

MINUTES OF THE REGULAR MEETING
OF THE
WORTHINGTON BOARD OF ZONING APPEALS
March 3, 2011

The regular meeting of the Worthington Board of Zoning Appeals was called to order at 7:30 P.M. with the following members present: D. Falcoski, R. Hunter, C. Crane, R. Dorothy and L. Reibel. Also present was D. Phillips, Chief Building Inspector.

Those present recited the Pledge of Allegiance.

Ms. Crane stated corrections to the January 6, 2011 minutes, and then asked for comments, additions or other changes to the minutes of the January 6, 2011 and February 3, 2011 meetings. Hearing none Mr. Hunter made a motion to approve as amended, Ms. Dorothy seconded the motion, all members voted 'aye', and the minutes were approved as amended.

Ms. Crane asked those that plan to speak fill out speaker slips and to be sworn. Mr. Phillips swore in the witnesses prepared to comment at tonight's meeting.

AGENDA ITEM B-1- Variance - Fence - 400 W. Dublin-Granville Rd. (Swiminc Inc.)
BZA 08-11

Ms. Crane asked for staff comments.

Mr. Phillips stated this property is in an S-1 district with a front yard setback of fifty feet along regional thoroughfares. The applicant is proposing altering an existing six foot tall chain link fence approximately thirty two feet from the right of way to enclose a new Splash Pad. The requested variance is for eighteen feet. The fence is subject to, and has been approved by, the Architectural Review Board.

Mr. Phillips continued stating this site is very large, the swimming facilities are on a hill, and is well screened from Granville Road. The existing fence is already in the front yard setback and this small alteration will square the fence along the east side and in the southeast corner. Staff did not see the variance request as substantial. The essential character of the neighborhood should not be substantially altered. The delivery of governmental services should not be affected.

Ms. Crane asked if there was a representative for the applicant.

Dick Rabold, the general manager for Swiminc, 400 W. Dublin-Granville Road stated they are just making a small addition to an already existing fence that requires a variance, because of the easement.

Ms. Crane asked if the new fence is also going to be chain link and the applicant said yes.

Ms. Crane asked for questions from the Board.

Ms. Riebel stated she is one of the attorneys for Swiminc, so she will have to abstain from voting.

Ms. Crane asked if anyone in the audience had comments for or against this proposal.

Hearing no one, Mr. Hunter moved:

THAT THE REQUEST BY SWIMINC INC FOR A VARIANCE FROM CODE REQUIREMENTS FOR FRONT YARD SETBACK TO ALLOW ALTERATION OF A FENCE AT 400 WEST DUBLIN-GRANVILLE ROAD, AS PER CASE NO. BZA 08-11, DRAWINGS NO. BZA 08-11 DATED JANUARY 24, 2011, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Falcoski seconded the motion, four members voted “aye” and Ms. Riebel abstained, motion passed.

AGENDA ITEM B-2 – Variance - Signage – 7007 N. High St. (Telhio Credit Union)
BZA 09-11

Ms. Crane asked for staff comments.

Mr. Phillips said this property is in a C-4 district with a single freestanding sign permitted per parcel. The applicant is proposing the construction of a building on the existing site that contains a hotel. The hotel has two freestanding signs. The applicant further proposes to have both a building mounted sign and a free standing sign for the new building. The requested variance is to allow a third freestanding sign on the property. The building and its signage is subject to approval by the Architectural Review Board. The freestanding sign has been approved and the building mounted sign is still subject to their approval.

Mr. Phillips continued stating that a high profile business like a hotel with out of town guests not familiar with Worthington has different signage requirements than a more typical office use. The hotel is at the intersection of two multi-lane roads, one a federal highway, and the two large freestanding signs assist hotel guests finding the hotel. The parcel is very large and appears to be able to support a building with an office use. If the parcel would be subdivided, no variance for a freestanding sign would be required. From this perspective, staff did not find the requested variance for a third freestanding sign to be substantial. The essential character of the neighborhood should not be substantially altered. The delivery of governmental services should not be affected.

Ms. Crane asked for a representative for the applicant.

Michael Simpson, 2624 Bexley Park had nothing to add to the staff comments.

Mr. Hunter clarified that the building was approved by the Architectural Review Board, but the wall sign needs further reviewing because of the lighting.

Ms. Crane asked for questions or comments from the Board.

Mr. Phillips said if the Board grants approval of this sign, then this parcel would be allowed to have three free standing signs, regardless of who occupies this particular building.

Ms. Crane stated she has no objection to the sign, because it is such an appropriate lot to be separate.

Ms. Crane asked for questions or comments from the audience.

Hearing no one, Mr. Falcoski moved:

THAT THE REQUEST BY TELHIO FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGNAGE TO ALLOW THE CONSTRUCTION OF A THIRD FREESTANDING SIGN AT 7007 NORTH HIGH STREET, AS PER CASE NO. BZA 09-11, DRAWINGS NO. BZA 09-11 DATED FEBRUARY 4, 2011, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Mr. Hunter seconded the motion and all members voted “aye” thereon.

There being no further business, Mr. Hunter moved for adjournment with Mr. Falcoski seconding the motion

The meeting adjourned at 7:47 P.M.