



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

Harrison West Society Meeting ~ February 17, 2021

Meeting called to order at 7:01 PM on Zoom **Quorum** Present

Presiding: Tim Price, President

Minutes: Motion to approve January minutes by D. Carey, second by Z. Nelson PASSED.

President's Report: T. Price., Exec meeting 3/3/21 on Zoom

Treasurer's Report: Z. Nelson: \$10,422.82 in bank treasurer@harrisonwest.org

Harrison West Arts: A. Keener, things going well. Leigh is keeping us organized. ColumbusUnderground.com wants to do a story. Social strategy being developed, increasing followers: find us on Instagram and FB and www.harrisonwestarts.org. Waiting for 501(c)3 status. Have a bank account set up.

Development: D. Carey: Laura Comek, **901 Ingleside**, City Pets, veterinarian, gym, office space/animal training/additional gym, currently 17 parking spaces available. Property line. Old building had a warehouse use. Ingleside and Quality Pl. are both considered alleys. Property line at zero setback. Drive aisle between building and riverhouse property along old RR line. Uses are permitted. Variances for parking and "legitimize" the existing building. 3 grass islands with trees. Code compliant parking at an angle to maximize the spacing and include handicapped parking. Variance list: parking reduction from 48 to 23; reduce maneuverability from 13' to 3'; reduce drive aisle from 13' to 3'; no screening exists, stays same; building at existing setbacks from 25' to 0'. City Pets – 2 doctors, 5 employees, possibly 4 customers, still leaves 12 spaces. Believe parking will be staggered among uses of vet, office and gym and will have adequate spaces for intended use. Green space owned by CSX RR, not sure who takes care of it. Exec Committee determined this to be a simple project so we can vote today. **Motion by D. Carey: to approve the variances submitted, second by M. Metz PASSED unanimously.**

Dave Perry, **1275 Michigan**, complex proposal, Kevin Lykens developer, Karrick Sherrill is architect, parking lot between Vermont and W. 5th Ave. and fronts on Michigan. Currently zoned for a parking lot. Proposal to divide site into 3 parcels: A south side of building for single family, B for single family dwelling and detached garage, C lot split for a carriage house dwelling. Variances; reduce lot widths from 50' to 32, 28 and 32' respectively; area variances to r2f from 6,000 SF to 2048, 2800 and 1152 respectively; permit fronting of carriage house on alley; reduce minimum side yards from 5.66' to 3' for A & B; rear yard reductions; B increase height from 15' to 20'; increase lot coverage from 50% to 60%, 58% and 55% respectively. Architecture: vinyl casement windows, standard for 2.5 story buildings, dormers. Exterior spaces on A and B parcels. Reduced carriage house to 1.5 story building. Eliminated other carriage house on area B. D. Carey: Concerns primarily pertain to the lot split and the precedent it might be setting for the neighborhood. Why not more traditional duplex or something that does not require a lot

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split. Kevin: goal to bring single family homes to the market for sale vs. for rent. Sell areas A & B but retain C. Could be done as condos. Kevin wanted to build single family and sell vs. creating a condo development. Size and value of proposed single family beyond rent for the area. Appreciate minimizing done to the project, still concerned about the precedent of splitting the lot and changing the historic character of the neighborhood. Metz: sets precedent and sets risk of older larger home be demolished and load site with new builds by splitting the lot. How is area C marketable on the alley? Provide parking for a neighboring property that does not have parking. How does area C provide parking? It has 2 parking space for a 1BR and has a parking spot for the property across the alley. Can area C not be used for parking without dividing up the lot. Would make sale of lo A more challenging with deed restrictions. If you buy area A and have multivehicle garage, another property owner can use part of your garage. Area A has its own garage. How do they get mail if they don't have a street address? They don't know for sure. What makes this property different that we should grant a lot split which sets a precedent? Lykens: approaching it to benefit the neighborhood by providing parking for a non-conforming adjacent property. What happens to the deli? It's a single unit residential. Part of the front parcel. Duplex & deli are one parcel (409 W 5th). Can come to the Exec meeting on 3/3/21 if you have revisions. Vote 3/17

Parks: B. Mangia. Need people to adopt beds. Petersons taking sign and gazebo beds. Shovel your sidewalks. Please clean up after your dog and yourself there are trash cans in every park. Need folks to adopt beds and volunteer for clean ups. (parks@harrisonwest.org). M. Metz, Perry St. Park, presentation by Thrive/POD last month. Took committee's suggestions: engage river, entry feature, freeform park space near 3rd, intersection of bike path function, continuity within park from 3rd to 5th with furnishings.

Membership: A. Keener. Need to figure out who is active, who is paid, who's active but delinquent, etc. Target number 100. Make it representative of neighborhood, include more renters. Cross-promote with Harrison West Arts. Potentially partner with local realtors, send out postcards, etc. membership@harrisonwest.org

Communications: B. Waldmann-Hinderliter, NW corridor survey about solving urban issues, transportation, bike lanes, density etc. <https://linkuscolumbus.com/nw-open-house/> 72 hour towing for reported stationary cars being reinforced. Follow us on social media, especially Facebook. Use tag #HWlife for reshares.

communication@harrisonwest.org

Social: open, social@harrisonwest.org

Short North Foundation: J. Hinderliter. Comfest and Pride unlikely to happen at usually scheduled time. FOGP would like to have a return to normalcy event sometime. Lots of development in IV. Facelift on Monarch space.

Block Watch: L. Oldershaw: looking for furniture stolen from garage, 1 theft from known suspect, 1 burglary, vehicle theft by known suspect. Issues or questions please contact blockwatch@harrisonwest.org or go to Harrison West Block Watch on Facebook.

Meeting adjourned PM. T. Price motion to adjourn second by J. Hinderliter ADJOURNED.

Present: Dr. Dan Bishop, Gillian Bringardner, David Carey, Laura Comek, Josh Hinderliter, Annie Keener, Kevin Lykens, Mary MacDonald, Bob Mangia, Michael Metz, Zack Nelson, Leigh Oldershaw, Dave Perry, Tania & Sam Peterson, Tim Price, Chris Ruder, Karrick Sherrill, Brenn Waldman-Hinderliter