



**BOARD OF ZONING APPEALS
-AGENDA-
Thursday, June 7, 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 May 3, 2018 meeting
4. Affirmation/swearing in of witnesses

B. Items of Public Hearing

1. **Variance** – Side Yard Setback – Garage – **528 N. Selby Blvd.** (Angela & Kenneth Donnelly) **BZA 15-18**
2. **Variance** – Accessory Building Area – Shed – **325 Medick Way.** (Ian Mykel & Laura Justice) **BZA 16-18**
3. **Variance** – Side Yard Setback – Garage – **46 W. New England Ave.** (Luanne L. & Michael D. Clevenger) **BZA 17-18**
4. **Variance** – Rear Yard Setback & **Extension of Nonconforming Use** – Accessible Ramp – **684 Andover St.** (Jason Sherman/Step by Step) **BZA 18-18**
5. **Variance** – Accessory Building Area – Shed – **144 Highland Ave.** (Scott Finley) **BZA 19-18**

6. Variance – Side & Rear Yard Setbacks – Garage – **519 N. Selby Blvd.** (Brandon & Sarah Clark) **BZA 20-18**

7. Variance – Rear Yard Setback – Shed – **287 Loveman Ave.** (Kenneth Paul) **BZA 21-18**

8. Variance – Side Yard Setback & Accessory Building Area – Garage – **802 Evening St.** (Shawn McNeil/Reik) **BZA 22-18**

C. Other

D. Adjournment



May 29, 2018

To: Members of the Board of Zoning Appeals

From: Don Phillips, Chief Building Inspector

Subject: Staff Comments for the Meeting of June 7, 2018

B. Items of Public Hearing

1. Variance – Side Yard Setback – Garage – 528 N. Selby Blvd. (Angela & Kenneth Donnelly) BZA 15-18

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.
2. The applicant is proposing construct a 13 foot by 26.8 foot attached garage, 6 feet from the west property line. The requested variance is 2 feet.

The following conclusions are presented:

1. Existing lots of record tend to be narrower than the 80 feet typically found in the district. Additionally, corner lots tend to have additional setback requirements, limiting choices and typically having smaller rear yards. In this particular case, the lot is 72.61 feet on a corner lot. These factors mitigate the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY ANGELA AND KENNETH DONNELLY FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK TO CONSTRUCT A GARAGE AT 528 NORTH SELBY BOULEVARD, AS PER CASE NO. BZA 15-18, DRAWINGS NO. BZA 15-18 DATED APRIL 18, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

**2. Variance – Accessory Building Area – Shed – 325 Medick Way (Ian Mykel & Laura Justice)
BZA 16-18**

Findings of fact:

1. This property is in the R-16 district where total accessory building area is limited to 850 square feet in area.
2. The property contains an existing 601 square foot attached garage and 100 square foot shed.
3. The applicant is proposing to construct a 12 foot by 16 foot shed, 192 square foot in area. The total proposed accessory building area is 893 square feet. The requested variance is 43 square feet.

The following conclusions are presented:

1. The property is over 55,756 square feet in area where the minimum lot area is 16,000 square foot for the district. The accessory building area is an absolute 850 square foot regardless of the size of the property. The requested variance is 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 IAN MYKEL AND LAURA JUSTICE FOR A VARIANCE FROM CODE REQUIREMENTS FOR ACCESSORY BUILDING AREA TO CONSTRUCT A SHED AT 325 MEDICK WAY, AS PER CASE NO. BZA 16-18, DRAWINGS NO. BZA 16-18 DATED APRIL 18, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

3. Variance – Side Yard Setback – Garage – 46 W. New England Ave. (Luanne L. & Michael D. Clevenger) BZA 17-18

Findings of fact:

1. This property is in the R-10 district with a minimum side yard requirement of 8 feet for detached garages.
2. The applicant is proposing to construct a 24 foot by 20 foot detached garage, 5 feet from the east property line. The requested variance is 3 feet.
3. The property is subject to, and the garage has been approved by, the Architectural Review Board.

The following conclusions are presented:

1. The existing lots of record are typically narrower than the 80 feet typically found in the district. In this particular case, the lot is 67.49 feet wide, limiting where in the rear yard the garage can be placed. 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 LUANE L. AND MICHAEL D. CLEVINGER FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK TO CONSTRUCT A GARAGE AT 46 WEST NEW ENGLAND AVENUE, AS PER CASE NO. BZA 17-18, DRAWINGS NO. BZA 17-18 DATED APRIL 26, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

4. Variance – Rear Yard Setback & Extension of Nonconforming Use – Accessible Ramp – 684 Andover St. (Jason Sherman/Step by Step) BZA 18-18

Findings of fact:

1. This property is an existing lot of record in the S-1 district with a minimum rear yard requirement of 60 feet for residential uses.
2. The property has a legally nonconforming residence with no street frontage. The lack of frontage causes all the setbacks to default to the rear requirement.
3. The applicant is proposing to construct an accessible ramp along the west side of the existing dwelling. This is an approximate 151 square foot extension of the nonconforming residential use of the property.
4. The ramp is proposed 27.34 feet from the west property line. The requested variance is 32.66 feet.

The following conclusions are presented:

1. The property is zoned for institutional uses and its bathroom facilities are being altered to be accessible. The proposed ramp will allow the building to have an accessible entrance. This mitigates the substantial nature of the extension of the residential use of the property.
2. This a very large property with a modest building set westerly on the site, mainly due to the topology. The property sits behind other properties and is a substantial distance from Andover Street to the west and Granville Road to the north. These factors mitigate the substantial nature of the setback 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 JASON SHERMAN AND STEP BY STEP ACADEMY INC. FOR A VARIANCE FROM CODE REQUIREMENTS FOR REAR YARD SETBACK AND THE EXTENSION OF THE NONCONFORMING USE TO CONSTRUCT A RAMP AT 684 ANDOVER STREET, AS PER CASE NO. BZA 18-18, DRAWINGS NO. BZA 18-18 DATED APRIL 27, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

5. Variance – Accessory Building Area – Shed – 144 Highland Ave. (Scott Finley) BZA 19-18

Findings of fact:

1. This property is in the R-10 district where total accessory building area is limited to 850 square feet in area.
2. The property contains an approximately 560 square foot attached garage and a 100 square foot shed; totaling approximately 660 square foot in area.
3. The applicant is proposing to replace the shed with a larger, 16 foot by 32 foot, 512 square foot accessory building. The total proposed accessory building area is 1072 square feet. The requested variance is 222 square feet.

The following conclusions are presented:

1. The property is over 41,817 square feet in area where the minimum lot area is 10,400 square foot for the district. The accessory building area is an absolute 850 square foot regardless of the size of the 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 SCOTT FINLEY FOR A VARIANCE FROM CODE REQUIREMENTS FOR ACCESSORY BUILDING AREA TO CONSTRUCT A SHED AT 144 HIGHLAND AVENUE, AS PER CASE NO. BZA 19-18, DRAWINGS NO. BZA 19-18 DATED MAY 3, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

6. Variance – Side & Rear Yard Setback – Garage – 519 N. Selby Blvd. (Brandon & Sarah Clark) BZA 20-18

Findings of fact:

1. This property is in the R-10 district with a minimum side yard requirement of 8 feet and minimum rear yard requirement of 10 feet for detached garages.
2. There is an 8 inch sanitary sewer within an 8 foot easement along the south property line.
3. The applicant is proposing to construct a 24 foot by 24 foot detached garage, 3 feet from the west property line and 8 feet from the south property line. The requested variances are 5 feet for side yard and 2 feet for rear yard setback.

The following conclusions are presented:

1. Existing lots of record are typically narrower than the typical 80 foot in the district. In this particular case, the lot is 70 feet wide and contains a large tree to the east of the existing garage, limiting where in the rear yard the garage can be placed. The garage must be out of the sanitary easement, further limiting options for the owner. The existing garage is in poor repair and replacement appears to be the better option for the owner. These factors mitigate the substantial nature of the requested variances.
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 BRANDON AND SARAH CLARK FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE AND REAR YARD SETBACK TO CONSTRUCT A GARAGE AT 519 NORTH SELBY BOULEVARD, AS PER CASE NO. BZA 20-18, DRAWINGS NO. BZA 20-18 DATED MAY 10, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

7. Variance – Rear Yard Setback – Shed – 287 Loveman Ave. (Kenneth Paul) BZA 21-18

Findings of fact:

1. This property is an existing lot of record in the R-10 district with a minimum rear yard requirement of 10 feet for sheds over 120 square feet in area.
2. There is an 8 inch sanitary sewer within an 8 foot easement along the south property line.
3. The applicant is proposing to construct a 12 foot by 12 foot shed, 6 feet from the south property line. The requested variance is 4 feet.

4. Placement of the shed within the 8 foot easement will require approval by City Council. Any Board of Zoning Appeals Approval does not grant City Council approval. The applicant is aware of this requirement and is willing to place the shed 8 feet from the south property line.

The following conclusions are presented:

1. Existing lots are typically narrower and smaller than the typical 80 foot width and 10,400 square foot found in the district. In this particular case, the lot is 50 foot wide and 7,243.75 square foot in area with a limited rear yard. These factors mitigate the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

The following motion is recommended:

THAT THE REQUEST BY KENNETH PAUL FOR A VARIANCE FROM CODE REQUIREMENTS FOR REAR YARD SETBACK TO CONSTRUCT A SHED AT 287 LOVEMAN AVENUE, AS PER CASE NO. BZA 21-18, DRAWINGS NO. BZA 21-18 DATED MAY 11, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

**8. Variance – Side Yard Setback & Accessory Building Area – Garage – 802 Evening St.
(Shawn McNeil/Reik) BZA 22-18**

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 garages. Total accessory building area is limited to 850 square feet in area
2. The applicant is proposing to construct a 22 foot by 22 foot, 2 story, detached garage, 968 square foot in area, and 2 feet from the south property line. The requested variances are 6 feet for side yard setback and 118 square feet for total accessory building area.
3. The *2013 Residential Code of Ohio* requires the walls and projections of detached garages less than 3 feet from a property line be constructed of 1 hour, fire-resistant-rated construction and no openings in these walls are permitted. The granting of zoning code variances does not grant variances from building code requirements.
4. The property is subject to, and the garage has been approved by, the Architectural Review Board.

The following conclusions are presented:

1. Existing lots are typically narrower than the typical 80 foot width in the district. In this particular case, the lot is 49.98 feet wide. A large tree hinders placing the garage further to the east, and placing it closer to the south property line permits easier maneuvering into the garage. The Board historically has not approved accessory buildings closer than 3 feet to a property line to allow maintenance of the garage. Otherwise, these factors mitigate the substantial nature of the setback variance request.
2. Because the garage is detached, the second story area counts against the total building area. Similarly, the carport portion of the garage also is counted as building area. Otherwise the massing along the south property line is not substantially increased by the second story and mitigates the substantial nature of the accessory building area variance.
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 SHAWN MCNEIL AND JENNA SCHOLL REIK FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIDE YARD SETBACK TO CONSTRUCT A GARAGE AT 802 EVENING STREET, AS PER CASE NO. BZA 22-18, DRAWINGS NO. BZA 22-18 DATED MAY 11, 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.
- (e) Extension of Nonconforming Use. The Board shall have the authority to grant an extension of a building or the expansion of the use of a lot devoted to a nonconforming use upon a lot occupied by such building or use, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building or use became nonconforming, and where such extension is necessary and incidental to the existing use of such building or lot. However, the floor areas or lot areas of such extensions shall not exceed, in all, 100 percent (100%) of the area of the existing building or lot devoted to a nonconforming use.
- (g) Variances to the Building Code. The Board shall have the power to hear and decide appeals and authorize such variances from the provisions or requirements of the Building Code, Chapter 1305 of the Codified Ordinances for one, two and three family dwellings as will not be contrary to the public interest. 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 the Building Code. The Board may grant a variance in the application of the provisions of the Building Code for one, two and three family dwellings after hearing expert independent testimony on the application only if all of the following findings are made:
- (1) There are unique circumstances or conditions present by which strict conformity to the provisions of the Building Code would create significant hardship for the property owner or contractor performing services for the property owner;
 - (2) The unique circumstances or conditions were not created by the property owner or contractor performing services for the property owner; and,

- (3) The variance, if authorized, shall not, in any way endanger the health, safety or welfare of the building occupants or the general public. Such determination shall be based on independent expert testimony.



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

May 3, 2018

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: M. Coulter; B. Seitz; L. Reibel; and D. Falcoski; and also present was D. Phillips, Chief Building Inspector.
2. Pledge of Allegiance
3. Approval of minutes of the April 5, 2018 meeting

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. Variance – Directional Sign Height – 644-654 High St. (DeRoberts, FLP) BZA 12-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is in the C-5 district where the maximum height of directional signs is 36 inches.
2. The applicant erected 2 directional signs on property sometime in 2015, approximately 6 feet tall. The requested variance is approximately 3 feet.
3. The property is subject to, and the directional signs were approved by, the Architectural Review Board on September 10, 2015.

The following conclusions are presented:

1. The owner had intended to apply for a height variance after the Architectural Review Board approved them. The majority of the height variance is a pole. The requested variance is not significant.
2. The essential character of the neighborhood should not be substantially altered with the granting of this variance.
3. The delivery of governmental services should not be affected.

Discussion:

Mr. Seitz abstained from voting on this item. Dick De Roberts, 1270 Marlyn Drive, Columbus, said these signs were already approved by the Architectural Review Board (ARB) and he thought the signs were okay. He would like a variance to keep the signs as they are. Mr. Falcoski asked if there was anyone present to speak for or against this application.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY THE DEROBERTS FAMILY LIMITED PARTNERSHIP FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGNAGE TO ALLOW TWO DIRECTIONAL SIGNS TO REMAIN AT 644-654 HIGH STREET, AS PER CASE NO. BZA 12-18, DRAWINGS NO. BZA 12-18 DATED MARCH 26, 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. Mr. Phillips called the roll. Mr. Coulter, aye; Ms. Reibel, aye; Mr. Falcoski, aye; and Mr. Seitz, abstained. The motion was approved.

2. Variance – Front Yard Setback – Fence Panels – 6590 Plesenton Dr. (Architectural Gardens/Danziger) BZA 13-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is an existing lot of record in the R-16 district with a minimum front yard requirement of 30 feet. Fencing is not permitted between the right-of-way and the front setback.
2. The applicant is proposing to erect 2, 13.48 feet wide by 3 feet tall fence panels to place the dwelling address, at the Plesenton Drive right-of-way. The requested variance is 30 feet.

The following conclusions are presented:

1. The fence panels are fencing by definition but in reality, are more a landscaping feature to place the address in a location to be better seen from the street depending on which direction you are traveling. The requested variance is not significant.
2. The essential character of the neighborhood should not be substantially altered.

3. The delivery of governmental services should not be affected.

Discussion:

Will Lehnert, 289 W. Weisheimer Road, Columbus, said the panel height will be thirty-six inches, not forty-eight inches as previously stated. Mr. Coulter asked why two were needed and Mr. Lehnert said his client feels the house sits far back, hard to find, and believes two are necessary. The address will be on both panels. Mr. Falcoski asked if there was anyone present to speak for or against this application.

Jeff Danziger, 6590 Plesenton Drive, said the reason they are doing this is because they have a fourteen month old child with another one on the way. He said their neighborhood is very dark and he wants to make sure emergency vehicles will be able to find his house.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY ARCHITECTURAL GARDENS AND JEFFREY AND RACHEL DANZIGER FOR A VARIANCE FROM CODE REQUIREMENTS FOR FRONT YARD SETBACK TO ERECT TWO FENCE PANELS AT 6590 PLESENTON DRIVE, AS PER CASE NO. BZA 13-18, DRAWINGS NO. BZA 13-18 DATED APRIL 6, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING. THE FENCE PANELS WILL BE 36" TALL.

Ms. Reibel seconded the motion. Mr. Phillips called the roll. Mr. Coulter, nay; Ms. Reibel, aye; Mr. Falcoski, aye; and Mr. Seitz, aye. The motion was approved.

3. Variances – Accessory Building Area – Shed & Deck – 2050 W. Dublin-Granville Rd. (Ronald Ruppensburg) BZA 14-18

Mr. Phillips reviewed the staff memo:

Findings of fact:

1. This property is in the R-16 district where the total area of accessory buildings is limited to 850 square feet.
2. The property contains an existing 24 foot by 24 foot, 576 square foot attached garage.
3. The applicant is proposing to construct a 26 foot 1 inch by 16 foot 4 inch, 2-story shed with porch, 852 square feet shed in area. The total proposed accessory

building area is 1,428 square feet. The requested variance is 578 square feet.

4. The property is subject to, and the shed has been approved by, the Architectural Review Board.

The following conclusions are presented:

1. This property is larger at 56,192 square feet than the minimum of 10,400 square feet required for the district and the additional structure does not seem out of place for this particular property. The interior stair, the roof structure over the deck making it a porch, and the second floor doubles the square footage of the shed. These factors mitigate the substantial nature of the variance request.
2. The essential character of the neighborhood should not be substantially altered.
3. The delivery of governmental services should not be affected.

Discussion:

Ron Ruppensburg, 2050 W. Dublin-Granville Road, said he would like the variance for storing yard equipment in the shed instead of the garage. He would like to be able to use his garage for cars. Architectural Review Board did not have any concerns. Mr. Falcoski asked if there was anyone present to speak for or against this application.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY RONALD RUPPENSBERG FOR A VARIANCE FROM CODE REQUIREMENTS FOR ACCESSORY BUILDING AREA TO CONSTRUCT A SHED AT 2050 WEST DUBLIN-GRANVILLE ROAD, AS PER CASE NO. BZA 14-18, DRAWINGS NO. BZA 14-18 DATED APRIL 9, 2018, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

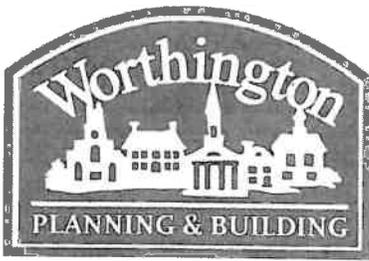
Mr. Coulter seconded the application. Mr. Phillips called the roll. All members voted, “aye”, and the motion was approved.

C. Other

Mr. Phillips reminded the members about upcoming training.

D. Adjournment

Ms. Reibel moved to adjourn the meeting, seconded by Mr. Seitz. All members voted, “aye”, and the meeting adjourned at 7:20 p.m.



