

## ITALIAN VILLAGE COMMISSION MEETING MINUTES

Tuesday March 21, 2017  
6:00 p.m.

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

**Commissioners Present:** Todd Boyer, David Cooke, Shannon Fergus, Ben Goodman, Rex Hagerling, Kiley Maas.

**Commissioners Absent:** Todd Boyer, Jason Sudy.

**HPO Staff Present:** James Goodman.

- I. CALL TO ORDER – 6:03pm.
- I. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, April 11, 2017 – 50 W. Gay Street, Ground Floor - Conference Room A.
- II. NEXT COMMISSION HEARING – Tuesday, April 18, 2017.
- III. SWEAR IN STAFF
- IV. APPROVAL OF MINUTES – Tuesday, February 21, 2017. MOTION: Cooke/Goodman (5-0-0) APPROVED.
- V. PUBLIC FORUM – Daniel Wayton, Dept. of Public Service – High Street Streetscape Improvements.
- VI. STAFF APPROVALS
- VII. STAFF RECOMMENDED APPLICATIONS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

1. 17-3-7  
730-750 Civitas Ave. & 760-810 Waldron St.  
Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)  
MOVED TO STAFF APPROVAL
2. 17-3-8  
315, 317, 319, 321 Auden Ave.  
Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)  
MOVED TO STAFF APPROVAL
3. 17-3-9  
319 Auden Ave., 321 Auden Ave.  
Rob Harris (Applicant) Jeffrey New Day, LLC. (Owner)  
MOVED TO STAFF APPROVAL
4. 17-3-10  
1069 Say Ave.  
Jessica Moore & Timothy Foradis (Owners)  
MOVED TO STAFF APPROVAL



## CONTINUED APPLICATIONS

### 5. 17-2-18

**774 Hamlet St.**

**DKB Architects (Applicant)**

**Peter Navarro (Owner)**

Approve application #17-2-18a, 774 Hamlet St., as submitted:

- Construct new front porch per submitted drawings.
- Installation of hardscape and landscape elements per submitted siteplan.

MOTION: Fergus/Goodman (5-0-0) APPROVED.

Approve application #17-2-18b, 774 Hamlet St., as submitted:

- Construction of new 20' x 20' 2-car garage, with single 16' x 7' garage door designed to look like 2 doors, and associated 8' x 19' concrete parking pad.

MOTION: Fergus/Cooke (3-2-0) APPROVED. [Cooke, Goodman]

## NEW APPLICATIONS

### 6. 17-3-11

**180 E. Second Ave.**

**Katie Brennan (Applicant)**

**Kevin Brubaker (Owner)**

Continue application #17-3-11, 180 E. Second Ave., to allow the applicant time to submit revised information:

- Installation of satellite dish in front yard.
- Owner-required completion of the exiting wood privacy fence; all support posts to be sawn to the level of 6-ft above grade per original approval.

MOTION: Cooke/Goodman (5-0-0) CONTINUED.

#### Commissioner Comments

- The viability of moving the satellite dish into the rear yard is to be evaluated in coordination with the satellite company, and with the understanding that all exterior work within historic districts requires review and approval prior to undertaking.

### 7. 17-3-12

**870 N. High St.**

**Igor Bogin (Owner)**

Continue application #17-3-12, 870 N. High St., to allow the applicant time to submit revised information:

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

MOTION: Goodman/Cooke (5-0-0) CONTINUED.

#### Commissioner Comments

- The existing slate is a character defining feature of the building, and its removal would constitute a loss of the building's historic fabric.

### 8. 17-3-13

**995 N. Fourth St.**

**Drunch Eatery & Bar (Applicant)**

**Capitol Equities (Owner)**

Approve application #17-3-13, 995 N. Fourth St., as submitted with the following clarifications:

- Install raceway sign on existing fascia.
- Copy is "white" PVC individual letters with "black" vinyl application.

- The approval is for page 1 of the submission only, for a non-illuminated sign. Any future illumination for the sign will need to return to the Commission for review at a regular Commission meeting.
- The raceway is to match the color of the building.
- An installation drawing showing the manner of mounting is to be submitted to HPO Staff for review and approval prior to issuance of certificate.

