



# Harrison West Society

National Register of Historic Places  
P.O. Box 163442 • Columbus, Ohio 43216  
[www.HarrisonWest.org](http://www.HarrisonWest.org)

January 17, 2018

**Meeting** called to order at 7:00 PM at Harrison Park Community Center **Quorum** present

**Presiding:** Tim Price, President

**Minutes:** Motion to approve November minutes by B. Johnson Second by D. Carey minutes PASSED.

**Presentation:** Robert Ellis. 983 Michigan carriage house, bought property 2BR, 1 bath home, submitted council variance, 7 requests, 3 parking spots. 702 SF, 2 BR carriage house, exterior entrance, 3 parking spots. D. Carey, Executive Committee feedback: don't want carriage house to overshadow the main house. 26'x 27'. Variance: 1. No frontage on a public street, 2. Residential district additional living space, 3. Minimum required parking is 4, has 3, (4.) Minimum side yard required is 6'. Requested 3' (total) with 1' and 2' setback on each side. 5. Rear yard 16.25% (compliant), 6. Parking space 8' instead of 9' (7) Lot coverage 43.6% vs. 50% required. Statement of hardship, original structure reduced in length and height. 9' ceiling in 2<sup>nd</sup> floor, 8' in garage. Front house 23.8". Garage not taller than the front structure. Size of proposed structure in line with the plan. Rob says he intends to live in the carriage house. How much does it impose on the surrounding properties? Not too many carriage house proposals. Planning department less concerned with reduced height. 1-2 family lot. Garage – 3 spaces, all open, no wall separating spaces. Property purchased 10/27/17 as is. Neighbors overshadowed by carriage house concerned. New regulations by Airbnb. Resale value and profitability not consideration for approval of variances. What do you plan to do with it? Airbnb it or whatever makes more \$\$\$\$. Garage height is 21.8'. Request to make roof consistent with Harrison West Plan to make it pitched instead of flat. Not a fan of the staircase outside. Pennsylvania lot with carriage house is deeper lot so not same in comparison. Carriage houses approved on a case by case basis. Has front property renovation started? Yes. Suggestion to enclose the outside staircase. Does exterior match the front structure? Says yes. Current house is siding. Is intent for front house to be rented as single family? Yes. How do the variances improve the neighborhood? Proposal for maximizing the value of the property, not to improve the neighborhood. No net benefit to HW. Plans to replace chain link fences with privacy fences. If you just want to rent the front house, why not just renovate it and rent it? Have to live in the house to have the mortgage with his financing. Why not just live in the front house? Don't intend to purchase a primary resident. Owning a home not a wise decision.

**President's Report:** T. Price. [president@harrisonwest.org](mailto:president@harrisonwest.org) Met with new Director of Parking for City. Going to restart the parking study group.

**Treasurer's Report:** No report. \$5235.66 in the bank.

**Development:** D. Carey. [development@harrisonwest.org](mailto:development@harrisonwest.org) Mulberry Development north of Trotter's Gate. Apartment building being put into manufacturing zone which got in under the loophole for extended stay hotels. We've repeatedly asked for retail. Ideally like to reconnect Buttles and have more retail and commercial. Claim they tried to get a retailer. Now plan to replace with 6 residential units. HWS not bound by precedent, but we have more pull with the BZA if we are consistent. We make recommendations to City Council and the BZA but it's not binding. If there is any neighborhood opposition we can go before Council or the BZA.

**PRESIDENT**

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**Parks:** B. Mangia. Need people to join the parks committee to weed the beds in various parks. Email [parks@harrisonwest.org](mailto:parks@harrisonwest.org) and clean up after your dogs!

**Membership:** D. Curry ended 2017 with 102 members. Up to 16 now. You must be a current member to vote. Must join 45 days before the meeting/vote. If you are a past member you just need to renew.

**Communications:** L. Oldershaw, eastbound lane of W. 3<sup>rd</sup> will be closed on 1/22/18 for a year. Caffe Apropos last day is 1/19/18.

**Short North Foundation:** D. Carey. Short North Civic Association and Italian Village Society will likely merge in the near future. Have asked HWS to merge as well and have been informed that we're not interested. SNCA annual party tomorrow upstairs at the Eagle.

**Block Watch:** L. Oldershaw. Mostly hit and runs on cars (hopefully accidental). Please send video footage if you have any. Don't leave your animals outside. Look out for package theft. If you have any issues or questions please contact me at [blockwatch@harrisonwest.org](mailto:blockwatch@harrisonwest.org) or on the Short North Block Watch page.

**Social:** We need a social chair. Please contact us if you are interested.

**Officer Smith:** No report.

#### **Open Forum**

Did anyone propose that he create a duplex? He said his architects didn't support. Caffe Apropos closing Friday. Believe the Jimmy V's/Arch City Tavern folks moving some sort of restaurant in. They have torn down the dry cleaner and they bought the adjacent house formerly owned by the Doughertys.

**Meeting adjourned 8:10 PM. Motion to adjourn B. Mangia second C. Holland by ADJOURNED**

**Attendance:** Sandy Allen, Sean Bletzacker, David Carey, Brianna Cassanova, John & Nancy Coyne, Dean Curry, Alex & Anne Dupree, Taylor Edwards, Joe George, Caitlin Holland, Brian Johnson, Jean Kennedy, Barbara Lehman, Mary MacDonald, Bob Mangia, Suzanne Miller, Zach Nelson, Leigh Oldershaw, Tania Peterson, Diane Plunkett, Tim Price, Chris Ruder