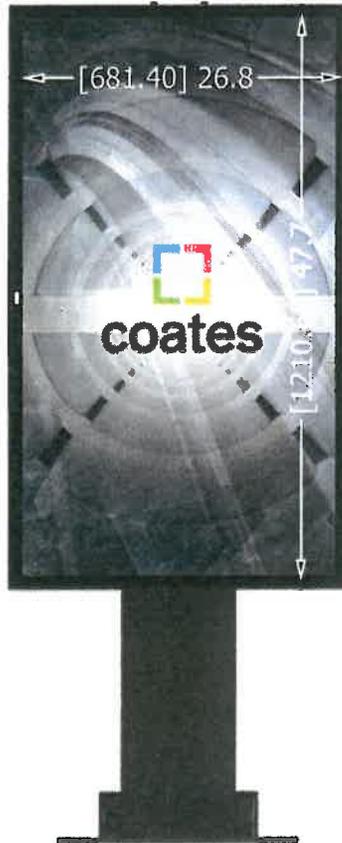
Coates ODMB
Single screen unit

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DATE 3/4/18

Area of display



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John
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DATE 3/22/18

John
CLERK

CITY OF WORTHINGTON

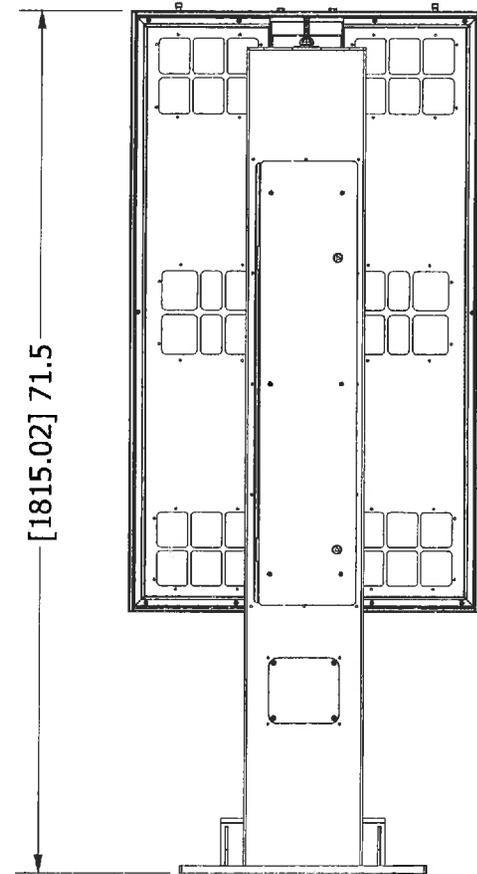
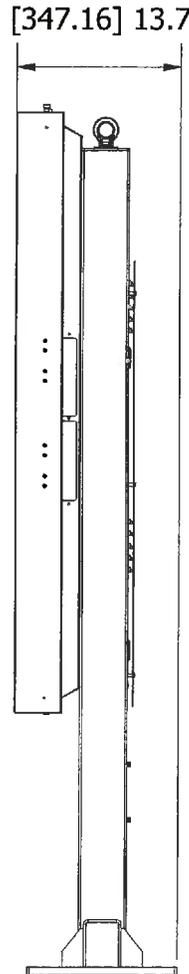
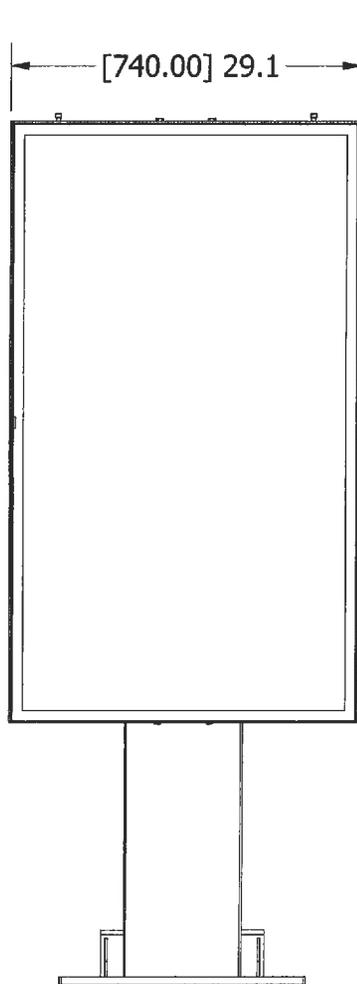
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Coates ODMB
Single screen unit

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DOUBLE 55"
 Modular Range

Hot-dipped galvanized frame

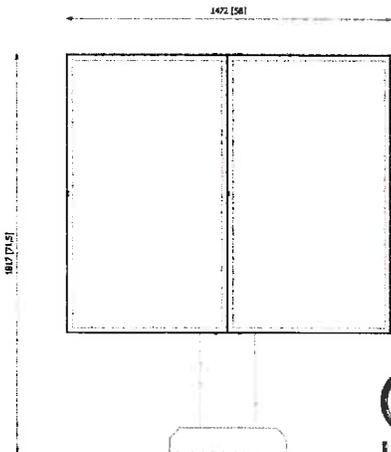
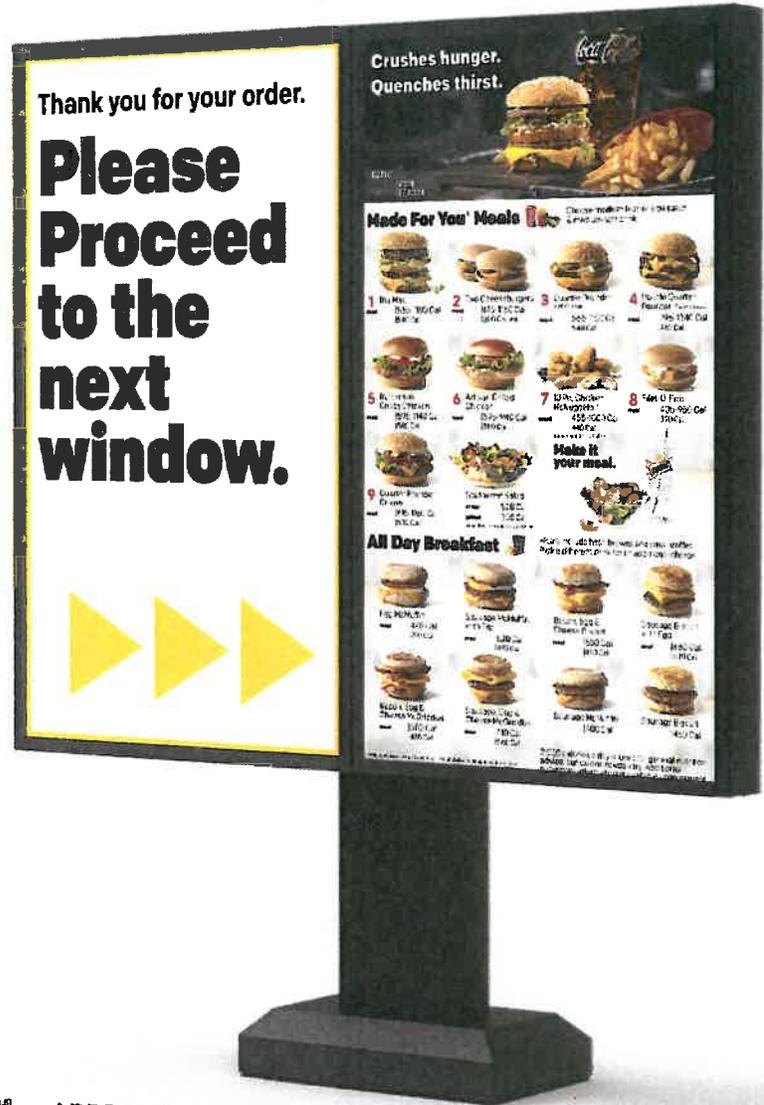
Aluminum panels

Modular Mounting Structure

Allows for various screen sizes with panel/mount replacement

Option for crane in or manual 2 person assembly

Currently designed for the Samsung OHF panel but mounting hardware can be modified for alternate screen specifications in future



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Coates ODMB
Double screen unit

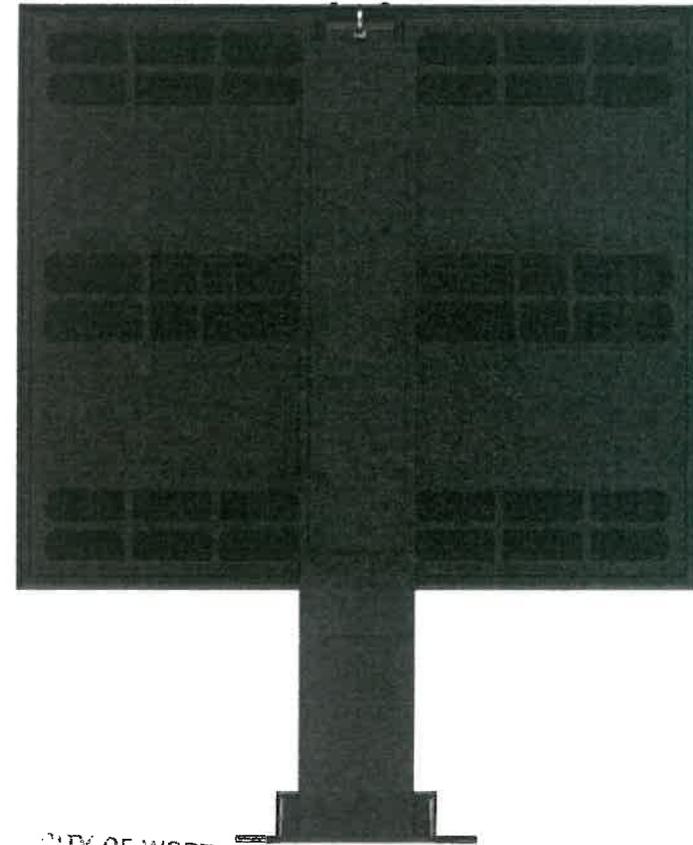
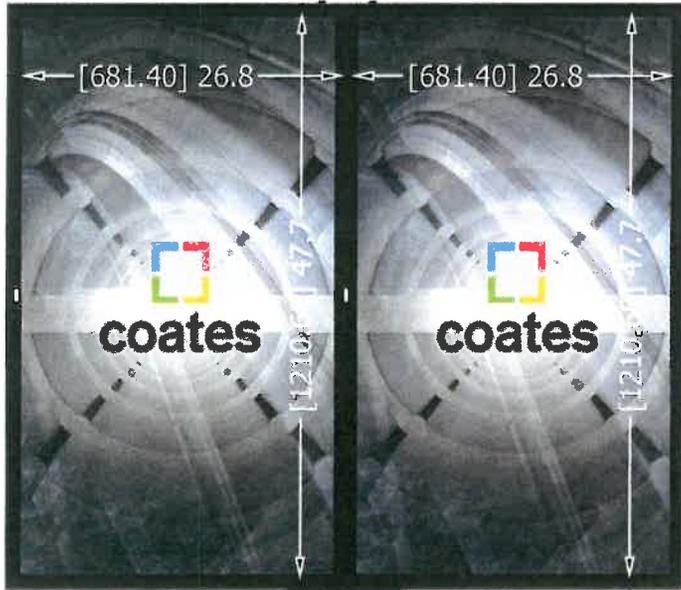
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DATE 3/9/18

Area of display

Area of display



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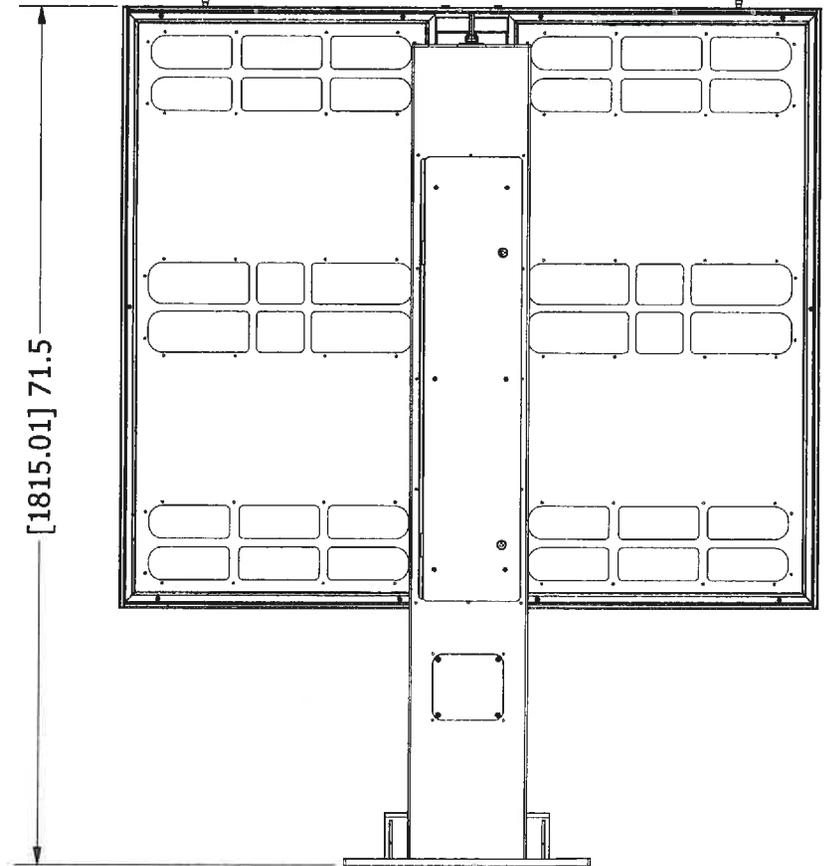
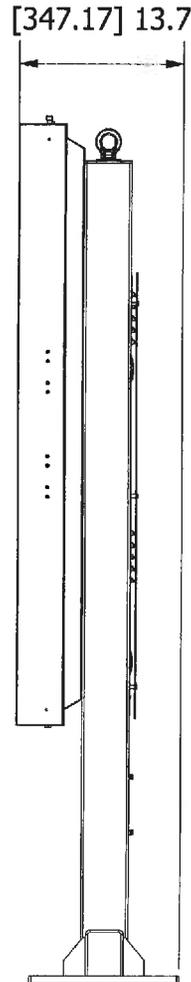
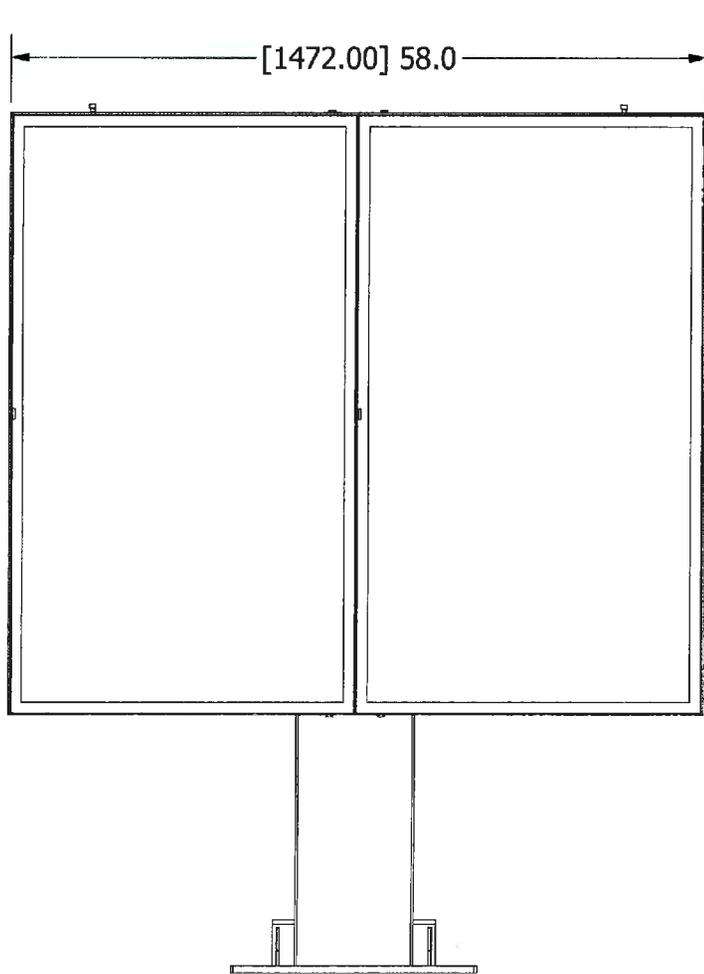
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DRAWING NO. AK-15-18
DATE 3/5/18



