

ITALIAN VILLAGE COMMISSION REVISED AGENDA

Tuesday, May 16, 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, April 18, 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. **17-5-10**
278 Neruda Ave.
Jennifer Huddleston & Rob Maurer (Owners)
MOVED TO STAFF APPROVAL
2. **17-5-11**
97 E. Fifth Ave.
Connie J. Klema, Attorney (Applicant) **BP BH Partners, LLC (Owner)**
MOVED TO STAFF APPROVAL

CONTINUED APPLICATIONS

3. **17-3-19**
1069 Say Ave.
Jessica Moore & Timothy Foradis (Owners)
 - Construct new carriage house and rear addition.
 - 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 single family dwelling unit (carriage house) on a lot developed with an existing dwelling.
 - 3332.05 – Lot Width, Reduced from 50' to 32'.
 - 3332.15 – R-4 area district requirements, Allow 2 dwellings on one 3668sq' lot, whereas code requires 6,000sq' of lot area.
 - 3332.19 – Fronting, Allow the carriage house to front on an alley.
 - 3332.27 – Rear Yard, 25% of lot size required for each dwelling to be rear yard, whereas 20% is proposed for the existing house and no rear yard is proposed for the carriage house.



*The following is taken from the April 2017 Italian Village Commission meeting minutes:
Continue application #17-3-19, 1069 Say Ave., to allow the applicant time to submit revised information:
MOTION: Fergus/Cooke (7-0-0) CONTINUED.*

Commissioner Comments:

- *Commissioner Cooke – The separation of the house and carriage house is very good. More information is needed to show how the intersection of the addition works with the eaves of the house. Lighting and gutters should be included in the drawings. The Commission has not approved two separate addresses on a carriage house. The Carriage house remains too large for the site.*
- *Commissioner Hagerling – More context is needed for the addition drawings. Has concerns with the flat roof and how it will work with the eaves, soffit, and gutters of the main house. The elevations of the carriage house design have been significantly improved.*
- *Commissioner Goodman – The entire house should be shown on the drawings to be able to fully evaluate the proposed addition. Asked is a pitched roof had been considered for the rear addition? The drawings should have measurements added for clarity of review.*
- *Commissioner Fergus – Agrees with other Commissioner comments. The ground plane of the proposed carriage house appears to be very similar in size to the home. Carriage houses are typically smaller than the main house, and the design should be downsized a small amount.*
- *Commissioner Maas – The addition is moving in the right direction. The applicant may want to consider adding a canopy over the doorway. The alignment of the siding materials on the carriage house help visually reduce the size. Remains unsure regarding the overall size of the carriage house*
- *Commissioner Boyer – Is not opposed to the project. Does not think that the balcony on the addition works, it would need to be more integrated into the design. Discussed concerns with how the flat roof of the addition tucks under the eaves and how the roof system would operate shedding water. The stairs inside the carriage house are shown to go up and down; clarification is needed as to the existence of a basement and additional planned occupiable space. Gutters, downspouts, and lighting should be shown on the drawings. The siding is a good change. The windows on the east and west elevations of the carriage house should both match the window dimensions from the main house.*
- *Commissioner Sudy – Agrees with previous commissioner comments. Deep lots within the district have been split over time. The context of the lot makes the size different. Variance information should be revised to reflect the current proposal.*

4. 17-3-20

608-610 N. High St.

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

An application and revised drawings have been submitted.

- *Proposed rooftop penthouse and deck.*
- *Vertical walls of the rooftop have been designed as a mansard-style roof with faux dormers, and has been pulled back approximately 3-ft from the south parapet.*
- *The perimeter of the roof deck on the west and south sides to have “emerald green” hedge trees.*

*The following is taken from the March 2017 Italian Village Commission meeting minutes:
Continue application #17-3-20, 608-610 N. High St., to allow the applicant time to submit revised information:
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.*

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

NEW APPLICATIONS

5. 17-5-12

839 Summit St.

Ben Goodman (Owner)

An application, drawings, and photos have been submitted.

- Rebuild existing porch deck and steps and integrate into existing deck.
- Add new porch roof and related posts, beams, and handrails.
- Features include standing seam roofing, exposed rafter tails, and half-round gutter.

