

# University Area Review Board

50 West Gay Street, Fourth Floor  
Columbus, Ohio 43215-9031  
(614) 645-6096 (614) 645-6675 fax

## MEETING SUMMARY

date	December 15, 2016
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm – 8:20pm
members present	Ted Goodman, Frank Petruziello, Stephen Papineau, Pasquale Grado, Doreen Uhas-Sauer
members absent	Brian Horne
<b>A.</b>	
1.	<b>Business of the Board</b>
<b>6:30 - 6:32</b>	<b>Approval of Meeting Summary from October 2016</b>
<b>motion by</b>	Ms. Uhas-Sauer / Mr. Grado
<b>motion</b>	To approve as submitted.
<b>vote</b>	5-0 to Approve
<b>B.</b>	
1.	<b>University District Zoning Overlay</b>
<b>6:32 – 7:00</b>	Kevin Wheeler, Mark Dravillas, Christopher Lohr, Daniel Ferdelman (City of Columbus Planning Division) <b>Request for Recommendation</b>
	<ul style="list-style-type: none"><li>• Mr. Wheeler reviewed the changes in the code from the last meeting.</li><li>• Mr. Petruziello asked for clarification on the height definition.</li><li>• Mr. Wheeler reviewed the next steps; development Commission and then City Council.</li></ul>
<b>motion by</b>	Mr. Petruziello / Mr. Papineau
<b>motion</b>	To recommend approval of the new zoning code overlay.
<b>vote</b>	5-0 to Approve
<b>C.</b>	
1.	<b>Applications for Certificate of Approval</b>
applicant:	<b>343-345 West 8<sup>th</sup> Avenue</b> <b>Multi-Family Residential</b>
to be reviewed:	Wayne Garland (Buckeye Real Estate)
<b>7:00 – 7:16</b>	<b>addition</b>
	<ul style="list-style-type: none"><li>• Mr. Garland reviewed the trajectory of the project and changes to the program – 2 bed and 2 ½ bath addition.</li><li>• Mr. Petruziello commented that the roof saddle between the existing and new does not work.</li><li>• Mr. Goodman stated that the windows on the addition are out of balance.</li><li>• Mr. Petruziello remarked that living room needs additional windows.</li></ul>
<b>motion</b>	<b>Tabled</b> <b>To consider:</b> <ol style="list-style-type: none"><li>1. A roof plan showing the relationship of the roof saddle to the new and existing buildings</li><li>2. That the lower window should be triple ganged and aligned with upper windows.</li><li>3. Provide construction details.</li><li>4. That the stucco shall be as dark as the brick.</li></ol>

2.  
applicant:  
to be  
reviewed:  
**7:16 – 7:30**

**2643 North High Street**  
Melody Ward (Signcom, Inc.)  
**signage**

**Buffalo Exchange**

- Ms. Ward commented that the sign is already built.
- Mr. Grado replied the box sign is not appropriate and the 'new and recycled fashion' text at the bottom is unacceptable.
- Mr. Petruziello commented that a sign should be designed specifically for the building; channel letters and/or blade signs would be appropriate.
- Mr. Grado commented that the transom windows probably still have the leaded glass in there.
- Ms. Uhas-Sauer commented that the proposed sign just looks like a business card enlarged; a sign that is designed for this storefront is important.

motion

**Tabled**

**To consider:**

1. That the wall sign be composed of channel letters and logo
2. That a blade sign be used instead.

D.

1.  
applicant:  
to be  
reviewed:  
**7:30**

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

**1443 North High Street**  
Sean Mentel (Kooperman | Mentel | Ferguson | Yaross)  
**Zoning Recommendation | building, site and demo**

**Redevelopment**

- Application was tabled just prior to the meeting.

2.  
applicant:  
to be  
reviewed:  
**7:30 – 8:00**

**1567 North High Street**  
Amanda Williams (AGI)  
**Conceptual | storefront, signage, graphics**

**First Watch**

- Ms. Williams reviewed the program, storefront and signs.
- Mr. Grado suggested removing the graphic on the south elevation; the brick on the south elevation is not a good selection.
- Mr. Goodman concurred regarding the brick; the gateway buildings have a palette of material, this brick will not be found.
- Mr. Petruziello expressed concern regarding the vertical sign, the wood background does not read.
- Mr. Papineau suggested simplifying the signs; duplicate the channel letters on a canopy.

motion

**Tabled**

**To consider:**

1. That the awnings should be changed out with canopy similar to the east elevation.
2. That the brick panel be changed out for another material – aluminum or cast stone.
3. That the sun and folk graphic be applied to the drywall beyond the transom windows.
4. That the First Watch on canopy be duplicated on the south elevation.
5. Lighting, construction details and sign details.

**3.** applicant: **2004 North High Street** **Wendy's**  
to be David Hodge (Underhill & Hodge)  
reviewed: **Zoning Recommendation | graphics**  
**8:00 – 8:10**

- Mr. Hodge reviewed the sign as previously reviewed by the Board.
- The Board and Applicant discussed the materials and details of the sign.

**motion by** Mr. Grado / Mr. Papineau  
**motion** To recommend approval of the variance to allow the new blade sign  
**vote** 5-0 to Approve

**E.** **Staff Issued Certificates of Approval**

		items approved
<b>1.</b>	<b>4-16 East Patterson Avenue</b>	<b>windows</b>
<b>2.</b>	<b>186 East 11th Avenue</b>	<b>rear deck</b>

**motion by** Mr. Grado / Mr. Petruziello  
**motion** To approve as submitted  
**vote** 5-0 to Approve

**F.** **Board Approved Applications Issued Certificates of Approval**

		approved : items approved	COA issued
<b>1.</b>	<b>1376 - 1414 North High Street (1400 North High - Site Compliance)</b>	<b>09/15/2016: building &amp; site</b>	<b>12/07/2016</b>
<b>2.</b>	<b>1456 North High Street (Windows)</b>	<b>11/17/2016: window replacement</b>	<b>12/08/2016</b>
<b>3.</b>	<b>1636 North High Street (Trism)</b>	<b>10/20/2016: storefront, signage, patio</b>	<b>12/08/2016</b>
<b>4.</b>	<b>1976 North High Street (Ad Mural)</b>	<b>11/17/2016: ad mural</b>	<b>12/07/2016</b>
<b>5.</b>	<b>2247-2289 North High Street (View at Pavey Square)</b>	<b>10/20/2016: building &amp; site</b>	<b>11/23/2016</b>
<b>6.</b>	<b>2321 North High Street (Cazuelas)</b>	<b>11/17/2016: sign reface</b>	<b>11/21/2016</b>

**G.** **Next Meeting**  
**1.** **Thursday January 19, 2017 | 6:30pm | 2231 North High Street (Northwood & High Building, Room 100)**