

## ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, June 11, 2019  
4:00 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](mailto: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, July 2, 2019 – 111 N. Front St., 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING –Tuesday, July 9, 2019 at 4pm.
- IV. SWEAR IN STAFF
- V. APPROVAL OF MINUTES – Tuesday, May 14, 2019.
- VI. PUBLIC FORUM
- VII. STAFF APPROVALS
- VIII. STAFF RECOMMENDED APPLICATIONS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDED APPLICATIONS

1. **19-6-13**  
**288/294 East Fourth**  
**Julie Bullock Architects (Applicant)/Clarizio Properties –Brad Clarizio (Owner)**
  - MOVED TO STAFF APPROVAL

### CONTINUED APPLICATIONS

2. **19-2-19b**  
**115 East Fifth Avenue**  
**DaNite Sign Co -Oliver Holtsberry (Applicant)/BFWB Partners LLC (Owners)**  
Staff Recommended Application
  - Install a new canopy wrap sign with open face neon letters and exposed neon lettering.
  - Open face channel letters will be 3” deep and painted white on the inside, black on the outside.
  - Exposed neon will be white.
  - Install crown molding at the top of the canopy wrap.
  - All conduit and power supplies are to be hidden inside the aluminum framework.

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

*Continue Application #19-2-19b, 115 E. Fifth Ave. (Beeker Building), to allow the applicant time to consider alternative designs:*

- *Tenant build-out in Beeker Building for Zaftig Brewing Co.*
- *Installation of stand-up signage on canopy.*
- *Installation of blade sign.*

*MOTION: Cooke/Crosby (6-0-0) CONTINUED.*

Commissioner Comments:

- *The Commission commended the applicant for the changes made (blade sign location and support, canopy font, etc.), in response to the feedback provided at the last meeting.*
- *The Commission discussed removing “brewing company” from blade sign; however, they were amenable to it staying, as proposed, if removal creates trademark issues (indicated by the applicant).*
- *The Commission suggested removing the ball from the end of the blade sign support arm.*
- *The Commission recommended exploring alternatives for the canopy sign and bringing back the most successful iteration. The following options were discussed by the Commission:*
  - *Reducing/minimizing the height of the panel, with Zaftig projecting above canopy and brewing company on canopy.*
  - *Returning the canopy, on the sides, similar to the Standard Hall canopy (on High Street).*
  - *Including details on the canopy that make it appear finished and in line with the architecture of the building (e.g., crown mold or other ornamentation along the top). The Commission recommended looking at historic canopies for inspiration.*
- *The Commission noted that regardless of what revisions are made, the canopy should still read as a canopy, not a sign board.*
- *The Commission was supportive of the proposed lighting for the canopy sign, noting that it appears similar to the Rossi signage (on High Street).*

**3. 19-5-25**

**306 East Fourth Avenue**

**Mode Architects (Applicant)/ Fairfax Homes, Inc. (Owner)**

- Construct new 2-story, 2258-sqft home with 264-sqft attached one-story garage.
- Construct new 264-sqft detached garage.

*The following is taken from the May 2019 IVC meeting minutes:*

*Continue application #19-5-25, 306 E. Fourth Ave., to allow the applicant time to submit revised materials:*

- *Construct new 2-story, 2258-sqft home with 264-sqft attached garage.*
- *Construct new 264-sqft garage.*

*MOTION: Cooke/Goodman (6-0-0) CONTINUED.*

Commissioner Comments

- *Commissioners indicated that the curbcut will be okay because it is off an alley.*
- *The siteplan is very good, the scale is good, but the materials clash on the fourth street elevation seems odd.*
- *The breezeway needs some work, it currently negatively effects the pavilion.*
- *High contrast color scheme doesn't currently make sense. The small windows are working.*
- *Future renderings should show the surrounding properties and show more views around the proposed building to better understand the various slopes and angles.*

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:30 P.M.**

**NEW APPLICATIONS**

**4. 19-6-14**

**770 Hamlet Street**

**Ingrid and Peter Navarro (Owner)**

- Construct a 6 foot wood privacy fence. Stain and seal to match porch and front door stain.
- Construct gate between 770 and 774 Hamlet property line.
- Install a concrete sidewalk and gate entrance on south side of property.
- Install pavers (Oberfields Natural Stone –Slate Grey) rear patio with Rosetta Steps –Scioto blend for rear exit.
- Landscape the front with limelight hydrangeas and an ornamental tree.

