

ITALIAN VILLAGE COMMISSION REVISED AGENDA

Tuesday, March 19, 2019

6:00 p.m.

111 N. Front St., 2nd Floor, Room 204 (Hearing Room)

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 meeting. 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 or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (614) 645-8871, or email zdjones@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, March 12, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING –Tuesday, April 16, 2019 at 4pm.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, February 19, 2019.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDED APPLICATIONS

1. **19-3-2 (No Attendance Required)**
919 N. Fourth St.
Eric D. Martineau (Applicant)/ Eric Hostnik & Lauran Dunbar (Owners)
MOVED TO STAFF APPROVAL
2. **19-3-3 (Attendance Required)**
1124 N. High St.
Brian Swanson (Applicant)/ Judy Chution (Owner)
An application, siteplan, and photos have been submitted.
Staff Recommended Application
 - Install new sidewalk patio and fencing per submitted siteplan and specifications.
3. **19-3-4 (No Attendance Required)**
750 N. High St. (Graduate Hotel)
Meyers & Associates Architects (Applicant)/ SNH Columbus Owner, LLC (Owner)
An application, siteplan, drawings, and photos have been submitted.
Staff Recommended Application
 - Exterior lighting per submitted cutsheets and specifications.

NEW APPLICATIONS

4. 19-3-5

854 Summit St.

Gunzelman Architecture + Interiors (Applicant)/ Amiya Dey (Owner)

An application, siteplan, drawings, photos, and variance information has been submitted.

Demolition & New Construction

- Demolish existing single-story 3-car due to non-functioning condition.
- Construct new 2-story 3-car carriage house with living unit.

Variance Recommendation Request

- 3332.039, R-4 Residential District, to permit two (2) detached dwelling units on the same parcel, consisting of the existing single family dwelling (854 Summit Street) and the proposed carriage house/garage with one (1) dwelling unit.
- 3332.05, Area District Lot Width Requirements, to reduce the lot width from 50 feet to 30 feet (existing).
- 3332.19, Fronting, to permit the carriage house to not front on a public street.
- 3332.25, Maximum Side Yards Required, to reduce the maximum side yard from six (6) feet (20% of 30 feet) to four (4) feet for the carriage house.
- 3332.26, Minimum Side Yard Permitted, to reduce the north side yard of the proposed carriage house from three (3) feet to one (1) foot.
- 3332.27, Rear Yard, to reduce rear yard from 25% of lot area behind each dwelling to rear yard(s) as depicted on the Site Plan.

The following is taken from the February 2019 IVC meeting minutes:

Commissioner Comments

- *The Commission was generally supportive of the site plan. There were some questions and discussion regarding the practicality of the one car garage and the dissemination of the trash cans that are currently located in front of the existing garage.*
- *At least three Commissioners noted that they were supportive of demolition, given the condition of the garage.*
- *With respect to the carriage house design, the Commission noted that the proposed Juliet balcony and the dormer appear too celebratory (i.e., do not help to subordinate the carriage house).*
- *The Commission clarified that any protective bollards, proposed in the right-of-way, would have to be approved by the Department of Public Service, but the Commission would be interested to see the proposed design, included in the next submittal.*

NO ACTION TAKEN

5. 19-3-6

189 Punta Al.

Gunzelman Architecture + Interiors (Applicant)/ Mansell Investment Properties, LLC (Owner)

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

- Construction of new 3-story single-family residence with attached garage.
- Building frontage on Punta Alley with a 10' ROW setback to match adjacent residences.
- Building setback at rear is 5' from lot line and 3' from west lot line.
- There is a 10' access easement for the property directly to the south that will serve as a common driveway.

The following is taken from the February 2019 IVC meeting minutes:

Commissioner Comments

- *The Commission noted that the grade should be relatively flat, where the driveway intersects the sidewalk, to be pedestrian friendly.*
- *Given the character of the street, which functions similar to an alley, the Commission was not opposed to the front facing garage door; however, the Commission encouraged the applicant to explore moving the front garage door to the rear auto court, if possible.*

- *The Commission recommended incorporating a front entrance door onto the front elevation.*
 - *The Commission was supportive of using concrete block (or similar material that speaks to alley location) as a plinth and cantilevering the upper stories, noting that the cantilevered design preserves pedestrian space.*
 - *The Commission was interested to see what material will be proposed for upper floors, noting that if metal is used, measures should be taken to avoid oil canning.*
 - *The Commission was supportive of the recessed outdoor space, shown on the third floor.*
- NO ACTION TAKEN*

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

CONCEPTUAL REVIEW

6. 19-3-7

750 N. High St.

Short North Alliance (Applicant)/ AJ Capital Partners (Owner)

An application and drawings have been submitted.

Conceptual Review

- Permanent placement of public art on building exterior.
- Artists would be engaged to create up to three (3) permanent painted murals on the Graduate Hotel.
- Prospective locations include the north facing wall and two locations on the south facing walls.

7. 19-3-8

800 N. High St.

Short North Alliance (Applicant)/ Crawford Hoying (Owner)

An application and drawings have been submitted.

Conceptual Review

- Permanent placement of public art on building exterior.
- Artists would be engaged to create permanent artwork on up to two stories of the north wall (west of the main entrance) and temporary artwork on the south wall that was previously approved for placement of art.

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

8. 19-3-9

275 E. Greenwood Ave. & Lot 010-018038

House to Home Property Group, LLC (Owner)

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

Conceptual Review

- Renovation of existing home; including new cedar siding, new windows, and roof.
- Construction of new garage for existing home and installation of shared concrete driveway.
- Construction of two (2) new single-family homes and associated garages on existing vacant parcel.

STAFF APPROVED APPLICATIONS

(The following applicants do not need to attend.)

• **19-3-1**

250 E. Fourth Ave.

Myers Property Solutions (Owner)

Approve application #19-3-1, 250 E. Fourth Ave., as submitted with any/all clarifications noted:

- Exterior landscaping for new build single-family home per submitted landscaping plans and specifications.

• **19-3-2**

919 N. Fourth St.

Eric D. Martineau (Applicant)/ Eric Hostnik & Lauran Dunbar (Owners)

Approve application #19-3-2, 919 N. Fourth St., as submitted with any/all clarifications noted:

Variance Recommendation Request

- 3332.039 – applicant seeks a variance to permit separate residence to be constructed on single parcel, which is not permitted in an R-4 district.
- 3332.05 – Lot width. Permit existing lot width of 28.5 feet despite code’s 40 foot minimum.
- 3332.15 – Lot area. Allow the existing lot area of 3,904.5 sf despite code’s requirement of 5,000 sf for 2 dwelling units.
- 3332.19 – Fronting on a public street. Applicant seeks variance to allow the carriage house to front on the public alley.
- 3332.26 – Minimum side yard. Code requires three (3’) feet on lot width of 40’ or less, and the existing historic house (not the carriage house) only has 2.27’ of side yard to the North.
- 3333.27 - Rear yard. Zoning code requires each dwelling to have a rear yard equal to 25% of the gross lot area. 25% of the lot area equals 958 square feet. The yard between the garage/carriage house and the original house is approximately 967.76 square feet. While a large area, this is not enough area to provide each residence with a rear-yard equal to 958 sf (25% of the lot area). Applicant seeks a variance to permit the carriage house to have a rear-yard of 0 square feet, which would leave the original house with 967.76 square feet.

X. OLD BUSINESS

XI. NEW BUSINESS – 4pm Commission meeting start time beginning with April 2019 IVC hearing.

XII. ADJOURNMENT