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings - First Thursday of Every Month

Case #	BZA 15-18
Date Received	4/10/18
Fee	\$ 25.00 pd
Meeting Date	6/7/18
Filing Deadline	

1. **Property Location** 528 N. Selby Blvd., Worthington 43085
2. **Present/Proposed Use** Now it is our side yard. It would become a garage.
3. **Zoning District** _____
4. **Applicant** Angela Donnelly / Kenneth Donnelly
Address 528 W. Selby Blvd., Worthington, 43085
Phone Number(s) 614-425-0550
5. **Property Owner** Angela Donnelly
Address 528 W. Selby Blvd., Worthington 43085
Phone Number(s) 614-425-0138
6. **Action Requested** Garage variance
(ie. type of variance)
7. **Project Details:**
 - a) **Description** Add a garage to the west side of the house
 - b) **Expected Completion Date** N/A
 - c) **Approximate Cost** \$30K

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)

3/28/18
Date

Property Owner (Signature)

3/29/18
Date

ABUTTING PROPERTY OWNERS
FOR
528 N. Selby Blvd.

Janey Berardi Resident	4763 Smoketalk Ln. 527 Kenbrook Dr.	Westerville, OH 43081 Worthington, Ohio 43085
Mark Lapid	545 Kenbrook Dr.	Worthington, Ohio 43085
Patricia & Jack Gross	544 N. Selby Blvd.	Worthington, Ohio 43085
Nancy Lynn	545 N. Selby Blvd.	Worthington, Ohio 43085
Susan Denise Friend Resident	2561 W. Chotaw Blvd. 529 N. Selby Blvd.	London, OH 43140 Worthington, Ohio 43085
Brandon & Sarah Clark	519 N. Selby Blvd.	Worthington, Ohio 43085
Brittany Smith & Enrique Terrones	520 N. Selby Blvd.	Worthington, Ohio 43085
Alyssa Lawrence Resident	1888 Judwick Dr. 519 Kenbrook Dr.	Columbus, OH 43229 Worthington, Ohio 43085

Supporting Statement

We are a family of 4 that is quickly outgrowing our home. We absolutely love the area and really don't want to move. Therefore, we've decided to renovate our current garage into extra living space that includes a new master bedroom & bathroom. We feel that losing our garages will lower resale value so we'd like to add a new garage. After talking with our architect it seems that the best place to do that would be on the west side of the house.

- 1.) This project will no doubt yield a return. It will help us build equity while raising the value of the home significantly.
- 2.) The variance doesn't seem substantial. We are just asking for 2' of extra space to accommodate the new garage.
- 3.) We believe that this will improve the character of the neighborhood & improve the curb appeal of the house. No adjoining properties would suffer a detriment due to this.
- 4.) No government services will be affected.
- 5.) We were not aware of the zoning restriction until we spoke with our architect.
- 6.) At this point, it doesn't seem that there is a way to add a garage without ~~this~~ a variance being filed.
- 7.) The spirit & intent of the zoning requirement would absolutely be observed. Everything that we have done to our house has been done to not only benefit our lives, but to improve the neighborhood and anyone that might live in the house after us.

528 N. Selby Blvd.



100-001615 04/25/2017

MORTGAGE LOCATION SURVEY

115814

TITLE COMPANY: NORTHWEST SELECT TITLE AGENCY, LLC
 LENDER: UNION SAVINGS BANK
 BUYER: ANGELA AND KENNY DONNELLY
 SELLER: TARYN T. BRIGGS
 DATE: 11/06/14
 ORDER NO.: 1158-14



LEGAL DESCRIPTION: BEING LOT NO. 13 AND PART OF VACATED ALLEY IN BLOCK 'D' OF COLONIAL HILLS & DALES OF RECORD IN PLAT BOOK 21 PAGE 6, FRANKLIN COUNTY RECORDER'S OFFICE, CITY OF WORTHINGTON STATE OF OHIO.

PARCEL NO: 100-001615-00

TITLE CO. FILE NO. 12-1804

APPARENT ENCROACHMENTS: NONE

SCALE: 1" = 20'

0 10 20 30



CITY OF WORTHINGTON

DRAWING NO. *BZA 15-10*

DATE *4/18/18*

SELBY BOULEVARD NORTH (50')



COMPASS
 SURVEYING
 SOLUTIONS

P.O. Box 1902
 Worthington, Ohio 43086-1902
 Phone: (614) 578-9140

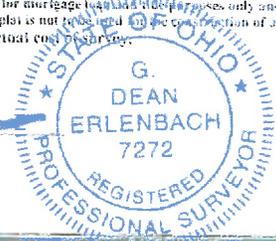
CompassSurveying@hotmail.com

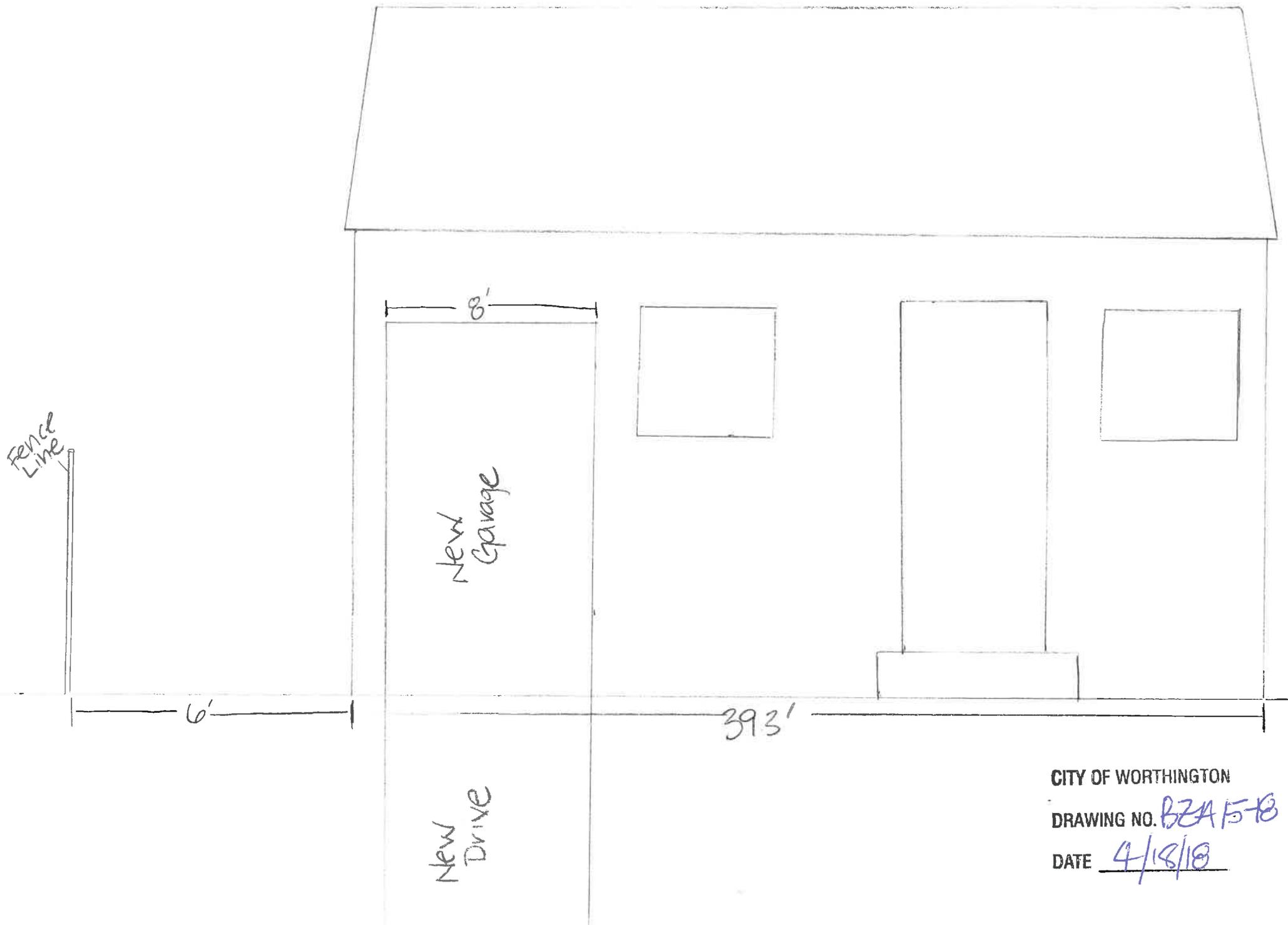
We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-05, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-07 Ohio Administrative Code. This plat is prepared for mortgage location purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements. Liability for this survey limited to actual cost of survey.

By

[Handwritten Signature]

G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272

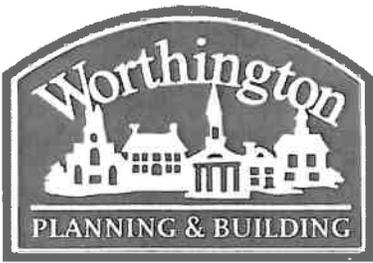




CITY OF WORTHINGTON

DRAWING NO. BZA 15-18

DATE 4/18/18



City of Worthington BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 16-18
Date Received	4-8-18
Fee	\$25.00 pd
Meeting Date	6-7-18
Filing Deadline	#65117

1. Property Location 325 Medick way
2. Present/Proposed Use Placement of shed ~~shed~~
3. Zoning District _____
4. Applicant same
Address _____
Phone Number(s) 614-930-9951
5. Property Owner Ian Mykel & Laura Justice
Address 325 Medick way
Phone Number(s) same
6. Action Requested (ie. type of variance) 243 ft variance on total allowable sq. ft. for accessory building.
7. Project Details:
 - a) Description Place a 16x12 shed
 - b) Expected Completion Date by end of June
 - c) Approximate Cost \$15,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Ian Mykel
Applicant (Signature)

Date

Property Owner (Signature)

Date

ABUTTING PROPERTY OWNERS
FOR
325 Medick Way

George & Michelle Geissbuhler	365 Medick Way	Worthington, Ohio 43085
Amy & Thomas St. Pierre	360 Medick Way	Worthington, Ohio 43085
William & Pamela Esch	350 Medick Way	Worthington, Ohio 43085
Caitlin Anderson	330 Medick Way	Worthington, Ohio 43085
Mary MacDonell	320 Medick Way	Worthington, Ohio 43085
Gregory & Marisa Yitsis	305 Medick Way	Worthington, Ohio 43085
Worthington Schools	200 E. Wilson Bridge Rd.	Worthington, Ohio 43085

Worthington Board of Zoning Appeals

Request for Variance
325 Medick Way
Worthington Ohio 43085

Owner: Ian Mykel & Laura Justice

We are requesting a variance to the allowable square footage of accessory buildings. We would like to build a 16 x 12 'studio-shed' behind our house, which would exceed the allowable square footage of accessory buildings to approximately 893 square feet. There is currently a small attached garage (~601 square feet), and a 100 square foot shed used for lawn mowers and yard tools storage. The addition of this 192 square foot studio-shed would be to provide recreational and creative space to the family, without adjusting the character of this house through some sort of attached addition.

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 location behind the house is mostly unusable space. There is a power line along this stretch which is unsightly, and makes recreation here impractical. The addition of this shed will help obscure the electric wires, and create a more enjoyable and usable property, ultimately adding value.

2) *Whether the variance is substantial*

The request is for 42 extra square feet, IMO an insubstantial number.

3) *Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.*

The shed will be placed behind the house with no immediate view from the road. Due to the large size of the property there may be minor visibility from some other sections of the road when the leaves are down, but otherwise it will be invisible to the neighborhood, and as such should not affect the essential character of the neighborhood, nor should it create any detriment, substantial or minor, to close neighbors.

The back of the property abuts the Varsity Baseball Field at Thomas Worthington High School. There is a wooded section of the school property immediately behind our house, and the high fencing of the baseball field hides our house from being generally visible at the back of the property, so the shed will not disturb anyone's view. We have shared our desire to build this shed with our immediate neighbors on either side and have met no resistance.

4) *Whether the variance would adversely affect the delivery of governmental services.*

No Affect

5) *Whether the property owner purchased the property with knowledge of the zoning restrictions.*

We did not. The idea to add this shed came after we moved into the property and were able to work out how the house and yard would work best for us. As the yard is quite large and requires maintenance, an extra lawn-equipment storage shed became necessary and was installed this spring, thus causing the square footage of the desired studio-shed to exceed the zoning limits.

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

We have considered many options for adding the desired creative space and feel that this is the only practical and feasible method available to accomplish our goal with minimal impact on other people.

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

The welcome spirit of limiting the number of outbuildings on a property should be in place to keep our yards from becoming cluttered. The variance requested is a minor 43 square feet, and when taken with the consideration that the property size is 1.2 acres, it could easily be argued that the ratio between the size of the yard and the requested variance is very minor and does not challenge the spirit of the zoning requirements.

Square Footage of Accessory Buildings Requesting Variance:

Current Garage: 601 square feet (rounding up)

Current Mower shed: 100 square feet

Proposed Studio Shed: 192 square feet

Square footage sought: 893

Allowable square footage: 850

Requested Variance: 43 square feet

325 Medick Way.



100-001116 07/19/2017

Please find the attached image to supplement my variance request for 325 Medick Way. The image is a general representation of the shape and style of the desired shed.

We are taking some last minute consideration about who will construct the shed, and some modest differences may exist in the final selection. We are looking for that modern tall front and use of windows, to make the space inviting to look at. There will be no barn door. Just a single entrance at the front.



CITY OF WORTHINGTON

DRAWING NO. BZA16-18

DATE 4/18/18



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	B2A 17-18
Date Received	4-26-18
Fee	\$25 Pd
Meeting Date	6-7-18
Filing Deadline	# 65169

1. **Property Location** 46 West New England Ave, Worthington Ohio
2. **Present/Proposed Use** Garage
3. **Zoning District** R-10
4. **Applicant** Luanne L & Michael D Clevenger
Address 46 West New England Ave, Worthington OH 43085
Phone Number(s) 614.885.5494
5. **Property Owner** Luanne L & Michael D Clevenger
Address 46 West New England Ave, Worthington OH 43085
Phone Number(s) 614.885.5494
6. **Action Requested** approval of variance to construct a garage within 5 feet of lot line.
(ic. type of variance)
7. **Project Details:**
 - a) **Description** Construction of new garage
 - b) **Expected Completion Date** Summer 2018
 - c) **Approximate Cost** \$27,500

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.

Luanne L Clevenger
Applicant (Signature)

4/26/18
Date

Luanne L Clevenger
Property Owner (Signature)

4/26/18
Date

Abutting Property Owners List for
46 W. New England Ave.

Zettler Town & Country		621 S. Grant Ave.	Columbus, OH 43206
Worthington Historical Society		50 W. New England Ave.	Worthington, OH 43085
H. Burkley Showe Tr.	Andrew Showe	45 N. 4th St., Suite 200	Columbus, OH 43215

Supporting Statement for variance and construction of new garage at 46 West New England Ave., Worthington OH

Applicants: Luanne L and Michael D. Clevenger

City of Worthington

Board of Zoning Appeals

Application for variance

Factors Applicable to Application

In response to the questions raised we offer the following statements:

1. Although the garage could be constructed within the legal setback requirements, doing so would require additional cost to modify existing driveway, remove an existing large pine tree, and in the applicants' opinion, would not provide such reasonable return, both functionally and financially, that this additional cost can be justified.
2. The variance would allow the east wall of the proposed garage to be constructed five feet from the east lot line, the exact distance of the existing garage's east wall. In the applicants' opinion, this is not substantial.
3. By granting this variance, there is no reason to believe that the essential character of the neighborhood would be substantially altered nor would it serve as a substantial detriment to surrounding properties by its issuance.
4. The variance would not adversely affect the delivery of governmental services.
5. When the property was purchased the owners were aware of the zoning restriction.
6. As stated above, the need for a variance could be avoided by altering the location of the construction. This however, as previously stated, would impose an additional financial burden to applicants and is not a reasonable solution.
7. Although not known, if the original intent of this zoning ordinance was to provide a buffer between residential and commercial buildings, then because there are no abutting structures, substantial justice is done by granting this variance.

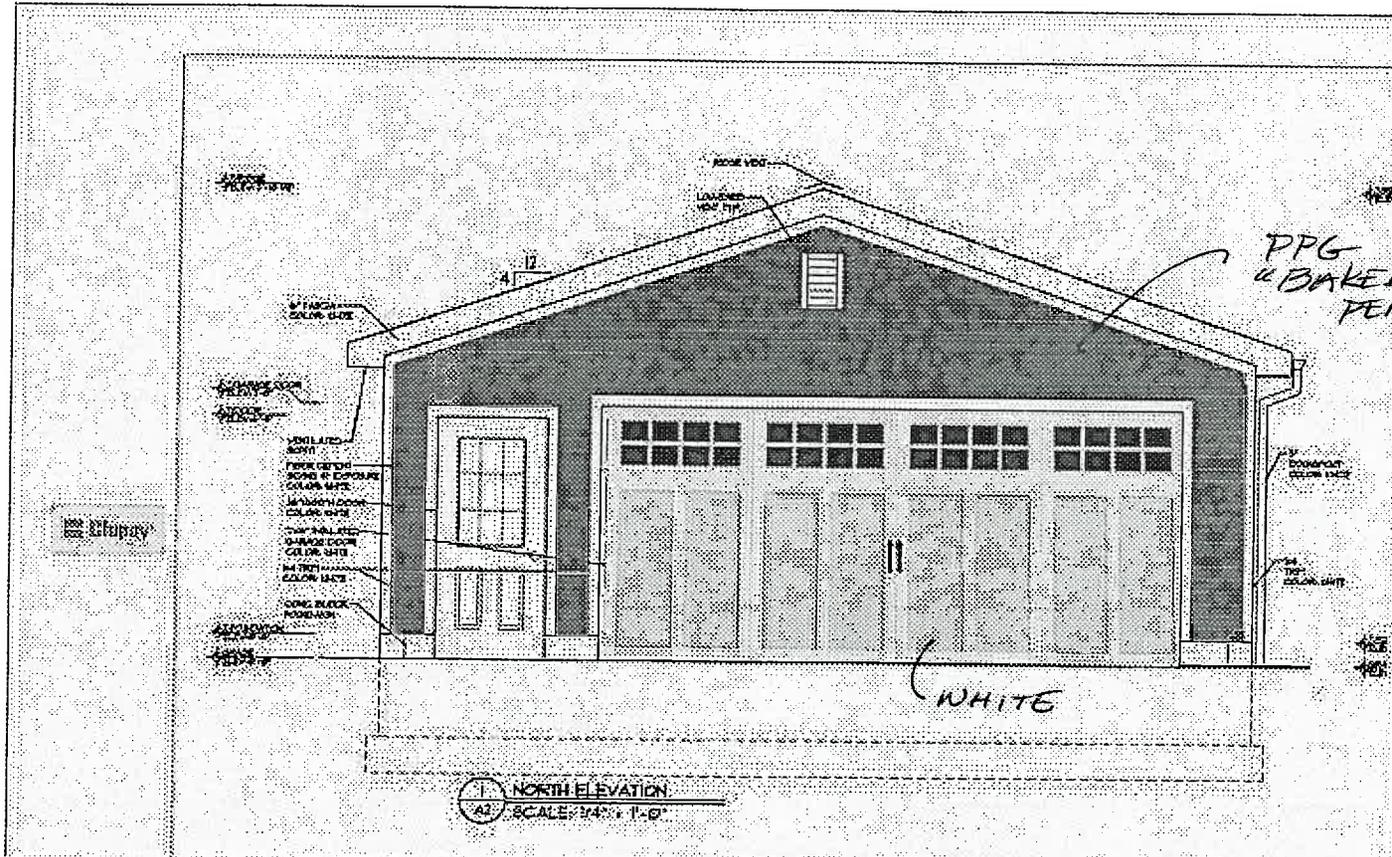
Details of Construction

After examination by several contractors, it was determined that it is not economically feasible to repair the existing garage. We have selected a contractor to demolish the existing garage, design, and build a 24' x 20' garage on the existing site.