6. 17-5-13

819 Summit St.

William L. Loveland, Attorney (Applicant)

Beau A. Morrison (Owner)

An application, material information, and photos have been submitted.

A code violation has been issued for work completed without a certificate of appropriateness.

- Removal of twenty-two (22) deteriorated windows.
- Installation of new vinyl windows per submitted specifications.

7. 17-5-14

No Address (N. Fourth at Neruda & Warren)

Jeffrey New Day, LLC (Owner)

An application and drawings have been submitted.

- Alteration of previously approved building.
- Fifth floor to be changed to virtually all glass with a 10-ft ceiling height.

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

CONCEPTUAL REVIEW

8. 17-5-15

189 Punta Aly.

Joseph Huber (Owner)

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

Conceptual Review

- Construction of new single-family house.
- New plans for smaller house based on buyer feedback.

9. 17-5-16

1100 N. High St.

John Ingwersen (Applicant)

Giannopoulos Properties (Owner)

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

Conceptual Review

- Change of use of south lot for beer garden.
- New boxwood hedge and beam rail fence system, pergola, trees, fountain, and plantings.
- Permanently park antique truck to be used as outdoor bar.

The following is taken from the April 2017 Italian Village Commission meeting minutes:

Commissioner Comments

- *Commissioner Goodman – The false front is okay, but steel is too heavy. Steel could work if used with a lighter touch. The gravel should be pulled back from High Street by at least 30-ft. Retaining any/all gravel would be very important. Maybe partition walls could be used to create “rooms”. Art or glass could be integrated into the front. Lighting elements and plantings will be very important.*
- *Commissioner Hagerling – Not in favor of the false front. The same concept could be done in another way, maybe using low or high masonry piers/posts. The Union patio space isn’t perfect but there are nice elements. An additional parking variance would be needed for this space.*
- *Commissioner Boyer – Is mixed on the appropriateness of the project. Much more plantings would be needed for this type of outdoor use. The truck needs to be pulled significantly further back. The threshold to the space needs to be pulled back from the sidewalk. Art could be incorporated into the transom area.*
- *Commissioner Cooke – Much more plantings should be integrated into the beer garden design; true trellis plantings, ivy. A pedestrian area in front of the entrance is needed to keep the sidewalk open for pedestrians. The same materials should not be used on both lots. Pole lights should be avoided; perhaps ground light should be utilized.*
- *Commissioner Fergus – The gravel should be removed from the design and another permeable surface utilized instead. Agrees with other commissioner comments. Plantings would be very important for the site.*
- *Commissioner Maas – Has mixed feelings regarding the concept and design. The use of the steel is too heavy and should be lightened in some way. The garden wall is a good idea. The introduction of art into the design is a good idea. The bottom “panel area” on the threshold should echo the building in some way.*
- *Commissioner Sudy – Agrees with the comments from other commissioners. The structure should be pulled back from the sidewalk to ensure space for pedestrians. The floating roof should be removed from the design. Trees and plantings are needed.*

NO ACTION TAKEN

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

10. 17-5-17

301 E. Fifth Ave. (Rear)

Juliet Bullock Architects (Applicant)

Brakaj Xhevair & Selimaj Spartak (Owners)

An application, siteplan, and photos have been submitted.

HPO Staff has conducted a site visit.

Conceptual Review

- Removal of severely deteriorated cottage and rebuild like-for-like.

11. 17-5-18

197-201 E. Fifth Ave./aka 1453 N. 4th St.

Arch City Development (Applicant)

New Victorians, Inc. (Owner)

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

- Demolish two (2) existing garages.

Conceptual Review

- 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.

The following is taken from the April 2017 Italian Village Commission meeting minutes:

Commissioner Comments

- *Commissioner Maas – The new designs are an improvement and move in the right direction, and are more inviting. The new design of the garages is a major improvement.*
- *Commissioner Fergus – The current design features good responses to the previous commissioner comments and the business meeting. The activation of Fifth Avenue is good.*
- *Commissioner Cooke – The changes to the garage design are good, but material changes could be added to further refine the design.*
- *Commissioner Boyer – The shorter windows are proportionally strange. The gutters and downspouts on the Fourth Street section are a deal-killer; they need to be moved to the sides and off the façade.*
- *Commissioner Hagerling – Agrees with other Commissioner comments. The windows on Fifth Ave. are good except for the first floor windows which need to be in keeping with the other windows.*
- *Commissioner Goodman – Is not sure that the townhomes on Fifth Avenue would work due to the traffic. Diminishing the corner building is the wrong direction, a larger scale should be returned to the design.*

NO ACTION TAKEN

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

12. 17-5-19

777 N. Fourth St.

Shremshock Architects (Applicant)

Lykens Companies (Owner)

Conceptual Review

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

- Redevelopment of two (2) existing historic buildings (*see packet for details*).

