MEETING SUMMARY

July 26, 2018

Michael B Coleman Government Center Hearing Room
111 North Front Street, Room 204
4:00pm – 6:00pm

Stephen Papineau, Pasquale Grado, Keoni Fleming, Doreen Uhas-Sauer, Frank Petruziello
Kay Bea Jones

A 4:00 – 4:05
Business of the Board
1.
Approval of Meeting Summary from June 2018
motion by Ms. Uhas-Sauer / Mr. Grado
motion To approve the Meeting Summary as submitted.
vote
5 - 0 to Approve

B 4:05 – 4:25
Applications for Certificate of Approval
15 East Lane Avenue
Verizon

app no.: UID_18-07-005
applicant: Rob Ferguson (United Acquisition Services, Inc.)
cell antenna

staff report:

- Mr. Ferdelman presented slides of the site location and existing site conditions; staff recommended that the antennas be mounted to the side of the building just below the parapet coping and painted to match the adjacent surfaces.
- Mr. Ferguson reviewed the program and functions; the North and West sectors are proposed to be mounted on at the parapet of the corner of Lane & High; the South and East sectors on sleds at the edge of the rear portion of the building; the radio equipment would be placed on the 2nd floor of the garage and take one parking space.
- Mr. Grado commented that the removal of the parking space may require a zoning variance to allow; the project required reductions from the parking code for the already known proposed existing uses; the placement of the antennas on the building is problematic.
- Mr. Petruziello questioned the need to extend the parapet walls.
- Mr. Ferguson stated that the antennas are 6’ high and to get them placed at the height needed, the parapet will need to be heightened.
- Mr. Fleming suggested placing the antennas on the screen wall.
- Mr. Ferguson replied that placing on the screen wall would require that the antennas be mounted higher.
- Mr. Grado expressed frustration that the cell phone equipment were not a part of the original building design review and approvals.
- Mr. Ferguson stated that the provider was not aware of the building unit it was actually built.
- Mr. Fleming enquired about the color of the antennas.
- Mr. Ferguson stated that they can be painted any color.
- Mr. Petruziello noted in an earlier comment that the roof structure could not support a tower.
- Mr. Ferdelman remarked that he advised the client against using a sled mounted antennas behind the parapet; they would become a focal point of the corner coming down Lane Avenue rather than the building itself.
- Mr. Petruziello suggested taking the antennas out of the focal point of the 100% corner.
- Mr. Grado suggested placing the (North & West Sector) antennas at the inside corner where the two wings of the building meet.
- Mr. Petruziello commented that he would not support extending the parapet; the antennas need to be located below the parapet if mounted on the building.
• 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 5th 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  
app no.: UID_18-01-005  
applicant: David Hodge (Underhill & Hodge Attorneys), Sean Clark (DaNite Sign Co.)  
reviewed: 4:25 – 4:35  

staff report:
• Mr. Ferdelman presented slides of the site location, existing site conditions and remarks from previous meetings; staff recommended approval of the signs.

discussion:
• 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 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 11th Avenue  
Multi-Family Residential  
app no.: UID_18-06-007  
applicant: Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)  
reviewed: 4:35 – 4:45  

staff report:
• 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.

discussion:
• 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 11th Avenue (10th Avenue Building) Multi-Family Residential
app no.: UID-18-02-006
applicant: Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)
reviewed: 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, 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.

motion Tabled
To consider:
1. Roof plan, landscape plan, lighting plan and details of the canopies

5. 124 West 8th Avenue Multi-Family Residential
app no.: UID_18-07-005
applicant: Wayne Garland (Buckeye Real Estate), Bradley Blumensheid (dkb Architects)
reviewed: 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.
motion  Tabled
To consider:
1. Additional windows on West, North and East elevations.
2. Additional landscaping.

Applications for Zoning, Code Enforcement and/or Conceptual Review
2500 North High Street  Mixed Use

1. app no.: UID_18-06-008
applicant: George Berardi, Jonathan Leonard (Berardi Partners)
reviewed: 5:05 – 5:30
Conceptual – new mixed use

staff report:
• 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 6th.
• 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.
### 2. Sprint

**52 East 14th Avenue**

**Sprint**

- **app no.:** UID_18-07-007
- **applicant:** Erin Prosser (Campus Partners), Mike Shannon (Underhill & Hodge)
- **Special Permit – cell antenna**

**reviewed:** 5:30 – 5:36

**staff report:**

- Mr. Ferdelman presented slides of the site location and existing site conditions; staff recommended that the Special Permit be supported.
- Mr. Fleming recused himself from consideration of the project.
- Mr. Shannon reviewed the need for a Special Permit, history of the antennas and need for the temporary mono-pole.
- 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.

**discussion:**

- Ms. Prosser reviewed the need for a Special Permit, history of the antennas and need for the temporary mono-pole.
- 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.

- Mr. Myers reviewed the need for a Special Permit, history of the antennas and need for the temporary mono-pole.

**motion by** Ms. Uhas-Sauer / Mr. Petruziello

To support the Special Permit to allow a temporary mono-pole cell phone antennas.

**vote** 4-0 to Approve.

### 3. 15th & High Redevelopment

**15 East 15th Avenue**

**15th & High Redevelopment**

- **app no.:** UID_18-07-008
- **applicant:** Erin Prosser, Keith Myers (Campus Partners)
- **Zoning Recommendation – revised CPD**

**reviewed:** 5:36 – 5:53

**staff report:**

- Mr. Ferdelman presented slides of the site location and existing site conditions; staff recommended that the revised CPD be supported.
- 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 14th; to allow bar/cabaret in Sub-Area 9.
- Mr. Petruziello asked about the schedule.
- Mr. Myers stated that the pace will pick up; WOSU will be first, then buildings A&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.
- Mr. Petruziello questioned whether Architects have been selected.
- Mr. Myers replied that WOSU is being done by Meyers and Associates (Chris Meyers); A&B will be by Lupton Rauch (David Goth) in association with Robert A.M. Stern and the Hotel will go out for RFP soon.
- Mr. Grado will buildings A&B be all Ohio State Offices.
- 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.
- Mr. Grado questioned whether the Alumni offices will move.
- Mr. Myers stated that the Alumni offices will not move; they will remain on Olentangy River Road.

**motion by** Ms. Uhas-Sauer / Mr. Petruziello

To support the revised CPD and requested variances from C-4 zoning district.

**vote** 4-0 to Approve.
Staff Issued Certificates of Approval

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
To approve as submitted.
5-0 to Approve.

Board Approved Applications Issued Certificates of Approval

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

Next Meeting
1. August 23, 2018 | 111 North Front Street, Room 204 | 4:00pm