ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, May 11, 2023 at 7:00 P.M.

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085
Watch online at worthington.org/live and comment in person or at worthington.org/meeting-public-input

---

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the April 27, 2023 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Consent Agenda

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. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Design Modifications for Addition – **55 W. South St.** (John Strangis/Jacobson) **ARB 29-2023**
2. Fence – **659 Oxford St.** (Casey Babbitt) **ARB 32-2023**

C. Architectural Review Board – Unfinished Business

1. Fence – **357 W. Dublin-Granville Rd.** (Hannalora S. Brown) **ARB 86-2022**

D. Architectural Review Board – New Business

1. Fence – **621 Morning St.** (Cliff & Belinda Workman/Sovinski) **ARB 28-2023**

2. Fencing and Landscaping Modifications – **120 E. Stafford Ave.** (National Church Residences) **ARB 31-2023**

E. Municipal Planning Commission – New Business

1. **PUD Modification**
   a. Fencing and Landscaping Modifications – **120 E. Stafford Ave.** (National Church Residences) **PUD 02-2023**

2. **Amendment to Development Plan**

   a. Fencing – **6565 Worthington-Galena Rd.** (David E. Brehm) **ADP 05-2023**

F. Other

G. Adjournment

MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: May 5, 2023

SUBJECT: Staff Memo for the Meeting of May 11, 2023

B. Architectural Review Board – Consent Agenda
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. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Design Modifications for Addition – **55 W. South St.** (John Strangis/Jacobson) **ARB 29-2023**

Findings of Fact & Conclusions

Background & Request:
This American Foursquare is a duplex that was constructed in 1905 and is a contributing building in the Worthington Historic District. Additions to add a carport on the east side and a second story to the rear were approved in the 2000's. In 2019 the Board approved the replacement of sixteen windows on the house with Marvin aluminum clad wood windows, installation of a front retaining wall, steps and replacement of an existing shed on the site. Railings were replaced in 2021. The property is 72.5' wide and 209.22' deep.

An application to convert the existing carport into a garage and make other miscellaneous changes was approved by the ARB in July of 2022. This is a request to modify the previous approval.

Details:
1. The previous approval showed columns at the front of the garage with stone piers and a water table.
2. The new proposal shows elimination of those elements in favor of Hardie lap siding to match the rest of the garage.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Design and materials should be traditional, and compatible with the existing structure.

Recommendation:
Staff is recommending *approval* of this application as the proposed changes are compatible with the house.

Motion:
THAT THE REQUEST BY JOHN STRANGIS ON BEHALF OF KRISTINA L. JACOBSON FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE PREVIOUS APPROVAL AT 55 W. SOUTH ST., AS PER CASE NO. ARB 29-2023, DRAWINGS NO. ARB 29-2023, DATED APRIL 25, 2023 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Fence – **659 Oxford St.** (Casey Babbitt) **ARB 32-2023**

Findings of Fact & Conclusions

Background & Request:
This Colonial Revival style house was built in 1950 and is a contributing building in the Worthington Historic District.

The new property owners would like to install fencing that matches the neighbor's fencing to the south and encloses the rear yard for two dogs.

Project Details:
1. The proposed fence style is a 4' tall black aluminum picket fence.
2. The fence is proposed from the south side of the house to the existing fence along the south property line. An gate is proposed in that location. New fencing would also be installed along the rear and north sides of the property, returning to the north side of the house. A gate is also proposed in that stretch.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fences are not permitted in the front yard, with the goal of maintaining an open, friendly feel

and avoiding barriers between neighbors. However, there are many other kinds of fences, both natural and man-made, that can be used to protect and enhance a property.

Fencing design and materials should be simple, traditional, and compatible with the existing structure. Side yard fences should be open in style and three to four feet in height. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged but may be appropriate where a commercial use abuts a residential property.

Recommendations:
Staff is recommending ***approval*** of the proposed fence as the style meets the Design Guidelines.

Motion:
THAT THE REQUEST BY CASEY BABBITT FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 659 OXFORD ST. AS PER CASE NO. ARB 32-2023, DRAWINGS NO. ARB 32-2023, DATED APRIL 28, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – Unfinished Business

1. Fence – **357 W. Dublin-Granville Rd.** (Hannalora S. Brown) **ARB 86-2022**

Findings of Fact & Conclusions

Background & Request:
This split-level was constructed in 1962 and is on a 0.24 acre lot that is on the south side of the W. Dublin-Granville Rd. access drive. The owner would like to install new fencing around the rear yard.

The original application for a 6’ tall privacy fence was heard on October 13, 2022. At that meeting, the Board encouraged the applicant to install a lower, more open style fence and possibly use landscaping to help with screening.

This submittal is a request to install a 4’ tall black aluminum picket fence.

Project Details:
1. The fence is proposed to extend from the east side of the house to the side property line. The fence would need to be at least 50’ from the front property line to the required setback. The site plan does not show the exact dimension so verification is needed.

2. The fence would extend along the east property line to the edge of a sanitary sewer easement that is 5’ from the rear property line. The fence would then be placed along that rear easement line to the west side, and enclose an area behind the drive turnaround, ending at the southwest corner of the house.
3. A gate is proposed near each side of the house.
4. Proposed fence style is a 4’ tall black aluminum picket fence.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fences are not permitted in the front yard, with the goal of maintaining an open, friendly feel and avoiding barriers between neighbors. However, there are many other kinds of fences, both natural and man-made, that can be used to protect and enhance a property.

Fencing design and materials should be simple, traditional, and compatible with the existing structure. Side yard fences should be open in style and three to four feet in height. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged but may be appropriate where a commercial use abuts a residential property.

Recommendations:
Staff is recommending ***approval*** of the proposed fence as the style meets the Design Guidelines.

Motion:
THAT THE REQUEST BY HANNALORA BROWN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 357 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. ARB 86-2022, DRAWINGS NO. ARB 86-2022, DATED APRIL 28. 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

D. Architectural Review Board – New Business

1. Fence – **621 Morning St.** (Cliff & Belinda Workman/Sovinski) **ARB 28-2023**

Findings of Fact & Conclusions

Background & Request:
This Cottage style house was built around 1912 and is a contributing building in the Worthington Historic District. The new property owners would like to replace fencing at the back of the property on the north side.

Project Details:
1. Much of the fencing on the property is about 3'- 4' in height, painted white, open style picket fencing. The exception is the fence from the southwest corner of the garage to the northwest corner of the lot, which is currently in disrepair. It is a 6' tall stockade style privacy fence.
2. This submittal includes a proposed 6' tall privacy fence made of pressure treated pine. After discussion with the applicant and owner, a 4' open style fence is being considered. New drawings are expected before the meeting next week.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fences are not permitted in the front yard, with the goal of maintaining an open, friendly feel and avoiding barriers between neighbors. However, there are many other kinds of fences, both natural and man-made, that can be used to protect and enhance a property.

Fencing design and materials should be simple, traditional, and compatible with the existing structure. Side yard fences should be open in style and three to four feet in height. In the back yard, generally avoid fences over four feet in height; higher fences are discouraged but may be appropriate where a commercial use abuts a residential property.

Recommendations:
Staff is recommending *denial* of the proposed 6' solid fence, but *approval* if the fencing style is modified to be no higher than 4' and open in style.

Motion:
THAT THE REQUEST BY CLIFF & BELINDA WORKMAN ON BEHALF OF THE SOVINSKIS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING

AT 621 MORNING ST. AS PER CASE NO. ARB 28-2023, DRAWINGS NO. ARB 28-2023, DATED APRIL 18, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Fencing and Landscaping Modifications – **120 E. Stafford Ave.** (National Church Residences) **ARB 31-2023**

&

E. Municipal Planning Commission – New Business

1. **PUD Modification**
   a. Fencing and Landscaping Modifications – **120 E. Stafford Ave.** (National Church Residences) **PUD 02-2023**

Findings of Fact & Conclusions

Background & Request:
The Final Plan for the Planned Unit Development (PUD) rezoning request to re-develop Stafford Village was approved at the July 23, 2020 ARB/MPC meeting and amended with removal of trees in 2021. A variety of screening was approved around the perimeter of the project made up of different fence heights and landscaping.

On the east property line, a retaining wall was approved along the driveway. Once constructed, it was determined that the height of the retaining wall may have a negative impact for the neighbors to the east, so a fence is now proposed along the top as a barrier. Also, additional plant material is proposed on the east side.

Project Details:
1. The approved wall is 3' in height.
2. A 4' high wood picket fence would be installed adjacent to the top of the wall, stepping down with the levels of the retaining wall. Location of the south end of the fence would line up approximately with the buildings along E. Stafford Ave. The fence would have 6" wide dog-eared pickets with spaces between and would be required to have the supporting members facing west so the finished side of the fence faces the neighbors to the east. Fence design would match a style that was approved elsewhere on the project.
3. Additional ornamental grasses are now shown to the north of the east side retaining wall.

Land Use Plans:
Worthington Design Guidelines

Fences have long been used to mark property boundaries, to restrict access to properties by people and animals and for decorative purposes. They serve these traditional purposes in Worthington and can add to the character of a neighborhood when they are well executed and properly cared for. Fences are not permitted in the front yard, with the goal of maintaining an open, friendly feel and avoiding barriers between neighbors. However, there are many other kinds of fences, both natural and man-made, that can be used to protect and enhance a property. Fencing design and materials should be simple, traditional, and compatible with the existing structure.

Paint or opaque stain are the preferred finishes for wood fencing, but leaving it to weather naturally is also acceptable (the paint or stain will give it a more finished look). Fences are not permitted in front of the building line so the building can remain visible. Side and rear fences may be as much as six feet in height.

Worthington's mature shade trees are the primary landscaping feature throughout the community. Other landscape elements include lawns, planting areas, gardens, bushes and shrubs. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character.

Codified Ordinances:
1174.08 PUD Procedures.

(c) Final Plans.

(2) Requested modifications to the approved Final Plans shall be reviewed according to the following:

A. City Staff. The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:

1. Minor adjustments in lot lines provided no additional lots are created;
2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
3. Minor adjustments in Building height;
4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
5. Minor modifications of landscaping, including substitution of materials.

B. Municipal Planning Commission. The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.

1. Should the MPC find that such modification keeps the essential character of the approved PUD and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.

2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

Recommendation:
Staff is recommending ***approval*** of these requests as the additional fencing would improve the safety of the site and matches other fencing approved as part of the project. Additional plant material is welcome.

ARB Motion:
THAT THE REQUEST BY PH7 ARCHITECTS FOR APPROVAL TO MODIFY THE LANDSCAPE PLAN FOR 120 E. STAFFORD AVE., AS PER CASE NO. ARB 31-2023, DRAWINGS NO. ARB 31-2023, DATED APRIL 28, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:
THAT THE REQUEST BY PH7 ARCHITECTS FOR APPROVAL TO MODIFY THE PUD FOR 120 E. STAFFORD AVE., AS PER CASE NO. PUD 02-2023, DRAWINGS NO. PUD 03-2023, DATED APRIL 28, 2023, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. **Amendment to Development Plan**

a. Fencing – **6565 Worthington-Galena Rd.** (David E. Brehm) **ADP 05-2023**

Findings of fact & Conclusions

Background & Request:
This property is in the C-3 (Institutions and Offices) zoning district. To the east and north of the property are single family homes in the R-10 (Low Density Residence) zoning district. Zone C-3 and adjacent along N. High St. are the Ohio Bell Telephone Company, FC Bank, and the Worthington administration building; and to the southwest on Worthington-Galena Rd. is the Worthington police department.

Three buildings are clustered in the middle of this 3.6 acre property for approximately 22,000 square feet of office space. The buildings have been vacant for some time, but the owner keeps maintaining the property.

The applicant started installing a 3’ high wire fence around the entire property that he would like to retain and continue installing. He has reported cut through traffic on the property, vandalism, and evidence of drug use.

Project Details:

1. Some fencing has already been installed on the north side at the northwest corner and along most of the west side of the property. Some of that area had existing wire fencing that was replaced. On the north side, existing wire fencing has been damaged so the applicant may be replacing fencing adjacent to two properties. At the east end an existing wood fence on the residential property to the north would not change. At the northeast corner no new fencing is proposed.
2. Along the west property line there is a ~7’ drop-off to the FC Bank property below, so the owner is looking to help with safety by installing the fence.
3. The wire fence is mounted on metal posts that would be all green – existing white tops would be painted.
4. The applicant has referred to the fence as temporary and would like to keep it in place for 5 years if possible. Future plans could involve the sale of the property and/or the redevelopment of the site.

Land Use Plans:

Comprehensive Plan

Constraints for Office Development:

- Worthington's percentage of office land use is low by today's standards.
- There is no vacant ground available in the City for new freeway office development.
- Worthington's office development averages 17 years old -- older than the regional market average. Some of the buildings are not accessible.
- Central Ohio's Class A office market is fiercely competitive, particularly in Worthington's region.
- Trends are toward larger sites and newer buildings to accommodate increasing tenant size, more employees per sq. ft., and more parking.
- Due to value of office to cities, municipalities are offering large tax incentive packages to lure businesses.

Code Section 1149.02 requires all buildings and structures accessory to buildings be at least 50 feet from the required front yard in the C-3 District.

Development Plan Amendment Ordinance
The Planning Commission may approve or disapprove proposed amendments and may recommend a further review by Council for any reason.

Recommendations:
Staff is recommending ***approval*** of this application. The proposed fence appears temporary in nature but should not be easily seen from the rights-of-way. Staff is not sure a time restriction is necessary.

Motion:
THAT THE REQUEST BY DAVID E. BREHM TO AMEND THE DEVELOPMENT PLAN BY ADDING FENCING AT 6565 WORTHINGTON-GALENA RD. AS PER CASE NO. ADP 05-2023, DRAWINGS NO. ADP 05-2023, DATED APRIL 17, 2023, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

ARB APPLICATION
ARB 0029-2023
55 W. South St.

Plan Type: Architectural Review Board
Project:
App Date: 04/25/2023

Work Class: Certificate of Appropriateness
District: City of Worthington
Exp Date:

Status: In Review
Completed:

Valuation: $140,000.00
Approval

Expire Date:

Description: Addendum to previously approved application ARB 0043-2022 - approved 6-9-22

Changes to previously approved plans as follows:

* We are looking for re-approval for horizontal siding and trim to match existing house in lieu of stone piers, decorative columns, and limestone water table on garage north façade

Parcel:	**Address:**	**Zone:**
100-000377 Main	55 W South St Main Worthington, OH 43085	R-10(Low Density Residence)

Owner	Applicant	Architect
Kristina L Jacobson, trustee	John Strangis	John E Nicholson
57 W SOUTH ST	6525 Busch Blvd	
Worthington , OH 43085	Columbus, OH 43229	
Mobile: 614-205-6777	Business: (614) 846-7390	
	Mobile: (614) 204-0721	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003818	Architectural Review Board	$2.00	$2.00
	Total for Invoice INV-00003818	$2.00	$2.00
	Grand Total for Plan	**$2.00**	**$2.00**

55-57 W. South St.





BUILDING CODE INFORMATION

PROJECT DESCRIPTION - PROPOSED INTERIOR AND EXTERIOR ALTERATIONS AS FOLLOWS

THE EXISTING COVERED PARKING AREA WILL BECOME AN ENCLOSED GARAGE - EXISTING ROOF AND ROOF STRUCTURE TO REMAIN AS IS. NO CHANGE TO EXISTING FOOTPRINT

RECONFIGURE LANDSCAPING ON EAST SIDE FROM SIDE DOOR OUT OF GARAGE TO PROVIDE ACCESS FROM GARAGE TO REAR YARD

EXISTING SLIDING DOOR TO REAR DECK TO BE REPLACED WITH NEW 10'-0" SLIDING DOOR W/ TRANSOM WINDOWS

INTERIOR REMODEL OF KITCHEN, 1ST FLOOR POWDER ROOM, AND DINING ROOM. NEW ENTRY / STAIR FROM GARAGE INTO KITCHEN AND BASEMENT

PARCEL # 100-000377-00

WORTHINGTON ZONING AND BUILDING DEPARTMENT - ZONED R-10

ARCHITECTURE REVIEW DISTRICT

PARDI AND RUTHERFORD SUBDIVISION

YEAR BUILT: 1932

PLATTED LOT (0.35 ACRES) 15,168 SQ.FT.

2019 RESIDENTIAL CODE OF OHIO (RCO) USED

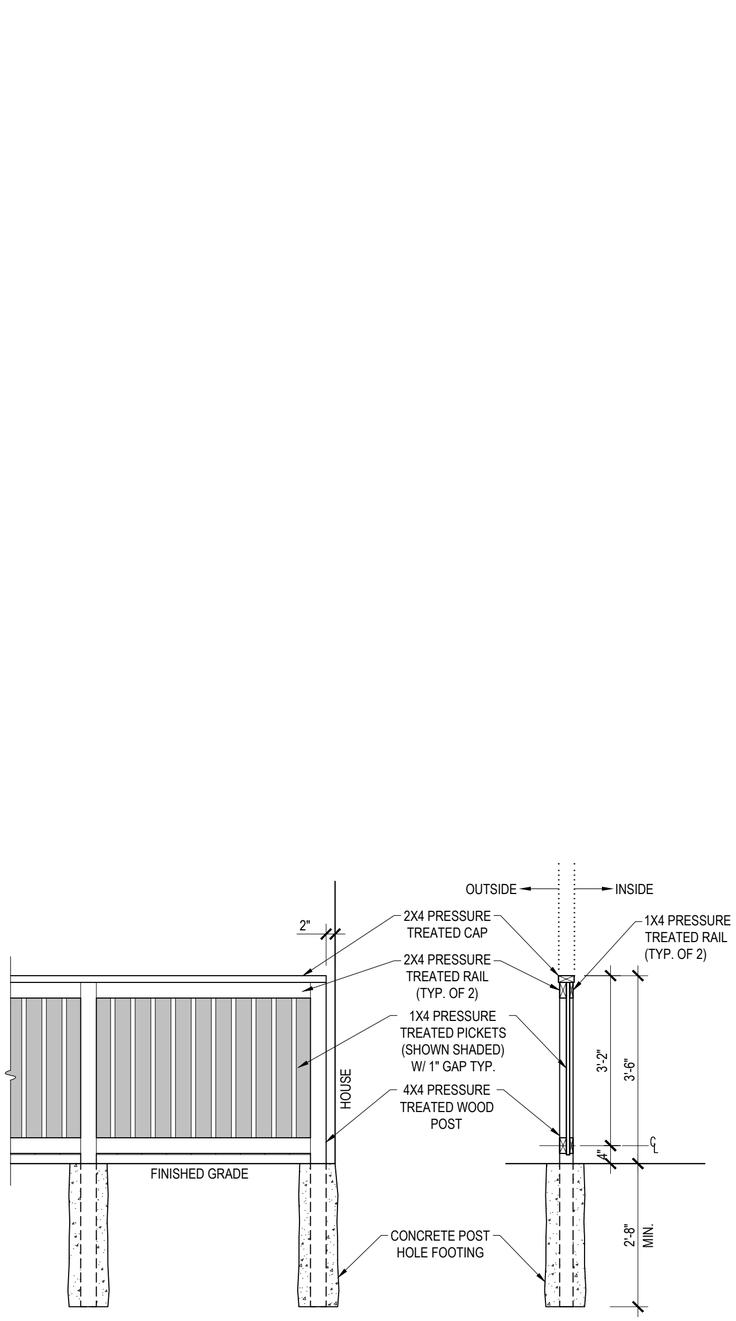
SQUARE FOOTAGE

EXISTING HOUSE:	3,635 SF
PROPOSED GARAGE: **	330 SF (108 SF FINISHED)
TOTAL FINISH:	3,743 SF

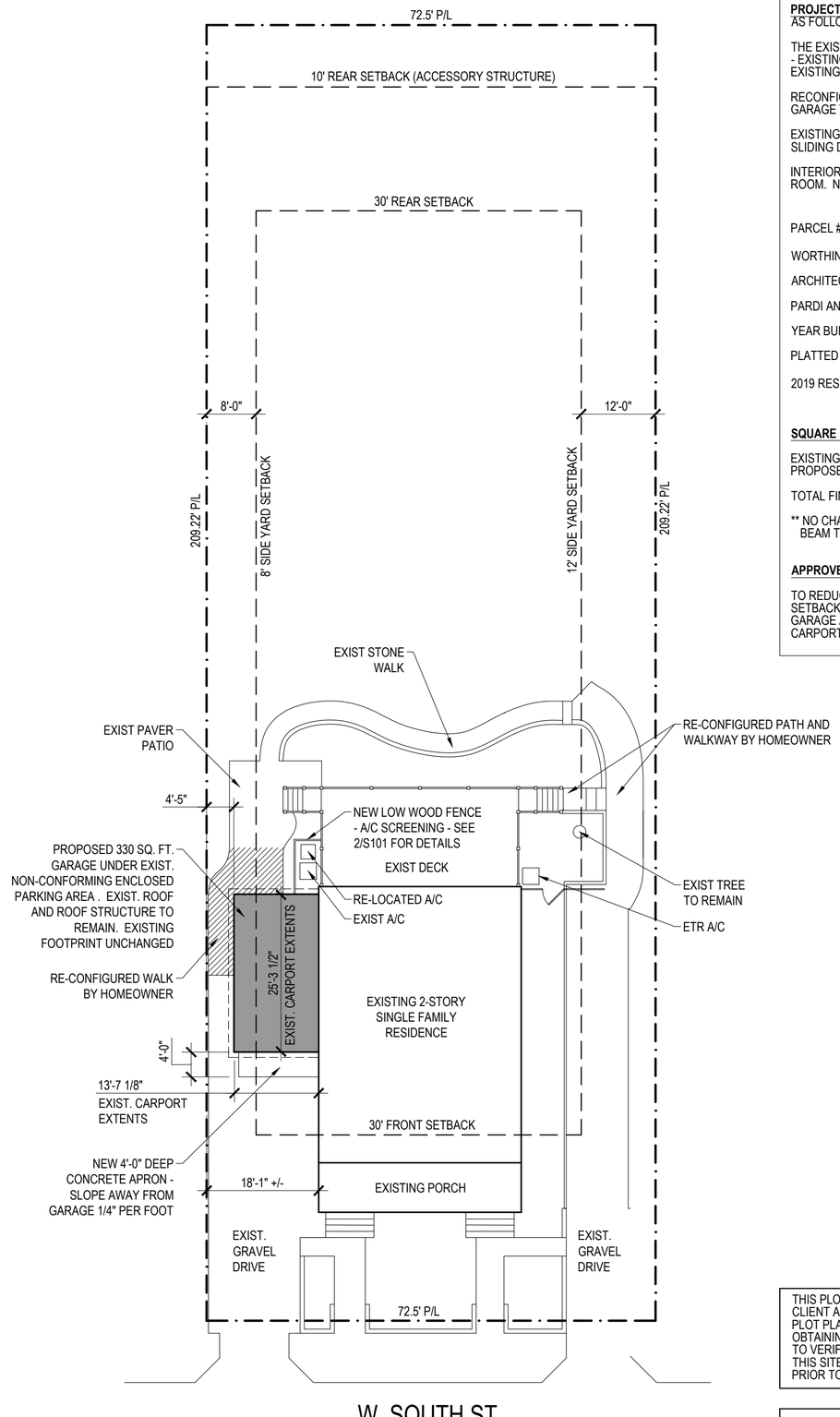
** NO CHANGE TO EXISTING ENCLOSED PARKING AREA FOOTPRINT (BREAST BEAM TO BREAST BEAM)

APPROVED VARIANCE:

TO REDUCE THE CURRENT NON-CONFORMING HOMES SIDE YARD (EAST) SETBACK FROM 8'-0" TO APPROXIMATELY 4'-5" TO ALLOW THE PROPOSED GARAGE ADDITION TO FOLLOW THE EXISTING CARPORT FOOTPRINT. EXISTING CARPORT ROOF TO REMAIN AS IS.



2 / S101 A/C FENCE DETAILS
SCALE: 1/2" =1'-0"



NORTH

1 / S101 PROPOSED SITE PLAN
SCALE: 1/16" =1'-0"

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023

THIS PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLAN. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. A SURVEYOR WILL BE REQUIRED, ON SITE, TO VERIFY PROPERTY CORNER PINS AND LAY OUT HOUSE AS INDICATED ON THIS SITE PLAN. REVIEW FINAL FIRST FLOOR FINISH HEIGHT W/ HOMEOWNER PRIOR TO DIGGING.

ALL ROOF WATER SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER, STORM DITCH OR STORM SEWER THROUGH THIN WALLED POLYVINYL CHLORIDE PIPE (PVC), CORRUGATED ADS, OR APPROVED EQUIVALENT HAVING A MINIMUM DIAMETER OF 4". BEDDED IN SAND AND LAID TO PROPER GRADE.

GRADE SHALL FALL 6" MINIMUM WITHIN FIRST 10'-0" FROM BUILDING PERIMETER. AT NO POINT SHOULD GROUND WATER DRAIN ONTO NEIGHBORING PROPERTIES

NICHOLSON BUILDERS
DESIGN • BUILD • REMODEL
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason.

