



MINUTES OF THE REGULAR MEETING  
BOARD OF ZONING APPEALS

October 5, 2023

**A. Call to Order – 7:00 p.m.**

1. Roll Call - the following members were present: Cynthia Crane, Chair; Garrett Guillozet, Vice-Chair; Brian Seitz, Secretary; and Beth Benzenberg. Also present were Mikel Coulter, Representative of the MPC; and Kenny Ganter, Planning and Building Assistant.
2. Pledge of Allegiance
3. Approval of Minutes of September 7, 2023 meeting  
Agenda item #5 correction mentioned.  
Mr. Guillozet moved to approve the minutes and Mr. Coulter seconded the motion. All members voted “Aye” and the minutes were approved.
4. Affirmation/swearing in of witnesses

**B. Items of Public Hearing – Consent Agenda**

1. **Extension of Construction Completion Period – Interior Renovation – 893 Hartford St.**  
(Brad Pauling/National Church Residences) **EXCP 10-2023**

**Findings of Fact and Conclusions**

**Background:**

This multi-tenant building is in the AR-4.5 (Low Density Apartment Residence) in Stafford Village. The existing building currently accommodates a laundry room on the west elevation. The property owner wants to renovate the interior space to include laundry and office space.

The permit was issued on February 7, 2023 and expired on August 9, 2023. The applicant stated that the renovation was not able to be completed during the construction of The Hartford at Stafford Village, because of contractor issues for the project. This is the applicant's first time extension request.

**Worthington Codified Ordinances:**

[Section 1305.06\(b\) Compliance with Ordinances.](#)

The permit authorizing the work as shown on the approved construction documents is invalid if the work is not completed, inspected, and approved within eighteen months of the issuance of the permit.

[Section 1305.06\(c\) Compliance with Ordinances.](#)

Before any work authorized by a permit may continue for which the permit is invalid, the owner shall make application to the Board of Zoning Appeals for an extension of time as required under Chapter 1129 of the Planning and Zoning Code. Failure to complete work within said time period or any additional time granted by the Board of Zoning Appeals shall constitute a violation of this code.

**Request:**

The applicant is requesting to extend the construction completion period for one year.

**Project Details:**

1. The project includes a laundry area, office, and toilet room. The toilet room has a mirror, grab bar, and toilet tissue dispenser.
2. Two entry doors are shown with one leading into the laundry portion and the other door leading into the office.
3. The last inspection for the project was a mechanical rough on March 29, 2023.
4. The applicant indicated that this is a small renovation and should be completed swiftly.

**Conclusions:**

Staff feels a one-year time extension should provide ample time to complete the remaining work, call for inspections, and close the permit.

**Motion:**

**THAT THE REQUEST BY BRAD PAULING ON BEHALF OF NATIONAL CHURCH RESIDENCES FOR AN EXTENSION OF CONSTRUCTION COMPLETION PERIOD UNTIL OCTOBER 5, 2024 AT 893 HARTFORD ST., AS PER CASE NO. EXCP 10-2023, DRAWINGS NO. EXCP 10-2023, DATED AUGUST 15, 2023, BE APPROVED, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Guillozet moved to approve the Consent Agenda, and Mr. Seitz seconded the motion. All Board members voted, “Aye,” and the motion was approved.

**C. Items of Public Hearing – Regular Agenda**

1. **Variance** – Accessory Building Area – Pavilion – **6736 Lakeside Cir E.** (David Caroselli/George) **VAR 35-2023**

Mr. Ganter reviewed the following from the staff memo:

## **Findings of Fact and Conclusions**

### **Background:**

This property is a .98 acre lot in the R-10 (Low Density Residence) Zoning District in Potters Creek. Although the house fronts on Lakeside Circle E., the rear of the lot extends to Linworth Rd. The existing house has a three-car attached garage located on the south elevation.

