



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
May 27, 2021

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Richard Schuster; and Susan Hinz. Also present were: Council Representative Scott Myers; Lee Brown, Director of Planning & Building; and Lynda Bitar, Development Coordinator. Worthington City.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the May 13, 2021 meeting.

Mr. Schuster moved to approve the minutes and Mr. Reis seconded the motion. All Board members voted, “Aye,” and the minutes were approved.

**B. Architectural Review Board – Consent Agenda – New**

Notice to the Public: There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda.

1. Wall Sign – **7170 N. High St.** (Sign Vision Co./Wings Over Columbus) **ARB 56-2021**
2. Garage Door – **251 W. Dublin-Granville Rd.** (Hale McKirnan) **ARB 58-2021 (Withdrawn)**
3. Garage Roof – **86 W. North St.** (Elia Filippi) **ARB 59-2021**

Mr. Reis moved to accept the Consent Agenda, and Mr. Foust seconded the motion. Mr. Brown called the roll. Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Schuster, aye; Mr. Foust, aye; Mrs. Hinz, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

## **C. Architectural Review Board – Regular Agenda – New**

### **1. Wall & Projection Sign – 693 ½ High St. (SPARK Relationship + Sexual Wellness) ARB 57-2021**

Mrs. Bitar reviewed the following from the staff memo.

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This commercial building was constructed in the early 20<sup>th</sup> century and has mainly housed retail on the first floor, with a mix of personal services and office on the second floor. The upstairs spaces at 693 ½ have housed a number of users, many of whom have had signage at the first floor level by the entry door.

This applicant is proposing a wall sign by the north entrance to the upstairs space as well as requesting an additional sign on the building.

##### **Project Details:**

1. A 10” x 22” wall sign is proposed east of the blue entry door, and below the existing signs. The new sign would be constructed of sandblasted HDU and identify “SPARK RELATIONSHIP + SEXUAL WELLNESS”. The proposed sign would have a Tomato Red background (which appears as dark red) with raised white lettering.
2. The applicant would like to install an additional sign in one of two locations:
  - a. An 18” x 24” sandblasted HDU sign is proposed below the AR Workshop sign at the corner of the building on an existing bracket.
  - b. Above the center storefront on the front of the building, a 24” high x 72” wide PVC panel is proposed.

##### **Land Use Plans:**

###### **Worthington Design Guidelines and Architectural District Ordinance**

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs.

##### **Staff Analysis:**

- Other second floor businesses in this building have not typically had more than one sign.
- A projection sign at the corner may be all right but not at a low height. Above the AR Workshop sign would not be in the way of pedestrians.
- Placement of a wall sign above a storefront that does not house the business is not appropriate in Old Worthington.

##### **Recommendations:**

Staff recommended approval of the proposed wall sign on the north side of the building by the entrance. If a second sign is really needed, a projection sign mounted high enough as to not interfere with pedestrians may be appropriate.

**Discussion:**

Mrs. Bitar swore in the applicant, Ms. Meghna Mahambrey, 693 ½ High St., Worthington, Ohio. Ms. Mahambrey said in regard to the question about the color, the sign was a mockup in a maroon color, but the paint chip in red was the actual color. She said if the Board did not approve of the red she would also be comfortable with the deeper red. Mr. Coulter asked her which color she preferred and she said the paint chip which is labeled “Stop.” Ms. Mahambrey said her office does not have any windows facing the exterior of the building. She said she would be perfectly fine with the projection sign mounted high enough as to not interfere with pedestrians. Mr. Reis asked if the entry to her business was on High Street or the side of the building and Ms. Mahambrey said the entrance is on the north side of the building. Mr. Coulter asked Mr. Hofmann’s opinion regarding a blade sign off the corner window of the building. Mr. Hofmann and Mr. Reis said they would be okay with the Blade sign. Mr. Coulter asked Mrs. Bitar if there were any emails or callers regarding this application and Mrs. Bitar said no.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY SPARK RELATIONSHIP + SEXUAL WELLNESS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AT 693 ½ HIGH ST., AS PER CASE NO. ARB 57-2001, DRAWINGS NO. ARB 57-2021, DATED MAY 4, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND THAT THE BLADE SIGN BE PLACED JUST PASSED THE WINDOW OF THE HIGHLINE COFFEE SHOP ON THE NORTH SIDE OF THE BUILDING, STOP SIGN COLOR, AND THE WALL SIGN TO BE PLACED AT THE ENTRANCE.**

