

CONTINUED APPLICATIONS

6. **18-2-12**
283 Auden Ave.
Ecohouse Solar, LLC (Applicant) **Bruce Nation (Owner)**
MOVED TO STAFF APPROVAL

NEW APPLICATIONS

7. **18-6-19**
900 N. High St.
Tracy Diehl (Applicant) **900 Short North LLC (Owner)**
MOVED TO STAFF APPROVAL
8. **18-6-20**
630 N. High St.
3D/Group INC. (Applicant) **Joseph Armeni & Amelia Salerno (Owner)**
An application, drawings, and photos has been submitted.
- Replace existing storefront windows with folding windows.
 - Replace existing transom windows with clear glass.
 - Install 24” tall exterior grade finished plywood panels with raised wood trim below the new windows
 - Paint all new wood trim and plywood in matching Bernard Tavern colors.
9. **18-6-21**
109 E. Warren St.
Michael Mahaney (Owner)
MOVED TO STAFF APPROVAL
10. **18-6-22**
51 E. Lincoln St.
Susan Sommerfeld (Owner)
An application, drawings, site plan, and photos has been submitted.
Conceptual Review
- Construct Family Room addition to connect residence with the 2nd floor of the existing garage.
 - Window and door replacement on existing garage.
 - Replace an existing wood fence with a wrought iron fence.
 - New addition to be clad in Board & Batten siding to match the existing garage.
 - 3-tab shingles to be chosen from the approved list.

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

11. **18-6-23**
324 E. Second Ave.
Avenue Partners/Snyder Barker/Elford Development (Applicant)
Station 324 Holdings LLC (Owner)
An application, drawings, and site plan has been submitted.
- Renovate warehouse.
 - Install new windows and garage doors.
 - Install new standing seam metal roof.

12. 18-6-24

782 N. High St.

Architectural Alliance (Applicant) Rajesh Lahoti (Owner)

An application, drawings, site plan, and photos has been submitted.

- Relocation of current patio/High Street entrance.
- Construct new 1st floor rear addition.
- Construct new 2nd floor addition within indoor/outdoor spaces – additional patio overlooking existing patio.
- Construct new 3rd floor for office use.
- Operable canopy element to provide shelter/privacy.
- Extension of brick façade – High St. to further down Hull Alley.
- Pedestrian alley with artwork.

The following is taken from the March 2018 Italian Village Commission meeting minutes:

Commissioner Comments

- Commissioner Cooke – *Cantilever needs to be pulled back even further behind the neighboring historic façades.*
- Commissioner Boyer – *Agrees that the cantilever needs to be pulled back. The new (south) green wall is an issue.*
- Commissioner Hagerling – *Agrees that the cantilever needs to be pulled back.*
- Commissioner Goodman – *Perhaps the entire front needs to have a new traditional façade.*
- Commissioner Sudy – *The existing front wasn't very successful, but others think it is important. The back of the building and the move of the main entry to High Street are good.*
- *The use of the alley is a non-starter; the Commission agrees with the City of Columbus Public Service that the connection needs to be maintained. The Commission is against the closure of streets and alleys.*

NO ACTION TAKEN

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

13. 18-6-25

796 N. High St. (Parkside On Pearl)

JBAD (Applicant)/ Short North Partners, LLC (Owner)

An application, drawings, site plan, and photos has been submitted.

New Construction

- Construction of a 7-story approximately 81,000sf apartment development.
- The proposed development will consist of: 65 apartment units on floors 3-7, a fitness area and lobby and/or residential at level 1, common areas, lounge and decks at level 7, and two parking decks (above and below grade).
- Proposed exterior materials include brick, aluminum and glass storefront windows, and an aluminum panel cladding. The seventh story being recessed from the Italian Village Park property line.

The following is taken from the April 2018 Italian Village Commission meeting minutes:

Commissioner Comments

- Commissioner Fergus – *Materials of the design will be very important. Asked the applicant to consider a retail use as part of the ground floor. The new design seems more bulky than the previous design.*
- Commissioner Cooke – *The new design has gotten taller than the previous approval. The materials should be lightened, and be more in harmony with the brickwork surrounding the park. Asked that the locations for the mechanicals on the roof be shown. Any signage will need to be of a more pedestrian scale. Some of the openings at the fitness center could be infilled.*
- Commissioner Boyer – *Appreciates the nods to traditional building designs. Has concerns with the proposed corrugated metal. The flex brick is a great design solution, but light will be key. The light should not be a bright institutional LED, rather there is an opportunity for washes of light that make the area more inviting to pedestrians.*
- Commissioner Hagerling – *Was previously against the development, but the context of the site has changed since the project's approval. The current design is better than the original. Echoes the concerns of other Commissioners on how the project embraces the park.*

- *Commissioner Goodman* – More green elements should be incorporated into the roof. Has concerns with the project that are a legacy of the previous approval; particularly, the relationship of the building to the park and how its scale works with the environment. Some symbiosis with the park needs to be created. A more human scale at the park edge would be appreciated.
- *Commissioner Sudy* – The design of buildings with sloped ramps for parking that can't easily be converted to other uses needs to stop. The future of the neighbor will not involve automobiles and their parking spaces. Agrees with other Commissioner comments.