The new two-car garage, per plans submitted with this application, will be of frame construction, four feet at center gabled roof with one-foot overhang, with hardy plank painted siding. There will be a 16x7 overhead door and a 36" service door. The old garage had carriage style doors so we have selected a design for the overhead door that matches this style.

We are proposing painting the siding with PPG paint color "Baked Bean" and painting both doors and trim white. The dimensional shingle color proposed is Atlas Roofing color "Burnt Sienna." This color scheme matches the 10 x 20 wood sided addition on our home. As a part of this project we will be repairing trim, siding and repainting this addition.

Also, although not a part of this application, we will be repairing and repainting the scalloped wood fence surrounding our property.

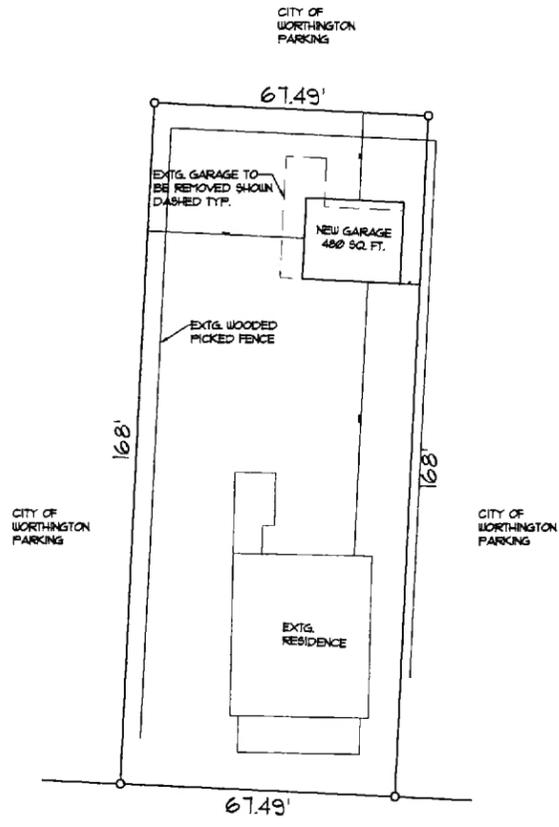


PPG
COLORED BEAN^U
PER SAMPLE

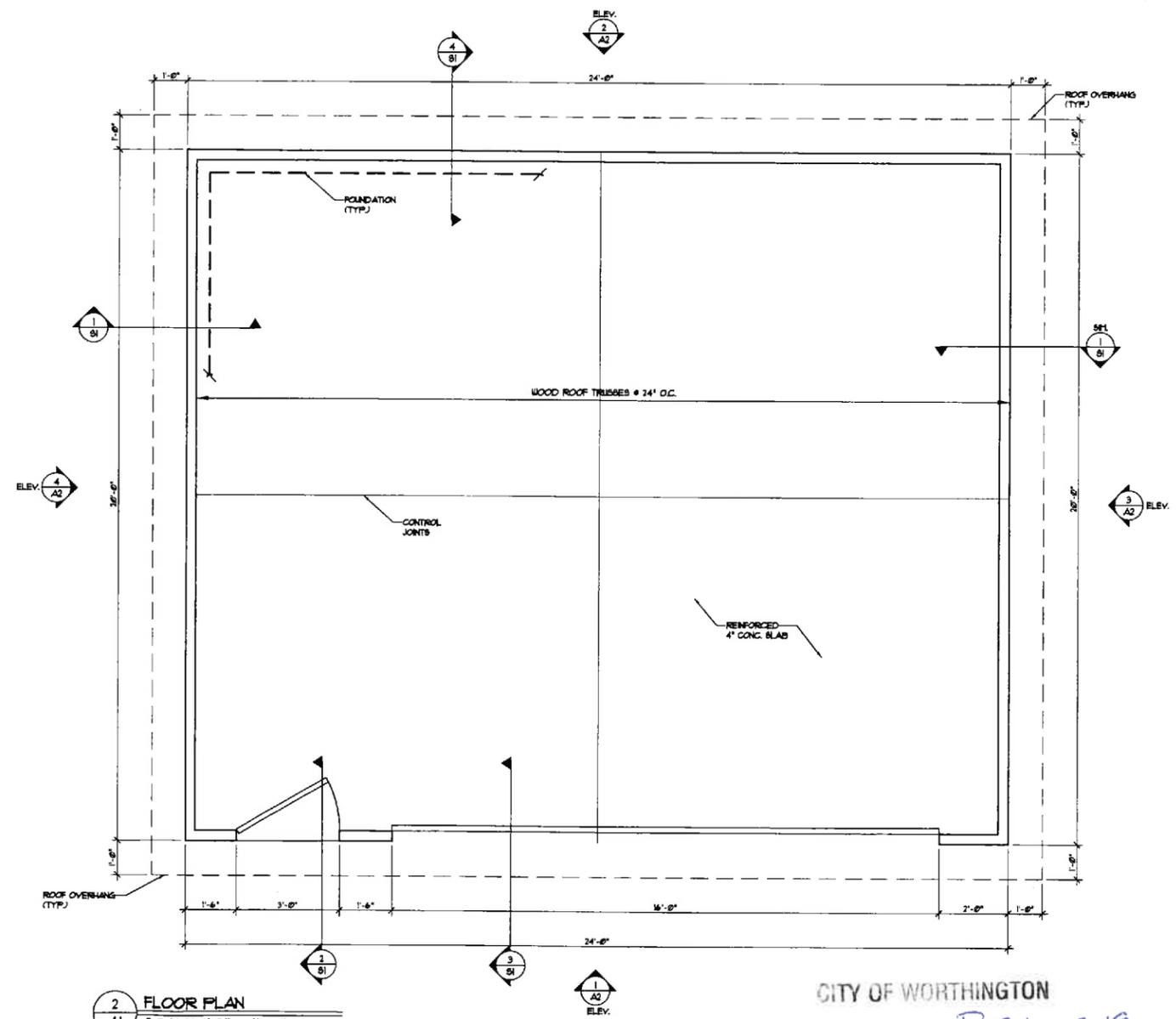
WHITE

1 NORTH ELEVATION
42 SCALE: 3/4" = 1'-0"

CITY OF WORTHINGTON
DRAWING NO. BZA 17-18
DATE 4/26/18



1 SITE PLAN
 AI SCALE: 1" = 20'-0"



2 FLOOR PLAN
 AI SCALE: 1/2" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. *BZA17-B*

DATE *4/26/18*

Norm Williams Remodeling

NEW GARAGE CONSTRUCTION
 46 WEST NEW ENGLAND AVE.
 46 WEST NEW ENGLAND AVENUE
 WORTHINGTON, OH 43085

loc: 46 WEST
 NEW ENGLAND AVE.
 WORTHINGTON, OH 43085

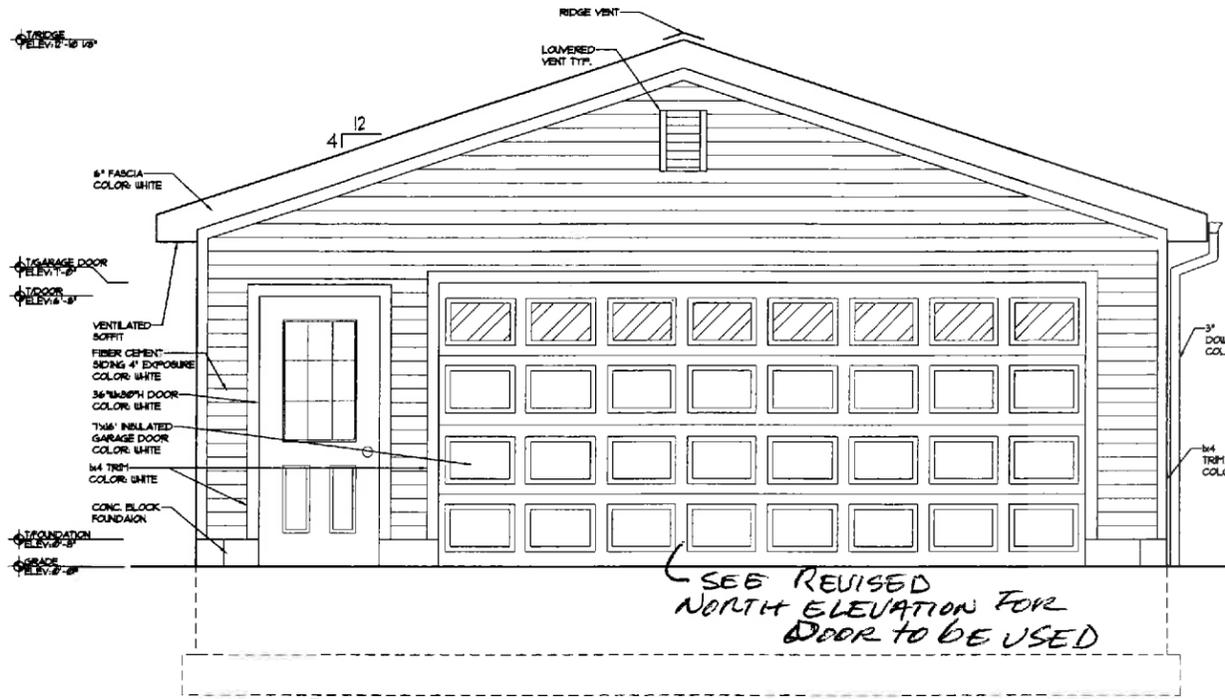
job: NW018-021

AI

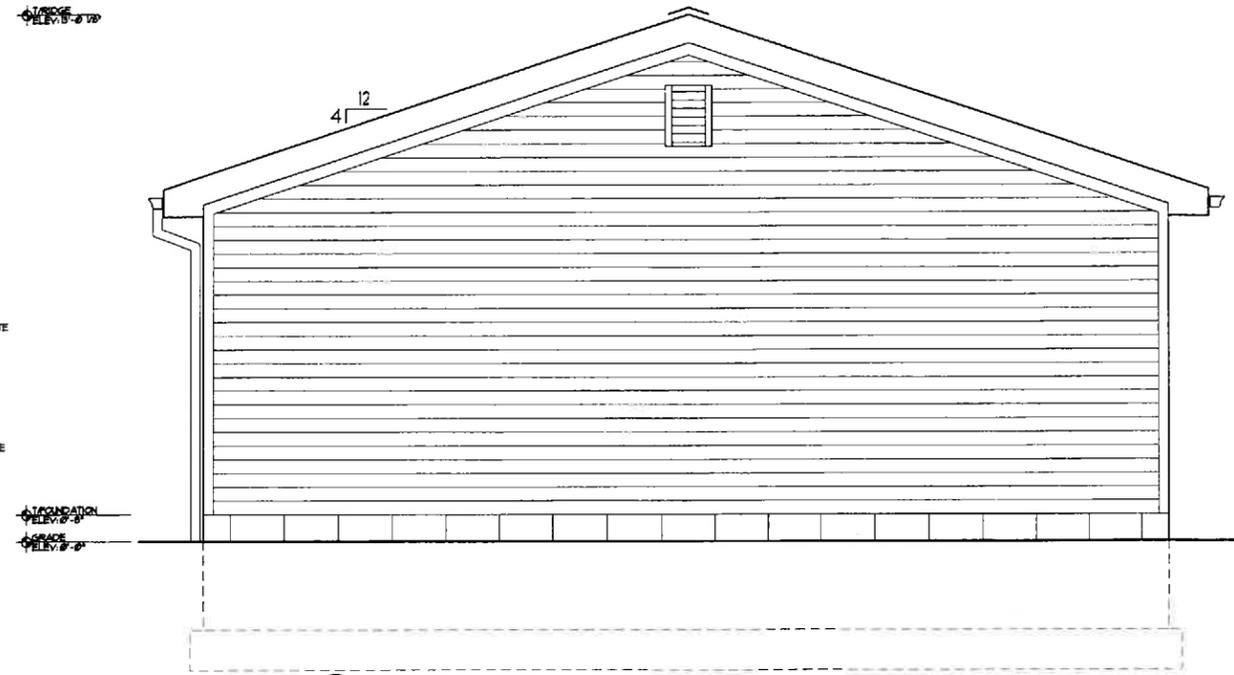
date: APRIL 13, 2018

no.	revised	date
1		
2		
3		
4		
5		

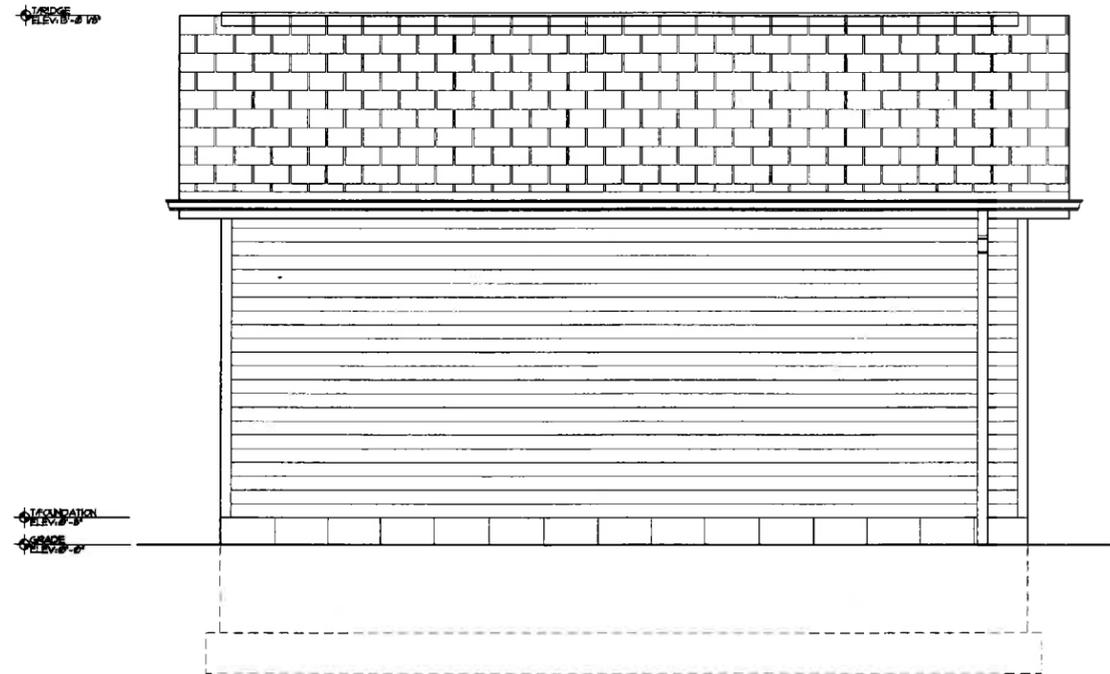
drawn: _____
 checked: _____



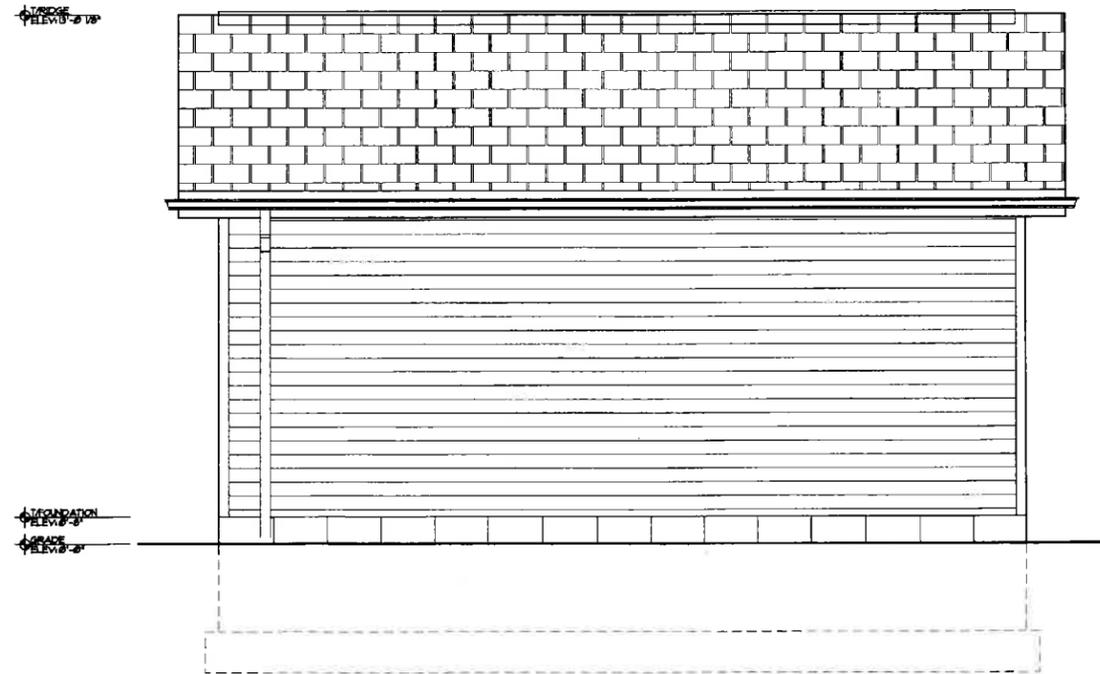
1 NORTH ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
A2 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A2 SCALE: 1/4" = 1'-0"

