

**ITALIAN VILLAGE COMMISSION  
REVISED AGENDA**

**Tuesday, April 18, 2017**

**6:00 p.m.**

**50 W. Gay Street, Ground Floor - Conference Room B**

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER**
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, May 9, 2017 – 50 W. Gay Street, Ground Floor - Conference Room A.**
- III. NEXT COMMISSION HEARING –Tuesday, May 16, 2017.**
- IV. SWEAR IN STAFF**
- V. APPROVAL OF MINUTES – Tuesday, March 21, 2017.**
- VI. PUBLIC FORUM**
- VII. STAFF APPROVALS**
- VIII. STAFF RECOMMENDED APPLICATIONS**
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

**STAFF RECOMMENDATIONS**

*(The following applicants do not need to attend.)*

- 1. 17-4-9**  
**732 N. Fourth St.**  
**Rob Harris (Applicant)                      Jeffrey New Day, LLC. (Owner)**  
MOVED TO STAFF APPROVAL
- 2. 17-4-10**  
**1146 Summit St.**  
**Juliet Bullock Architects (Applicant)                      Eli Adahan (Owner)**  
MOVED TO STAFF APPROVAL

**CONTINUED APPLICATIONS**

- 3. 17-3-19**  
**1069 Say Ave.**  
**Jessica Moore & Timothy Foradis (Owners)**  
*An application and revised drawings have been submitted.*
  - Construct new carriage house with attached breezeway.
  - Window style has been changed to reflect the style of windows on the house.Variance Recommendation Request
  - 3332.039 - R-4 residential district, Allow a second dwelling unit on lot developed with one dwelling
  - 3332.05 - Lot Width, Reduced from 50' to 36'
  - 3332.15 - R-4 area district requirements, Allow 2 dwellings on cine 3668 square foot lot.
  - 3332.19 - Fronting, Allow a dwelling to front on an alley
  - 3332.25 - Max side yards required, 20% of lot width between 2 sides
  - 3332.26 - Min side yard permitted, 3 feet required



- 3332.27 - Rear Yard, 25% of lot size required for each dwelling
- 3312.25 – Maneuvering.
- 3312.29 (A) - Parking Space.

*Continue application #17-3-19, 1069 Say Ave., to allow the applicant time to submit revised information:  
MOTION: Cooke/Goodman (5-0-0) CONTINUED.*

Commissioner Comments:

- *Commissioner Cooke – The current design is too much for the site, and despite the height being lowered, the carriage house and addition have been enlarged. The changes have gone in the wrong direction. The project is too large for the site.*
- *Commissioner Hagerling – Generally supports carriage houses that are smaller than the existing house. The current design is too large. Would support a smaller carriage house with space between it and the main house. Some details, like the windows, were better on the previous design.*
- *Commissioner Goodman – The shorter height of the current carriage house design is more appropriate; however, the proposed building is too large for the site. The previous design was better.*
- *Commissioner Fergus – Covering the entire lot would not be appropriate. A court yard and open space is needed as part of the design. Recommends that the architect attend the next review.*
- *Commissioner Maas – The design is too large and is out of scale. The drawings and siteplans need to include measurements. The rear addition to the house should step back from the edge of the main house.*
- *Commissioners recommended that floor plans be provided as part of the review to help guide the discussion.*

**14. 17-3-12**

**870 N. High St.**

**Igor Bogin (Owner)**

*An application and photos have been submitted.*

- Remove deteriorated slate roofing on mansard roof.
- Install new CertainTeed “Carriage House” dimensional asphalt shingle roof; color to be “Stonegate Gray”.

*Continue application #17-3-12, 870 N. High St., to allow the applicant time to submit revised information:  
MOTION: Goodman/Cooke (5-0-0) CONTINUED.*

Commissioner Comments

- *Additional evaluations are to be submitted from qualified slate roof companies detailing the specific conditions of the existing slate on each side of the mansard roof.*
- *The applicants should evaluate the costs of slate repair in comparison to removal.*
- *The existing slate is a character defining feature of the building, and its removal would constitute a loss of the building’s historic fabric.*

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:30 P.M.**

**NEW APPLICATIONS**

**4. 17-4-11**

**851 N. Fourth St.**

**David Perry Company, Inc. (Applicant)**

**Alkhatib Fourth, LLC c/o Kevin Lykens (Owner)**

*An application and variance information has been submitted.*

Variance Recommendation Request

- 3332.039, R-4, Residential District, to permit ground floor commercial use and two (2) dwelling units located above the ground level commercial use.
- 3312.13, Driveway, to permit the existing ten { 10} foot wide driveway from E. First Avenue.
- 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 14 spaces to 0 spaces.

- 3332.0S{A}{4), to reduce the current required lot width at the front lot line from 50 feet to the existing 32 feet fronting N. Fourth Street.
- 3332.15, R-4 Area District Requirements, to reduce the required lot area for a principal building from 5,000 square feet to the existing 2,613 +/-square feet
- 3372.604{B), Setback Requirements, to reduce the E. First Avenue parking setback from five (5) feet to two (2) feet.
- 3372.605{D), Building Design Standards, to reduce the required window glass (UCO) for the N. Fourth Street and the E. First Avenue frontages to the percentage glass required by the Italian Village Commission.