The property owners are constructing an in-ground pool on the east portion of the lot. During construction, the owners amended their permit to add a 12' x 25' pavilion under the scope of work. The Division of Building Regulation made the owners aware that a variance would be needed for the total accessory building area.

### **Worthington Codified Ordinances:**

#### **[1149.08\(b\) Special Yard Requirements.](#)**

(b) 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.

### **Request:**

The applicant would like approval to construct a 300 sq. ft. pavilion on the north side of the in-ground pool. With the existing 1,005 sq. ft. three-car garage and proposed pavilion, the total accessory building area would be 1,305 sq. ft. for a requested variance of 455 sq. ft.

### **Project Details:**

1. The pavilion is located on the north side of the lot towards the rear of the house. The pavilion is approximately 20' from the north property line.
2. The proposed pavilion would be 12' x 25' with a hip roof that has shingles that match the house and white smart trim.

### **Conclusions:**

The proposed total accessory building area would be appropriate for this size of property. Also, the pavilion would be complimentary to the house and should not alter the essential character of the neighborhood.

### **Discussion:**

Mrs. Crane: Is the applicant here? Please come forward and state your name and address into the microphone.

Mr. David Caroselli: Good evening, I'm David Caroselli. I'm the project manager for Shearer Patio and Landscape Services and pools. My address is 6980 Prior place, Reynoldsburg, Ohio 43068.

Mrs. Crane: Is there anything you would like to add to the staff's presentation?

Mr. Caroselli: No, I think it was accurate and inclusive of what the scope of work intends to be. As you can see in the pictures of the pool, we're ready to move forward once and if a variance is granted for the structure on the back side of the pool.

Mrs. Crane: What is Smart Trim?

Mr. Carolselli: Smart Trim is a composite trim product rather than using for the post trim, the header trim, those sort of things rather than using a cedar or a traditional lumber board. Smart trim is a composite product that comes either pre-primed or pre-colored so in lieu of using a natural wood material, it has similar grain and texture to wood but as I mentioned it's composite so holds paint better, much more durable, much less likely to deal with rot and things of that nature. As far as the exterior goes, the roof shingles are intended to match the home so that will be consistent as well and then the interior is planned to have a tongue and groove cedar roof or a ceiling line, I'm sorry.

Mrs. Crane: Any questions for the applicant?

Mrs. Benzenberg: Is it on a concrete slab?

Mr. Caroselli: It is not on a concrete slab, there will be, you can see where there are, those are called sauna tubes where the holes are in the gravel area. So, the structure itself will not sit upon a concrete slab. Once approved, those holes will be inspected, we will pour concrete pads in the bottom of them, that's where our posts for the structure get set on. Once our posts are set, the concrete decking around the pool will continue around that. The concrete deck for the pool does not actually support the structure but the pilings within those holes do.

Mrs. Crane: Any questions? Is there anyone in the audience who would like to speak for or against this proposal? Any further thoughts or motions from the board?

**Motion:**

Mr. Seitz moved:

**THAT THE REQUEST BY DAVID CAROSELLI ON BEHALF OF PHILLIP AND MELANIE GEORGE FOR A VARIANCE TO EXCEED THE ALLOWABLE ACCESSORY BUILDING AREA WITH CONSTRUCTION OF A PAVILION AT 6736 LAKESIDE CIR. E, AS PER CASE NO. VAR 35-2023, DRAWINGS NO. VAR 35-2023, DATED AUGUST 15, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Coulter seconded the motion. Mr. Ganter called the roll. Mr. Guillozet, aye; Mrs. Benzenberg, aye; Mr. Coulter, aye; Mr. Seitz, aye; and Mrs. Crane, aye. The motion was approved.

