

## Harrison West Society Meeting ~ June 15, 2016

**Meeting** called to order at 7:08PM by Tim Price, President **Quorum** present **Presiding:** Tim Price

**Presentation: 530 W. 2<sup>nd</sup> Ave. (2<sup>nd</sup> and Perry)** – Blue Chip Development, small lot zoned R-2f proposed 2 family dwelling sold as condos. Consistent with other lots in the area. Need for variances: reduce lot width at front from 50' to 30'; reduce lot requirement from 6000 to 2256SF lot area; increase lot coverage to 59% from 50%; reduce setback line from 2<sup>nd</sup> Ave. 12' to 10'; rear yard from 25% to 10%; parking setback from 10' to 5'; reduce parking spaces from 4 spaces to 2 spaces; vision clearance and vision triangle reductions. J. Sukosd, executive committee has reviewed: lot width fine, R-2f reduction (really small lot); lot coverage: small lot covering more than permitted; setback reductions: lines up with other homes on street; rear yard to 10% (NE section of the property) 10x10 space; parking line setback from Perry to garage – lines up with side of house; parking reduction: 2 family property requires 4 putting burden on public streets, curb cuts involved (plan speaks against) curb cuts cost parking spaces being removed from the street extra burden of 3 more spaces; vision triangles. Concern: lot coverage, back yard, parking spaces trying to put too much structure on a small piece of land. Elevation – one garage spot and one parking space. Vision triangle – notorious bad corner. City might put no parking sign up eliminating yet another parking spot. Parks: more dedicated green space, rooftop gardens, other outdoor spaces, reduce driveway. Response: optimal design for the site. Elevation from street to parking pad on Perry? Current lot something of an eyesore. Something to accommodate footprint appreciated. **Motion by J.**

**Sukosd approving/supporting all of the variances. M. Williams. Unanimous opposition to the motion**

**555 Buttles (Geer Gas):** 3.67 acre site. Zoned M (mfg) phase 1 self-storage underway. Phase 2 requires 2 variances: reduce on-site maneuvering; parking setback line to be reduced from 20' to 5' and from 20' to 5'; OK Investments has an easement for a driveway granted they don't own the property but have a legal right to use it for access to ingress and egress. Executive Committee met with group. Disappointed applicant isn't here. Major that HWS hasn't been involved to now and it's in phase 2. Riverfront property same size as Battelle greenspace that will be storage facilities for the next 20 years. There's a historic structure on the site would be demolished (1 of only 3 south of First that remains), Columbus Landmarks consulted. Would like to discuss options for the property with the applicant. Missed opportunity for neighborhood land. Area quickly turning residential. This proposal holds back a lot of the hard work we are doing. Not as simple as a couple of variances. Not what we want to see with this part of the neighborhood. What can we do as individuals? Convo with the folks developing it. BZA application can give opinion on the variances. SN: How much power does our vote have? We are a recommending body. Goes in review materials. It is permitted under the zoning.

**777 Buttles (APCO):** Jack Reynolds. 1960s era distro facility. 2 properties bisected by Collins Ave. 1.67 acres zoned M (mfg). Proposing condo development of 33 units. Tear down existing building. Rezone from M to AR1. 3 story townhome development. Common wall condos (\$400-500k/unit). 4-8 units per pod, amenity area (.3 acre). Curb cut off Buttles and Collins. Green space along bike path. Need 3 variances: pulling buildings forward for presence on streetscape from 25' to 5'; parking area separated by public street to allow as primary use for parking; site triangle reduction at Buttles, Collins and parking lot from 30' to 10'. Meeting parking requirements (2/unit) with additional 16 spaces for visitors. Add plantings along the path (both sides if permitted) to screen the west side storage unit development. Some units face the bike trail. Possible inclusion of a commercial component (principals not excited, will look at impact on development). 3 story brick, cars parked below, walk-up. That section of HW envisioned to have some mixed use. Need to add amenities. No tax abatements.

**Minutes:** May minutes. **MOTION to approve A. Ruenzi Second B. Mangia PASSED** .Correction in 3<sup>rd</sup> line of planning 777 Michigan.

**President's Report:** T. Price. Battelle: list of developers narrowed down to 2 (Wagenbrenner is 1). Promise response by end of the month. Focus on the main campus. Reach out to City for rezoning. Aesthetically pleasing, right mix, work with the developer for a good fit. Cognizant of green space (and daycare) concerns. Willing to set up meeting with neighborhoods and developer once selected. Ruder (HWS 3<sup>rd</sup> and Perry greenspace conversation dates back to 1981). Parking study meeting input from HW (part of permit parking study).

Developer to pay for extra spaces in lieu of variance requests. Currently HWS not part of that plan, only parking permit situation. Residential permit \$100/year (currently \$25, used to be free). We need to take a vote to be in or out. **Motion: T. Price Funding request for HW Jazz Stage \$750 (same as last year, official sponsor) second M. MacDonald PASSED**

**Treasurer's Report:** A. Ruenzi \$4,920.72. Net positive for the year if all bills stay constant.

**Development:** J. Sukosd, 2<sup>nd</sup> & Perry curb cuts and parking loss a big deal. [planning@harrisonwest.org](mailto:planning@harrisonwest.org) for questions

**Parks and Green Space:** B. Mangia. Harrison West Park (4<sup>th</sup> and Oregon) focus this month. Cleanups this month: 6/22 from 6-7:30 Cleanup and Cocktails, Saturday 6/25 from 9-11AM (alternate Harrison Park). Clean up after your dogs and adopt a bed. [parks@harrisonwest.org](mailto:parks@harrisonwest.org)

**Membership:** D. Curry: 94 members. APCO joined for \$100. Always looking for members + help. Parking signs on east side of Michigan up but not being enforced.

**Social:** N. Adelmeyer, [social@harrisonwest.org](mailto:social@harrisonwest.org) National Night out being worked on. Grant from City applied for to fund NNO. Short North Bagel and Deli enlisted and possibly J Pops. Working with CPD to offer info. Will be at Goodale Park in partnership with the Short North Block Watch. People could buy own food from trucks too.

**Short North Foundation:** T. Price, GV Mercantile Pizzuti project.

**Block Watch:** N. Adelmeyer, work with Stephanie on National Night Out

**Police Report:** No report

**Open Forum:** C. Ruder: scanning old newsletters and we have holes if anyone has them please loan to Chris for scanning. S. Miller when will 3<sup>rd</sup> Ave. sidewalk work start? Possibly July. Street will be restricted to 1 lane others heard closed entirely. Artwork voted on last summer going through contract process.

**Meeting adjourned 8:42PM. MacDonald moved, S. Nichols second ADJOURNED**

Nicci Adelmeyer, Sandy Allen, Jurga Bayer, Travis Closson, Ruth Donher, Steven Harbaugh, Mary MacDonald, Bob Mangia, Paul Martin, Mark Mayes, Susanne Miller, Sarah Nichols, Tania & Sam Peterson, Diane Plunkett, Tim Price, Adrienne Ruenzi, Chris Ruder, Ryan Sczulc, Officer Steve Smith, Todd Spencer, Jacob Sukosd, Matthew Williams and Jamie and Jim Zucal