

UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor

Columbus, Ohio 43215

P (614) 645-6096 F (614) 645-6675

MEETING SUMMARY

date	October 25, 2018
place	Michael B Coleman Government Center Hearing Room 111 North Front Street, Room 204
time	4:00pm – 7:00pm
present	Pasquale Grado, Frank Petruziello, Kay Bea Jones, Keoni Fleming, Kerry Reeds
absent	

A. 4:10 – 4:15 Business of the Board

1.	Approval of Meeting Summary from September 20th, 2018
motion by	Ms. Jones / Mr. Reeds
motion	To approve the Meeting Summary as submitted.
vote	5 - 0 to Approve

B. Applications for Certificate of Approval

1.	1444 North High Street	Mixed Use Addition
app no.:	UID_18-02-010	
applicant:	David Keyser (dkb Architects), Wayne Garland (Buckeye Real Estate)	
reviewed:	Conceptual Review	
4:15 – 4:35		
Staff Report:	<ul style="list-style-type: none">• Mr. Teba presented a staff report and slides of the site location and existing site conditions.	
discussion:	<ul style="list-style-type: none">• Mr. Blumensheid and Wayne Garland presented the proposal.• Mr. Grado asked about the code compliance of the existing handrails.• Mr. Blumensheid replied that whatever they are doing will meet code.• Mr. Petruziello stated that they were going to add vertical pickets behind the existing railings.• Mr. Blumensheid replied that was correct.• Mr. Petruziello asked if they could remove the struts to support the eyebrows at the retail clipped corners.• Mr. Blumensheid replied that they could remove those.• Ms. Jones asked if the ribbed metal skin on the façade needed to be asymmetrical.• Mr. Blumensheid and Mr. Garland both agreed that it could be symmetrical.• Mr. Fleming indicated that he was having a hard time with the angled windows.• Mr. Garland replied that he was fine eliminating the angular windows.• Mr. Kerry proposed flattening the angled roof if they were straightening the windows.• Mr. Blumensheid and Mr. Garland agreed.	
motion by	Ms. Jones / Mr. Reeds	
motion	To approve the proposal with the following conditions <ul style="list-style-type: none">• Place the ribbed metal on the left side of the structure between the window and the brick.• Flatten the angled roofline.• Remove the angle from the windows on the left.• Use the railing picket details from the front of the structure to all railings on the rear.	
vote	5 - 0 to Approve	

2.	139-141 West 9th Avenue	Multi-Family
app no.:	UID_18-09-009	
applicant:	Mike Church (Northwest Builders LLC)	
reviewed:	addition	
4:35 – 4:55		
Staff report:	<ul style="list-style-type: none">• Mr. Teba presented a staff report and slides of the site location and existing site conditions.• Mr. Church presented the proposal.	

discussion:

- Ms. Jones asked if the basement emergency egress could be moved.
- Mr. Church said there wasn't enough room to exit out the side of the house because it was at the property line.
- Mr. Grado asked if the applicant's previous submittal of 190 West 8th Street had been forwarded to codes.
- Mr. Teba said he would notify codes if it had not.
- Mr. Petruziello stated that perhaps the rear porch roof should match the roof to the porch on the front.
- Mr. Grado remarked that they would never be visible at the same time.
- Mr. Reed asked if there were gutters on the side of the building.
- Mr. Church replied that there were.
- Mr. Fleming asked why his architect wasn't present.
- Mr. Church answered that he wasn't available.
- Mr. Petruziello stated that they needed wall sections and construction details for the porch in the rear, and to improve the proportions of the deck in the rear. The ground floor looks very tall, while the upper floor looks very short.
- Mr. Kerry asked if there was a sidewalk on the side of the building, and raised concerns that the landscape in the middle of the parking would be destroyed.
- Mr. Grado asked if there was a sidewalk around the building.
- Mr. Church said there was but that it wasn't on the site plan.
- Mr. Petruziello asked if they needed parking for nine cars.
- Mr. Church indicated they were required to have parking for 8.5 cars.

Tabled.

To consider:

motion

1. Adjust the rear the porch.
2. Provide a walkway to get around the parked cars in the rear central green space.
3. Show a sidewalk around the building to approach the front.
4. Bring more detailed drawings including sections and construction details.

3.

