ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, July 11, 2024 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

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A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 27, 2024 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Unfinished Business

1. Parking Lot Lighting – **600 High St.** (Paul George/Worthington United Methodist Church) **ARB 26-2024**

C. Architectural Review Board – Regular Business

1. Fence Replacement – **110 W. Stafford Ave.** (Zachary Pattison) **ARB 38-2024**
2. Window Replacement – **96 E. New England Ave.** (Lindsay Marean) **ARB 39-2024**
3. Security Cameras – **688 High St.** (Diane Mattson/US Bank) **ARB 41-2024**
4. Fence **– 529 High St.** (Michelle Bay/Lennonheads) **ARB 42-2024**
5. Solar Panels – **593 Oxford St.** (Ohio Power Solutions LLC/Kackloudis) **ARB 43-2024**

6. New Deck – **159-161 E. Granville Rd.** (Andrew Silverman) **ARB 44-2024**

D. Municipal Planning Commission

E. Other

F. Adjournment

MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: July 5, 2024

SUBJECT: Staff Memo for the Meeting of July 11, 2024

B. Architectural Review Board – Unfinished Business

1. Parking Lot Lighting – **600 High St.** (Paul George/Worthington United Methodist Church) **ARB 26-2024**

Findings of Fact & Conclusions

Background & Request:
The church has been in the community since the beginning of Worthington in 1803 and occupied 2 church buildings before constructing a building still in use today in 1926. That building houses the Potter Chapel and an education wing and was added onto in 1968 to the south with a building that operates as the current main church building.

The church is proposing the installation of new parking lot lighting. This application was tabled by the ARB on April 25, 2024.

Since that meeting, the applicant has changed to fixtures that would allow dimming control based on the time of day and be dusk to dawn enabled. Although lowering the pole height was discussed, they determined the height of 15' is important to achieve enough illumination and for the safety of the fixtures.

Project Details:
1. Four 15' high square poles are proposed in four existing landscape islands along the drive aisle adjacent to the south side of the church. Exposed concrete bases would not be used.
2. Each pole would have a single fixture – RAB A22-4T100 – that would have color temperature of 3000K.
3. The maximum illumination level would be 13.9 footcandles, and there would be 0 Fc at the property lines.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Avoid lighting fixtures mounted high above the ground and excessive brightness. Watch for excessive "spilling" of light onto adjacent properties. Typically, a view of the light source from off of the property is not desired. Use of fairly small lighting fixtures, and as few as possible, is recommended.

Recommendation:
Staff is recommending ***approval*** of this application as the proposed lighting is appropriate for this location.

Motion:
THAT THE REQUEST BY PAUL GEORGE ON BEHALF OF THE WORTHINGTON UNITED METHODIST CHURCH FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW PARKING LOT LIGHTING AT 773 HIGH ST., AS PER CASE NO. ARB 26-2024, DRAWINGS NO. ARB 26-2024, DATED JUNE 21, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – Regular Business

1. Fence Replacement – **110 W. Stafford Ave.** (Zachary Pattison) **ARB 38-2024**

Findings of Fact & Conclusions

Background & Request:
The structure at 110 W. Stafford Ave. is a Bungalow that was originally constructed in 1924 and is a contributing building in the Worthington Historic District. The house was added onto in the 1980's and the garage was replaced in the 1990's. The lot is 60' wide x 134' deep for area of 8040 square feet.

The previous owner erected a vinyl fence without approval and the current owner asked to keep the fence. The ARB did not approved permanent retention of the vinyl fence, but did allow the owners to keep it for one year. Application was made for a permit to install new fencing within that one-year period and this is the ARB request for approval of the new fencing.

Project Details:
1. The white vinyl fencing is located along the west property line, returning to the house at the northwest corner, and would be removed with approval of this application.
2. The applicant was originally planning to install solid fencing, but changed the proposal to open style to meet the Design Guidelines.
3. There is an existing black aluminum picket fence along the west property line installed by the neighbors to the west. A new 4' tall cedar picket fence is proposed between the southeast corner of the aluminum fence and the house at 110. The openings between pickets

would match the picket width.
4. The neighbor to the rear has a 4' high open style dog-eared picket fence along the property line. This applicant would like to install a section of 4' pine picket fencing between that fence and the rear of the garage. The fence would also be open style.
5. Both fences would need to have the supporting members facing in, with the "good" side of the fence facing out.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Fencing should be traditional in style; constructed with traditional materials; and of simple design, appropriate for the house style. Side yard fences should be open in style (avoid solid, opaque fences that block all views) 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. In all cases, no fences higher than six feet are permitted.

Recommendation:
Staff is recommending *approval* of the following motion as the proposed fencing is appropriate.

Motion:
THAT THE REQUEST BY ZACHARY PATTISON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW FENCING AT 110 W. STAFFORD AVE. AS PER CASE NO. ARB 38-2024, DRAWINGS NO. ARB 38-2024, DATED JUNE 18, 2024 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Window Replacement – **96 E. New England Ave.** (Lindsay Marean) **ARB 39-2024**

Findings of Fact & Conclusions

Background & Request:
This two-story house of Dutch Colonial influence was constructed in 1923 and is a contributing building in the Worthington Historic District. The new owners would like to replace a bathroom window on the rear of the house.

Project Details:
1. The windows in the house are rectangular single- or double-hung in the one over one style. It appears they may be original wood windows with exterior storm windows installed.
2. Proposed for the bathroom window is a roughly 24" diameter round fixed window. It is not clear how the window will be trimmed and if the owner has matching siding to fill in the opening left with the smaller window.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance

New windows made of substitute materials such as aluminum, vinyl, or clad wood can be an acceptable second choice if they provide a reasonably good match for the windows being replaced. Number of panes, real muntins, and correct profiles still are important. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements. Also avoid permanent blocking in of windows; the original window pattern of a house is part of its overall design.

Recommendation:
Although this window is on the rear of the house, the Design Guidelines recommend matching the style when replacing windows. The proposed window is not in character with this house; the repair of the area could be problematic; and it is beneficial to be able to open bathroom windows for ventilation.

Motion:
THAT THE REQUEST BY LINDSAY MAREAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW WINDOW AT 96 E. NEW ENGLAND AVE. AS PER CASE NO. ARB 39-2024, DRAWINGS NO. ARB 39-2024, DATED JUNE 20, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Security Cameras – **688 High St.** (Diane Mattson/US Bank) **ARB 41-2024**

Findings of Fact & Conclusions

Background & Request:
This vernacular style commercial building was constructed in the early 1970's, with a gambrel roof and stone exterior in the front, and hipped roof and brick in the rear. US Bank would like to install security cameras around the building.

Project Details:
1. Three cameras are proposed: one each on the north and south sides of the building and one on the rear.
2. The cameras would be housed in a dome-shaped case with a white plastic base that is about 4.72" in diameter and 3.89" high.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Compatibility of design and materials and exterior detail and relationships are important concepts in the Design Guidelines and standards of review in the Architectural District ordinance.

Recommendation:
Staff is recommending ***approval*** of this application as the proposed cameras are relatively small and should be unobtrusive.

Motion:
THAT THE REQUEST BY DIANE MATTSON ON BEHALF OF US BANK FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL CAMERAS AT 688 HIGH ST., AS PER CASE NO. ARB 41-2024, DRAWINGS NO. ARB 41-2024, DATED JUNE 26, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Fence **– 529 High St.** (Michelle Bay/Lennonheads) **ARB 42-2024**

Findings of Fact & Conclusions

Background & Request:
This 3400 square foot commercial structure was constructed in the early 1970's and is currently home to Lennonheads Salon & Spa. Approval was granted by the ARB to construct additions on the north and west sides of the building in June of 2017. In January of 2018 the plans were modified with a revised rear addition, and later in 2018 approval was granted to extend the rear addition, delete the front addition and approve all revised elevations.

This application is a request to replace the fence along the west property line.

Project Details:
1. The existing fence is a 6' tall wood privacy fence that is double-faced with vertical boards and is in poor condition. The fence acts as a screen of the parking lot from the single-family residential property to the west.
2. Replacement of that fence is proposed with a new cedar fence with horizontal boards. It is not clear if the fence would look the same on both side or if supporting members would be evident on one side.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Traditional types of fences and walls include masonry walls, cast and wrought iron fences, wood rail or board fences, rows of trees and shrubs, or a combination of these. Avoid nontraditional materials such as concrete, basket-weave, stockade and "cyclone" fencing. Side and rear fences may be as much as six feet in height, especially when concealing trash containers and utility boxes and where a commercial use abuts a residential property. Set aside a maintenance budget for fencing and walls so they do not become deteriorated and unsightly.

Recommendations:
- The proposed fence style is not typical for Old Worthington, as wood fences usually have vertical pickets.
- The fence should appear without exposed supporting members on both sides due to its prominent location.
- Any new fence should be maintained.

