



MONTHLY MEETING MINUTES

MERION VILLAGE ASSOCIATION

November 4, 2020 | 7:00 PM | Virtual Zoom Meeting

BOARD MEMBERS PRESENT

- ✓ PRESIDENT | Jess Norman
- ✓ TREASURER | Eric Stegemoeller

BOARD MEMBERS ABSENT

- ✓ VICE PRESIDENT | Vacant
- ✓ SECRETARY | Vacant
- ✓ MEMBER-AT-LARGE | Lauren Larrick

MVA TREASURER'S REPORT

We have reached out to the two winners of the 2020 South Side Scholarship and expect to be dispersing those funds in the next week or so. The steady flow of residential membership applications through the last several months continues and we have seen income from the special items in the MVA Shop as part of Summer Fundays. A complete copy of the Treasurer's Report is attached to these minutes.

242 THURMAN AVE. VARIANCE REQUESTS

Dave Perry, a consultant, and Karrick Sherrill, the architect for the applicant, joined the meeting to present the request.

SUMMARY / BREAKDOWN OF REQUEST(S): Variances as follow (language subject to change with review) to allow for a lot split and construction of a new dwelling on the second lot.

- Section 3312.25 – Maneuvering – to reduce the maneuvering area for 90-degree parking spaces from 20 feet to 12 feet for garage parking spaces at 242 Thurman, and from 20 feet to 14 feet for garage parking spaces at the proposed rear parcel. The 12 feet and 14 feet combined to provide 26 feet for maneuvering between the two proposed garages.
 - **VOTING RESULTS:** APPROVE: 4 | OPPOSE: 8 | ABSTAIN: 3
- Section 3332.05 (4) – Lot Width Requirements – to reduce the required lot width for both parcels from 50 feet to maintain the existing 36 feet.
 - **VOTING RESULTS:** APPROVE: 4 | OPPOSE: 8 | ABSTAIN: 3
- Section 3332.14 – R2-F Area District Requirements – to reduce lot area from 6,000 SF to 3,600 SF for one lot and 2,520 SF for the second lot, thereby permitting a lot split on the current parcel and construction of a new, detached, single-family dwelling on the proposed rear parcel.
 - **VOTING RESULTS:** APPROVE: 3 | OPPOSE: 9 | ABSTAIN: 3
- Section 3332.19 – Fronting – to permit the proposed rear parcel to have frontage not on a public street, but on E Redbud Alley.
 - **VOTING RESULTS:** APPROVE: 4 | OPPOSE: 8 | ABSTAIN: 3
- Section 3332.26 (C) – Minimum Side Yard Permitted – to reduce the minimum side yard for 242 Thurman Avenue from 3 feet to maintain the existing 1-foot side yard.
 - **VOTING RESULTS:** APPROVE: 4 | OPPOSE: 8 | ABSTAIN: 3
- Section 3332.27 – Rear Yard – to reduce the rear yard for the existing dwelling from 25% to 6%, and from 25% to 18% for the proposed rear parcel.
 - **VOTING RESULTS:** APPROVE: 2 | OPPOSE: 9 | ABSTAIN: 4

APPLICANT PRESENTATION

The lot is currently developed with a single-family home. The applicant would like to split the lot and construct a new home on the split portion. The new home would face Redbud Alley and would include an attached garage and driveway with access to the new garage that will be added to the back of the existing home. The buildings have been designed to be complementary to the surrounding neighborhood style. The Architect noted that the first floor on the new unit includes a flex-space that in reaction to more people working from home.

QUESTIONS + COMMENTS

1. A resident who lives next to the property in question stated that the existing house is currently used as an Air B&B and sees constant in and out traffic, including some problematic guests. She asked Dave if the intention for the



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existing home and the new home is to continue using one or both for Air B&B or if they will be used in another manner.

➤ *Dave responded that the client has indicated his intention to sell the new unit after it is constructed. The code does not regulate if the homes can or cannot be used for rental or not, but the plan is to sell the house for owner occupancy.*

The resident went on to say that she does not want a new neighbor next-door, she has an existing house next door and that is enough. She does not need another house with more cars coming and going, more trash in the alley, etc. She does not agree that there is enough space to accommodate cars and their maneuvering.