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Schuster, aye; Mrs. Hinz, aye; Mr. Foust, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

**D. Municipal Planning Commission – Consent Agenda – New**

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**1. Conditional Use**

- a. Breweries, distilleries and wineries in the I-1 District – **659 Lakeview Plaza Blvd., Suite H (Suvidhi Patel) CU 05-2021**

Mr. Reis moved to approve the Consent Agenda, and Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Holcomb, aye; Mr. Foust, aye; and Mr. Coulter, aye. The motion was approved.

## **E. Municipal Planning Commission – Regular Agenda – New**

Mr. Brown reviewed the following from the staff memo:

### **1. Subdivision**

- a. **Preliminary Plat – Reconfiguration of Lots – 848, 851 and 870 Griswold St.** (Harding Buller Foundation/Worthington Seventh-Day Adventist Church) **SUB 02-2021**

### **Findings of fact & Conclusions**

#### **Background & Request:**

In 2006 the Municipal Planning Commission and ultimately City Council approved a subdivision to combine 12 lots into 3 separate parcels under common ownership of the Worthington Seventh-Day Adventist Church. Two of the three parcels have existing single-family homes on the site with the remaining parcel having the Worthington Adventist Academy and the Stepping Stones Learning Center. All three parcels have an existing parking lot crossing property the lines.

The property owner would now like to recreate two of the parcels for the two single-family homes for legal and insurance purposes. Since they would like to adjust the parcels, the parcels are required to meet the development requirements found in the Planning & Zoning Code for properties located in the R-10 District. The property located at 870 Griswold St. is in the S-1 District (Special).

The applicant has requested Preliminary Plat approval. If approved, the applicant will need to come back to the Municipal Planning Commission for Final Plat approval where the Commission will make a recommendation to be forwarded to City Council for final approval. City Council will need to approve the variances associated with this application.

#### **848 Griswold St.**

- R-10 District
- Lot Size - 13,715 sq. ft.
- Road Frontage - 80-feet
- Variances Needed:
  - Section 1149.01 – Side Yard Setback – 5.7-feet to 6.7-feet

#### **851 Griswold St.**

- R-10 District
- Lot Size - 6,753 sq. ft.
- Road Frontage - 50.7-feet
- Variances Needed:
  - Section 1149.01 – Lot Area – 6,753

- Section 1149.01 – Side Yard Setback – 5.2-feet to 5.5-feet
- Section 1149.08 – Side Yard Setback – Garage – 2.3-feet and 5.5-feet (Required 8-feet)

**870 Griswold St.**

- S-1 & R-10 Districts
- 2.826-acres
- Road Frontage – 180-feet – Proprietors Road
- Road Frontage – Approximately 115-feet – Griswold Street
- Variances Needed:
  - Section 1149.03(a) & Section 1149.03(b) Screening & Landscaping – Minimum Distance & Screening
  - Section 1171.02(a) Special Parking Provisions – Minimum Distance & Setbacks

**Worthington Planning & Zoning Code:**

**Section 1149.01 & 1149.02**

District	Lot Width	Lot Area	Front Setback	Rear Setback	Side	Sum of Side	Height
R-10	80-feet	10,400sq. ft.	30-feet	30-feet	8-feet	20-feet	30-feet
S-1	250-feet	3-acres	60-feet	60-feet	50-ffet	N/A	45-feet

**Section 1149.08 (b) Special Yard Requirements – Accessory Structures**

- No accessory buildings shall be located in any front or side yard
- Accessory buildings such as garages and storage buildings exceeding 120 square feet in area may be located in the rear yard provided such buildings are set back at least eight feet from the side lot lines and ten feet from the rear lot line.
- Accessory buildings of 120 square feet or less in area must be set back at least five feet from the side and rear lot lines.
- In any “R” District the total area for accessory buildings shall be limited to 850 square feet and must be compatible in materials and appearance to the other buildings in the area.