Coates ODMB
Double screen unit

CITY OF WORTHINGTON
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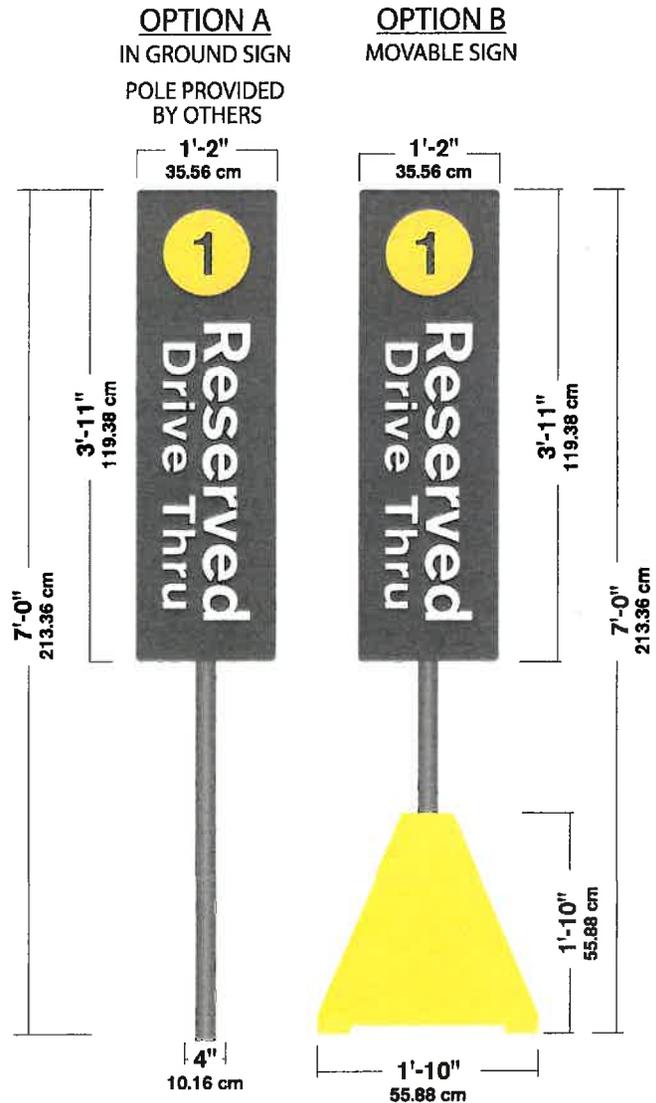
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Pull Forward Sign

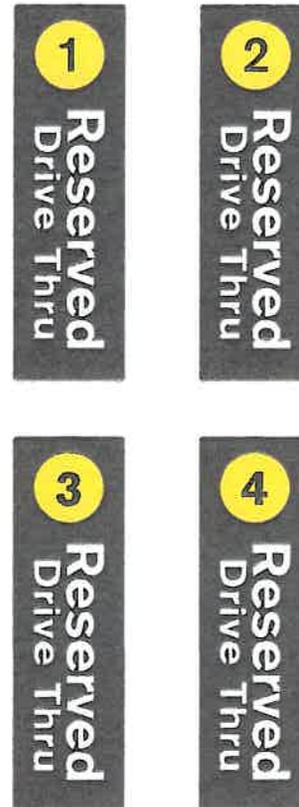
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FACE OPTIONS



Illumination: N/A

Face Details:

- Pigmented ABS panel to match PMS 425C with matte finish screened white "Reserved Drive Thru" copy, yellow reflective vinyl circles

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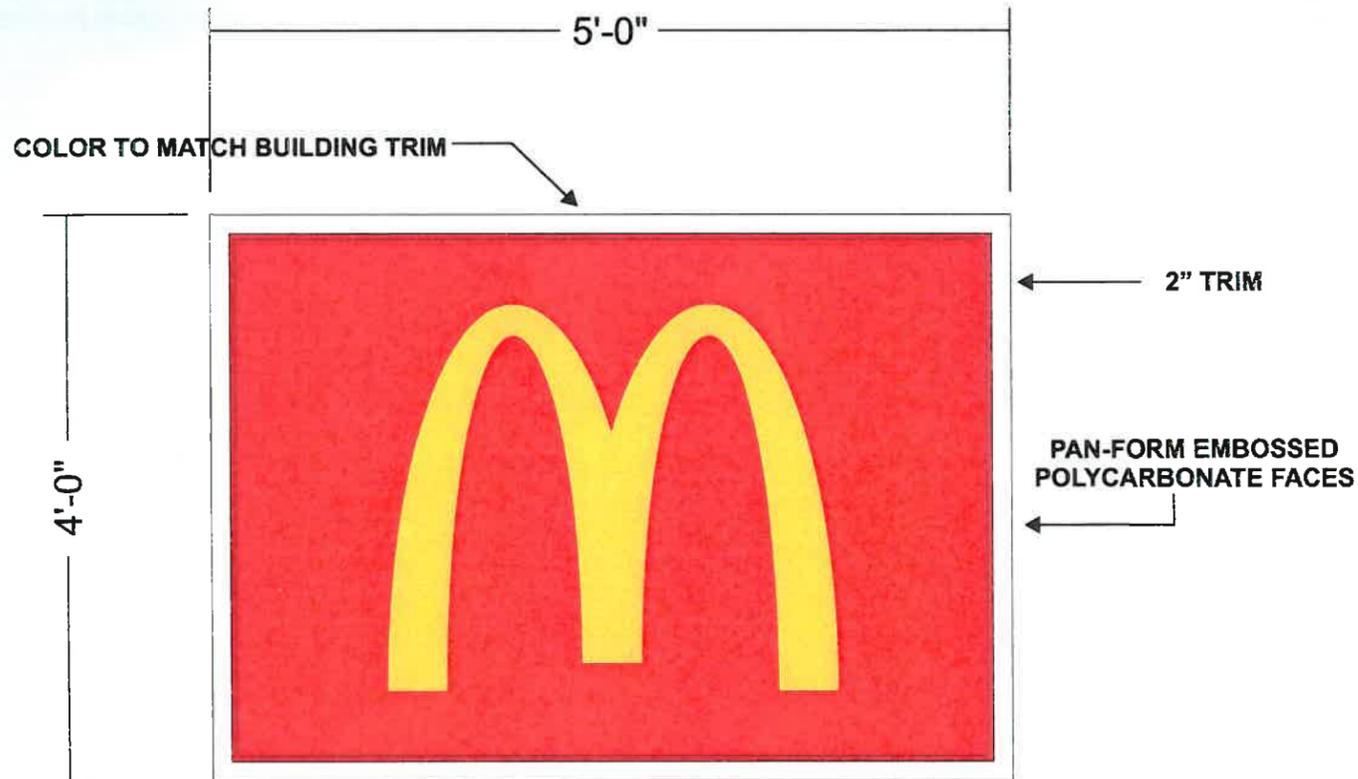
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NEW S/F EMBOSSED PAN FACES & BRICK FACADE FOR EXISTING D/F ILLUMINATED MONUMENT SIGN

20 SQUARE FEET



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CITY OF WORTHINGTON
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 DATE 3/9/18

McDonald's Yellow Target Color CIE Labch L:84 a:13 b:75 c:76 h:80 PMS COATED: 123C PMS UNCOATED: 115U GRACoL CMYK: C:0 M:21 Y:85 K:0 sRGB: R:255 G:200 B:54 HEX: #ffc936 HSB: H:44 S:79 B:100	McDonald's Red Target Color CIE Labch L:40 a:65 b:47 c:80 h:36 PMS COATED: 1795C PMS UNCOATED: 485U GRACoL CMYK: C:0 M:100 Y:100 K:16 sRGB: R:189 G:0 B:29 HEX: #bd0017 HSB: H:353 S:100 B:74
--	--



Client McDonalds
 Location Wilson Bridge Rd.
 Client Approval _____

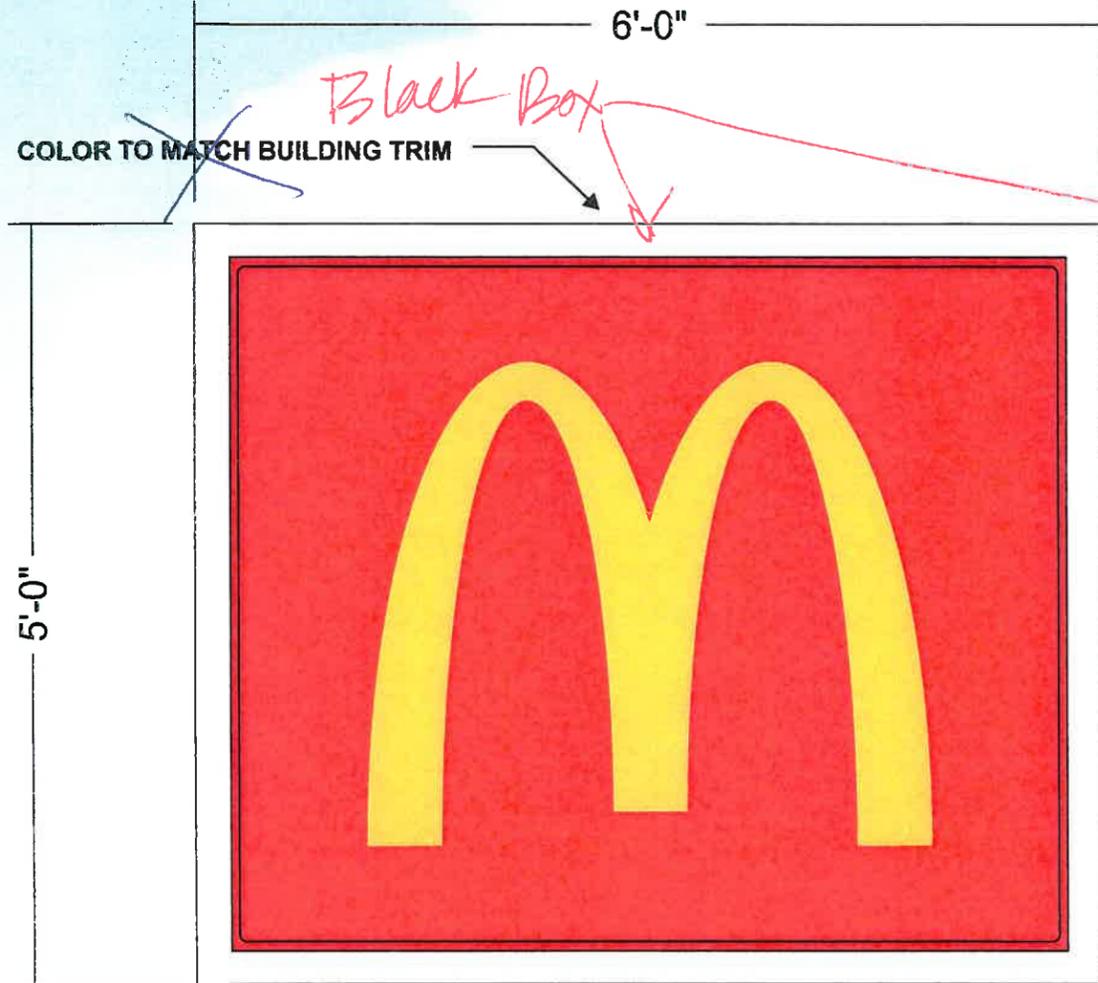
REVISED: 3/8/18

Total Area	Design No.
Circuits	Date <u>3/6/18</u>
Voltage	Drawn by <u>Jared</u>
Scale $\frac{1}{2}'' = 1'$	Salesman <u>Rodger</u>

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 DATE 3/9/18

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 CITY OF WORTHINGTON
 DATE 2/22/18
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**NEW S/F EMBOSSED PAN FACES
 FOR EXISTING D/F ILLUMINATED
 FLAG MOUNT SIGN**

30 SQUARE FEET



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McDonald's Yellow
 Target Color*
 CIE Labch L:84 a:13 b:75 c:76 h:80

PMS COATED: 123C
 PMS UNCOATED: 115U
 GRACoL CMYK: C:0 M:21 Y:85 K:0
 sRGB: R:255 G:200 B:54
 HEX: #fc836
 HSB: H:44 S:79 B:100

McDonald's Red
 Target Color*
 CIE Labch L:40 a:85 b:47 c:80 h:36

PMS COATED: 1795C
 PMS UNCOATED: 485U
 GRACoL CMYK: C:0 M:100 Y:100 K:18
 sRGB: R:169 G:0 B:29
 HEX: #bd0017
 HSB: H:353 S:100 B:74



FINAL APPROVAL
 SALESMAN INITIAL

Client McDonalds
 Location Wilson Bridge Rd.
 Client Approval

REVISED: 3/8/18

Total Area	Design No.
Circuits	Date <u>3/6/18</u>
Voltage	Drawn by <u>Jared</u>
Scale <u>1/2" = 1'</u>	Salesman <u>Rodger</u>

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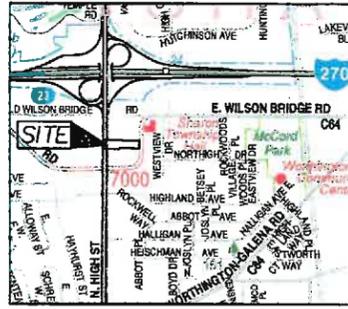
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 ZANESVILLE, OHIO 43701-0785
 1-800-686-1870

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LOCATION MAP

SITE DATA

SITE AREA: 1.58 A.C.

