

## Harrison West Society Meeting Minutes ~ November 16, 2016

**Meeting:** called to order at 7:04 PM **Quorum:** present **Presiding:** Tim Price, President  
**Minutes: Motion to approve October minutes by D. Carey, S. Dougherty second. PASSED.**  
**PRESENTATION: 989 Pennsylvania Ave.** Lot has a house build on it but it's a double lot, originally platted as two lots, combined ~100 years ago. Owner (Chris) wants to re-divide lots so that he can build a house on the northern lot. Requires variances because lots are too small and narrow to meet current zoning requirements. New lots will not be the same as the original lots because the current house sits on the old dividing line that splits the two lots. They will need to move the property line so that they can meet fire codes. Owner wants to remind us that they are not here for an architectural review, but they would be happy to come back to the group to have the architecture reviewed before they build. Variances requested: 1) In order to build a house, the city requires lots that are 50' wide. The two original lots were platted to be 30 feet wide. Owner is requesting a variance to allow the south lot to be 33' wide to allow for the original house, and to have the north lot be 27' wide. 2) Coverage for the north lot will be a little more than the city allows. The owner requests a variance to allow for this coverage. 3) Side yards do not meet code requirements because the lots are small. Owner requests a variance for side yards to be smaller than code requires. B. Mangia: Are there any unusual fire code requirements? Owner: Fire code has been changing back and forth but 3' has been ok in the past. J. Sukosd: What are the plans for the existing house? Renovate? Owner: It's a brick house. It's in bad shape, but in my eyes it's beautiful. I may be moving in there first, and then building my dream house next door, but it's all up in the air. C. Ruder: There is a stepping-stone in front of this house. It says C.P. Williams. I looked it up. He built this house. 30 years later he appears on the south lot as a building supervisor. The existing building is a rather nice red brick building. I don't think I've ever seen anyone using the north part of the lot. Owner acknowledged that he had looked into this. J. Sukosd: You say you haven't got a plan but what kind of ideas do you have for the new house? Owner: Personally, I like traditional architecture, so I am thinking a brick structure. I would like to have architecture that matches the historic character of the neighborhood. Expect a traditional house, with a two-car garage. **MOTION: J. Sukosd: to approve the variances as requested. Second: T. Price. MOTION PASSED: 14-0.**

**Police Report:** Officer Smith: 2 burglaries this month (1 break in – person has been arrested, 1 bike taken from a garage. J. Sukosd: Do you know what happened on 3<sup>rd</sup> on trick or treat night? Officer Smith: The area was likely blocked off because the police thought the perpetrators might violently resist arrest. M. Williams: I've seen the person who has been breaking into garages, so I think he is back. He is going up and down on his bicycle. Officer Smith: Ok I'll check on that. **PRESENTATION: Superior Beverage redevelopment:** Up for a vote tonight. Proposing 248 unit project with 373 parking spaces for 1.5 parking spaces (compliant) self-contained on the site. A little over 60% one bedroom and remaining 2 BR. Corridors, elevators, clubhouse, pool, fitness center. Requesting variances to lot to be rezoned from M to AR2. Currently does not require any rezoning or variances because it's zoned M. City requires a 25' set back variance if rezoned to AR2. With the current plan, a few areas would have pavement or parking that is closer than 25'. Primary objectives of the developer are to connect with Perry St. and to make the bike path continue to the south. Right now the property has one huge building and lots of pavement. Owner intends to build multiple buildings and add green space. They will do not intent to build on the stream corridor protection area (current building extends into the stream corridor protections area). There is pipeline on the south side of the lot (where the parking lot is).

