



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS

July 10, 2019

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: Mikel Coulter; D.J. Falcoski; and Leah Reibel; and also present were Don Phillips, Chief Building Official; and Laney Nofer, Planning & Building Assistant.
2. Pledge of Allegiance
3. Approval of the minutes of May 2, 2019

Mr. Coulter moved to approve the minutes, seconded by Ms. Reibel. All Board members voted, "Aye," and the minutes were approved.

4. Affirmation/swearing in of witnesses

B. Items of Public Hearing

Items of Public Hearing - Unfinished

1. **Variance** – Side Yard Setback – Garage – **41 W. South St.** (J.S. Brown & Company/ Yang) **BZA 08-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the R-10 District (Low Density Residence). To the east of the property is the recently renovated Lennonheads Salon, zoned C-1 (Neighborhood Commercial). Also, to the east and the south is Rutherford Funeral Home, zoned C-1. To the west and north are single family dwellings in the R-10 zoning district. The lot area is 14,855 square feet, where the minimum lot area for the R-10 District is 10,400 square feet. This property is subject to, and the proposed plans have been approved by the Architecture Review Board on May 9, 2019.

The applicant is proposing to demolish the current detached front loading one-car garage on the west side of the property; in replacement, a new detached side loading, 2 ½ car

garage is proposed on the east side of the property. The garage would be separated from the dwelling by a deck.

The proposed garage would be 23 feet 4 inches by 29 feet 4 inches for a total of 684 square feet.

The applicant is requesting the location of the garage to be in the required side yard to maximize the back yard and block the view of the adjacent commercial properties. Cars would maneuver around the dwelling to the rear of the home to park in the garage.

Worthington Codified Ordinances:

Section 1149.08(b) requires all dwellings and structures accessory to the dwelling be at least 8 feet from the side yard line in the R-10 District.

Request:

The applicant is requesting the garage to be 5 feet and 9.5 inches from the side yard property line. A variance of 2 feet and ½ inch is required.

Conclusion:

Although the lot area exceeds the minimum requirements, the width of the lot is less than the minimum width required by Code. In addition, the property has a substantial upward slope along the east side property line. This can mitigate the substantial nature of the variance request.

The proposed garage is lower in height than the primary dwelling, appearing less obtrusive from the street.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Discussion:

Mr. Falcoski asked if the applicant was present. Ms. Courtney Bowe, 1522 Hess St., Columbus, Ohio and Mrs. Roseanne Yang, 41 W. South St., Worthington, Ohio. Board members had no questions or concerns. Mr. Falcoski asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY J.S. BROWN & COMPANY ON BEHALF OF WILLIAM AND ROSANNE YANG FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A GARAGE TO BE LOCATED IN THE SIDE YARD SETBACK AT 41 W. SOUTH ST. AS PER CASE BZA 08-19, DRAWINGS NO. BZA 08-19 DATED MAY 10, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcoski, aye. The motion was approved.

C. Items of Public Hearing - New

1. **Variance – Side Yard Setback – Fence – 210 W. South St. (Brandy Ferris) BZA 17-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

The property is in the R-10 (Low Density Residential) zoning district. To the north, south, east, and west are also single family dwelling units in the R-10 zoning district. The property has frontage along both W. South Street and Weatherburn Place.

The applicant is proposing to install a 6 foot high privacy fence along the perimeter of yardage behind the house. The area of fence abutting Weatherburn Place would be in the required side yard and would require a variance. The remaining area of fence is permitted with issuance of a permit; an application for permit was filed with the Planning and Building Office on April 18th, 2019.

In April of 1982, the property was granted a variance to construct an addition to be 6 feet from the side yard property line along Weatherburn Place. The proposed fence would align with the side of this addition to also be 6 feet from the property line along Weatherburn Place.

Worthington Codified Ordinances:

Section 1180.02(a) states that “no fence or wall shall be erected in the area between the right of way line and the building setback line”.