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **17-5-1**

976 N. Fourth St.

Robert Ray & Bridgid Davis-Ray (Owners)

Approve Application 17-5-1, 976 N. Fourth St., as submitted with any/all clarifications noted:

- Remove deteriorated non-original windows.
- New units to be Jeld-wen all-wood interior/exterior size exactly to fit the existing openings per submitted specifications.
- Repair/replace any/all deteriorated wood trim as needed to match existing.
- All new work to be painted to match existing.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the second and third floors per City Staff determination.
- Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Per submitted window brochure or cutsheets.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

• **17-5-2**

1146 Summit St.

Mario Sirano (Applicant)

Eli Adahan (Owner)

Approve Application 17-5-2, 1146 Summit St., as submitted with any/all clarifications noted:

- Paint residence: Body to be Sherwin Williams “Poised Taupe” (SW6039), and trim to be Sherwin Williams “Toque White” (SW7003).
- Stain front door; Minwax “Ebony” (2718).

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.

- **17-5-3**

1140 Summit St.

Matthew John Malloy (Owner)

Approve Application 17-5-3, 1140 Summit St., as submitted with any/all clarifications noted:

- Remove existing deteriorated asphalt shingle roof.
- Install new GAF “Royal Sovereign” standard 3tab asphalt shingle roof; color to be “Nickel Gray”.
- Install new ridge vent (CobraVent) underneath new metal ridge roll; color to be “Tinner’s Red”.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on roof, 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. Shingle to be GAF “Royal Sovereign” standard 3tab asphalt shingle roof; color to be “Nickel Gray”.
- 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.

- **17-5-4**

866 N. High St.

LPJM Family, LLC (Owner)

Approve Application 17-5-4, 866 N. High St., as submitted with any/all clarifications noted:

- Remove non-original steel 4-panel door.
- Install new ½-lite fiberglass door per submitted cutsheet and specifications.

• **17-5-5**

1076 Mt. Pleasant Ave.

Joseph Huber (Owner)

Approve Application 17-5-5, 1076 Mt. Pleasant Ave., as submitted with any/all clarifications noted:

- Remove deteriorated asphalt shingle roof and install new dimensional asphalt shingle in type and color from Approved Shingle List, including new metal ridge roll.
- Repair/replace deteriorated sections of soffit and fascia as needed to match existing.
- Repair rear porch as needed to match existing.
- Remove existing chain-link fencing.
- Paint siding and trim to match existing.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, 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. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

[] CertainTeed

Style:

Carriage House (dimensional)

Color:

[] Stonegate Gray

[] GAF

Slateline (dimensional)

[] English Gray Slate

- 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.**

Eave, Soffit & Fascia Repair

- Repair and or replace all damaged, deteriorated, and missing wood eave soffit and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new 1" x 3" tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore the front porch banisters/hand rails/columns as necessary with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