MOTION: Cooke/Goodman (4-1-0) APPROVED. [Cooke]

**9. 17-3-14**

**1160 N. High St.**

**Behal Sampson Dietz (Applicant) Stonewall Columbus, Inc. (Owner)**

Approve application #17-3-14a, 1160 N. High St., as submitted:

- Two additional options for the south stair tower wall.
- Zinc panel detail drawing per Commission request.
- Signage and light to return for review this summer.
- Wall design Option 1/A (*with open window section*).

MOTION: Goodman/Fergus (2-3-0) DENIED.

Approve application #17-3-14b, 1160 N. High St., as submitted:

- Two additional options for the south stair tower wall.
- Zinc panel detail drawing per Commission request.
- Signage and light to return for review this summer.
- Wall design Option 2/B (*with closed window section*).

MOTION: Goodman/Fergus (5-0-0) APPROVED.

**10. 17-3-15**

**886 N. High St.**

**Architectural Alliance (Applicant) 900 Short North, LLC (Owner)**

Approve application #17-3-15, 886 N. High St., as submitted with the following clarifications:

- Modification of previously approved elevations.
- South tenant requests that the entrance door locations on the east and west elevations.
- New entrance for center tenant in glass elevation on west elevation.
- The southern storefront is to have a horizontal banding of color (gray) in a manner that mimics a storefront kneewall.

MOTION: Cooke/Goodman (5-0-0) APPROVED.

**11. 17-3-16**

**249 Greenwood Ave.**

**Juliette Bullock Architects (Applicant) New Victorians (Owner)**

MOVED TO STAFF APPROVAL

**12. 17-3-17**

**286 E. Fourth Ave. (Front & Rear)**

**Juliette Bullock Architects (Applicant) E. Fourth partners, LLC (Owner)**

MOVED TO STAFF APPROVAL

**13. 17-3-18**

**770 Hamlet St.**

**DKB Architects (Applicant) Peter Navarro (Owner)**

Approve application #17-3-18a, 770 Hamlet St., as submitted with the following clarifications:

- Construction of new 2.5-story single-family residence.
- The slider window on the rear elevation is to be changed to an all wood window.
- The base of the front porch is to be real masonry brick.

MOTION: Cooke/Fergus (5-0-0) APPROVED.

Approve application #17-3-18b, 770 Hamlet St., as submitted with the following clarifications:

- Construct new 2-story carriage house.
- The window and door casing details from the house design are also to be applied to the carriage house design.

MOTION: Cooke/Fergus (2-3) DENIED. [Cooke, Goodman, Maas]

Recommend approval of variance application #17-3-18c, 770 Hamlet St., as submitted:

Variance Recommendation Request

- 3332.039 – Permitted uses: 1 single family dwelling permitted, 2 single family dwellings proposed.
- 3332.18(D) – Maximum lot coverage - 50% permitted, 56% proposed. 1,561 S.F. (main house) + 624 S.F. (carriage house) 1,561+ 624 = 2,185 S.F. / 3,960 S.F. (site) = 56%.
- 3332.19 – Fronting – Each dwelling unit shall front upon a public street. Proposed carriage house fronts on an alley.
- 3332.38(F) – Private garage area - 874 S.F. permitted, 1,248 S.F. proposed.
- 3332.38(G) – Private garage height - 15'-0" permitted, 29'-6" proposed.

MOTION: Cooke/Fergus (5-0-0) RECOMMEND APPROVAL.

Approve application #17-3-18d, 770 Hamlet St., as submitted with the following clarifications:

- Construct new 2-story carriage house.
- The window and door casing details from the house design are also to be applied to the carriage house design.
- The single garage door is to be replaced with two individual garage doors.

MOTION: Cooke/Fergus (5-0) APPROVED.

#### 14. 17-3-19

**1069 Say Ave.**

**Jessica Moore & Timothy Foradis (Owners)**

Continue application #17-3-19, 1069 Say Ave., to allow the applicant time to submit revised information:

- 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 one 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.

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.

**15. 17-3-20**

**608-610 N. High St.**

**3D/Group, Inc. (Applicant)                      Battersea Development Sub, LLC. (Owner)**

Continue application #17-3-20, 608-610 N. High St., to allow the applicant time to submit revised information:

- Conversion of Involve Offices A 16 Poplar to new Owner's Apartment with Residential elevator to apartment and rooftop penthouse for elevator equipment, roof exit stairs, Open Air Observation Deck and half restroom.
- Interior public restrooms on ground floor and commercial restaurant kitchen have been condensed to allow the exterior windows to become clear glass and open to the interior as originally desired by the commission.
- New property owner acquire off-site parking east of the dumpster enclosure and across the rear alley.

