

BREWERY DISTRICT COMMISSION AGENDA

Thursday, October 4, 2018

6:00 p.m.

111 North Front Street – 2nd Floor, Conference Room

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871 at least three (3) business days prior to the meeting to request accommodation.

- I. CALL TO ORDER
- II. NEXT MONTHLY BUSINESS MEETING – Thursday, October 25, 2018
- III. NEXT COMMISSION MEETING – Thursday, November 1, 2018
- IV. SWEAR IN STAFF
- V. APPROVAL OF MEETING MINUTES – September 6, 2018
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

HOLDOVERS

1. 18-7-3

1045 South High Street

Schiff Properties, Jared Schiff (Applicant)

Fred C. Altevogt (Owner)

An application has been submitted. The application was reviewed and continued at the June 7, 2018 meeting. The application has been continued at the request of the applicant; no new plans have been submitted for this project at this time.

Demolition

- Demolish contributing, historic three-story building on the site.

New Construction

- Construct a new, one story drive-thru restaurant on the site, per submitted plans.

NEW APPLICATIONS

2. 18-10-5

900 South High Street

Mike Davis, Kessler Sign Company (Applicant)

900 S. High Partners, LLC (Owner)

An application has been submitted with drawings and a photograph. The sign has been installed. The internally-illuminated wall sign on the second story railing was reviewed at their August 2, 2018 meeting and a modified version was approved with halo-lit letters only. The existing sign does not meet the previous approval and the current application is requesting approval of the existing sign.

Signage

- Install one new 131.75" x 28.88" (26.42 sq. ft.), internally-illuminated wall sign on the railing above the storefront, per submitted drawings and specifications.



3. **18-10-6**

650 South High Street

Yana Hotel, LLC dba Holiday Inn Express (Applicant) Yana Hotel/Nash Patel (Owner)

An application has been submitted with drawings, renderings and photographs.

Signage

- Replace freestanding sign with new 21’-5” x 12’-5” sign, per submitted drawing.
- Install one new 141’-6” x 139’ wall sign on the west elevation, per submitted drawing. Logo is to extend 18” above the roof parapet. Individual letters and logo to be internally-illuminated with translucent faces.

4. **18-10-7**

88 West Frankfort Street

Dave Perry, Dave Perry Company Inc. (Applicant) Frankbank, LLC c/o Jay Michael (Owner)

An application has been submitted with variance request, plans and photographs. Variances reflect existing conditions on the site; existing structure to be converted from office to two dwelling units.

Variance Request

- C.C. 3363.01 – To allow a two unit dwelling in a manufacturing district.
- C.C. 3312.09 – To allow a reduced aisle width of 10 feet for the existing three parking spaces (20 feet required).
- C.C. 3312.25 – To allow reduced maneuvering area for the three existing parking spaces.
- C.C. 3312.49 – To reduce the number of parking spaces to three for the two unit dwelling (4 spaces required).

Conceptual Review

- Replace an existing flat roof with a new hipped roof.
- Replace existing slate roof with standing seam metal roofing.
- Remove two chimneys.
- Roof over existing box gutters and install new hanging gutters.
- Construct new two level porch on the front (south) elevation facing Frankfort Street.

5. **18-10-8b**

824 South High Street

DaNite Sign (Applicant) Allstate (Owner)

An application has been submitted with photographs and rendering.

Signage

- Install new window graphics on the front storm door glass, per submitted rendering.

STAFF APPROVALS

(The following applicants do not need to attend.)

• **18-10-1**

929 South Front Street

Sean Zielinski (Applicant/Owner)

Approve Application #18-10-1, 929 South Front Street, as submitted, with all clarifications noted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the rear one-story addition, 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.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from the approved shingles list:

Manufacturer:

[] GAF

Style:

Royal Sovereign (standard 3-tab)

Color:

[] 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.

• **18-10-2**

163 Liberty Street

Brexton, LLC (Applicant)

TOW, Ltd. (Owner)

Approve Application #18-10-2, 163 Liberty Street, as submitted, with all clarifications noted.

- Renew previously approved COA #17-10-1, 163 Liberty Street, exactly as previously approved for a period of one (1) year. Expires: 9-29-18.

Approve Application #17-10-1, 163 Liberty Street, as submitted with all clarifications noted:

- *Renew previously approved COA #16-3-3, 163 Liberty Street, exactly as previously approved for a period of one (1) year. Expired: 3-3-17.*

Approve Application #16-3-3, No Address (Corner of Liberty and Short Streets), as submitted, with all clarifications, as noted:

New Construction

- *Final approval of 6-story (1 story below grade and 5 above grade), approximately 84,750-sqft self-storage facility.*
- *Final material/color selections, per the submitted materials.*
- *Mortar to be M21 Flamingo Grout.*

New Signage/North Elevation

- *Install one (1) new, wall sign at the cornice line of the projecting entrance on Liberty Street, per the submitted drawings.*
- *New sign to be internally illuminated LED, halo channel letters, “Tri-Village Self Storage,” per the submitted rendering.*
- *Install one (1) new wall sign on the brick pier on the left side of the main entrance, per the submitted rendering.*

New Signage/Southeast Elevation

- *Install one (1) new wall sign on the brick pier on the left side of the rear entrance. Sign is to match the submitted rendering for the street entry wall sign.*

New Signage/Northeast Elevation

- *Install one (1) new monument sign, per the submitted rendering.*

MOTION: Nestinger /Schottenstein (4-0-1[Pongonis]) APPROVED.

• **18-10-8a**

824 South High Street

DaNite Sign (Applicant)

Allstate (Owner)

An application has been submitted with photographs and rendering.

Signage

- *Install new graphic on existing walls sign on front elevation, per submitted rendering and specifications.*

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT