

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
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MEETING SUMMARY

date	September 18, 2014
place	Northwood & High Building 2231 North High Street, Room 100
time	6:35pm – 8:45pm
members present	Ted Goodman, Pasquale Grado, Bob Mickley, Brian Horne
members absent	George Kane, Frank Petruziello, Doreen Uhas-Sauer

A.

1.

Approval of Minutes Meeting Summary from August

motion

No minutes to approve. Tabled till October.

B.

1.

Applications for Certificate of Approval 21 Smith Place Mango Cafe

applicant: Ayham Alammar (Owner), Adnan Shiblaq
to be reviewed: patio awning
6:35 – 7:00

- Mr. Ferdelman gave a report and reviewed the proposal.
- The Board, Applicant and Staff discussed the parameters of the Variance approval.
- Mr. Ferdelman suggested that the approval Variance was for 550sf, based on the BZA Application.
- Ms. Susan Keeny (UAC Zoning Chair) commented that the Variance allowed for the use of the entire front portion of the site or 1300sf; it was a matter of expanding an already permitted patio area.
- Mr. Horne commented that the submitted drawings are insufficient for final approval.
- Mr. Goodman commented that the canopy is a case of creeping enclosure.
- Mr. Mickley commented that the canopy seemed appropriated but he did not support the use of canopy walls or the scalloped awning valances.
- Mr. Goodman questioned how water would be handled? Will there be a need for additional signage? The structure needs to be expressed more interestingly.
- Mr. Alammar asked for clarification.
- Mr. Goodman stated that the structure could be skinny steel posts or brick piers; it's a matter of preference and articulation. The water must be directed off the roof and onto the site.
- Mr. Alammar commented that the fence posts are to hang lights off. Mr. Ferdelman replied that the code has a provision that dissuades 'string of lights.'
- Mr. Goodman stated that a drawing should show the seating and tables that would occupy the patio and indicate if you intend to have lights; type of lights and specifications.
- Mr. Horne stated that the canopy should be a seasonal expansion of the business; vertical panels would not be supported by the UARB

Tabled

Things to consider:

motion

- How is water handled with regard to the canopy and site?
- The scalloped awning material is inappropriate.
- Drawing to show seating, lighting and any other feature (i.e. planters).
- Detailed construction documents – plan, section and elevations; include material samples and/or specifications.

2. applicant: to be reviewed: 7:00 – 7:45	142-176 King Avenue Bhakti Bania, Bharat Baste (BBCO Architects) site building	King Avenue Apartments
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- Mr. Ferdelman gave a report and reviewed the modifications to the proposal.
- Mr. Ethan Hansen (Dennison Place neighbor) commented that the development is not in compliance with the zoning or policy standards of the City there are not any due hardship and the development is inconsistent with existing conditions; the FAR in Dennison Place is 0.57, the proposed development is 0.90 FAR. Upwards of 200 residents, the UAC, student groups and local realtors oppose the project. The project if completed would come online as other developments of higher density on High Street become occupied and the sophomore rule comes into effect. Five neighbors have come together to appeal the decision of City Council; the appeal was filed August 11, 2014.
- Mr. David Murchie and Ms. Wendy Vincent (Dennison Place neighbors) stated that they are a part of the appeal and does not support the intensity of use envisioned in the current proposal.
- Mr. Terry Wheeler (Attorney representing the Appellants) informed the Board regarding the appeal by Alexis Hansen et al.: The appeal is based on JDS not currently owning the property; if they purchase the property they are creating their own hardship. The City Council is required to make “findings of facts” for variances from code, which they failed to do in this application. The Applicant (JDS) failed to present evidence of unusual or practical difficulties in developing the site under the existing zoning.
- Mr. Goodman commented the UARB does not have any authority over Zoning, the Board merely comments on zoning matters; the Applicants are before the UARB at this time to review the specifics of the architectural design.
- Mr. Grado noted that the current planning effort would modify the procedure that Applicants would be subject to; zoning would be determined prior to review by the UARB. He stated that he would not have supported the Variance Recommendation; he was not present for the December 2013 vote. The density of the proposal is completely out of character to the neighborhood and the massing is not sympathetic to the surrounding buildings.
- Mr. Horne remarked that the density remains an issue with him, but the design is intriguing and may get to a point where the quality of the design outweighs the density concern – the buildings are not there at the moment.
- Mr. Goodman indicated that the buildings are sympathetic to the context; the forms are reminiscent of others on the street but in a townhouse type structure.
- Ms. Bania discussed changes in the design proposal. Mr. Baste discussed some construction details.
- Mr. Grado commented that the consistent use of the gable ends along King Avenue do not work for this development. The buildings should be scaled down along the street.
- Ms. Bania stated that they had looked at flat roof and it did not work.
- Mr. Grado replied that flat roof could work in conjunction with other forms.
- Mr. Horne stated that the streetscape could be helped if they did not all align. The facades of these buildings are too open, the fenestration should be reconsidered. The roofs should have more variety, but sympathetic to the adjacent buildings.
- Mr. Mickley commented that the massing of the previous stairs was more appropriate.
- Mr. Goodman stated that the rear elevations will need attention so that they do not become too austere.
- Mr. Grado commented that the buildings need attention; they are too monotonous.
- Mr. Goodman commented that he liked the corner buildings. He concluded the comment period.
- Mr. Grado asked staff whether the UARB can continue its process with the pending litigation.
- Mr. Ferdelman stated that he would enquire with his superiors. 1:08