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. Paint 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.
 - **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.**
- **17-5-6**
266 E. Third Ave.
Outdoor Space Design (Applicant) Kirk Whetstone (Owner)
Approve Application 17-5-6, 266 E. Third Ave., as submitted with any/all clarifications noted:
 - Installation of landscape planting and limestone edging per submitted siteplan.
 - Installation of new bluestone walkway to access rear gate.
 - Installation of Indiana limestone step in walkway to make up grade in slope.
 - Installation of bluestone patio and associated plantings per landscape plan.
 - **17-5-7**
93 Warren St.
Chad Dull (Applicant) Jane Carroll (Owner)
Approve Application 17-5-7, 93 Warren Street, as submitted with any/all clarifications noted:
Repair/Replace Gutters & Downspouts
 - Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
 - Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
 - Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.
 - **17-5-8**
849 Summit St. (Existing Residence/North Lot)
Blue Chip Development LLC. (Owner)
Approve Application #17-5-8, 849 Summit St. (Existing Residence/North Lot), for renewal of expired COA #16-4 29a (Expired: May 17, 2017), exactly as previously approved, for a period of one (1) year.
Approve Application #16-4-29a, 849 Summit Street (Existing Residence/North Lot), as submitted, with all clarifications noted:
Demolition
 - *Remove the existing, non-original, non-contributing carport and shed.*Renovation & Addition/House
 - *Construct new two-story addition.*
 - *Restore, repair, or replace siding. Siding to be 5 ½" HardiPlank siding.*
 - *Install new windows, as needed, per the Historic Preservation Office site visit. Install new window on the front elevation.***MOTION: Lapp/Cooke (4-0-1) APPROVED. [Goodman]**

• **17-5-9**

845 Summit Street (South Lot)

Blue Chip Development LLC. (Owner)

Approve Application #17-5-9, 845 Summit Street (South Lot), for renewal of expired COA #16-4-30a (Expired: May 17, 2017), exactly as previously approved, for a period of one (1) year.

Approve Application #16-4-30a, 845 Summit Street (South Lot), as submitted, with all clarifications note:

New Construction

- Construct new, two-story, frame, single-family dwelling.
- Siding to be 5 1/4" exposure Hardiplank.
- Roof pitch to be 9/12 with asphalt shingles from approved list.
- Front porch roof to be standing-seam-metal.
- Front door to be 3/4 –lite, wood door with transom.

Demolition and New Garage Construction

- Construct new, two-car garage.
- Pedestrian door to be two-panel, half-lite.
- Overhead doors to be raised panel, steel doors.

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

• **17-5-10**

278 Neruda Ave.

Jennifer Huddleston & Rob Maurer (Owners)

Approve Application 17-5-10, 278 Neruda Ave., as submitted with any/all clarifications noted:

- Installation of new canvas awning on third floor terrace by Capital City Awning per submitted drawings and specifications.
- Structure to be black powder-coated metal.
- Fabric to be removed in Fall of each year and reinstalled in Spring/Summer.
- All connections are to be into mortar joints and not into the face brick.

• **17-5-11**

97 E. Fifth Ave.

Connie J. Klema, Attorney (Applicant)

BP BH Partners, LLC (Owner)

Recommend approval of application 17-5-11, 97 E. Fifth Ave., as submitted:

Variance Recommendation Request

- 3333.035; R-4, Apartment Residential District: To permit a mixed-use building to have commercial uses and parking on the portion of the property zoned R-4.
- 3309.14; Height Districts: To permit the property to have a maximum building height district of 65 feet.
- 3332.29; Height District: To permit the portion of the property zoned R-4 to have a mixed-use building that exceeds the height of 35' and is a maximum height of 65 feet.
- 3312.13(B); Driveway: To permit a driveway serving a mixed-use building with commercial and residential parking to be less than 20 feet wide and to be 19 feet wide at the access to Summit Street.
- 3332.18(D); Basis of Computing Area: To permit the mixed-use building on the portion of the property zoned R-4 to occupy greater than 50 percent of the lot area and to occupy one-hundred percent (100%) of the R-4 portion or the property.
- 3332.25; Maximum Side Yards Required: To permit the sum of the widths of the side yards to be less than 6.5 feet and to be zero feet.
- 3332.26(C); Minimum Side Yard Permitted: To permit the side yards in portion of the property zoned R-4 to be less than five (5) feet and to be zero feet.
- 3332.27; Rear Yard: To permit the rear yard in the portion of the property zoned R-4 to be less than twenty-five percent (25%) of the total lot area and to permit no rear yard.

- 3372.604; Setback Requirements: To permit the maximum setback along Summit Street to be greater than ten feet and to be a maximum of thirty-one feet.
- 3321.05(A); Vision Clearance: To permit the clear vision triangles to be two five-foot right angle triangles formed by the intersection of the driveway pavement edge and the accessible public sidewalk line at East Fifth Avenue.

- X. OLD BUSINESS**
- XI. NEW BUSINESS**
- XII. ADJOURNMENT**