Motion:
THAT THE REQUEST BY MICHELLE BAY ON BEHALF OF LENNONHEADS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE FENCING AT 529 HIGH ST., AS PER CASE NO. ARB 42-2024 DRAWINGS NO. ARB 42-2024, DATED JUNE 27, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. Solar Panels – **593 Oxford St.** (Ohio Power Solutions LLC/Kackloudis) **ARB 43-2024**

Findings of Fact & Conclusions

Background & Request:
This bungalow was constructed in the early 1900's and is a contributing building in the Worthington Historic District. The ~61' wide x ~252' deep lot slopes down to the rear like the others on the west side of Oxford St. A freestanding garage sits about 50' behind the house near the south property line and a driveway extends from the north side of the house with a curved turnaround area and entrance to the garage behind the house.

This application is a request to add solar panels.

Project Details:
1. Panels are proposed in four locations:
   - Both sides of the front dormer – 1 array each side
   - South side of the hipped roof – 5 arrays
   - Rear of hipped roof – 2 arrays
   - South side of gable roof on the sunroom that extends to the rear – 1 larger array.
2. The panels are proposed with black glass and frames and would sit about 5" above the roof.
3. The roof is a dark gray asphalt shingle.
4. Associated equipment is proposed on the south side of the house.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Place solar panels in a location that minimizes the visual impact as seen from the right-of-way and surrounding properties. Generally, panels should be located on roofs in the following manner: the rear 50% of the roof of the main building; the rear inside quadrant of the roof of a main building on a corner lot; or on accessory structures in the rear yard. On sloped roofs, place panels flush along the roof unless visibility is decreased with other placement. With flat roofs, keep panels at least 5' from the edge of the roof, or place at the edge if a building parapet exists that will screen the panels. Solar panels at another location on a building or site may be acceptable if their placement does not have an adverse effect on the architecture of the building, or the character of the site or Architectural Review District. The equipment to support solar panels should be screened from view.

Recommendations:

- The panels to be installed on the front dormer would likely be visible and would change the look from the right-of-way. Location of these panels on a rear roof surface is recommended.
- Panels on the south side on the roof would also be noticeable due to the proximity to the right-of-way and the height of the panels above the roof. As this roof surface is the largest roof area that faces south, deletion of panels from this location would likely result in the project not being feasible. Panels flush with the roof would be ideal but are not proposed.
- The equipment on the south side would need to be screened from view from the front and side.

Motion:
THAT THE REQUEST BY OHIO POWER SOLUTIONS LLC ON BEHALF OF DAPHNE KACKLOUDIS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SOLAR PANELS AT 593 OXFORD ST. AS PER CASE NO. ARB 43-2024, DRAWINGS NO. ARB 43-2024, DATED JUNE 28, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. New Decks – **159-161 E. Granville Rd.** (Andrew Silverman) **ARB 44-2024**

Findings of Fact & Conclusions

Background & Request:
This brick Prairie style duplex was built in 1921 and is in the R-10 Zoning District. Approval was received in 2020 to construct an addition and new garages on the property and the work was completed in 2022.

This request is for approval to install a deck to the rear.

Project Details:

1. The main part of the deck would be 29’10” wide and 16’ deep. A 6’ high privacy partition is proposed to line up with the middle of the duplex to separate the deck areas. Stairs would head to the rear at the southwest corner of the deck and to the front at the northeast corner. The southeastern part of the deck is planned to be squared-off around an existing 36” diameter Oak tree.
2. Pre-treated lumber is planned for the structure and gray composite material would be used for the floor. An open style composite railing is proposed at the outside edges of the deck and along the stairs.

Land Use Plan:
Worthington Design Guidelines and Architectural District Ordinance
Decks and patios should be limited to the rear of buildings. Decks should be built of wood or material to resemble wood and kept low to the ground. Finishes should be either paint or an opaque

stain to match the color of the building or its trim. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Division of Building Regulation Comments:
The 10" diameter footings to support the approximately 48 sf tributary area of the deck does not appear to be adequate. RCO 507.3.1 appears to require closer to an 18" or 19" diameter footing to carry the dead and live loads.

Recommendation:
Staff is recommending ***approval*** of this deck as it is appropriately located on the site and designed to be compatible with the house.

Motion:
THAT THE REQUEST BY ANDREW SILVERMAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A DECK AT 159-161 E. GRANVILLE RD. AS PER CASE NO. ARB 44-2024, DRAWINGS NO. ARB 44-2024, DATED JUNE 30, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

ARB APPLICATION
ARB 26-2024
600 High St.

Plan Type: Architectural Review Board
Project:
App Date: 04/10/2024 - tabled

Work Class: Certificate of Appropriateness
District: City of Worthington
06/21/2024

Status: In Review

Valuation: $30,000.00

Description: Add parking lot lighting. Please see attached file for project description

Parcel:	**Address:**	**Zone:**
100-000517 Main	600 High St Main Worthington, OH 43085	

Applicant
Paul George
2198 Powell Rd
Powell, OH 43065
Mobile: (614) 439-4876

Owner
Worthington United Methodist Church
Lou R Seipel
600 HIGH ST
Worthington , OH 43085

Invoice No.	Fee	Fee Amount	Amount Paid
INV-0005436	Architectural Review Board	$30.00	$30.00
		$30.00	$30.00
	Grand Total for Plan	**$30.00**	**$30.00**

Condition	Description	Date Created	Satisfied
No Build Document Must Be Reviewed	A no build document has been recorded for this parcel. Please review this document to ensure the permit cannot be issued.	04/22/2021	No

600 High St.


627
640
31
41
634
623
615
617
38
615
600
40
36
597
601
Short St
45
41
579
600
583
577
571
573
High St
559
565
556



Worthington Architectural Review Board Application for New Parking Lot Lighting

Worthington United Methodist Church

Prepared by Paul George, June 21, 2024, for discussion at July 11, 2024 meeting

The City of Worthington staff and the Trustees of Worthington United Methodist Church (WUMC) are in conversation on possible changes to the parking lot that will improve its function for public use. Additional signage and improved striping are being considered. Also under discussion is additional lighting on the south side of the sanctuary where there is currently very limited lighting. Please note that siting, installation, construction, and operation of any new lighting are the sole responsibility of WUMC though we do appreciate the Worthington City staff's encouragement and assistance with defining the project.

In considering the possible addition of lighting, the church has several objectives:

- Improve illumination in high traffic areas of the parking lot for evening events, including concerts at Worthington United Methodist Church and other downtown Worthington functions
- Limit impact on neighboring residential properties and businesses
- Minimize environmental impact including power usage and light pollution – particularly up-light projection
- Achieve a design consistent with the church sanctuary architecture and area ambience including maintenance of existing green space
- Avoid excessive maintenance requirements
- Enable control of lighting to enable dimming at predetermined times. Dusk to dawn will also be enabled.

The new lighting proposed here achieves these objectives at reasonable cost to the church.

Project Description:

Four light poles will be located within four existing greenery islands in the parking lot (Figure 1). These locations will result in the smallest effective footprint for the lights, avoid any obstructions within the active areas of the parking lot and generally minimize the visual impact of the new lights. Each fifteen-foot pole will have a single luminaire mounted near the top. As recommended by our chosen contractor, luminaire mounting direction and light output varies with pole position. This allows illumination to be managed to limit light spillage onto neighboring properties while achieving adequate lighting in the most-often used areas. The fixture chosen (Figure 2) has, due to the nature of its design, limited side-sight visibility and no direct up-light projection. The poles and fixtures chosen should be non-obtrusive, ideally unnoticed, but because they are located in the greenery spaces will not represent an impact hazard even when not illuminated. The round poles and simple luminaire heads are architecturally consistent with items that might have been installed when the church sanctuary was built in 1968 – though compact LED options were not available at that time. The LED heads are color selectable for 3000K, 4000k, and 5000k. We anticipate selecting 3000K but will make the final decision after installation to provide good sight capability and pedestrian comfort within the affected area.

Figure 3 is an illumination map of the proposed system showing the impact of the new lighting – it does not include any contribution from existing lighting. The shadows shown are from the Google Earth

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DRAWING NO. ARB 26-2024
DATE 06/21/2024

image and not the light fixtures. Illumination at the busy high-street entrance to the parking lot will be improved but we are partly depending on light from street lights in that area. Light intensities produced by the new lights are reduced to zero at ground level (and hence at eye height also) well before the property boundaries. The east most luminaire will be mounted to the west of the pole to reduce light spillage to the east. Though it may be possible to see the light heads from the surrounding homes on the south side due to the elevation difference, the recessed light element should minimize the impact.

This application is based on selection of a quote from Electric Services Professionals (ESP). ESP has performed work for Upper Arlington and is familiar with the needs of public space lighting. They provided a quote in April that was received too late for the ARB presentation. Their original illumination intensities were based on typical parking lot lighting levels. They were significantly higher than those shown here (roughly twice at the peak). At our request they reduced and redirected their proposed lighting to achieve what we hope will be a reasonable level of illumination to make people comfortable using the lot after dark. Figure 4 shows the imagined lighting at night with the proposed system. The envisioned lighting impact at night suggests that the illumination may not be as bright as we would prefer; however, the illustration does not incorporate any existing lighting.

