



- Ms. Uhas-Sauer concurred
- Mr. Fleming suggested mounting the North & West sectors antennas on the South and East ends of the HVAC screen wall.
- Mr. Petruziello enquired whether it extended above the parapet.
- Mr. Ferguson stated that the antennas need to be above obstructions from line-of-site, so above the parapets – 6 feet above the parapets.
- Mr. Grado asked for some documentation on the sled/antennas.
- Mr. Ferdelman showed 5<sup>th</sup> and High Street antennas.
- Mr. Petruziello stated that antennas should be honest, the fake tree in Dublin is the worst but the antennas must be placed with some design intent.

motion

Tabled.

To consider:

1. Relocate North and West sector antennas off building and not at 100% corner.
2. Possibly locate North and West sector antennas on HVAC screen wall
3. Possibly locate North and West sector antennas at inside corner of South and West wings of building.
4. Review zoning with City of Columbus Zoning Department, loss of parking may require a Variance.

2.

1525 North High Street

Taco Bell

UID\_18-01-005

app no.:

applicant:

reviewed:

4:25 – 4:35

staff report:

David Hodge (Underhill & Hodge Attorneys), Sean Clark (DaNite Sign Co.)  
signs

discussion:

- Mr. Ferdelman presented slides of the site location, existing site conditions and remarks from previous meetings; staff recommended approval of the signs.
- Mr. Hodge reviewed the proposal.
- Mr. Petruziello enquired about the escutcheon over the mounting plates.
- Mr. Clark state that they will 0.090 aluminum to cap the bolts.
- Mr. Hodge remarked the canopy details took a while to get worked out.
- Mr. Petruziello suggested centering the graphics over the entry way.
- Mr. Grado expressed concern regarding the mounting of the projecting sign and sufficient framing behind to support it.
- Mr. Petruziello stated that the projecting sign needs to be mounted at the center of the brick vertical; otherwise it will need to come back to the Review Board.

motion by

motion

Mr. Fleming / Mr. Grado

To approve the new wall/canopy sign and projecting sign as submitted on the condition:

1. That the mounting plates be enclosed with a cap covering the fasteners.
2. That the projecting sign be centered on the brick vertical element.

vote

5 - 0 to Approve.

3.

95, 97-99, 101-103, 107-109, 113 East 11<sup>th</sup> Avenue Multi-Family Residential

UID\_18-06-007

app no.:

applicant:

reviewed:

4:35 – 4:45

staff report:

Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)  
rehab existing multi-family residences

discussion:

- Mr. Ferdelman presented slides of the site location, existing site conditions and remarks from previous meetings; staff recommended that the building modifications be approved as submitted.
- Mr. Garland reviewed the Area Commissions response to the project; the UAC voted unanimously to approve the Zoning Variances.
- Mr. Blumensheid reviewed the modifications to the building designs and the program.

- Mr. Petruziello suggested beefing up the windows throughout.
- Mr. Blumensheid stated that the windows are quite large; will consider brick mold around the windows.
- Mr. Fleming questioned the lack of wall sections, porch details and landscape plans.
- Mr. Grado requested a landscape plan.

motion by

Mr. Fleming / Ms. Uhas-Sauer

motion

To approve the renovation and modifications of the existing buildings on the condition:

1. That drawings of the wall sections and deck details be submitted to staff for review.
2. That a landscape plan be reviewed by the Board at a future date.

vote

5 - 0 to Approve.

4.

99 East 11<sup>th</sup> Avenue (10<sup>th</sup> Avenue Building)

Multi-Family Residential

app no.:

UID-18-02-006

applicant:

Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)

reviewed:

new multi-family

4:45 – 4:55

staff report:

- Mr. Ferdelman presented slides of the site location, existing site conditions and remarks from previous meetings; staff recommended additional details and a landscape plan.
- Mr. Blumensheid remarked regarding the proposal to have the handicap spaces parallel to the center green space; the layout did not work well for maneuverability and used the same amount of area.
- Mr. Petruziello expressed concern that the brick material of the facade did not return into the recesses.
- Mr. Blumensheid indicated that the material is cement fiber board.
- Mr. Petruziello requested a roof plan; enquired as to how the water is lead off roof.
- Mr. Blumensheid stated that the roof are stepped flat roofs with a leader at each roof segment.
- Ms. Uhas-Sauer enquired where the refuse container was located.
- Mr. Blumensheid
- Mr. Petruziello requested drawings on the canopies ... getting a little sloppy.

discussion:

motion

Tabled

To consider:

1. Roof plan, landscape plan, lighting plan and details of the canopies

5.