**5. 17-4-12**

**777 N. Fourth St.**

**David Perry Company, Inc. (Applicant)**

**LCO1, LLC c/o Kevin Lykens (Owner)**

REMOVED FROM AGENDA

**6. 17-4-13**

**1100 N. High St.**

**John Ingwersen (Applicant)**

**Giannopoulos Properties (Owner)**

*An application, siteplan, drawings have been submitted.*

- Change of use of south lot for beer garden.
- Site enclosure with steel beams, pergola, and green wall.
- New paved and planter bordered walk from alley to pedestrian building access.
- Permanently park antique truck to be used as outdoor bar.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.**

**7. 17-4-14**

**1100 N. High St.**

**John Ingwersen (Applicant)**

**Giannopoulos Properties (Owner)**

*An application, siteplan, drawings have been submitted.*

- Alter previous approval for rebuilding parking wall.
- New design to be steel beam to as part of adjoining beer garden on the north property line, and a match steel beam on south property line.

**8. 17-4-15**

**280 E. Fourth Ave. (Rear)**

**Juliet Bullock Architects (Applicant)**

**Bluechip Development (Owner)**

*An application, siteplan, and drawings have been submitted*

- Construction of new two-story single-family home per submitted drawings.
- Variance recommendations for the project were approved at the February IVC meeting.

**9. 17-4-16**

**295 & 301 E. Fifth Ave.**

**Juliet Bullock Architects (Applicant)**

**Xhevair Brakaj (Owner)**

*An application, siteplan, drawings, and photos have been submitted*

301 E. Fifth Ave.

- Remove existing rear fire escape, and return non-original door to a window.
- Remove porch infill and restore open porch per submitted drawings.
- Repair siding as needed to match existing.

Conceptual Review: 295 & 301 E. Fifth Ave.

- Discussion of phased site work:
  - Remodel 295 & 301 with installation of new parking at rear.
  - Lot splits, demolition of rear condemned building, variances, and construction of two (2) new houses.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.**

**10. 17-4-17**

**No Address (Multiple Locations)**

**Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)**

*An application, siteplan, and drawings have been submitted.*

- Alternate “A” elevations for Jeffrey Park Townhomes.

**11. 17-4-18**

**197-201 E. Fifth Ave.**

**Arch City Development (Applicant) New Victorians, Inc. (Owner)**

*An application, siteplan, revised drawings and variance information has been submitted.*

- Demolish two (2) existing garages.
- Construct new 3-story residential building containing 11 new townhomes and 3 new flat-style units.
- Construct new 6-unit private garage structure, with 2 additional off-street parking spots.

**Variance Recommendation Request**

- 3309.14(A) – To permit a building or structure to be erected with a maximum height of 40-ft in a 35-ft height district.
- 3312.49(C) - Minimum number of parking spaces required. To permit the minimum number of parking spaces to be reduced from 21 spaces to 16 spaces
- 3321.05(B)(2) - Clear vision at intersections. To reduce the clear vision triangle from 30 feet to 7 feet at E. 5th Ave. And N. 4th Ave.
- 3333.1S(C) - Basis of computing area. To permit a residence building to occupy 55% of the lot area.
- 3333.18(D)(1) - Building lines. To reduce the building line from 10 feet to 0 feet at E. 5th Ave. and N. 4th Ave.
- 3333.22 - Maximum side yard required. To reduce the sum of the widths of each side from 16 feet to 0 feet.
- 3333.23(D) - Minimum side yard permitted. To reduce the minimum side yard permitted from 5.8 feet to 3 feet.

*The following is taken from the March 2017 Italian Village Commission Meeting minutes:*

**Commissioner Comments**

- *Commissioner Fergus – The dramatic change in materials is good. The building needs to be activated on the Fifth Avenue frontage. Doors should be present on Fifth Ave.*
- *Commissioner Cooke – Recommends separating the buildings, or breaking them up visually. The previous design was more appropriate and referred to the historic properties. The current design of the garage seems like a storage barn. Porches should be added to the Fourth Street elevation. Understands the changes of use.*
- *Commissioner Hagerling – Agrees with the previous comments from other Commissioners.*
- *Commissioner Goodman – A more residential rhythm is needed in the design. This site is different than the Jeffrey, and should reflect the mix of historic buildings in the vicinity.*
- *Commissioner Maas – The design needs to activate Fifth Avenue. Entrances should be more inviting.*

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M.**

**12. 17-4-19**

**No Address (Corner of Lincoln & Pearl Streets)**

**Schooley Caldwell & Associates (Applicant) The Wood Company (Owner)**

*An application, siteplan, and drawings have been submitted.*

- Proposed modifications to previously approved parking structure/mixed use development.
- An additional ½ level of parking has been added.
- Retail space at the southwest corner has been expanded vertically through the entire 3-story massing and an exterior patio on the 4<sup>th</sup> floor.
- Massing on Lincoln St. has changed into a grand entry way, with adjustments to window locations.