Comments regarding the initial application to the Worthington Architectural Review Board.

1. Pole height.
    a. There was interest in considering pole heights of 12 feet by the ARB. We reviewed the options and found that the lower poles would result in distinct spots of light with low illumination between. To achieve the same illumination would have required brighter lights and would have still produced bright and dark areas. Fifteen foot poles provide better illumination uniformity. We strongly prefer to keep the lights in the islands to minimize their overall impact on the parking lot so we do not wish to add more lights in order to get the desired illumination.
    b. We are concerned that orientation of the light heads to manage light could result in them overhanging the island curb and leave them vulnerable to impact from delivery trucks at the 12 foot level.

2. Neighbor concerns with the existing lighting in the rear of the church.
    a. The AEP owned lights in the rear of the church are not controlled by the church, though we pay for the electricity. They have been in place for well over 30 years. We have indicated support for the neighbors in getting improvement from AEP so long as it does not significantly darken the areas that need lighting for comfortable use of the parking lot at night. Perhaps the new post lights may enable removal or repositioning of one of the lights by providing sufficient illumination in parts of the parking lot that are currently served by the AEP lights. It is unclear how we might influence AEP in this regard or what an appropriate solution might be.

Figure 1: Conceptual lighting plan at WUMC used to request quotes

(please see illumination map for actual illumination values)



Figure 2: Proposed Luminaire with control box shown



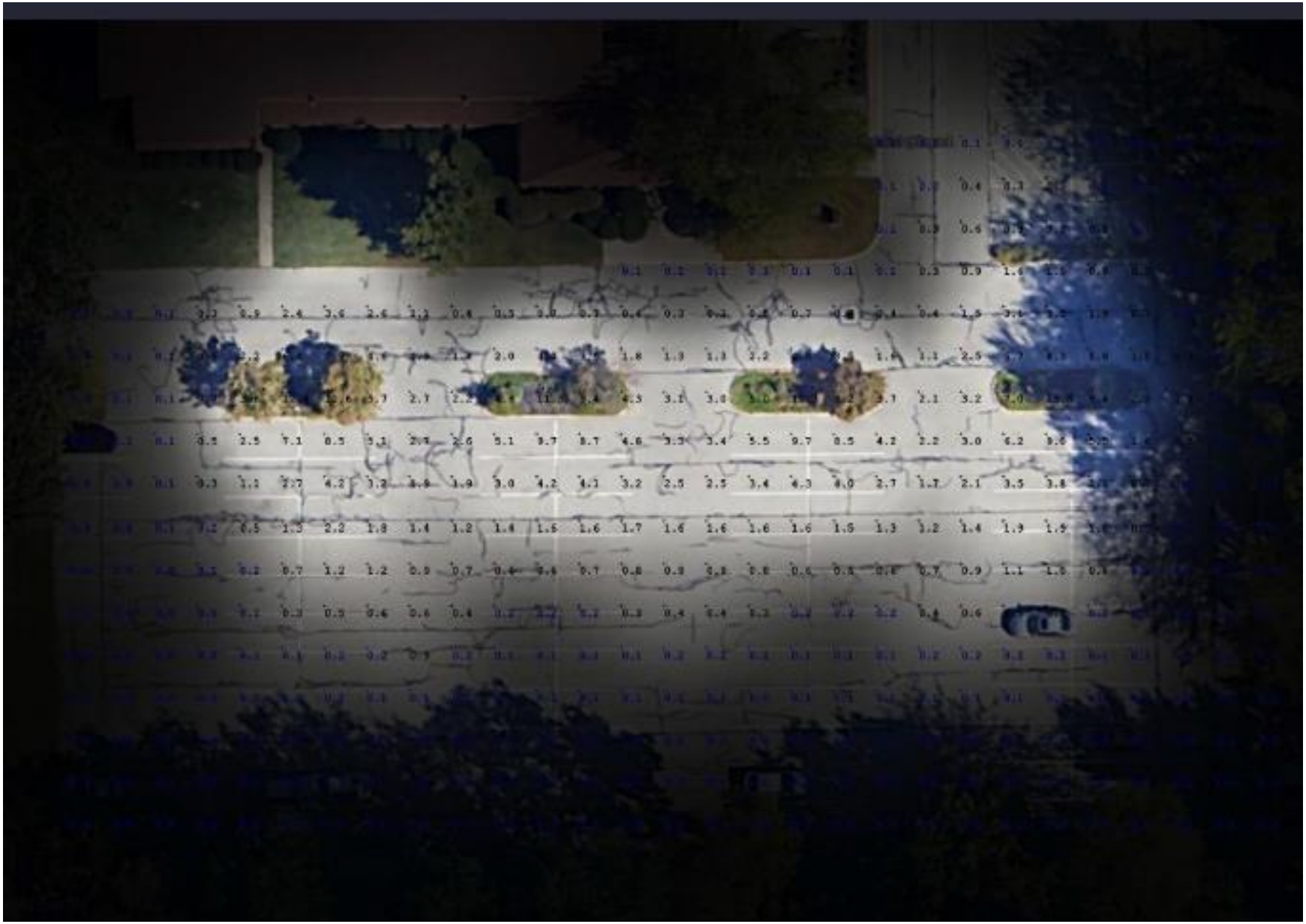
RAB A22-4T100

Figure 3: Illumination Map (Proposed lights only, does not include existing lights)



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Figure 4: Conceptual Illumination at Night (Proposed lights only, does not include existing lights)



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DRAWING NO. ARB 26-2024
DATE 06/21/2024

ARB APPLICATION
ARB 38-2024
110 W. Stafford Ave.

Plan Type: Architectural Review Board
Project:
App Date: 06/18/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $2,247.00

Description: Removal of current fence and installation of 4' semi-private cedar fence.

Parcel:	**Address:**	**Zone:**
100-000538 Main	110 W Stafford Ave Main Worthington, OH 43085	

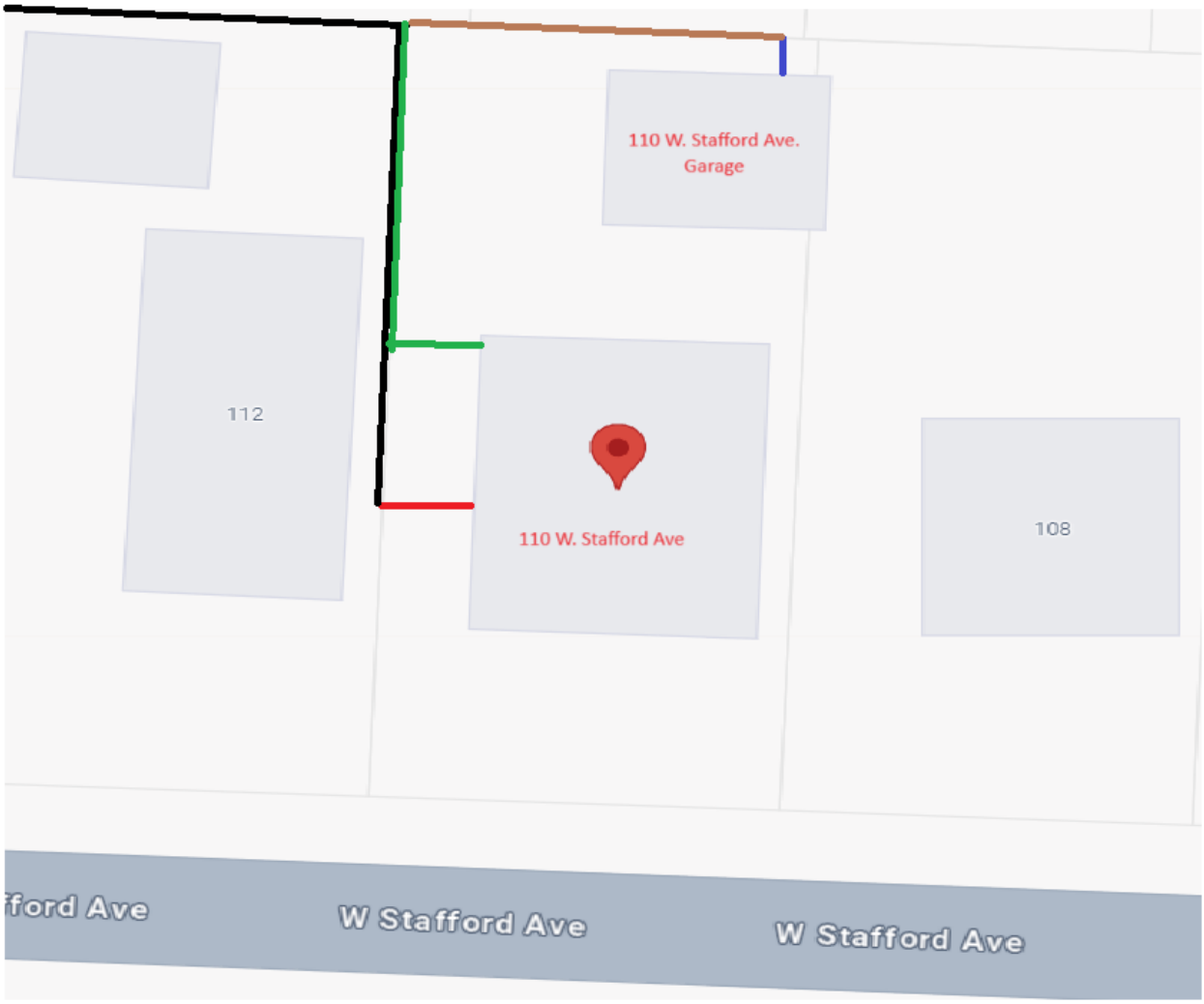
Applicant	Owner
Zachary Pattison	Krista Pattison
110 W STAFFORD AVE	110 W STAFFORD AVE
Worthington , OH 43085	Worthington , OH 43085
Home: (614) 935-9199	Home: (614) 935-9199
Business: (614) 935-9199	Business: (724) 561-9812
Mobile: (614) 935-9199	Mobile: (724) 561-9812