124 West 8<sup>th</sup> Avenue

Multi-Family Residential

app no.:

UID\_18-07-005

applicant:

Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)

reviewed:

addition

4:55 – 5:05

staff report:

- Mr. Ferdelman presented slides of the site location and existing site conditions.
- Mr. Blumensheid reviewed the program and design.
- Mr. Petruziello suggested additional windows on the west and north elevations.
- Mr. Fleming enquired about the distance to the property line.
- Mr. Blumensheid stated that the setback is about 2 feet.
- Mr. Petruziello requested windows in the stairway.
- Mr. Fleming suggested looking at the code to see if some openings can be placed on the West elevation; the North and West facades need some relief.
- Mr. Garland replied that he could get windows on the North facade and possibly the East.
- Mr. Fleming remarked that the addition could be a little more quirky.

discussion:

motion

**Tabled**

**To consider:**

1. **Additional windows on West, North and East elevations.**
2. **Additional landscaping.**

**C**

**1.**

app no.:

applicant:

reviewed:

**5:05 – 5:30**

staff report:

discussion:

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

**2500 North High Street**

**Mixed Use**

**UID\_18-06-008**

George Berardi , Jonathan Leonard (Berardi Partners)

**Conceptual – new mixed use**

- **Mr. Ferdelman presented slides of the site location and existing site conditions; reviewed the comments from June: reduce the building to two or three stories, parking across alley is not supported, address the High Street frontage better; reduce the FAR.**
- **Mr. Berardi reviewed the modifications to the plan, including the inclusion of 3 units on Wilcox and a reduction of units in the main building. The zoning variance was submitted and the project is scheduled for review by the UAC on August 6<sup>th</sup>.**
- **Ms. Uhas-Sauer commented that she has received 10 emails in response to this project and they are not favorable; not an opposition to the development of the property but to height and massing – 100# of potatoes in a 10# sack; the materials are a little off-putting, the neighbors prefer materials that are found within the surroundings, more traditional.**
- **Mr. Berardi commented that brick is one of the main materials, not red or tan, more white, grey or black.**
- **Ms. Uhas-Sauer stated that maybe it is the way in which the brick is used.**
- **Mr. Berardi commented that the massing, height and parking are a function of the zoning; the code allows for a 45' high building.**
- **Mr. Fleming suggested that all emails should be forwarded to staff; Mr. Ferdelman stated that he received one email in opposition to the height, appearance, traffic, lighting and price of units.**
- **Mr. Grado commented that regardless of whether the zoning allows a certain height, the Review Board may make an assessment that the height is inappropriate for the context.**
- **Mr. Fleming asked for clarification as to the Plan's recommended height for the area.**
- **Mr. Ferdelman stated that the Plan allows for a 45' high structure, but also does speaks to the issue of context.**
- **Mr. Fleming commented that he would not necessarily support exceeding the 45' limit, but that height is not unreasonable; additional landscaping is necessary for the Wilcox lot; each street needs a different approach, but should be unified.**
- **Mr. Ferdelman listed the current variances; height – to exceed by 10"; FAR – to exceed by 8,000sf +/- overall; parking – to provide 8 spaces less than required; parking setback.**
- **Mr. Petruziello commented that High Street frontage looks like a residential building that happens to have retail in it; it needs to be a retail building that happens to have residential above it; it will be hard to provide signage for the tenants; thin veneer buildings along the corridor are not appropriate.**
- **Mr. Grado suggested that the project should come under the allowable FAR; reducing by a floor seems to take care of the height and FAR variances.**

motion

**Tabled.**

**To consider:**

1. **Reduce the number of units to get within the allowable FAR.**
2. **Reduce the height of the proposal.**
3. **Additional landscaping on Wilcox.**
4. **High Street frontage should be more retail focused.**