- Install black steel metal fence in front yard.

**5. 19-6-15**

**271 East Greenwood Avenue and 268 East 4<sup>th</sup> Avenue**

**House to Home Property Group –Gary Clark (Owner)**

*Lot split recommendation approved by IVC on 2-2019. Conceptual review occurred 3-2019.*

- Install a shared concrete driveway.
- Construct two (2) new single-family homes and associated garages on existing vacant parcel.

Variance Recommendation Request

- 3332.19- Fronting- With the proposed building plans, a variance is requested to be able to front a new build home on Greenwood Ave.
- 3312.25- Maneuvering- A variance is requested to allow the combination of the space on both parcels to allow for proper maneuverability.
- 3332.05- Area district lot width requirements- To reduce the required lot width from 50 feet to 32 feet.
- 3332.26- Minimum side yard permitted- to build garages closer than 3 feet from the edge of the lot line so that each garage will have 20' of maneuverability space within the lots.
- 3332.15- R-4 area district requirements- A variance is requested to be able to build on a lot size that is smaller than 5,000 square feet.
- 3312.13- Driveway (A)- A variance is requested for the width of the driveway for both 275 E Greenwood (from 10 feet to 2 feet) and at 271 E Greenwood (from 10 feet to 8 feet) because of the division made by the property line.
- 3332.18- Basis of computing area- In the proposed site plan, 268 E 4th Ave has a total lot coverage of 51 percent. A variance is being requested to allow the extra one percent of the lot to be covered.

Commissioner Comments

- *Commissioner comments related to the renovation of the existing residence:*
  - *The Commission recommended that the applicant set up a time to meet HPO staff at the site, to review any/all original siding, windows, and doors.*
- *Commissioner comments related to the overall site plan:*
  - *The Commission thanked the applicant for bringing forward a thoughtful and appropriate site plan which provides access to all three houses, via one driveway, off of East Greenwood Avenue.*
  - *The Commission was concerned with the massing of the three-car garage, proposed at the center of the lot (a visible location), noting that one and two car garages are more typical/appropriate in the Village, and dependency on cars is expected to decrease, in the future.*
  - *The Commission was supportive of the applicant's suggested alternative: two one-car garages (i.e., one garage space for each new build).*
- *Commissioner comments related to the proposed design for both new houses:*
  - *The Commission noted that the proposed massing and height is appropriate for Italian Village.*
  - *The Commission noted that a two story deck is not appropriate on the front of the residence and recommend that the applicant explore design options on the rear of the house, if a deck is desired.*
  - *The Commission recommended the following revisions to the proposed design:*
    - Replace the shake siding with a siding material that is more appropriate (horizontal, vertical, etc.).*
    - The three windows with a transom above, on the second-story, front elevation, is not typical. Two separate windows without a transom would be more appropriate. The two windows should be similar in width to the windows shown on the rear of the house (height is appropriate).*
    - Window grids (mullions) are not appropriate on a new build. Simple, double-hung, one-over-one windows would be more appropriate.*
    - There is a lot of variation in window composition on the lower level, under the porch. The Commission was not opposed to three windows, as proposed, but recommended that the applicant look to other homes in the surrounding area, if they wanted to explore other design options.*

- e. *The front porch appears to have appropriate proportions; however, the center post is too wide and should be reduced, so that it does not stand out as much- should be subordinate.*
- f. *On the side view, there should not be an off-set between the second-floor floor plate and the first-floor floor plate (i.e., the notch, visible on Sheet A2-1, Detail 2).*
- *The Commission requested that the applicant revise the drawings, before returning to the Commission for another review.*

*The Commission requested that the revised drawings include a cross section of the porch (1/2"=1'), for review of the beams, deck, trim details, etc.*

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.**

**6. 19-6-16**

**Jeffrey Park Phase VI & VII, Central Park**

**Rob Harris (Applicant)/ Jeffrey Park New Day, LLC (Owner)**

- New 2-acre central park, open on two sides and surrounded on two sides by 88 for-sale condominiums (60 Harris Flats/28 Keats).
- The Keats will be conventional townhomes that are 7-units buildings.
- The Flats are elevator served with 12 units per building.
- The building materials are brick, cementitious siding, and glass.