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005792	Architectural Review Board	$3.00	$3.00
	Total for Invoice INV-00005792	$3.00	$3.00
	Grand Total for Plan	**$3.00**	**$3.00**

110 W. Stafford Ave.







KEY:

GREEN = Current vinyl fencing that will be removed

BLACK = Fencing belonging to 112 W. Stafford

BROWN = Fencing belonging to 105 W. Clearview Ave.

RED = Proposed 4' cedar picket fencing at 110 W. Stafford

BLUE = Proposed 4' pine picket fencing at 110 W. Stafford (behind garage)

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DATE 06/18/2024

ESTIMATE

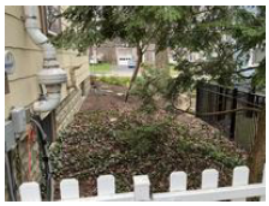
Bowden Fence Company
1560 Harmon Avenue
Columbus, OH 43223
(614) 272-8923

Sales Representative
Spencer Niekamp
(419) 953-1607
spencer@bowdenfence.com

Zack Pattison
Job #4223 - Zack Pattison
110 W Stafford Ave
Columbus, OH 43085

Estimate #	4756
Date	3/29/2024

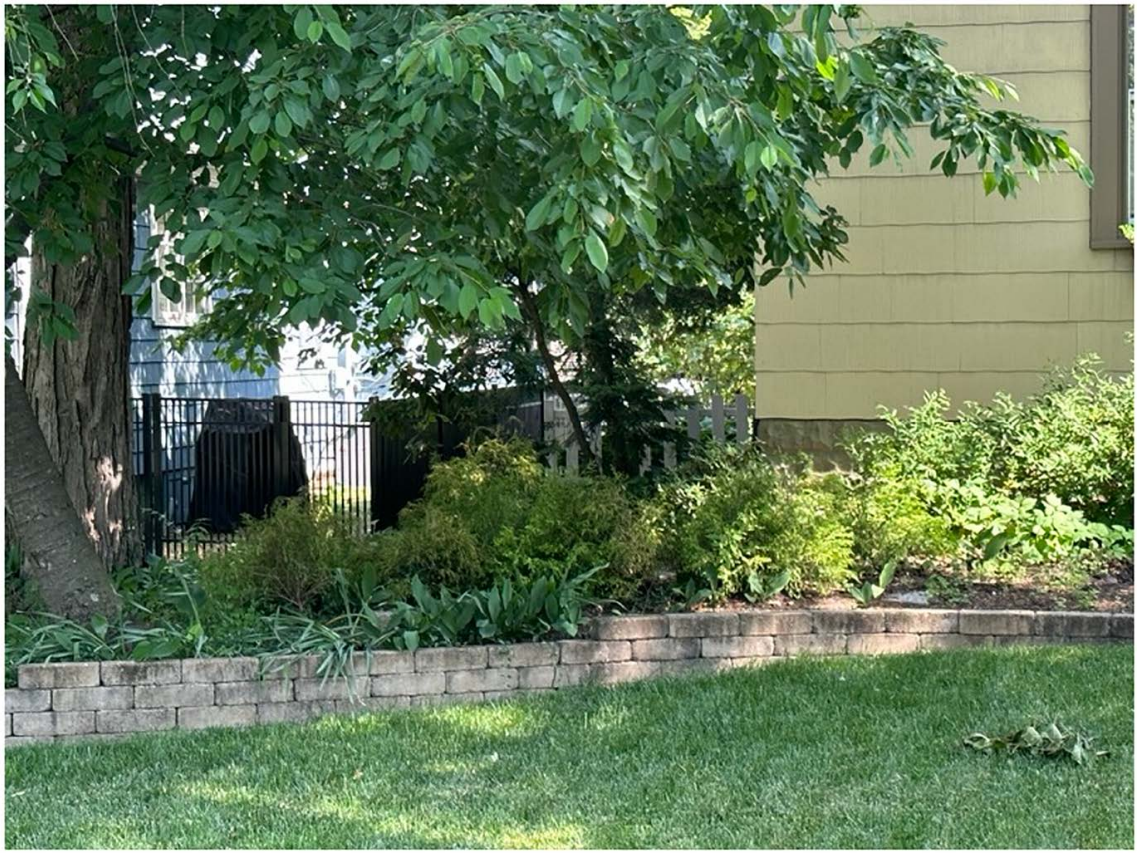
Item	Description	Qty	Price	Amount
4' Tall Cedar Picket Fence	Installation of 10 linear feet of 4' tall cedar privacy fence - includes the tear out and haul away of 86 linear feet of vinyl fence - 1" x 4" x 4' cedar boards - 2" x 4" x 8' cedar rail backers, 2-rails per section - 4" x 4" x 6' treated pine posts, set in concrete footers	1.00	$1,663.00	$1,663.00
4' Tall Treated Pine Picket Fence	Installation of 7 linear feet of 4' tall treated pine picket fence - 1" x 4" x 4' treated pine pickets - 2" x 4" x 8' treated pine rail backers, 2-rails per section - 4" x 4" x 6' treated pine posts, set in concrete footers	1.00	$584.00	$584.00



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DRAWING NO. ARB 38-2024
DATE 06/18/2024





CITY OF WORTHINGTON
DRAWING NO. ARB 38-2024
DATE 06/18/2024

ARB APPLICATION
ARB 39-2024
96 E. New England Ave.

Plan Type: Architectural Review Board
Project:
App Date: 06/20/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $1,500.00

Description: Replacing an exterior window on the back of the house (north facing).

There is an existing wood window in the bath area, and we would like to replace it with a vinyl window due to moisture & humidity.
We would also like to change the shape from rectangle to circle.

Parcel:	**Address:**	**Zone:**
100-000580 Main	96 E New England Ave Main Worthington, OH 43085	

Applicant
Lindsay Marean
96 E NEW ENGLAND AVE
Worthington , OH 43085
Mobile: (614) 460-0310

Owner
Trenton Marean
Mobile: (224) 612-0654

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005809	Architectural Review Board	$2.00	$2.00
	Total for Invoice INV-00005809	$2.00	$2.00
	Grand Total for Plan	**$2.00**	**$2.00**

96 E. New England Ave.







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DATE 06/20/2024

ANDERSEN™ WINDOWS & DOORS

SOLD BY:

Linworth Div of Strait & Lamp Lumber Co
Worthingto
PO Box 718
Hebron, OH 43025-0718
Fax: 740-928-7220

SOLD TO:

2310 W Dublin Granville Rd
Columbus, OH 43085-2707

CREATED DATE
6/18/2024

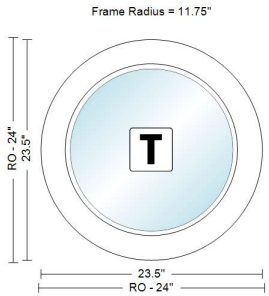
LATEST UPDATE
6/18/2024

OWNER
Mack Cappel

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
LINDSAY MARIAN 614-460-0310	Unassigned Project	5969369		739387

ORDER NOTES: **DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	**1**	**Fixed**	**None Assigned**	**$619.38**	**$619.38**

RO Size: 24" x 24" **Unit Size: 23 1/2" x 23 1/2"**

100CR2020, Unit, 100 Series Specialty Circle, 1 3/8" Setback, White Exterior Frame, w/White Interior Frame, Fixed, Dual Pane Low-E Tempered Argon Fill Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.32	NO

CITY OF WORTHINGTON
DRAWING NO. ARB 39-2024
DATE 06/20/2024

SUB-TOTAL:	$619.38
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$46.45
TOTAL:	$665.83

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

CITY OF WORTHINGTON
DRAWING NO. ARB 39-2024
DATE 06/20/2024

ARB APPLICATION
ARB 41-2024
688 High St.