2. **Variance – Sign Requirements – Free Standing Sign – 65-69 E. Wilson Bridge Rd. (Allie Coury/Corporate Center) VAR 39-2023**

Mr. Ganter reviewed the following from the staff memo:

**Findings of Fact and Conclusions**

**Background:**

The Corporate Center was developed in 1979 on a 1.99 acre lot and accommodates three office condominium buildings. Ample parking is provided on the site. The site is across the street from the Econo Lodge and adjacent to other office properties. The center has an existing brick

freestanding sign that displays “The Corporate Center” in a gold finish with numbers of each address on the left column.

The applicant wants the existing sign to display all three businesses logos. The applicant mentioned that people have a difficult time trying to identify where the businesses are located on E. Wilson Bridge. A new sign face is proposed with this application that would exceed the allowable number of colors, styles, and sizes for text.

**Worthington Codified Ordinances:**

[1170.02 \(j\) Definitions and Provisions.](#)

(1) Freestanding joint identification signs shall display no more than three businesses or listings.

[1170.03 Design Requirements.](#)

(c) Styles. Signs shall be comprised of not more than two styles of lettering plus one logo. A logo is an emblem, character, pictograph, trademark or symbol used alone to represent a business, organization, entity or product. There shall be not more than three sizes of all such lettering, including a logo.

(d) Colors. Not more than four colors, including black and white, shall be used on any sign.

**Request:**

The applicant would like to change the face of an existing freestanding sign that would include three businesses. The sign would have six colors, eight styles, and nine sizes. A variance request of two colors, six styles, and six sizes are required.

**Project Details:**

1. The existing sign is 152” in length and 54” in height. The sign has a column on the left and right with a planter on the top of each.
2. The three businesses signs would be as follows:
  - a. 65 E. Wilson Bridge Rd. (Synergy Work Suites)
    - i. A triangular logo with orange, blue, and teal colors.
    - ii. “Synergy” is 4” high underneath the triangular shape in white.
    - iii. “Work Suites” is 2 ¼” high beneath “Synergy” in white and in between two orange arrows.
  - b. 67 E. Wilson Bridge Rd. (Hrabcak & Company, L.P.A)
    - i. “Hrabcak & Company, L.P.A” is proposed to have white lettering and 21” high.
    - ii. “Attorneys at Law” is white and beneath “Hrabcak & Company, L.P.A” at 3 ¼” high.
  - c. 69 E. Wilson Bridge Rd. (The Gentle Dentist)
    - i. “The Gentle Dentist” is displayed in white and 14” high.
    - ii. A tooth logo is shown to have a mix of colors comprised of a light and medium shade of orange, teal, and white. The tooth is 13 ½” high.

**Conclusions:**

With the existing freestanding sign being retained and all the lettering being white, the essential character of the neighborhood should not be substantially altered with this proposal.

**Discussion:**

Ms. Allie Coury: My name is Allie Coury, my address is 5125 Sycamore Circle, Nashport, Ohio, 43830. The only thing I have is that just reiterating that we're not changing the footprint solely the face of the sign. We've had many complaints at the Gentle Dentist of not being able to find our office being tucked back in behind the sign. We're just trying to prevent accidents in the future from people not paying attention and not being able to see our business and having to turn around quickly. So, we just ask that you approve this to help us.

Mrs. Crane: Well, I am concerned by the number of variances required for the colors and I'm not concerned at all about putting the three businesses there. I mean, I don't think you even need a variance for that that's allowed, but it's kind of just, I mean, in other places where we have multiple businesses kind of close together, there's more uniformity and sort of the type style.

Ms. Coury: Well, take into consideration, we are three different businesses. The orange, I think you're probably thinking, oh, my gosh, that's really bright. When in reality, the brick is actually very orange. It's going to blend in. It's not going to take away from anything in Worthington. If anything, it's going to bring more business to Worthington. We have people that really can't find us and then go elsewhere, and I would hate to see business turned away not only from us, but from the city.

Mrs. Crane: Are they looking for the triangle or are they looking for the name?

Ms. Coury: I think they're looking for anything. There's nothing right now visible from the street.