Norm Williams Remodeling

NEW GARAGE CONSTRUCTION
46 WEST NEW ENGLAND AVE.
46 WEST NEW ENGLAND AVENUE
WORTHINGTON, OH 43085

CITY OF WORTHINGTON

DRAWING NO. BZA 17-18

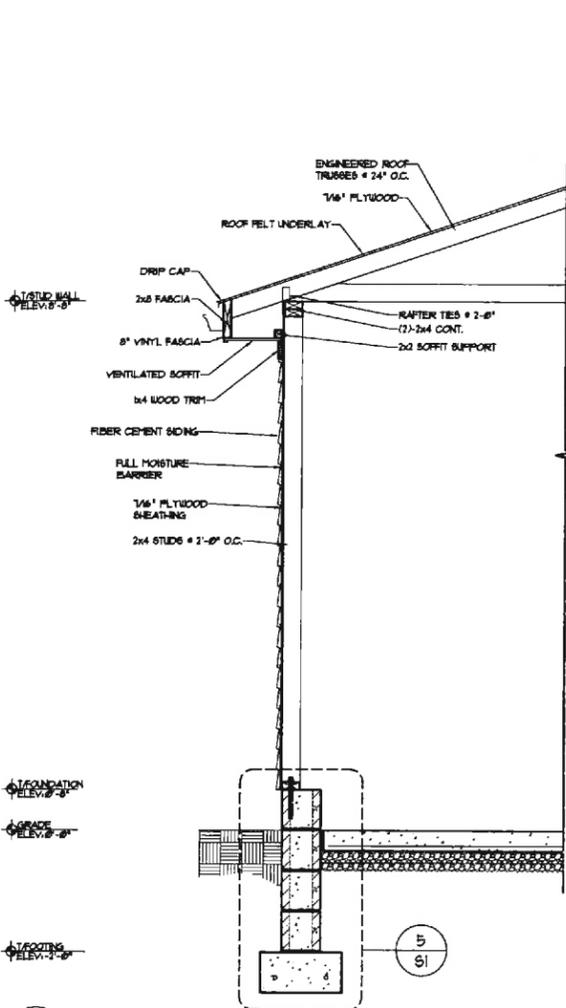
DATE 4/26/18

loc: 46 WEST
NEW ENGLAND AVE.
WORTHINGTON, OH 43085
job: NW018-021

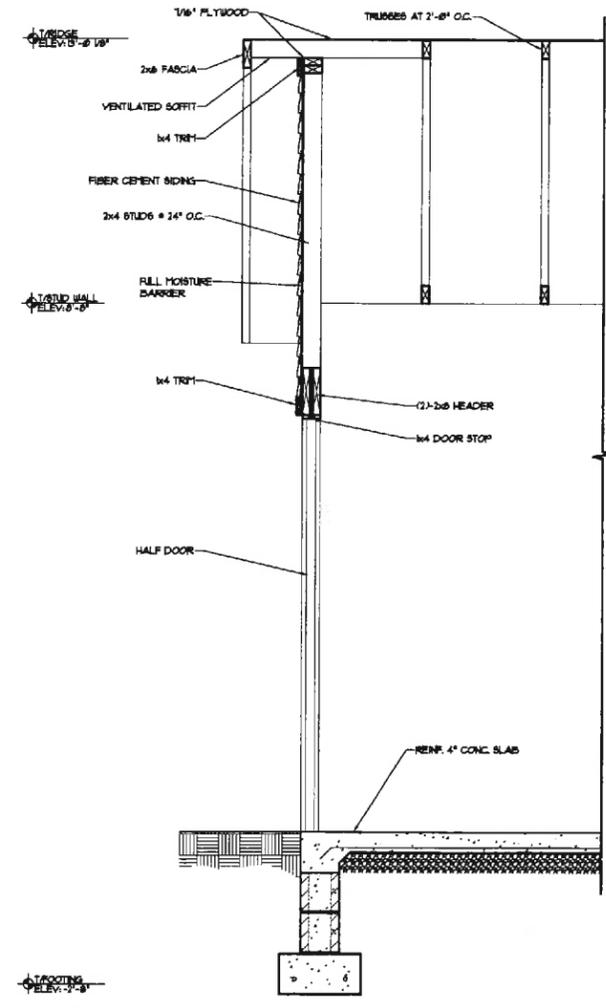
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date: APRIL 13, 2018

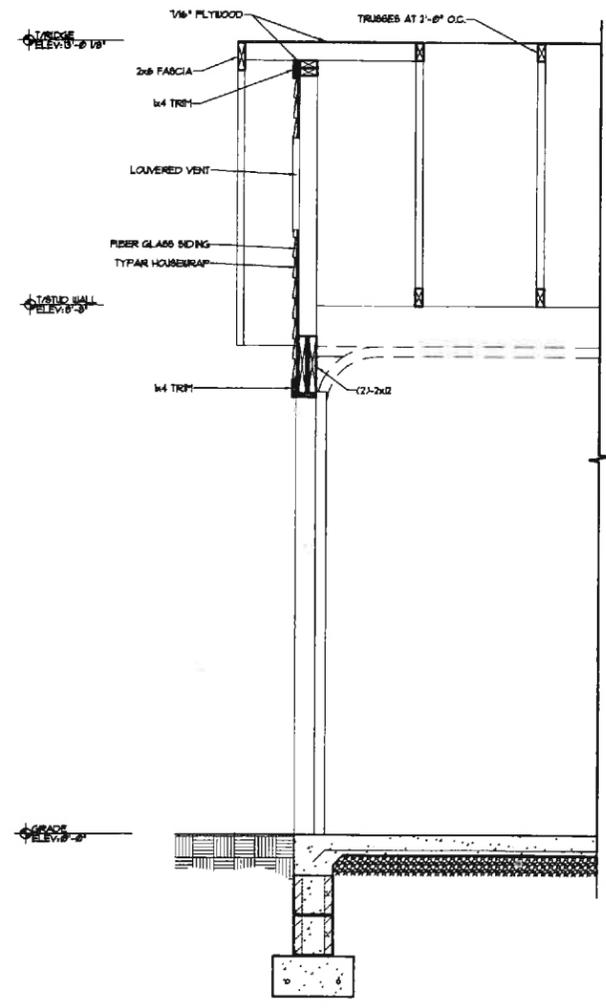
no.	revised	date
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2		
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4		



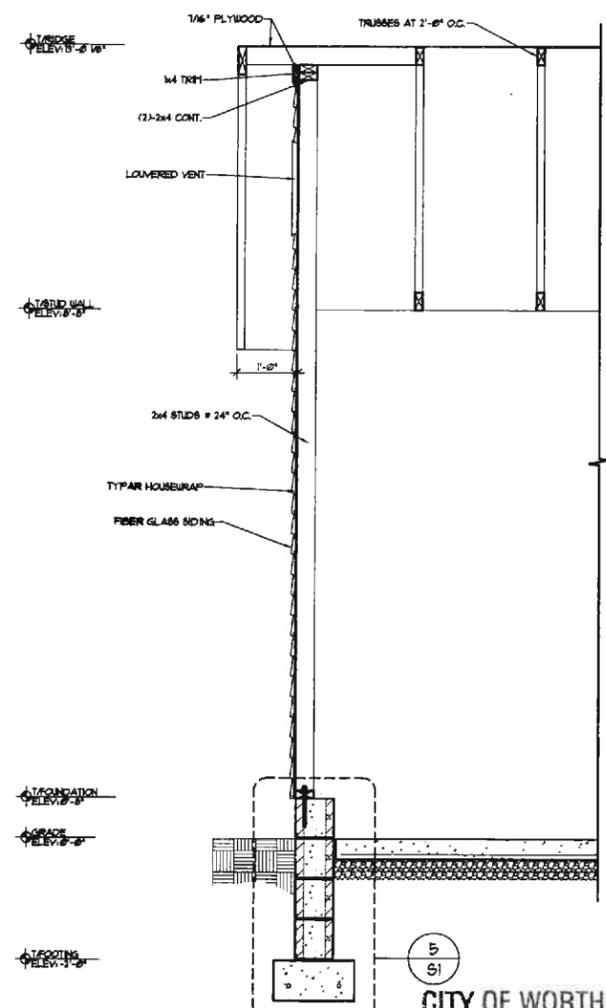
1 SECTION
S1 SCALE: 3/4" = 1'-0"



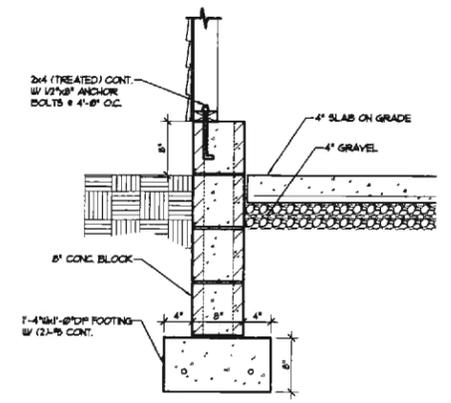
2 SECTION
S1 SCALE: 3/4" = 1'-0"



3 SECTION
S1 SCALE: 3/4" = 1'-0"



4 SECTION
S1 SCALE: 3/4" = 1'-0"



5 DETAIL
S1 SCALE: 1" = 1'-0"

Norm Williams Remodeling

NEW GARAGE CONSTRUCTION
46 WEST NEW ENGLAND AVE.
46 WEST NEW ENGLAND AVENUE
WORTHINGTON, OH 43085

loc: 46 WEST
NEW ENGLAND AVE.
WORTHINGTON, OH 43085
job: NW018-021

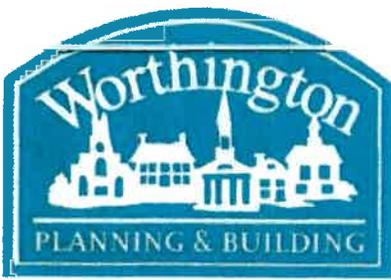
CITY OF WORTHINGTON

DRAWING NO. BZA17-8

DATE 4/26/18

S1
APRIL 13, 2018

no.	revised	date



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Case # BZA 18-18
Date Received 4/27/18
Fee 500
Meeting Date
Filing Deadline

- 1. Property Location 684 AMROVER ST. WORTHINGTON, OH 43085
2. Present/Proposed Use SINGLE FAMILY HOME
3. Zoning District S-1
4. Applicant JASON SHERMAN - CREATIVE HOUSING / CREATIVE RENOVATION
Address 2233 CITYGATE DRIVE COI., OH 43219
Phone Number(s) 614.554.1322
5. Property Owner STEP BY STEP ACADEMY
Address 445 E. DUBLIN GRANDVILLE RD, WORTHINGTON, OH 43085
Phone Number(s) 817.343.9860
6. Action Requested EXPANSION TO NONCONFORMING USE.
(i.e. type of variance) REQUEST A 27 FT REAR YARD SETBACK VARIANCE.
7. Project Details:
a) Description CONSTRUCTION OF A WOOD, ACCESSIBLE RAMP
b) Expected Completion Date JUNE 18, 2018
c) Approximate Cost \$ 5,800.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

4.25.18
Date

Property Owner (Signature)

4/26/18
Date

ABUTTING PROPERTY OWNERS
FOR
684 Andover St.

Joan L. Harding Tr.

Ohio Conference Assoc. of the 7th Day Adventist Church

650 Andover St.

385 E. Granville Rd.

Worthington, Ohio 43085

Worthington, Ohio 43085



**CREATIVE
HOUSING**

**CREATIVE
RENOVATIONS**

2233 Citygate Drive
Columbus Ohio 43219-3564
P: 614.418.7725 F: 614.418.7720

creativehousing.org
accessibilityrenovations.org

22 March, 2018

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

Subject: 684 Andover St. Ramp Variance Request.

On behalf of the property Owner Step By Step Academy, we are requesting a twenty seven (27) foot rear-yard setback variance for the installation of a wood framed accessible ramp. The ramp will extend from the existing wood porch at the front of the home leading east then north, and terminating to a new concrete walk adjacent to the drive per the provided exhibits. The proposed ramp is the most cost-effective and viable solution to add accessibility to the home.

We appreciate your attention and consideration to this matter.

Sincerely,

Jason Sherman, Construction Manager

684 Andover St.



100-001368-00 11/20/2010

Project Name:
**ANDOVER ST.
 BATHROOM
 AND RAMP**

PROPERTY SUMMARY

PARCEL #: 100-001368-00

ZONING: S-1

LOT AREA: 1.578 ACRES - 68737.68 SF

HOUSE SF: 560

HOUSE TYPE: ONE-STORY WOOD FRAME
 WITH FULL BASEMENT



**CREATIVE
 HOUSING**
 CREATIVE
 RENOVATIONS

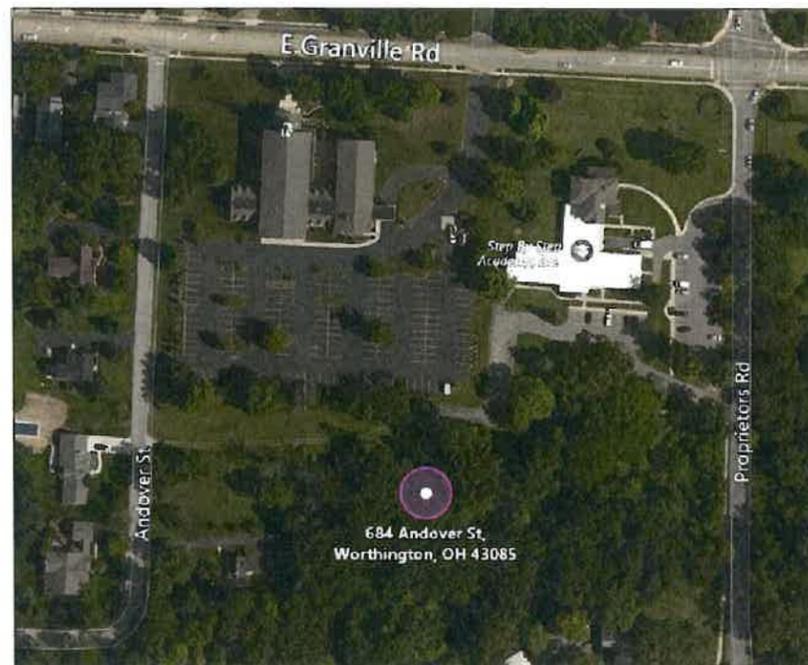
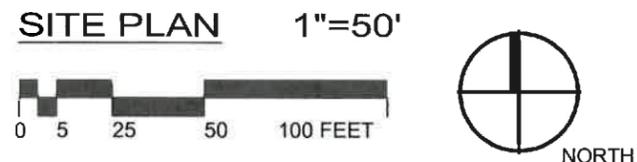
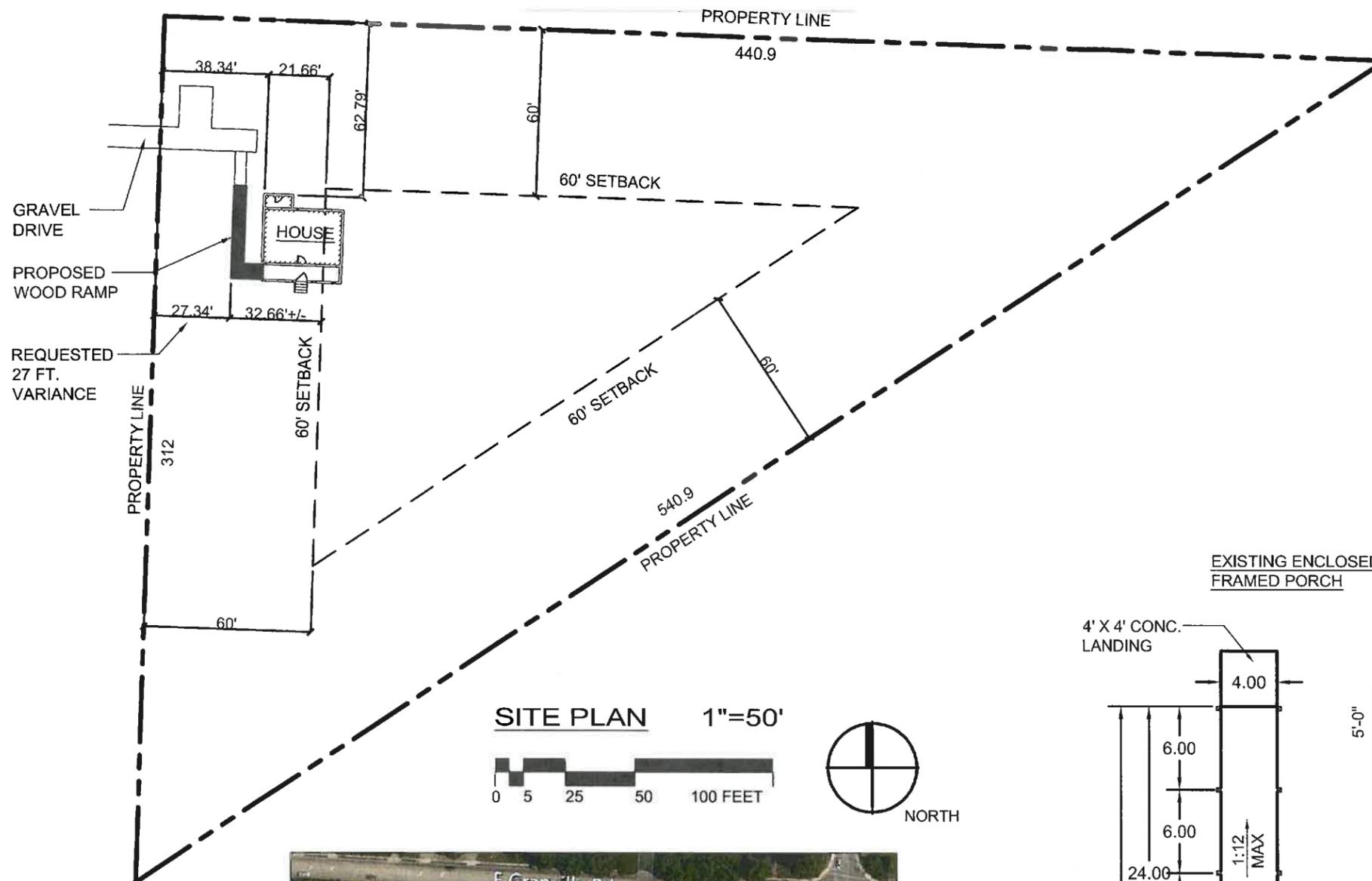
Creative Housing Inc.
 2233 Citygate Drive
 Columbus, Ohio 43219
 614.418.7725
 www.creativehousing.org