CONCEPTUAL REVIEW

14. 18-6-26

889 N. Fourth St.

Shremshock Architects-Karrick Sherrill (Applicant)

Lykens Companies (Owner)

An application and drawings has been submitted:

Conceptual Review

- Construct new 4 Unit Apartment building.
- Demolition of the existing property was approved at the May 2018 IVC Special Meeting.

*The following is taken from the May 2018 Italian Village Commission Special Meeting minutes:
Approve application #18-5-23, 889 N. Fourth St., as submitted with the following clarifications:*

Demolition

- *Demolish the existing former single-family home due to its condition and based upon the structural engineers report.*
- *The replacement project will be no more than four (4) units, and will be two stories in height.*
- *Designs are to be present to the Italian Village Commission for review at a future hearing.*

MOTION: Goodman/Hagerling (2-1-0) APPROVED. [Hagerling]

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

15. 18-6-27

245 E. Fourth Ave. (Bethany Flats)

Shremshock Architects-Karrick Sherrill (Applicant)

Lykens Companies (Owner)

An application, drawings, and site plan has been submitted.

Conceptual Review

- Construct 35-unit wood frame apartment building with parking at grade on the first floor.
- Discussion of massing, density, site access, and general building metrics.

The following is taken from the May 2018 Italian Village Commission special meeting minutes:

Commissioner Comments

- *Commissioner Boyer* – The stone base should be removed. More integration is needed with the street. It seems a like a hotel or college residence hall. It needs to have a more neighborhood feel. The massing is a little awkward. The west greenery/ break in mass is good, but could be better integrated in to the design.
- *Commissioner Cooke* – The proposal is way too big, and it would dominate the church building. The west side of the project would need to be brought down. The color pallet should reflect the neighborhood (brick/red). The current design is too big, too high, and is not complimentary to the neighborhood.
- *Commissioner Goodman* – the driveway through the project is good; maintaining street pattern is good. The Commission is trying to building community and develop streetscape. Townhomes the open to the street is the direction that the project should follow.
- *Commissioner Hagerling* – Agrees with the comments from other Commissioners. The previous owner and previous direction was a better fit for the area. The project will need to be of a significantly smaller scale.

NO ACTION TAKEN

16. 18-6-28

174 E. Fourth Ave.

Philip Herren (Applicant) David Betz (Owner)

An application, drawings, and site plan has been submitted.

Conceptual Review

- Demolish existing concrete block residence and garage constructed in 1957.
- Construct two 2-Family buildings per submitted drawings and site plans.
- Proposed development would require a Council Variance.

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

Commissioner Comments

- Commissioners indicated support for the demolition of the buildings given an approvable replacement project.
- The proposed design was described as thoughtful and moving in the right direction.
- Its rhythm and working within the patterns of the neighborhood were noted.
- Permeable paving and a mix of the outdoor spaces should be considered.
- The entry to the rear to units should be strengthened, and the mix of materials and window sizes could be played with for different effect.

NO ACTION TAKEN

17. 18-6-29

Neruda Ave. (Jeffrey Park)

Michael Maistros (Applicant) Windsor Lofts II, LLC (Owner)

An application, drawings, and site plan has been submitted.

Conceptual Review

- Construct a new 3-story condominium as per submitted plans.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **18-6-1**

51 E. Lincoln St.

Susan Sommerfeld (Owner)

Approve Application 18-6-1, 51 E. Lincoln St., as submitted with any/all clarifications noted:

- Remove deteriorated wood windows.
- Install new Marvin Integrity clad 1-over-1 windows sized exactly to fit the existing openings. Color to be either “Ebony” or “Bronze”.
- Install new all-wood half-light door at front entry. Final cutsheet to be submitted prior to installation.

Replace Deteriorated Window

- Replace deteriorated/non-original windows as per City Staff determination.
- Install new, 1-OVER-1, clad-wood exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings.
- 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.

Install New Door

- Install new, solid core door in existing door jamb at front entry. New door to be either a four-panel or half-lite wood door.
- 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.