STATE OF OHIO
REGISTERED ARCHITECT
CHRISTOPHER J. NICHOLSON
PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION
EXP 12/31/2023

A(N)
EXTERIOR / INTERIOR REMODEL
TO THE
JACOBSON
RESIDENCE
55 W. SOUTH STREET WORTHINGTON, OHIO 43085

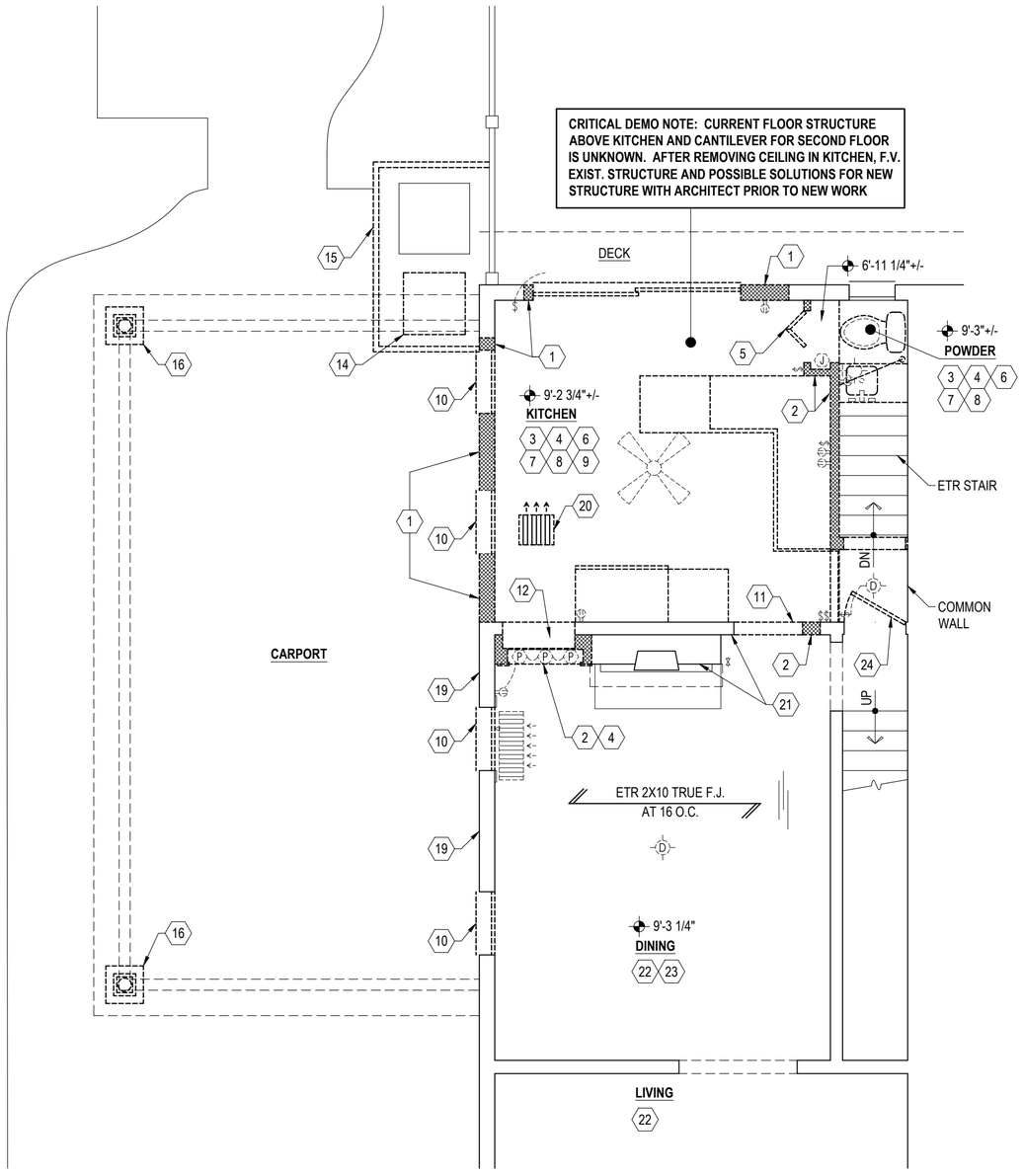
APPROVED BY/ DATE:

DRAWN BY: J.S./A.L.S.

CHECKED BY: J. N.

SHEET NO.: SD.1

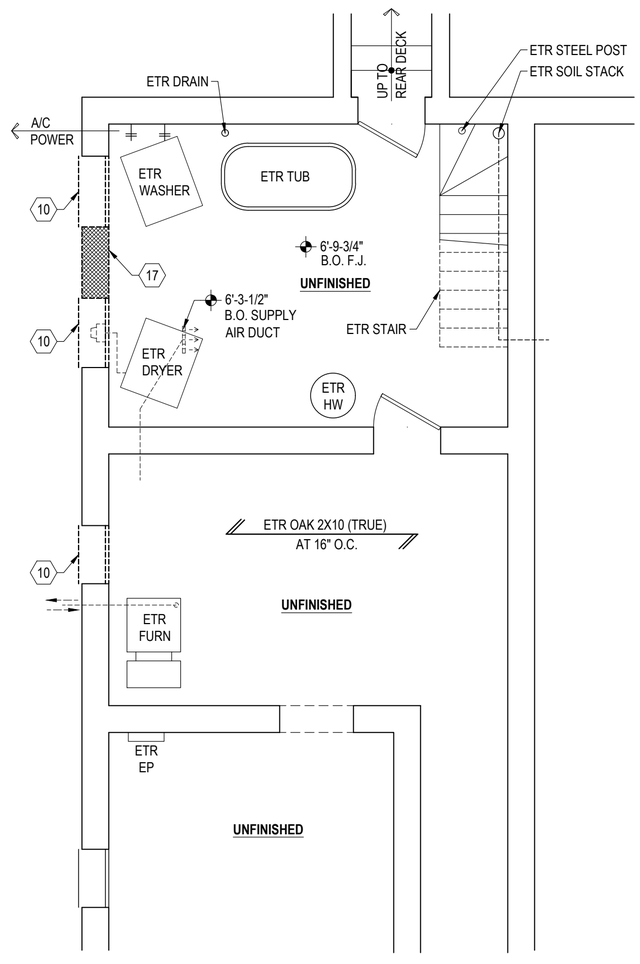
PROGRESS:	00/00/0000
CONTRACT:	00/00/0000
PERMIT:	04/13/2023
REVISION:	00/00/0000



NORTH

2 D101 AS-BUILT / DEMO FIRST FLOOR PLAN

SCALE: 1/4" =1'-0"



NORTH

1 D101 AS-BUILT / DEMO BASEMENT PLAN

SCALE: 1/4" =1'-0"

GENERAL DEMOLITION NOTES

1. PERSONAL ITEMS TO BE REMOVED AND REPLACED BY OWNER.
2. PROVIDE ADEQUATE DUST PROTECTION AS NECESSARY.
3. PROVIDE PROTECTION FOR EXISTING FLOORS, DOORS, WINDOWS, ETC. FOR DURATION OF PROJECT.
4. EXISTING TRIM TO BE REMOVED BY SCORING WHERE IT MEETS WALL, TO PREVENT DAMAGE TO FINISHED WALL SURFACE.
5. PROVIDE DAILY CLEANING OF JOBSITE AS NECESSARY.
6. SITE LOCATE 16 CUBIC YARD DUMPSTER.

(X) DEMOLITION NOTES

1. REMOVE PORTION OF LOAD BEARING WALL AS INDICATED. PROVIDE TEMPORARY SHORING AS NEEDED - COORD. W/ NEW WORK.
2. REMOVE PORTION OF NON-LOAD BEARING WALL AS INDICATED - COORD. W/ NEW WORK
3. REMOVE ALL PLUMBING FIXTURES COMPLETE AND DISPOSE - CAP OFF ANY LINES NOT BEING RE-USED
4. REMOVE ALL CABINETRY AND COUNTERTOPS AND DISPOSE
5. REMOVE DOOR, JAMB, & CASING AND DISPOSE
6. REMOVE BASE AND CASE THIS ROOM AND DISPOSE
7. REMOVE EXIST. DRYWALL ON CEILINGS AND WALLS - COORD. W/ NEW WORK
8. REMOVE FLOOR TO EXIST. SUB-FLOOR - PREP FOR NEW FINISH. COORD. W/ NBI DESIGNER
9. REMOVE ALL APPLIANCES - F.V. SALVAGE OR DISPOSE W/ H.O.
10. REMOVE WINDOW COMPLETE AND DISPOSE - COORD. W/ NEW WORK
11. REMOVE CASED OPENING COMPLETE AND DISPOSE
12. REMOVE DRYWALL OPENING COMPLETE AND DISPOSE
13. NOT USED
14. REMOVE A/C AND SALVAGE FOR RE-INSTALLATION
15. REMOVE A/C SCREENING COMPLETE AND DISPOSE
16. REMOVE COLUMNS / COLUMN PIERS COMPLETE - PROVIDE TEMPORARY SHORING AS NEEDED - COORD. W/ NEW WORK
17. REMOVE PORTION OF FOUNDATION WALL AS NEEDED FOR NEW OPENING - COORD. WITH NEW WORK
18. NOT USED
19. REMOVE EXIST. SIDING TO EXTERIOR SHEATHING AND PREP FOR NEW FINISH - COORD. W/ NEW WORK
20. EXIST. SUPPLY TO BE RE-LOCATED - COORD. W/ M.E.P. PLAN
21. REMOVE EXIST. PANELING IN PREP FOR NEW WALL FINISH - COORD. W/ NEW WORK
22. ETR FLOORING TO BE RE-FINISHED - PROTECT AS NECESSARY
23. REMOVE CROWN MOLDING IN THIS ROOM AND DISPOSE
24. REMOVE DOOR, JAMB, AND CASING - SALVAGE SLAB FOR HOMEOWNER - COORD. STORAGE LOCATION W/ H.O.

NICHOLSON BUILDERS
DESIGN • BUILD • REMODEL
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason.

STATE OF OHIO
CHRISTOPHER J. NICHOLSON
REGISTERED ARCHITECT
PROGRESS DRAWINGS
NOT FOR CONSTRUCTION
EXP 12/31/2023

A(N)
EXTERIOR / INTERIOR REMODEL
TO THE
JACOBSON
RESIDENCE
55 W. SOUTH STREET WORTHINGTON, OHIO 43085

APPROVED BY/ DATE:

DRAWN BY: J.S./A.L.S.

CHECKED BY: J. N.

SHEET NO.: D101

PROGRESS:	00/00/0000
CONTRACT:	00/00/0000
PERMIT:	04/13/2023
REVISION:	00/00/0000

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023

GENERAL PLAN NOTES

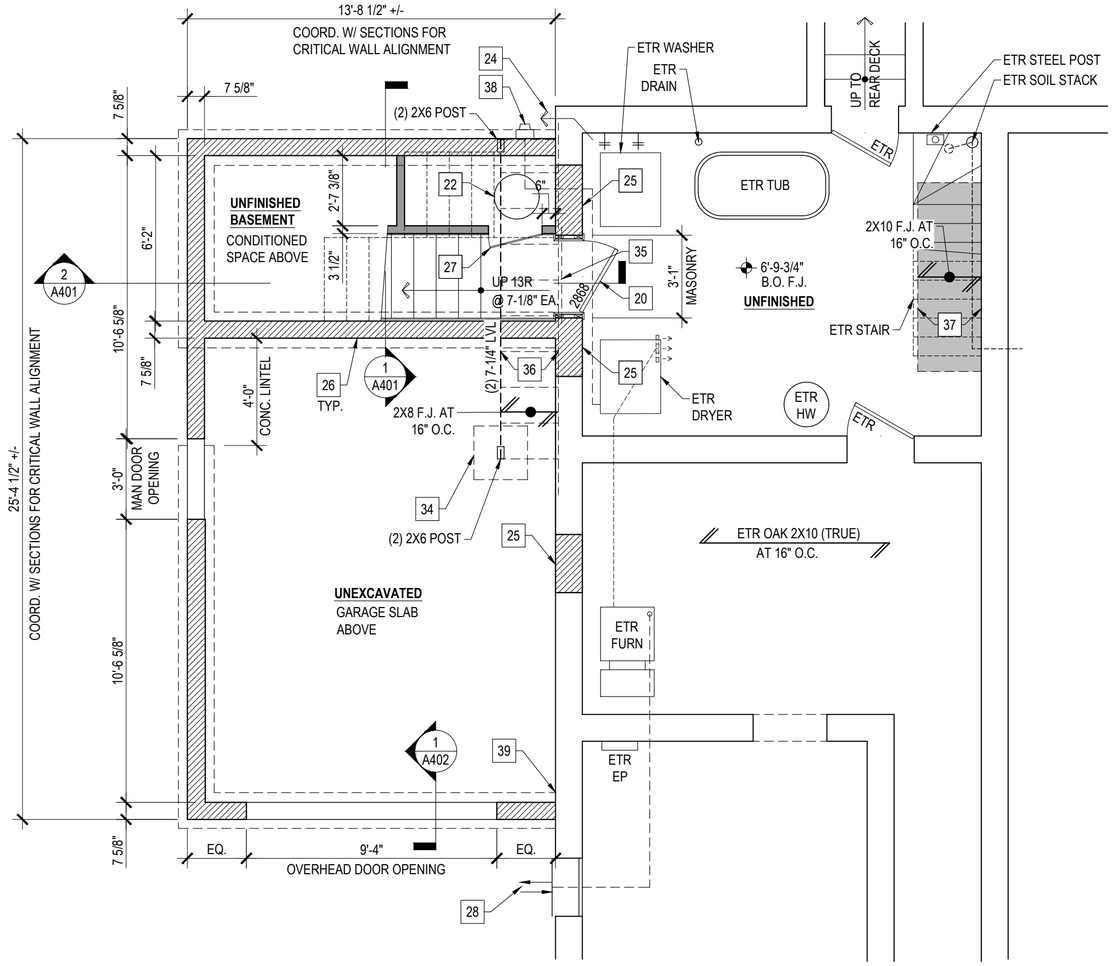
1. F.V. ALL SELECTIONS W/ NBI DESIGNER PRIOR TO ORDERING
2. FINAL PLACEMENT OF ALL NEW ELECTRICAL DEVICES, SPEAKER WIRE, LIGHT FIXTURES, OUTLETS, PHONE AND CABLE JACKS WILL BE FINALIZED AT ELECTRICAL WALK THRU WITH OWNER AND PROJECT MANAGER.
3. INSTALL HARDWIRED SMOKE DETECTORS W/ BATTERY BACKUP AS REQUIRED TO COMPLY W/ CURRENT NEC AND OBC REQUIREMENTS
4. ALL FRAMING MATERIAL TO BE SPF #2 OR BETTER
5. PROVIDE DAILY CLEANING OF JOBSITE AS NECESSARY FROM PROJECT TASKS
6. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED AS A "FIN. DIM.", "FD", "FIN" = FINISH SURFACE
7. ALL TRIM/ FRAMING DETAILS ARE NOMINAL DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ALL INTERIOR DOOR ROUGH FRAMING TO BE 4 1/2" OFF INTERIOR CORNER UNLESS NOTED OTHERWISE.

