

# University Impact District Review Board

50 West Gay Street, Fourth Floor  
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## MEETING SUMMARY

date	September 21, 2017
place	Northwood & High Building 2231 North High Street, Room 100
time	6:30pm- 8:38pm
members present	Ted Goodman, Keoni Fleming, Stephen Papineau, Frank Petruziello, Pasquale Grado, Abby Kravitz
members absent	Doreen Uhas-Sauer
A.	Business of the Board
1.	Approval of Meeting Summary from July 2017
6:30- 6:32	<ul style="list-style-type: none"><li>Mr. Ferdelman reviewed the salient items of discussion.</li></ul>
motion by	Mr. Papineau / Mr. Grado
motion	To approve the Meeting Summary as submitted.
vote	4-0 to Approve
2.	Approval of Meeting Summary from August 2017
6:32- 6:34	<ul style="list-style-type: none"><li>Mr. Ferdelman reviewed the salient items of discussion.</li></ul>
motion by	Mr. Papineau / Mr. Grado
motion	To approve the Meeting Summary as submitted.
vote	4-0 to Approve
B.	Applications for Certificate of Approval
1.	2203 North High Street Three's
applicant:	Scott Ellsworth (Owner)
to be reviewed:	signage
6:34 - 6:45	<ul style="list-style-type: none"><li>Mr. Ellsworth reviewed the proposed sign and storefront changes.</li><li>Mr. Grado expressed concern regarding the zoning; he inquired whether the Zoning Department had cleared the expansion several years ago.</li><li>Mr. Ellsworth stated that he was working with an architect to prepare some drawings for BZS.</li><li>Mr. Goodman suggested that detailed drawings will be required for the storefront.</li><li>Mr. Fleming stated that the architect should provide the drawings and details as Clopay is no the team to provide detailed shop drawings.</li></ul>
motion by	Mr. Grado / Mr. Papineau
motion	To approve the signs as submitted on the condition: 1. That detailed drawings be provided to staff for review.
vote	4-0 to Approve

2. applicant: to be reviewed: 6:45 – 7:13	1254 North High Street Chris Meyers, Kurt Miller (Meyers + Associates Architecture) building and site	Smith & High Flats
motion	<ul style="list-style-type: none"><li>• Mr. Meyers reviewed the program and details of the development.</li><li>• Mr. Fleming and Mr. Meyers discussed the treatment of the metal panels on the High Street frontage.</li><li>• Mr. Goodman commented that the new building looks appropriate; though the front of the building on High Street was not executed well; the materials for the new structure should be well considered.</li><li>• Mr. Meyers commented that the 1<sup>st</sup> floor has a more durable ground face block and the materials above are similar to the front building but are different.</li><li>• Mr. Goodman stated that wall sections and details will be required prior to approval; Mr. Fleming concurred.</li><li>• Ms. Laura Bidwa (UD Resident) commented that the trees and vegetation are important to help screen this property a little; this particular area has a lot of paving and little relief.</li><li>• Mr. Miller reviewed the tree and landscaping plan and commented that area is tight for landscaping.</li><li>• Mr. Grado stated that the Applicant could talk to the adjacent property owner to the North.</li></ul> <p>Tabled To consider:</p> <ol style="list-style-type: none"><li>1. Walls Sections and Details.</li><li>2. Review plantings around site.</li></ol>	
3. applicant: to be reviewed: 7:13	15 East Lane Avenue Jill Waddell (DaNite Sign Co.) signage	Starbucks
	Applicant did not show.	
4. applicant: to be reviewed: 7:13 – 7:20	1976 North High Street Joe Tanner (Underhill Hodge, LLC) ad mural	Piada (Ad Mural)
motion by motion vote	<ul style="list-style-type: none"><li>• Mr. Tanner reviewed the Ad Mural.</li><li>• Mr. Grado asked about the façade work.</li><li>• Mr. Ferdelman commented that some test panels were reviewed with Staff; Mr. Bass and the owner were directed to revise the colors more toward a grey and execute the remaining ‘tiles’ and the metal work.</li><li>• Mr. Grado asked whether the Ad was within the perimeters of the guidelines?</li><li>• Mr. Ferdelman replied yes.</li><li>• Mr. Fleming enquired about the length of time requested for the Ad.</li><li>• Mr. Tanner stated that the Ad is requested for two months.</li></ul> <p>Mr. Grado / Mr. Papineau To approve the Ad Mural as submitted for a term of two months. 5 - 0 To Approve.</p>	

C.