• **18-6-2**

922 Mt. Pleasant Ave.

Colleen Ross (Owner)

Approve Application 18-6-2, 922 Mt. Pleasant Ave., as submitted with any/all clarifications noted:

- Paint trim as needed to match existing.
- Paint gutters “Green” to match trim color of house.
- Paint garage as needed to match existing color scheme.
- Repair existing wood fence as needed to match existing.

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.**

- **18-6-3**

136 Punta Aly

Brandon Shook (Owner)

Approve Application 18-6-3, 136 Punta Aly, as submitted with any/all clarifications noted:

- Paint residence: colors to be siding to be Sherwin Williams “Georgian Bay ” (HGSW2362); trim to be Sherwin Williams “Creamy” (HGSW4033); accent Sherwin Williams “Roxbury Red.

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.

- **18-6-4**

829 Hamlet St.

Dwaine Young (Owner)

Approve Application 18-6-4, 829 Hamlet St., as submitted with any/all clarifications noted:

- Paint residence: Siding to be Behr “Lemon White” (P300-1u), trim to be Behr “Bleached Linen”.

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.

- **18-6-5**

1050-1054 Hamlet St.

Everlasting Roofing (Applicant)

Catherine Romanos & Chris Toy (Owners)

Approve Application 18-6-5, 1050-1054 Hamlet St., as submitted with any/all clarifications noted:

- Repair/replace box gutters as needed and per submitted specifications.

Repair Box Gutters

- Examine all box gutters and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer’s specifications, and Columbus Building Codes.

- Install new, round, galvanized 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.

- **18-6-6**

806 Hamlet St.

Gary Katz & Leslie Mihalov (Applicant/Owner)

Approve Application 18-6-6, 806 Hamlet St., as submitted with any/all clarifications noted:

- Paint trim Toasted Almond (OL730.2, D13) or Alabaster (SW7008) as indicated on submitted materials.
- Paint siding Admiralty (OL753.6, D36)

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.**

- **18-6-7**

158 Punta Aly

Ericka Greene & Nihar Shah (Owner)

Approve Application 18-6-7, 158 Punta Aly, as submitted with any/all clarifications noted:

- Paint residence and garage as indicated on submitted materials: All current yellow will be repainted St. Barts (SW7614); All doors (including the garage doors), window sashes, and accents on the front porch pillars will be repainted Tricorn Black (SW6258); All current white trim will be repainted Moderne White (SW6168); Front porch flooring and stairs will be repainted Summit Gray (SW7669).

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.

- **18-6-8**

- **847 Hamlet St.**

- **Chad Seiber (Owner)**

- Approve Application 18-6-8, 847 Hamlet St., as submitted with any/all clarifications noted:

- Landscaping

- Install new plantings, paving stones, and mulch per the submitted landscape plan.
- Tree planting in the front yard to be a single tree (Not Three).

- Concrete Parking Pad

- Install new concrete parking pad in the rear of the property per the submitted landscape plan.
- Concrete parking pad was approved through Public Service.

- **18-6-9**

- **78 E. Lincoln St.**

- **Brian Yarbrough (Owner)**

- Approve Application 18-6-9, 78 E. Lincoln St., as submitted with any/all clarifications noted:

- Install 4"x8" brick pavers covering the back concrete patio, including the concrete steps.
- Repair the existing brick wall, mortar to match color, texture, hardness, and joint profile.
Spot Tuck Point--(complete)
- 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.
- 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 Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- **18-6-10**

- **1163 Say Ave.**

- **Brad Strickling (Owner)**

- Approve Application 18-6-10, 1163 Say Ave., as submitted with any/all clarifications noted:

- Install wood fence in place of the existing chain link fence along Say Ave..
- Fence to be 6' tall along the front of the empty north lot and 4' tall along the front of the lot with the house.

- Install New Privacy Fence

- Remove the existing chain link fence along Say Ave.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **18-6-11**
73-75 E. First Ave.
Urbanorder Architecture (Applicant) Bruce Shumard (Owner)
Approve Application 18-6-11, 73-75 E. First Ave., as submitted with any/all clarifications noted:
 - Rebuild existing second floor deck to match existing as per submitted drawings.
 - Existing stair and roof to remain.

- **18-6-12**
86 Warren St.
Urbanorder Architecture (Applicant) Mike Holsigner (Owner)
Approve Application 18-6-12, 86 Warren St., as submitted with any/all clarifications noted:
 - Modify the previously approved garage (18-1-2) to eliminate the overhead door on the south elevation and the passage door on the west elevation.
 - New south elevation to include a new window and the relocated passage door as per submitted drawings.