Section 1149.08(a) states that “at corner lots, no accessory uses, accessory structures, structures, material or equipment storage shall be located in any required front yard. Side

yards fronting on the adjacent street can be reduced to two-thirds of the required front setback from the right-of-way of the adjacent street”.

Request:

The applicant is requesting a fence to be installed in the area between the right-of-way line and the building setback line approximately 6 feet from the side yard property line. A variance of 14 feet is required.

Conclusion:

The fence is proposed to be privacy-style with some slight open gaps, which softens the impact of the substantial variance request.

The fence and any existing landscaping would provide screening of the rear yard from the 4 neighboring properties on Weatherburn Place.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Discussion:

Mr. Falcoski asked if the applicant was present. Ms. Brand Ferris, 210 W. South St., Worthington, Ohio. Mr. Coulter asked Ms. Ferris if she would be installing the type of fence that was depicted in the photographs and she said yes. Mr. Coulter asked if the owner was aware the supporting members would need to be on the inside and the owner replied yes. Board members had no other questions or concerns. Mr. Falcoski asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY BRANDY FERRIS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO BE INSTALLED IN THE SIDE YARD SETBACK AT 210 W. SOUTH ST. AS PER CASE BZA 17-19, DRAWINGS NO. BZA 17-19 DATED APRIL 18, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcoski, aye. The motion was approved.

2. **Variance** – Joint Identification Sign – Number of Businesses – **6575 Huntley Rd.** (Danite Sign Company/Northpoint Distribution Center) **BZA 19-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the I-2 (General Industrial) zoning district. The surrounding parcels are also zoned I-2. The site has 3 different entrances; 2 along Huntley Road and 1 from Schrock Road. The site has a 205,000 square foot warehouse that hosts approximately 10 different tenant spaces.

The current freestanding sign on the property is 5 feet by 5 feet for a total of 25 square feet and hosts 5 business listings on the sign. The property was approved for a variance in 1990 to allow for 5 business listings on the sign rather than the permitted 3 listings.

On April 9th, 2019, an application for sign was submitted to the Planning and Building Office, and it was discovered the proposed sign did not comply with the zoning code.

The applicant is proposing to replace the existing sign with a 5 foot 4 inch by 9 foot 4 inch freestanding sign to total approximately 50 square feet. The proposed sign would host 8 business listings and would remain in the current location at the southernmost entrance on the property along Huntley Road.

The applicant is requesting the increase in allowable business listings for the purpose of creating more visibility to the current tenants. This would help customers and delivery trucks to find the correct entity.

Worthington Codified Ordinances:

Section 1170.02 (j)(1) states “freestanding joint identification signs shall display no more than three businesses or listings”.

Request:

The applicant is requesting for the current Northpoint Distribution Center sign to display 8 business listings. The sign was previously approved for a variance to display 5 listings. Therefore, a variance from the previous approval to allow 3 additional listings is required.

Conclusion:

As the surrounding area is also zoned I-2, the change in signage may be less impactful.

The site was designed to have approximately 10 tenants; the current sign code does not support signage with over 3 tenant listings, which is conflicting for the site’s use.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Discussion:

Mr. Falcoski asked if the applicant was present. Mr. Logan Dilts, 1640 Harmon Ave., Columbus, Ohio. Board members had no questions or concerns. Mr. Falcoski asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY DANITE SIGN COMPANY ON BEHALF OF NORTH POINTE DISTRIBUTION CENTER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FREESTANDING SIGN TO EXCEED THE NUMBER OF BUSINESS LISTINGS THEY CAN DISPLAY AT 6575 HUNTLEY RD. AS PER CASE BZA 19-19, DRAWINGS NO. BZA 19-19 DATED APRIL 29, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcoski, aye. The motion was approved.

3. **Variance** – Rear Yard Setback – Fence – **63 E. Southington Ave.** (Anthony & Amy Romano) **BZA 20-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

The property is in the R-10 (Low Density Residential) zoning district. To the north, south, east, and west are also single-family dwelling units in the R-10 zoning district. The property abuts an unimproved alley in the rear of the property.