Plan Type: Architectural Review Board
Project:
App Date: 06/26/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $7,500.00

Description: Install 3 exterior cameras on building.

Parcel:	**Address:**	**Zone:**
100-000080 Main	688 High St Main Worthington, OH 43085	

Owner	Applicant
Diane Mattson	Diane Mattson
688 High Street	688 High Street
Columbus, OH 43085	Columbus, OH 43085
Business: (513) 340-6918	Business: (513) 340-6918
Mobile: (513) 340-6918	Mobile: (513) 340-6918

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005823	Architectural Review Board	$8.00	$8.00
	Total for Invoice INV-00005823	$8.00	$8.00
	Grand Total for Plan	**$8.00**	**$8.00**

688 High St.


Village Green Dr SW
Village Green Dr SE
Hartford St
High St
695
693 1/2
693
691
689
681
679
677
673
669
667
663
661
659
657
694
692
688
666
660
656
654
652
695
689
687
671
667
667
667



Rear camera covering the DT/ATM Lanes:



Side camera covering the ND:



Side camera covering the customer entrance/parking area:





QND-6082R1

2MP IR Indoor Dome

- Maximum 2 megapixel (1920 x 1080) resolution
- 0.03lux (Color), 0Lux (B/W, IR LED on)
- 3.2 ~ 10mm (3.1x) varifocal lens
- Maximum 30fps@2MP all resolutions (H.265/H.264)
- H.265, H.264, MJPEG codec supported, Multiple streamin
- Motion detection, Tampering, Defocus detection
- Hallway view (90°/270°), LDC support
- Micro SD/SDHC/SDXC memory slot (Max. 128GB)
- IR viewable length 20m, PoE/12VDC

TAA COMPLIANT

CITY OF WORTHINGTON
DRAWING NO. ARB 41-2024
DATE 06/26/2024

ARB APPLICATION
ARB 42-2024
529 High St.

Plan Type: Architectural Review Board
Project:
App Date: 06/27/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $5,070.00

Description: Remove Existing Fence. Install New Fence In Same Location. 6' Horizontal Style Using Cedar Fence Boards and 2x4's. Treated 4x4 Posts.

Parcel:	**Address:**	**Zone:**
100-000314 Main	529 High St Main Worthington, OH 43085	

Applicant
Michelle Bay
2795 Copley Ct
Hilliard, OH 43026
Business: (614) 668-6098
Mobile: (614) 668-6098

Owner
Jeanne Lennon
Business: (614) 436-6688
Mobile: (614) 668-6688

Contractor
Jeffrey Bay
Mobile: (614) 477-6676

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005840	Architectural Review Board	$6.00	$0.00
	Total for Invoice INV-00005840	$6.00	$0.00
	Grand Total for Plan	**$6.00**	**$0.00**

529 High St.





REMOVE EXISTING FENCE
INSTALL NEW FENCE IN SAME LOCATION
4' HEIGHT CEDAR WOOD HORIZONTAL STYLE
78 LINEAR FEET

MICHAEL STINZIANO
Franklin County Auditor

MAP(GIS)

Generated on 06/24/2024 at 11:18:38 AM

Parcel ID	Map Routing No	Owner	Location
10000031400	100N066 01000	JD SYSTEMS LLC	529 HIGH ST N

GIS

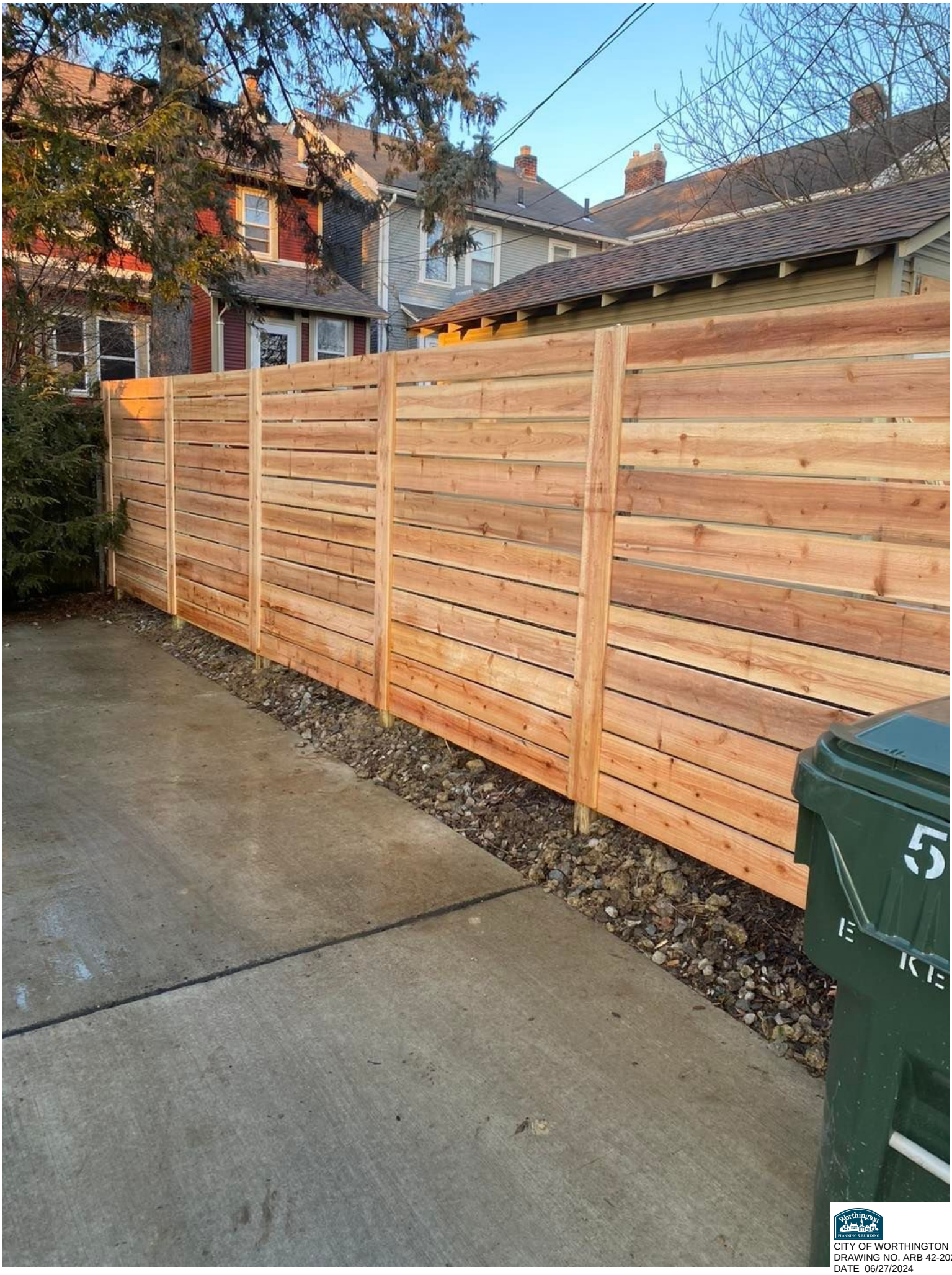


Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

CITY OF WORTHINGTON
DRAWING NO. ARB 42-2024
DATE 06/27/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 42-2024
DATE 06/27/2024



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DATE 06/27/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 42-2024
DATE 06/27/2024



CITY OF WORTHINGTON
DRAWING NO. ARB 42-2024
DATE 06/27/2024

ARB APPLICATION
ARB 43-2024
593 Oxford St.

Plan Type: Architectural Review Board
Project:
App Date: 06/28/2024
Work Class: Certificate of Appropriateness
District: City of Worthington
Status: In Review
Valuation: $14,555.00

Description: 18x roof mount solar panels (7.38 kW DC rating) 18x micro-inverters with 30 A OCPD. The glass color on the solar panels will be all black. The solar panel frames will also be black. The current asphalt roof color is a dark gray. The dark gray with the black solar panels will blend in nicely with both items being dark in color.The solar panels and racking will sit no higher than 5" off of the roof surface.There are five roof mount solar arrays proposed for this site. Two solar arrays are on the rear roofs while one larger array is on the left side house roof. The two very small arrays are on the front of the house, and most importantly, the two arrays will mount on a dormer facing the left & right side yards. The visibility from the main right-of-way will be very minimal at this site. There will be zero solar panels mounted on the front roof facing the main street & right-of-way.

