

# **BREWERY DISTRICT COMMISSION MINUTES**

**Thursday February 5, 2015 6:15 p.m.  
Conference Room B, 50 W. Gay Street – Ground Floor**

**Commissioners Present:** Bill Hugus, Forrest Gibson, Cynthia Hunt, Peter Nestinger, Jeff Pongonis, William Schottenstein, Gerald Simmons.

**Historic Preservation Office Staff Present:** James Goodman.

- I.** CALL TO ORDER – 6:15 pm
- II.** NEXT MONTHLY BUSINESS MEETING – Thursday, March 26, 2015.
- III.** NEXT COMMISSION HEARING – Thursday, April 2, 2015.
- IV.** SWEAR IN STAFF
- V.** APPROVAL OF MEETING MINUTES – February 5, 2015. MOTION: Hugus/Pongonis (7-0-0) APPROVED.
- VI.** PUBLIC FORUM
  - I-70/I-71 project briefing (Phase 4a): ODOT and design team.
- VII.** STAFF APPROVALS
- VIII.** STAFF RECOMMENDATIONS
- IX.** APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

## **STAFF RECOMMENDED APPLICATIONS**

### **1. 15-3-1**

**87 W. Frankfort St.**

**George Herbst (Owner)**

Recommend approval of application #15-3-1, 87 W. Frankfort St., as submitted:

Staff Recommended Application

Variance Recommendation Request

- CC3363.01, M, Manufacturing districts: Variance to permit a single family dwelling in a manufacturing district. This section of the code permits residential use for security or special housing (disabled, etc.) and does not permit residential use for an individual single family home.
- CC3363.24, Building lines in an M, Manufacturing district: Variance to allow existing street side yard and front yard facing the street to remain. The property is a corner parcel and has 0 set back on both Frankfort and Bank Streets. The Frankfort Street setback is permitted by 3363.25, Buildings Lines on Corner Lots -Exceptions. The Bank Street setback is presently required to be 25'.
- CC3312.49, Minimum number of parking spaces required: Variance to reduce code required parking from two spaces to one space.

MOTION: Gibson/Pongonis (7-0-0) RECOMMEND APPROVAL.

## **NEW APPLICATIONS**

### **2. 15-3-2**

**551 S. Front St.**

**Michael Cash (Applicant)**

**Cabo Leasing, LLC (Owner)**

Approve application #15-3-2, 551 S. Front St., as submitted with the following clarifications:

- Remove existing non-historic storefront system.
- Install new aluminum and glass sectional overhead door; all trim to match existing.
- The finished color of the new door is to match the existing storefront color.

MOTION: Hugus/Pongonis (7-0-0) APPROVED.

**3. 15-3-3**

**400 W. Whittier St.**

**Daniel West (Applicant)**

**Columbus and Franklin County Metro Parks (Owner)**

Approve application #15-3-3, 400 W. Whittier St., as submitted with the following clarifications:

- Construct new building for storage of metro parks equipment.
- Eight (8) 9'x 10' garage doors will be located on the front of the building.
- Installation of a new 40'x 88' driveway between the proposed building and the existing park service road.
- The new driveway is to be either pervious asphalt or standard asphalt.

MOTION: Gibson/Hugus (6-0-1) APPROVED. [Pongonis Abstained]

**4. 15-3-4**

**634 S. High St.**

**Bean Architects (Applicant)**

**634 South High, LLC (Owner)**

Continue application #15-3-4, 634 S. High St., to allow the applicant time to submit revised information:

- Construct new 3,574-sqft retail building.

MOTION: Hunt/Hugus (7-0-0) CONTINUED.

Commissioner Comments

- Commissioners discussed the grade issues on the site and indicated that any required ramping be done inside the building or at the rear entrance.
- Any/all required variances for the property should be identified and presented to the Commission for recommendation at a future Brewery District Commission meeting.
- Alternate brick samples should be provided. The brick should be a modern smooth type, not a modeled/faux historic type.
- The “multi-pane” window design should be simplified to less or no divisions.

**CONCEPTUAL REVIEW APPLICATIONS**

**5. 15-3-5**

**601 S. High St.**

**Sef DeChristopher (Applicant)**

**Eugene Scott, LLC (Owner)**

Conceptual Review

- Exterior remodel and modernization of existing building.

NO ACTION TAKEN

Commissioner Comments

- Commissioners are supportive of the modern design direction and encouraged the applicants to also make improvements to all sides of the building. The front elevation elements and design direction should be incorporated on the sides and rear as well.

**VI. OLD BUSINESS**

Discussion and vote on two new staff approval items.

Motion to approve the Staff Approval specifications:

MOTION: Hunt/Pongonis (7-0-0) APPROVED.

**VII. NEW BUSINESS**

**VIII. ADJOURNMENT – 8:05 pm - MOTION: Gibson/Hunt (7-0-0) ADJOURNED.**