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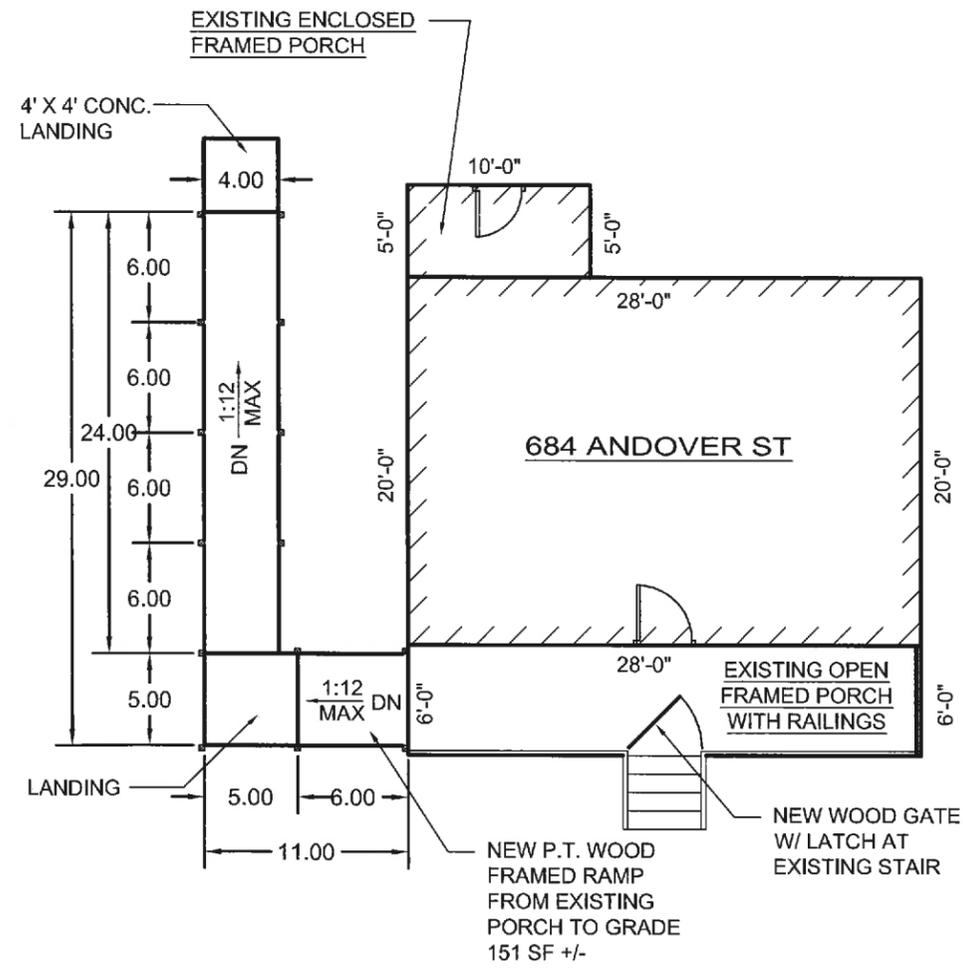
684 Andover St.
 Worthington, Ohio
 43085
 PID: 100-001368-00

Date: 04.24.18

Sheet: C-00



AERIAL N.T.S.



RAMP PLAN 1"=10'

CITY OF WORTHINGTON

DRAWING NO. *B2A-18-18*

DATE *4/27/18*



RAMP RUN
ALONG THIS SIDE

LEFT (WEST) ELEVATION



FRONT (SOUTH) ELEVATION

Project Name:
ANDOVER ST.
BATHROOM
AND RAMP



**CREATIVE
HOUSING**
**CREATIVE
RENOVATIONS**

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684 Andover St.
Worthington, Ohio
43085
PID: 100-001368-00



RAMP TO EXTEND
FROM PORCH
THIS SIDE

EXAMPLE OF CREATIVE HOUSING RAMP



FRONT (SOUTHWEST) ELEVATION

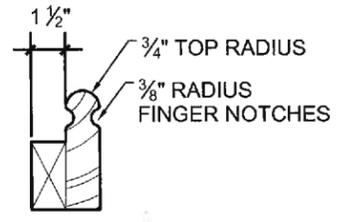
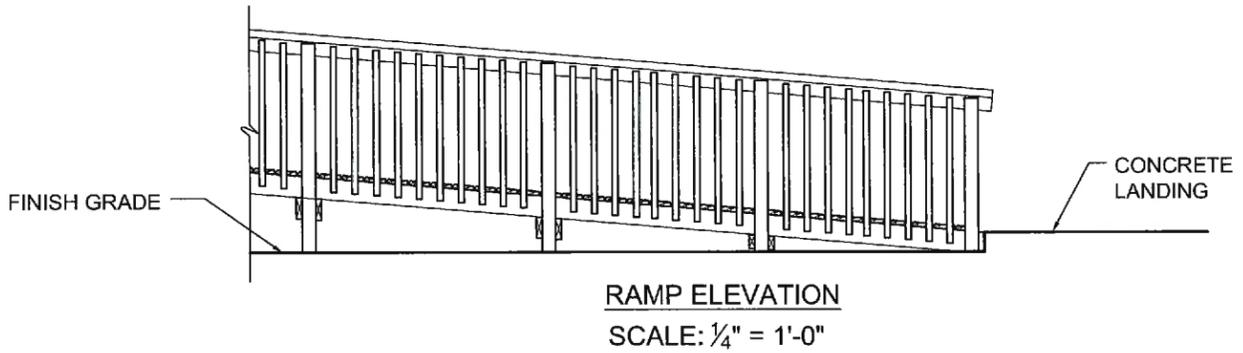
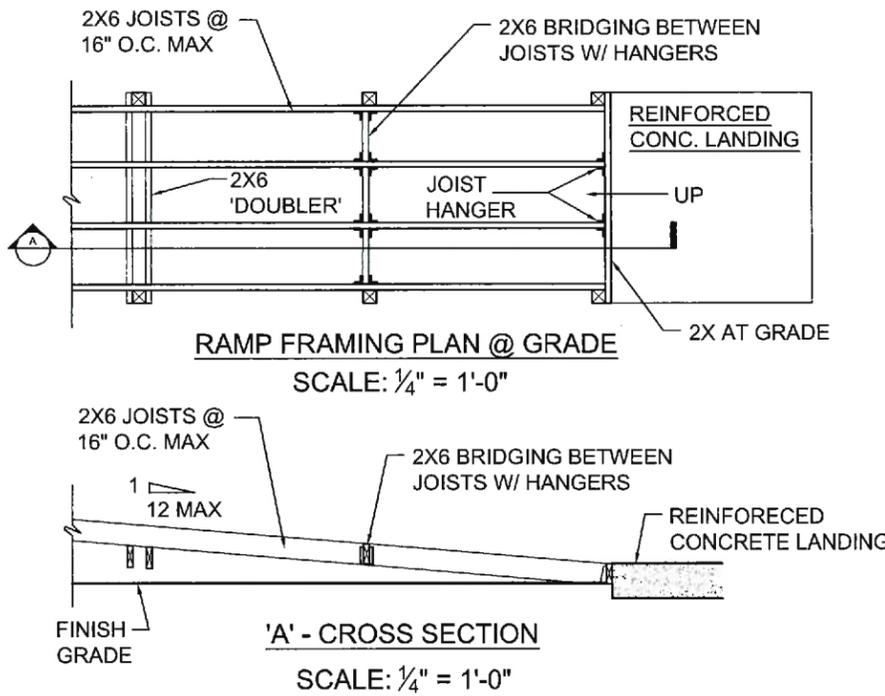
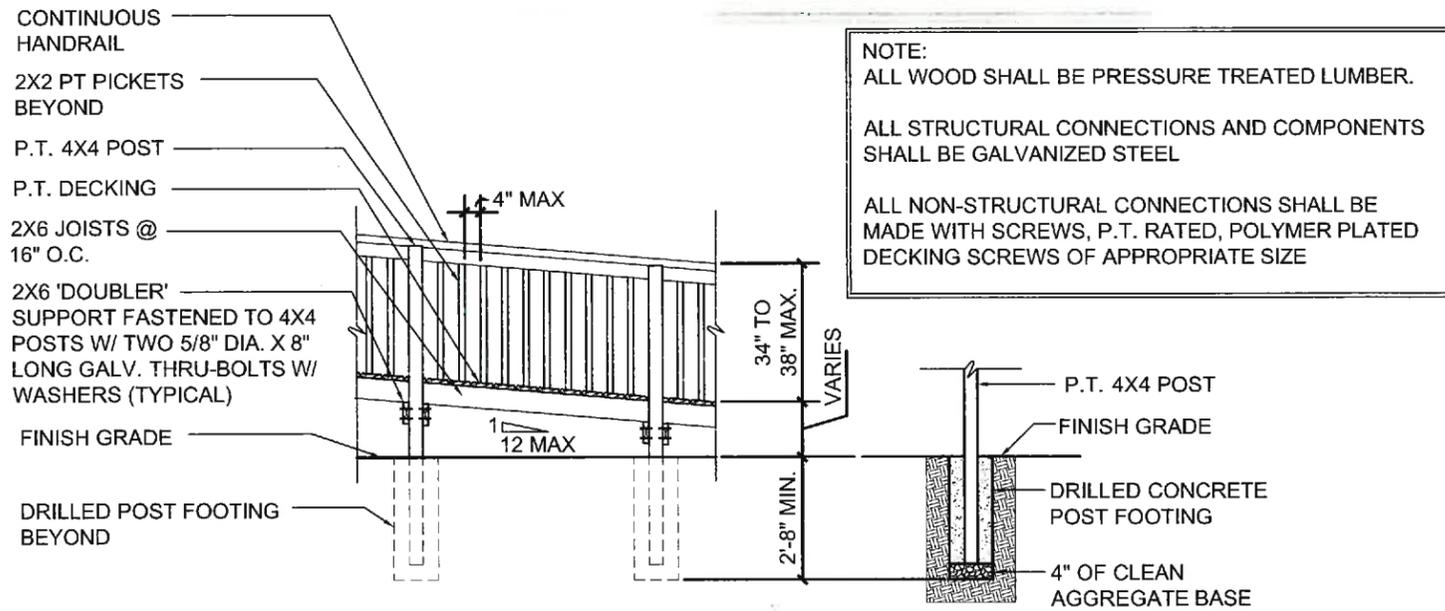
Date: 04.24.18

Sheet: C-00.1

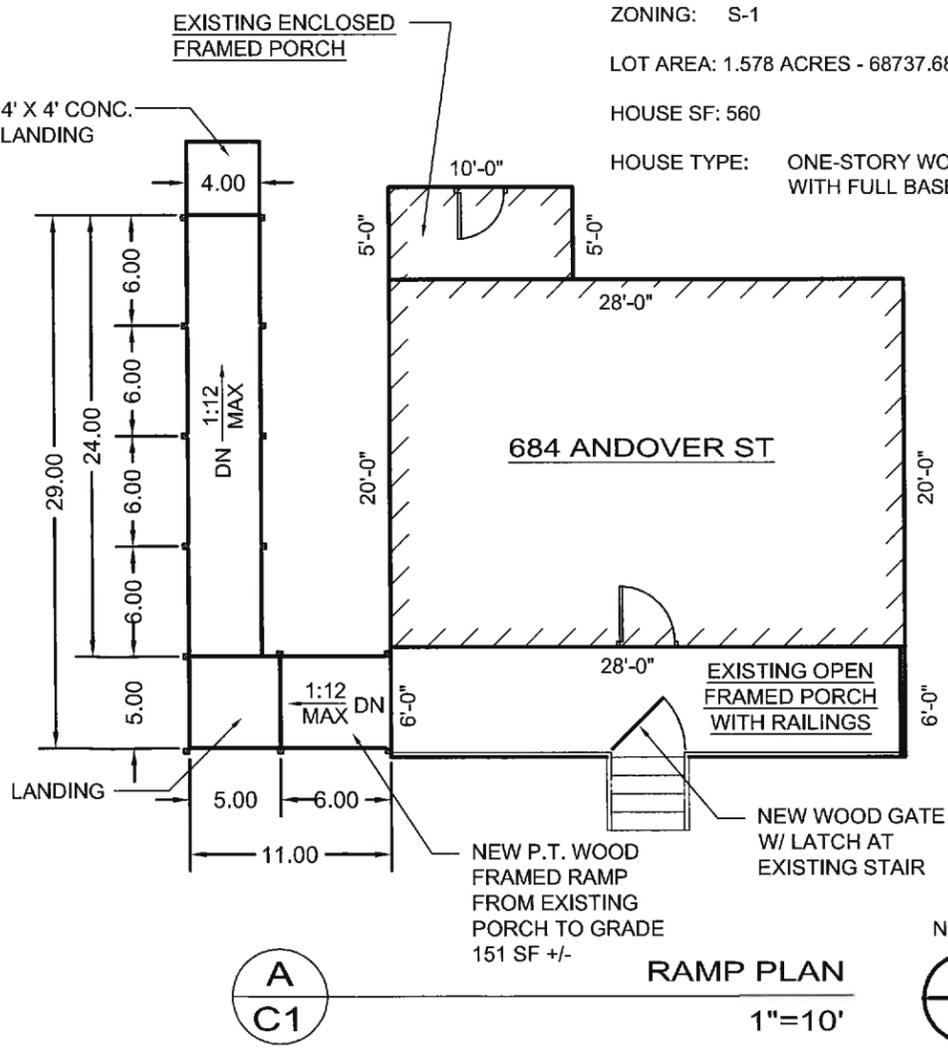
CITY OF WORTHINGTON

DRAWING NO. *BZA 18-18*

DATE *4/27/18*



- HANDRAILS MUST BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE THE NOSING OF STAIR TREADS OR RAMP WALKING SURFACE
- HANDRAILS MUST BE CONTINUOUS AND UNINTERRUPTED
- HANDRAILS MUST BE SEPARATED FROM ADJACENT SURFACES BY NOT LESS THAN 1 1/2 INCHES
- HANDRAILS MUST SUPPORT A MINIMUM OF 200 LB LOADS APPLIED IN ANY DIRECTION ALONG THE TOP RAIL
- HANDRAIL GRIP SIZES MUST MEET THE FOLLOWING CRITERIA:
 - CIRCULAR CROSS SECTION OF 1 1/4 INCHES TO 2 5/8 INCHES MAX.
 - OTHER HANDRAIL SHAPES THAT PROVIDE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE
 - EDGES OF HANDRAILS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH



PROPERTY SUMMARY
PARCEL #: 100-001368-00
ZONING: S-1
LOT AREA: 1.578 ACRES - 68737.68 SF
HOUSE SF: 560
HOUSE TYPE: ONE-STORY WOOD FRAME WITH FULL BASEMENT

Project Name:
ANDOVER ST.
BATHROOM
AND RAMP



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2233 Citygate Drive
Columbus, Ohio 43219
614.418.7725
www.creativehousing.org

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684 Andover St.
Worthington, Ohio 43085
PID: 100-001368-00

CITY OF WORTHINGTON
DRAWING NO. BZA1818
DATE 4/27/18
Scale: 1" = 10'
Date: 04.13.18
Sheet: C-01





City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 19-18
Date Received	5-3-18
Fee	\$25.00
Meeting Date	6-7-2018
Filing Deadline	

RECEIVED
MAY 03 2018

- Property Location 144 Highland Ave Worthington OH 43085
- Present/Proposed Use Residential property
- Zoning District R-10
- Applicant Scott Finley
Address 144 Highland Ave
Phone Number(s) 614-327-5539
- Property Owner Scott Finley
Address 144 Highland Ave
Phone Number(s) 614 327 5539
- Action Requested (ie. type of variance) Request to add additional auxiliary space
- Project Details:
 - Description Building a 16'x32' shed
 - Expected Completion Date 9/1/2018
 - Approximate Cost \$20,000

BY:

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.

Scott Finley
Applicant (Signature)

5/2/18
Date

Scott Finley
Property Owner (Signature)

5/2/18
Date

ABUTTING PROPERTY OWNERS
FOR
144 Highland Ave.

Lora Garcelon	140 Highland Ave.	Worthington, Ohio 43085
Scott & Donna Doellinger	141 Northhigh Dr.	Worthington, Ohio 43085
Collin & Tiffany Smith	145 Northhigh Dr.	Worthington, Ohio 43085
Chris & Kathleen Cermak	6943 Betsey Pl.	Worthington, Ohio 43085
Joann Ort & Scott Howland	6931 Betsey Pl.	Worthington, Ohio 43085
Stephen & Heather Antonetz	6917 Betsey Pl.	Worthington, Ohio 43085
Katrina Timson	6901 Betsey Pl.	Worthington, Ohio 43085
Molly Moody	195 Highland Ave.	Worthington, Ohio 43085
Joselyn Ruvio	187 Highland Ave.	Worthington, Ohio 43085

Supporting Statement

My request is for the ability to replace the current shed (10' X 10') on the property with a larger shed (16'x 32'). The intent of the shed is to be used as a small hobby workshop and storage. I am a hobby woodworker and am currently utilizing the garage space to do my projects. I would like to relocate these activities to the new requested building and return the garage to its intended use of parking cars.

When we purchased the property, we had the intention of adding an area for me to do my projects, but after we moved in we discovered that the addition of this building would put us above the allowed auxiliary space permitted. We are hoping that due to the property being an acre lot, the addition of this building does not break the spirit of why the zoning rule was created. Also, the building should be well out of the way of any government provided services.