**Section 1149.03(a) & Section 1149.03(b) – Yards for Nonresidential Uses Abutting “R” Districts**

(a) Minimum Yard Requirements. Nonresidential buildings or uses shall not be located nor conducted closer to any lot line of a "residential district" as defined in Section 1141.03 than the distance specified in the following schedule, except as provided in subsection (b) hereof.

Minimum Side or Rear  
Yard

Abutting any  
"Residential District"

(feet)

Use

25	Off-street parking spaces and access drives for nonresidential uses.
50	Churches, schools and public or semipublic buildings; off-street loading spaces for nonresidential uses.
60	Recreational facilities, entertainment facilities, motels, all commercial uses and billboards.
100	Outside sale or storage of building material or construction equipment, all industrial uses, except those listed below.
500	Mineral extraction or processing.

(b) Screening and Landscaping. For nonresidential uses abutting residential districts, the minimum yards may be reduced to fifty percent of the requirements stated in subsection (a) hereof if a plot plan meeting the following provisions for acceptable landscaping or screening is filed and is approved and completed construction or planting is certified by the Building Inspector. Off-street parking areas for more than five vehicles shall be effectively screened on each side which adjoins or faces premises situated in any residential district or institutional premises, by a masonry wall or solid fence. Such wall or fence shall not be less than four feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the lot line of the adjoining premises in any residential district shall be at least ten feet wide and landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In lieu of such wall or fence, a strip of land not less than ten feet in width and planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four feet in height, may be substituted.

**1171.02(a) Special Parking Provisions**

Every parcel of land hereafter used as a public, commercial or private parking lot shall be developed and maintained in accordance with the following requirements. Plans for off-street parking in the "C-5" District, including screening, landscaping and setbacks, shall require approval of the Board of Appeals.

(a) Minimum Distance and Setbacks. No part of any parking area for more than five vehicles shall be closer than twenty feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot, unless screened by an unpierced masonry wall. In no case shall any part of a parking area be closer than five feet to any established street or alley right of way. The wall or hedge required in Section 1149.03 (b) shall not extend into any front yard required by this Zoning Ordinance. Off-street parking areas for more than five vehicles shall be effectively screened on each side which adjoins or faces premises situated in any "R" District, or institutional premises, by a masonry wall or solid fence.

**Land Use Plans:**

The 2005 Worthington Comprehensive Plan states that one of the strengths of the Worthington Community is its residential neighborhoods. Encouraging development in existing neighborhoods is important in maintaining the existing housing stock throughout Worthington.

**Staff Analysis:**

1. Sunnyview was platted in 1923 and originally consisted of 52 lots that were approximately 50-feet wide by 130-feet deep. The lots had frontage on Griswold St. (formerly Franklin St.) and Proprietors Rd.
2. There are currently 18 single-family homes on Griswold St. and three additional vacant parcels.
3. The overall appearance would not be impacted by the reconfiguration of the lots. It appears that the existing single-family homes are located on their own individual lots at this time.
4. Several variances are needed for the residential lots as it pertains to road frontage, lot size and setbacks for the existing structures on the site.
  - a. These types of variances are not uncharacteristic of the area.
5. The variances needed for the setback and screening between a parking lot and a residential use should be discussed.
  - a. The existing single-family homes currently do not have any type of screening or setback.
  - b. The application states that the properties will continue to be owned by the Worthington Seventh-Day Adventist Church, however the lots could be sold off once the lots are recreated.
  - c. If the lots are sold after they are created, each potential buyer would be aware of that there is a parking lot next door.
6. The next step in the process is Final Plat approval, Final Plat approval along with the requested variances will need to be approved by City Council.
  - a. The Commission will then be asked to make a recommendation to City Council concerning the Final Plat and the associated variances.