A fence permit was applied for on May 1st, 2019. After an initial review was conducted on by the Chief Building Official, it was discovered the proposed fence location was in violation of the zoning code as it abutted a right-of-way.

The applicant is proposing to install a 6-foot-high privacy fence along the rear property line and eastern side yard property line. There is currently a chain link fence along the property lines that would be removed in lieu of the privacy fence installation.

The applicant is requesting the fence to prevent deer in the yard, and to have a space for their pets to roam.

Worthington Codified Ordinances:

Section 1180.02(a) states that no fence or wall shall be erected in the area between the right of way line and the building setback line.

Section 1149.01 requires all dwellings and structures accessory to the dwelling be at least 30 feet from the rear yard property line in the R-10 District.

Request:

The applicant is requesting to install a fence along the rear yard property line which abuts an alley right-of-way. A variance of 30 feet is required.

Conclusion:

The alley behind the property is unimproved and runs between Bromley Avenue and Hartford Street. There is existing vegetation and trees that would separate the fence from the neighboring property to the rear. These two points could mitigate the substantial request of this variance.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Discussion:

Mr. Falcoski asked if the applicant was present. Mr. Anthony Romano, 63 E. Southington Ave., Worthington, Ohio. Mr. Romano clarified that the fence will be location 2 feet in from the current chain link fence. Ms. Reibel asked the height of the current fence. Mr. Romano said the current fence is 3' high. He said about eighteen months to two years ago, a deer jumped the fence and got into some trouble with their dog and required the dog to get a few stitches. They would like to keep the deer out of their yard. Mr. Coulter explained the horizontal rails would need to be on the inside of the fence and Mr. Romano said he understood that. Mr. Coulter asked if there would be a gate and Mr. Romano said there were no plans to have a gate to the alley way. Mr. Coulter asked Mr. Phillips if there were any concerns of not having a gate to the alley way. Mr. Phillips explained there were no requirements for gates in the Zoning Code. Mr. Falcoski asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY ANTHONY AND AMY ROMANO FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A FENCE TO BE INSTALLED IN THE REAR YARD SETBACK AT 63 E. SOUTHWINGTON AVE. AS PER CASE BZA 20-19, DRAWINGS NO. BZA 20-19 DATED MAY 07, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcowski, aye. The motion was approved.

4. **Variance – Side Yard Setback – Garage – 620 Evening St. (Pat Scales Remodeling/Deaton) BZA 21-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) zoning district. The surrounding parcels are also zoned R-10. The property is subject to and the plans have been approved by the Architecture Review Board on March 14, 2019.

The applicant is proposing to construct a 24 foot by 28 foot 2-car detached garage for a total 672 square feet in the required side yard. The applicant states the proposed location of the garage would create an ease of access from the driveway.

Worthington Codified Ordinances:

Section 1149.08(b) requires all dwellings and structures accessory to the dwelling be at least 8 feet from the side yard property line in the R-10 District.

Request:

The applicant is requesting to construct a garage that will be 3 feet from the side yard property line. A variance of 5 feet is required.

Conclusion:

The lot area is 14,560 square feet, where the minimum lot area for the R-10 District is 10,400 square feet. The lot area being larger than the minimum required by Code helps mitigate the substantial nature of this variance request.

The construction of a garage would prevent cars and equipment from being stored outside within view.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Discussion:

Mr. Falcoski asked if the applicant was present. Mr. Ian Kelly, 5672 North Rd., Lewis Center, Ohio. Mr. Kelly explained the applicant's neighbor was present at the meeting to speak in favor of the project. Mr. Bob Maier, 630 Evening St., Worthington, Ohio. Mr. Maier said they own the property to the north that will be affected by the variance and they give their approval for the project and urged the Board members for approval. Board members had no questions or concerns and there were no other speakers.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY PAT SCALES REMODELING ON BEHALF OF MARY ANN DEATON FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A GARAGE TO BE INSTALLED IN THE SIDE YARD SETBACK AT 620 EVENING ST. AS PER CASE BZA 21-19, DRAWINGS NO. BZA 21-19 DATED MAY 09, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcoski, aye. The motion was approved.