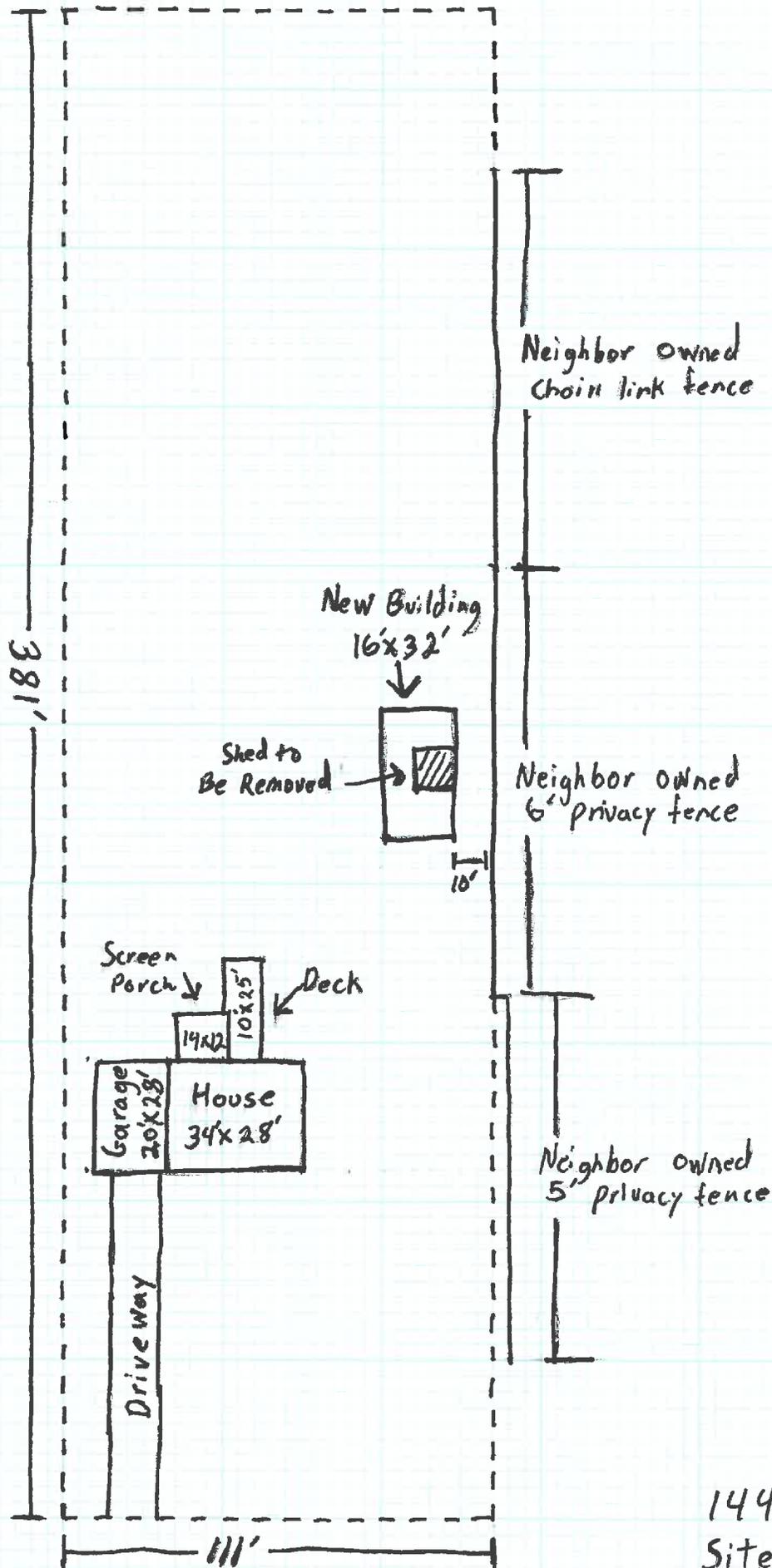
The building would be a model provided by Weaver Barns and constructed by Amish Country Furnishings 7600 Fishel Drive North Dublin, OH 43016. We believe this building would be more aesthetically pleasing than the current shed and add value to the neighborhood. We also don't believe that neighboring properties would be adversely affected by this change.

Thanks,

Scott Finley

144 highland Ave

Worthington OH 43085

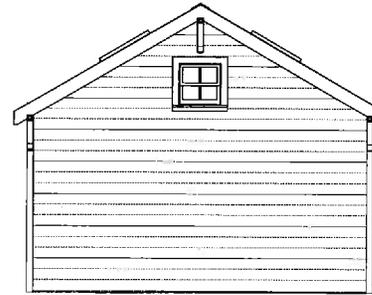
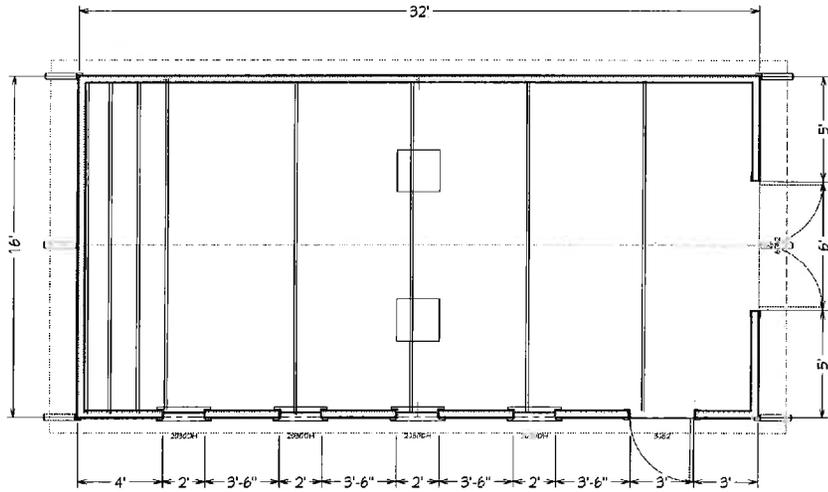


CITY OF WORTHINGTON

DRAWING NO. BZA 19-18

DATE 5/3/18

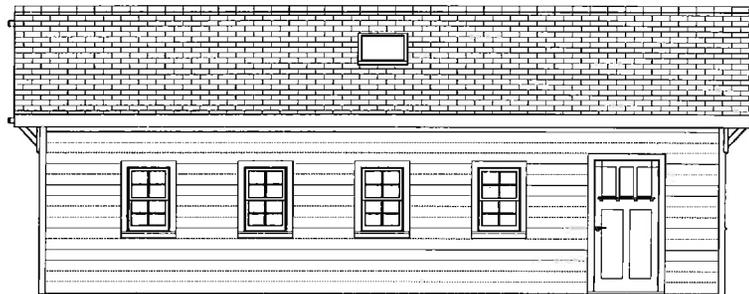
144 Highland Ave
Site Plan to Scale



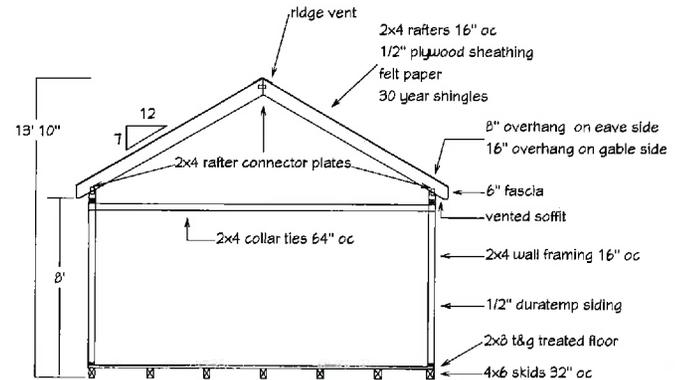
left elevation



right elevation



front elevation



details

CITY OF WORTHINGTON

DRAWING NO. 67A19-18

DATE 5/3/18

REVISION PART	NUMBER	DATE	REVISION BY	DESCRIPTION

16x32 estate shed

Scott Finley



DRAWINGS PROVIDED BY:

DATE:

4/24/2018

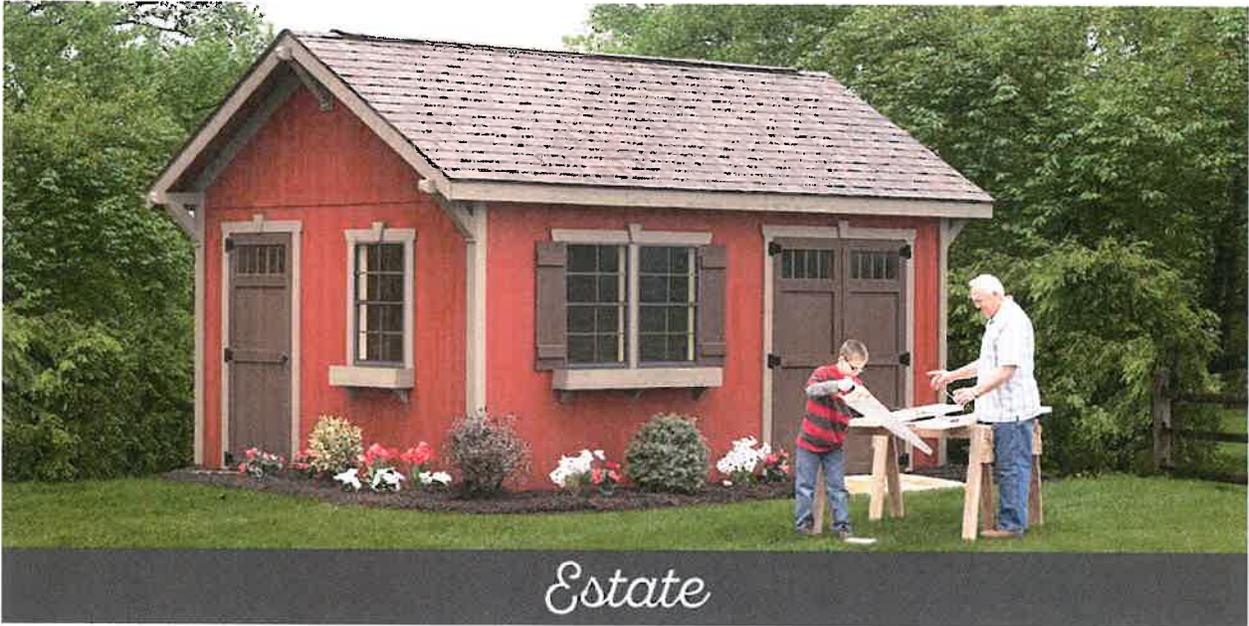
SCALE:

3/8" = 1'

SHEET:

P-1

Sample image of building model provided from Weaver Barns catalog



CITY OF WORTHINGTON
DRAWING NO. BZA19-18
DATE 5/3/18



City of Worthington

BOARD OF ZONING APPEALS

APPLICATION

Meetings – First Thursday of Every Month

B2A 20-18	
Case #	2018-0539(1)
Date Received	5-10-18
Fee	\$25.00
Meeting Date	6-7-18
Filing Deadline	
#65236	

- Property Location** 519 N. Selby Blvd. Worthington, OH 43085
- Present/Proposed Use** Detached Garage 4/18
- Zoning District** R-10N
- Applicant** Brandon + Sarah Clark
Address 519 N. Selby Blvd. Worthington, OH 43085
Phone Number(s) 614-323-9472
- Property Owner** Brandon + Sarah Clark
Address 519 N. Selby Blvd. Worthington, OH 43085
Phone Number(s) 614-323-9472
- Action Requested** (ie. type of variance) South wall eight (8) feet from property line
West wall three (3) feet from property line
- Project Details:**
 - Description** Detached Garage Build
 - Expected Completion Date** June - July 2018
 - Approximate Cost** \$30,000

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

[Signature]
Applicant (Signature)

5/10/18
Date

[Signature]
Property Owner (Signature)

5/10/18
Date

ABUTTING PROPERTY OWNERS
FOR
519 N. Selby Blvd.

Vernon & Jeannette Musser	511 N. Selby Blvd.	Worthington, Ohio 43085
Michelle Bowman	510 N. Selby Blvd.	Worthington, Ohio 43085
Brittany Smith & Enrique Terrones	520 N. Selby Blvd.	Worthington, Ohio 43085
Angela Donnelly	528 N. Selby Blvd.	Worthington, Ohio 43085
Susan Denise Friend	2561 W. Chotaw Blvd.	London, OH 43140
Resident	529 N. Selby Blvd.	Worthington, Ohio 43085
Camille McKinley	528 S. Selby Blvd.	Worthington, Ohio 43085
Diane Luff	520 S. Selby Blvd.	Worthington, Ohio 43085
Benjamin & Heather McNabb	510 S. Selby Blvd.	Worthington, Ohio 43085

Application No: 2018-0539(1)

Zoning District: R-10N

Project: Detached Garage

Address: 519 N Selby Blvd, Worthington, OH 43085

Owner: Clark Brandon M & Clark Sarah M; 519 N Selby Blvd, Worthington, OH 43085

Supporting Statement:

(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

My wife, Sarah Clark, and I, Brandon Clark, purchased the house in November 2017. Prior to the purchase, we were warned by the inspector and by multiple contractors that the existing detached garage was a safety hazard and in danger of collapsing. They advised that we not use the garage and have it demolished and rebuilt. We asked the contractors about the possibility of fixing or reinforcing the existing structure. They advised against it because it looked as though the foundation had cracked and is slipping toward the neighboring property, block walls have separated significantly, beams are bowing and appear overstressed, and the roof is dipping. Their professional recommendations were to demolish and rebuild. To demolish and rebuild, we must have the variance (eight feet from the south property line; three feet from the west property line). Without it, a newly built garage would take up most of our backyard, and it would be placed very close to our house, making it very difficult, if not impossible, to pull in and out of the garage without clipping and damaging our home.

(2) Whether the variance is substantial

Rebuilding the detached garage without the requested variance would greatly diminish the usability of our backyard as it would place the garage nearly in the middle of our small backyard. It would also move the garage closer to the house, making it a safety hazard to pull in and out without running into the house.

(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

The essential character of the neighborhood will not be diminished or altered. In fact, it will be improved. The new garage will replace an old garage that is considered a safety hazard by professionals in the industry. The garage will be built to match the look and feel of our existing home.

Adjoining properties would not suffer a detriment as a result of the variance. The new garage would be built close to the same area on the east side as the existing garage, and it will be built further away from the south property line than the existing garage. Furthermore, the owners of the adjoining property will likely be alleviated of the concern of a potential garage collapse.

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

With the variance, the eastside wall of the new garage will be built on or near the same line as the existing garage. The southside wall will be built further north of the existing wall, which

will allow more space for the easement. Therefore, the rebuilding will improve the delivery of governmental services.

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

We were unaware of the zoning restriction when we purchased the property. We knew that the garage would need to be demolished and rebuilt, but we assumed it could be rebuilt in the exact same spot.

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

Due to the small size of our backyard, the narrowness of our driveway, and the proximity of our home to a newly built garage without the variance, we have no other option than to request the variance. We are also unable to save the existing garage per the recommendations of the contractors we have consulted.

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

We, in partnership with our contracted builders, intend to follow all requirements to establish a garage that is functional, safe and within the Worthington building regulations, provisions and any granted variances.

519 N. Selby Blvd.



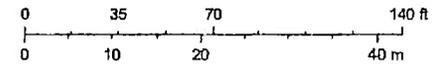
100-001591 04/25/2017

100N092A 07300



April 2, 2018

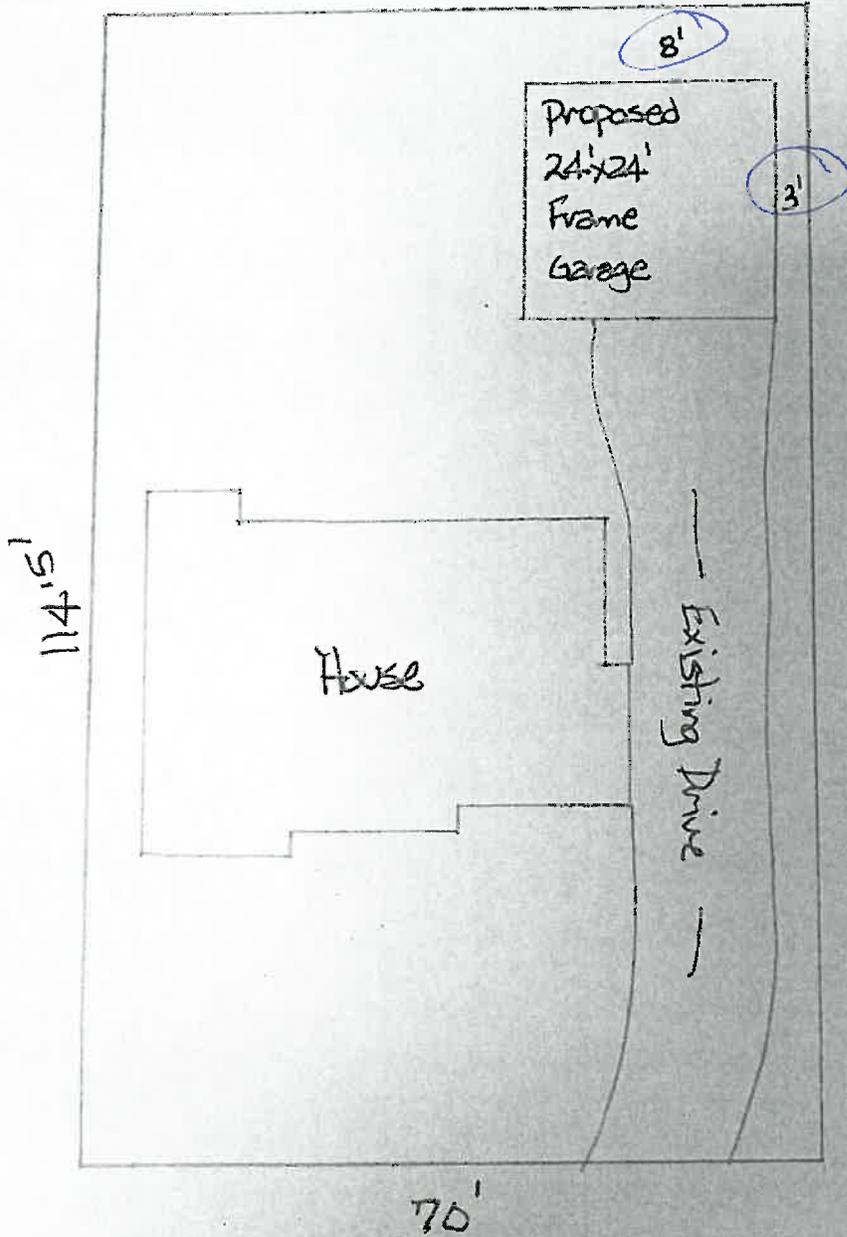
1:534



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

PRIESTAS BROTHERS BUILDERS

* Brandon Clark
519 N. Selby Blvd.