motion

Tabled

Things to consider:

- **Consider variation in roof shapes.**
- **Consider reduction in density.**
- **Consider varying**

3.	2700 North High Street	Acre Foods
applicant:	Steven Schwope (New Avenue Architects)	
to be reviewed:	exterior modifications sign	
	~ 7:00	

- Mr. Ferdelman gave a report and reviewed the modifications to the proposal.

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

4. applicant: to be reviewed: 7:55 – 8:12	2480 North High Street Rima Mounayer, Elias Hanna (Owners) site sign	Car Dealership
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- Mr. Ferdelman gave a report and reviewed the proposal.
- Mr. Grado questioned the parking need for the use; will the use require a variance from the parking requirement?
- Mr. Ferdelman commented that at an OSS meeting parking was not an issue. The front portion of the site is for display the rear will be unchanged.
- Ms. Mounayer commented that the prior plans were more expansive; the plan now is to start small, making little or no changes to the site or building.
- Mr. Ferdelman stated that even if they do nothing to the building or site, the Applicants will be required to get Zoning Clearance. The Zoning Office would determine whether they have sufficient parking for the use; the proposal will most likely require 5 to 7 spaces based on Staff's initial calculation.
- The Board and Applicants discussed the need for a garage; Mr. Hanna commented that the State does not require a garage if an agreement with a local mechanic is documented.
- Mr. Goodman questioned what changes would take place.
- Ms. Mounayer commented that the signs would have new graphics and the Coca-Cola sign would be removed. The building would be painted. A little grey with blue accents.
- Mr. Grado requested a color samples for the building façade, provide the paint company's numbers to Staff.
- The Board and Applicants discussed the proposed graphics.
- Mr. Grado commented that the background of the graphics must be opaque.
- Mr. Hanna inquired about the use of bollards and chain along the front of the property.
- The Board did not address the bollards.

motion by	Mr. Mickley / Mr. Horne
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To approve the proposal as submitted on the condition:

motion	<ul style="list-style-type: none">• That the changeable copy sign be removed.• That the graphics be approved with the dark and opaque background with the translucent letters and logo.• That a color sample be submitted to staff for review and approval.• That the bollards and chain are not part of the approval
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vote	4-0 to Approve
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E. Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	2020 North High Street (Wendy's_Exterior)	07/25/2014: restaurant exterior	08/25/2014
2.	2159 N. High St. (Chop Shop Restaurant)	04/17/2014: storefront	08/29/2014
3.	2590 N. High St. (Spacebar_Sign)	08/21/2014: sign and awning	09/04/2014
4.	1979 Iuka Avenue (AGR Fraternity)	08/22/2013: site and building	08/27/2014
motion by	Ms. Uhas-Sauer / Mr. Horne		
motion	To approve as submitted.		
vote	6-0 to Approve		

F.

1. **Next Meeting
Thursday October 16, 2014 / 6:30pm / 2231 North High Street (Northwood & High Building, Room 100)**