308.3 - HUMAN IMPACT LOADS
INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SUCH AS THOSE INDICATED AS DEFINED IN SECTION 308.4 SHALL PASS THE TEST REQUIREMENTS OF SECTION 308.3.1

308.3.1 - IMPACT TEST
WHERE REQUIRED BY OTHER SECTIONS OF THE CODE, GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201. GLAZING SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY I OR II AS INDICATED IN TABLE 308.3.1(1)

X CODED NOTES

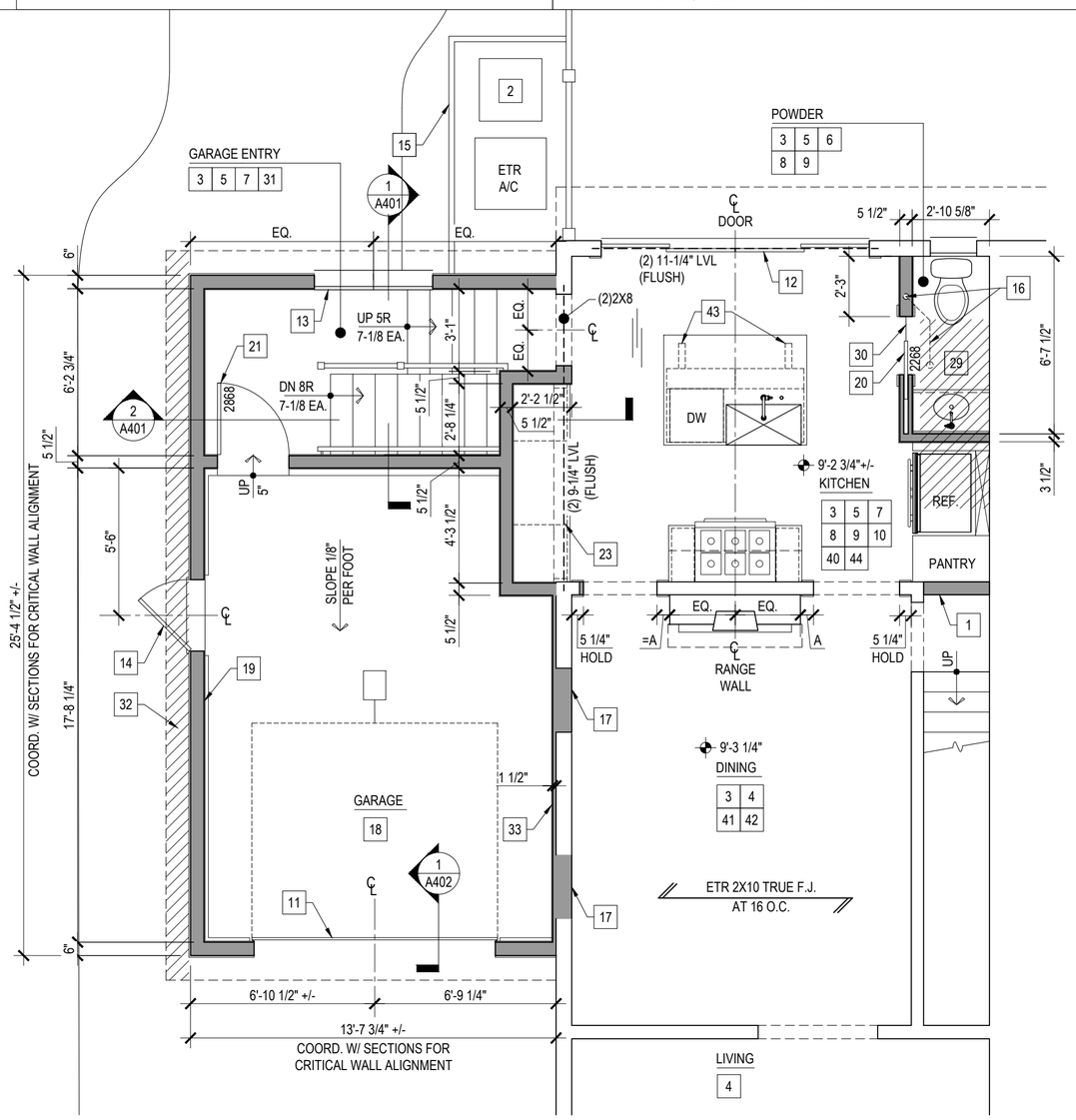
1. ALIGN NEW WALL WITH EXISTING AS INDICATED
2. RE-LOCATED A/C UNIT - RE-ROUTE POWER AS NECESSARY
3. NEW STOCK BASE, CASE, AND CROWN - COORD. SELECTIONS AND FINISHES WITH NBI DESIGNER
4. REPAIR, SAND, AND RE-FINISH HARDWOOD FLOORING - COORD. FINISHES W/ NBI DESIGNER
5. NEW 1/2" GYPSUM WALLS AND 5/8" GYPSUM CEILINGS (SMOOTH FINISH) AS NEEDED FOR NEW WORK
6. TILE FLOOR - F.V. SELECTION W/ NBI DESIGNER
7. NEW HARDWOOD FLOOR TO MATCH EXIST. - F.V. SELECTION W/ NBI DESIGNER
8. COORD. PLUMBING FIXTURE SELECTIONS W/ NBI DESIGNER
9. COORD. CABINETRY DETAILS / FINISHES W/ NBI DESIGNER
10. COORD. APPLIANCE SELECTIONS W/ NBI DESIGNER
11. 9'-0" WIDE X 8'-0" TALL CLOPAY "COACHMAN" DESIGN 12, REC14
12. MARVIN CLAD ULTIMATE PATIO SLIDING DOOR AND TRANSOMS - PROVIDE 1/4" THK X 1-1/2"T X 4"W ASTM A36 STEEL TUBE W/ 2" STANDARD CLAD EXTERIOR MULL COVER BETWEEN SLIDING DOOR AND TRANSOM ASSEMBLY
    - 12.1. SLIDING DOOR - CLAD ULTIMATE PATIO SLIDING DOOR - USPD10068 - R.O. 10'-0"W X 6'-10 1/2"T
    - 12.2. TRANSOM (QTY 2) - CUSTOM SIZE CLAD ULTIMATE PICTURE CASEMENT - R.O. 5'-0 1/2"W X 1'-8 1/4"T)
13. MARVIN ELEVATE DH ELDH3052 - R.O. 2'-6 1/2"W X 4'-4 1/4"T - R.O.H.H. 4'-7" FROM EXIST. FIRST FLOOR SUBFLOOR
14. 32" X 84" STEEL EXTERIOR DOOR - MASONITE OR EQUAL
15. LOW FENCE A/C SCREENING - COORD. W/ FENCE DETAILS ON SHEET SD.1
16. RE-LOCATE EXIST. DRAIN FROM 2ND FLOOR IN NEW WALL AND RE-CONNECT TO EXIST. STACK IN BASEMENT - PAD CEILING DOWN AS NEEDED TO CONCEAL PIPE
17. REMOVE WINDOW AND INFILL W/ STUD WALL TO MATCH EXIST.
18. PROVIDE 5/8" TYPE X GYPSUM BOARD ON WALLS AND CEILING IN GARAGE
19. 1 HOUR FIRE RATED WALL ASSEMBLY UL305 - COORD W/ VIEW 2/A401
20. NEW 5 PANEL INTERIOR DOOR TO MATCH EXIST. - SELECTIONS, FINISHES, AND HARDWARE W/ NBI DESIGNER
21. 20 MINUTE FIRE RATED 5 PANEL DOOR TO MATCH EXIST. - SELECTIONS, FINISHES, AND HARDWARE W/ NBI DESIGNER
22. NEW SUMP - SEE MECHANICAL PLANS
23. PROVIDE SIMPSON LUS210 FACE MOUNT HANGERS TYP. AT ALL EXIST. F.J. TO BEAM CONNECTIONS
24. RELOCATE A/C POWER - COORD. W/ SUB-CONTRACTOR FOR REQUIREMENTS
25. INFILL WINDOW OPENING WITH CMU BLOCK
26. 8" CMU BLOCK FOUNDATION WITH 16" WIDE X 8" DEEP FOOTING W/ (2) CONTINUOUS #5 BARS
27. NEW 24" WIDE FLUSH ACCESS PANEL FOR UNDER STAIR SUMP
28. RE-LOCATE FURNACE INTAKE / EXHAUST - COORD. W/ MECH SUB FOR REQUIREMENTS / FINAL LOCATION
29. PATCH SUBFLOOR AT STAIR OPENING INFILL (AREA SHOWN HATCHED)
30. PROVIDE SCHLUTER "SCHIENE" THRESHOLD AT TILE / HARDWOOD FLOORING TRANSITION
31. NEW WOOD STEPS AND HANDRAIL TO BASEMENT - SELECTIONS AND FINISHES BY NBI DESIGNER - COORD. W/ SECTIONS FOR CONSTRUCTION DETAILS
32. 1 HR RATED SOFFIT ASSEMBLY (AREA SHOWN HATCHED) - COORD. W/ VIEW 2/A401
33. PAD OUT W/ TURNED STUD 2X4 WALL AT 16" O.C. - PROVIDE FURRING STRIPS ON EXIST. STONE FOUNDATION AS NEEDED TO FLUSH OUT DRYWALL FROM SLAB TO CEILING
34. 24" SQUARE X 12" DEEP THICKENED SLAB
35. (2) 2X10 AT EXIST. RIM BOARD OVER NEW OPENING INTO BASEMENT - SEE SECTIONS
36. PROVIDE SIMPSON LUS28 FACE MOUNT HANGERS AT ALL F.J. TO BEAM / RIM BOARD CONNECTIONS
37. PROVIDE SIMPSON LUS210 FACE MOUNT HANGERS AT ALL F.J. TO RIM BOARD CONNECTIONS
38. RE-LOCATE DRYER VENT - COORD. W/ MECH SUB FOR REQUIREMENTS / FINAL LOCATION
39. PIN FOOTING TO EXIST RUBBLE FOUNDATION WITH (2) #5 REBAR DOWEL - 4" MIN. EMBEDMENT, GROUT SOLID
40. CEILING NOT CURRENTLY LEVEL - PROVIDE FURRING AS NECESSARY TO LEVEL CEILING PRIOR TO SETTING GYPSUM BOARD
41. LAMINATE 1/2" DRYWALL OVER EXIST. CEILING AND PREP FOR NEW SMOOTH FINISH
42. REPLACE ALL EXIST. PANELED WALLS WITH 1/2" DRYWALL IN THIS ROOM
43. PROVIDE 2 3/8"THICK X3"WIDE STEEL SUPPORTS FOR ISLAND
44. AFTER REMOVING DRYWALL CEILING - F.V. DIRECTION OF F.J. AND COORD. NEW STRUCTURAL REQUIREMENTS W/ ARCHITECT



NORTH

2 / A101 PROPOSED BASEMENT / FOUNDATION PLAN

SCALE: 1/4" =1'-0"



NORTH

1 / A101 PROPOSED FLOOR PLAN

SCALE: 1/4" =1'-0"

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023

NICHOLSON BUILDERS
DESIGN • BUILD • REMODEL
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason.

STATE OF OHIO
CHRISTOPHER NICHOLSON
REGISTERED ARCHITECT
PROGRESS DRAWINGS
NOT FOR CONSTRUCTION OR RECORDING
EXP 12/31/2023

A(N)
EXTERIOR / INTERIOR REMODEL
TO THE
JACOBSON
RESIDENCE
55 W. SOUTH STREET WORTHINGTON, OHIO 43085

APPROVED BY/ DATE:

DRAWN BY: J.S./A.L.S.

CHECKED BY: J. N.

SHEET NO.: A101

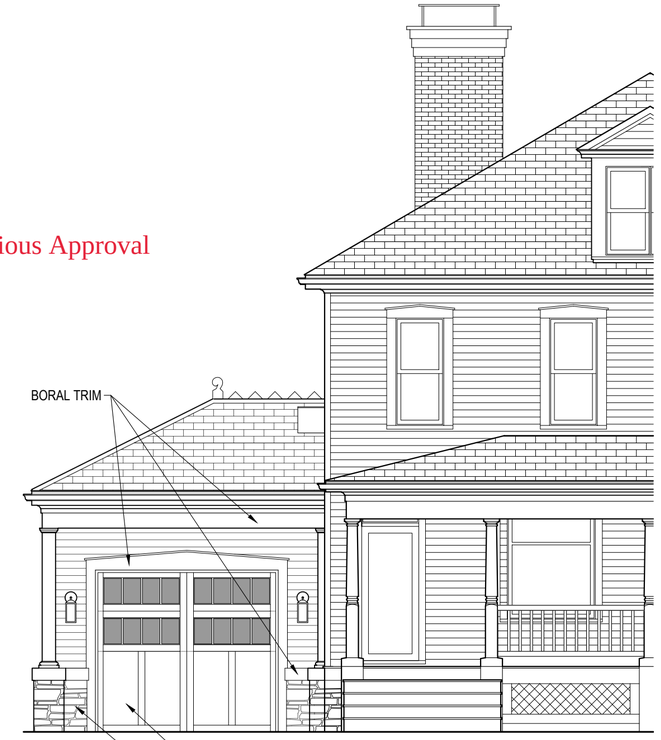
PROGRESS:	00/00/0000
CONTRACT:	00/00/0000
PERMIT:	04/13/2023
REVISION:	00/00/0000



4 / A301 PROPOSED EAST ELEVATION

SCALE: 3/16" =1'-0" SIDE YARD

Previous Approval



3 / A301 PROPOSED NORTH ELEVATION

SCALE: 3/16" =1'-0" FRONT YARD



2 / A301 PROPOSED WEST ELEVATION

SCALE: 3/16" =1'-0" SIDE YARD (OPPOSITE)

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023



1 / A301 PROPOSED SOUTH ELEVATION

SCALE: 3/16" =1'-0" REAR YARD

Fence no higher than 4' and can have openings between boards or not Divided light sliding door ok

Approved
Architectural Review Board
City of Worthington
Date 06/09/2022

Clerk

CITY OF WORTHINGTON

DRAWING NO. ARB 0043-2022

DATE 05/26/2022

NICHOLSON BUILDERS
DESIGN • BUILD • REMODEL
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent.
Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason.

PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION

A(N)
EXTERIOR / INTERIOR REMODEL
TO THE
JACOBSON
RESIDENCE
55 W. SOUTH STREET WORTHINGTON, OHIO 43085

APPROVED BY/ DATE:

DRAWN BY: J.S./A.L.S.

CHECKED BY: J. N.

SHEET NO.: A301

PROGRESS:	05/26/2022
CONTRACT:	00/00/0000
PERMIT:	00/00/0000
REVISION:	00/00/0000

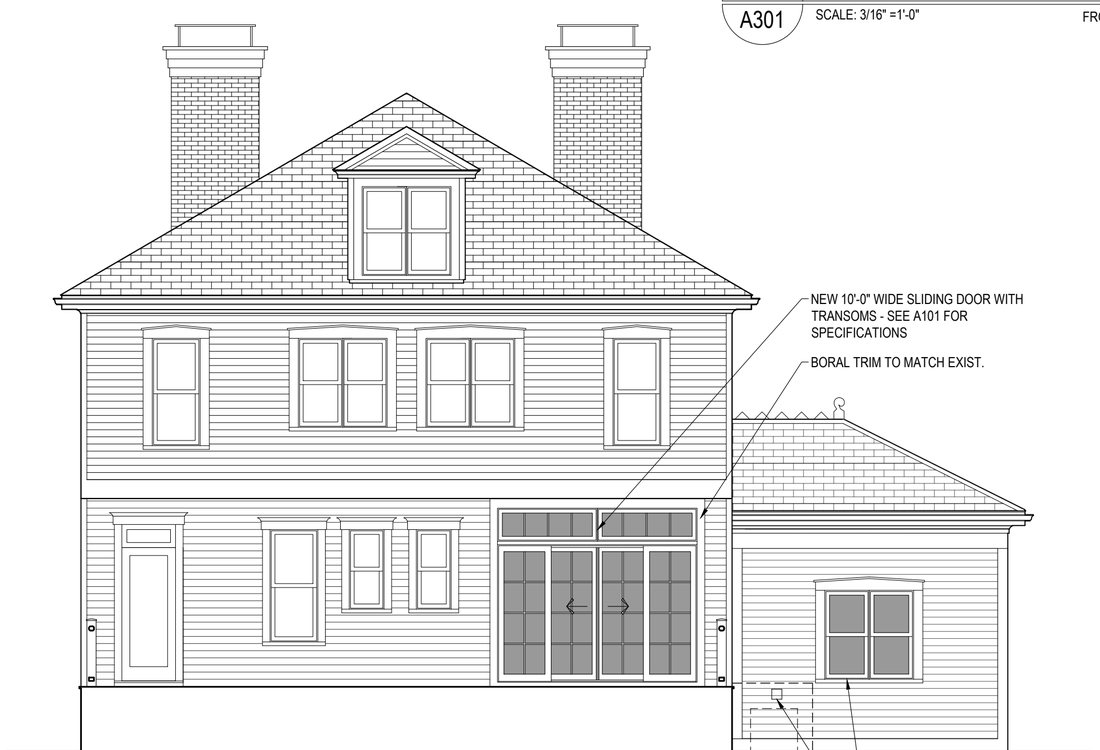
New Proposal



3 A301 PROPOSED EAST ELEVATION
SCALE: 3/16" =1'-0" SIDE YARD



2 A301 PROPOSED NORTH ELEVATION
SCALE: 3/16" =1'-0" FRONT YARD



1 A301 PROPOSED SOUTH ELEVATION
SCALE: 3/16" =1'-0" REAR YARD

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023

NICHOLSON BUILDERS
DESIGN • BUILD • REMODEL
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason.

STATE OF OHIO
REGISTERED ARCHITECT
EXP 12/31/2023
PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION

A(N)
EXTERIOR / INTERIOR REMODEL
TO THE
JACOBSON
RESIDENCE
55 W. SOUTH STREET WORTHINGTON, OHIO 43085

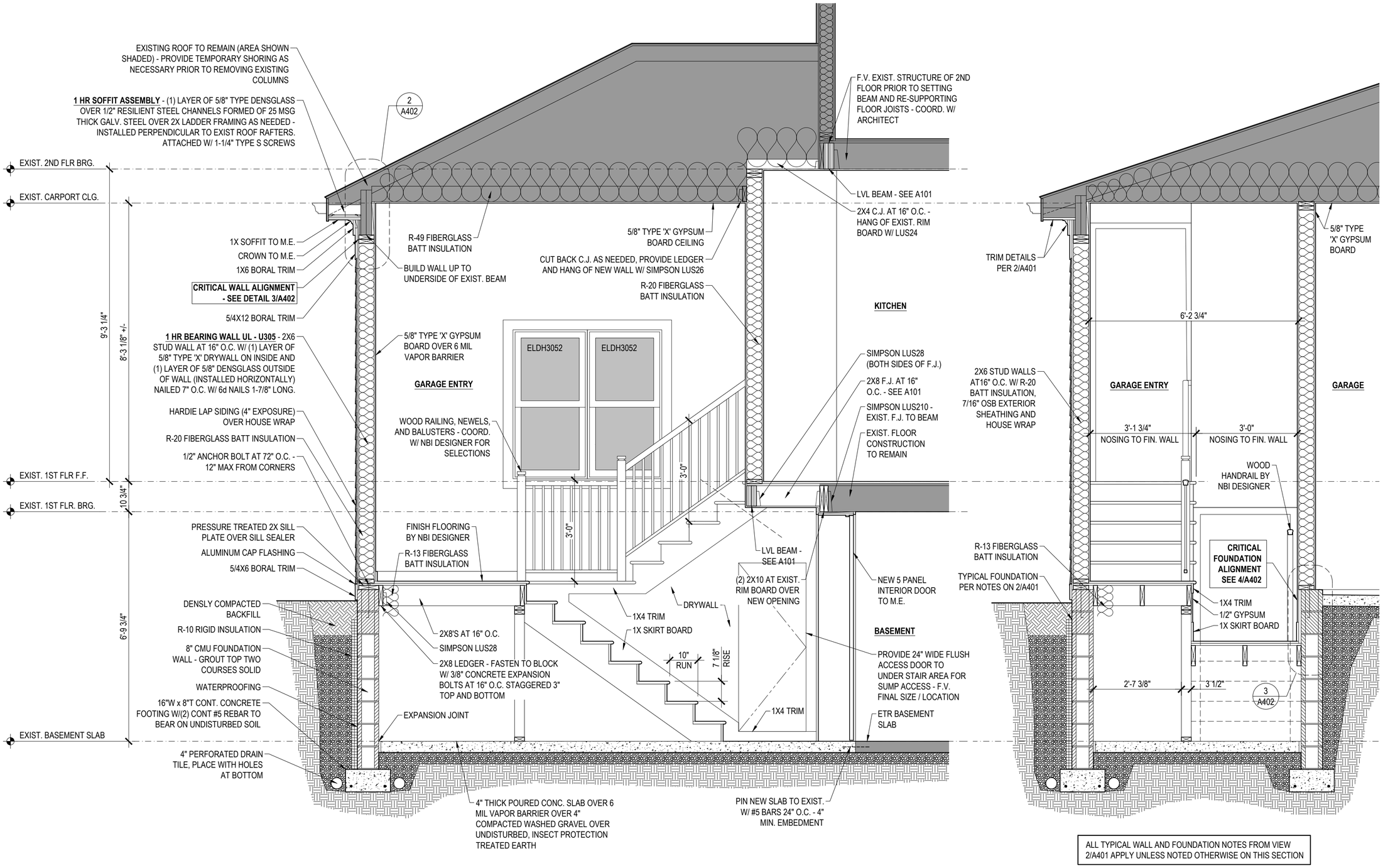
APPROVED BY/ DATE:

DRAWN BY: J.S./A.L.S.

CHECKED BY: J. N.

SHEET NO.: A301

PROGRESS:	00/00/0000
CONTRACT:	00/00/0000
PERMIT:	04/13/2023
REVISION:	00/00/0000



ALL TYPICAL WALL AND FOUNDATION NOTES FROM VIEW 2/A401 APPLY UNLESS NOTED OTHERWISE ON THIS SECTION

2 / A401 BUILDING SECTION
SCALE: 1/2" =1'-0"

1 / A401 BUILDING SECTION
SCALE: 1/2" =1'-0"

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023

NICHOLSON BUILDERS
DESIGN • BUILD • REMODEL
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason.

STATE OF OHIO
REGISTERED ARCHITECT
EXP 12/31/2023
PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION

A(N)
EXTERIOR / INTERIOR REMODEL
TO THE
JACOBSON
RESIDENCE
55 W. SOUTH STREET WORTHINGTON, OHIO 43085

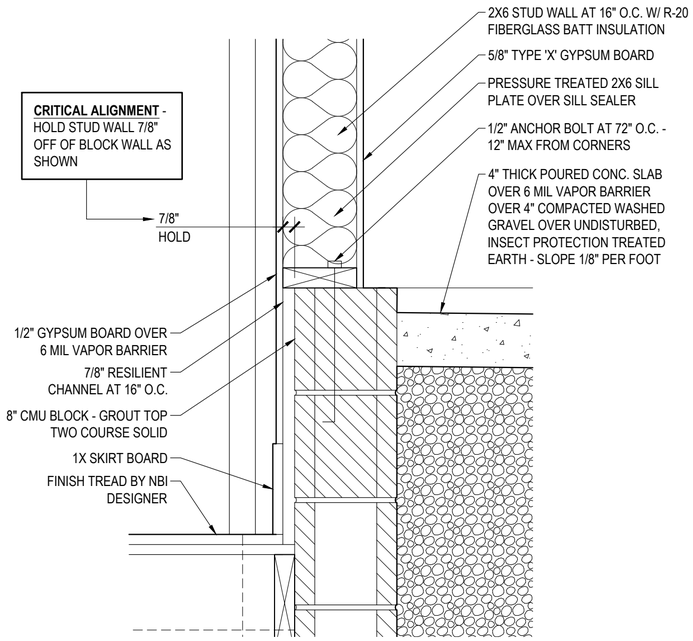
APPROVED BY/ DATE:

DRAWN BY: J.S./A.L.S.

CHECKED BY: J. N.

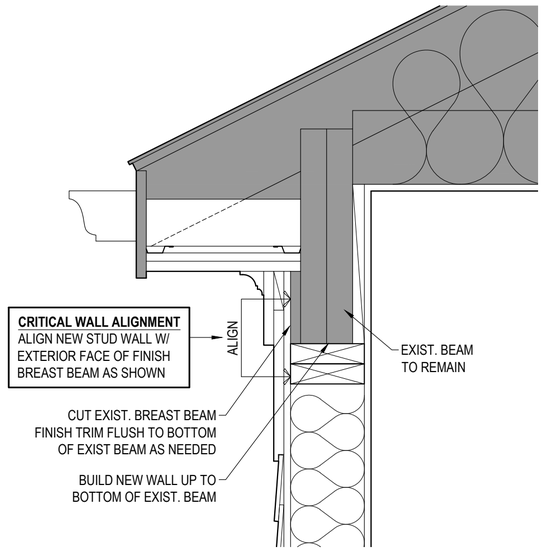
SHEET NO.: A401

PROGRESS:	00/00/0000
CONTRACT:	00/00/0000
PERMIT:	04/13/2023
REVISION:	00/00/0000



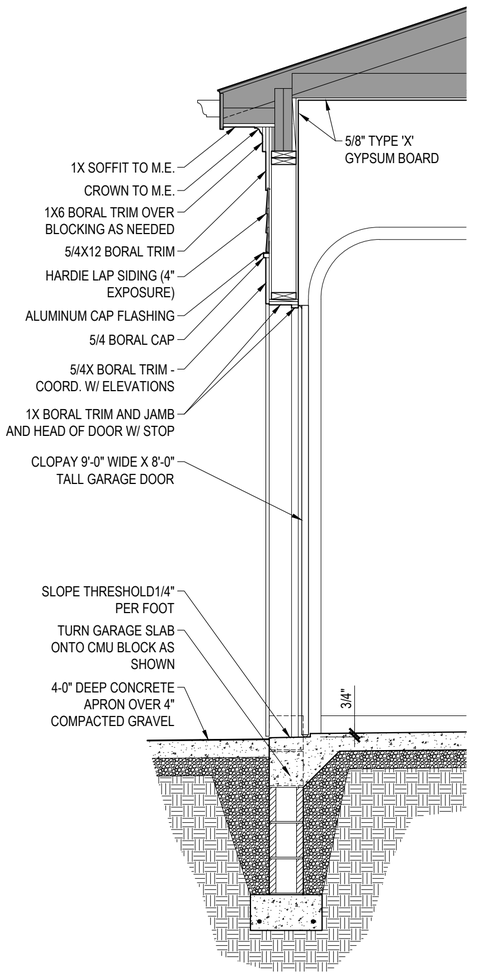
3 / A402 SECTION DETAIL

SCALE: 1-1/2" =1'-0"



2 / A402 SECTION DETAIL

SCALE: 1-1/2" =1'-0"



ALL TYPICAL WALL AND FOUNDATION NOTES FROM VIEW 2/A401 APPLY UNLESS NOTED OTHERWISE ON THIS SECTION

1 / A402 WALL SECTION

SCALE: 1/2" =1'-0"

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023

NICHOLSON BUILDERS
DESIGN • BUILD • REMODEL
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390

All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans for any reason.