EXISTING CONDITION

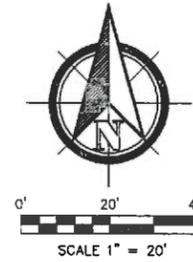
EXISTING PARKING SPACE = 59
 EXISTING PERVIOUS AREA = 0.529 A.C.
 EXISTING PERVIOUS RATIO = 0.529/1.58 = 33.48%

PROPOSED CONDITION

PROPOSED PARKING SPACE = 47
 PROPOSED PERVIOUS AREA = 0.532 A.C.
 PROPOSED PERVIOUS RATIO = 0.532/1.58 = 33.67%

○ SIGN LOCATION ○

SIGN NUMBER	DISTANCE (TO WEST R)	DISTANCE (TO SOUTH R)	DISTANCE (TO WEST R)	DISTANCE (TO NORTH R)
1	95.77'	55.55'		
2	90.10'	51.79'		
3	83.79'	69.09'		
4	88.14'	82.87'		
5	103.65'	84.04'		
6	109.56'	69.98'		
7	113.29'	65.47'		
8			12.87'	4.91'
9			10.59'	78.82'
10		13.16'	12.34'	

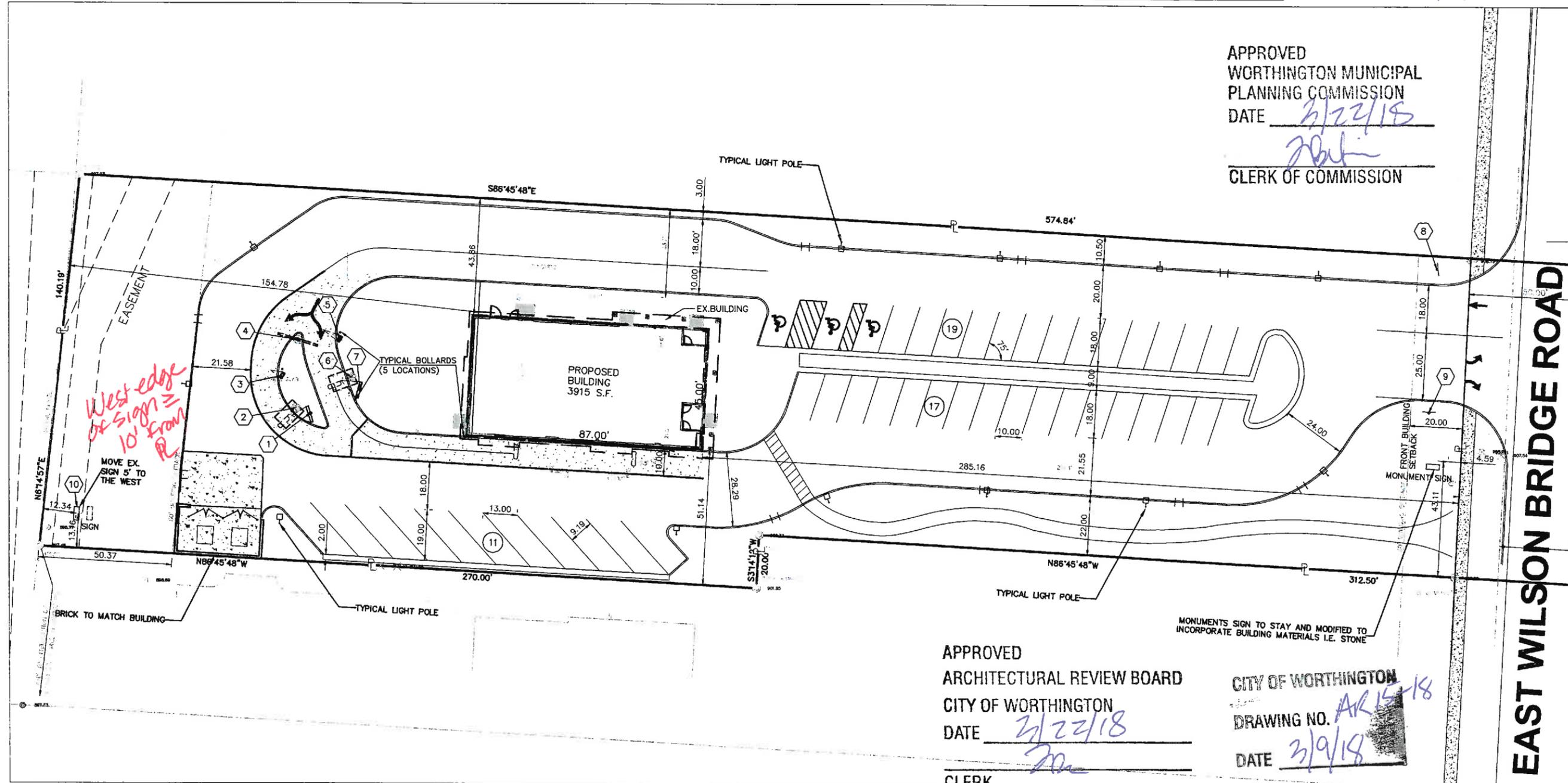


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West edge of sign = 10' from R

MOVE EX. SIGN 5' TO THE WEST

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 DATE 3/9/18

EAST WILSON BRIDGE ROAD

DEFINING THE CITIES OF TOMORROW
 635 Brookledge Boulevard
 Westerville, OH 43081
 Contact: Eric Cheney
 614-818-4900 ext. 238
 Fax: 614-818-4902
 www.lbigroup.com

PREPARED FOR: **McDonald's USA, LLC**

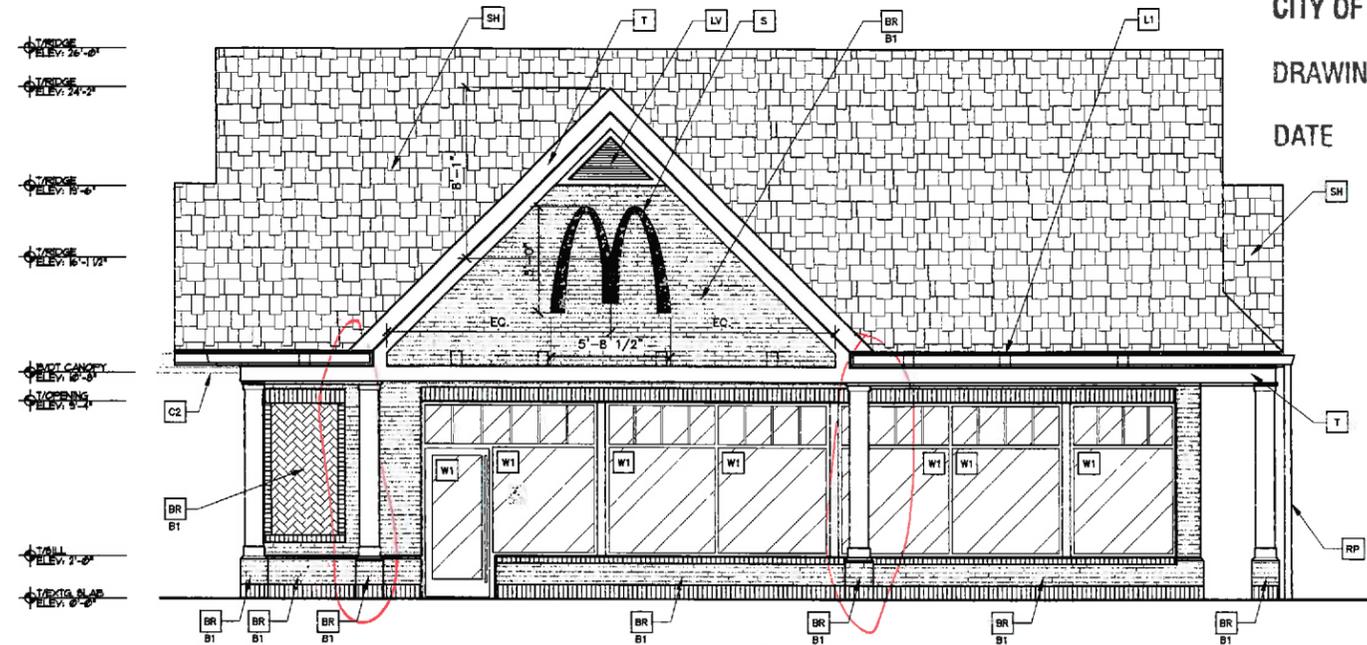
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 CHECKED BY: [Blank] DATE: [Blank]
 REVISIONS: [Blank]

TITLE: **MCDONALD'S SITE PLAN**
 DESCRIPTION: **WORTHINGTON REBUILD**
 SHEET NO. 300243 SITE ADDRESS: 80 E. WILSON BRIDGE ROAD WORTHINGTON, OH

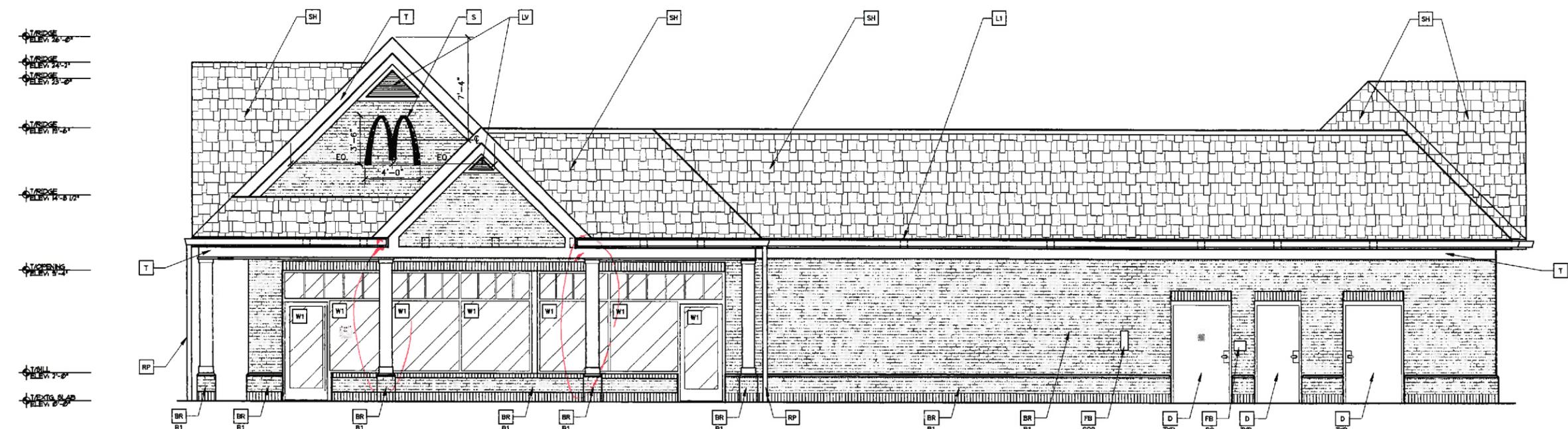
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DATE *3/9/18*



1 FRONT ELEVATION
1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- BR MODULAR FACEBRICK
- BT-COLOR:
- B1 = FIELD BRICK - SEE SAMPLE BOARD
- B2 = ACCENT BRICK - SEE SAMPLE BOARD
- C2 ALUMINUM CANOPY SYSTEM
- COLOR: CHARCOAL
- C3 ALUMINUM CANOPY TIEBACK
- COLOR: CHARCOAL
- C4 CONTROL JOINT
- 1-TYPE: 1 = BRICK
- D HOLLOW METAL DOOR
- PANT: BENJAMIN MOORE - TO MATCH FIELD BRICK SEE SAMPLE BOARD
- EJ EXPANSION JOINT, SEE DETAIL 7/M.1
- FB
- CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
- LV LOUIRE VENT
- PANT: "STONE HARBOR" 2111-50 BY BENJAMIN MOORE
- PT (RMHC) COIN COLLECTOR
- MODEL: #WPT STD
- CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- RP ROOF DRAIN
- PANT - "STONE HARBOR" 2111-50 BY BENJAMIN MOORE
- S McDONALD'S SIGNAGE - HALO LIGHTING
- SH CERTAINTED - LANDMARK SHINGLES
- COLOR - MAX DEF WEATHERED WOOD
- T WOOD TRIM
- COLOR - "STONE HARBOR" 2111-50 BY BENJAMIN MOORE
- UN METAL UNDERSCORE
- COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
- COLOR: DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
- MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH 18" SERVICE HEIGHT
- OPEN; ELECTRONIC RELEASE
- COLOR: DEEP BRONZE
- SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT

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DATE *3/22/18* DRAWING NO. *AK 15-18*

CLERK OF COMMISSION

REV	DATE	DESCRIPTION

PREPARED BY: *Williams & Shepherd Architects*

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DRAWN BY:
 STD ISSUE DATE: 2018.01
 REVIEWED BY:
 DATE ISSUED: 03 05 2018

TITLE: 2018 STANDARD BUILDING
 4587 FFDT - WOOD/WOOD
 DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING BRICK EXTERIOR FINISH
 SHEET NO. 34-0343.00.0
 ELEVATIONS **A2.0**

