

MINUTES OF THE REGULAR MEETING  
BOARD OF ZONING APPEALS

December 1, 2011

**A. Call to Order – 7:30 p.m.**

1. Roll Call - the following members present: C. Crane, R. Dorothy, L. Reibel, D. Falcoski and R. Hunter. Also present was D. Phillips, Chief Building Inspector.

2. Pledge of Allegiance

3. Motion made by Ms. Reibel to approve November 3, 2011 minutes. Mr. Falcoski seconded the motion and all members voted “aye” thereon.

4. Affirmation/swearing in of witnesses.

**B. Items of Public Hearing**

1. Variances – Temporary Sign – 5600 N. High St. (Worthington Thrift Shop) BZA 42-11

Discussion:

Mr. Phillips reviewed the facts from the application.

Ms. Crane asked for questions from the Board.

Ms. Reibel asked if there are any codes regarding the traffic and the placement of the sign being a visual hazard. Mr. Phillips stated there are codes, but there exists newspaper dispensers in this location and the sign would not add any more to the sight distance. Also, since the sign is only three foot tall you will be able to see over and around the sign when you come to the intersection.

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

Miriam Utter, 194 N. Sinsbury Dr. stated she is on the Board of the Thrift Shop which has been in business for over forty four years and they are only open for business fourteen hours a week and the sign would only be there during operating hours. The shop has very little if any funds for an actual sign which was priced at five hundred dollars. The proposed temporary sign would advertise specials and be placed close to the sidewalk facing the traffic with hope of drawing business.

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

Findings of fact:

1. This property is in a C-1 district and subject to architectural review. Temporary signs are prohibited except through a Temporary Use Permit, in a C-5 district, and the following exceptions:
  - a. Real estate signs
  - b. Construction signs
  - c. Political signs
  - d. Historical markers
2. Temporary signs in a C-5 district are permitted when the business is open, limited to 1 per business, can be double sided, be no wider than 3 feet, no taller than 5 feet including any base, and are not subject to the design requirements of the sign code.
3. The applicant is proposing to place a temporary sign, the design of which has not been selected, in the northwest corner of the property. The requested variance is to allow a temporary sign.

Conclusions:

1. This property is unique in Worthington where most of the property and over half of the building is within the City of Columbus. This particular tenant is located within the City of Worthington portion of the property.
2. The tenant appears to have limited funds for advertising and the placement of a temporary sign similar for those in the C-5 district may help them increase traffic into the store. Granting of this variance would only apply to this particular tenant and shall expire when the tenant ceases operations at this location. With the limited store hours and its unique location within the community, the variance request does not appear substantial.
3. The delivery of governmental services should not be affected.

Mr. Falcoski moved:

**THAT THE REQUEST BY WORTHINGTON THRIFT SHOP AND ROBERT AND NELLIE NICKLAUS FOR A VARIANCE FROM CODE REQUIREMENTS TO ALLOW A TEMPORARY SIGN CONFORMING TO THE C-5 REQUIREMENTS AT 6880 NORTH HIGH STREET, AS PER CASE NO. BZA 42-11, DRAWINGS NO. BZA 42-11 DATED NOVEMBER 3, 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.

Ms. Crane stated since the applicant for the second case is not here, she suggested they wait until 7:45 to see if the applicant arrives. Mr. Phillips suggested they adjourn and then reconvene if the applicant appears.

Mr. Falcoski made a motion to adjourn the meeting at 7:43 P.M., Ms. Dorothy seconded the motion. All members said “aye” and the meeting adjourned.

Meeting reconvened at 7:48 P.M.

2. Variances – Setback at Alley Right-of-Way – Fence; Wall Signs – 5617 N. High St. (Kelma LLC) BZA 43-11

Discussion:

Mr. Hunter made a motion to table Case BZA 43-11, Ms. Dorothy seconded the and all members voted “aye” thereon.

Mr. Falcoski moved to adjourn the meeting at 7:49 P.M., Ms. Dorothy seconded the motion. All members said “aye” and the meeting adjourned.