<b>2.</b>	<b>52 East 14<sup>th</sup> Avenue</b>	<b>Sprint</b>
app no.:	<b>UID_18-07-007</b>	
applicant:	Erin Prosser (Campus Partners), Mike Shannon (Underhill & Hodge)	
reviewed:	<b>Special Permit – cell antenna</b>	
<b>5:30 – 5:36</b>		
staff report:	<ul style="list-style-type: none"><li>• Mr. Ferdelman presented slides of the site location and existing site conditions; staff recommended that the Special Permit be supported.</li></ul>	
discussion:	<ul style="list-style-type: none"><li>• Mr. Fleming recused himself from consideration of the project.</li><li>• Mr. Shannon reviewed the need for a Special Permit, history of the antennas and need for the temporary mono-pole.</li><li>• Ms. Prosser commented that the current antennas need to be moved to allow construction of the parking garage; the temporary location is the former Evans Scholar site.</li></ul>	
motion by	<b>Ms. Uhas-Sauer / Mr. Petruziello</b>	
motion	<b>To support the Special Permit to allow a temporary mono-pole cell phone antennas.</b>	
vote	<b>4-0 to Approve.</b>	
<b>3.</b>	<b>15 East 15<sup>th</sup> Avenue</b>	<b>15<sup>th</sup> &amp; High Redevelopment</b>
app no.:	<b>UID_18-07-008</b>	
applicant:	Erin Prosser, Keith Myers (Campus Partners)	
reviewed:	<b>Zoning Recommendation – revised CPD</b>	
<b>5:36 – 5:53</b>		
staff report:	<ul style="list-style-type: none"><li>• Mr. Ferdelman presented slides of the site location and existing site conditions; staff recommended that the revised CPD be supported.</li></ul>	
discussion:	<ul style="list-style-type: none"><li>• Ms. Prosser reviewed the modifications to the CPD due to a better understanding of the uses and programs that will be a part of this redevelopment; worked with Zoning staff and the UAC over several months to fine tune; reviewed the changes in heights in some of the sub-districts; specific needs for the WOSU and the wedge park on 14<sup>th</sup>; to allow bar/cabaret in Sub-Area 9.</li><li>• Mr. Petruziello asked about the schedule.</li><li>• Mr. Myers stated that the pace will pick up; WOSU will be first, then buildings A&amp;B along High Street, need a partner on the hotel; the garage will most likely be done in association with the hotel or by the hotel.</li><li>• Mr. Petruziello questioned whether Architects have been selected.</li><li>• Mr. Myers replied that WOSU is being done by Meyers and Associates (Chris Meyers); A&amp;B will be by Lupton Rauch (David Goth) in association with Robert A.M. Stern and the Hotel will go out for RFP soon.</li><li>• Mr. Grado will buildings A&amp;B be all Ohio State Offices.</li><li>• Mr. Myers replied that all the office spaces will be administrative functions for the University; he reviewed the program of the offices; the Hotel will have about 150 rooms.</li><li>• Mr. Grado questioned whether the Alumni offices will move.</li><li>• Mr. Myers stated that the Alumni offices will not move; they will remain on Olentangy River Road.</li></ul>	
motion by	<b>Ms. Uhas-Sauer / Mr. Petruziello</b>	
motion	<b>To support the revised CPD and requested variances from C-4 zoning district.</b>	
vote	<b>4-0 to Approve.</b>	

<b>D</b>	<b>Staff Issued Certificates of Approval</b>	items approved
1.	UID_18-06-004 2591 North High Street	sign
2.	UID_18-06-009 190 King Avenue	windows
3.	UID_18-07-001 87- 95 West 8th Avenue	roof
4.	UID_18-07-002 28 East 18th Avenue	roof
5.	UID_18-07-003 305 East 17th Avenue	deck
6.	UID_18-07-004 172-174 East 13th Avenue	windows
5:53 – 6:00	Mr. Fleming returned.	
motion by	Ms. Uhas-Sauer / Mr. Grado	
motion	To approve as submitted.	
vote	5-0 to Approve.	

<b>E</b>	<b>Board Approved Applications Issued Certificates of Approval</b>	approved : items approved	COA issued
1.	UID_18-06-003 1924 North High Street (Chick-Fil-A_Door)		06/20/2018
2.	UID_17-11-001 1254 North High Street (Smith &High Flats)		06/26/2018
3.	UID_18-01-001 84 East 15th Avenue (ZTA Sorority-Rev1)		06/26/2018
4.	UID_17-03-001 103- 111 East 10th Avenue (The Sliver)		07/03/2018
5.	UID_17-10-001 186 East 16th Avenue (Multi-Family)		07/13/2018
6.	UID_18-06-005 193-195 Chittenden Avenue (Two Bucks)		07/13/2018
7.	UID_18-05-003 2084 North High Street (Donatos)		07/18/2018

<b>F.</b>	<b>Next Meeting</b>
1.	August 23, 2018   111 North Front Street, Room 204   4:00pm