

University Area Review Board

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

MEETING SUMMARY

date	March 20, 2014
place	2231 North High Street Northwood & High Building, Room 100
time	6:30pm – 10:30pm
members present	Ted Goodman, George Kane, Frank Petruziello, Pasquale Grado, Bob Mickley
members absent	Brian Horne, Doreen Uhas-Sauer

A.

1.	Approval of Minutes
6:40 – 6:43	Meeting Summary from February
motion by	Mr. Kane / Mr. Grado
motion	To approve the Meeting Summary as submitted.
vote	5-0 to Approve

B.

1.	Applications for Certificate of Approval
applicant:	343-345 West 8th Avenue Residence
to be reviewed:	Dave Perry (Dave Perry Company), Barry Jardine (Architect), Wayne Garland (Owner)
6:43 – 7:15	zoning recommendation addition

- Mr. Mickley recused himself from the discussion of 343-345 West 8th Avenue.
- Perry reviewed the proposal, presented a letter from adjacent neighbors and explained precedent for request.
- Mr. Petruziello requested a listing of the proposed variances; Mr. Perry listed – Landscape from 10% to 6%, Lot Coverage from 25% to 32%, FAR from 0.40 to 0.49.
- Mr. Petruziello question why these particular structures; Mr. Garland stated that the business partners requested the addition.
- Mr. Goodman enquired what market they are they trying to react to; Mr. Garland commented that medical Students currently occupy the building.
- Mr. Grado stated that he was opposed to granting variances at this location due to the nature of the immediate neighborhood and the plan recommendation; Mr. Kane concurred with the sentiment.
- The Board and applicants discussed the challenges of the site and the concept of filling a gap in the West 8th Avenue streetwall.
- Mr. Garland indicated that projects did not seem to have enough support to continue.

motion	TABLED
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2.	349 West 8th Avenue Residence
applicant:	Dave Perry (Dave Perry Company), Barry Jardine (Architect)
to be reviewed:	zoning recommendation addition
7:15	

- Mr. Mickley recused himself from the discussion of 349 West 8th Avenue.

motion	TABLED
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3. | **1474-1476 Indianola Avenue** | **Multi-Family Residence**
applicant: Charles Martin (Contractor)
to be reviewed: deck replacement
7:15 – 7:25

- Mr. Martin reviewed the reasoning behind the proposed modifications; replacement of wood for steel structure.
- Mr. Ferdelman explained staff approval in like-for-like replacement versus change of material and profile.
- Mr. Petruziello commented that he could support the steel at the rear deck but a new appropriately designed porch on the front elevation.
- Mr. Goodman stated that a porch could really help this truly ugly building.
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motion | **TABLED**

4. | **2657 North High Street** | **Hound Dog Pizza**
applicant: John Sinnette (Eastwood Environmental Design & Development), Xxxxx (Owner)
to be reviewed: awnings and graphics
7:25 – 7:45

- Mr. Grado commented that the blade sign is good but the size is a no-go; the awnings should be simple black with text on apron and contained within the storefront bays.
- Mr. Mickley questioned where the main entrance was; that location should be emphasized and possibly some of the other doors removed.
- Mr. Kane commented that the awnings should relate to the openings, not stretch across the whole building and do not cover up important details on the buildings; the blade sign is too big.
- Mr. Sinnette stated that he was concerned about introducing too many awning shapes when they are trying to unify the appearance of the business.
- Mr. Petruziello suggested only the waning of the entry should be differentiated and the blade sign may work better on the one story building closer to the actual entrance.
- Mr. Grado questioned whether the expansion of the use onto the patio would be supported with the existing variances in place for the strip of businesses; the parking area is actually zoned AR4, the parking is only permitted based on a variance granted some years ago.

motion | **TABLED**

5. | **2649 North High Street** | **Angry Bear Kitchen**
applicant: Dick Bigham (Bigham Sign Services), Dave Mayer (Sign Consultant)
to be reviewed: sign
7:45 – 7:50

- The Board and Applicant discussed the appropriateness of the sign though the text and logo are not legible enough.

motion by | Mr. Kane / Mr. Mickley

motion | **To approve that sign as submitted.**

vote | 5-0 to Approve

6. | **28 East 7th Avenue** | **7th Avenue Baptist**
applicant: Dick Bigham (Bigham Sign Services), Greg Kitzmiller (Sign Consultant)
to be reviewed: sign
7:50 - 7:56

- Mr. Petruziello stated that the sign was placed too high on the building and the text is logically placed horizontally on the building.
- Mr. Grado commented that they may be better served by upgrading the monument sign.

motion by | Mr. Grado / Mr. Kane
motion | **To approve that sign as submitted.**
vote | 0-5 to Approve (motion failed)

7. | **55 East 15th Avenue** | **KKG Sorority**
applicant: Tanya Rutner (KKG | Beta Nu Building Assoc.), Jeff Glavan (Glavan Group),
to be reviewed: building addition, site design and parking layout
7:56 - 8:30