MOTION: Fergus/Cooke (5-0-0) CONTINUED.

Commissioner Comments:

- Commissioner Goodman – Any addition to the rooftop needs to work with the existing building, and it is a highly visible location.
- Commissioner Hagerling – Some sort of rooftop area would be okay, but the design should look for ways to minimize the appearance. The addition should be pulled off the south wall of the building.
- Commissioner Cooke – The changes to the first floor are okay. The scale of the addition should be looked, as well as pulling the addition away from the south wall of the building. The square footage of the rooftop deck needs to be reduced.
- Commissioner Fergus – Is concerned with the overall size of the proposed rooftop addition and its visibility. Different materials should be evaluated for the addition.
- Commissioner Maas – More details on the materials and design should be provided. An rooftop addition could be appropriate, but the design needs to “feel” lighter.

**16. 17-3-21**

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

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

Conceptual Review

- 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

- 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.

NO ACTION TAKEN

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.

**17. 17-3-22**

**115 E. Fifth Ave.**

**Connie J. Klema, Attorney (Applicant)**

**BP BH Partners, LLC (Owner)**

Approve application #17-3-22, 115 E. Fifth Ave., as submitted with the following clarifications:

- Review for construction of building, including exterior design and finishes.
- Landscaping, lighting, signage and zoning review will be submitted for review at a future IVC hearing.
- The corbelling and cornice details are to be revised per Commission discussions.
- The brick is to turn the corner on the west elevation and eliminate the small section of ground level fiber cement siding.
- The brick returns on the south elevation are to align on each side with the first bay of balcony doors.
- The railings are to be solid steel not aluminum.
- Final revisions are to be submitted to HPO Staff for final review in conjunction with the Architectural Subcommittee.

MOTION: Cooke/Goodman (5-0-0) APPROVED.

**18. 17-3-23**

**875 N. Fourth St.**

**Shremshock Architects (Applicant)**

**Lykens Companies (Owner)**

Approve application #17-3-23, 875 N. Fourth St., to allow the applicant time to submitted revised information:

- Demolition of three (3) buildings, including single-family home.
- Alter existing 1-story structure for commercial use.
- Construct new 3-story structure with ground floor commercial use, structured parking, and two floors of apartments on the second and third floors.
- Construct new 2-story mixed-use structure with ground floor commercial and office use on the second floor.
- Request for Conceptual Approval of massing, density, and access on the site.

MOTION: Goodman/Maas (5-0-0) CONTINUED.

Commissioner Comments

- Commissioners reiterated the serious concerns regarding the proposed demolition of the single-family home; the building should be rehabbed and integrated into the project.
- Commissioners agreed that the corner building is good and has the right details, but were split on the existing 'gap' on the site.
- Perhaps the existing house could be moved to another vacant parcel in the vicinity?

**CONCEPTUAL REVIEW**

**19. 17-3-24**

**1086 N. Fourth St. (Historic Dairy Building)**

**Shremshock Architects (Applicant)**

**Lykens Companies (Owner)**

Conceptual Review

- Conceptual proposals for exterior building restoration and minor changes, exterior window replacement, and demolition of the southwest building entry stair.

NO ACTION TAKEN

Commissioner Comments:

- Any/all work that is done to match existing, such as wood window repair or, where necessary, replacement to match existing in kind is to be reviewed by HPO Staff in consultation with the Commission.

**20. 17-3-25**

**1086 N. Fourth St. (Warehouse Building)**

**Shremshock Architects (Applicant)**

**Lykens Companies (Owner)**

Conceptual Review

- Conceptual proposals for exterior building restoration and minor changes, exterior window replacement, and demolition of the southwest corner concrete block walls and attached roof area.
- Replacement of damaged roof area and recovering of all roofs.

NO ACTION TAKEN

Commissioner Comments:

- Commissioners indicated some concerns with proposed courtyard alterations.
- Any/all work that is done to match existing, such as wood window repair or, where necessary, replacement to match existing in kind is to be reviewed by HPO Staff in consultation with the Commission.

**STAFF APPROVED APPLICATIONS**

• **17-3-1**

**85 E. Lincoln St.**

**David O'Carroll and Leah O'Carroll (Owners)**

Approve Application 17-3-1, 85 East Lincoln Street, as submitted with any/all clarifications noted:

- Remove and replace the existing limestone walk below the front gate and replace with new matching limestone.

