MEETING SUMMARY

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

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. 4:15 – 4:35
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
   Staff Report:
   - Mr. Teba presented a staff report and slides of the site location and existing site conditions.
   - 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
   To approve the proposal with the following conditions
   • 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
   Staff report:
   • Mr. Teba presented a staff report and slides of the site location and existing site conditions.
   • Mr. Church presented the proposal.
• 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:

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.

motion

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.

discussion:

• 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.

Motion by: Ms. Jones / Mr. Reeds

To approve the variances as presented

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.

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<th>4.</th>
<th>1980 North High Street</th>
<th>Graphics</th>
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<tbody>
<tr>
<td>app no.:</td>
<td>UID_18-09-010</td>
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<tr>
<td>applicant:</td>
<td>Michael Smith (SignSmith LLC)</td>
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<td>reviewed:</td>
<td>Signs</td>
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<td>5:25 – 5:50</td>
<td>Staff Report:</td>
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<td>Mr. Teba presented a staff report and slides of the site location and existing site conditions.</td>
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<td>Mr. Smith presented the proposal.</td>
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<td>Ms. Jones asked if they wanted both the blade sign and wall sign.</td>
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<td>Mr. Smith indicated that was correct.</td>
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<td>Ms. Jones asked if they would remove the Philly Steaks and Wings wording.</td>
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<td>Mr. Smith answered that corporate really wanted that.</td>
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<td>Mr. Grado stated that they would not approve it.</td>
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<td>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.</td>
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<td>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.</td>
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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 13th Avenue  
   **Roof**

2. **UID_18-09-019_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 13th 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 8th 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**

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<th>items approved</th>
<th>COA issued</th>
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| **UID_18_07_008**  
   15 East 15th Avenue (CV18-061)                   | Zoning Recommendation  
   9/26/2018                                            |

### F.

**Next Meeting**

1. **November 15, 2018 | 111 North Front Street, Room 204 | 4:00pm**