2500 North High

Mixed-Use

app no.:

UID_18-06-008

applicant:

George Berardi (Berardi Partners)

reviewed:

Mixed Use Redevelopment

4:55 – 5:25

Staff Report:

- Mr. Teba presented a staff report and slides of the site location and existing site conditions.
- Mr. Berardi presented the variances up for the board's support: to permit residential on the first floor in a C-4 district, and to exceed the maximum side yard setback.
- Mr. Fleming asked if the only variance for first floor residential was for the existing building on the northern side of the property.
- Mr. Berardi replied that it was.

discussion:

Motion by:

Ms. Jones / Mr. Reeds

motion

To approve the variances as presented

Vote:

5-0 to approve

- Mr. Berardi presented the conceptual proposal for the building.
- Ms. Jones asked about the windows on the front façade, and if they were operable.
- Mr. Berardi replied that only the bottom section of the windows opened.
- Mr. Petruziello stated that the ground floor still seemed too low, and asked if the first floor could encroach into the second floor in order for the first floor to read higher.
- Ms. Jones asked if the canopy couldn't be raised higher.
- Mr. Fleming asked if they really needed the canopy since they have an arcade.
- Mr. Petruziello stated that they could falsely raise up the opening. He didn't know what the solution was, but the building looked like it was sunk into the ground. He asked if they couldn't make the first and second floor read as one floor.
- Mr. Grado felt that would draw continuity with the block to the south.
- Mr. Berardi mentioned that perhaps they could lower the rail of the balcony on the second floor.
- Mr. Petruziello asked for details regarding the holes leading to the parking garage.
- Mr. Berardi said it could be a slatted design or perforated metal, but if the board doesn't like either of those

options, it could be solid masonry.

- Ms. Jones asked if they had the space to plant between the building and the R.O.W.
- Mr. Petruziello asked if the screen could be a trellis.
- Mr. Fleming mentioned that safety was an issue along this stretch of roadway.
- Ms. Jones mentioned that if they could put a good species of tree it would make a much more pleasant area.
- Mr. Berardi replied that they could put in a green wall and some green material around the pilasters. They still have to do a landscape plan.
- Mr. Fleming asked why the brick on the façade was asymmetrical.
- Mr. Berardi replied that it was done because the entrance was offset, but he was open to pulling the brick all the way across the front.
- Ms. Jones agreed that there were too many materials along the front the building.
- Mr. Reeds indicated that they should avoid tree grates, and instead use elevated tree planting curbs.
- Mr. Petruziello stated that the Lux Bell's construction drawings were not consistent with what the board had approved. The board will be much more stringent in making sure the final construction set will match what is approved by the board.

4.

1980 North High Street

Graphics

app no.:

UID_18-09-010

applicant:

Michael Smith (SignSmith LLC)

reviewed:

Signs

5:25 – 5:50

Staff Report:

- Mr. Teba presented a staff report and slides of the site location and existing site conditions.

discussion:

- Mr. Smith presented the proposal.
- Ms. Jones asked if they wanted both the blade sign and wall sign.
- Mr. Smith indicated that was correct.
- Ms. Jones asked if they would remove the Philly Steaks and Wings wording.
- Mr. Smith answered that corporate really wanted that.
- Mr. Grado stated that they would not approve it.
- Mr. Petruziello concurred that they could not advertise on their sign. Charley's Philly Steaks on the oval was fine, but the baseline had to be removed.
- Ms. Jones said that Option #10 without the base cabinet, without the "Philly Steaks and Wings" be removed would be ideal, with no blade sign.

Motion by:

Mr. Petruziello /

Motion:

To approve the proposal with the following conditions.

- Only option #10 is appropriate, with the base cabinet removed.
- Remove the baseline that states "Philly Steaks and Wings"
- Place the sign in line with the PNC Bank sign
- Remove the exposed conduit.

D.	5:50- 5:52	Staff Issued Certificates of Approval	Items approved:
1.	UID_18-08-018_COA 55 East 13 th Avenue	Roof	
2.	UID_18-19-019_COA 1572 North High Street	Storefront	
3.	UID_18-09-020_COA 1433-1435 Worthington Street	Porch	
4.	UID_18-09-021_COA 1960- 1962 SUMMIT ST	Siding	
5.	UID_18-09-022_COA 227 E 18TH AVE	Stair and Deck	
6.	UID_18-09-023_COA 44 KING AVENUE	Roof	
7.	UID_18-09-024_COA 109 W 9TH AV	Windows	
8.	UID_18-10-001_COA 175 E 13 th Avenue	Windows	
9.	UID_18-10-002_COA 352-354 King Avenue	Porch	
10.	UID_18-10-004_COA 1492 PERRY ST	Siding & Doors	
11.	UID_18-10-005_COA 37 West 8 th Ave	Porch	
12.	UID_18-10-007_COA 94 West King Ave	Porch	
13.	UID_18-10-008_COA 1466-1468 Michigan Avenue	Porch	

E.	Board Approved Applications Issued Certificates of Approval		
1.	UID_18_07_008 15 East 15 th Avenue (CV18-061)	items approved Zoning Recommendation	COA issued 9/26/2018

F.	Next Meeting		
1.	November 15, 2018 111 North Front Street, Room 204 4:00pm		