

**MINUTES OF THE
SPECIAL MEETING OF THE
COLUMBUS BUILDING COMMISSION
HEARING ROOM 204
SEPTEMBER 17, 2019**

The Columbus Building Commission met on Tuesday, September 17, 2019, at 1:00 p.m. in the Hearing Room at 111 N. Front Street. The following members were present: **Chairman William Lantz, Larry Browne, David Morgan, Mark Wagner and Ralph Kramer**. Representing the City was **Chief Building Official Amit Ghosh**. **Toni Gillum** was the Stenographer recording the hearing.

The first item on the agenda was the meeting minutes from the July 30 meeting. The Board waived the reading of the minutes.

The first item before the Commission was Adjudication Order **A/O2019-010** for the property located at **448 Nationwide Boulevard**. The applicant, **Jessica Chouteau, EMH&T, and the HOA representative, Lou Fancelli**, were present. Ms. Chouteau presented the application. The Buggyworks Building, located at 440 West Nationwide Blvd. was built in 1902 and is located in both the X Zone (out of the 100-year floodplain) and in the AE Zone (floodway fringe). The applicant is proposing to have the lowest adjacent grade to structure at 0.7 feet above the Base Flood Elevation (BFE) and a proposed grade elevation to extend between 0.2 feet to 8.4 feet due to site constraints such as utilities and an alleyway.

Rene VanSickle, Stormwater Engineer II, was present on behalf of the **Department of Public Utilities**. Ms. VanSickle presented the reasons that DPU could not approve this application and why it needs a variance. After much discussion and questions by the Board and input from the Chief Building Official, **Mr. Browne** made a motion to grant a variance for **Adjudication Order A/O2019-010** to allow the applicant to waive the requirements of the City of Columbus for construction in the Flood Plain, specifically for locating the lowest occupiable level at 1.5 feet above the 100 year flood plain and the 20 foot buffer. **Mr. Morgan** seconded. **MOTION CARRIED**

The next request before the Commission was **A/O2019-011** a request concerning the property located at **2312 Condon Drive**. According to the Adjudication Order the homeowner, **Richard Hamel**, didn't check with the floodplain section by another City department and demolished a house in the floodway at this address. He wants to rebuild the house and expand the house and also build a new garage in the floodway. This is not one of the four allowed uses in the floodway, per 1150.19, so he is asking for a variance from the City of Columbus Floodplain Code 1150.19 Activities, development and uses in the floodway.

After much discussion, questions by the Commission, the City and the City Attorney's office, **Mr. Kramer** made a motion to table this application to the next meeting, requesting clarification on the City of Columbus Codes and the FEMA Codes. **Mr. Browne** seconded the motion. **MOTION CARRIED**

The next item before the Commission was A/O2019-012 for the property located at **3618 Pinwherry Court**. The applicant, **Bob Gildner with Just Basements**, was present for the meeting. **Mr. Gildner** presented the request. The single-family home located at **3618 Pinwherry Court** was constructed in 1984 with an unfinished basement. The applicant submitted documents to finish the area by adding a family room. The documents submitted identified the ceiling eight as 74 inches under beams after the finished drywall is in place. The applicant is seeking relief to allow this installation as proposed. After discussion and questions by the Commission, and input from the City and the **CBO, Mr. Ghosh, Mr. Browne** made a motion to grant a variance to **AO2019-012** to allow a minimum head height of 6'2" with the provision that they install a monitored smoke detector, paint the obstruction a contrasting color from the rest of the walls and install emergency lighting at the stair. **Mr. Kramer** seconded. **MOTION CARRIED**

The meeting was adjourned at 1:25 p.m.