MEETING SUMMARY

date
April 17, 2014

place
2231 North High Street
Northwood & High Building, Room 100

time
6:30pm – 8:35pm

members present
Ted Goodman, George Kane, Pasquale Grado, Doreen Uhas-Sauer, Bob Mickley
Frank Petruziello, Brian Horne

members absent
Frank Petruziello, Brian Horne

A. Approval of Minutes

1. 6:30 – 6:32
Meeting Summary from March

motion by
Mr. Kane / Mr. Grado

motion
To approve the Meeting Summary as submitted.

vote
4-0-1 to Approve

B. Applications for Certificate of Approval

1. 28 East 7th Avenue 7th Avenue Baptist
applicant: Robert Flood (Minister), Mark Riley (Deacon)
to be reviewed: 6:30 – 6:45

• The City Computer did not interface with the projector; therefore no large presentation was made.
• Mr. Goodman commented that the placement on the building was inappropriate.
• Mr. Grado suggested that the existing or new monument sign be placed at a perpendicular to the building in order to attract more attention.

motion by
Ms. Uhas-Sauer / Mr. Grado

motion
To approve that sign as submitted.

vote
5-1 to Approve (Mr. Goodman)

2. 2159 North High Street Burger Fi
applicant: Brent Racer (New Avenue Architects)
to be reviewed: 6:45 – 7:11

new restaurant: storefront and signage

• Mr. Grado indicated that he preferred the design Option A.
• Mr. Petruziello requested an additional vertical mullion in the transom to balance the proportions of the other openings; he also requested information on the down lights that would be mounted in the sun shades.
• Mr. Kane commented that the corrugated metal should start above the soldier course; he also stated that the rear elevations should be simplified.
• Ms. Uhas-Sauer commented the option where most of the original structure is expressed, is the most appropriate.

motion by
Mr. Petruziello / Mr. Grado

motion
To approve that sign as submitted on the condition:
• That the mullion pattern on the entryway match the North and South storefronts
• That the sign panel be placed above the soldier course of brick.
• That staff review the final drawings and issue the COA accordingly.

vote
6-0 to Approve
3. | 38 East 17th Avenue Residence
---|---
applicant: Bills Woods (Hometeam Properties Management, LLC)
to be reviewed: 7:11 – 7:50
building renovation

- Mr. Kane questioned whether the wood siding and box gutters remain; Mr. Woods commented that the gutters will be relined and the wood siding would be replaced.
- Mr. Grado discussed options to provide public space, including a deck off the carriage house.
- Mr. Ferdelman commented how the existing residence is considered ‘existing non-conforming’ and would not be required to come up to green space standards – requested but not mandatory.
- Mr. Goodman reviewed details and materials with the applicant.

motion by Mr. Mickley / Mr. Kane
motion To approve that sign as submitted.
vote 5-1 to Approve (Ms. Uhas-Sauer)

C. | Applications for Zoning, Code Enforcement and/or Conceptual Review
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1. | Dennison Place Neighborhood Association
applicant: Christopher Pflum, David Murchie, Brian Vinson, Ethan Hansen
to be reviewed: 7:50 – 8:30

- The applicants stated the addresses at which they reside: 120 King Avenue, 117 King Avenue, 1406 Hunter Avenue and 129 King Avenue.
- Mr. Ferdelman gave a presentation showing the history of Dennison Place via Sanborn maps, aerial photos and data from recent research.
- Mr. Pflum reviewed the nature of the concerns for the neighborhood: Density, Student Housing on King Avenue and Dennison Place.
- Mr. Pflum commented that 0.40 FAR was the stated goal recently from his discussion with Mr. Mark Dravillas (project manager for the University District Plan).
- Mr. Mickley and Mr. Ferdelman commented that a 0.40 FAR would make the majority of properties on King Avenue ‘existing non-conforming’.
- Mr. Pflum commented that the neighborhood composition is changing with many new resident property owners; he discussed that the development pattern changes just north of the alley on King.
- Mr. Vinson commented about the City Space proposal and how the unit mix is inappropriate for the King Avenue corridor; the proposed FAR is nearly double from what is allowed.
- Mr. Pflum commented that the Developer seems to be paying the UARB off the UAC.
- Mr. Hansen commented that Dennison Place may seek designation as a Historic District, or would like consideration when projects like the proposed development come forward.
- Mr. Goodman responded that the UARB is for appearance review and is but one source for recommendation to Council or the BZA; the others being City Departments and the UAC.
- Ms. Grado reviewed history of Dennison Place, particularly the Battelle portfolio of properties; he expressed concern that UARB should not comment on zoning cases.
- Mr. Ferdelman commented that a project could get zoning clearance that the UARB could request radical changes that would jeopardize what actually got approval.
- Mr. Petruziello commented that the City Space proposal was a good proposal and is appropriate to the neighborhood.
- Mr. Goodman responded to a comment regarding the appropriateness of using historic forms and details.

motion No motion required.
D. 8:30 - 8:35 Staff Issued Certificates of Approval

- 37 East 14th Ave   roof
- 38 East 17th Avenue  roof & windows
- 52 East 15th Avenue  Sprint antennas
- 57 East 14th Avenue  roof
- 62 East 13th Avenue  roof
- 68 East Blake Avenue  roof
- 76 West 11th Avenue  windows
- 89 East Norwich Avenue   roof
- 93 East 15th Avenue  roof
- 170 East Norwich Avenue   roof
- 195 West 9th Avenue  roof
- 261-265 East Northwood Avenue   windows
- 345 West 8th Avenue  maintenance: windows, siding
- 1474-1476 Indianola Avenue  stairs
- 1525 North High Street  sign reface

- Mr. Goodman expressed concern about the use of Vinyl windows in the District.
- Mr. Mickley commented that we would disincentives folks from replacing windows; they would just continue to rot.

motion by  Mr. Grado / Mr. Kane
motion To approve the approvals as submitted.
vote  6-0 to Approve

E. Board Approved Applications Issued Certificates of Approval

- 112-114 East 11th Avenue (Multi-Family Residence)  02/20/2014: addition  04/08/2014
- 1576 N. High Street (The Oxley)  03/20/2014: signage  04/02/2014
- 1587-1589 N. 4th Street (Multi-Family)  03/20/2014: dormers  04/03/2014
- 1716 North High Street (Little Donut)  10/24/2013: signage  04/04/2014
- 2649 North High Street (Angry Bear Kitchen)  03/20/2014: signage  04/04/2014

E. Next Meeting

- Thursday May 15, 2014 / 6:30pm / 2231 North High Street (Northwood & High Building, Room 100)