

University Area Review Board

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

date	November 19, 2015
place	Northwood & High Building 2231 North High Street, Room 100
time	6:50pm – 9:50pm
members present	Ted Goodman, Doreen Uhas-Sauer, Bob Mickley, Richard Talbott
members absent	Pasquale Grado, Frank Petruziello, Brian Horne

A.	Business of the Board
1.	Approval of Meeting Summary from October 15, 2015
motion by	Ms. Uhas-Sauer/ Mr. Talbott
motion	To approve the Meeting Summary as submitted.
vote	4-0 to Approve
B.	Applications for Certificate of Approval
1.	North High Street, East 8th Avenue, Building 1 - SCG South Mixed Use Gateway II East 9th Avenue and Pearl Alley
applicant:	Stephen M. Caplinger (Creative Design + Planning), Yao Hua Yu, Bobby Finta (Humphreys Partners),
to be reviewed:	building and site review
	6:50 – 7:30

- Mr. Ferdelman gave a report on the proposal.
- Mr. Talbott commented that the design is improved but the balconies are unsupportable on High Street – “they are an attractive nuisance”.
- Mr. Mickley concurred that the balconies are a big risk factor.
- Mr. Szymanski stated that the CPD Zoning does not prohibit balconies, Campus Partners did not object to the proposed balconies and the balconies are an integral part of the design and aesthetic of the proposal.
- Mr. Talbott stated that the problems on the balconies could be resolved if a barrier were present.
- Mr. Szymanski expressed concern that the project is being held up because of a management concern but not an architectural, after having gained approval previously with proposal of these as an allowable use.
- Mr. Ferdelman commented that the Board has the final say on the design on buildings; he stated that he will check with the code and his administration.
- Mr. Szymanski stated that it would be their company’s liability to remedy and problems caused by the balconies and they are in competition with other developers that have provided balconies on their buildings.
- Mr. Goodman commented that the balconies are an interesting design feature throughout the building. The balconies are a management and zoning problem and should have been considered during the zoning approval phase.
- Mr. Goodman commented that the North Elevation cornice should be revised like it was on the West (High Street) Elevation. The parapet cap and other elements should be stronger
- Mr. Caplinger reviewed the landscape plan and materials.
- Mr. Finta questioned the details of the coping cap. Mr. Goodman stated 2’ on the larger cornice and 8” on the smaller.
- Mr. Mickley emphasized that the corner balcony is the most problematic piece.

motion	Tabled To be considered: <ul style="list-style-type: none">• That the balconies on High Street be removed (Staff to enquire as to legal justification).• The North and South elevations strengthen the cornice by extending the cap: 2’ on the larger and 8” on the smaller.• Bridgeway details.• Staff to review code and guidelines regarding the balconies.
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2.
applicant: **1778 North High Street** **BIBIBOP**
to be reviewed: Stan Young (Trinity Sign Co.), Tataya Kendell (BIBIBOP)
7:30 – 7:35 signs

- Mr. Ferdelman gave a report on the proposal.
- Mr. Young reviewed the sign designs.
- Mr. Goodman requested that the sign copy be a little smaller and that the width of the projecting sign be reduced to 8”.
- Ms. Kendell stated that a 24” height lettering should be fine.

motion by | **Mr. Talbott / Mr. Mickley**

motion | **To approve the proposed signage and graphics on the condition:**

- **That the lettering on the wall sign shall be 24” or less.**
- **That the cabinet for the projecting sign shall be 8” or less in depth.**

vote | **4-0 to Approve**

3.
applicant: **1445 Neil Avenue** **Multi-Family**
to be reviewed: Bradley Blumensheid (Rhythm Architecture), Barrett Jardine (Barret Jardine Design),
7:35 - 7:50 Wayne Garland (Owner)
building and site review

- Mr. Mickley recused himself for the case. The Board was no longer at quorum level, case was considered conceptually.
- Mr. Ferdelman gave a report on the proposal. Mr. Blumensheid reviewed the proposal, including 9’ addition and reconfiguration of elevations.
- Mr. Garland commented that the proposal consists of 10 units with a total of 13 beds; the unit and bed count remain unchanged just making the units more marketable to current students.
- Mr. Talbot enquired whether the proposal met all of the overlay standards.
- Mr. Ferdelman commented that on initial review it appears that the project did meet the overlay.
- Ms. Uhas-Sauer commented that she was pleased with the modifications and that it is appropriate.
- Mr. Goodman stated that the project will be a great improvement, but that the rear dormer looks out of proportion.
- Mr. Garland commented that the windows loom a little squat.
- Mr. Goodman request some color rendering for the next meeting.

motion | **Tabled**
To consider:

- **That the rear be detailed appropriately.**
- **Color rendering.**

4.
applicant: **1817 North High Street** **Huntington Bank**
to be reviewed: James Brooks (Custom Sign Center), Martha Hubbell (Huntington) Brad W. Schneider (Carlson)
7:50 – 7:54 sign and awning