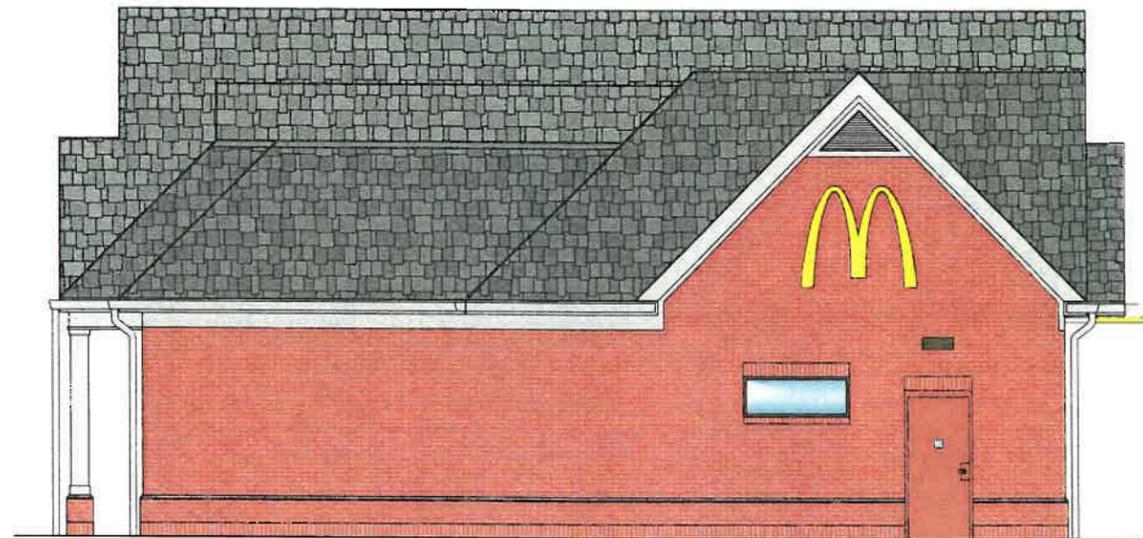
SITE ADDRESS: 80 E. WILSON BRIDGE ROAD WORTHINGTON OH 43085

Columns line up w/ gables & be thicker

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DATE 3/9/18



FRONT ELEVATION



REAR ELEVATION



NON DRIVE-THRU ELEVATION



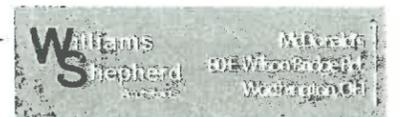
DRIVE-THRU ELEVATION

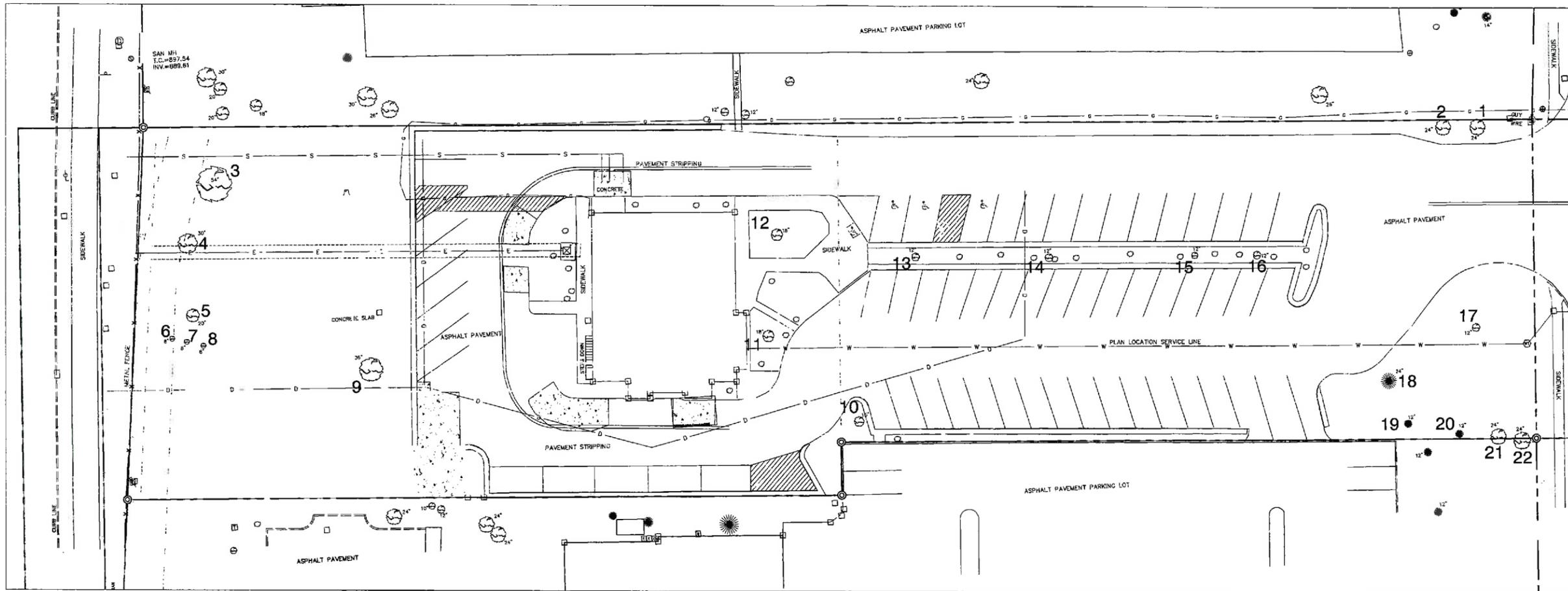
Not yellow or gold - charcoal or silver

APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 3/22/18
[Signature]
CLERK OF COMMISSION

APPROVED
ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 3/22/18
[Signature]
CLERK

CITY OF WORTHINGTON
DRAWING NO. AR-15-18
DATE 3/5/18





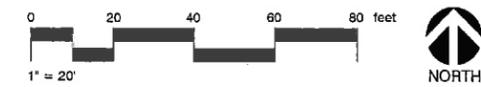
1 TREE PRESERVATION PLAN
TREE PRESERVATION AND REPLACEMENT

1. ALL HEALTHY TREES 6" CALIPER OR LARGER SHALL BE RETAINED, OR REPLACED WITH TOTAL TREE TRUNK EQUAL IN DIAMETER TO THE REMOVED TREE, AND THIS SHALL BE DOCUMENTED AS PART OF AN APPROVED NATURAL FEATURES PRESERVATION PLAN AND/OR LANDSCAPE PLAN. IN THE EVENT THE MUNICIPAL PLANNING COMMISSION DETERMINES THAT FULL REPLACEMENT IS NOT FEASIBLE GIVEN SITE CONDITIONS, A FEE OF \$150.00 PER CALIPER INCH OF TREES LOST AND NOT REPLACED ON SUCH PROPERTY SHALL BE PAID IN CASH TO THE CITY FOR DEPOSIT IN THE SPECIAL PARKS FUND. SUCH DEPOSITS SHALL BE USED FOR REFORESTATION ON PUBLIC PROPERTY. (1181.05)

TREE #	DBH (INCHES)	SPECIES	CONDITION	REMARKS	REPLACEMENT VALUE
1	20	ASH	DYING	REMOVE	1 TREE
2	18	N/A	DEAD	REMOVE	1 TREE
3	54	MAPLE	GOOD	KEEP	0
4	24	NORWAY SPRUCE	GOOD	KEEP	24
5	18	NORWAY SPRUCE	GOOD	KEEP	18
6	8	DOGWOOD	GOOD	REMOVE	8
7	8	DOGWOOD	GOOD	REMOVE	8
8	8	DOGWOOD	GOOD	REMOVE	8
9	34	MAPLE	GOOD	REMOVE	34
10	15	HORNBEAM	DYING	REMOVE	1 TREE
11	18	HONEY LOCUST	GOOD	REMOVE	18
12	18	HONEY LOCUST	GOOD	REMOVE	18
13	12	HONEY LOCUST	DYING	REMOVE	1 TREE
14	12	HONEY LOCUST	GOOD	REMOVE	10
15	12	HONEY LOCUST	GOOD	REMOVE	10
16	12	HONEY LOCUST	DYING	REMOVE	1 TREE
17	12	CRAB APPLE	DEAD	REMOVE	1
18	24	PINE	GOOD	REMOVE	18
19	12	NORWAY SPRUCE	GOOD	KEEP	0
20	12	NORWAY SPRUCE	GOOD	KEEP	0
21	24	ASH	DEAD	REMOVE	1 TREE
22	24	MAPLE	GOOD	KEEP	0

TOTAL CALIPER TO REPLACE: 174
 TREES TO REPLACE DEAD/DYING: 6

TREE REPLACEMENT TOTALS
 TOTAL REPLACEMENT CALIPER REQUIRED: 174"
 NUMBER OF ON-SITE REPLACEMENT CALIPER: 111" (37 TREES @ 3" EA)
 NUMBER OF SPECIAL PARKS FUND DEPOSIT OPTION CALIPER: 63"
 TOTAL SPECIAL PARKS FUND DEPOSIT: \$9,450 (63" @ \$150 EA)



APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 3/22/18
[Signature]

CLERK
 APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 3/22/18
[Signature]
 CLERK OF COMMISSION

CITY OF WORTHINGTON
 DRAWING NO. AR15-18
 DATE 3/9/18



McDonald's
Worthington Wilson Bridge
 80 E Wilson Bridge Rd.
 Worthington, Ohio 43085

PROJECT #017-013
 March 9, 2018

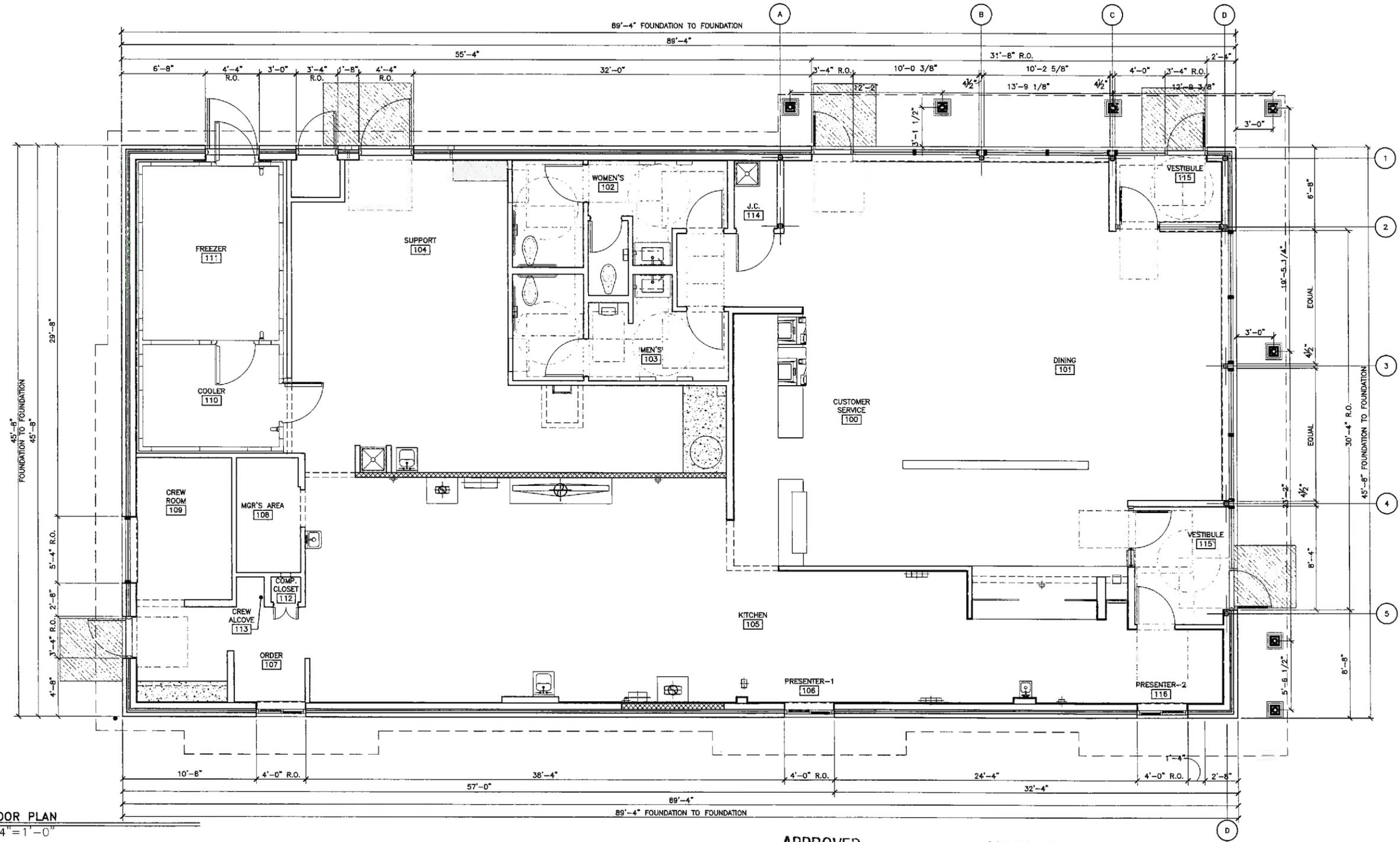
SHEET INFORMATION
 CURRENT DATE
 March 9, 2018
 REVISIONS

SHEET TITLE
 Tree Replacement Plan
 SCALE
 As Noted
 SHEET NO.

