

**BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
Tuesday, March 20, 2001**

Mr. Treffinger called the meeting to order at 7:30 P. M.

Attendance: Mr. James Treffinger, Chairman; Mr. Paul Clark; Mrs. Martha Sheley; Mr. Charles Graham. Absent: Ms. Heidi Miller; Mrs. Laverne Stebbins; Mr. Jack Gramann. Also present: Mr. Ryan Shrimplin, Planner.

Excuse Absent Members:

MOTION: Mrs. Sheley moved to excuse Mrs. Stebbins, Ms. Miller and Mr. Gramann from the meeting as they gave prior notice to staff. Mr. Clark seconded the motion. The motion was approved unanimously 4-0.

Approval of Minutes:

MOTION: Mrs. Sheley moved to approve the minutes of the Board of Architectural Review meeting of February 20, 2001, as written. Mr. Graham seconded the motion. The motion was approved unanimously 4-0.

COMMUNICATIONS

Mr. Shrimplin reviewed his visit to New Orleans for the APA Conference.

NEW BUSINESS

Dr. Karl Kellawan - Board of Architectural Review Special Approval

Mr. Shrimplin reviewed the Special Approval application submitted for Dr. Karl Kellawan requesting approval to demolish the existing buildings located at 269 North Main Street and construct a new 5,000 sq. ft. medical office building on the site. The zoning on the .818 acre parcel is A-P, Architectural Preservation. The new building will have a parking requirement of 31 spaces which is the number proposed by the applicant.

The Zoning Ordinance requires that any request to demolish a building or structure in the APD must satisfy a minimum of one of four criteria in order to be approved. The four criteria include health and safety hazard; deterrent to major community improvement; rehabilitation not economically feasible; detriment to community.

Staff's conclusion was the request met the second and fourth criteria being a deterrent to a major community improvement and a detriment to the community. The property is located at the entrance to the APD and currently lacks a street presence. The applicant is proposing to replace the existing buildings with a larger, more formal building that will be located closer to the street and establish a much-needed streetscape.

Based on the this conclusion, staff recommended approval of the demolition request.

The proposed medical office building is architecturally compatible with several nearby office buildings on North Main Street and Far Hills Avenue. The design features a brick exterior with wood/fypon trim and an asphalt shingle roof. The elevations reflect a base, body, and cap. There

are two main hip roofs. Some refinement of the window and door designs, particularly at the main entrance may be necessary. This particular building will fit in well with the architectural character of the APD's least historic area.

Staff recommended approval of the Special Approval application subject to the following conditions:

1. The demolition of the existing buildings on the property is approved.
2. All parking stalls shall be located outside of the required front yard.
3. The final design of all materials, windows, doors, and entrance features shall be subject to approval by the Planning Department. Specifically, the building base shall be distinguished from the body through three of the following changes: color, material, pattern, profile or texture.
4. The final building colors shall be approved by the Planning Department.
5. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
6. The final lighting plan shall be subject to approval by the Planning Department.
7. The final landscaping plan shall be subject to approval by the Planning Department.
8. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
9. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.

Dr. Kellawan and Mr. Paul Striebel, architect for the project, were in attendance for the review of the application.

Mr. Striebel stated the practice is probably one (1) year away from knowing exactly what the ultimate needs of the building will be, however, they are estimating there will be 8 exam rooms and 8 staff members on the largest shift.

Dr. Kellawan asked what the parking requirement would be should additional exam rooms be incorporated within the building.

Mr. Shrimplin stated that a letter should be provided to the City outlining the number of exam rooms and the number of employees to determine the proper parking requirement at the time the applicant has selected the office floor plan. There are places on the site where additional spaces

could be located as well as the possibility of leasing spaces from adjacent properties with excess parking. Mr. Shrimplin stated with the information provided concerning the potential number of exam rooms, an additional condition should be added stating the applicant shall work with City staff to provide additional parking spaces if needed.

Mr. Clark asked if a sign was submitted as part of this application.

Mr. Shrimplin stated a sign was not submitted as part of this application.

MOTION: Mr. Graham moved to approved Application #BAR-01-18 submitted by Dr. Karl Kellawan for property located at 269 North Main Street to demolish the existing structures and construct a new 5,000 sq. ft. medical office subject to the following conditions:

1. All parking stalls shall be located outside of the required front yard.
2. The final design of all materials, windows, doors, and entrance features shall be subject to approval by the Planning Department. Specifically, the building base shall be distinguished from the body through three of the following changes: color, material, pattern, profile or texture.
3. The final building colors shall be approved by the Planning Department.
4. The final grading and final stormwater drainage plan shall be approved by the City Engineering Department.
5. The final lighting plan shall be subject to approval by the Planning Department.
6. The final landscaping plan shall be subject to approval by the Planning Department.
7. A performance bond or other construction guarantee shall be posted by the developer for all landscape, screening, or bufferyard improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements; Inspections Section of Part Twelve, Title Four of the Code of Ordinances.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
9. The applicant shall work with City staff to provide additional parking spaces if needed.

Mr. Clark seconded the motion. The motion was approved unanimously 4-0.

There being no further business, the meeting was adjourned.

James V. Truffinger
Chairman

