

**MINUTES OF THE
COLUMBUS BUILDING COMMISSION
OCTOBER 21, 2014**

The Columbus Building Commission met on Tuesday, October 21, 2014 at 1:00 p.m. in Conference Room H at 757 Carolyn Avenue. The following members were present: **Chairman William Lantz, Larry Browne, David Morgan, Lynn Heflin, Mario Ciardelli, Wendi Bootes, City Attorney's Office** and Representing the City was **Keith Wagenknecht**, Chief Building Official. Toni Gillum was the Stenographer recording the hearing.

The first order of business was the review of the September 30, 2014 meeting minutes. **Mr. Morgan** made a motion to accept the minutes. **Ms. Heflin** seconded the motion. **MOTION CARRIED**

The first case on the agenda was **Adjudication Order A/O2014-050DLG** for the properties located at **974, 978, 982, 986, 990 & 994 Summit Street**. The applicant, Connie Klema, and the architect, Joe Moss, were present. The property includes six separate structures. Table R302.1 requires exterior walls located 2 feet to 5 feet from a property line to be constructed to provide a one-hour fire resistant rating. Chief Building Official, Keith Wagenknecht told the Commission that the City has no objection to the proposal. All projections will be within the property line of the deeded house and will project approximately 10 inches from the base of the wall, with fire-protection per a rated assembly on the underside as well as the wall. **Mr. Browne** made a motion to grant a variance to the projection provision based on the revised plans as submitted and discussed at the October 21, 2014 meeting of the Columbus Building Commission. **Mr. Morgan** seconded the motion.

MOTION CARRIED

The next item on the agenda was **Adjudication Order A/O2014-051RMV** for the property located at **1266 Dublin Road**. The applicant, **Church of Scientology of Central Ohio** was represented by **Donald Plank**, Attorney and **Sonia Gobdini**. The applicant is requesting a variance to Section 1150.23A(2) of the Columbus City Code to permit an existing building with a lower level constructed below the flood protection elevation (FPE) to be substantially improved. After a presentation by the applicant and by the City of Columbus representatives including **Keith Wagenknecht**, Chief Building Official and **Renee VanSickle**, of the City of Columbus Department of Public Utilities, Sewerage and Drainage Division, **Mr. Browne** made a motion to grant a variance to the Floodplain regulations for A/O 2014-051RMV due to the fact that there is no additional area being added and that the existing conditions will not change. **Mr. Ciardelli** seconded the motion. **MOTION CARRIED**

The next item on the agenda was **Adjudication Order A/O2014-052DLG** for the property located at **224 Reinhard Avenue**. The applicant, **Jean Gordon, AIA** was present for the meeting. The applicant was requesting a variance to RCO Table R302.1, which prohibits projections to be closer than two feet from the property line. The owner would like to build a second floor studio above and in line with the first floor room. The existing wall and new second floor wall would be located 1'4" from the property line. The applicant is requesting approval to construct the wall and overhang using non-combustible fiber cement board construction. After a presentation by the applicant and discussion by the Board and **Keith Wagenknecht**, Chief Building Official, **Mr. Morgan** made a motion to grant a variance RCO Table R302.1 for A/O2014-052DLG and allow the new wall and the existing wall be made one-hour, fire-rated. **Mr. Browne** seconded. **MOTION CARRIED**

The final item on the agenda was **Adjudication Order A/O2014-047DEW**, an Appeal filed by **Scott Reed of Capital City Custom Home Improvement**. Mr. Reed was appealing the decision of the Board of Review of General & Home Improvement Contractors at their September 3, 2014 meeting to revoke his license. The appeal was based on Mr. Reed's not receiving notification of the meeting where his registration was revoked. The Commission heard his testimony and that of the Secretary of the Home Improvement Board, **David Daniel**, stating that the Mr. Reed has obtained the permit and that the license was revoked due to Mr. Reed not attending the HIC Meeting pertaining to the Code Violation of Working Without a Permit. Mr. Daniel was in agreement that this case should be remanded back to the HIC Board for reconsideration. Mr. Wagenknecht was also in agreement. A motion was made by **Mr. Browne** to remand Adjudication Order A/O2014-047DEW back to the Board of Review of General & Limited Home Improvement Contractors for re-hearing with Mr. Reed present. **Mr. Morgan** seconded. **MOTION CARRIED**

Chairman Lantz recused himself from the next two items on the agenda: **SRTS1400517 – 80-84 N. HIGH STREET & SRTS1400579 – 72-84 N. HIGH STREET, the appellant is Thomas Tonti. Mr. Wagenknecht** read into the record the letter requesting a tabling that he received from William Reese, attorney for the appellant. **Mr. Ciardelli** made a motion to table these cases to the November 18, 2014 meeting. **Mr. Morgan** seconded. **MOTION CARRIED**

The final discussion was concerning the authority of the Board Secretary to grant extensions at the request of the applicant/appellant. After much discussion by the Board with Chief Wagenknecht and the City Attorney's Office Representative, Wendi Bootes, **Mr. Browne** made a motion to grant the Secretary of the Columbus Building Commission automatic authority to provide a 30 day extension, if the appellant asks for such an extension ten days prior to the published hearing date. **Mr. Ciardelli** seconded the motion.

MOTION CARRIED

There being no further business to come before the Board, the meeting was adjourned at 2:40 p.m.

Keith E. Wagenknecht - Secretary to the Columbus Building Commission
Department of Building & Zoning Services