Applications for Zoning, Code Enforcement and/or Conceptual Review

1.  
applicant:  
to be reviewed:  
7:20 - 7:55

84 East 15<sup>th</sup> Avenue  
Jeffery Brown (Smith & Hale Attorneys), Nick Davis (Architect)  
Zoning Recommendation – demo & rebuild

Zeta Tau Alpha

- Mr. Brown reviewed the program and program of previously approved Fraternity and Sorority houses along 15<sup>th</sup> Avenue; similar to Sorority buildings at other Universities; reduced to 40 beds and increased the parking.
- Mr. Grado objected to facts presented regarding the mandate for Sororities and Fraternities to expand based on University housing needs.
- Mr. Fleming asked for clarification on the other projects along the street; they did increase in size and reduced parking?
- Mr. Grado confirmed, but they expanded based on a false narrative.
- Mr. Brown reviewed the requested variance:  
**3372.543 (3325.909), Building lines. To reduce the required building setback from 49.75 feet to 47.4 feet; a reduction of 2.1 feet.**  
**3372.566 (3325.911), Building separation and size. To increase the allowable calculated floor area of a building from 10,200 square feet to 14,702 square feet; an increase of 4,502 square feet.**  
**3372.567 (3325.913), Maximum floor area.**  
**To increase the allowable floor area ratio (F.A.R.) from 0.6 to 0.92; an increase of 0.32.**  
**3312.49, Minimum numbers of parking spaces required. To reduce the required number of parking spaces from 48 to 19 (29 spaces).**  
**3312.25, Maneuvering. To reduce the maneuvering area width from 20 feet to 12 feet; a reduction of 8 feet.**  
**3312.13, Driveway. To reduce the minimum width of a driveway from 20 feet to 12 feet; a reduction of 8 feet.**
- Mr. Brown confirmed that the Planning Division and Zoning Staff support the requests.
- Mr. Fleming stated that he would support the requested variances except for the variance for landscape screening.
- Mr. Grado commented that he could not support the project as currently proposed; the building type is not compatible for future possible uses; it would be useful to find out how many Fraternities and Sororities do not house their intended audiences.
- Mr. Papineau enquired whether other Fraternities and Sororities were replaced outright?
- Mr. Brown reviewed 165 East 15<sup>th</sup> Avenue, the Beta Theta Pi house.
- Mr. Goodman commented that the parking is stretched, the driveway is tenuous and the architecture requires a lot of work; the building could be reduced in size to better fit the site; and the site can be reworked to better address the needs of the program.
- Ms. Kravitz observed that this building and program is not the right example of how we should proceed.
- Mr. Fleming commented that vibrant cities are defined by density, not by its available parking.
- Mr. Grado remarked that 25<sup>th</sup> & High will be a new center for our city; this building type is inconsistent with the future vision of this area; how would this building work on an Airbnb model in the off season.
- Mr. Goodman commented that the main charge of this Board is the Architecture of the building.
- Mr. Ferdelman rejoined that the Board should address the massing of the building, its details and the site arrangement; do any of the architectural factors of the building need to be addressed before it goes before a the BZA or City Council; would these changes increase or decrease the number or severity of the variance.

motion by  
motion  
vote

Mr. Grado / Mr. Papineau  
To support the requested Variances except for screening (C.C. 3325.261).  
3-2 To Approve (Motion failed - four affirmative votes are required)

2.  
applicant:  
to be reviewed:  
7:55 – 8:18

21 Arcadia Avenue  
Dean Monnin (Owner)  
Single Family Residence  
Zoning Recommendation – change of use & development standards