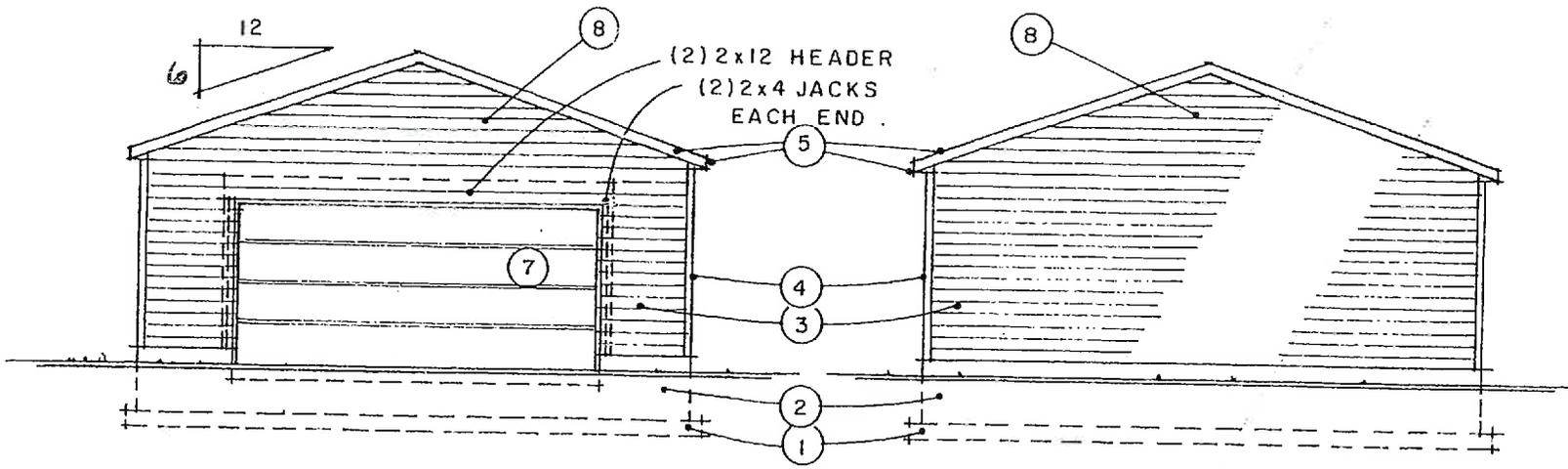
Scale 1" = 15'

CITY OF WORTHINGTON

DRAWING NO. BZA 20-18

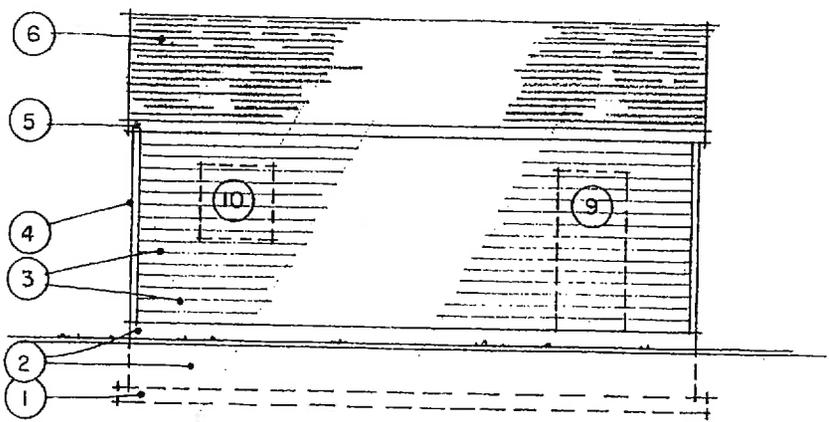
DATE 5/10/18

SHEET NO :	DATE :	REVISED :
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FRONT ELEVATION
NOT TO SCALE

REAR ELEVATION
NOT TO SCALE



TYPICAL SIDE ELEVATION
NOT TO SCALE

- Material Notes:
1. Continuous concrete footing.
 2. Concrete block foundation wall.
 3. Vinyl siding.
 4. Vinyl siding corner trim.
 5. 1x6 rake and fascia, aluminum wrapped.
 6. Asphalt shingle roof.
 7. Overhead garage door. 16'x7'
 8. Gable wall framing, 2x4
 9. Service door
 10. Window (optional).

CITY OF WORTHINGTON

DRAWING NO. *67A 2018*

DATE *5/10/18*

PROJECT NOTES :
Brandon Clark
519 N. Selby Blvd.



SINCE 1953
GARAGES

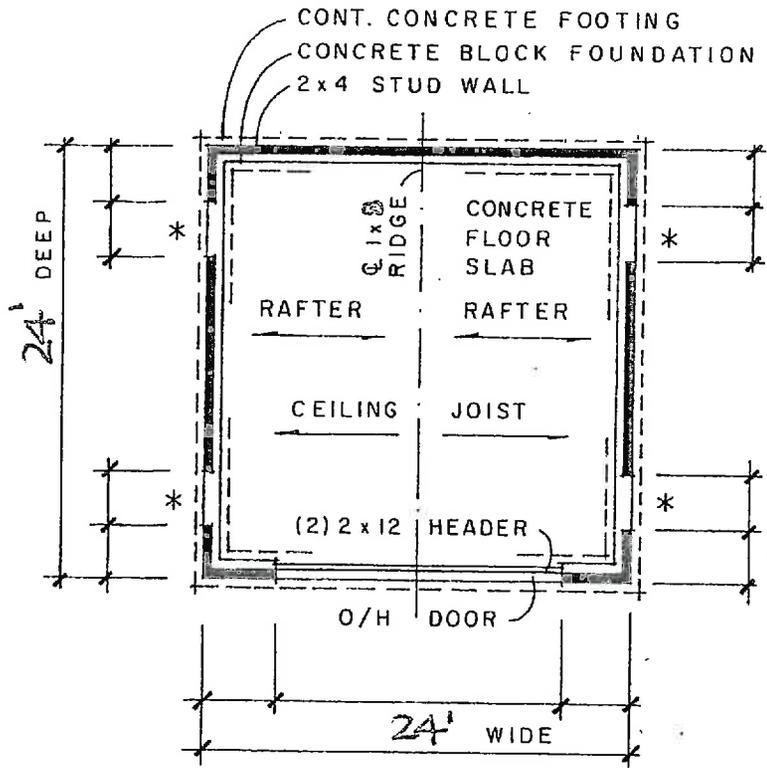
PRIESTAS BROTHERS BUILDERS
882-8510
LICENSED - BONDED - INSURED

DRIVEWAYS,
TRENCHING
GRADING



PRIESTAS BROTHERS BUILDERS
882-8510
LICENSED - BONDED - INSURED

RESIDENTIAL
SMALL COMMERCIAL
ROOM ADDITIONS



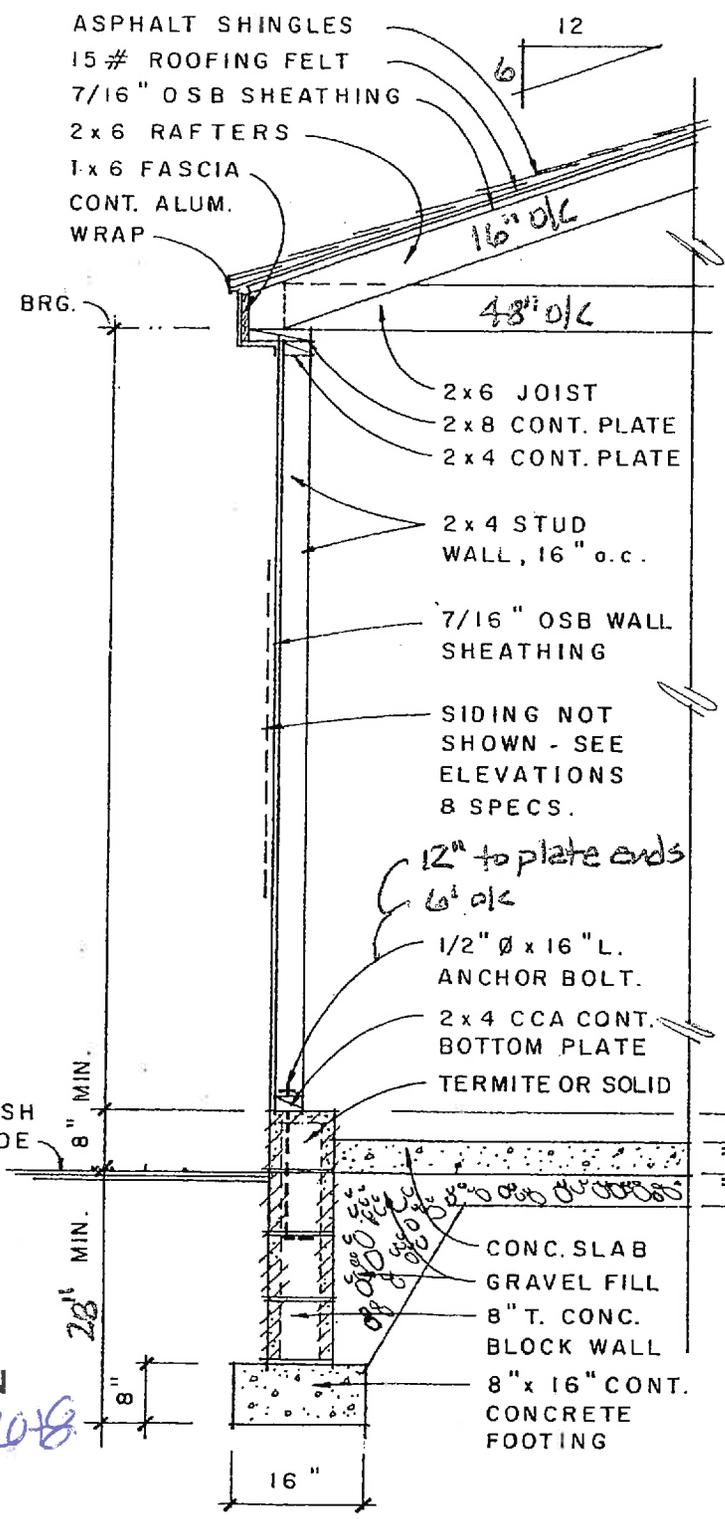
* WINDOW OR SERVICE DOOR OPENING. INDICATE SIZE & LOCATION OF DOOR(S) OR WINDOW(S) TO BE INSTALLED.

GARAGE FLOOR PLAN ▲

NOT TO SCALE

WALL SECTION ►

NOT TO SCALE



SHEET NO.:	DATE:	REVISION:
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PROJECT NOTES:

Brandon Clark

519 N. Selby Blvd.

SINCE 1953
GARAGES

PRIESTAS BROTHERS BUILDERS
 882-8510
 LICENSED - BONDED - INSURED

DRIVEWAYS
 TRENCHING
 GRADING

RESIDENTIAL
 SMALL COMMERCIAL
 ROOM ADDITIONS




CITY OF WORTHINGTON
 DRAWING NO. *67A 2018*
 DATE *5/10/18*



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Table with 2 columns: Field Name and Value. Fields include Case #, Date Received, Fee, Meeting Date, and Filing Deadline.

- 1. Property Location: 287 LOVEMAN AVE
2. Present/Proposed Use: SINGLE FAMILY HOME
3. Zoning District: R-10
4. Applicant: KENNETH PAUL
Address: 287 LOVEMAN AVE
Phone Number(s): (614) 329. 2164 (614) 505. 6274 (H)
5. Property Owner: KENNETH PAUL
Address: 287 LOVEMAN AVE
Phone Number(s): (614) 329. 2164 (M) (614) 505. 6274 (H)
6. Action Requested (ie. type of variance): REAR YARD SETBACK
7. Project Details:
a) Description: NEW SHED/PLAYHOUSE
b) Expected Completion Date: JUNE 15, 2018
c) Approximate Cost: \$ 6,000.00

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

Date: 5/11/18

Property Owner (Signature)

Date: 5/11/18

ABUTTING PROPERTY OWNERS
FOR
287 Loveman Ave.

Wenhuei Ho
David & Sarah Foust
Resident
Michelle & John Kuzio
William Marcinick & Brandon Pollak
Ryan & Erin Morris
Lisa Graupmann

281 Loveman Ave.
50 W. Tompkins St.
282 Loveman Ave.
288 Loveman Ave.
293 Loveman Ave.
290 Kenbrook Dr.
282 Kenbrook Dr.

Worthington, Ohio 43085
Columbus, OH 43202
Worthington, Ohio 43085
Worthington, Ohio 43085
Worthington, Ohio 43085
Worthington, Ohio 43085
Worthington, Ohio 43085

Supporting Statement

I respectfully request a variance from the building setback requirements for the construction of a new storage shed/playhouse. While the structure to be constructed is less than 120 square feet of interior space, the design includes a front porch (see sketch) increasing the overall building footprint to 12' x 12' or 144 square feet.

The zoning code requires structures larger than 120 square feet to be 10 feet from the rear lot line, and 8 feet from the side lot line. Structures 120 square feet or less may be located 5 feet from side and rear lot lines.

I am requesting a variance to allow the structure to be located 6 feet from the rear lot line, which is 9-12 feet from the existing rear fence line.

This variance request will allow the structure to be situated in the southwest corner of the rear lot in an area heavily screened by existing trees and shrubbery. Strict adherence to the zoning code in this instance would cause the structure to be more visible from adjoining/adjacent parcels while also decreasing the usable lot space.

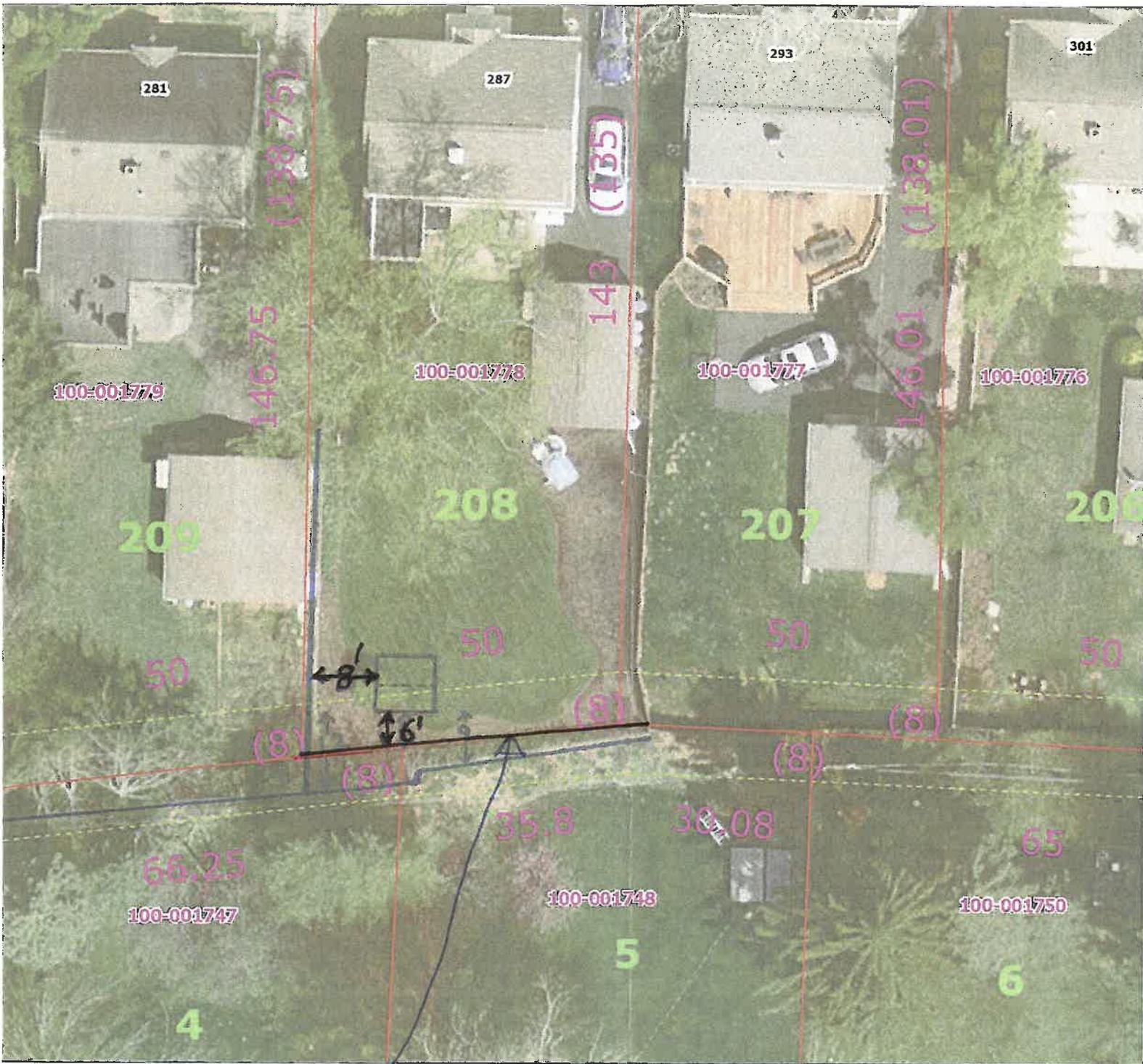
I do not believe the variance to be substantial, nor would the character of the neighborhood be substantially altered. Likewise, adjoining properties will not suffer any substantial detriment, nor will government services be impacted.

As the property owner, I was aware of setback requirements prior to purchasing the home and before deciding to construct the structure. However, this is the best solution to maximize both existing screening and the useable rear lot area. Moreover, granting of this variance would not conflict with the intent and spirit of the zoning code, and would assure a reasonable distance between the structure and rear and side property lines is maintained.