**Recommendation:**

Staff recommended approval of the Preliminary Plat if the Commission felt comfortable with the variances associated with this request. The variances associated with the lot frontage, size and setbacks are not uncommon and/or out of character and are existing conditions found on the site.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Dan Thorward, President of Harding Buller Foundation, 510 E. Stanton, Columbus, Ohio. Mr. Thorward said the church and the Foundation together owned the whole block of Griswold Street and where the church is located. He said they just wanted to clean up the lot lines so the lot lines do not run through the middle of the church's parking lot. Mr. Thorward said the Foundation had no intentions of selling those properties because of their location being so close to the school and the church and they want to maintain the street the way it is. Mr. Foust said that Mr. Brown indicated the variances go with the property not with

the existing development and that means that if twenty-five years down the road somebody wants to develop a different house or do something on those properties they can build within the setbacks that were being established this evening, if that is correct. Mr. Brown said typically, yes, but one of the things they can always tie this to the existing garage, that if the garage was torn down it would have to meet current code requirement or go back to the Board for approval in the future, which would be the Board of Zoning Appeals. Mr. Coulter said he would be more comfortable with that. Mr. Coulter asked if there were any speakers.

Mr. Lloyd DePew, 5400 River Forest Rd., Dublin, Ohio, said he submitted his comments in writing to the Board members. Mr. DePew said he did not object to the purpose and intent of the applicant in what they are trying to do, recreate the property lines for those two properties. He said it supports the original Griswold Street profile, so he applauded that. Mr. DePew said he supported the idea of limiting the south side variance to the existing garage and then going back to whatever the requirements are if the garage was torn down, otherwise he supported what they were doing. There were no other callers, or emails.

Mr. Coulter said “if the church wanted to sell off either one of those two homes or both of them at some point in the future, you as a potential buyer would need to understand what you are getting.” If there is something they wanted to do they need to know there is a process to go through. Mrs. Holcombe said she agreed, if someone sees this property is next to a parking lot then they know that when they are buying the property. It would be up to them to manage the plantings and go forward. She said she was fine with leaving it the way it is.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY HARDING BULLER FOUNDATION ON BEHALF OF WORTHINGTON SEVENTH-DAY ADVENTIST CHURCH FOR PRELIMINARY PLAT APPROVAL FOR THE RESUBDIVISION OF LOT #2, LOT #3 AND LOT #4 OF STEPPING STONES LEARNING CENTER ALSO KNOWN AS 848, 851 AND 870 GRISWOLD ST., AS PER CASE NO. SUB 02-2021, DRAWINGS NO. SUB 02-2021, DATED MAY 13, 2021, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED TO INCLUDE A RESTRICTION THAT THE HOUSE AND THE GARAGE BE LEFT AT ITS CURRENT LOCATION, AND IF THE ACCESSORY STRUCTURE IS TORN DOWN IN THE FUTURE THAT A NEW ACCESSORY SRUCTURE (GARAGE) WOULD NEED TO MEET CODE REQUIREMENTS.**

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; and Mr. Coulter, aye. The motion was approved.

**b. Plat Amendment – Building Line – 430 Tucker Dr. (Dustin Mondrach/Dilhoff) SUB 03-2021**

Mr. Brown reviewed the following from the staff memo:



## **Findings of fact & Conclusions**

### **Background & Request:**

The property located at 430 Tucker Drive, Lot #52, in the Medick Estates Subdivision has requested a Plat Amendment to the platted front building setback line. The platted setback is 250-feet for the front building setback line. Medick Estates Subdivision was platted in 1950, the setbacks range from 100 feet on the lots to the west, increasing 50-feet every lot to the east for an eventual setback of 350-feet for the lots to the east. Medick Estates was platted and developed in Sharon Township, and then annexed into the City of Worthington in 1951. This stair step approach seems to have been platted to protect the views of the residences to the east looking west towards the Olentangy River.

The existing house already encroaches into the platted setback line by 12-feet to 15-feet and is located approximately 11.4-feet from the eastern property line and 50.10-feet from the western property line.

The driveway will be realigned and will require the removal of 1-2 smaller trees near the driveway.

The applicant would like to construct an addition to the front of the home that would encroach into the front yard platted setback, hence the request to adjust the platted setback to 150-feet.