L-2

\\MCDONP\AS31\AD1\CADD\STD\STANDARD\PRELIM - 2014 STANDARD BUILDINGS (MARCH 2015) - CYT READY HIGHLIGHTED SET\DWG FILES\A-PLAN\DWG 08-01-2015 16:59

1 FLOOR PLAN
A1.0 1/4" = 1'-0"

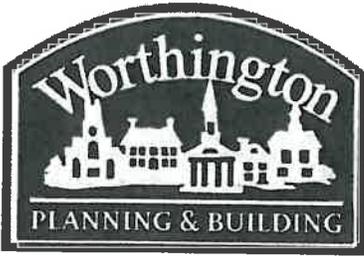


APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 3/22/18
Z. Blum
CLERK OF COMMISSION

APPROVED
ARCHITECTURAL REVIEW BOARD
CITY OF WORTHINGTON
DATE 3/22/18
Z. Blum
CLERK

CITY OF WORTHINGTON
DRAWING NO. 1578
DATE 3/9/18

PREPARED FOR: McDonald's USA, LLC	PREPARED BY: Williams Shephard
DATE ISSUED: 03 05 2018	DATE: 03 05 2018
REVIEWED BY: WS ARCH	DATE: 03 05 2018
DATE ISSUED: 03 05 2018	DATE: 03 05 2018
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING BRICK EXTERIOR FINISH	DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING BRICK EXTERIOR FINISH
SHEET NO. 34-0343.00.0	SHEET NO. 34-0343.00.0
TITLE 2018 STANDARD BUILDING	TITLE 2018 STANDARD BUILDING
4587 FFDT - WOOD/WOOD	4587 FFDT - WOOD/WOOD
004-0343 80 E. WILSON BRIDGE ROAD WORTHINGTON OH 43085	004-0343 80 E. WILSON BRIDGE ROAD WORTHINGTON OH 43085
BY	BY
REV	REV
DATE	DATE
DESCRIPTION	DESCRIPTION



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Case # B7A 12-18
Date Received 3-9-18
Fee \$50.00
Meeting Date
Filing Deadline
Ret: 64956

- 1. Property Location 7007 North High Street
2. Present/Proposed Use Hotel/Multi-use Development
3. Zoning District C-4
4. Applicant The Witness Group
Address 600 Enterprise Drive, Lewis Center, OH 43055
Phone Number(s) (614) 846-6600
5. Property Owner HE HARI Inc.
Address 7007 North High Street, Worthington, OH 43085
Phone Number(s) (614) 436-0700
6. Action Requested see attached list of variances
7. Project Details:
a) Description Redevelopment of existing site for one new hotel and personal service and restaurant uses
b) Expected Completion Date Spring 2020
c) Approximate Cost \$40 Million

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.

By: [Signature] 3/8/18
Applicant (Signature) Date

By: [Signature] 3/8/18
Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
7007 N. High St.

The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Park National Bank		7140 N. High St.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
KCP RE LLC		2601 S. Bayshore Dr.	Coconut Grove, FL 33133
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		130 Greenglade Ave.	Columbus, OH 43212
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085



HOLIDAY INN SITE REDEVELOPMENT - 7007 N. HIGH STREET, WORTHINGTON, OH

Date: March 9, 2018
Project #: A2620007
Re: BZA Variance Requests

1149.02 YARD, AREA AND HEIGHT FOR ALL BUILDINGS OTHER THAN DWELLINGS

Maximum Height of Building (C4 District): Stories = 3, Feet = 45

Proposed hotel is 4 stories with a height of 55'-10"

1149.03 YARDS FOR NONRESIDENTIAL USES ABUTTING "R" DISTRICTS

(a) Minimum Yard Requirements. Minimum side or rear yard abutting any "Residential District":

25' for off-street parking spaces and access drives for nonresidential uses.

60' for recreational facilities, entertainment facilities, motels, all commercial uses and billboards.

The proposed entrance drive would have a 0' setback instead of the required 25' and therefore requires a variance. All other proposed parking areas are greater than 12.5' from an abutting property line (1/2 of the 25' setback is permitted with proper screening and landscaping).

1149.07 SETBACK OF BUILDINGS ON PRINCIPAL STREETS AND HIGHWAYS

The setback for all buildings and accessory buildings along major traffic routes shall be:

- | | |
|---|----------|
| (a) Along freeways and expressways: | 50 feet |
| (b) Along regional thoroughfares: | 50 feet |
| (c) Along High Street northward from Worthington-Galena Road: | 100 feet |

Per direction from the City, and referencing the Wilson Bridge Corridor district, buildings along Wilson Bridge are 5.3' off of the right-of-way. Walls for the patio areas are as close as 5.0' from the right-of-way. The proposed building on High Street is 10.50' from the right-of-way.

1171.01 PARKING SPACE AREA, ACCESS DRIVES AND SPACE DETERMINATION

(a)(1) Each off-street parking space shall have an area not less than 171 square feet, and shall be of usable shape and condition, exclusive of drives or aisles. Vehicle overhang over any curbing or parking blocks may be included in parking space area, provided that the overhang does not interfere with the adequate provision of pedestrian access to or from buildings or impair the maintenance or good condition of landscaped areas.

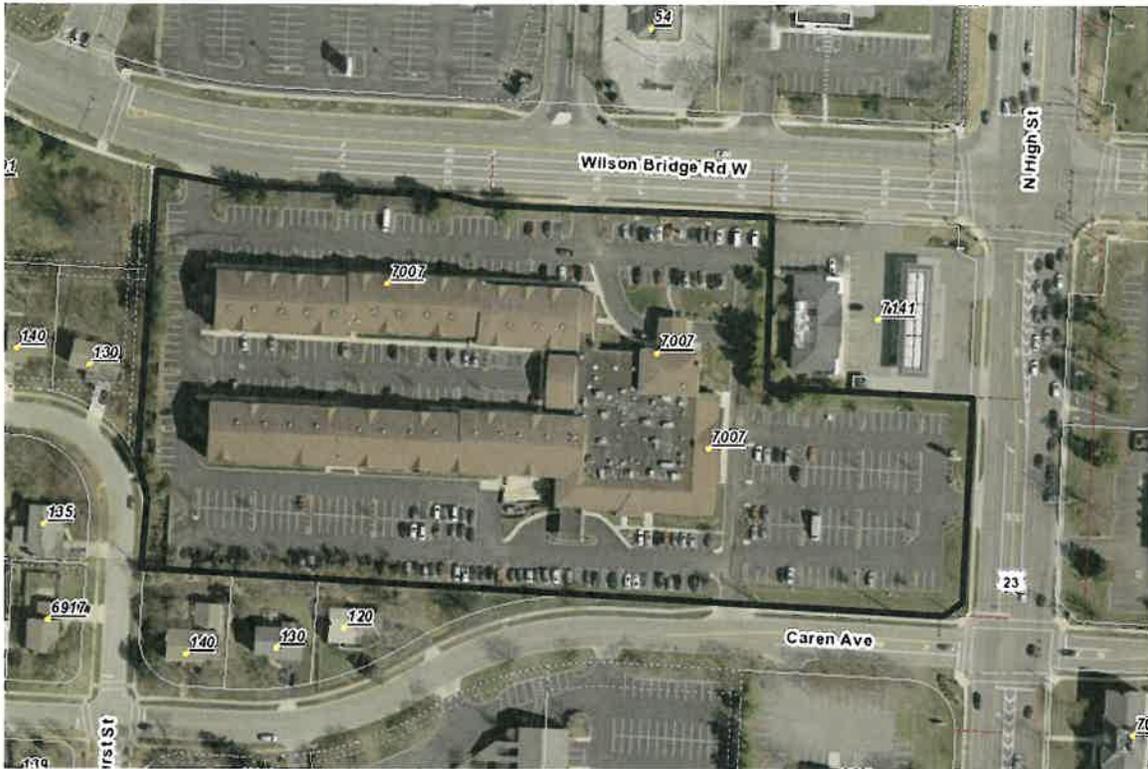
Standard parking space size used in the development is 9' x 18' or 162 square feet. The code does allow for overhang over curbing or parking blocks to be included in the area, which would make all but 66 of the spaces compliant.

1171.01 PARKING SPACE AREA, ACCESS DRIVES AND SPACE DETERMINATION

(b) Except in the C-5 District, the number of off-street parking spaces to be provided shall not be less than the following:

Based on current anticipated uses: Restaurant (17,662sf @ 1/100 = 177) + Professional Services (13,022sf @ 1/250 = 53) + Admin/Business Office (19,132sf @ 1/250 = 77) + Hotel (111 rooms @ 1/1 = 111) = 418 total required spaces. Proposed development will provide 342 spaces (81.8%).

7007 N. High St.



100-001218 04/17/2017

Witness Group Supporting Statement
Worthington BZA
7007 North High Street

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;

Yes, the property can be put to other uses but those uses will not comply with the adopted Wilson Bridge Corridor Overlay. The city recently adopted a new zoning overlay for the Wilson Bridge Corridor and the majority of the variance contained in this application allows the proposed development to comply with the new zoning standards that the city wants applied in this area. The zoning standards in the existing C-4 district that are applicable to this site would be out of character with the adopted Wilson Bridge Corridor standards.

2. Whether the variance is substantial;

No, the requested variances are not substantial as they reflect the setback and height standards reflected in the newly adopted Wilson Bridge Corridor standards. The parking space variance reflects a 20% reduction in spaces but is within the ULI shared parking calculation for the use of the varied activities on the site. In all the requested variances are not substantial and mesh with the adopted overlay for the Corridor.

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;

No, there would be no detrimental impact on the surrounding community as the layout of the buildings complies with the Wilson Bridge Corridor standards and the Architectural Review Board has thoroughly vetted the site plan and approved the layout which included the need for the requested variances. The character of the neighborhood was established years ago and the plan is to raze the existing hotel structure with a mixed use development that will benefit the community.

4. Whether the variance would adversely affect the delivery of governmental services (e.g. water, sewer, garbage);

No, the requested variances will not adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction;

No, the owner sought to redevelop the site prior to the adoption of the Wilson Bridge Corridor Overlay and during the initial stages of the planning process. The City asked the applicant to utilize the overlay standards so the new development would comply with

the zoning standards when they were adopted by City Council. The applicant has worked with the City to comply with the overlay zoning standards, fix the traffic light issues with the light at the shopping center and reduce parking space numbers so as to not over park the site and to try to maximize the green space areas. The applicant by working with the City to comply with the new overlay standards accepted the fact that doing so would require variances to the existing C-4 zoning standards and therefore this request to the BZA.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

No, at this time the only way to solve the applicant's problems is to file for the variance request to allow compliance with the adopted overlay standards.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes, granting the variances requested in this application would foster the spirit and intent of the adopted zoning standards for the Wilson Bridge Corridor and thereby observe substantial justice as the applicant is attempting to comply with the adopted zoning standards for the property.



HOLIDAY INN SITE REDEVELOPMENT

7007 N. HIGH STREET, WORTHINGTON, OH

Date: March 9, 2018
 Project #: A2620007
 Re: Shared Parking Analysis for Worthington Development

Executive Summary

Mixed-use developments see fluctuations in the parking demand throughout the day based on the types of businesses present. Parking requirements per code are based upon individual uses and do not consider multiple uses for a shared parking lot. Based on the uses proposed for this development, and their corresponding peak times of demand, the overall site is not expected to see a need for more than the 342 parking spaces provided.

Supporting Data

Section 1171.01 of the Worthington City Code covers parking space area, access drives, and space determination for off-street parking for developments. The number of spaces is determined by the use and size of each building being served. For this particular development, there are four separate uses distributed among six separate buildings. The table below shows the required parking for the site based on the uses described in section 1171.01:

Building #	USE	Area (sf)	Restaurant	Professional Services	Administrative/ Business Office	Hotel
1	(70%) Restaurant	4750	4750	-	-	-
	(30%) Professional Services	2036	-	2036	-	-
2	(70%) Restaurant	4778	4778	-	-	-
	(30%) Professional Services	2048	-	2048	-	-
3	(100%) Administrative/Business Office	13680	-	-	13680	-
4	(50%) Professional Services	5452	-	5452	-	-
	(50%) Administrative/Business Office	5452	-	-	5452	-
5	Hotel	111 (keys)	-	-	-	111
6	(70%) Restaurant	8134	8134	-	-	-
	(30%) Professional Services	3486	-	3486	-	-
Totals Area by Use			17662	13022	19132	111
Spaces Required (1 Space per ___ square feet)			100	250	250	1
Spaces Required by Use			177	53	77	111
Total Required			418			

CITY OF WORTHINGTON

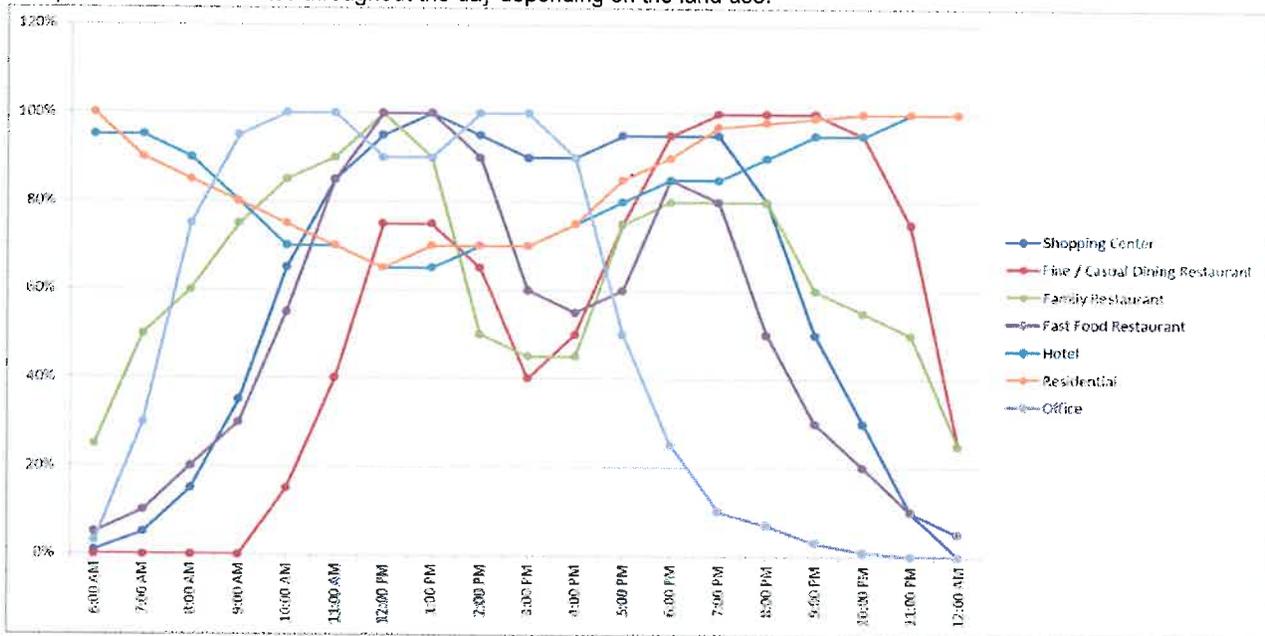
DRAWING NO.

BZA 10-18

DATE

3/9/18

Because this development has a mix of uses that share the entire parking field, it is important to analyze how each use is affected at different times of the day. The Urban Land Institute (ULI) has published *Shared Parking*, which provides guidance for evaluating parking demands for mixed-use developments. The graph below uses the data provided by ULI and illustrates how peak demand fluctuates throughout the day depending on the land use.