287 Loveman Ave.



100-001778 04/25/2017

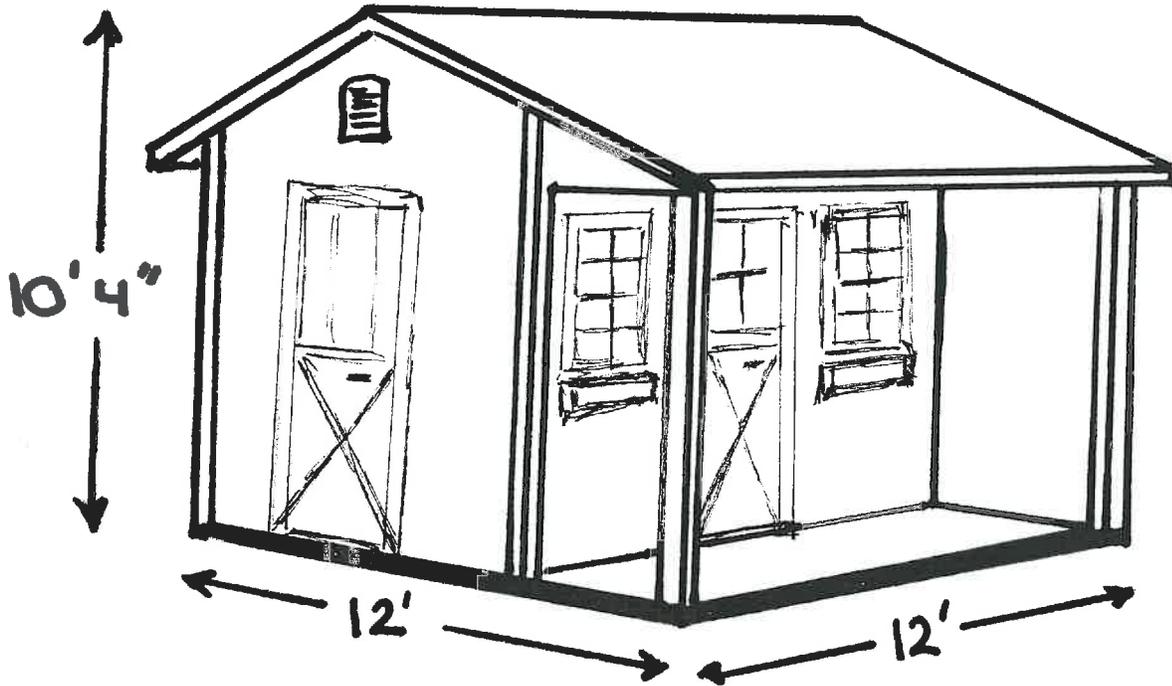


— LOT LINE
— FENCE LINE

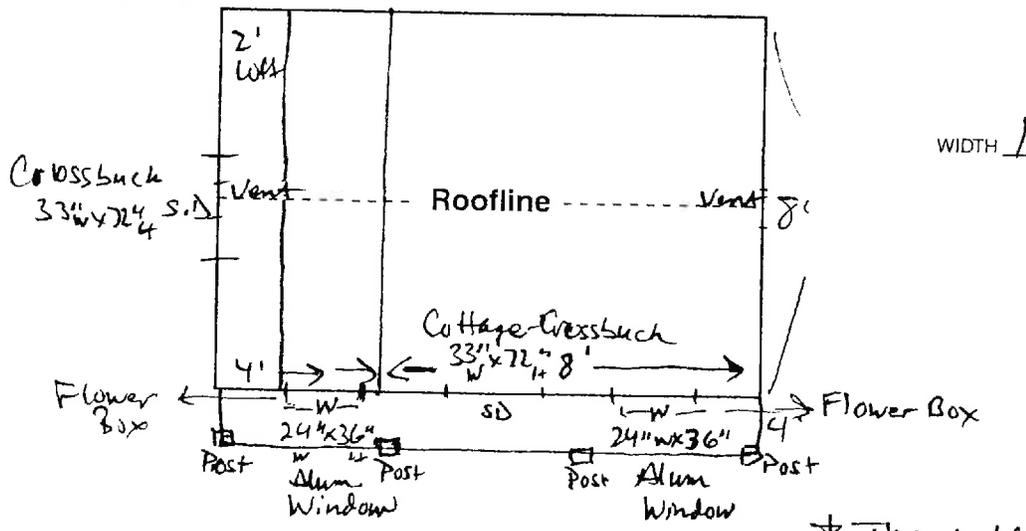
CITY OF WORTHINGTON

DRAWING NO. BZA128

DATE 5/11/18



LENGTH 12'



WIDTH 12'

CITY OF WORTHINGTON

DRAWING NO. 02A21-18

DATE 5/11/18

Threshold
Protectors



City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings - First Thursday of Every Month

Table with case details: Case # BZA 22-18, Date Received 5-11-18, Fee \$25.00 PD, Meeting Date 6-7-18, Filing Deadline #65247

1. Property Location 802 Evening St 43085

2. Present/Proposed Use Single family home

3. Zoning District

4. Applicant Shawn McNeil The Garage Gurus
Address 370 Charleston Ave

Phone Number(s) 0 614 267 9530 614 354 8361

5. Property Owner Jenna Reik Scholl Jenna Scholl Reik
Address 802 Evening St

Phone Number(s) 614 371 4903

6. Action Requested (ie. type of variance) We are requesting to build a detached garage 2' off of the side property line.

7. Project Details:

a) Description Frame, 1 car garage with carport 22'x22' total

b) Expected Completion Date 8/31/18

c) Approximate Cost 30,000

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.

Shawn McNeil
Applicant (Signature)

5/10/18
Date

Jenna Scholl Reik
Property Owner (Signature)

5/10/18
Date

ABUTTING PROPERTY OWNERS
FOR
802 Evening St.

Seth & Lori Cramer
Worthington Schools
798 Evening LLC
Resident
Mark & Carla Maxwell

806 Evening St.
200 E. Wilson Bridge Rd.
PO Box 21223
798 Evening St.
117 W. Stafford Ave.

Worthington, OH 43085
Worthington, OH 43085
Columbus, OH 43221
Worthington, OH 43085
Worthington, OH 43085

Supporting statement for proposed variance request for 802 Evening street garage.

We are proposing to remove an older, 1 car garage and replace it with a 22'x22' garage /carport structure in the same general area. The lot is very small and on a busy street with no parking. This creates several challenges for the homeowners who have extensively updated the home. The garage and parking situation is next on the list of improvements to the property. We have designed the structure to allow for 2 car parking without the feel of the garage taking up the entire yard. The current 1 car garage sits approximately 3' off the side property line and with the additional width we are requesting a variance to build the new structure 2' off of the property line. This will help with maneuvering into the garage. We plan to move the garage back about 6' from the current location, but there is a large sycamore tree which prevents us to move the garage all the way to the back of the lot. In order to preserve the tree, we have designed a post frame construction that will minimize the damage to the tree's underground structure.

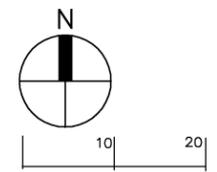
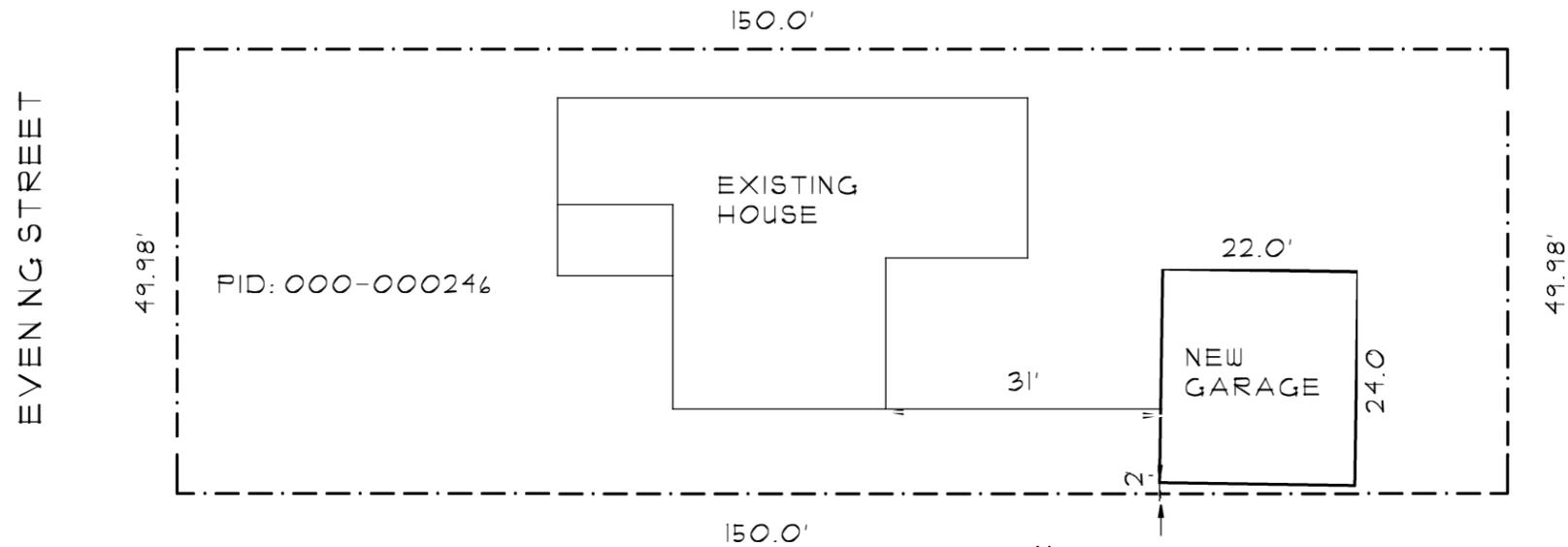
We have considered all the factors related to the granting of our request and this is what we have determined:

- 1) The homeowners will be at a disadvantage to other properties and owners in the area if the variance isn't granted, due to the size of the lot and proximity to the school and busy street.
- 2) The variance for the location of the garage is substantial.
- 3) If the variance is granted, the character of the neighborhood will not be affected, nor will the neighbors be affected.
- 4) No governmental services will be affected
- 5) The property owner did not purchase the property with knowledge of the existing zoning restrictions
- 6) There is no other way to achieve suitable parking for the homeowners without a variance.
- 7) Yes, the intent of the zoning code should not apply to this property because of its small size and location on a busy street without parking.

802 Evening St.



100-000246 04/26/2017



Site Plan

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SITE NOTES:
 1. VERIFY UTILITIES LOCATION TO THE PROPERTY
 2. THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM THE FRANKLIN COUNTY AUDITOR'S WEB SITE AND IS A GRAPHIC REPRESENTATION ONLY. IT IS NOT INTENDED TO BE A LEGAL DESCRIPTION OR TO BE USED FOR ANY OTHER PURPOSE.

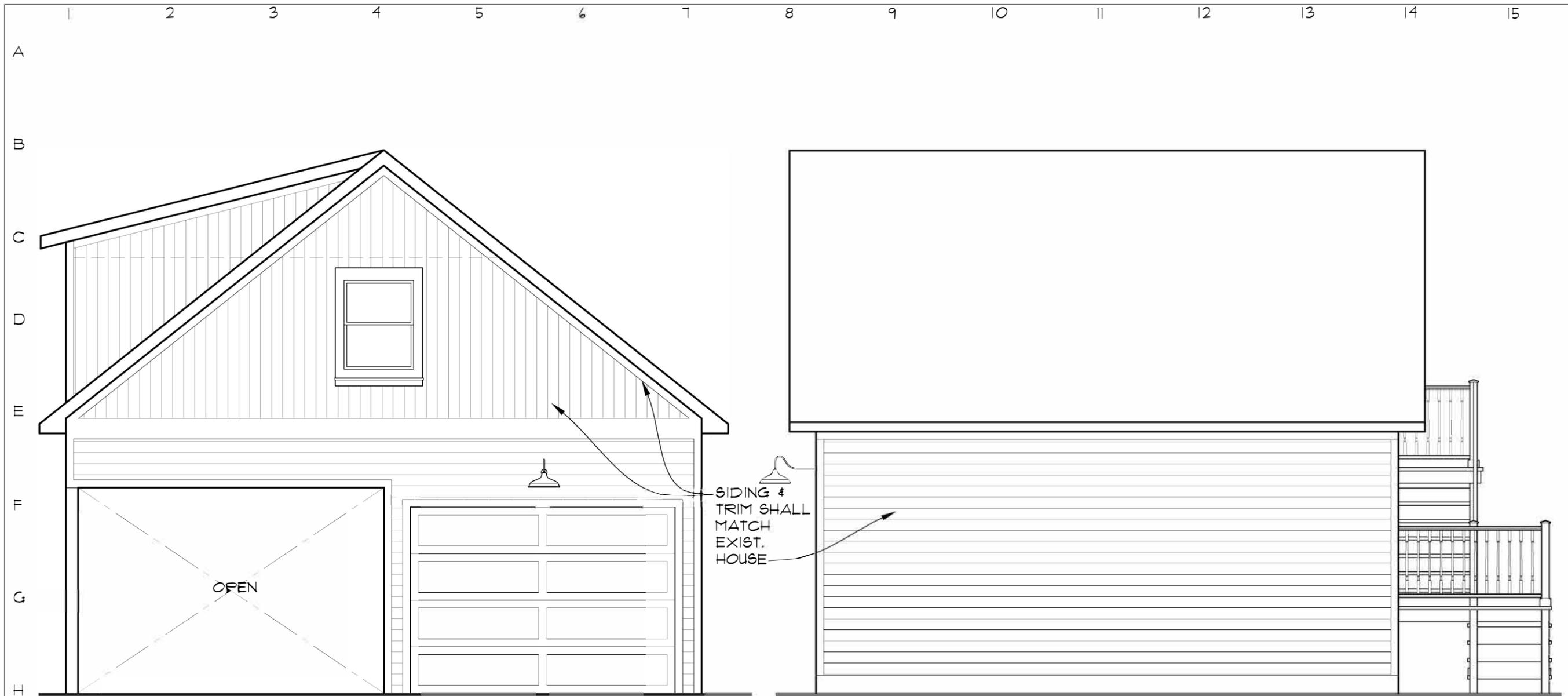
CITY OF WORTHINGTON
 DRAWING NO. BZA 22-18
 DATE 05-11-18

PROJECT #	20180501
DATE	MAY 23, 2018
DESIGNED BY	DEJ
DRAWN BY	DEJ
CHECKED BY	SM
REVISED	
SHEET NO.	

S1

JAMISON & ASSOCIATES
 DESIGN & DRAFTING
 CU STOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 423 SOUTH CHAMPION AVENUE COLUMBUS, OHIO 43205 T40-412.1238

SITE PLAN
 JENNA SCHOLL GARAGE
 802 EVENING ST
 WORTHINGTON OH 43085



2 WEST ELEVATION
5 1/4" = 1'-0"

1 SOUTH ELEVATION
5 1/4" = 1'-0"

ELEVATIONS
 JENNA SCHOLL GARAGE
 802 EVENING ST
 WORTHINGTON OH 43085

JAMISON & ASSOCIATES
 DESIGN & DRAFTING
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 623 SOUTH CHAMPION AVENUE, COLUMBUS, OHIO 43205 140.412.1238

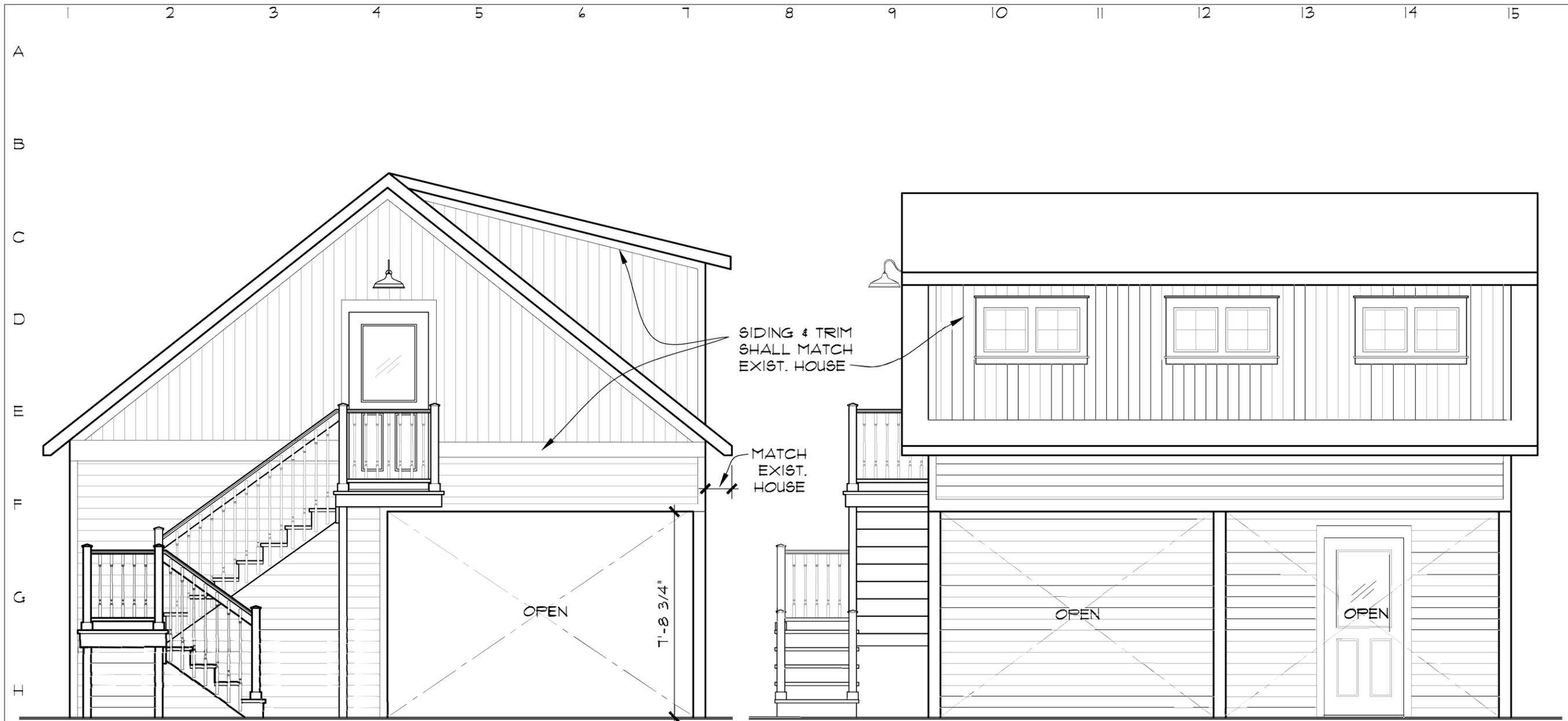
PROJECT # 20180501
 DATE MAY 23, 2018
 DESIGNED BY DEJ
 DRAWN BY DEJ
 CHECKED BY SM
 REVISED
 SHEET NO.

CITY OF WORTHINGTON

DRAWING NO. BZA 22-18

DATE 05-11-18

5



2 EAST ELEVATION
 $\frac{1}{4}'' = 1'-0''$

1 NORTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$

CITY OF WORTHINGTON
 DRAWING NO. BZA 22-18
 DATE 05-11-18

ELEVATIONS
 JENNA SCHOLL GARAGE
 802 EVENING ST
 WORTHINGTON OH 43085

JAMISON & ASSOCIATES
DESIGN & DRAFTING
 CUSTOM RESIDENTIAL DESIGN & COMMERCIAL DRAFTING
 423 SOUTH CHAMPION AVENUE, COLUMBUS, OHIO 43205 140.412.1238

PROJECT # 20180501
 DATE MAY 23, 2018
 DESIGNED BY DEJ
 DRAWN BY DEJ
 CHECKED BY SM
 REVISED
 SHEET NO.

4