- Mr. Grado stated that he will not support a new curb cut on 14th Avenue; the property is and can be accessed from 15th Avenue. Once a curb cut is inserted it is rarely if ever removed.
- Mr. Kane suggested using the existing curb cut to the East; it may be Campus Partners ground, but it should be all part of a future development as highlighted from their plan.

motion by | Mr. Kane / Mr. Petruziello
motion | **To approval of the proposed addition and site modifications with the condition:**

- **That the building be approved as submitted.**
- **That the parking is approved contingent on new curb cuts; access may be allowed from the existing curb cut to the East.**
- **That the pavement for parking be allowed no further than the existing 25 foot setback.**
- **That revised drawings be submitted to Staff for review and approval.**

vote | 5-0 to Approve

8. | **1576 North High Street** | **The Oxley**
applicant: Bruce Sommerfelt (Signcom Inc.), Pat Toomey (Owner)
to be reviewed: signs
8:30 - 8:52

- Mr. Petruziello suggested moving the sign down a bit and removing the extraneous support East and West of the sign.

motion by | Mr. Petruziello / Mr. Kane
motion | **To approve the proposed signs on the condition:**

- **That the upper sign moved down.**
- **That existing supports on the outer bays be removed.**
- **That all extraneous supports, bolts and connectors be removed.**

vote | 5-0 to Approve

9. | **1587-1589 North 4th Street** | **Multi-Family Residence**
applicant: Julie Bullock (Juliet Bullock Architects)
to be reviewed: new dormers
8:52 – 9:02

- Mr. Goodman commented that the dormers seem appropriate but they need to execute properly.
- Mr. Kane commented that the dormers should be brought in line with the front gable; the casement window in the dormer will need a horizontal muntin to replicate a double hung window.

motion by | Mr. Mickley / Mr. Petruziello

To approve the proposed dormers on the condition:

- motion |
- **That the dormer be moved down on the roof.**
 - **That a horizontal muntin be added to the 3rd floor windows.**
 - **That revised drawings be submitted to Staff for review and approval.**

vote | 5-0 to Approve

10. | **97 Mc Millen** | **Single Family Residence**
applicant: Julie Bullock (Juliet Bullock Architects)
to be reviewed: new residence
9:02 – 9:15

- Mr. Kane requested more detail on the porch.

motion by | Mr. Grado / Mr. Kane

To approve the proposed new single family residence as submitted on the condition:

- motion |
- **That the completed permit drawings be submitted to staff for review and approval.**

vote | 5-0 to Approve

11. | **232 East 16th Avenue** | **Single Family Residence**
applicant: Julie Bullock (Juliet Bullock Architects)
to be reviewed: new residence
9:15 - 9:20

- The Board and Applicant discussed various details of the building and site.

motion by | Mr. Grado / Mr. Petruziello

To approve the proposed addition on the condition:

- motion |
- **That the addition shall recess one window bay to the South.**
 - **That the roof below the addition should be cut back.**
 - **That revised plans be submitted to staff for review and approval.**

vote | 5-0 to Approve

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

1. 1379 North High Street Multi-Family Residence

applicant: Dave Perry (Dave Perry Company)
 to be reviewed: zoning recommendation | elevator addition
 9:20 -9:33

- Mr. Goodman requested that the coping on the addition match the existing clay tile coping on the main building.

motion by Mr. Petruziello / Mr. Grado
 motion **To recommend approval of the requested variances.**
 vote 5-0 to Approve

2. 2159 North High Street Burger Joint

applicant: Brent Racer (New Avenue Architects)
 to be reviewed: conceptual | new restaurant
 9:33 – 9:50

- Mr. Racer stated they are contemplating matching the store fronts on either side of the main entrance and use Nana Wall type product, new awnings and include an ATM.
- Mr. Grado expressed concern at removing tile to insert an ATM, a better location would be set in the corrugated piece.
- Mr. Petruziello questioned the need to keep the walls to side of the South storefront.
- Mr. Racer commented that the walls adjacent to the store front in the South bay can be removed.
- Mr. Petruziello and Mr. Goodman commented that the entrance could benefit with some transom windows.
- Mr. Petruziello suggested that the sign background be made of the corrugated material; Mr. Grado objected to the suggestion, individually mounted letters would be preferred.

motion **TABLED**
To be considered:

- Remove walls to either side of South storefront bay.
- Introduce some transom windows over entryway.
- Consider corrugated material for use as background for the sign.

D. 9:50 – 9:55 Staff Issued Certificates of Approval

- 2060 North High Street sign – reface Dlicious Cafe
- 1552 North High Street sign – reface Devoted
- 1462-1464 Neil Avenue roof
- 274-280 Chittenden Avenue windows
- 50 Chittenden Avenue windows
- 2439 North High Street Lighting – Blue Danube
- 169 Chittenden Avenue window
- 41 East 16th Avenue roof
- 183 East 16th Avenue windows
- 31&35 E. 12th Ave. (Windows) windows

motion by Mr. Grado / Mr. Mickley
 motion **To approve that COA's as submitted.**
 vote 5-0 to Approve

E.



Next Meeting

Thursday April 17,2014 / 6:30pm / 2231 North High Street (Northwood & High Building, Room 100)