**7. 19-6-17**

**1144 North High Street**

**John Ingwersen (Applicant)/Mary Bohannan, et al (Owners)**

- Addition of exterior 16' by 8' walk-in cooler on east side of building.
- Construction of screening fence of 2x8 hardy plank on a steel tube frame.
- Painted to match existing wall color.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:30 P.M.**

**CONCEPTUAL REVIEW**

**8. 19-6-18**

**1144 North High Street**

**John Ingwersen (Applicant)/Mary Bohannan, et al (Owners)**

**Conceptual Review**

- Install a canopy structure that covers a portion of the exterior patio extending from the existing fascia.
- Canopy would have a metal frame with its aluminum fascia to match the existing with neon and marquee bulbs.

**9. 19-6-19 (Not attending)**

**88 Brickel Street**

**Joseph A. Moss (Applicant)/ Bo Bruns (Owner)**

*Applicant has requested to be continued to the July 9<sup>th</sup> IVC Hearing.*

**Conceptual Review**

- Exploration of potential addition of third story.
- Approach 1 considers a minimalist glass entablature that would cover the rectangular space of the house.
- Approach 2 considers a cross gable with a narrow terrace that would cover the rectangular space of the house.
- Approach 3 considers a rooftop garden taking up the "L" shape with a mezzanine/roof access filling the currently empty quadrant of the site.

**STAFF APPROVED APPLICATIONS**

*(The following applicants do not need to attend.)*

• **19-6-1**

**770 Hamlet Street**

**Ingrid Navarro (Applicant/Owner)**

Approve application #19-6-1, 770 Hamlet Street, as submitted with any/all clarifications noted:

Exterior Painting

- Paint house and trim “HC-154 Ben Moore Hale Navy” and the fascia/soffit white.
- Porch posts and the front door will be stained.
- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications, and per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **19-6-2**

**698 North High Street**

**Steve Weis (Applicant)/ 692 & High LLC (Owner)**

Approve application #19-6-2, 698 North High Street, as submitted with any/all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the commercial building for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint colors to be Benjamin Moore “Land of Liberty” and “Essex Green,” per submitted paint color chips.
- **Any previously unpainted, masonry (i.e., brick piers, stone plinths, stone sills and lintels) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **19-6-3**

**1088 and 1090 Mount Pleasant Avenue**

**Emily Tanoury and Mary Colleen Will (Applicants/Owners)**

Approve application #19-6-3, 1088 and 1090 Mount Pleasant Avenue, as submitted with any/all clarifications noted:

- Replace existing retaining wall in poor condition.
- Shape of the new retaining wall with match the existing wall.
- Use Oberfields’ rosetta dimensional wall to construct new wall, with an overall height of 22.5 inches.

Repair Masonry Retaining Wall

- Remove any/all damaged block and replace with block that matches the original material in size, shape, color, and texture.
- Moisten surface with water and solid point with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Brick Buildings” supplied by staff.)
- The height, thickness, and length of the masonry wall is to remain the same following the completion of all repairs.

• **19-6-4**

**662 North High Street**

**DaNite Sign Co. –Sean Clark (Applicant)**

**Giannopoulos Properties LTD (Owner)**

Approve application #19-6-4, 662 North High Street, as submitted with any/all clarifications noted:

Install New Awning

- Install one (1) new awning per submitted drawings.
- Business name “Kilwins” to be on awning flap.

Install New Blade Sign

- Install one (1) new blade sign per submitted drawings (12 sq. ft.).
- Use existing holes on the façade to mount sign and run electrical cords.