STATE OF OHIO
REGISTERED ARCHITECT
PROGRESS DRAWINGS
NOT TO BE USED FOR CONSTRUCTION
EXP 12/31/2023

A(N)
EXTERIOR / INTERIOR REMODEL
TO THE
JACOBSON
RESIDENCE
55 W. SOUTH STREET WORTHINGTON, OHIO 43085

APPROVED BY/ DATE:

DRAWN BY:
J.S./A.L.S.

CHECKED BY:
J. N.

SHEET NO.:
A402

PROGRESS:	00/00/0000
CONTRACT:	00/00/0000
PERMIT:	04/13/2023
REVISION:	00/00/0000


CITY OF WORTHINGTON
DRAWING NO. ARB 0029-2023
DATE 04/25/2023
NORTH



NORTH AT CARPORT

CITY OF WORTHINGTON

DRAWING NO. ARB 0029-2023

DATE 04/25/2023


CITY OF WORTHINGTON
DRAWING NO. ARB 0029-2023
DATE 04/25/2023
NORTHEAST

ARB APPLICATION
ARB 0032-2023
659 Oxford St.

Plan Type: Architectural Review Board
Work Class: Certificate of Appropriateness
Status: In Review
Valuation: $7,400.00

Project:
District: City of Worthington

App Date: 04/28/2023
Exp Date:
Completed:
Approval Expire Date:

Description: My husband and I are very excited to be in contract for our new home on 659 Oxford St. We have two wonderful goldendoodles (a mini and a standard) and are hoping to get started on the process of putting in a fence. Our soon-to-be neighbor has a beautiful fence already in place on one side of our yard and we would like to match the style on the other sides so we can maintain the aesthetics of the area. We would of course not proceed with any changes until after we have board approval and after we close on 5/12, but we wanted to jump start the process in the meantime. We have 3 bids out for the fence to be completed, but as the fence style/size is universal, the appearance of the fence would not change no matter which we end up going with.

Parcel: 100-001013 Main

Address: 659 Oxford St Main
Worthington, OH 43085

Zone: R-10(Low Density Residence)

Contractor
CAPITOL FENCE, INC.
30 Hill RD S
Pickerington, OH 43147
Business: 6148336123

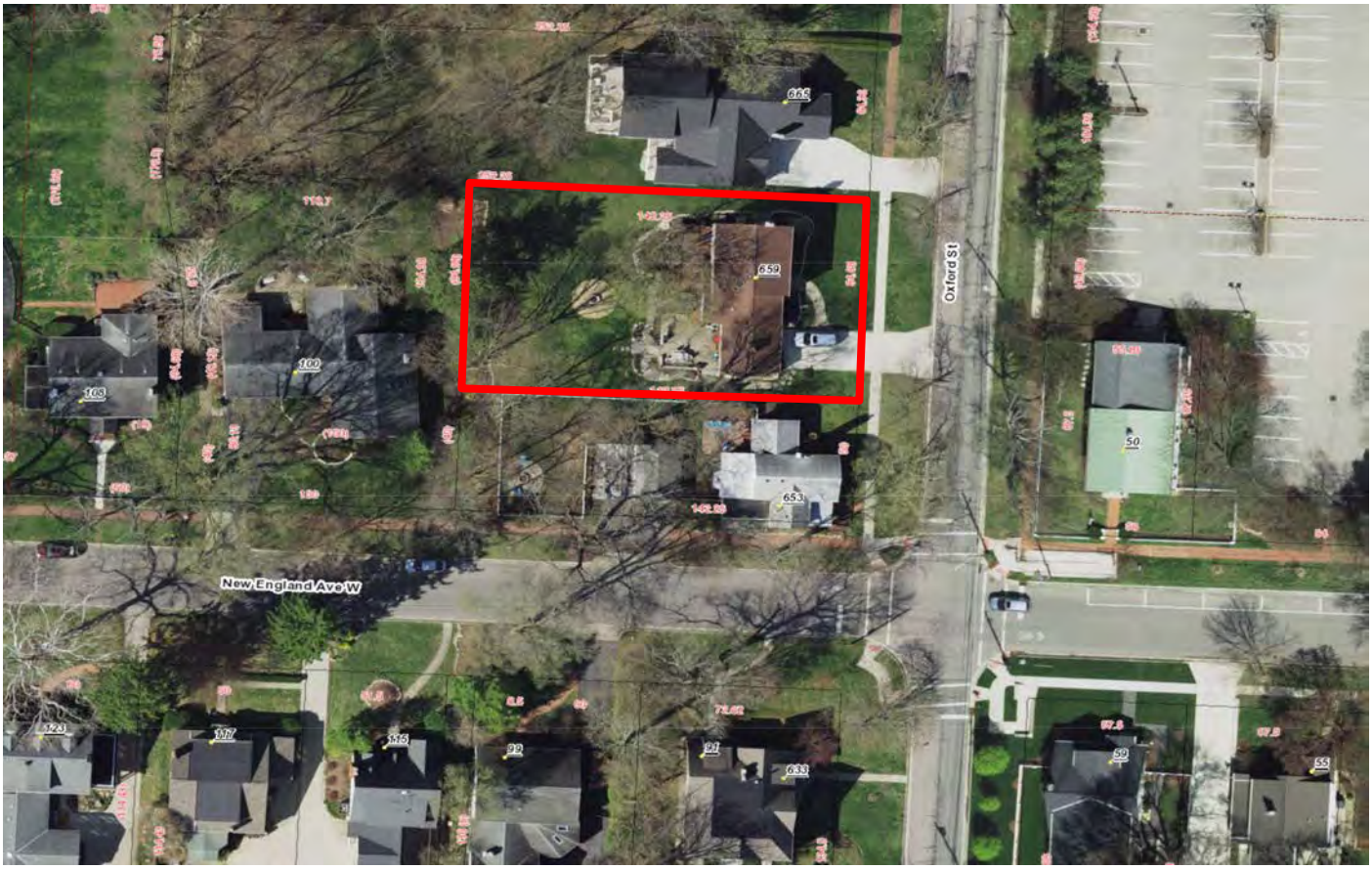
Contractor
Keith Pickens
319 S. Main St.
Baltimore, OH 43105
Business: (740) 438-9135
Mobile: 7404389135

Contractor
FENCE - N - DECK DOCTORS
Jef Bay
3900 Fisher Rd. E
Columbus, OH 43228
Business: 6146686098

Applicant / Owner
Casey Babbitt
659 Oxford Street
Worthington, OH 43085
Mobile: (614) 361-2999

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003811	Architectural Review Board	$8.00	$8.00
	Total for Invoice INV-00003811	$8.00	$8.00
	Grand Total for Plan	**$8.00**	**$8.00**

659 Oxford St.





MICHAEL STINZIANO
Franklin County Auditor

AUDITOR OFFICE SEARCH ONLINE TOOLS REFERENCE CONTACT MICHAEL

Summary
Land Profile
Residential
Commercial
Improvements
Permits
Mapping
Sketch
Photo
StreetSmart
Aerial Photos
Transfers
BOR Status
CAUV Status
Tax & Payments
Tax Distribution
Tax Calculators
Value History
Rental Contact
Incentive Details
Quick Links

Parcel ID: 100-001013-00
PORTER PATRICK N

Map Routing: 100-NO
659



TOTAL FOOTAGE - 192'
CORRECTED - 185'

DETAIL:

48" TALL BLACK ORNAMENTAL ALUMINUM PICKET FENCE:

* 4' TALL x 6' WIDE W/3 RAILS, FLAT TOP
* 2" x 2" POSTS IN CONCRETE
* 3.75" PICKET SPACING (STANDARD)

CITY OF WORTHINGTON
DRAWING NO. ARB 0032-2023
DATE 04/28/2023





CITY OF WORTHINGTON

DRAWING NO. ARB 0032-2023

DATE 04/28/2023

Capitol Fence Inc.

30 Hill Road South Pickerington, OH 43147
sales@capitolfence.net ☎ 614.833.6123

Serving Columbus since 1957



Last Name:	**Babbitt**		*Contract Date:*	4/26/2023	*Sales Consultant:* **Beth K**
First Name:	**Casey**		*Address 1:*		**659 Oxford St**
Email	casey.babbitt1@gmail.com		*Address 2:*		---
Ph# 1:		*Ph# 2:* ---	*City:*		Worthington
Business:	---		*State:*	**OH**	*Zip Code:* **43085**

Job Description
Residential Install ~188LF, 4ft Tall, Ornamental Fence, with 2 Gates
Black Aluminum Fence - Miller Style; 3-Rail, Picket Thru Bottom
1ea - 4ft Wide Walk Gate
1ea - 5ft Wide Walk Gate
Estimate only - onsite appointment needed to confirm quote.

Project Specifications	
Fence Style	Ornamental
Prim. Material	Aluminum
Picket Desc	n/a
Approx LF	188
Height	4ft
#of Walk Gates	2
#of Dbl Gates	0
#of Slide Gates	0
Tear Out LF:	0
Permit Approval	**Ask Customer**
Earliest Timing	Pending TBD

			Payment Method	*Date*
Sale Price ⇨	**$7,325**	Deposit at Signing:	**$2,930**	
		Due at Completion:	**$4,395**	
Original Retail:	$8,325	I have read the entire contract, including the approximated fence sketch, and agree to contract terms. Deposit is considered acknowledgment and acceptance of terms.		
You Saved:	$1,000			
Customer Signature			Date:	
Cap Fence Signature	*Dave King and Phil Reese*		Date:	

Wood Fence	
#of Rails	*n/a*
Picket Width (in)	*n/a*
Picket Spacing	*n/a*
Wire Color	*n/a*
Rail Descr	*n/a*

Alum or Vinyl Fence	
Color	Black
#of Rails	3
Top Style	Flat Top
Bottom Style	Picket-Thru
Picket Width (in)	5/8 Res
Panel Width	6ft

Chain Link Fence	
Fabric Gauge	*n/a*
Fabric Color	*n/a*
Terminal Diam	*n/a*
Line Diameter	*n/a*
Rail Diameter	*n/a*
Barbed Wire	*n/a*
Tension Wire	*n/a*

Contract Terms and Details:

Property owner solely responsible for obtaining all permits and HOA approvals as required, unless otherwise noted.
Property owner solely responsible for all future impacts of fence placement; including but not limited too adjacent property encroachment, drainage issues, impacts with neighboring fences, property disputes, etc...
Property owner solely responsible for location of fence, identifying corners and approving the fence line prior to build.
Property owner solely responsible for contacting neighbors concerning fence tear down and/or new construction.
Property owner to clear fence line unless stated in the quote that it is included in cost of work being done.
Property owner responsible for excess dirt left over from digging unless otherwise noted.
Property owner responsible for filling in gaps due to uneven ground, unless otherwise noted.
Property owner is responsible for marking all private underground utilities, drain systems, sprinkler systems, etc...
Capitol Fence is not responsible for damage to underground utilities, pipes, and systems.
Additional requests not stated in the contract and changes to linear footage will add to the contract price.
Delivery, start, and completion dates will be estimated in good faith; yet weather, material availability, and other unforeseen circumstances can lead to scheduling variances.
Warranty on workmanship is 1yr (2yrs for posts). This doesn't include material, weathering, and normal wear and tear.
Contract is void if not signed within 10 days or if onsite conditions change in ways that impact overall invoice.
After 30 days charges of 1.5% monthly or 18% annually will be applied to unpaid balances.
Down payment is considered acknowledgment and acceptance of contract terms.

CaB---659 O466

Ask us about Annual Non-Profit Giving Back Program

HomeAdvisor TOP RATED

ELITE SERVICE HomeAdvisor

Thank You for letting us serve YOU!

CITY OF WORTHINGTON

DRAWING NO. ARB 0032-2023

DATE 04/28/2023

ARB APPLICATION
ARB 0086-2022
357 W. Dublin-Granville Rd.

Tabled 10-13-2022

Plan Type: Architectural Review Board
Work Class: Certificate of Appropriateness
District: City of Worthington
Status: In Review
Valuation: $20,000.00
Description: Install a 4' black aluminum fence ~~Would like to erect a 6' privacy fence~~ around backyard for pet safety and noise insulation and privacy from Dublin Granville Rd. and Thomas Worthington HS and sports field.

App Date: 04/28/2023
Exp Date:
Completed:
Approval
Expire Date:

Parcel:	100-003243	Main	**Address:**	357 W Dublin-Granville Rd Worthington, OH 43085	Main	**Zone:**	R-10(Low Density Residence)

Applicant / Owner
Hannalora S Brown
357 DUBLIN-GRANVILLE RD
Worthington , OH 43085
Mobile: (574) 265-3895

Owner
Griffin Hodnett
Mobile: (317) 771-2758

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00002994	Architectural Review Board	$20.00	$20.00
	Total for Invoice INV-00002994	$20.00	$20.00
	Grand Total for Plan	**$20.00**	**$20.00**

357 W. Dublin-Granville Rd.





HOY LAND SURVEYING
1767 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186

HOY Land Surveying



JOB NUMBER #: 5574-2022 S DATE OF DRAWING 8-16-22

CERTIFIED TO LANDSEL TITLE AGENCY

LENDER GO MORTGAGE LLC BUYER BROWN & HODNETT

LEGAL DESC. LOT 151 ~ KILBOURNE VILLAGE NO. 2 P.B. 31 PG. 16

CITY/TWP. WORTHINGTON COUNTY FRANKLIN DRN. SAS CK. SJH DRAWING SCALE 1" = 20'

FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0159K MAP DATE 06-17-08



CITY OF WORTHINGTON

DRAWING NO. ARB 0086-2022

DATE 04/28/2023

ENCROACHMENT INFORMATION
NONE NOTED

I / WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

By Steven J Hoy

STATE OF OHIO Steven J. Hoy 7313 REGISTERED PROFESSIONAL SURVEYOR



CITY OF WORTHINGTON

DRAWING NO. ARB 0086-2022

DATE 04/28/2023



ARB APPLICATION
ARB 0028-2023
621 Morning St.

