



MINUTES OF THE REGULAR MEETING
BOARD OF ZONING APPEALS
VIRTUAL MEETING

February 4, 2021

A. Call to Order – 7:00 p.m.

1. Roll Call - the following members were present: Cynthia Crane, Chair; D.J. Falcoski, Vice-Chair (Arrived at 7:05 p.m.); Brian Seitz, Secretary; Garrett Guillozet, member; and Tom Reis, Representative from the MPC. Also present were Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator..
2. Approval of Minutes of the January 7, 2021 meeting

Mr. Guillozet moved to approve the minutes, and Mr. Seitz seconded the motion. Mr. Seitz, aye; Mr. Coulter, aye; Ms. Crane, aye; and Mr. Guillozet, aye. The minutes were approved.

B. Items of Public Hearing

1. **Variance** – Sign Area – **780 E. Granville Rd.** (Sign Smith LLC/Mark Wahlberg Chevrolet) **VAR 05-2020**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background:

In December, the ARB approved a new Mark Wahlberg Chevrolet sign for the main dealership building, and the name change from Jack Maxton on the freestanding signs. The freestanding sign backgrounds were not all opaque, so the applicant agreed to pass the word on to the owner about that requirement. Also, the applicant was told temporary signs and banners would need to be removed.

Codified Ordinances:

[Worthington Sign Code – Chapter 1170](#)

1170.04 MEASUREMENT.

- (c) The area for wall-mounted signs which consist of individually mounted letters, numbers or other symbols on a fascia or wall shall be the area of a rectangle circumscribed around the letters, numbers or other symbols.

1170.05 COMMERCIAL AND INDUSTRIAL DISTRICT REQUIREMENTS.

- (a) Sign area. Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage. The area of all permanent signs for any single business shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building, but shall not exceed a maximum area of 100 square feet per business.
- (b) Wall-mounted signage. Each business shall be permitted one wall-mounted sign.
- (c) Freestanding Signage. There shall be no more than one freestanding sign per parcel. No part of any freestanding sign shall exceed an above-grade height of fifteen feet. Freestanding signs shall not be larger than sixty percent (60%) of the total sign area allowed for under Section [1170.05](#) (a). Freestanding signs shall be located not closer than ten feet to a public right of way or thirty-five feet to an adjoining property line.

Request:

The applicant would like to install an 83 square foot sign on the building, making total sign area 163 square feet which would be 63 square feet more than is allowed by Code.

Project Details:

1. New 22” blue individually mounted, internally illuminated letters spelling “MARK WAHLBERG” and “Certified Service” are proposed. The sign would be 22” high by 45’ wide for total area of about 83 square feet. The ARB approved the sign as presented.
2. The existing freestanding sign is about 80 square feet in area.
3. There is a window graphic in the largest bank of windows for the quick service building. The Code requires internal signs cover no more than 25% of window area.
4. The temporary flags across the site are not allowed.

Recommendation:

Staff recommended approval of the wall sign as presented, as the ARB felt the sign size was appropriate for the building. The character of the site and District should not change with the addition of the wall sign. Removal or reduction in size of the window sign and removal of the flags on the entire site are needed.

Discussion:

The applicant was not present for discussion, but Mr. Coulter said he would like to proceed and move forward with the application. He said Wahlberg Chevrolet has been to the Architectural Review Board (ARB) several times already with improvements they want to make to the dealership. The sign installer was at the ARB meeting last week, and he well understood the requirements that were put upon them. Mr. Seitz said he agreed with Mr. Coulter. He said sometimes they like to have the applicant present but knowing this issue has already been reviewed by the ARB he felt comfortable moving forward. Ms. Crane asked if there were any emails or callers and Mrs. Bitar said no.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY SIGN SMITH LLC ON BEHALF OF MARK WAHLBERG CHEVROLET FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGN AREA TO INSTALL A NEW WALL SIGN AT 780 E. GRANVILLE RD. AS PER CASE NO. VAR 05-2020, DRAWINGS NO. VAR 05-2020, DATED DECEMBER 18, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Seitz seconded the motion. Mr. Brown called the roll. Mr. Falcoski, aye; Mr. Guillozet, aye; Mr. Seitz, aye; Mr. Coulter, aye; and Ms. Crane, aye. The motion was approved.

2. **Variance** – Side Yard Setback - Garage – **175 Loveman Ave.** (Lauerhass Architecture/Guldager) **VAR 06-2021**

Findings of Fact & Conclusions

Background:

This property is in the R-10 (Low Density Residence) Zoning District in the Colonial Hills subdivision. The surrounding properties are also in the R-10 District. The irregularly shaped 0.61 acre lot is situated between properties fronting Loveman Ave., Kenbrook Dr., and Kenyon Brook Dr. Access to the ~3400 square foot single-family house is from the west end of Loveman Ave. The house is located 18.6’ from the side property line along the northeast side. The southwest side of this heavily treed property slopes down to drainage and utility easements.

Worthington Codified Ordinances:

Section 1149.01 states the required side yard is 8 feet.

1149.06 Architectural Projections.

(a) Cornices, eaves, sills, canopies or similar projections may extend or project into required side yards not more than two inches for each one foot of width of such side yard, and may extend or project into a required front or rear yard not more than thirty inches. Bay windows and chimneys may project into a required front, side or rear yard not more than eighteen inches provided the side yard is not reduced to less than six feet.

Request:

The applicant is seeking approval to construct an additional bay of the attached garage that would extend 3.4’ into the required side yard on the northeast edge of the property, or 4.6’ from the property line.

Project Details:

1. The proposed garage extension would be 14’ wide by 24’ deep and is designed to match the house.

2. The next-door neighbor reports there is a drainage pipe along the northeast side of the existing house, in the proposed addition's location, that handles stormwater from their property and others to the north and east.

Conclusion:

The applicant should demonstrate how storm water would be handled before approval is granted. Otherwise, a narrower version of the addition may be appropriate.

Discussion:

Mrs. Bitar swore in the applicant, Ms. Amy Lauerhass, 753 Francis Ave., and she stated she is the architect for the project. She said she had several conversations with the homeowner about storm water and they are committed to maintaining full functionality of the drainage pipe. The homeowner's and the surrounding properties would benefit from the drainage pipe. Ms. Lauerhass said the overhang that was shown was 8 inches, and was in compliance with the Zoning Code. Ms. Crane asked if there were any emails or callers and Mrs. Bitar said no.

Motion:

Mr. Seitz moved:

THAT THE REQUEST BY LAUERHASS ARCHITECTURE ON BEHALF OF PETER & PERRI GULDAGER FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW CONSTRUCTION OF AN ADDITIONAL GARAGE BAY AT 175 LOVEMAN AVE., AS PER CASE NO. VAR 06-2021, DRAWINGS NO. VAR 06-2021 DATED, JANUARY 7, 2021, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING AND THAT THE HOMEOWNERS WILL ALSO MAINTAIN THE STORM WATER DRAIN ON THE SITE AS IT IS TODAY.

Mr. Falcoski seconded the motion. Mr. Brown called the roll. Mr. Coulter, aye; Mr. Guillozet, aye; Mr. Falcoski, aye; Mr. Seitz, aye; and Ms. Crane, aye. The motion was approved.

C. Other

There was no other business to discuss.

D. Adjournment

Mr. Guillozet moved to adjourn the meeting and Mr. Seitz seconded the motion. All Board members voted, "Aye," and the meeting was adjourned at 7:26 p.m.