



National Register of Historic Places
P.O. Box 163442 • Columbus, Ohio 43216
www.HarrisonWest.org

February 21, 2018

Meeting called to order at 7:03 PM at Harrison Park Community Center **Quorum** present

Presiding: Tim Price, President

Minutes: Motion to approve January minutes by D. Carey Second by J. Hinderliter minutes PASSED.

Presentation: Mulberry Development on Extended Stay hotel on Michigan. Zoned M (mfrg), 5 story building approved with 1600SF retail + 26 extended stay hotel. Request retail be converted to 3 additional units and add 3 more units. Variances: (1) reduce parking spaces required from 5 to 3 and from 45 to 42 for total project; (2) parking setback line from 10' to 3.5' for one more parking space; (3) Parking space reduce width of one space from 9' to 8' and label "Small Car Space"; (4) Reduced setback along MI from 25' to 23.5' along Michigan and from 25' to 9' on Buttes and W. Thurber Ave.; (5) Expansion of a non-conforming use to increase the # of units from 26 to 32 (extended stay hotel loophole no longer exists).

Retail requires higher parking requirement than residential. B. Mangia, sold to us with the retail component, more the retail to MI Ave., didn't want to do that to preserve existing parking and save \$, instead they kept the same footprint. Disappointed that client is pulling out retail. Makes neighborhood more vibrant, amenity to residents. Additional units upstairs were supposed to be amenities for the units. Retail couldn't take possession for extended period of time. Tenants usually in place before building leased. Not waiting for these units or this decision. Who is marketing Lane Ave.? Casto on Michigan.

Presentation: Robert Ellis, Single family home on front of 983 Michigan. Variance requests: (1) fronting on a public street (for carriage house), (2) Residential district use permits two units on a single lot, (3) minimum # parking spaces reduced from 4 to 3, (4) reduction of side yard from 6' to 3', (5) reduction to 1' on one side and 2' on the other, (6) rear yard reduction from 25% to 16.2%, (7) lot width requirement from 50' to 30', (8) Lot requirement of 6,000SF reduction to 3,000SF; (9) Parking space reduction from 9' to 8', (9) lot coverage variance from 50% to 43.6%, (10) private garage size 702SF. Current zoning doesn't permit carriage house to be built. If this was a true formality we wouldn't need to go through this process. Why a change from the norm. Sells investment real estate looking for duplexes, original property fell through. This one came up, want to give it an additional unit to offset costs. Is renovating the front home. Wants to rent out the property and offset the mortgage by renting the other. Renovations on the front: lighting, electric, interior. Why can't you build a smaller carriage house. Out of proportion to the existing house. 6' larger than normal garage. Why purchase a house that doesn't fit your requirements? Policies call for us to consider the interest of the neighborhood. Rob talks about self-interested protection of investment. Pennsylvania house in scale with the main house. Put the house up for sale with the renovations. Unnecessary hardship is not a self-created hardship. Ruder: hardship for this property would be the lot width of 30'. City staff fault that no one looks at hardship statement, merely a formality. J. George: wouldn't call 30' a hardship, had 3 houses built around him without variances. R. Ellis: bought property with intent to build carriage house, went through proper channels, built something that would be fine as garage. Plans to live in one and rent the other. M. Wolf: we want to maintain the vision of the neighborhood. RE seems to have a short-term vision that is self-serving.

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City Council Variance. **Motion by D. Carey to approve the 11 variances as requested. Second S. Miller MOTION FAILS UNANIMOUSLY by 22 votes. David will advise the City accordingly.**

President's Report: T. Price. president@harrisonwest.org Training session at Cols Public Health for litter trainings assessment (Matt Wolf and Wayne Lloyd) – identify problem areas and organize a cleanup. FLOW grand litter pickup on Saturday, 3/10/18 from 3rd to OSU (1-3PM), meet at Battelle south of 5th. SNCA speaker next month proposing merging HWS. Communication sent to board members with persuasion of why we should join.

Treasurer's Report: we need a Treasurer, \$5,200 in the bank

Development: D. Carey. development@harrisonwest.org David writing a letter to the City regarding a vote. And notify regarding any council vote.

Parks: B. Mangia. Need people to join the parks committee to weed the beds in various parks (Harrison, Side by Side, HW Park) Email parks@harrisonwest.org and clean up after your dogs! FLOW asking for RSVPs so they know how many tools. Jazz Series 4 Sundays after Labor Day (Columbus Jazz Arts Group needs volunteers). Battelle Park Committee, Suzanne Miller, David Carey, Matthew Wolf, Brenn & Josh Hinderliter, Mary Mac

Membership: D. Curry at end of 2017 we had 102, this month 44 members. Need your dues. Paypal or checks accepted!

Communications: B. Hinderliter, Arnold 5K comes through area on 3/4/18 (E side of Neil Ave around Goodale Park) runs 9-11AM. Map will be posted. 3rd Avenue closed for a year heading East from Giant Eagle to Olentangy. communications@harrisonwest.org

Short North Foundation: D. Carey, Italian Village suffering from shortage of volunteers, not enough people to hold elections, approached Short North Civic Association (formerly Victorian Village Society), Friends of Goodale Park, SNCA to combat declining volunteerism and gain political sway with the City wants to represent the whole area. HWS doesn't have a crisis of attendance, we serve a different function than the other 2 who also have architectural commissions. Interests not always aligned and the problems not the same as those closer to the High St. corridor. Meetings would be moved and no longer in HW. Would likely have a crisis in volunteers if we merged with SNCA. C. Ruder, bylaws: SNCA doesn't have members, self-creating board of directors, members have no say of governing. Concern for lack of transparency. SNF would continue to exist to funnel funds for all member organizations and access to the resource.

Block Watch: L. Oldershaw. Limited crime. Tire theft seems to be prevalent. Report suspicious activity. Indecent exposure by individual asking for directions from a car. If you have any issues or questions please contact me at blockwatch@harrisonwest.org or on the Short North Block Watch Facebook page. Use your doorbell cameras for good.

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

Officer Smith: training this evening

Open Forum: IBS Earth Day Recycling in April. Art for park (Matthew Williams) missed deadline for \$ and contract had to be rewritten. Matthew intends to follow through completion. Bunn Minnick terminated the business, moved out 12/31/18, building sold, will be turned into offices.

Meeting adjourned 8:23 PM. Motion to adjourn B. Mangia second by B. Johnson ADJOURNED

Attendance: Sean Bletzacker, Lindsey Boyd, Dan Carducci, David Carey, Dean Curry, Ruth Dohner, Rob Ellis, Joe George, Caitlin Holland, Steve Hornyak, Brian Johnson, Josh & Brenn Hinderliter, Brian Johnson, Jean Kennedy, Barbara Lehman, Mary MacDonald, Bob Mangia, Harvey & Suzanne Miller, Dan Moorhead, Zach Nelson, Leigh Oldershaw, Sam & Tania Peterson, Diane Plunkett, Tim Price, Chris Ruder, Virginia Ruef, Adam & Jennifer Wilkins, Matthew Wolf, Cassie Young