The site is approximately 1.7-acres in size and is located in the R-16 District (Very Low Density Residential). The existing lot exceeds all minimum development standards required today by the R-16 District.

<b>R-16 District</b>	<b>Lot Width</b>	<b>Lot Area</b>	<b>Front Setback</b>	<b>Rear Setback</b>	<b>Side</b>	<b>Sum of Side</b>	<b>Height</b>
Required	100-feet	16,000 sq. ft.	30-feet	30-feet	10-feet	25-feet	35-feet

### **Land Use Plans:**

#### **Worthington Comprehensive Plan-**

The 2005 Worthington Comprehensive Plan states that one of the strengths of the Worthington Community is its residential neighborhoods. Encouraging development in existing neighborhoods is important in maintaining the existing housing stock throughout Worthington.

### **Staff Analysis:**

1. The zoning requirements in the R-16 District requires the front building setback to be a minimum of thirty (30) feet from the right-of-way; however, the plat requires a minimum of 250 feet. The stricter of the two requirements apply in reviewing development proposals.
2. Tucker Dr. has a current public right-of-way of 50-feet in width.

3. There is approximately 18-feet of additional public right-of-way behind the edge of payment to the edge of the applicant's property. The proposed building setback would be approximately 168-feet from the edge of pavement.
4. A Plat Amendment is needed to make any modifications to an existing plat and must be approved by City Council.
5. The applicant would like to remodel the existing house and add a new 3-car side load garage to the front of the house and be in the front yard platted setback.
6. The proposed 3-car garage will be approximately 956 sq. ft. There is also an existing 219 sq. ft. shed on the site. Total accessory structure area will be approximately 1,175 sq. ft. The Planning & Zoning Code permits 850 sq. ft. for accessory structure size, so the total accessory structure area will be 325 sq. ft. over what is permitted by Code.
  - a. The Board of Zoning Appeals will have a hearing on the accessory structure size at their meeting on June 3, 2021.
7. Substantial reinvestment in existing residential neighborhoods is strongly encouraged.
8. The reduction in the front setback line to 150 feet should not have a negative impact on the surrounding neighbors.
  - a. Municipal Planning Commission and City Council ultimately approved an amendment to the plat for the properties located at 410 and 470 Tucker Drive.
    - i. 410 Tucker Drive – Setback was reduced from 300-feet to 135-feet.
    - ii. 470 Tucker Drive – Setback was reduced from 150-feet to 135-feet.

**Recommendation:**

Staff recommended approval of the Plat Amendment. Staff felt that the substantial reinvestment in an existing neighborhood should be strongly encouraged.

**Discussion:**

Mr. Brown swore in the applicants, Mrs. Mary Dillhoff, 430 Tucker Dr., Worthington, Ohio, and Mr. Dustin Mandrach, representing Milhoan Architects, 300 E. Long St., Columbus, Ohio. Mrs. Dillhoff explained they are adding a three-car garage and then they will finish the living space above to make it a fourth bedroom. She said the addition will significantly add value to the home and will provide screening from 410 Tucker Drive vs. looking at their driveway Mr. Mondrach stated that the addition would create an auto court and would start to shield it from the neighboring property. The Commission felt that the request was not out of character for the area. Mr. Coulter asked Mrs. Bitar if there were any callers or emails to be read and she said no.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY DUSTIN MANDRACH ON BEHALF OF CHRISTOPHER & MARY DILLHOFF FOR APPROVAL TO CHANGE THE BUILDING LINE FOR LOT 52 OF THE MEDICK ESTATES SUBDIVION, ALSO KNOWN AS 430 TUCKER DR., AS PER CASE NO. SUB 03-2021, DRAWINGS NO. SUB 03-2021, DATED MAY 7, 2021, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING**

**GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Foust, aye; Mr. Hofmann, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

**F. Other**

Roof discussion concerning the color of shingles needing Board approval. The Board discussed that City staff could administratively approve shingle replacement on structures if the color was in the same family. If the color of the shingle is to change outside of the color family the Board asked for the change to formally come before the Board for approval.

Consent Agenda Discussion

**G. Adjournment**

Mr. Reis moved to adjourn the meeting, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 8:08 p.m.