- Mr. Ferdelman gave a report on the proposal. Mr. Schneider reviewed the façade, sign and awning design.

motion by | **Ms. Uhas-Sauer / Mr. Talbott**

motion | **To approve the proposed signs and awnings as submitted.**

vote | **4-0 to Approve**

5. | **2209 North High Street** | **Insomnia Cookies**
applicant: Matt Snyder (Custom Sign Center, Inc.)
to be reviewed: sign
7:54 - 8:02

- Mr. Ferdelman gave a report on the proposal.
- Mr. Mickley requested that the conduit be removed from the front of the building.
- The Board and Applicant discussed the tagline but did not act.

motion by | **Mr. Talbott / Ms. Uhas-Sauer**
motion | **To approve the proposed signs and graphics on the condition:**

- **That the existing exterior conduit is removed from above the storefront opening.**

vote | **4-0 to Approve**

6. | **21 Smith Place** | **Mango Cafe**
applicant: Ayham Alammam (Owner)
to be reviewed: enclosure panels and graphics
8:02 - 8:12

- Mr. Ferdelman gave a report on the proposal.
- Mr. Mickley concurred with the Staff Report regarding advertising products.
- Mr. Goodman expressed concern about enclosure creep.
- Mr. Alammam questioned if additional graphics could be included on the awning.
- Mr. Talbott stated that it should be what the guidelines state.
- Mr. Goodman requested that the panel be completely transparent.
- Mr. Mickley commented that the clear tends to become cloudy.
- Mr. Alammam presented a modified proposal with larger clear areas on each panel.

motion by | **Mr. Mickley / Ms. Uhas-Sauer**
motion | **To approve the proposed panels and graphics on the condition:**

- **That the modified proposal with larger translucent openings be approved.**
- **That the text advertising products be removed.**

vote | **4-0 to Approve**

7. | **1572 North High Street** | **Tervis**
applicant: Paul Grilli (DaNite Sign Co.)
to be reviewed: signs
8:12 - 8:20

- Mr. Ferdelman gave a report on the proposal.
- Mr. Talbott enquired about the business.
- Mr. Grilli stated that the business sells tumblers for coffee and other drinks.
- Mr. Goodman requested additional sign details.

motion by | **Mr. Mickley / Mr. Talbott**
motion | **To approve the proposed signs on the condition:**

- **That additional detail is provided to staff regarding attachment to building.**

vote | **4-0 to Approve**

8. | **1716 North High Street** | **Big Bar**
applicant: Brent Racer (New Avenue Architects), John Massimiani, John Kaselic (Big Bar)
to be reviewed: canopy
8:33 – 8:50

- Mr. Ferdelman gave a report on the proposal.
- Mr. Racer reviewed a previous proposal of triangular canopies; the Building Depart required that the space be sprinkled. He reviewed the new proposal.
- Mr. Talbott asked for clarification of the fabric and structural system.
- Mr. Goodman expressed concern regarding the idea of enclosure creep; the previous proposal troubled him too.
- Mr. Mickley stated that he likes the canopy, would prefer a metal roof.
- Ms. Uhas-Sauer replied that the patio has been less obtrusive than initially thought.
- Mr. Racer commented that they intend to stay within the framework of the metal panels.
- Mr. Massimiani commented that the people are generally not aware of the patio.

motion

Tabled

To consider:

- **That the canopy material can be lightened.**
- **No canopy**

9. | **20 East 13th Avenue** | **Formaggio**
applicant: Brent Racer (New Avenue Architects)
to be reviewed: egress stairs
8:20 - 8:33

- Mr. Ferdelman gave a report on the proposal.
- Mr. Racer stated that the business never receive a Certificate of Occupancy for the use of the space as a bar. The proposal is to install a 2nd means of egress to allow the use of the second floor for more than 9 people. The 2nd means would be a black metal stair.
- Mr. Talbott commented that the expanded project was reviewed by the UAC several years ago, but at that time it was just a patio. The expansion into the second story is the worst fear realized.
- Mr. Goodman enquired about any additional exterior modifications including windows.
- Mr. Racer stated that the scope did not include installation of windows.
- Mr. Goodman commented that the windows should be looked into.
- Ms. Uhas-Sauer questioned whether the use of the 2nd floor is necessary for this business.
- Mr. Racer stated that his client has determined that it is necessary.
- Mr. Talbott listed several Building Code issues that would need to be addressed to allow the use of the 2nd floor.
- Mr. Racer stated that he was aware of most of the Building Code.
- Ms. Uhas-Sauer commented that several steps need to be taken prior to this Board approving the exterior changes; the Zoning department should be consulted and more detailed drawings should be prepared for review by this Board.

motion

Tabled

To consider:

