

Meeting Minutes

University Impact District Review
Board



Location: 111 N Front St, Rm 204



Date: June 25, 2026



Time: 4:00pm

Commissioners Present: *Fleming, Gunzelman, Reeds, Sublette, Szymanski, Mathur*

Commissioners Absent: *Parker*

Staff Present: *Kensler, Lattimore, Dravillas*

I. Call to Order 4:00 PM

- **Next Hearing:**
Thursday July 23, 2026 at 4:00pm
111 N. Front St. Room 204
- **Swear in Staff**
- **Board Roll Call**
- **Overview of Hearing Format**
- **Public Forum**

Persons wishing to address the Commission on matters not on the posted agenda are invited to do so; however, the Board is not able to undertake extended discussion or act on non-agenda items. The communication should be kept to a 3-minute limit.

II. Approval of Minutes from March 2026 Meeting (March 26, 2026)

MOTION: To approve.

MOTION BY: Gunzelman/Reeds (5-0-0) **APPROVED**

III. New Applications

- 1) **COA2600181**
1501 Michigan Ave.
Winnie Moazampour (Applicant) / 7RENT.COM LTD (Owner)
Exterior Building Alterations
Discussion:

MOTION: To approve with the following condition:

- Applicant to replace two windows on the east elevation (one above each porch) with picture windows to match the original configuration.

MOTION BY: Szymanski/Mathur (5-0-0) **APPROVED**

- 2) **COA2600414**
190 King Ave.
Jack Reese (Applicant) / Unverferth House Inc (Owner)
New Construction
Discussion:

MOTION: To approve with the following conditions:

- Bicycle parking to be added to the site plan

- HABS lite report submitted to planning staff prior to demolition of the existing potentially contributing building on site

MOTION BY: Gunzelman/Reeds (5-0-0) **APPROVED**

IV. Conceptual Applications

3) **COA2600403**

21 E. Arcadia Ave.

Ying Fang (Applicant) / 21 East LLC (Owner)

New Construction, Demolition, Landscaping

Discussion:

Reeds:

- The applicant should consider more bicycle parking

Fleming

- Encourages applicant to consider siding other than corrugated metal

Mathur

- Needs better Justification in the change of window type

4) **COA2600532**

2060 N. High St.

Francisco Rios (Applicant) / Inn Town Holdings III LLC (Owner)

Demolition, New Construction

Discussion:

Gunzelman:

- Suggests a better step back on Frambes Ave on the north elevation

Mathur:

- Recommends chopping off the 5th floor on the Tuller east elevation
- There's good activation along High Street
- Appreciates the various brick material on the building facades

Fleming:

- Recommends flipping the unit orientation on the 5th floor to the courtyard

Szymanski:

- The Tuller Street façade appears too flat and needs relief in the form of stepping back the upper levels
- Does not like the front façade with the 3 brick colors

5) **COA2600426**

225 W. 8th Ave.

Elizabeth Maso (Applicant) / Up Campus Properties (Owner)

Demolition, New Construction

Discussion:

Szymanski:

- The project doesn't make sense for the neighborhood
- Approving this project will set a bad precedent

Mathur:

- Adding this level of density is good for the neighborhood

Gunzelman:

- The project is too tall and seems out of character in the surrounding context

Fleming:

- Loss of too many contributing structures without the addition of something of value
- Jaeger Square development is a good example of the type of massing/height the applicant should implement

Reeds:

- The project is too tall and doesn't complement the Neil Avenue corridor.
- The Pavey Square project is an example of building behind contributing structures.
- Perhaps the applicant can propose the project directly on Neil Ave instead of behind it.

V. Adoption of Temporary Staff Approval List

MOTION: To Approve with the following conditions:

- Strike portion on new construction

MOTION BY: Fleming/Gunzelman (5-0) **APPROVED**

VI. Staff Approved Applications

MOTION: To Approve

MOTION BY: Gunzelman/Sublette (5-0) **APPROVED**

6) **COA2600230**

68 W. 9th Ave.

Charles Martin (Applicant) / Westwood Property Rentals LLC (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

7) **COA2600239**

71 W. 10th Ave.

George Ypsilantis (Applicant) / 110 Commons LLC (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

8) **COA2500291**

298 E. 17th Ave.

Woodford Anthony L SR (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

9) **COA2600292**

2126 Summit St

Woodford Anthony L SR (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

10) **COA2600312**

2040 Iuka Ave.

Craig Schottenstein (Applicant) / Ravine Ridge Apartments II LLC (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

11) **COA2600350**

1626 Summit St.

Dean Davell (Applicant) / Dulle Bryan (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

12) **COA2500375**

1960 Summit St.

Boris Popovski (Applicant) / RTC Rentals LLC (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

13) **COA2600386**

1582 N. High St.

Colin Brinkman (Applicant) / Board of Trustees of The Ohio State University (Owner)

Graphics per All Graphics.

14) **COA2600394**

2104 Tuller St.

Jill Kaikis (Applicant) / INN Town Holdings II LLC (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

15) **COA2600406**

1488 Belmont Ave.

Victor Smolyanov (Applicant) / Riker Karlyn E (Owner)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

16) **COA2600516**

87 E. 14th Ave

110 Commons LLC (Owner) / George Ypsilantis (Applicant)

Maintenance per Replacement of exterior building elements, including windows and doors that do not significantly alter the character of a building.

VII. Adjournment 5:57 PM

Applicants or their representatives must attend this hearing, for new and continued applications for Certificates of Appropriateness. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. 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.