Plan Type:	Architectural Review Board	**Project:**		**App Date:**	04/18/2023
Work Class:	Certificate of Appropriateness	**District:**	City of Worthington	**Exp Date:**	
Status:	In Review			**Completed:**	
Valuation:	$1,900.00			**Approval Expire Date:**	
Description:	52' of 6' tall privacy fence All pressure treated pine				

Parcel: 100-000513 Main	**Address:** 621 Morning St Main Worthington, OH 43085	**Zone:** R-10(Low Density Residence)

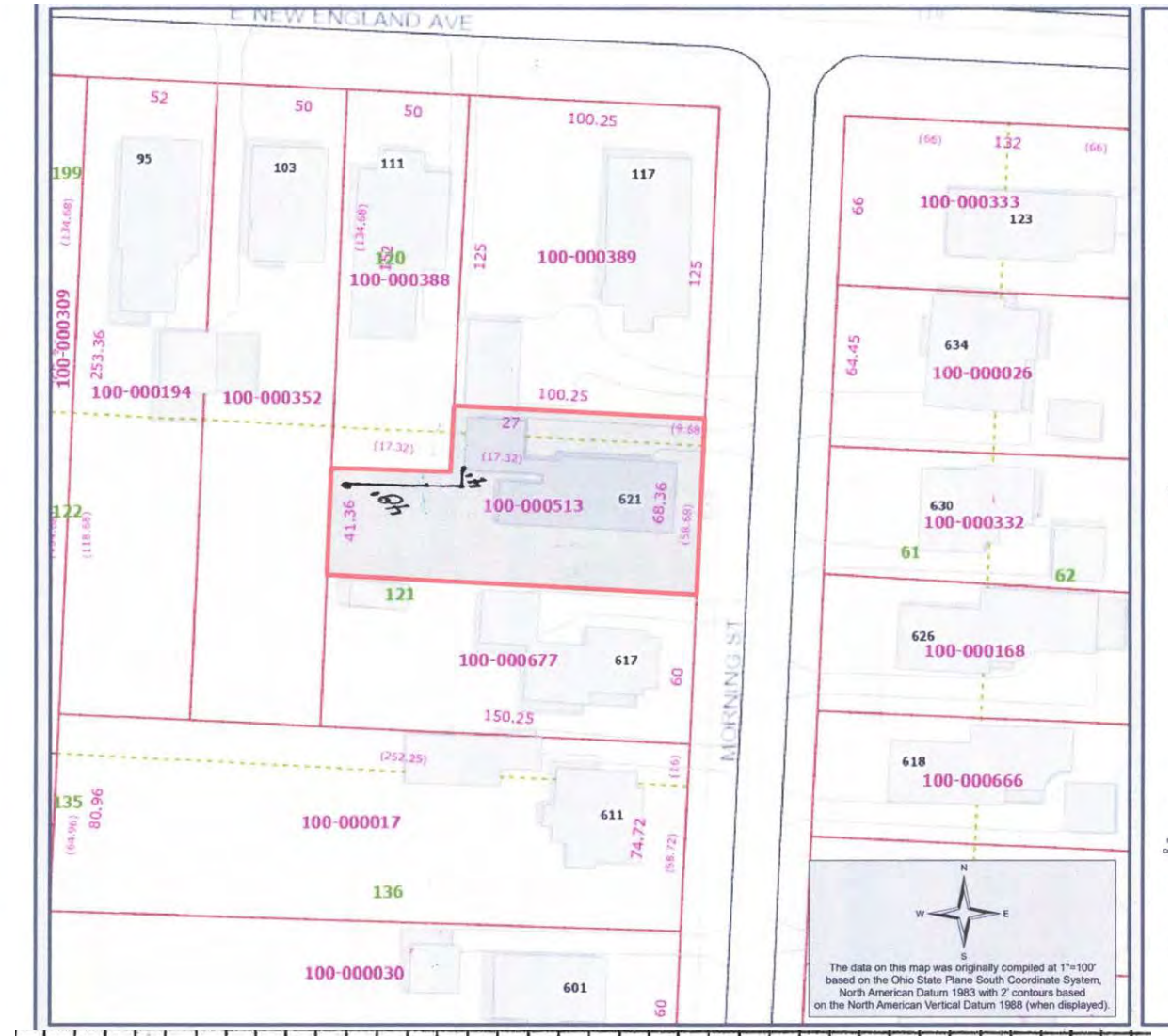
Applicant	Owner	Owner	Applicant
Belinda Workman	Theodore Sovinske	Dimitra Sovinski	Cliff Workman
181 W. Johnstown Rd.	1686 Wyandotte Rd.	1686 Wyandotte Rd	181 W. Johnstown Rd
Gahanna, OH 43230	Columbus, OH 43212	Columbus, OH 43212	Gahanna, OH 43230
Mobile: (614) 778-0269	Mobile: (765) 409-5179		Business: (614) 778-0269

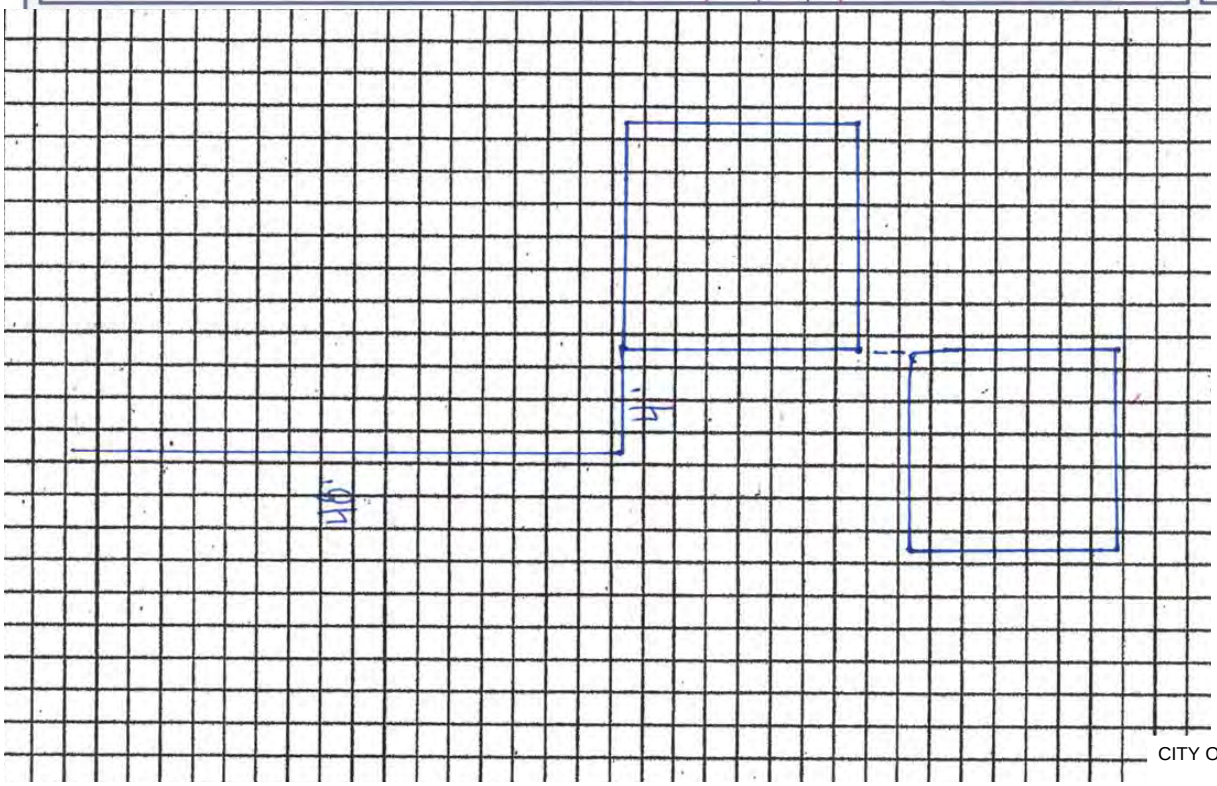
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003749	Architectural Review Board	$2.00	$2.00
	Total for Invoice INV-00003749	**$2.00**	**$2.00**
	Grand Total for Plan	**$2.00**	**$2.00**

621 Morning St.









CITY OF WORTHINGTON

DRAWING NO. ARB 0028-2023

DATE 04/18/2023

3/31

ARROW FENCE OF OHIO, LLC

181 W. JOHNSTOWN ROAD, GAHANNA, OHIO 43230
PHONE: 614-778-0269 OR 614-208-3522 | TAX ID: 90-3260134

Quote Date: 3/31

arrowfenceofohio.com

RESIDENTIAL PROPOSAL

OWNERS' NAMES: Theodore Sovinski
OWNERS' ADDRESS: 621 Morning St Worth. ESTIMATED START DATE: 6-8 weeks
OWNERS' PHONE #: 765-409-3179 ESTIMATED COMPLETION DATE:
OWNERS' EMAIL ADDRESS: theodoresovinski@gmail.com OUPS:

Arrow Fence of Ohio, LLC ("ARROW"), shall furnish all labor, materials, equipment and supervision to the above-named individual(s). ("Owners") necessary to complete the project ("Project"), in accordance with the following job description and specifications:

52' of 6' tall Privacy fence
All Pressure Treated Pine

*Existing Fence Removal: ✓ YES ___ NO TYPE: Wood COST:

*Options for Excess Dirt: ✓ ARROW shall relocate excess dirt from post holes to an agreed upon location on property
___ ARROW shall haul away dirt for the price of $10 per hole

THE TOTAL COST, WHICH IS A FIRM PRICE OF THE PROJECT SHALL BE ($ 1,900.00) ("Project Sum"), SUBJECT TO ALL PROVISIONS, TERMS AND CONDITIONS CONTAINED IN THIS PROPOSAL. THE PROJECT SUM SHALL INCLUDE ALL LABOR AND MATERIALS IN ACCORDANCE WITH THE ABOVE JOB DESCRIPTION AND SPECIFICATIONS, AND ANY ATTACHED PLANS AND DRAWINGS. This price quotation shall be binding upon ARROW for a period of five (5) days after the execution of this Proposal. one thousand nine hundred DOLLARS

$ 950.00 is due upon execution of this Proposal ("Down Payment"). However, if the Project Sum equals or exceeds twenty-five thousand dollars ($25,000.00), only Ten Percent (10%) of the Project Sum is due upon execution of this Proposal. The entire unpaid balance of the Project Sum is due upon completion of the Project by ARROW and receipt by Owners of the final invoice for payment. Owners shall review the entire Proposal and consult with ARROW if there are any questions concerning the provisions, terms and conditions contained herein. Owners shall make sure all materials selected and all work to be performed are referred to in this Proposal. Any items and work not referred to herein or attached hereto are not part of this Proposal.

Arrow Fence of Ohio, LLC ("ARROW")

By: _____ / _____

Name: Cliff Workman/ cwork133@gmail.com / Ben Workman / bwork3020@gmail.com

President / Vice President

Date: 3/31/23

CITY OF WORTHINGTON
DRAWING NO. ARB 0028-2023
DATE 04/18/2023

ARROW is hereby authorized to perform the work specified in this Proposal. If any of the work on the Project is done on behalf of a business entity, Owners hereby personally guarantee payment to ARROW owed by such business entity. OWNERS ACKNOWLEDGE HAVING READ, AND AGREE TO BE BOUND BY ALL THE PROVISIONS, TERMS AND CONDITIONS HEREIN ABOVE AND ON THE REVERSE SIDE OR PAGE 2 OF THIS PROPOSAL.

_____ _____
OWNER DATE OWNER DATE

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT

ARB & MPC APPLICATION
ARB 31-2023 , PUD 02-2023
120 E. Stafford Ave.

Plan Type: Architectural Review Board, PUD - Modification
Project:
App Date: 04/28/2023

Work Class:
District: City of Worthington
Exp Date:

Status: In Review
Completed:

Valuation: $5,000.00
Approval

Expire Date:

Description: Addition of 4' wood picket fence at top of previously approved and installed retaining wall along eastern property line. Currently there is a 3' drop from the top of the retaining wall. The fence will correct this safety issue.

Addition of landscaping west of the retaining wall along the eastern property line. The added landscaping will improve the aesthetics of the subject property and adjacent property.