Parcel:	**Address:**	**Zone:**
100-000283 Main	593 Oxford St Main Worthington, OH 43085	

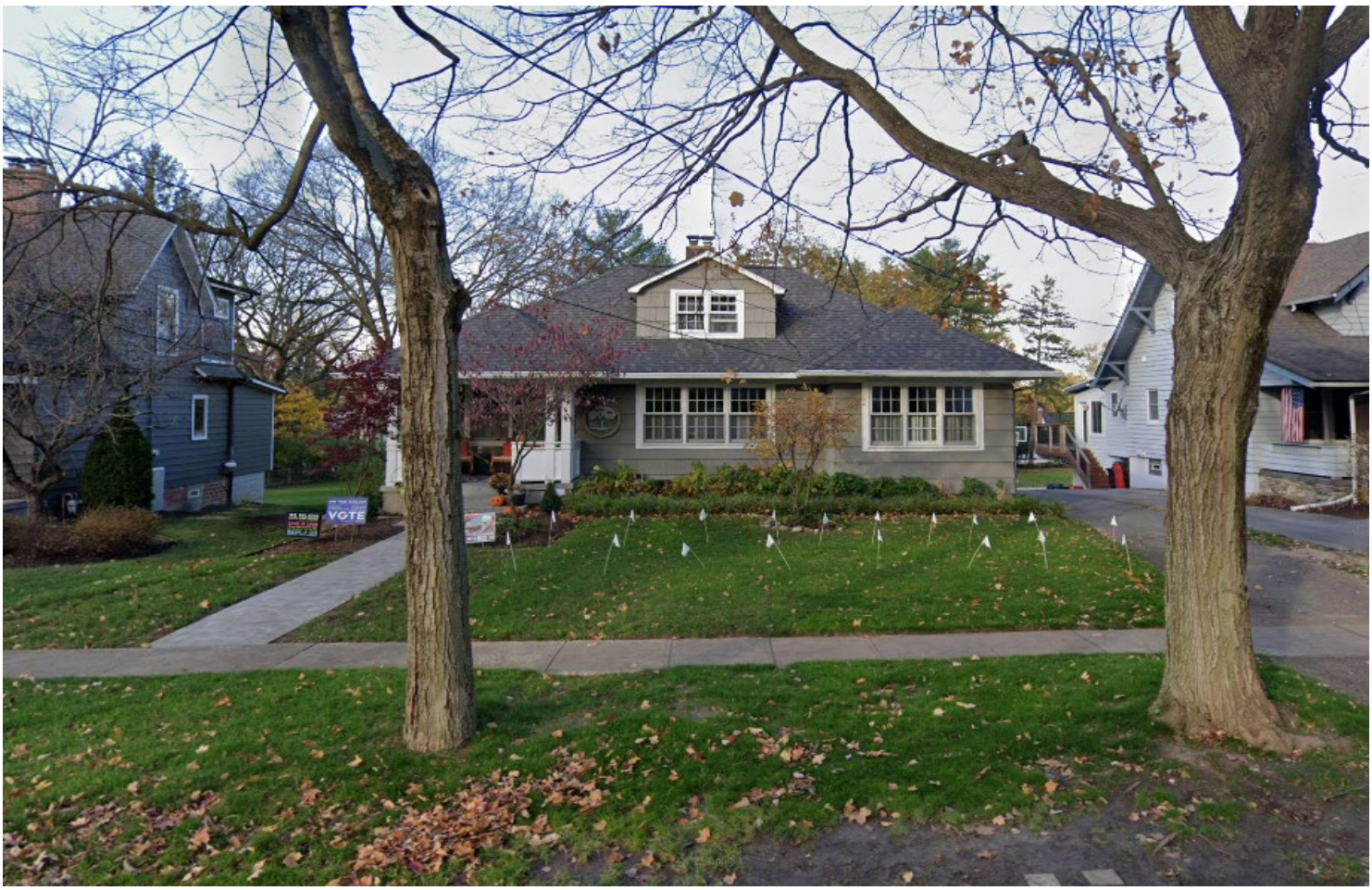
Owner
Daphne Kackloudis
593 OXFORD ST
Worthington , OH 43085
Mobile: 6149404543

Applicant
Ohio Power Solutions LLC
Eric Sisco
3100 St. Rt. 187
London, OH 43140
Business: 7405066347

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005843	Architectural Review Board	$15.00	$0.00
	Total for Invoice INV-00005843	$15.00	$0.00
	Grand Total for Plan	**$15.00**	**$0.00**

593 Oxford St.





PLOT PLAN

Daphne Kackloudis

593 Oxford St.

Worthington, OH 43085

7.38 kW Solar Panel System – Roof Mount

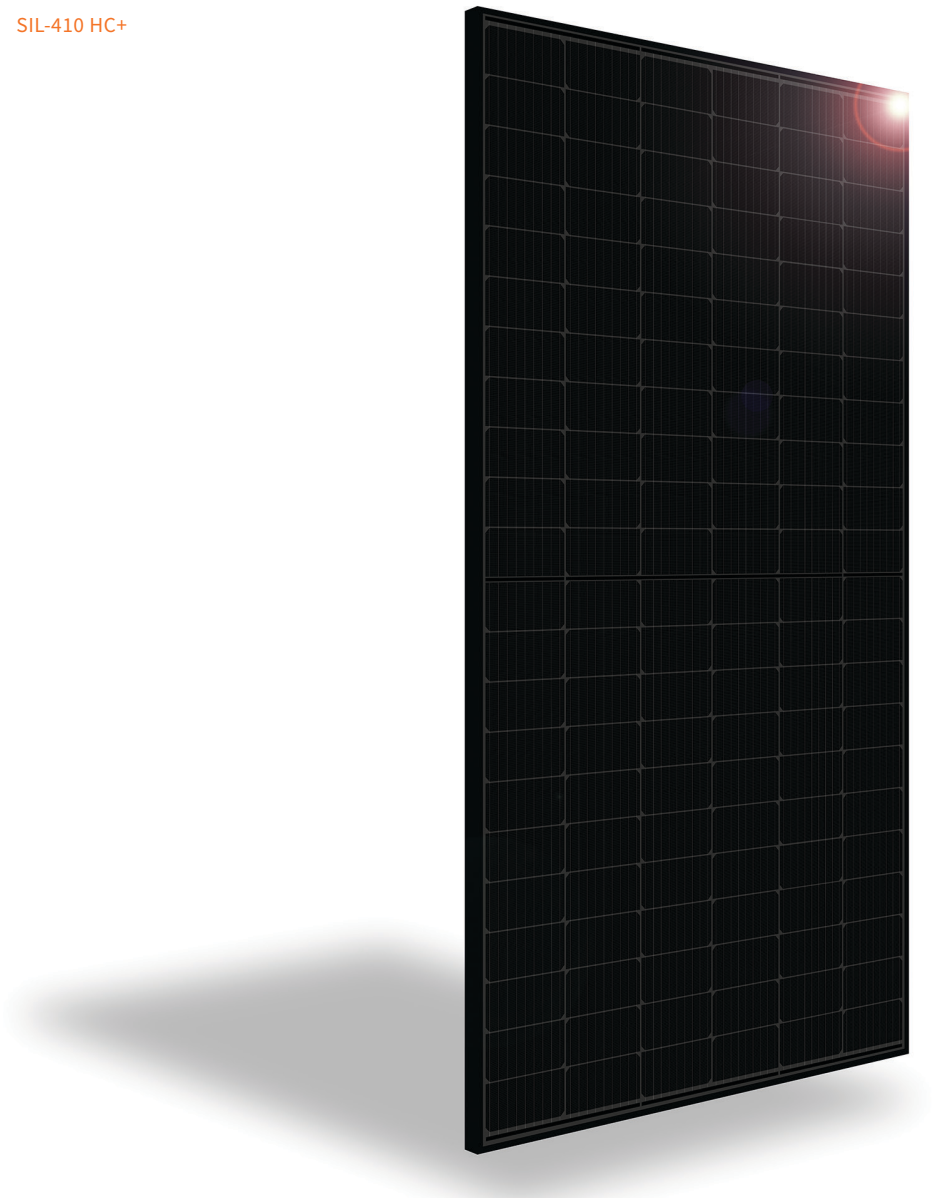


CITY OF WORTHINGTON
DRAWING NO. ARB 43-2024
DATE 06/28/2024

SILFAB PRIME

SIL-410 HC+

SILFAB SOLAR®



RELIABLE ENERGY.
DIRECT FROM THE SOURCE.

Designed to outperform.

Dependable, durable, high-performance solar panels engineered for North American homeowners.