Replace Limestone Walk

- Remove any/all damaged limestone and replace with like-for-like materials as indicated. Replacement to match existing in size, color, and shape. The height, thickness, and length of the limestone walk is to remain the same following the completion of all repairs.

• **17-3-2**

**285 E. Fourth Ave.**

**The New Victorians (Owner)**

Approve Application 17-3-2, 285 East Fourth Avenue, as submitted with any/all clarifications noted:

Tuck Point

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile.
- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2 - "Repointing Mortar in Historic Brick Buildings", available at <http://www.cr.nps.gov/hps/tps/briefs/brief02.htm>).

• **17-3-3**

**234 E. Third Ave.**

**The New Victorians (Owners)**

Approve Application 17-3-3, 234 East Third Avenue, as submitted with any/all clarifications noted:

- Paint exterior like-for-like.
- Remove and replace like-for-like damaged or rotting wood as needed.

Exterior Painting

- Paint to match existing color scheme. Any new colors are to be submitted with paint color chips to Historic Preservation Office staff for final review and approval.
- 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 paint with appropriate exterior paint. Paint color for finish coat is to match existing.

- **17-3-4**

**966-966 ½ N. Sixth St.**

**CFI Installation (Applicant) David Mason & Matt Barnauskas (Owners)**

Approve Application 17-3-4, 966-966 ½ N. Sixth St., as submitted with any/all clarifications noted:

- Remove deteriorated front and rear entry doors.
- Install new all-wood door per submitted cutsheets.
- Any/all glass to be clear.

Install New Door(s)

- Remove existing deteriorated/non-original exterior door(s). Install new ¾ lite wood door on front elevation and new half-light wood door on rear elevation.
- Install new, solid core door in existing door jamb.
- Set on 1 1/2 pair 3 1/2" x 3 1/2" butt hinges; hinge locations to be determined by the existing jamb.
- Wood units to be stained or painted; finish all six sides.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **17-3-5**

**976 N Fourth St.**

**Robert Ray & Bridgid Davis-Ray (Owners)**

Approve Application 17-3-5, 976 N Fourth St., as submitted with any/all clarifications noted:

- Paint residence: - body to be Sherwin Williams "Needlepoint Navy" (SW0032),
  - trim, eaves, soffit, columns to be Sherwin Williams "Classic Light Buff" (SW0050),
  - fishscale and accent color to be Sherwin Williams "Antiquarian Brown" (SW0045),
  - front and rear doors to be Sherwin Williams "Downing Straw" (SW2813).
- Repair rear porch that has begun to pull away from house. All work to be done in kind to match existing, like-for-like.
- Install new asphalt shingle roof on porch roof; shingle to be Owens Corning standard 3-tab, color to be "Estate Gray".
- Rehang gutter and downspout for porch.

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.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the porch, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **17-3-6**

**668 N. High St.**

**John Ingwersen (Applicant)**

**Giannopoulos Properties, Ltd. (Owner)**

Approve Application 17-3-6, 668 N. High St., as submitted with any/all clarifications noted:

- Installation of 22" x 36" bladesign with gooseneck light fixtures per submitted drawings and specifications.

- **17-3-7**

**730-750 Civitas Ave. & 760-810 Waldron St.**

**Rob Harris (Applicant)**

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

Approve Application 17-3-7, 730-750 Civitas Ave. & 760-810 Waldron St., as submitted with any/all clarifications noted:

- Jeffery Park Phase IV apartment pool and landscaping per submitted drawings and specifications.
- A cutsheet is to be submitted for the metal fence.
- Option "B" is approved with inclusion of outdoor grill.

- **17-3-8**

**315, 317, 319, 321 Auden Ave.**

**Rob Harris (Applicant)**

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

Approve application #17-3-8, 315, 317, 319, 321 Auden Ave., as submitted with any/all clarifications noted:

- Lot split of current 4-family lot (315, 317, 319, 321 Auden Ave) in to two (2) two-family lots (315-317 Auden Ave. & 319-321 Auden Ave.).