**13. 17-4-20**

**800 North High Street**

**Nelson Yoder (Applicant)**

**Hubbard High Acquisition, LLC. (Owner)**

*An application, siteplan, and drawings have been submitted.*

New Construction

- Final approval for construction of a new, ten-story, mixed-use building with 116 room Moxy Hotel, 43,000 sq. ft. of office space, a 146 space parking garage, and 12,800 sq. ft. restaurant space (including a rooftop bar and outdoor terraces), and 1,500 sq. ft. of retail, per the submitted drawings.

**STAFF APPROVED APPLICATIONS**

*(The following applicants do not need to attend.)*

• **17-4-1**

**82-84 E. Fourth Ave.**

**Jennifer Bleen (Owner)**

Approve application #17-4-1, 82-84 E. Fourth Ave., for renewal of expired COA #15-11-18a exactly as previously approved, for a period of one (1) year. Expired: 11-17-15.

*Approve Application 15-11-18a, 82-84 East Fourth Avenue, as submitted, with all clarifications, as noted:*

Install New Railings/Front Porch

- *Remove the existing, non-original porch and step railings.*
- *In accordance with code requirements, install new, wood railings, per the submitted drawing.*

Build New Rear Stoops

- *Build new stoops at the two (2) rear entrances, per the submitted rendering.*
- *Retain and reuse existing concrete steps.*
- *Final drawings to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.*

*MOTION: Lapp/Cooke (4-0-0) APPROVED.*

• **17-4-2**

**191 E. Fifth Ave.**

**George Locke (Applicant)**

**Dan Mounimne (Owner)**

Approve application #17-4-2, 191 E. Fifth Ave., as submitted with any/all clarifications noted:

- Re-face existing hanging sign per submitted drawing and specifications.

• **17-4-3**

**53-57 E. Russell St.**

**Northwood Properties (Owner)**

Approve application #17-4-3, 53-57 E. Russell St., as submitted with any/all clarifications noted:

- Remove graffiti from east wall of masonry block garage.
- If necessary, garage to be painted to match the existing color of the masonry block.

• **17-4-4**

**842 N. Fourth St.**

**Rob Harris (Applicant)**

**Jeffrey New Day, LLC (Owner)**

Approve application #17-4-4, 842 N. Fourth St., as submitted with any/all clarifications noted:

- Modification to Jeffrey Park pool fence per submitted drawings.

- **17-4-5**

**813 Summit St.**

**Julie Bullock Architects (Applicant) Michael Casey (Owner)**

Approve application #17-4-5, 842 N. Fourth St., as submitted with any/all clarifications noted:

- Install new section of 6' metal fence between existing privacy fence and house.
- New section of the metal fence to match the existing metal fence design.

- **17-4-6**

**1088-1090 Mt. Pleasant Ave.**

**Emily Tanoury & Colleen Will (Owners)**

Approve application #17-4-6, 1088-1090 Mt. Pleasant Ave., as submitted with any/all clarifications noted:

- Paint residence: Body to be Sherwin Williams "Lazy Gray" (SW6254), trim to be Sherwin Williams "Greek Vanilla" (SW7551).

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **17-4-7**

**1023 N. Sixth St.**

**Jennifer McGann (Owner)**

Approve application #17-4-7, 1023 N. Sixth St., as submitted with any/all clarifications noted:

- Install new 42"-tall wood fence per submitted specifications and siteplan.

- **17-4-8**

**200/201 E. Fourth Ave.**

**Julie Bullock Architects (Applicant) Andrew Loinske (Owner)**

Approve application #17-4-8, 200/201 E. Fourth Ave., as submitted with any/all clarifications noted:

- Paint previously painted masonry block building; color to be Sherwin Williams "Blackberry" (SW7577).
- Install new 6-ft wood privacy fence along west property line and around dumpster location per submitted siteplan and specifications.

- **17-4-9**

**732 N. Fourth St.**

**Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)**

Recommend approval of application 17-4-9, 732 N. Fourth St., as submitted:

Variance Recommendation Request

- Minor modifications to existing zoning variances for yards associated with Site C and Site D only (internal Jeffrey Park sites).
- Reduce the street building setback from five (5) to four (4) feet.
- Reduce the yard side setback from three (3) to zero (0) feet.

- **17-4-10 a&b**

**1146 Summit St.**

**Juliet Bullock Architects (Applicant)**

**Eli Adahan (Owner)**

Approve application #17-4-10a, 1146 Summit St., as submitted with any/all clarifications noted:

- Construct new single-car garage and single-car parking pad.
- New parking pad to be constructed with pavers.

Recommend approval of application 17-4-10b, 1146 Summit St., as submitted:

Variance Recommendation Request

- 3332.18(D) – to allow for 53.5% lot coverage in lieu of 50%.
- 3332-26(E) – minimum side yard, 0-ft on south property line for parking pad.

**X. OLD BUSINESS** – Discussion of North Fourth Street corridor plans.

**XI. NEW BUSINESS**

**XII. ADJOURNMENT**