5. Variance – Side Yard Setback – Shed – 7060 Rock Woods Pl. (Larry Wendling) BZA 22-19

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) zoning district. The surrounding parcels are also zoned R-10. The property backs up to an area that is recommended for multi-family.

The applicant is proposing to install a 112 square foot shed in the required side yard. There is an existing 520 square foot garage on the property. The total proposed accessory building area on the property will be 632 square feet.

Worthington Codified Ordinances:

Section 1149.08(b) of the Worthington Codified Ordinances has the following regulations for accessory buildings:

- If the accessory structure is 120 square feet or less, it must be setback at least 5 feet from the side and rear lot lines.

Request:

The applicant is requesting to install a shed 2 feet from the side yard property line. A variance of 3 feet is required.

Conclusion:

The lot area is 22,200 square feet, where the minimum lot area for the R-10 District is 10,400 square feet. The lot area being larger than the minimum required by Code helps mitigate the substantial nature of this variance request.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Discussion:

Mr. Falcoski asked if the applicant was present. Mr. Larry Wendling, 7060 Rock Woods Pl., Worthington, Ohio. Mr. Wendling said they chose the location because it was in the best area of their yard to avoid trees and gas and electric lines. Mr. Coulter said he did not have any concern where the shed is proposed to be located and Ms. Reibel agreed with Mr. Coulter. Mr. Falcoski asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY LARRY WENDLING FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A SHED TO BE INSTALLED IN THE SIDE YARD SETBACK AT 7060 ROCK WOODS PL. AS PER CASE BZA 22-19, DRAWINGS NO. BZA 22-19 DATED MAY 09, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcowski, aye. The motion was approved.

6. **Variance** – Front Yard Setback – Fence – **6565 Worthington-Galena Rd.** (6565 Worthington, LLC) **BZA 23-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the C-3 (Institutions and Offices) zoning district. To the east and north of the property are single family homes in the R-10 (Low Density Residence) zoning district. To the north is also the Ohio Bell Telephone Company zoned C-3. To the west and south are FC Bank, the City of Worthington City Hall, the City of Worthington Fire Department, and the City of Worthington Police Department, all zoned C-3.

As of November 15, 2018, this property has had an open violation regarding miscellaneous vehicles, equipment and material being stored, and a fence structure in the front yard setback. This application is the result of remedying the fence portion of the violation.

The applicant is proposing to retain the current fence along the 30-foot-wide drive approach. The fence is located at the right-of-way line. The applicant states the fence is for the purpose of restricting cars from accessing the parking lot for public safety reasons.

Worthington Codified Ordinances:

Section 1149.02 requires all buildings and structures accessory to buildings be at least 50 feet from the required front yard in the C-3 District.

Request:

The applicant would like to place a fence in the required front yard along the right-of-way line. A variance of 50 feet is required.

Conclusion:

The fence is not embedded into the ground and upon the need for access, could be moved.

The placement of the fence could deter persons from using the empty lot for unintended activities.

The essential character of the neighborhood should not be substantially altered with the proposed fence, as it has been in place for over a year.

The delivery of governmental services should not be affected.

Discussion:

Mr. Coulter asked staff if the fence has been there for over a year. Mr. Phillips responded that yes, the fence has likely been in place longer than a year. The fence was brought to staff's attention by another commercial property owner who complained approximately 4-5 years ago. The other commercial property owner also had a fence on their property and had to go before the Board of Zoning Appeals. At that hearing, that applicant pointed to the property in question as another property displaying a fence. It was removed, but came back which is why now staff is asking the owner to seek a variance. Mr. Coulter asked staff to confirm if emergency services could get back to the site if needed; Mr. Phillips responded yes. Mr. Phillips stated the fence is easily movable and is there mostly to deter others from using the driveway as a turn-around.

