

CONCEPTUAL REVIEW

4. 19-3-2

825 South Front Street

Alex & Natalie Gonzalez (Applicant/Owner)

Following the staff report and presentation by the applicant, Commissioners present offered comments and suggestions, as summarized here:

Commissioner Comments

- Commissioners encouraged the applicant to consult with Building and Zoning Services staff to clarify any issues that might come up, since there is so little space to build between property lines. Issues related to building within three feet of the property lines may limit features like window openings and roof overhangs on the side elevations. These restrictions may necessitate revising the plans despite Commissioners supporting this type of structure in this location.
- Commissioner Hugus noted that the definition of a carriage house has become more specific with Zoning, so an extra variance may be required depending on how many plumbing fixtures are planned for the second story.
- Given the location and site context, Commissioners had no issues with the height and exterior stair.

Conceptual Review

- Construct new, 13' x 50', two-story carriage house at the rear of the property, per submitted plans.
 - Carriage house is to have a tandem, two car garage and an in-law unit on the second story, with exterior stair.
- NO ACTION TAKEN.

VARIANCE RECOMMENDATIONS

5. 19-4-2

477 South Front Street

477 Columbus LLC (Applicant/Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Recommend Variance Request #19-4-2, 477 South Front Street, as submitted.

Variance Recommendation

- C.C. 3365.01 – To permit residential use in the M-1 Manufacturing District.
- MOTION: Hunt/Hugus (4-0-1) RECOMMENDED [Pongonis abstained].

6. 19-4-3

966 South High Street

Mode Architects, Mark Ours (Applicant)

Veridian Dynamics LLC (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Recommend Variance Request #19-4-3, 966 South High Street, as submitted.

Variance Recommendation

- C.C. 3312.49 – To reduce the number of required parking spaces to 0 (195 required).
- C.C. 3312.53 – To reduce the number of off street loading spaces to 0 (1 required).

MOTION: Pongonis/Hunt (5-0-0) RECOMMENDED.

Note: In addition to the recommendation, Commissioners will submit a letter to the Board of Zoning Adjustment clarifying that they support the requested parking variance with no conditions, such as a nearby parking lease, due to the importance of the historic structure and the appropriateness of the proposed redevelopment and reuse of the site.

NEW APPLICATION

7. 19-4-4

746 South High Street

Joan Janning, Flat Black Commercial Visuals (Applicant) Kelley Companies (Owner)

Following the staff report, presentation by the applicant, ensuing discussion, and review, a motion was made, vote taken, and results recorded as indicated.

Approve Certificate of Appropriateness Application #19-4-4, 746 South High Street, as submitted.

Replace Storefront Windows

- Remove existing single fixed pane storefront window and replace with new four (4) panel bi-fold window system, per submitted plans and specifications.
- New window system is to have a black anodized aluminum exterior finish.

MOTION: Hugus/Pongonis (5-0-0) APPROVED.

STAFF APPROVALS

• 19-3-1

555 South Front Street

Jeff Dalrymple, Custom Sign Center (Applicant) Elford Land Co. (Owner)

Approve Application #19-3-1, 555 South Front Street, as submitted, with all clarifications noted.

Signage

- Replace existing 55” x 16’ wall sign with new non-illuminated wall sign in the same location.
- New sign is to be aluminum with 1” returns on all sides and non-illuminated channel letters with acrylic faces, per submitted drawing and specifications.

• 19-4-1

901 South Front Street

Able Roof (Applicant) Michael Dennis (Owner)

Approve Application #19-4-1, 901 South Front Street, as submitted with all clarifications noted:

Install New Rubber Roof

- Remove any/all membrane roofing on the rear flat roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color.

• 19-4-5

1009 South Wall Street

Keith & Shirley Torrance (Applicant/Owner)

Approve Application #19-4-5, 1009 South Wall Street, as submitted with all clarifications noted:

Replace Windows

- Remove two (2) windows on the second and third stories on the south elevation and replace with new fiberglass Marvin Infinity windows to match the configuration of the existing windows.
- All replacement windows are to match the existing windows in configuration, dimensions and details exactly, including operable awning style windows below the fixed picture windows.
- Replace damaged/deteriorated wall materials below and around windows, as needed. Any new siding is to match existing, like-for-like.

The Brewery District Commission hereby accepts all Staff Approval items above as listed, and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.

MOTION: Hugus/Hunt (5-0-0) APPROVED.

IX. OLD BUSINESS

X. NEW BUSINESS

VI. ADJOURNMENT – 6:56 pm - MOTION: Pongonis/Hugus (5-0-0) ADJOURNED.