- **17-3-9**

**319 Auden Ave. & 321 Auden Ave.**

**Rob Harris (Applicant)**

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

Approve Application 17-3-9, 319 Auden Ave. & 321 Auden Ave., as submitted with any/all clarifications noted:

- Construction of new building with duplicate design match 268, 270, 272 Auden Ave. with floor change.
- The terrace on the third floor has been reduced by 3-ft.
- The door & window on 321 Auden is now a Nana wall, and the kitchen window has been reduced and moved.

- The third floor terrace window has been removed.

- **17-3-10**

**1069 Say Ave.**

**Jessica Moore & Timothy Foradis (Owners)**

Approve Application 17-3-10, 1069 Say Ave., as submitted with any/all clarifications noted:

- Install new 36” tall wrought-iron fence in front yard per submitted siteplan and specifications.
- Fence to be Fortin Ironworks model “F5”.

- **17-3-16**

**249 Greenwood Ave.**

**Juliette Bullock Architects (Applicant)**

**New Victorians (Owner)**

Recommend approval of application 17-3-16, 249 Greenwood Ave., as submitted:

Variance Recommendation Request

Consolidated Variance List

- 3312.13 This driveway variance is required for Lot A, B because the drive way continues on to the adjacent lot and an easement will be required to allow this property to utilize the drive.
- 3312.25 Maneuvering: Maneuvering is required on the adjacent parcels, not on this property for Lots A,B.
- 3332.05(4) Area district lot width requirements: to reduce the required lot width from 50’ to 32’-5 1/8” for Lot A,33’ for Lot B, 40’-3 1/2” for Lot C, 36’-4 3/4” for Lot D, 34’-4” for Lot E and 35’ for Lot F.
- 3332.15 R4 Requirements - to allow for a lot to be less than 5000 sf and to be 3362 sf for Lot A, 3364 sf for Lot B, 4060.1 sf for Lot C, 2940.13 sf for Lot D, 2804.3 sf for Lot E, 2900.8 sf for Lot F.
- 3332.19 Fronting to allow homes on Lots D,E,F to front East Greenwood which is an alley
- 3332.25 Maximum side yard to let the maximum side sum for Lot E be 6’ in lieu of the 6.86’ required and for Lot F to be 6.6’ in lieu of the 7.15’ required.
- 3332.27 Rear yard to allow the required rear yard for Lot D to be 21.6% or 635sf in lieu of 25% or 735sf required; for Lot E to be 23.3% or 652.7sf in lieu of 25% or 701sf required and for Lot F to be 21.2% or 613.8 sf in lieu of 25% or 725.2 sf required.

- **17-3-17**

**286 E. Fourth Ave. (Front & Rear)**

**Juliette Bullock Architects (Applicant)**

**E. Fourth partners, LLC (Owner)**

Recommend approval of application 17-3-17, 286 E. Fourth Ave. (Front & Rear), as submitted:

Variance Recommendation Request

**Greenwood Lot 286 E. Fourth (Rear House) LOT D**

- 3332.05(4) Area district lot width requirements: 32’ feet in lieu of 50’
- 3332.15 R-4 area district requirements: 2881 sf in lieu of 5000 sf.
- 3332.19 Fronting: since Greenwood is not considered a public street.
- 3312.1213 Driveway 10’ minimum
- 3312.13 This driveway variance is required because there is no driveway on this property and the drive way is on the adjacent lots and an easement will be required to allow this property to utilize the drive.
- 3312.25 Maneuvering: Maneuvering is required on the adjacent parcel to the east not on this property.

**286 E. Fourth Avenue Lot (front Lot) LOT C**

- 3332.05(4) Area district lot width requirements: 32’ feet in lieu of 50’.
- 3332.15 R-4 area district requirements: 2851 sf in lieu of 5000 sf.
- 3312.1213 Driveway 10’ minimum.
- 3312.13 This driveway variance is required because there is no driveway on this property and the drive way is on the adjacent lots and an easement will be required to allow this property to utilize the drive.

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- 3312.25 Maneuvering: Maneuvering is required on the adjacent parcel to the east not on this property.
- 3333.28 Building line: To allow for 10' building setback in lieu of average setback 14'.

The Italian Village Commission hereby accepts all Staff Approved items into the formal record. Votes are as indicated, with abstentions (if any) shown in brackets immediately following the specific application.

MOTION: Goodman/Cooke (5-0-0) APPROVED.

**VIII.** OLD BUSINESS

**IX.** NEW BUSINESS

**X.** ADJOURNMENT– Goodman/Cooke (5-0-0) ADJOURNED. 10:55 pm.