Mr. Falcoski asked if the applicant was present. Mr. David Brehm, 642 Eagle Ridge, Powell, Ohio, said he is the owner of 6565 Worthington LLC. Mr. Brehm said he has tried using cones as a temporary fence, but the cones kept getting stolen. He also tried cones with a wire through it, and it got taken as well. Mr. Brehm stated kids kept parking in the parking lot at night and leaving bottles. He explained there have also been people on the property looking through windows. Mr. Brehm felt there is a safety issue since the buildings are vacant. He said his insurance company asked him to install it and the barricade is easy for him to remove. Mr. Brehm stated the use of the fence has been efficient in deterring people from using the property for unwanted purposes. Mr. Falcoski asked if the fence caused any safety issues and Mr. Phillips said not that he is aware of. Mr. Brehm said he has received offers to tear buildings down and redevelop it. Mr. Coulter asked him what the square footage was, and Mr. Brehm said there are three buildings, A, B, and C, for a total of 22,900 gross square feet. Mr. Falcoski asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY 6565 WORTHINGTON LLC FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A TEMPORARY FENCE STRUCTURE TO BE LOCATED IN THE FRONT YARD SETBACK AT 6565 WORTHINGTON GALENA RD. AS PER CASE BZA 23-19, DRAWINGS NO. BZA 23-19 DATED MAY 09, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcoski, aye. The motion was approved.

7. **Variance** – Lot Size Reduction – **867 High St.** (John Jones/867 High St. Condominium Association) **BZA 24-19**

Mrs. Nofer reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

This property is in the C-3 (Institutions and Offices) zoning district. To the west and south of the property are single family homes in the R-10 (Low Density Residence) zoning district. To the south is a dentist's office zoned C-3. To the north is the Worthington Wholistic Health Center zoned C-3. Across the street to the east is a Remax Realty office zoned C-3.

The applicant is proposing to transfer some of the southwest portion of its lot to an adjacent property owner at both 28 W. Stafford Avenue & 38 W. Stafford Avenue. The adjacent property owner has been using this piece of land for many years under the impression that it was part of their property. The owner of 867 High Street would like to officially transfer the property to the adjacent owners at 28 W. Stafford Avenue & 38 W. Stafford Avenue.

The transfer of property will result in the lot size of the current property to be decreased. The current lot area is 17,624 square feet and with the transfer the lot would be approximately 16,449, for a difference of 1,175 square feet.

Worthington Codified Ordinances:

Section 1149.02 requires the minimum lot area in the C-3 district to be 20,000 square feet.

Request:

The applicant is requesting to reduce the lot area to 16,449 square feet. A variance of 3,551 square feet is required.

Conclusion:

The area of property being transferred is not being utilized by the owner or tenants, so the transfer of this property will have minimal impact on the use of the site.

The reduction in lot size will not reduce the current number of parking spaces, thus having a minimal impact on the use of the site.

The essential character of the neighborhood should not be substantially altered.

The delivery of governmental services should not be affected.

Discussion:

Mr. Coulter asked staff to confirm that the size of the existing lot does not comply with code as it stands; staff confirmed.

Mr. Falcoski asked if the applicant was present. Mr. John Jones, 867 High St., Worthington, Ohio, said he is the President of the 867 High Street Condominium Association. Mr. Jones said he wanted to clarify this included 38 E. Stafford Ave., not just 28 E. Stafford Ave., so both property owners are involved. Board members had no questions or concerns. Mr. Falcoski asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Ms. Reibel moved:

THAT THE REQUEST BY JOHN S. JONES FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW FOR A LOT SIZE REDUCTION AT 867 HIGH ST. AS PER CASE BZA 24-19, DRAWINGS NO. BZA 24-19 DATED MAY 10, 2019, 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. Ms. Nofer called the roll. Mr. Coulter, aye; Ms. Reibel, aye; and Mr. Falcoski, aye. The motion was approved.

D. Other

There was no other business to discuss.

E. Adjournment

Mr. Coulter moved to adjourn the meeting, seconded by Ms. Reibel. All Board members voted, "Aye," and the meeting adjourned at 7:45 p.m.