• **19-6-5**

**1142 Summit Street**

**Brian Peters (Applicant)**

Approve application #19-6-5, 1142 Summit Street, as submitted with any/all clarifications noted:

- Remove current damaged roof (shingles and damaged wood).
- Install 135’ of 6” seamless white gutters and 72’ of 4” downspout white gutters.
- Install 69’ of Tinner’s Grey at hip and ridge.

Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, 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.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Shingles to be Owens Corning 3-tab in Estate Grey.
- 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 and/or soffit vents.

- **19-6-6**

**638-642 North High Street**

**Richard Bruggeman (Applicant)/ Armbrust Properties (Owner)**

Approve application #19-6-6, 638-642 North High Street, as submitted with any/all clarifications noted:

- Replace 20 windows on the front and northwest side of the building. Second and third floors only.
- New windows to be Weathershield Premium Series 8109.

Replace Deteriorated/Altered/Non-Original Windows

- Replace all deteriorated/non-original, non-contributing windows on the second and third floor of the front and northwest side of the building as per City Staff site visit determination.
- Install new, 1-OVER-1, all-wood, interior/exterior, double-hung windows of appropriate dimension and profile and sized exactly to fit the original openings. Window brochure or cutsheet to be submitted to the H. P. O. staff for final review and approval prior to installation.
- Any/all necessary brick mold is to match existing in-kind, like-for-like.
- Replace any/all damaged, deteriorated, and missing casing and/or sill with new wood of appropriate dimension and profile.
- Prepare, prime, and paint all casings and sills in accordance with industry standards.

- **19-6-7**

**295 East Fifth Avenue**

**Xhevair Brakaj (Applicant)**

Approve application #19-6-7, 295 East Fifth Avenue, for renewal of expired COA #17-4-16 (Expired: April 18, 2018), exactly as previously approved, for a period of one (1) year.

*Approve application 17-4-16a, 295 & 301 E. Fifth Ave., as submitted with the following clarifications:*  
301 E. Fifth Ave.

- *Remove existing rear fire escape, and return non-original door to a window.*
- *Repair siding as needed to match existing.*
- *Remove deteriorated windows and install new all-wood interior/exterior DHWs sized exactly to fit the existing openings.*
- *The first floor bay window is to be modified to be a bay with transom.*

*MOTION: Cooke/Boyer (7-0-0) APPROVED.*

*Approve application 17-4-16b, 295 & 301 E. Fifth Ave., as submitted with the following clarifications:*  
301 E. Fifth Ave.

- *Remove porch infill and restore open porch per submitted drawings.*
- *An engaged column is to be added against the house.*

*MOTION: Cooke/Boyer (7-0-0) APPROVED.*

*Approve application 17-4-16c, 295 & 301 E. Fifth Ave., as submitted with the following clarifications:*  
301 E. Fifth Ave.

- *Approval of ‘Phase I’ siteplan with parking plan.*
- *The duration of ‘Phase I’ site condition is not to extend past 18 months from the time of issuance.*

*MOTION: Cooke/Goodman (7-0-0) APPROVED.*

- **19-6-8**

**301 East Fifth Avenue**

**Juliet Bullock (Applicant)**

Approve application #19-6-8, 301 East Fifth Avenue, for renewal of expired COA #17-4-16 (Expired: April 18, 2018), exactly as previously approved, for a period of one (1) year.

*Approve application 17-4-16a, 295 & 301 E. Fifth Ave., as submitted with the following clarifications:  
301 E. Fifth Ave.*

- *Remove existing rear fire escape, and return non-original door to a window.*
- *Repair siding as needed to match existing.*
- *Remove deteriorated windows and install new all-wood interior/exterior DHWs sized exactly to fit the existing openings.*
- *The first floor bay window is to be modified to be a bay with transom.*

*MOTION: Cooke/Boyer (7-0-0) APPROVED.*

*Approve application 17-4-16b, 295 & 301 E. Fifth Ave., as submitted with the following clarifications:  
301 E. Fifth Ave.*

- *Remove porch infill and restore open porch per submitted drawings.*
- *An engaged column is to be added against the house.*