SILFABSOLAR.COM

TOP PERFORMER 2023 PVEL kiwa PV MODULE RELIABILITY SCORECARD

PV MODULE INDEX REPORT 2022 HIGH ACHIEVEMENT IN PERFORMANCE RETC

CE IEC Intertek

Worthington PLANNING & BUILDING

CITY OF WORTHINGTON
DRAWING NO. ARB 43-2024
DATE 06/28/2024

ELECTRICAL SPECIFICATIONS		410	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	410	306
Maximum power voltage (Vpmax)	V	38.99	36.24
Maximum power current (Ipmax)	A	10.52	8.43
Open circuit voltage (Voc)	V	45.59	42.76
Short circuit current (Isc)	A	11.15	8.99
Module efficiency	%	20.7%	19.3%
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21.3kg ±0.2kg	47lbs ±0.4lbs
Dimensions (H x L x D)	1914 mm x 1036 mm x 35 mm	75.3 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	132 Half cells - Si mono PERC 9 busbar - 83 x 166 mm	132 Half cells- Si mono PERC 9 busbar - 3.26 x 6.53 in
Glass	3.2 mm high transmittance, tempered, anti-reflective coating	0.126 in high transmittance, tempered, anti-reflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53 in, ø 0.22 in (12AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated	

TEMPERATURE RATINGS	
Temperature Coefficient Isc	+0.064 %/°C
Temperature Coefficient Voc	-0.28 %/°C
Temperature Coefficient Pmax	-0.36 %/°C
NOCT (± 2°C)	45 °C
Operating temperature	-40/+85 °C

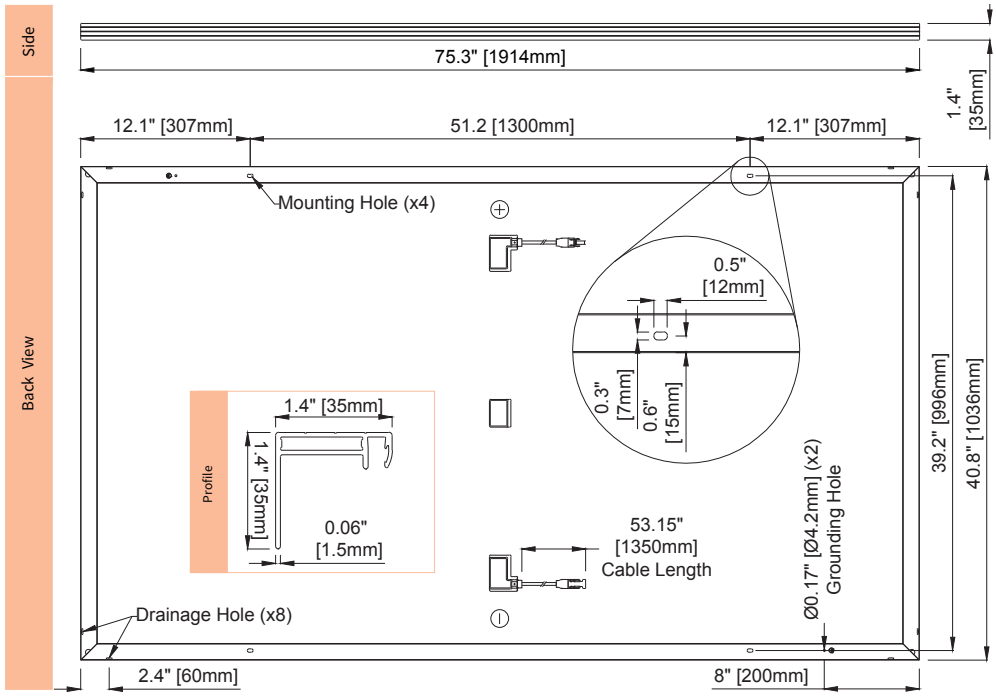
WARRANTIES	
Module product workmanship warranty	25 years**
Linear power performance guarantee	30 years
	≥ 97.1% end 1st yr ≥ 91.6% end 12th yr ≥ 85.1% end 25th yr ≥ 82.6% end 30th yr

CERTIFICATIONS	
Product	UL 61215-1:2017 Ed.1, UL 61215-2:2017 Ed.1, UL 61730-1:2017 Ed.1, UL 61730-2:2017 Ed.1 , CSA C22.2#61730-1:2019 Ed.2, CSA C22.2#61730-2:2019 Ed.2, IEC 61215-1:2016 Ed.1, IEC 61215-2:2016 Ed.1, IEC 61730-1:2016 Ed.2, IEC 61730-2:2016 Ed.2, IEC 61701:2020 (Salt Mist Corrosion), IEC 62716:2013 (Ammonia Corrosion), CEC Listing, UL Fire Rating: Type 2
Factory	ISO9001:2015

SHIPPING SPECS	
Modules Per Pallet:	26 or 26 (California)
Pallets Per Truck	32 or 30 (California)
Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.

CITY OF WORTHINGTON
DRAWING NO. ARB 43-2024
DATE 06/28/2024



SILFAB SOLAR INC.

1770 Port Drive
Burlington WA 98233 USA
T +1 360.569.4733
info@silfabsolar.com
SILFABSOLAR.COM

7149 Logistics Lane
Fort Mill SC 29715 USA
T +1 839.400.4338

240 Courtneypark Drive East
Mississauga ON L5T 2S5 Canada
T +1 905.255.2501
F +1 905.696.0267

Silfab - SIL-410-HC+-20231221

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ARB APPLICATION
ARB 44-2024
159 & 161 E. Granville Rd.

Plan Type: Architectural Review Board
Project:
App Date: 06/30/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $15,000.00

Description: Applying to build a deck connected to rear of home.

Parcel:	**Address:**	**Zone:**
100-000682 Main	159 E Dublin-Granville Rd Main Worthington, OH 43085	

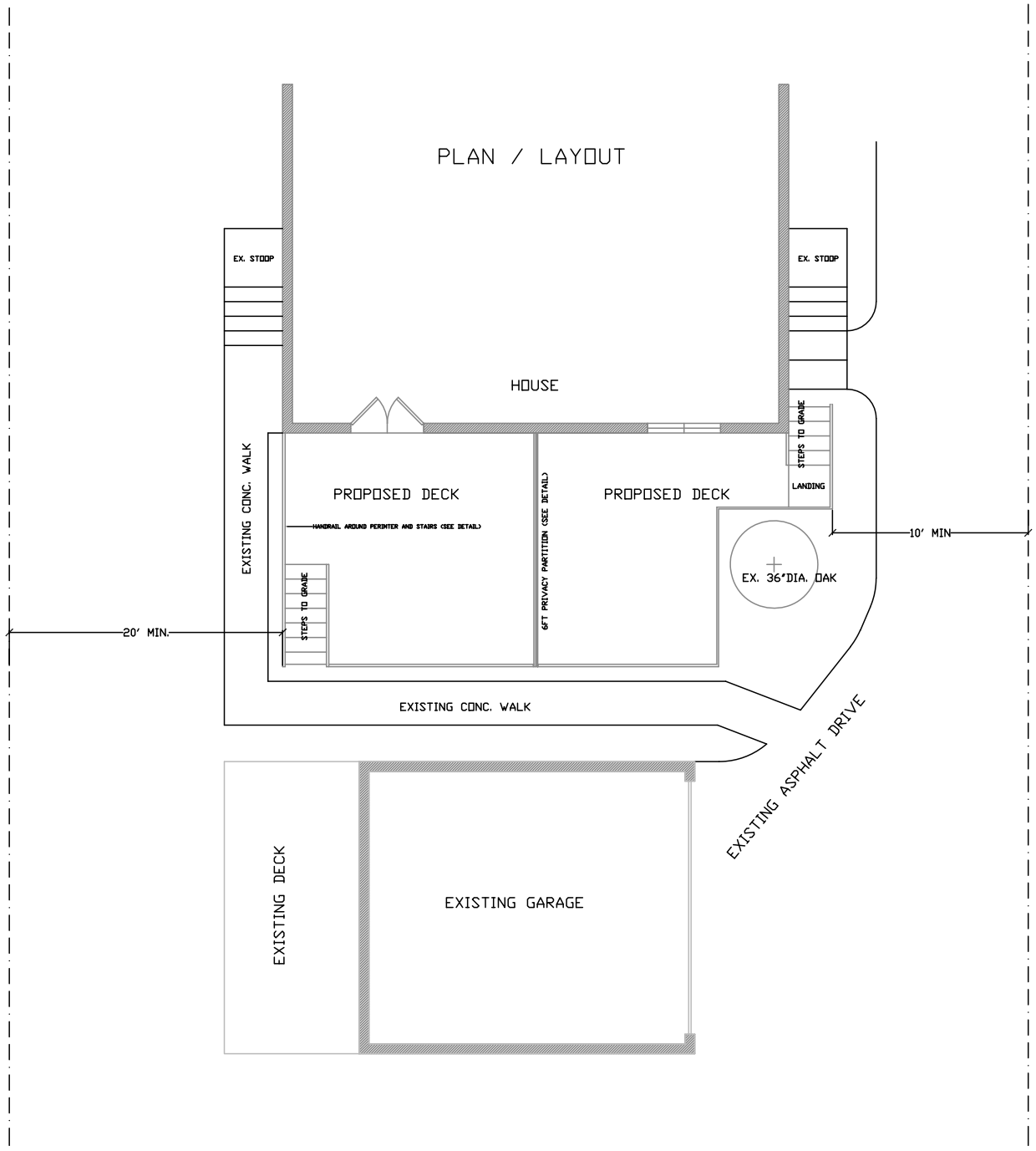
Applicant	Owner
Andrew G Silverman	Andrew G Silverman
161 E DUBLIN-GRANVILLE RD	161 E DUBLIN-GRANVILLE RD
Worthington , OH 43085	Worthington , OH 43085
Home: (614) 353-3483	Home: (614) 353-3483
Business: (614) 353-3483	Business: (614) 353-3483
Mobile: (614) 353-3483	Mobile: (614) 353-3483

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005849	Architectural Review Board	$15.00	$0.00
	Total for Invoice INV-00005849	$15.00	$0.00
	Grand Total for Plan	**$15.00**	**$0.00**

159-161 E. Dublin-Granville Rd.