The following tables and graph were compiled by applying these trends to the specific uses and parking requirements for this proposed development for both weekdays and weekends:

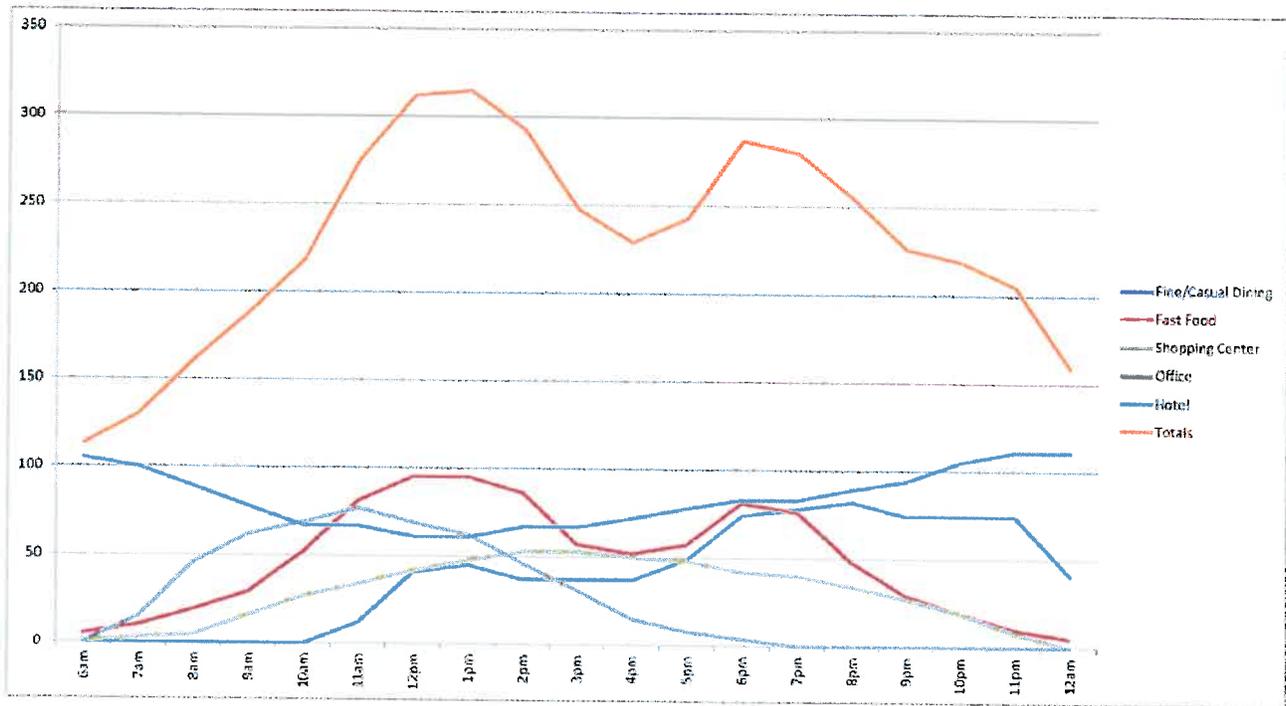
Weekday

USE	Total Req'd	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
Fine/Casual Dining	82	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
		0	0	0	0	12	33	62	62	53	33	41	62	78	82	82	82	82	78	62
Fast Food	95	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
		5	10	19	29	52	81	95	95	86	57	52	57	81	76	48	29	19	10	5
Shopping Center	53	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
		1	3	8	19	34	45	50	53	50	48	48	50	50	50	42	27	16	5	0
Office	77	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
		2	23	58	73	77	77	69	69	77	77	69	39	19	8	5	2	1	0	0
Hotel	111	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
		105	100	89	78	67	67	61	61	67	67	72	78	83	83	89	94	105	111	111
Totals	418	113	138	174	199	242	303	337	346	333	282	282	268	311	299	266	234	219	188	137

Weekend

USE	Total Req'd	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
Fine/Casual Dining	82	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
		0	0	0	0	0	12	41	45	37	37	37	49	74	78	82	74	74	74	41
Fast Food	95	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
		5	10	19	29	52	81	95	95	86	57	52	57	81	76	48	29	19	10	5
Shopping Center	53	1%	5%	10%	30%	50%	65%	80%	90%	100%	95%	90%	90%	95%	95%	80%	50%	35%	15%	0%
		1	3	5	16	27	34	42	48	53	53	50	48	42	40	34	27	19	8	0
Office	77	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
		0	15	45	62	69	77	69	62	46	31	15	8	4	0	0	0	0	0	0
Hotel	111	85%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
		105	100	89	78	67	67	61	61	67	67	72	78	83	83	89	94	105	111	111
Totals	418	113	138	161	188	218	275	312	315	293	248	229	243	287	280	255	226	219	205	159

CITY OF WORTHINGTON



The proposed development currently provides 342 spaces which, referring to the current Worthington parking requirements, would place the site at 82% parked. Both the weekday and weekend calculations indicate that the 1:00pm hour will see greatest need for total site parking spaces, with the maximum demand being 340 spaces which the proposed development meets.

ELEVATION CODED NOTES

- | | | | |
|--|--|--|--|
| ① MODULAR BRICK VENEER - RUNNING BOND | ⑩ SMOOTH-FACE WOOD HEAD, SILL, & SURROUND TRIM BOARDS AT WINDOW UNITS, PAINT | ⑳ 5" OGEE PREFINISHED GALV. METAL (24 GA.) GUTTER | ⑳ DECORATIVE BALL MOUNTED LIGHTING FIXTURE |
| ② BRICK SOLDIER COURSE | ⑪ PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT | ㉑ 3" DIA. PREFINISHED METAL (24 GA.) DOWN-SPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT. | ㉒ GOOSENECK DECORATIVE BALL MOUNTED LIGHTING FIXTURES |
| ③ BRICK HEADER COURSE - PULL 1/2" | ⑫ COMPOSITE 1"XO PANEL BOARD, PAINT | ㉓ PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING | ㉔ FABRIC AINING w/ ALUM. TUBE FRAME & OPEN SIDES |
| ④ HERRINGBONE BRICK ACCENT PANELS - RECESS 1/2" | ⑬ DIMENSIONAL ASPHALT SHINGLES | ㉕ PREFINISHED METAL (24 GA.) COPING / FASCIA EDGE FLASHING | ㉕ TONGUE & GROOVE CEDAR BOARD AT 45 DEGREE ANGLE w/ 1/2" SMOOTH CEDAR TRIM BOARD SURROUND. |
| ⑤ BRICK ROULOCK SILL COURSE - PULL 1/2" | ⑭ COR-A-VENT (V600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP | ㉖ PREFINISHED METAL STEP FLASHING | ㉖ PREFINISHED ALUMINUM HANDRAIL & GAUDDRAL (BLACK) |
| ⑥ BRICK ROULOCK COURSE | ⑮ PREFINISHED STANDING SEAM METAL ROOF | ㉗ RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN | ㉗ LINE OF ROOF (BEYOND), SHOWN DASHED |
| ⑦ BRICK CONTROL JOINT | ⑯ CLAD-DOUBLE HUNG WINDOW UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D. | ㉘ TENANT SIGNAGE AREA TO COMPLY WITH CITY OF WORTHINGTON REGS. BY TENANT (FUTURE-NIC.) | ㉘ WOOD LOUVER w/ BRICK MOULD & INSECT SCREEN PAINT |
| ⑧ HARDPLANK LAP SIDING - 6" EXPOSURE w/ 1/4" SMOOTH CEDAR TRIM BOARD SURROUND-PAINT | ⑰ CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING, TRANSOM & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D. | ㉙ GAS METER SET. SEE PLUMBING SHEETS. | ㉙ CAST STONE VENEER BASE |
| ⑨ SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT | ⑱ CLAD-FRENCH DOOR UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES | ㉚ ELECTRIC METER CENTER w/ BUILDING SERVICES. SEE ELEC. SHTS. | ㉚ CAST STONE VENEER RECESS COURSE - PUSH 1/2" |
| ⑩ PLYWOOD ENTABLATURE w/ BUILT-UP SMOOTH-FACE WOOD CROWN & SURROUND TRIM BOARDS, PAINT | | | ㉚ CAST STONE SILL COURSE |
| ⑪ SMOOTH-FACE WOOD PLASTER TRIM BOARDS, PAINT | | | |

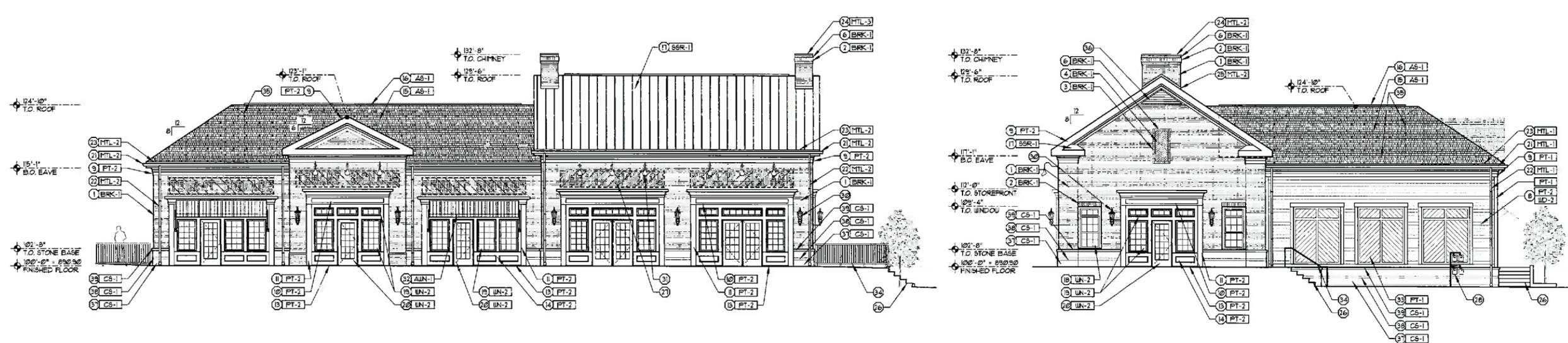
EXTERIOR FINISH SCHEDULE

MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - WILLIAMSBURG SLATE
AIN-1	FABRIC AINING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - CARRINGTON TUDOR - MODULAR MORTAR - LAGARGE - ARGOS, "LITE BUFF", GRAPEVINE JOINT
CS-1	CAST STONE	READING ROCK - ROCKCAST MORTAR - LAGARGE - ARGOS, "LITE BUFF", CONCAVE JOINT
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DIM COLOR - "PUTTY"
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING & GUTTER	DIM COLOR - "BEIGE"
MTL-3	PREFINISHED METAL FASCIA EDGE FLASHING	DIM COLOR - "DARK BRONZE"
PT-1	PAINT	BENJAMIN MOORE, "MONTEREY WHITE" #C-71
PT-2	PAINT	BENJAMIN MOORE, "LENOX TAN" #C-44
PT-3	PAINT	BENJAMIN MOORE, "VAN COURTLAND BLUE" #C-145
SSR-1	PREFINISHED STANDING SEAM METAL ROOF	BERRIDGE - "COLONIAL RED"
UD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR, PAINT - SEE SECTIONS FOR SIZES & PROFILES
UD-2	6" LAP SIDING	6" EXPOSURE HARDPLANK LAP SIDING, SMOOTH BY JAMES HARDIE SIDING PRODUCTS
UN-1	WINDOW	PELLA ARCHITECT SERIES WINDOW & DOORS COLOR - PELLA ENDURACLAD COATING, POPULAR WHITE
UN-2	WINDOW	PELLA ARCHITECT SERIES WINDOW & DOORS COLOR - PELLA ENDURACLAD COATING, PUTTY



WILSON BRIDGE ROAD NORTH BUILDING ELEVATIONS

SCALE 1/32" = 1'-0"

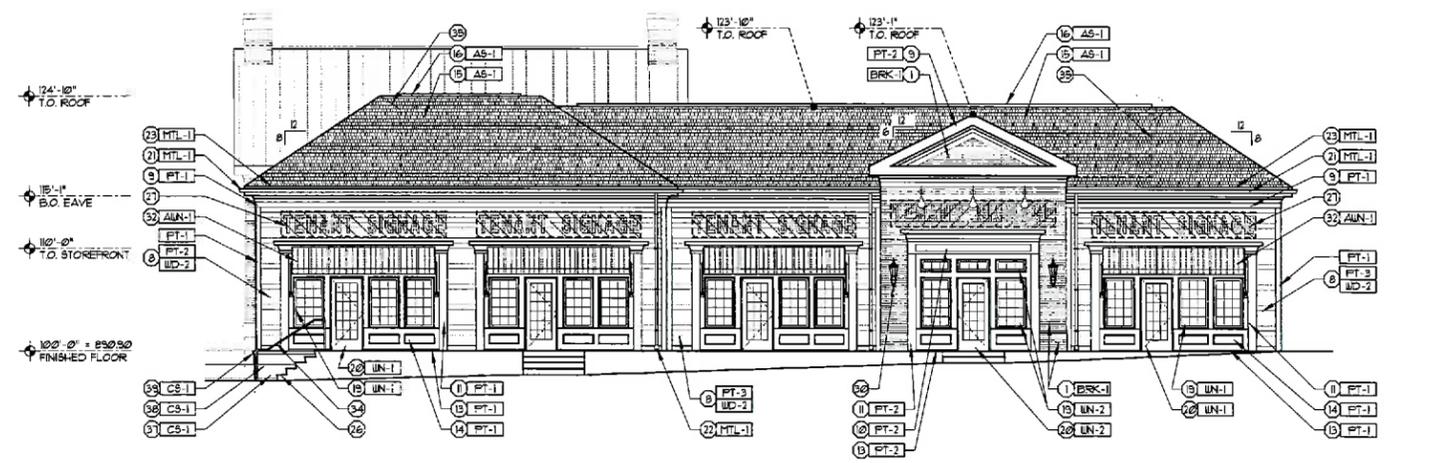


NORTH BUILDING ELEVATION

SCALE 1/4" = 1'-0"

WEST BUILDING ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION CODED NOTES

- ① MODULAR BRICK VENEER - FLEMISH BOND
- ② BRICK BASE COURSE - FULL 1"
- ③ BRICK SOLDIER COURSE
- ④ BRICK HEADER SILL COURSE - FULL 1/2"
- ⑤ BRICK CONTROL JOINT
- ⑥ CAST STONE BASE STARTER COURSE UNIT - FULL 3/4"
- ⑦ CAST STONE VENEER BASE
- ⑧ CAST STONE VENEER RECESS COURSE - PUSH 3/4"
- ⑨ CAST STONE CORNICE BAND
- ⑩ SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT
- ⑪ SMOOTH-FACE WOOD PLASTER TRIM BOARDS, PAINT
- ⑫ SMOOTH-FACE WOOD HEAD, SILL, 4 SURROUND TRIM BOARDS AT WINDOW UNITS, PAINT
- ⑬ PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT.
- ⑭ COMPOSITE MDO PANEL BOARD, PAINT.
- ⑮ DIMENSIONAL ASPHALT SHINGLES.
- ⑯ COR-A-VENT (1/600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
- ⑰ CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING TRANSOM 4 INTEGRAL GRILLES - PROVIDE BRICK MOULD 4 FRAME EXPANDER, AS REQ'D
- ⑱ CLAD FRENCH DOOR UNIT w/ INSULATED GLAZING 4 INTEGRAL GRILLES
- ⑲ 5" OGEE PREFINISHED GALV. METAL (22 GA.) GUTTER.
- ⑳ 3" DIA PREFINISHED METAL (24 GA.) DOWN-SPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT.
- ㉑ PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING.
- ㉒ TONGUE 4 GROOVE CEDAR BOARD AT 45 DEGREE ANGLE 4/ 1x SMOOTH CEDAR TRIM BOARD SURROUND.
- ㉓ RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN
- ㉔ LINE OF ROOF (BEYOND); SHOWN DASHED.
- ㉕ TENANT SIGNAGE AREA TO COMPLY WITH CITY OF WORTHINGTON REG'TS, BY TENANT (FUTURE N.I.C.)
- ㉖ GAS METER SET, PAINT TO MATCH ADJACENT SURFACE.
- ㉗ ELECTRIC METER CENTER w/ BUILDING SERVICES, PAINT TO MATCH ADJACENT SURFACE.
- ㉘ GOOSENECK DECORATIVE WALL MOUNTED LIGHTING FIXTURES.
- ㉙ DECORATIVE WALL MOUNTED LIGHTING FIXTURE
- ㉚ FABRIC AWNING w/ ALUM. TUBE FRAME 4 OPEN SIDES.
- ㉛ METAL RAILING SYSTEM.