*MOTION: Cooke/Boyer (7-0-0) APPROVED.*

*Approve application 17-4-16c, 295 & 301 E. Fifth Ave., as submitted with the following clarifications:  
301 E. Fifth Ave.*

- *Approval of 'Phase I' siteplan with parking plan.*
- *The duration of 'Phase I' site condition is not to extend past 18 months from the time of issuance.*

*MOTION: Cooke/Goodman (7-0-0) APPROVED.*

- **19-6-9**

**243 Detroit Avenue**

**Logan Fitch (Applicant)/ LS Development Systems LLC (Owner)**

Approve application #19-6-9, 243 Detroit Avenue, as submitted with any/all clarifications noted:

- Repair all exterior trim and siding, like for like.
- Paint exterior trim “SW 7005 Pure White.”
- Paint exterior siding and gable siding “SW 7019 Gauntlet Grey.”

Repair Wood Siding

- Prepare all wood siding and trim surfaces using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications.
- Finish coat all exterior wooden surfaces with exterior paint according to manufacturer’s specifications.
- Finish color schedule to be submitted to Historic Preservation Office staff for review and final approval in consultation with the Italian Village Commission.

- **19-6-10**

**1076-78 Summit Street**

**Logan Fitch (Applicant)/LS Development Systems LLC (Owner)**

Approve application #19-6-10, 1076-78 Summit Street, as submitted with any/all clarifications noted:

- Paint doors and trim Sherwin Williams “Tricorn Black.”

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications, and per submitted paint color chips. Paint color to be Sherwin Williams “Tricorn Black” for the doors and trim.

- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.
  
- **19-6-11**  
**665 Kerr Street**  
**Christopher Premanandan (Owner)**  
Approve application #19-6-11, 665 Kerr Street, as submitted with any/all clarifications noted:
  - Repair individual pickets and replace sections using dog eared cedar pickets or panels (Home Depot SKU #559087) surrounding the rear of the parking area.
  - No changes will be made to the location of the fence.Install New Privacy Fence
  - Install new 6' wood privacy fence along per submitted design and siteplan. Fence to be painted or stained within one (1) year. Stain/paint color for all fence to match the existing fence.
  
- **19-6-12**  
**792 Summit Street**  
**Cathleen & Zach Graves (Owners)**  
Approve Application 19-6-12, 792 Summit Street, as submitted with any/all clarifications noted:  
Install New Trim / Front Porch
  - Install new, scroll-sawn, wood trim along the bottom of the frieze board to match the existing trim on the front porch at 796 Summit Street, per the submitted photos.
  - Prime all new and bare wood surfaces with the appropriate exterior primer, according to manufacturer's specifications. Paint to match the existing "Green" trim.
  
- **19-6-13**  
**288/294 East Fourth**  
**Julie Bullock Architects (Applicant)/Clarizio Properties –Brad Clarizio (Owner)**  
Approve Application 19-6-13, 288/294 East Fourth, as submitted with any/all clarifications noted:  
Variance Recommendation Request
  - 3332.039 R-4 Residential District, to split two (2) residential lots (288 and 294 E. 4<sup>th</sup>) into four (4) parcels for the purpose of building two (2) new single family homes.
  - 3332.05 Area lot width requirements. Lots A, B, C, D : to reduce the required lot width from 50 feet to 32 feet
  - 3332.14 R-4 Area district requirements to reduce the minimum lot area from 5000 square feet to 2877 square feet for lots A and B and to 2848 square feet for lots C and D.
  - 3332.19 Fronting. Lots A & B: To allow a dwelling to not front upon a public street.
  - 3332.13 Driveway lots B, C, and D: To not provide a driveway to an off street parking space or garage on the same parcel as the dwelling; to provide a shared driveway with easement access on adjacent parcels.
  - 3332.25 Maneuvering: Lots B, C and D: To not provide complete on site maneuvering for vehicles and to provide maneuvering via easements on adjacent parcels to access parking.

- X. **OLD BUSINESS**
- XI. **NEW BUSINESS**
- XII. **ADJOURNMENT**