Parking is here because they can't build over the pipeline. Project will be 4 stories tall (same scale as the Harrison park project apartments). Addressed questions from last months meeting: 1) how much will this project disturb the street? There are two water pressure lines. If there is not enough pressure at the water line near us, we will have to go to the other side. If that happens, Ingleside will only be torn up for a few days. 2) There were concerns about the park area/bike trail. We talked to Kathy Spats and the initial response has been favorable. In the initial plans the trail was 8' away from the building. We have moved the building closer to Perry Street, so now we have over 20' in the tightest area. Other areas are 28', 32' etc. What we really like about this is that we have significantly more space from the trail to the bank (52', 22' at the closest part), so we have more space here than really anywhere else on the trail in this area at the moment. For the vast majority of our site there will be over 100' from the trail to any building (exception is where the far end of the west building sits). J. Sukosd: If you are asking for a variance for setbacks anyway, why pull the building back? Why are the buildings set back from the north and south sides of the lot? Owner: If we did that we would have more units and could not have self-contained parking. Part of the separation here was to respect the feel of the area, because there is a building that is very close to the road to the north we are balancing that closeness by giving more space on the other side. J. Sukosd: City comments on this project include "planning division does not support the density that you are proposing. They favor mixed density residential. They also want a larger set back near the river. Owner: We didn't receive those comments until a few days ago. We haven't had the opportunity to talk to them yet. They are not aware of the storm drain. They don't know what we have had to do for the stream protection zone. Ultimately we are comfortable that they will understand the constraints. B. Mangia: What about the extension of Buttles? Owner: The area that would be Buttles only partially belongs to us so we don't have the ability to open up Buttles. J. Sukosd: Could you build mixed use on this lot? Owner: Not really, it needs a certain level of density to make it economically viable. It's only 4 acres after all the constraints, so the density wouldn't work. B. Mangia: Can we talk about the riverbank? Will there be any attempt to do honey suckle abatement? Owner: The city has been doing this around the river, but they can't do it on private property. We have no issues against that. We will look into it. B. Mangia: Will that trail land remain private? Owner: We will talk to the city about that but we want to retain control over that area. B. Mangia: The city says you don't have "sufficient touch points". What does this mean? J. Sukosd: The bike path dead ends on the property so that might be one of the issues. Owner: Right now the property juts out, but we would like to see if we could adjust that. B. Mangia: I think we should not vote for this until the owners have talked to the city because there are a lot of things that are not decided yet. Why didn't you consider using a focus group for this project? Do you think you can actually fill these? Owner: We did Trotter's gate and those filled very quickly so we think there will definitely be sufficient demand. We didn't do focus groups because we didn't think anyone did that. Maybe in the future. T. Price: I don't think we have ever done focus groups, but it's a good idea. B. Mangia: Have you considered trimming the building to the west to make room for the bike trail? Owner: We will commit today that these distances near the bike trial will never be less than what we show you hear. We need to visit with the city, if we can figure out a way to move things west then we will, but there are some topo issues that we have to work with. We will give you updates, as we know them. We can't wait for a vote because we need to close on the land. B. Mangia: Have you reached out to Friends of the Lower Olentangy? They have had issues with trees being removed in the past. Owner: No we haven't, but we will. B. Mangia: You should talk to Laura Fey. D. Curry: So what is your timeline? Owner: Close in February. Superior will stay

until April. We will get permits as quickly as possible, and break ground as soon as they leave. It will take ~12-18 months, and both buildings will be built at the same time. **MOTION: J.**

**Sukosd: to approve the variance as requested.** B. Mangia: Can we make an amendment? M. Williams: Can we approve assuming a reconciliation of the concerns voiced by the city? **J.**

**Sukosd: amended motion: Motion to approve the variances as requested contingent on the developers reconciling the city's bike path concerns and variance concerns. Second D. Curry. MOTION PASSED: 12-2.**

**President's Report:** T. Price: Short north parking study: We are not part of this, but VV and IV will now be able to pay to get parking allowances for buildings that do not provide enough parking. Battelle: They will be signing a contract with the new owners in the next few days. We don't know who the new owners will be yet. They think the project will start next fall at the earliest.

**Treasurer's Report:** T. Price. The insurance bill has been paid.

**Development:** J. Sukosd. There is a proposal for the second part of the Superior Beverage Lot. This will be discussed at the next meeting. The HW plan calls for the reopening of Buttles. An apartment building currently stands in the way. HWS would like to ask the city to try to open Buttles back up. With the development that we have seen, we need another outlet for Harrison west. **MOTION: J. Sukosd: to write a letter asking the city to help us open Buttles. D.**

**Carey seconded. PASSED 14-0.**

**Membership:** D. Curry. Please remember to pay your dues. If you pay your dues now it will cover the rest of Nov and Dec and all of 2017.

**Social:** S. Dougherty. The holiday party will be on Dec. 21 at 7PM in Zeno's basement. If you can donate or have a business that would like to donate, please contact Stephanie at [social@harrisonwest.org](mailto:social@harrisonwest.org). We need food and raffle items. **MOTION: D. Carey: to designate \$200 of HWS funds towards the holiday party. Second M. Williams. PASSED 14-0.**

**Short North Foundation:** D. Carey. A streetcar project covering Lane Ave. to German village, with a secondary line on State Street has been proposed. Cars would be able to drive over the tracks.

**Open Forum:** Any update on Rainbow cleaners? No.

**Meeting adjourned: 8:45 PM. Motion by T. Price. Second by L. Oldershaw. ADJOURNED Attendance:**