- Mr. Monnin reviewed the program and the requested variances:  
**Rezone from C-4 to R2-F**  
**3325.231 & 3325.281 (A) - TO ALLOW PARKING BETWEEN BUILDING AND STREET (ROW)**  
**3325.241 D - TO ALLOW BUILDING FRONTAGE WITH 0% WINDOW GLASS.**  
**3325.261 VARIANCE TO REMOVE REQUIREMENTS FOR LANDSCAPING AND SCREENING 3325.281(B)(3) TO REMOVE REQUIREMENT FOR BICYCLE PARKING**  
**3332.037 & 3332.18 - TO ALLOW TWO SINGLE-FAMILY DWELLINGS 3332.14 - TO ALLOW 2 DETACHED DWELLING UNITS ON A SINGLE PARCEL**  
**3321.261(B) TO INCREASE FENCE HEIGHT TO 8' -0" REQUESTED TO INCREASE PRIVACY. 3332.25 TO ALLOW FOR A MAXIMUM SIDE YARD OF 5' 11" INSTEAD OF 16' 3332.26 TO ALLOW FOR A MINIMUM SIDE YARD OF 2'6" SIDE YARD INSTEAD OF A 5' 3332.27 TO ALLOW FOR NO REAR YARD.**
- Mr. Ferdelman stated that the Variances are required mostly because the Applicant is rezoning to residential and the existing building is non-conforming.
- Mr. Fleming stated that he was not a fan of the parking along Arcadia.
- Mr. Goodman suggested parking at the alley and allow the front yard to be further developed as a garden of sort.
- Mr. Monnin stated that that would not work with how the interior space is laid out; having a private backyard is very important.
- Ms. Kravitz questioned the layout of the parking and paving along Arcadia.
- Mr. Monnin stated that the front needs additional study.
- Mr. Goodman commented that the parking could be screened appropriately and the amount of paving should be reduced.

motion by  
motion  
vote

Mr. Grado / Mr. Papineau  
To support the requested Variances  
5 - 0 To Approve

3.  
applicant:  
to be reviewed:  
8:18 – 8:32

470-472 King Avenue  
Thom Shapaka (Architect)  
Multi-Family Residence  
Code Enforcement – addition, garage, site – work without permit and/or COA

- Mr. Goodman recused himself from this project; Mr. Fleming stood in as Chair.
- Mr. Shapaka reviewed the proposed porch and changes to the roof.
- Mr. Grado objected to allowing a large porch as proposed; a deck may be ok, but this covered area is too large – it would be too easy to enclose.
- Mr. Shapaka stated that if enclosed it would require variances; Mr. Ferdelman concurred and stated that Code Enforcement would be take action to bring the building into compliance.
- Mr. Papineau commented that he did not see an issue with the proposal.
- Mr. Fleming commented that the project would require a unanimous vote.
- Mr. Grado and Mr. Shapaka reviewed the layout of the rest of the residence.
- Mr. Shapaka stated that he would come back next month.

motion

Tabled  
To consider:  
1. Remove the covered porch or reduce the size of the porch greatly.

D.	Staff Issued Certificates of Approval	
		items approved
1.	22 East 12th Avenue	roof
2.	55-57 East Woodruff Avenue	roof
3.	100 West 9th Avenue	HVAC
4.	357 East 15th Avenue	deck
5.	470-472 King Avenue	windows
6.	1437 North High Street (Eden Burger)	reface sign
7.	1960 Summit Street	siding
8.	2136 Indiana Avenue	roof
9.	2408 North High Street (ViVi)	reface sign
10.	2247-2289 North High Street	View at Pavey Square – Partial Demo

motion by      Mr. Papineau / Mr. Grado  
 motion        To Approve as submitted.  
 vote            5 - 0 To Approve

E.	Board Approved Applications Issued Certificates of Approval		
		approved : items approved	COA issued
1.	25 Chittenden Avenue (Leo's)	8/17/2017: storefront, patio signage	9/14/2017
2.	1288 North High Street (North High Brewing)	7/20/2017: storefront modification	9/5/2017
3.	1812 North High Street (FMA_Sign)	2/16/2017: storefront modification	8/22/2017
4.	1976 North High Street (Columbus State)	8/17/2017: ad mural	8/18/2017
5.	1980 North High Street (Facade)	8/17/2017: façade repairs	8/31/2017
6.	2004 North High Street (Wendy's)	3/16/2017: signage	8/18/2017
7.	2060 North High Street (Chatime_Sign)	8/17/2017: signage	9/14/2017

F.	Next Meeting
1.	Thursday October 19, 2017   6:30pm   2231 North High Street (Room 100)