

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

MEETING SUMMARY

date	February 20, 2014
place	2231 North High Street Northwood & High Building, Room 100
time	6:30pm
members present	Ted Goodman, George Kane, Brian Horne, Frank Petruziello,
members absent	Pasquale Grado, Doreen Uhas-Sauer

A.

1.	Approval of Minutes
6:50	Meeting Summary from January
motion by	Mr. Kane / Mr. Petruziello
motion	To approve the Meeting Summary as submitted.
vote	4-0 to Approve

B.

1.	Applications for Certificate of Approval
applicant:	112-114 East 11th Avenue Residence
to be reviewed:	Barry Jardine (Architect), Wayne Garland (Owner)
6:50 - 7:15	addition

- Mr. Petruziello question why the dormer would be covered up.
- Mr. Goodman suggested that the floor level be lowered; set around 18".
- Mr. Horne suggested reducing the overhang on the addition so that the new roof sits below the existing roof.
- Mr. Kane commented that all the windows should be double hung.
- Mr. Petruziello commented that the windows in the stairway should be placed within reach of the landing.
- Mr. Petruziello commented that the existing slate roof should remain and the slate on the North face can be used as repair slate.

motion by	Mr. Kane / Mr. Petruziello
motion	To recommend approval of the proposal with the condition: <ul style="list-style-type: none">• That the existing slate roof on the main structure shall remain.• That the floor of the addition should be lowered.• That the overhangs on the addition should be reduced.• That detail A5 shall be corrected.
vote	5-0 to Approve

C. **Applications for Zoning, Code Enforcement and/or Conceptual Review**

1. 343-345 West 8th Avenue Residence

applicant: Dave Perry (Dave Perry Company)
to be reviewed: zoning recommendation | addition
7:15 - 7:42

- Mr. Perry reviewed the history of the property as a school and rezoning in 2002. He commented that the addition fills in a gap in the frontage of 8th Avenue.
- Mr. Petruziello questioned the calculation of FAR; Mr. Ferdelman recited the code language for FAR.
- Mr. Horne commented that the addition should be set back, be subservient to the main building.
- The Board and Applicant review the benefits and liabilities of the proposed addition.
- Mr. Kane requested that the project be tabled until more Board Members were present.
- Mr. Goodman commented that the Board should support the architectural treatment or not; the numbers are one factor but you are either comfortable with the addition or not.
- Mr. Goodman expressed support for the requested variances.
- Mr. Petruziello commented that the addition needs to be well executed, with proper use of materials.

motion

Tabled

Things to consider:

- **The addition should be set back from existing building.**
- **The addition should not have a competing porch and entry.**

2. 349 West 8th Avenue Residence

applicant: Dave Perry (Dave Perry Company)
to be reviewed: zoning recommendation | additions
7:42 – 7:55

- Mr. Petruziello questioned why the addition does not comply with the existing zoning; Mr. Ferdelman replied that the additions that have been approved are usually in the AR-4 District – similar to 112-114 east 11th Avenue.
- Mr. Horne commented that the constant concern of neighbors seems to be the increasing density.
- Mr. Perry commented that the location is prime rental property location.
- Mr. Goodman question the use of a flat roof and indeterminate materials

motion

Tabled

Things to consider:

- **The flat roof should be reconsidered.**
- **The materials should be reviewed.**

D. **Staff Issued Certificates of Approval**

- **1454 Neil Avenue** windows
- **1428 North High Street** reface sign
- **237 East 11th Avenue** door
- **2700 North High Street** reface signs
- **230-232 Chittenden Avenue** porch
- **1918 Indianola Avenue** windows

7:55 – 8:00

motion by
motion
vote

Mr. Kane / Mr. Horne
To approve as submitted.
4-0 to Approve

- E. **Board Approved Applications Issued Certificates of Approval**
- **2620 North High Street
(Grill House-Signs)** Approved : items approved
12/19/2013: signs
 - **20 East 13th Avenue
(Formaggio)** **12/19/2013: addition**

COA issued
01/15/2014
01/14/2014

- F. **Next Meeting**
- Thursday March 20,2014 / 6:30pm / 2231 North High Street (Northwood & High Building, Room 100)