

.MINUTES OF THE REGULAR MEETING
OF THE
WORTHINGTON BOARD OF ZONING APPEALS
August 4, 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: C. Crane, D. Falcoski, R. Dorothy, L. Reibel and R. Hunter. Also present was D. Phillips, Chief Building Inspector.

Those present recited the Pledge of Allegiance.

Motion made by Ms. Dorothy to approve July 7, 2011 minutes. Mr. Hunter seconded the motion and all members voted "aye" thereon.

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 the meeting.

AGENDA ITEM B-1 – Variances – Signage- 460 Schrock Rd. (Branham Signs) BZA 24-2011

Mr. Phillips stated this property is in an I-1 district where each business is permitted one, wall mounted sign. The applicant replaced the sign faces for Suites A and B with Piedmont Plastics, Inc. signs, and Suites F and G with Exclusively Floors & Cabinets signs. The requested variance is to allow each business to retain both wall mounted signs. The property is subject to Development Plan and the clerk of the Municipal Planning Commission will approve these signs if approved by this Board after application for a sign permit.

Mr. Phillips continued to say the additional sign for each business will assist drivers on Schrock Road to more easily see a sign, depending on which direction they are driving. Multiple suggested motions are provided, should the Board so choose to use one. The essential character of the neighborhood should not be substantially altered. The delivery of governmental services should not be affected.

Ms. Crane asked for the applicant to address the Board.

Jeff Smith, Branham Sign Company, 127 Cypress Street, Reynoldsburg, stated the property has been under the same ownership for over twenty years and the existing signs have been there even longer. He stated these are corner tenants and have two signs and with only one entry to the suite. He said Branham has maintained/repared these signs for many years for previous tenants.

Mr. Hunter stated since these are on corner tenants, he has no problem with the business having two signs.

Ms. Crane asked for questions from the Board. She asked if anyone in the audience wished to speak for or against the variance request.

Hearing no one, Mr. Hunter moved:

THAT THE REQUEST BY BRANHAM SIGN AND SCHOTTENSTEIN PROPERTY GROUP FOR A VARIANCE FROM CODE REQUIREMENTS FOR SIGNAGE TO ALLOW TWO ADDITIONAL WALL MOUNTED SIGNS TO REMAIN AT 460 SCHROCK ROAD, SUITES A, B, F, AND G, AS PER CASE NO. BZA 24-2011, DRAWINGS NO. BZA 24-2011 DATED JUNE 17, 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 and all members voted “aye” thereon.

AGENDA ITEM B-2 – Variance – Rear Yard Setback – Fence at Alley Right-of-Way – 253 Franklin Ave. (Dan & Kate Kort) BZA 27-11

Mr. Phillips stated this property is in an R-10 district with a minimum rear yard setback of 30 feet. Fences must be set back from the right of way to the building setback line. This particular lot has a rear right of way in the form of an alley. The applicant is proposing to replace an existing fence along the west property line from the existing house to the alley. The requested variance is 30 feet. The property is in the Architectural Review District but approvals are only required for buildings and not fences.

Mr. Phillips continued to say the alley in the rear is not improved and does not appear to be actively used by all of the residents on a regular basis. There are other fences to the alley including a portion along the alley on this property that is existing. Staff felt it would seem reasonable to allow this fence to extend to the alley. The essential character of the neighborhood should not be substantially altered. The delivery of governmental services should not be affected.

Ms. Crane asked for clarification of why the Architectural Review Board is not concerned with fences. Mr. Hunter stated that this particular street was captured after the establishment of the Architectural Review District and this was one of the conditions that only buildings are subject to Architectural Review. Brett Holland, 243 Franklin Ave, confirmed that only structures are subject to Architectural Review.

Dan Kort, 253 Franklin Avenue, had nothing further to add.

Ms. Crane asked if there was anyone in the audience to speak for or against this proposal.

Hearing no one, Ms. Reibel moved:

THAT THE REQUEST BY DAN AND KATE KORT FOR A VARIANCE FROM CODE REQUIREMENTS FOR SETBACK REQUIREMENTS TO ALLOW THE ERECTION OF A FENCE AT 253 FRANKLIN AVENUE, AS PER CASE NO. BZA 27-11, DRAWINGS NO. BZA 27-11 DATED JULY 8, 2011, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND/OR PRESENTED AT THE MEETING.

Ms. Dorothy seconded the motion and all members voted “aye” thereon.

There being no further business, Mr. Hunter moved for adjournment, and Mr. Falcoski seconded the motion.

The meeting adjourned at 7:44 P.M.