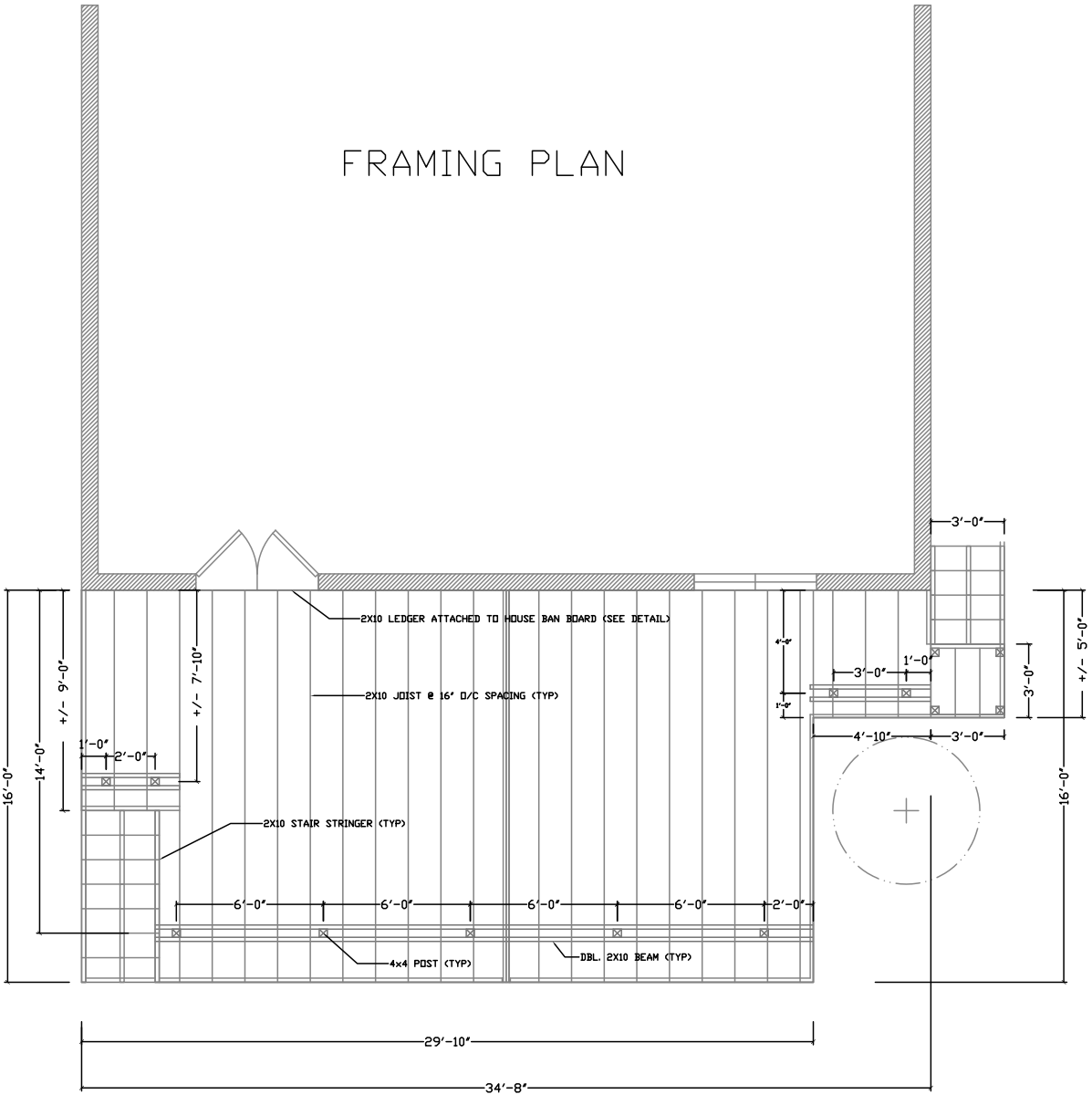






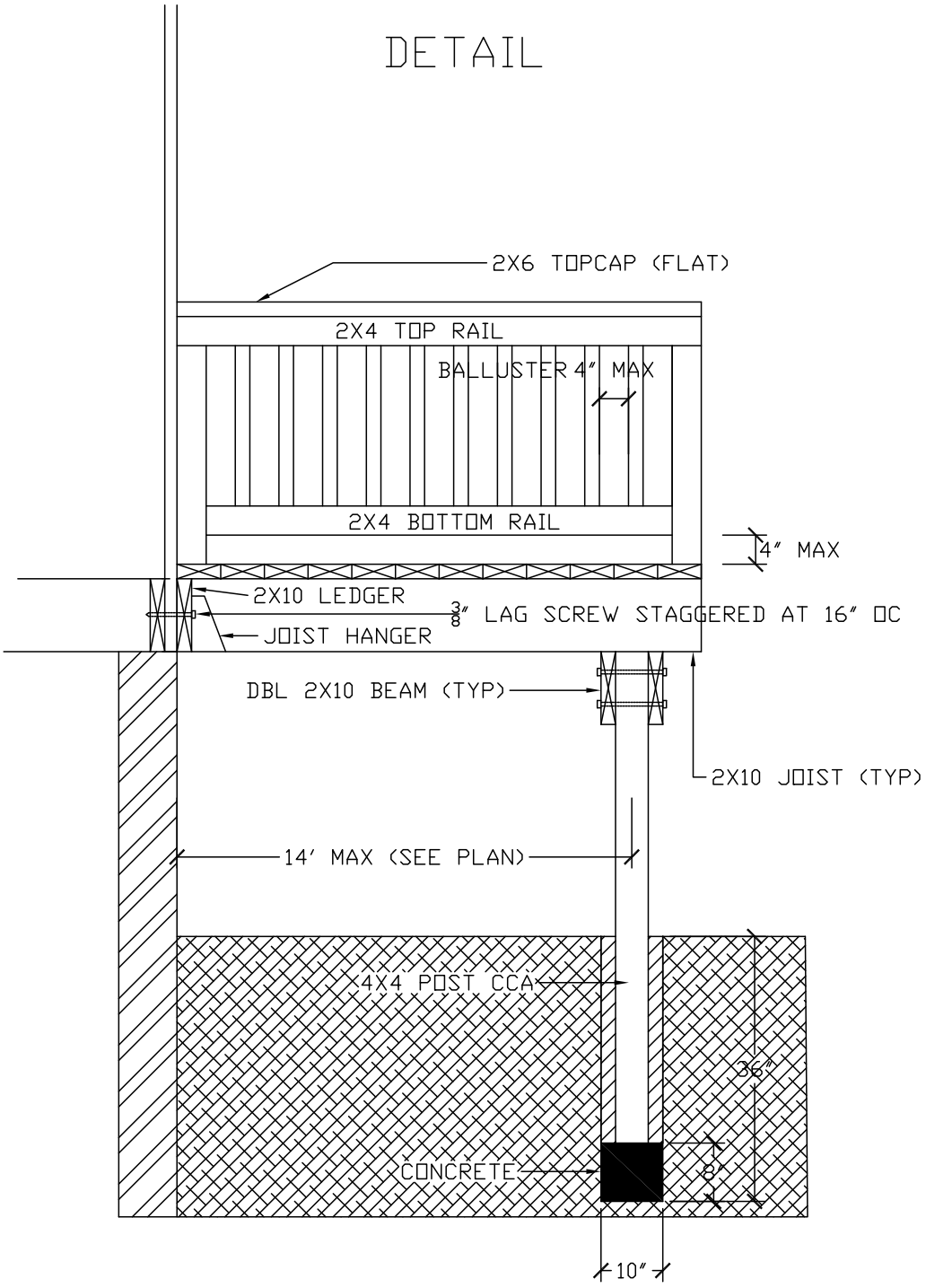
CITY OF WORTHINGTON
DRAWING NO. ARB 44-2024
DATE 06/30/2024

FRAMING PLAN



CITY OF WORTHINGTON
DRAWING NO. ARB 44-2024
DATE 06/30/2024

DETAIL



CITY OF WORTHINGTON
DRAWING NO. ARB 44-2024
DATE 06/30/2024