Mrs. Crane: I can understand why you want to put the three businesses there instead of corporate center, which doesn't mean anything. I mean, I agree with that, but it does seem like there's quite a bit of, I don't know that all of this is really, if we want to set a precedent, maybe for all these variances.

Mr. Coulter: I don't have a problem with it, because I'm looking at it from the standpoint, and I'll use the Linworth Shop Center as a good example of that. We have a number of businesses along that strip anchored by uptown flowers on one end and cameras on the other end, and there's a variety of styles, colors, fonts, and the only difference in my mind is they're stretching it out versus trying to compact it in. The two logos are assuming the corporate logos for the Gentle Dentist and then for Synergy. So, yeah, I can get along with that. If this were right on High Street, it would be a little bit different. I would view it a little bit differently, but being where it is, because I've always wondered what was back there. I don't know how many thousands of times I've gone around that corner.

Ms. Coury: Me too, from being not in from Worthington or Columbus, and by all means, I'm trying to do this the correct way. So, that's why I'm here. I don't want to set a point for anything. I don't live here.

Mr. Coulter: Better to ask for permission than ask for I'm going to ask for forgiveness, we have had enough of that.

Ms. Coury: Oh, yes.

Mrs. Crane: So, regarding what was said that's Strip Center, Linworth Shopping Center. I don't recall that ever coming to us. Was that something that A.R.B. took care of the whole thing?

Mr. Coulter: Yes.

Mr. Ganter: Madam Chair, I do want to add something. Usually, when we have lots of this size, they're over two acres, and they would be subject to Amendment to Development Plan, and they would go on to Planning Commission and then ultimately on to City Council. With this being under the two acres, this is why it's here tonight at B.Z.A. instead of going to Planning Commission.

Mrs. Crane: And when they typically go on to these other boards, there's more leeway in the signage, because, like I said, we don't see too many of it here.

Mr. Ganter: Right. That's why, you know, it being under two acres, that's, you know, kind of the reason with the variances.

Mr. Coulter: We don't allow phone numbers.

Mrs. Crane: Well, they're too small. I mean, if you're driving by.

Mr. Coulter: You can see what some people propose.

Mr. Coulter: The logos, these are tasteful. They're not some of the outrageous ones we've seen before.

Mrs. Crane: So, you think if this were in the Architectural Review District, it might pass. Okay.

Mrs. Benzenberg: So, I know you have you and maybe the other businesses have little tent signs.

Ms. Coury: We did at one point before the city quote unquote stole it. We did, and that was what that did us justice. That that was fine. Since that's been gone. It's two, three times a day at the Gentle Dentist. I can't talk for other people, but at the Gentle Dentist, especially the older people who don't use an iPhone. They're counting one, two, three, four, five, and then they miss us, and then it's like, oh my goodness, they missed us. So, it's hard.

Mrs. Benzenberg: I was just curious if I didn't know that the city removed your little tent sign.

Ms. Coury: It's no longer there.

Mrs. Benzenberg: So, this is sort of a replacement.

Ms. Coury: Yes and hopes to prevent traffic hold ups.

Mrs. Crane: Any other questions or comments for the applicant? No one is here, I believe, is there anyone for or against proposal. Board members, do you have any further comments, questions or motions?

**Motion:**

Mr. Guillozet:

**THAT THE REQUEST BY ALLIE COURY ON BEHALF OF THE CORPORATE CENTER FOR A VARIANCE TO ADD BUSINESS LOGOS ON A FREESTANDING SIGN AT 65-69 E. WILSON BRIDGE RD. AS PER CASE NO. VAR 39-2023, DRAWINGS NO. VAR 39-2023, DATED SEPTEMBER 14, 2023, 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. Ganter called the roll. Mrs. Benzenberg, aye; Mr. Coulter, aye; Mr. Seitz, aye; Mr. Guillozet, aye; and Mrs. Crane, aye. The motion was approved.

**D. Other – No Business**

## **E. Adjournment**

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