- **That the proposal will need to be reviewed by the Zoning to confirm if any variances are required.**
- **Replace the boarded openings with windows.**

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

1. 1525 North High Street Mixed Use (Taco Bell)

applicant: David Ruma (Virginia Homes), Skip Weiler (Weiler Real Estate), George Berardi (Berardi Partners)
Mike Shannon (Crabbe Brown Jones)

to be reviewed: zoning recommendation | CV15-054 | building and site design

8:50 – 9:12

- Mr. Ferdelman gave a report on the proposal.
- Mr. Ruma reviewed the modifications since last meeting.
- Mr. Mickley stated there should be consistency regarding balconies on High Street; the balconies on this project are also problematic.
- Mr. Ruma stated that most of those balconies are Juliet balconies, except for the 6th floor.
- Mr. Talbott concurred that the balconies are problematic with the student properties. He gave a history of his own property.
- Mr. Mickley stated that he could not support balconies.
- The Board and Applicants discussed balconies and bad behavior exhibited along High Street, specifically in relation to size of balconies and the number of people that could congregate.
- Mr. Ruma requested action on the zoning recommendation.
- Mr. Shannon reviewed the Zoning Variances and expressed that the UAC recommended approval.

motion by | Mr. Mickley / Mr. Talbott

motion | To support the requested variances to advance the project as proposed.

vote | 4-0 to Approve

2. 67 East 15th Avenue Delta Tau Delta Fraternity

applicant: Nick Cavalaris (Attorney), Joe Segna (Segna Associate Architects)

to be reviewed: zoning recommendation | BZA15-052 | building and site design

9:12 - 9:35

- The recording device was switched off after introduction of the project.
- Mr. Ferdelman gave a report on the proposal.
- Mr. Cavalaris reviewed the requested variances.
- Mr. Segna reviewed the modifications in the design from the previous proposal.
- Mr. Talbott commented that he initially did not support the project until it was clarified that the proposal would only result in 3 additional single to double occupied bedrooms.
- Mr. Goodman commented that he believed the project was supportable and the modifications to the site and building were appropriate.
- Ms. Uhas-Sauer commented that she could not support the project due to the increased 'non-conforming/rooming house' use; unfortunately the University has enacted a policy that was not fully vetted with the community and the community is left with the consequences of their policy.
- Mr. Mickley expressed some concern regarding the project's use as a rooming house but was convinced that the project ultimately improves the building and area.

motion by | Ms. Uhas-Sauer, / Mr. Talbott

motion | To support the requested variances to advance the project as proposed.

vote | 3-1 to Approve (Motion did not Pass)

3. 1474 Worthington Avenue Multi-Family Residential

applicant: Jeff Tyndall (Owner)

to be reviewed: zoning recommendation | CV15-051 | building modifications

9:35

- Applicant did not show.

D.

9:35 – 9:50

Staff Issued Certificates of Approval

		items approved
1.	325 East 15th Avenue	roof
2.	334 East 18th Avenue	window
3.	348 King Avenue	porch
4.	352-354 King Avenue	porch
5.	366 King Avenue	roof
6.	1437 Hunter Avenue	windows
7.	1490 Indianola Avenue	balcony platform
8.	1934 Summit Street	windows
9.	2106 North High Street	reface sign
10.	2152 Indiana Avenue	windows
11.	2398 North High Street	reface sign
12.	1510 Hamlet Street	remodel
13.	2086-2090 North 4 th Street	roof
14.	2138 North 4 th Street	roof

- Mr. Ferdelman gave a report on the approvals.
- Mr. Rory Krupp (Weinland Park Resident) expressed concern regarding approvals at 1510 Hamlet Avenue. They expanded the use without any Variances.
- Mr. Ferdelman commented that the project met the UAPO provisions and it was Staff’s opinion that the exterior modifications windows, roof and doors were in the category of Staff Approvable items.
- Mr. Talbott asked for clarification regarding the process of approving Staff Approved items.

motion

Tabled.

E.

Board Approved Applications Issued Certificates of Approval

		approved : items approved	COA issued
1.	77 East 16th Avenue (Oxford House_Site)	09/17/2015: site and building	11/10/2015
2.	1393 North High Street (Bio Blood Components II)	07/16/2015: signs	10/09/2015
3.	1423 North High Street (Northside Library - Permit)	08/20/2015: site and building	10/26/2015
4.	1509 North High Street (Multi-Family_Site Compliance)	07/16/2015: building modifications	10/22/2015
5.	1551 North High Street (Stop&Shop)	10/15/2015: signs	10/23/2015
6.	1624 North High Street (Yoga Six)	06/18/2015: storefront and signs	10/28/2015
7.	1758 North High Street (Verizon)	11/20/2014:cell antennas	11/04/2015
8.	1990 North High Street (Sbarro)		

F.

1. **Next Meeting**
Thursday December 17, 2015 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)