Parcel:	**Address:**	**Zone:**
100-006797 Main	120 E Stafford Ave Main Worthington, OH 43085	PUD 01-19(Planned Unit District)

Owner
Traditions at Worthington
2245 North Bank Rd.
Columbus, OH 43220

Applicant
National Church Residences
Kevin Brown
2245 North Bank Dr.
Columbus, OH 43220
Mobile: 2167010244

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003812	Architectural Review Board	$5.00	$5.00
	Total for Invoice INV-00003812	$5.00	$5.00
	Grand Total for Plan	**$5.00**	**$5.00**

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003813	Planned Unit Development Modification	$100.00	$100.00
	Total for Invoice INV-00003813	$100.00	$100.00
	Grand Total for Plan	**$100.00**	**$100.00**

120 E. Stafford Ave.





The Hartford at Stafford Village

PUD Modification Request

Owner: Traditions at Worthington
Address: 120 E Stafford Avenue
April 28, 2023

Detailed Supporting Statement

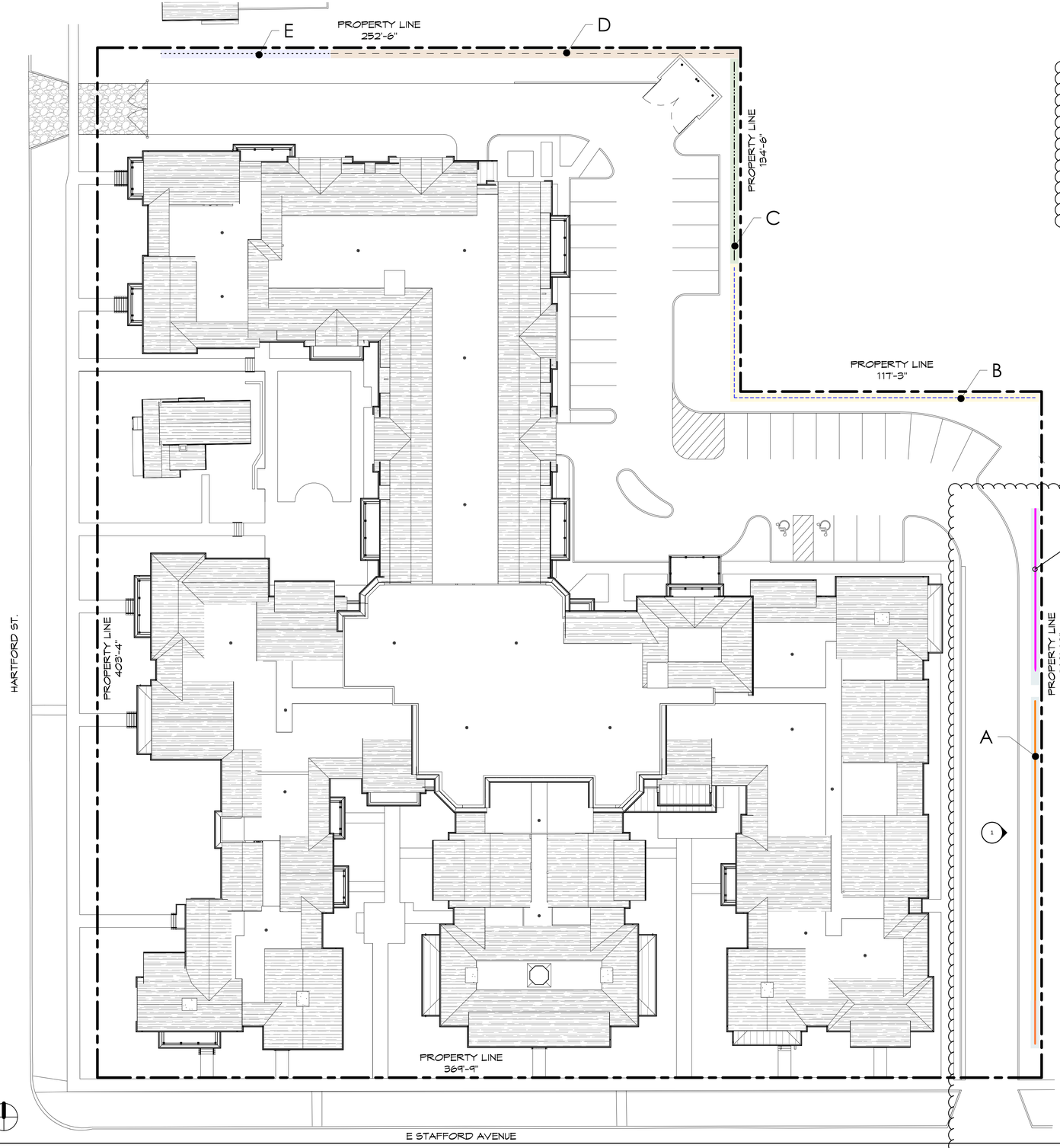
The PUD Modification Request is for the addition of a 4’ high cedar wood fence at the top of the previously approved and installed retaining wall along the east property line. The provided modification plan sheets detail the location and proposed fence installation. As demonstrated in the plans, there is a 3’ grade differential from the top of the wall. The addition of the requested fence will address this safety issue.

This request includes the addition of landscaping along the eastern property line north of the retaining wall described herein. The provided modification plans locate the requested additional landscaping. The requested landscaping will improve the aesthetics of the subject property and adjacent property.

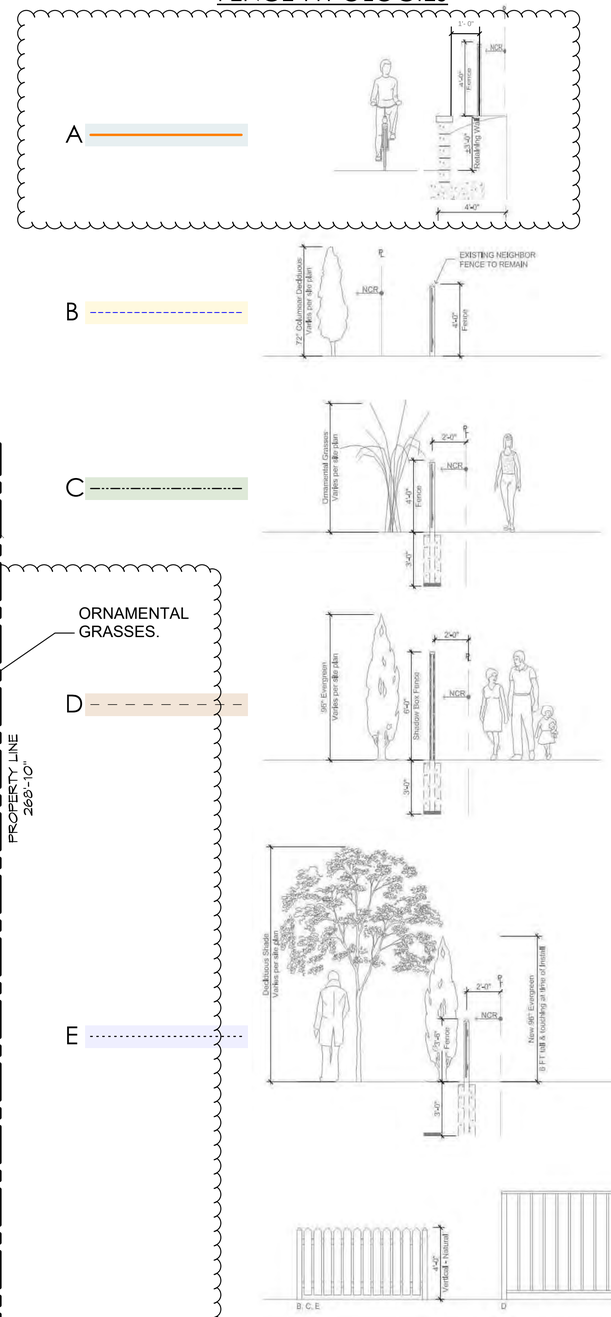
CITY OF WORTHINGTON

DRAWINGS NO. ARB 31-2023
PUD 02-2023

DATE 04-28-2023



FENCE TYPOLOGIES



FENCE TYPOLOGY PLAN

C-19

04/28/2023

National Church Residences
STAFFORD VILLAGE

CITY OF WORTHINGTON

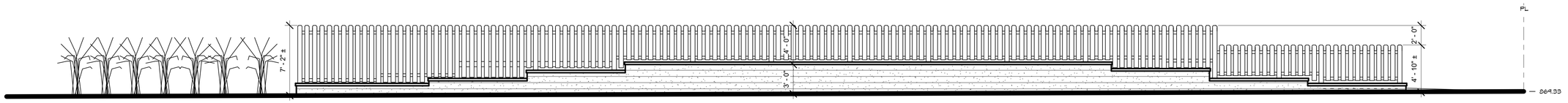
DRAWINGS NO. ARB 31-2023
PUD 02-2023

DATE 04-28-2023

ARCHITECTS
COPYRIGHT © 2020



COMPLETED RETAINING WALL



1 FENCE ELEVATION
3/16" = 1'-0"

EAST PROPERTY LINE FENCE ELEVATION

05/05/23

National Church Residences
STAFFORD VILLAGE

CITY OF WORTHINGTON

DRAWINGS NO. ARB 31-2023
PUD 02-2023

DATE 04-28-2023

THE KLEINGERS GROUP JONES ARCHITECTS

COPYRIGHT ©2023

MPC APPLICATION
ADP 05-2023
6565 Worthington-Galena Rd.

Plan Type: Amendment to Development Plan
Work Class: Amendment to Development Plan
Status: In Review
Valuation: $0.00
Description: Add 3 foot metal temporary fence

Project:
District: City of Worthington

App Date: 04/17/2023
Exp Date:
Completed:
Approval
Expire Date:

Parcel:	**Address:**	**Zone:**
100-002450 Main	6565 Worthington Galena Rd Main Worthington, OH 43085	C-3(Institutions and Offices)

Applicant / Owner
6565 Worthington LLC
David E Brehm
642 Eagle Ridge Ct.
Powell, OH 43065
Mobile: 6148475800

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003816	Amendment to Development Plan	$50.00	$50.00
	Total for Invoice INV-00003816	$50.00	$50.00
	Grand Total for Plan	**$50.00**	**$50.00**

6565 Worthington-Galena Rd.







New Fencing

CITY OF WORTHINGTON

DRAWING NO. ADP 05-2023

DATE 04/17/2023



Existing Fencing

CITY OF WORTHINGTON

DRAWING NO. ADP 05-2023

DATE 04/17/2023





CITY OF WORTHINGTON

DRAWING NO. ADP 05-2023

DATE 04/17/2023

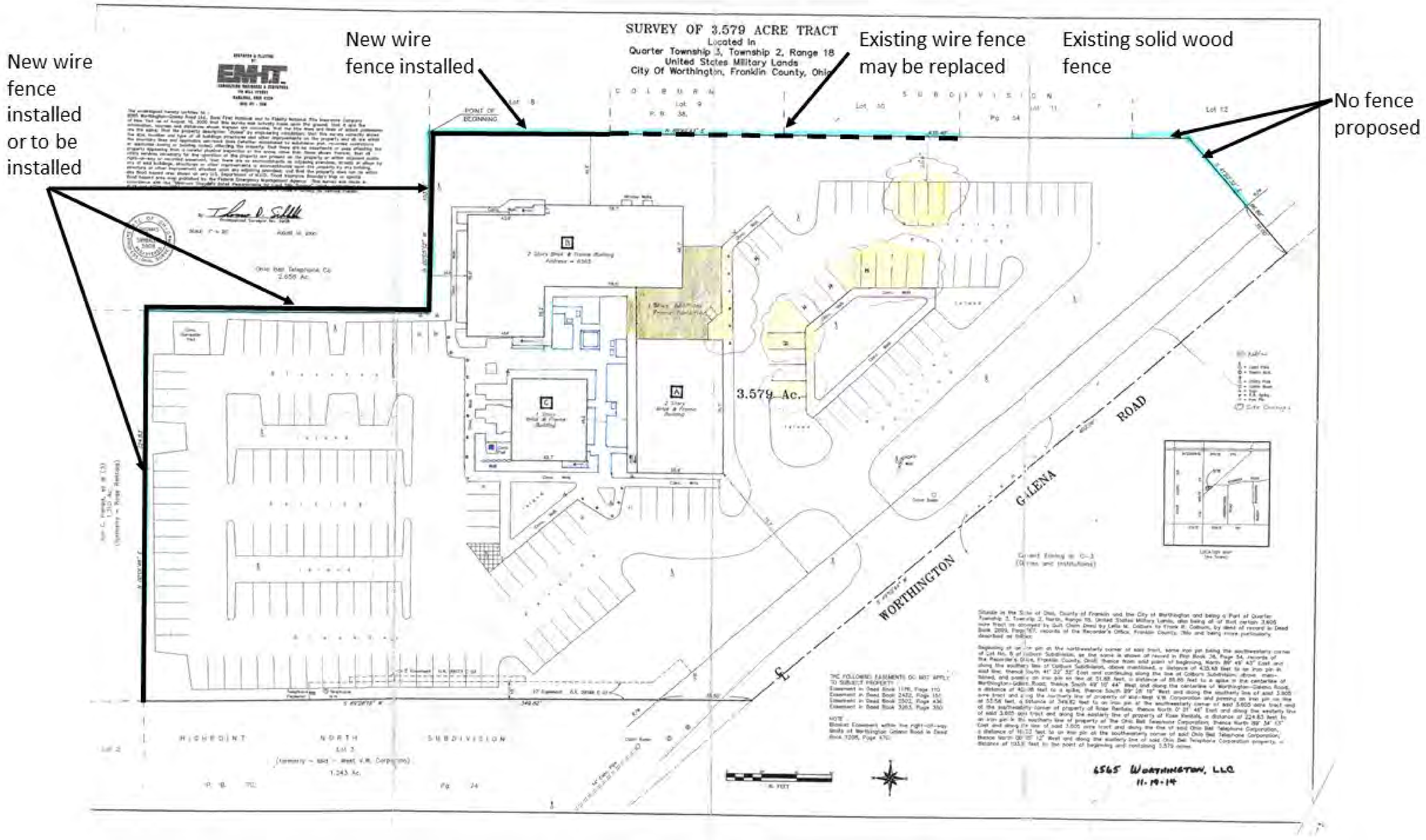




CITY OF WORTHINGTON

DRAWING NO. ADP 05-2023

DATE 04/17/2023



CITY OF WORTHINGTON

DRAWING NO. ADP 05-2023

DATE 04/17/2023