EXTERIOR FINISH SCHEDULE

MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - FOXHOLLOW GRAY
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - ROSE RANGE TUDOR - MODULAR MORTAR - LAGARGE - ARGOS, "LITE BUFF", GRAPEVINE JOINT
CS-1	CAST STONE	READING ROCK - ROCKCAST MORTAR - LAGARGE - ARGOS, "LITE BUFF", CONCAVE JOINT
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT 4 GUTTER	DMI COLOR - "PUTTY"
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING 4 GUTTER	DMI COLOR - "DARK BRONZE"
PNT-1	PAINT	BENJAMIN MOORE, "MONTEREY WHITE" # HC-21
WD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR, PAINT - SEE SECTIONS FOR SIZES 4 PROFILES
WIN-1	WINDOWS	PELLA ARCHITECT SERIES WINDOWS 4 DOORS COLOR - PELLA ENDURA CLAD COATING, POPULAR WHITE



A WILSON BRIDGE ROAD NORTH BUILDING ELEVATIONS
SCALE 1/32" = 1'-0"



B NORTH BUILDING ELEVATION
SCALE 1/4" = 1'-0"

5,423 SF. PER FLOOR (10,846 SF. TOTAL)



D SOUTH BUILDING ELEVATION
SCALE 1/4" = 1'-0"



C WEST BUILDING ELEVATION
SCALE 1/4" = 1'-0"



E EAST BUILDING ELEVATION
SCALE 1/4" = 1'-0"

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

WORTHINGTON DEVELOPMENT
W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085
FOR
THE WITNESS GROUP
600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43035

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PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
PRELIMINARY		MAR 02, 2018

BUILDING R-4 ELEVATIONS

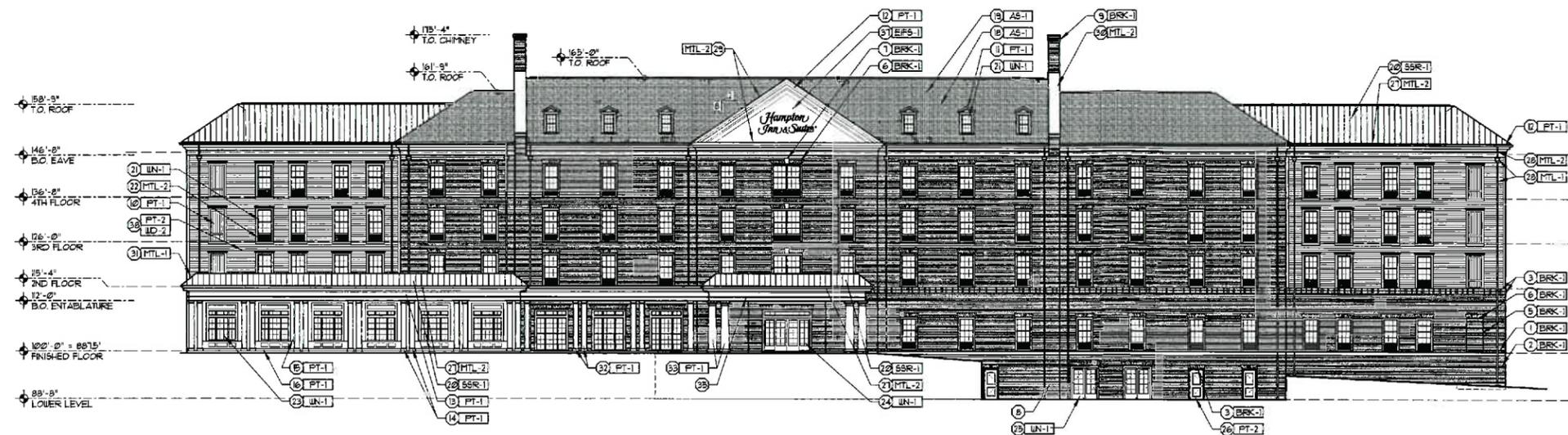
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A-2.4

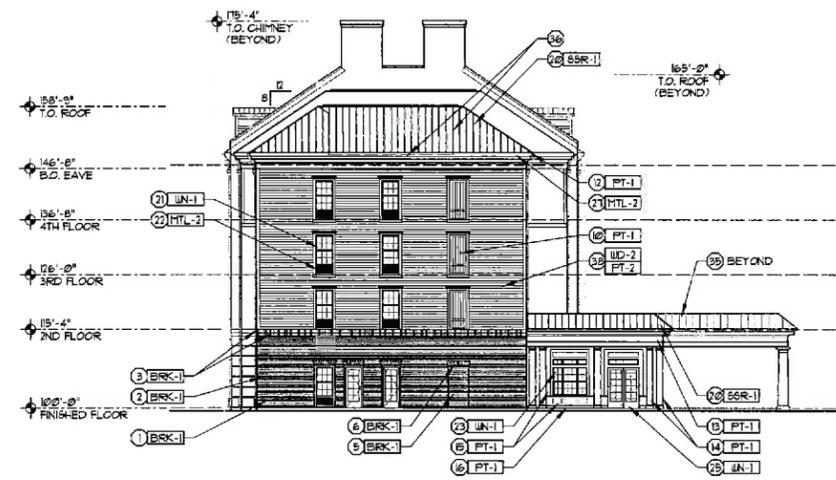
CITY OF WORTHINGTON

DRAWING NO. *BZA 10-18*

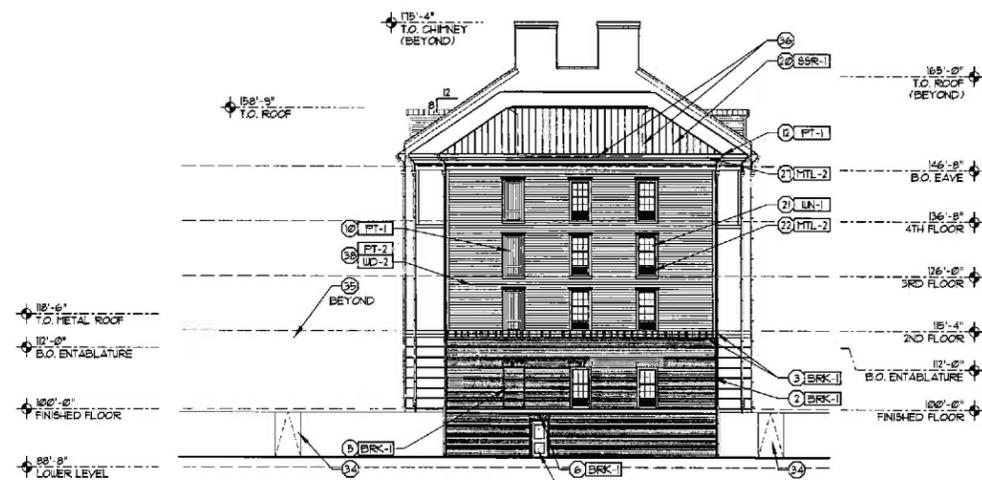
DATE *3/9/18*



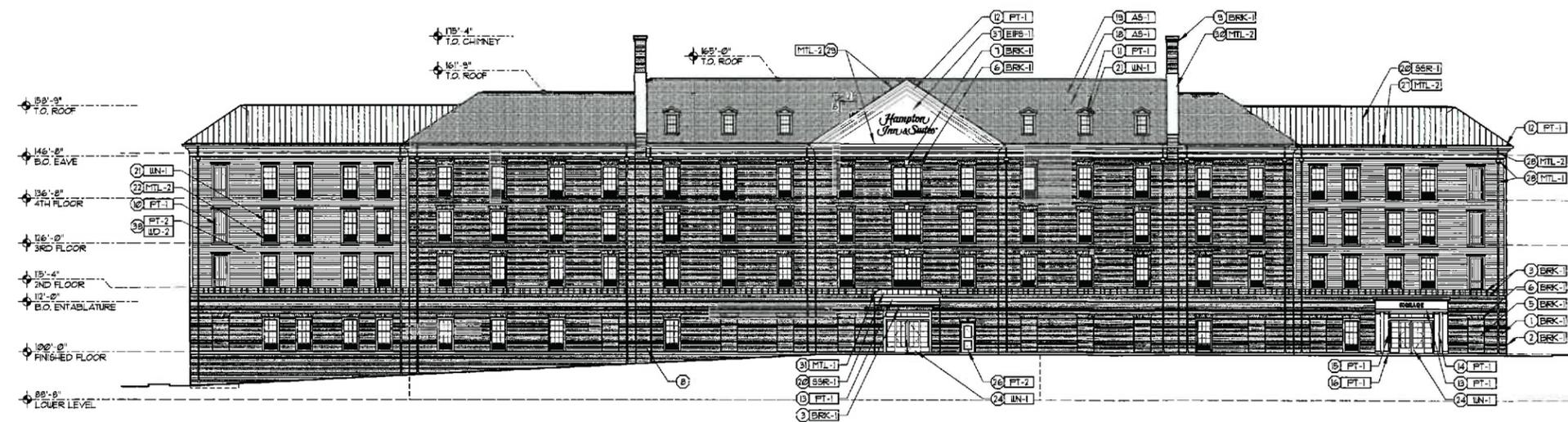
A NORTH BUILDING ELEVATION
SCALE 1/16" = 1'-0"



B EAST BUILDING ELEVATION
SCALE 1/16" = 1'-0"



C WEST BUILDING ELEVATION
SCALE 1/16" = 1'-0"



D SOUTH BUILDING ELEVATION
SCALE 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - WILLIAMSBURG SLATE
AIN-1	FABRIC AINING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - JEFFERSON MADE TUDOR - MODULAR MORTAR - LAGARGE - ARGOS, "LITE BUFF", GRAPEVINE JOINT
EFS-1	EXTERIOR INSULATION FINISH SYSTEM	DIYVIT - SANDBLAST FINISH COLOR - MATCH BENJAMIN MOORE, "MONTEREY WHITE" # HC-21
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DIM COLOR - "DARK BRONZE"
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING & GUTTER	DIM COLOR - "PUTTY"
PT-1	PAINT	BENJAMIN MOORE, "MONTEREY WHITE" # HC-21
PT-2	PAINT	BENJAMIN MOORE, "BALTIC GRAY" #461
SSR-1	PREFINISHED STANDING SEAM METAL ROOF	BERRIDGE - "CHARCOAL GREY"
UD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR - PAINT - SEE SECTIONS FOR SIZES & PROFILES
UD-2	6" LAP SIDING	6" EXPOSURE HARDPLANK LAP SIDING, SMOOTH BY JAMES HARDIE SIDING PRODUCTS
UN-1	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURA CLAD COATING, POPULAR WHITE

ELEVATION CODED NOTES	
1	MODULAR BRICK VENEER - FLEMISH BOND
2	BRICK RECESS COURSE - 1/2" RECESS
3	BRICK SOLDIER COURSE
4	BRICK HEADER SILL COURSE - 1/2" PULL
5	BRICK ACCENT PANELS - RECESS 1/2"
6	BRICK SOLDIER JACK ARCH, (4) COURSE HIGH
7	BRICK SOLDIER KEYSTONE, (5) COURSE HIGH
8	BRICK CONTROL JOINT
9	BRICK ROULOCK SILL COURSE - PULL 1/2"
10	VERTICAL TONGUE & GROOVE CEDAR BOARD w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND.
11	ROOF DORMER w/ PAINTED WOOD TRIM AND STANDING SEAM METAL ROOF
12	SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT
13	PLYWOOD ENTABLATURE w/ BUILT-UP SMOOTH-FACE WOOD CROWN & SURROUND TRIM BOARDS, PAINT
14	SMOOTH-FACE WOOD HEAD, SILL, & SURROUND TRIM BOARDS AT WINDOW UNITS, PAINT
15	PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT.
16	COMPOSITE MDO PANEL BOARD, PAINT.
17	DIMENSIONAL ASPHALT SHINGLES.
18	"COR-A-VENT" (V600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
19	PREFINISHED STANDING SEAM METAL ROOF.
20	CLAD-DOUBLE HUNG WINDOW UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D.
21	PREFINISHED METAL LOUVER SET IN WINDOW UNIT - PROVIDE INSULATED SLANK OFF PANEL BEHIND WHERE NO FTAC UNITS EXISTS.
22	CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING TRANSOM & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D.
23	AUTOMATIC SLIDING DOOR w/ EMERGENCY BREAK OUT DOORS OR AUTOMATIC SWING DOORS, PROVIDE TRANSOM, INTEGRAL GRILLES, BRICK MOULD & FRAME EXPANDER, AS REQ'D.
24	CLAD FRENCH DOOR UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES
25	FLUSH PANEL, INSULATED HOLLOW METAL DOOR - PAINT.
26	5" OGEE PREFINISHED GALV. METAL (22 GA.) GUTTER
27	3" DIA. PREFINISHED METAL (24 GA.) DOWNSPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT.
28	PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING
29	PREFINISHED METAL (24 GA.) COPING / FASCIA EDGE FLASHING
30	PREFINISHED METAL STEP FLASHING.
31	PREMANUFACTURED 14" SQUARE TAPERED COLUMN WITH TUSCAN CAPITAL AND TUSCAN BASE. WORTHINGTON MILLWORK OR EQUAL.
32	PREMANUFACTURED 24" DIA. TAPERED COLUMN WITH TUSCAN CAPITAL AND TUSCAN BASE. WORTHINGTON MILLWORK OR EQUAL.
33	RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN
34	HOTEL PORTICO w/ PAINTED WOOD ENTABLATURE TRIM AND STANDING SEAM METAL ROOF
35	LINE OF ROOF (BEYOND)
36	DRAINABLE EIFS WALL SYSTEM
37	HARDPLANK LAP SIDING - 6" EXPOSURE, PAINT