- **18-6-13**
250 E. Fourth Ave.
Josh Myers (Owner)
Approve Application 18-6-13, 250 E. Fourth Ave., as submitted with any/all clarifications noted:
 - Revision to Previously Approved Plans
 - Change window specifications to Marvin Integrity. Top Grids only – Eliminate both sash grid.

- **18-6-14**
673 Kerr St.
Urbanorder Architecture (Applicant) Andrew Lehman & Daniel Mercer (Owner)
Approve Application 18-6-14, 673 Kerr St., as submitted with any/all clarifications noted:
 - Replace an existing front porch.
 - Porch roof and header details to match existing porch.
 - New columns and railing to replace non-original components.
 - Porch downspout to be moved from existing location to east wall of the house.

- **18-6-15**
848 Pearl St.
Urbanorder Architecture (Applicant) Borrer Properties (Owner)
Approve Application 18-6-15, 848 Pearl St., as submitted with any/all clarifications noted:
 - Install new windows in original openings in existing concrete block building.
 - Create new recessed entry vestibules.
 - Paint brick and block.
 - Install railing around patio area.
 - Final paint colors to be submitted to HPO Staff prior to undertaking. The use of “charcoal” or “black” is strongly discouraged.

- **18-6-16**
839 Summit St.
Ben Goodman (Owner)
Approve Application 18-6-16, 839 Summit St., as submitted with any/all clarifications noted:
 - Modify the previously approved garage (18-3-3a) from a height of 10’8” to 12’8” as per submitted drawings.

- **18-6-17**
251 Greenwood Ave.
Julie Bullock (Applicant) Will Kirk (Owner)
Approve Application 18-6-17, 251 Greenwood Ave., as submitted with any/all clarifications noted:
 - Revision to Previously Approved Plans.
 - Change full lite 6' 10" french doors with transom to an 8' french door with no transom.
 - Change Roof from asphalt shingles to a standing seem metal roof.
- **18-6-18**
248 E. Fourth Ave.
Josh Myers (Owner)
Approve Application 18-6-18, 248 E. Fourth Ave., as submitted with any/all clarifications noted:
 - Revision to Previously Approved Plans
 - Add windows on East side.
 - Add a garage door on the South side of the garage.
 - Modify railing detail.
 - Change window specifications to Marvin Integrity.
- **18-2-12**
283 Auden Ave.
Ecohouse Solar, LLC (Applicant) Bruce Nation (Owner)
Approve Application 18-2-12, 283 Auden Ave., as submitted with any/all clarifications noted:
 - Installation of solar panels on new build within Jeffrey Park.
 - Panels to be located on the roof of the townhouse and the garage.
 - All auxiliary mechanicals are to be hidden from view.
 - Dimensional elevation drawing, showing the actual height of panel in comparison to parapet wall, to be submitted to HPO Staff prior to undertaking work.
- **18-6-19**
900 N. High St.
Tracy Diehl (Applicant) 900 Short North LLC (Owner)
Approve Application 18-6-19, 900 N. High St., as submitted with any/all clarifications noted:
 - Install signage as per submitted drawings.
 - Install (1) approximately 65¾" Wide illuminated halo lit channel letters over the entrance; 9½" Verizon with the V checkmark logo at 12 7/8" Height.
 - Install one (1) non-illuminated double-faced project sign; overall width to be no more than 42". Projecting sign to be located to the north of the entrance; centered on the column and centered between the two horizontal mullions that correspond to the entrance wall sign.
- **18-6-21a**
109 E. Warren St.
Michael Mahaney (Owner)
Approve Application 18-6-19, 900 N. High St., as submitted with any/all clarifications noted:
 - Construct new Carriage House as per submitted plans.
 - Add a new covered porch to previously approved house.
 - Replace windows under covered porch with 10' Nano-wall windows.
 - The eaves of the main house are to be updated to match the eaves of the carriage house design.

Recommend approval of application 18-6-21b, 109 E. Warren St., as submitted with any/all clarifications noted:

Variance Recommendation Request

- 3332.15: In an R-4 area district a single-family dwelling or other principal building shall be situated on a lot of no less than 5,000 square feet in area (Actual lot is 3660.45 sq. ft.)

- 3332.19: Fronting. Each dwelling or principal building shall front upon a public street. (Will face Alley instead of public street)
- 3332.27: Rear yard. Each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area. (Carriage house will have no rear yard.)
- 3332.039: R-4 residential district. In an R-4 residential district the following uses are permitted: One single-family dwelling; etc. (Variance for use because code does not allow two separate living dwellings)

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