



MEETING MINUTES

Administrative Review Team

Thursday, July 16, 2020 | Live Streaming on YouTube at 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Director (Chair); Colleen Gilger, Director of Economic Development; Brad Fagrill, Building Standards Director; Shawn Krawetzki, Landscape Architect Manager; Aaron Stanford, Senior Civil Engineer; Renae Rice, Police Sergeant; and Chad Hamilton, Fire Inspector.

Other Staff: Chase Ridge, Planner I; Claudia Husak, Senior Planner/Current Planning Manager; Nichole Martin, Planner II; Cyndy Barney, IT Project Lead; and Laurie Wright, Administrative Support II.

Applicant: Matt Bilderback, Collaborative Design, Ltd. (Case 1)

Ms. Rauch welcomed everyone and called the meeting to order at 2:00 pm. Per the State of Emergency, laws were enacted including the Stay at Home Order for which the City will need to live-stream all public meetings until that order has lifted. Comments can be submitted on the City's website before or during the meeting.

Ms. Rauch noted the Minor Modification that was made for YogaSix and asked if there were any amendments to the meeting minutes from July 2, 2020. [There were none.] The minutes were approved as presented.

INTRODUCTION/DETERMINATION

**1. Bates & Brown Barbershop
20-110MPR**

**6562 Longshore Street
Minor Project Review**

Mr. Ridge said this application is a proposal for exterior modifications to an existing tenant space on the first floor of building B4 in the Bridge Park Development. The site is east of Longshore Street, ±350 feet south of the intersection with Bridge Park Avenue and zoned Bridge Street District, Scioto River Neighborhood.

Mr. Ridge presented the existing conditions as viewed from Longshore Street as well as a drawing of the proposed elevation. The proposed modifications include a new, black aluminum storefront with a black arched double door on the left side of the storefront. Above the door and around the windows on the storefront are gold trim details. On each side of the entry is a column feature adorned with a gas light.

Mr. Ridge said the applicant is also proposing an aluminum overhang containing a number of recessed can lights on the underside. The awning will be painted black to match the storefront and will span the entire length of the storefront. The awning/overhang encroaches into the right-of-way by one foot, 4 inches. The Bridge Street District Code contains a provision whereas encroachments can be permitted under certain circumstances. The City's Engineering Division has reviewed the encroachment and agreed to allow it.

A Low-E tinted glass for the windows is proposed to match the existing. It is unclear whether this satisfies Zoning Code Section 153.062(H), therefore, Staff is recommending the applicant provide more details on the window tinting prior to submittal for building permits, subject to Staff approval.



Mr. Ridge said 60% transparency is required for first floor elevations, per the Bridge Street District Code. The existing storefront provides 60% transparency. This proposal would reduce the size of the window openings, which will further reduce the transparency provided to approximately 56%. Administrative Departures may be granted for deviations up to 10%. A 10% reduction results in a transparency rating of 54%. For this proposal, Staff is supportive of granting the Administrative Departure for 56% transparency since it falls within the deviation permitted.

Mr. Ridge finished his presentation with a rendering of the proposed storefront and a close-up picture of proposed exterior lighting.

Mr. Ridge stated approval is recommended for the following Administrative Departure with no conditions:

1. §153.062(N)(4)(a)(2) – Building Type Requirements, Façade **Requirements:** Ground story transparency is measured between two and eight feet above the sidewalk elevation on all ground story facades, regardless of whether a sidewalk is adjacent to the façade. 60 percent transparency is required.

Request: A 10% reduction in the required transparency, down to 54%.

Mr. Ridge stated approval is recommended for the proposed Minor Project with the following condition:

- 1) That the applicant provide more details on the tinted windows to ensure Code compliance, subject to Staff approval.

Ms. Rauch asked the applicant if there was anything he wished to add. Matt Bilderback, Collaborative Design, said they were open to options for the proposed tinted windows. The goal is to provide as much screening as they can. They have already mentioned in their notes they would like to match the existing.

Mr. Stanford said the initial plans did not include the encroachment calculations. The Bridge Street District Code provides provisions for encroachments so they are determined on a case-by-case basis.

Ms. Rice noted the tint of the windows reduces the visibility from the outside in and for safety reasons a decrease in visibility makes a difference. Ms. Rauch added the goal of Bridge Street is to be very transparent.

Ms. Rauch said she appreciated the attractive looking storefront; there does not appear to be another storefront like it.

Ms. Martin confirmed that no public comments had been received.

Ms. Rauch requested a vote for the Administrative Departure. (Approved 7 - 0)

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Minor Project Review with the one condition that the applicant works with staff on final details. (Approved 7 – 0) She adjourned the meeting at 2:11 pm.