FORD & ASSOCIATES

1500 West First Avenue
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P: 614.488.6252
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ARCHITECTS

WORTHINGTON DEVELOPMENT
W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085
FOR
THE WITNESS GROUP
600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43085

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PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
PRELIMINARY		MAR 02, 2018

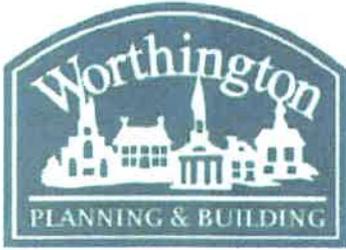
HOTEL BUILDING ELEVATIONS
FAA #170300

CITY OF WORTHINGTON

DRAWING NO. **BZA018**

DATE **3/9/18**

A-2.5



City of Worthington BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 11-18
Date Received	3/12/18
Fee	\$50.00
Meeting Date	04-05-18
Filing Deadline	
	#64962

1. Property Location 7227 N. High St.
~~150 W. Wilson Bridge~~
2. Present/Proposed Use Shopping Center
3. Zoning District C-2
4. Applicant Greg Burger (Lehner Signs)
Address 2983 Switzer Ave. Columbus, OH 43219
Phone Number(s) 0-614-258-0500 C-740-808-0850
5. Property Owner Worthington Square Venture LLC
Address 2525 Ridgmar Blvd. Ste. 440 Fort Worth, TX 76116
Phone Number(s) 817-877-4433
6. Action Requested (ie. type of variance) Multiple Sign Variance (temporary signs)
Real Estate
7. Project Details:
- a) Description Install 3 2x4 V-shape signs on property
- b) Expected Completion Date Already installed
- c) Approximate Cost \$1200

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)

3/1/18
Date

[Signature]
Property Owner (Signature)

3/3/18
Date

Abutting Property Owners
for
7227 N. High St.

Corporate Hill LLC	Triangle Real Estate I	470 Old Worthington Rd., Suite 100	Westerville, OH 43082
Edwin D. Popper Tr.		6250 Glenabby Dr.	Westerville, OH 43081-7915
Ohio Automobile Club		90 E. Wilson Bridge Rd.	Worthington, OH 43085
McDonald's USA, LLC		2 Easton Oval, Suite 200	Columbus, OH 43219
McDonald's		80 E. Wilson Bridge Rd.	Worthington, OH 43085
Tsai & Chan LLC		15 W. 6th St., Suite 2400	Tulsa, OK 74119
Buca Di Beppo		60 E. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Heath, OH 43056
He Hari Inc.		7007 N. High St.	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085
Insight Bank		150 W. Wilson Bridge Rd.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
The Kroger Co.		4111 Executive Parkway	Westerville, OH 43081
Kroger		60 W. Wilson Bridge Rd.	Worthington, OH 43085

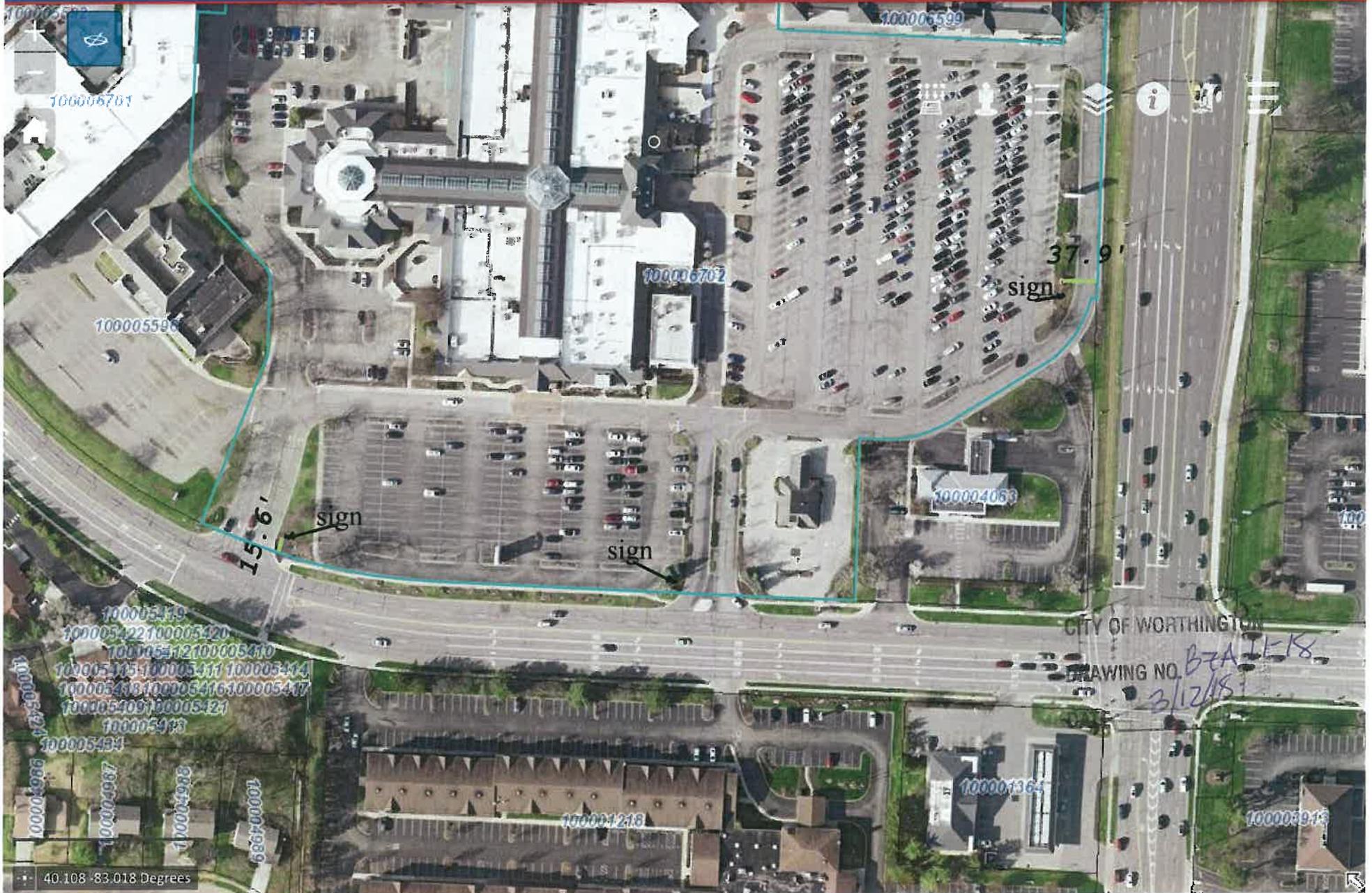
Supporting Statement For 150 W. Wilson Bridge

1. This particular property has two entrances from W. Wilson Bridge, therefore a sign at each entrance would be beneficial. Traffic coming from High St. would enter at one, and traffic coming east on Wilson Bridge would enter at the other one. A sign along High St. would be beneficial to traffic that doesn't turn on Wilson Bridge.
2. The variance is substantial in that without cars being able to see the signage, they will not be able to lease the property.
3. No neighboring properties would be affected as the signs are within the code allowance of square footage. They do not pose any traffic visibility issues as they are set back at a distance to prevent this.
4. It would not affect the delivery of governmental services.
5. The property owner did purchase the property with knowledge of the zoning restriction.
6. The current predicament can only be solved through this variance as by code they are only allowed one sign. This is a large property with two high traffic roads on two sides of it, thus needing the additional signage.
7. We believe approving the variance would do substantial justice in allowing passing cars to see the signage on both streets.

7227 N. High St.

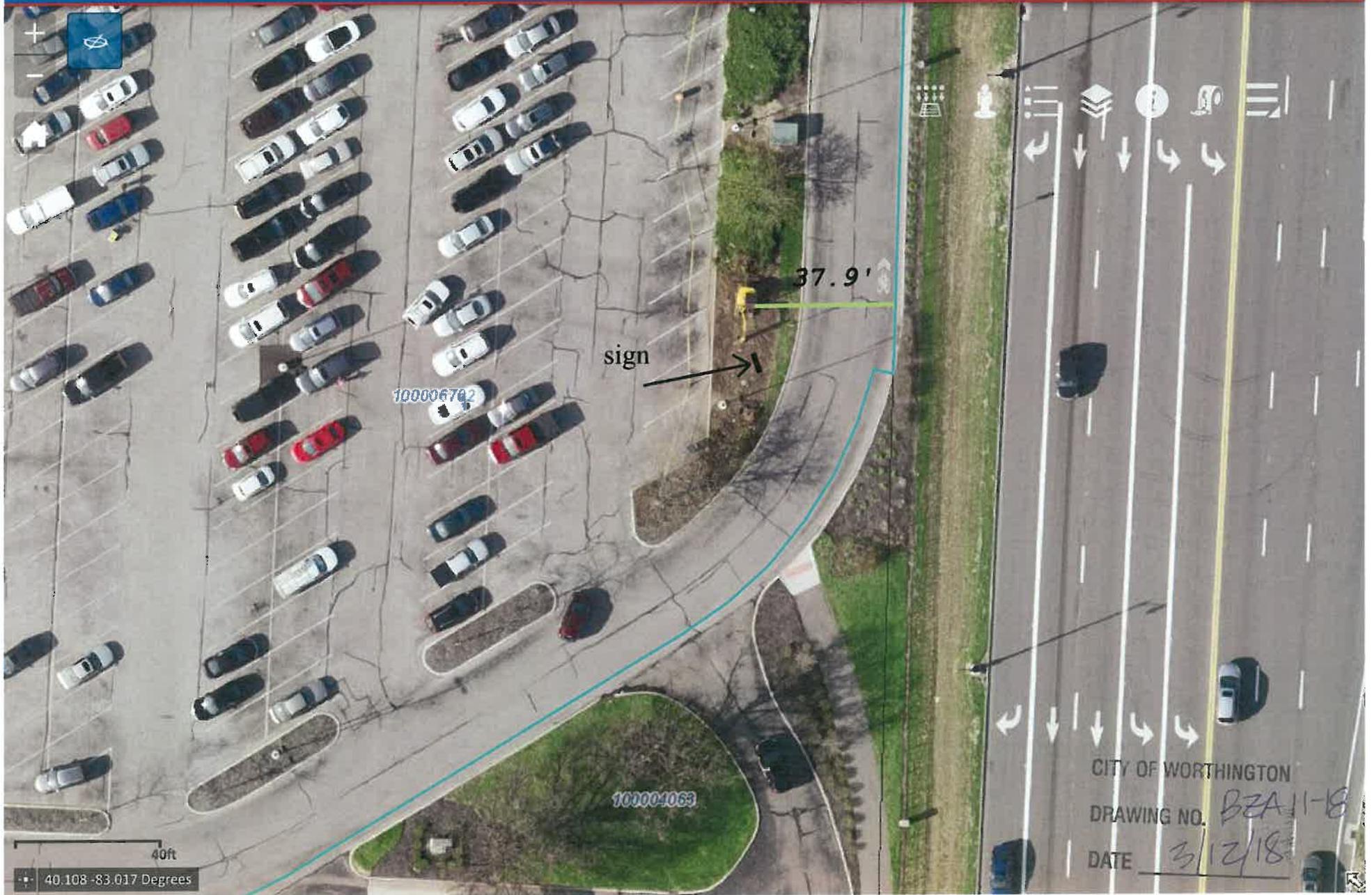


THE CITY OF
COLUMBUS Columbus Zoning Map
 ANDREW J. GINTHER, MAYOR

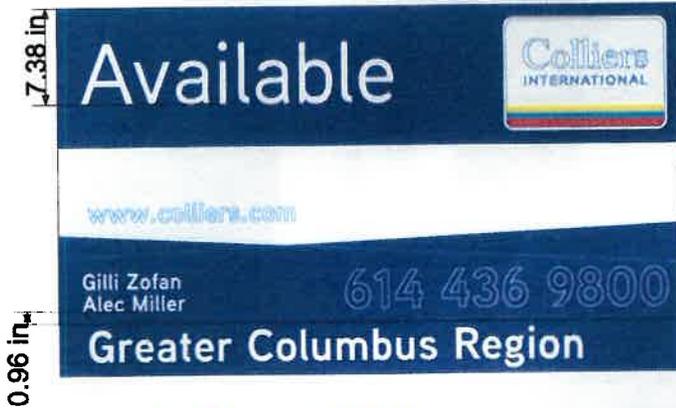




THE CITY OF
COLUMBUS Columbus Zoning Map
ANDREW J. GINTHER, MAYOR



2x4 panel # 391



2x4' panels # 474, 475, 491



2x4' panel # 492



2x4' panel # 579



Mask and paint edges B152 Light Blue.
 Plot & apply:
 651-067 Blue, 651-084 Light Blue, 651-010 White.
 Install: White posts.

CITY OF WORTHINGTON
 DRAWING NO. *BZA 11-18*
 DATE *3/12/18*

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Client:

Colliers International

Notes:

Five 2x4s re-lettered, one 2x4 and riders fabricated, installed V-shaped.

Project:

24998
7227 N. High

Date:

Modified 2-13-18