➤ *Dave responded that the parking/garages and maneuvering areas being proposed meet all City code requirements.*

2. A member asked Dave to restate the address and the intended use for both structures.

➤ *Dave responded that the new home is intended to be sold and the owner plans to remain the owner of the existing house.*

3. A member stated that if the existing structure is being used as an Air B&B and the applicant wants to reduce parking for both structures, she would be concerned about the limited parking in the area due to the number of businesses in the area. She requested confirmation as to whether the existing structure is being used as a B&B.

➤ *Dave is not aware if the existing structure is being used as a B&B but did state that the address of this property is his client/the owner's permanent address of record. He also stated that code-compliant parking (2 spaces per address) is being provided for both the existing structure and the proposed structure and they are not requesting a variance to reduce the required parking.*

4. The member asked if the owner would be averse to personally verify if he lives in the existing structure and if he is using it as an Air B&B because there have been several concerns in the neighborhood related to existing Air B&B locations.

➤ *Dave responded that the owner is not on the call tonight but that he would follow-up with him on this question.*

5. The resident living next door to the property stated that no owner is living in the house and that she has spoken with people who rent out the home. She stated that the representative(s) need to have the facts as members present at the meeting will be casting votes on the requests.

➤ *Dave responded that he discussed a potential sale price for the proposed property earlier today, furthering his understanding that the intention is to sell this home once constructed.*

6. Lauren, the MVA Zoning Chair, shared that the City Planning Department has already provided comments on this application and that they are generally supportive of the lot split but did have concerns about the overall lot coverage. She asked if Dave would like to speak to those comments.

➤ *Dave responded that the plan being shared at the meeting has been approved by the City Planning Department as of this morning. There were some reductions in the pavement from the original submission and paved tracks for the car tires were included at the request of the planning dept.*

282 E. DESHLER AVE. VARIANCE REQUESTS

Justin McDonald and Macy Drinkhouse, the owners, along with Charles Paros, the architect, joined the meeting to present the request.

SUMMARY / BREAKDOWN OF REQUEST(S): Variances as follows to allow for the construction of a detached 3-car garage with a dwelling unit above, in place of an existing garage.

▪ Section 3332.037 – R2F residential district use permitted: one single-family dwelling; allow a second dwelling in the form of a carriage house.

➤ **VOTING RESULTS:** APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1

▪ Section 3332.05 (A) (4) – Lot Width: Request variance to allow for the existing lot width of 40.18' instead of 50'.

➤ **VOTING RESULTS:** APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1

▪ Section 3332.14 – Lot Size: Request variance to reduce the lot size requirement from 6000 square feet per single-unit dwelling to 4,843.3 square feet for two single-unit dwellings.

➤ **VOTING RESULTS:** APPROVE: APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1



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- Section 3332.19 - Request variance to allow the proposed carriage house to front Biehl Alley, a public alley, rather than a public street.
 - **VOTING RESULTS:** APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1
- Section 3332.25 – Maximum Side Yard: Request variance to eliminate the requirement, with respect to the Carriage house, for a maximum side area requirement of 12.89% or 5.18’.
 - **VOTING RESULTS:** APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1
- Section 3332.26 – Minimum Side Yard: Request variance, with respect to the existing primary dwelling, to allow for a minimum side yard of no less than 4’ along the west property line. Request a variance, with respect to the proposed carriage house, to allow for a minimum side yard of no less a 2.18’ setback at the east of property line and a 3.0’ setback from the west property line.
 - **VOTING RESULTS:** APPROVE: APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1
- Section 3332.27 – Rear yard: Request a variance, with respect to the proposed carriage house, to allow no rear yard. The proposed rear yard for the existing house will equal 43%, however, the applicant proposes no rear yard for the carriage house.
 - **VOTING RESULTS:** APPROVE: APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1
- Section 3312.49 (C) Table 1. – Parking requirements for residential uses: The existing home has 3 off-street parking spaces. The proposed carriage house will provide 3 off-street parking spaces. Request variance to reduce the requirement for 4 total spaces to 3 total spaces.
 - **VOTING RESULTS:** APPROVE: APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 1

APPLICANT PRESENTATION

The owners would like to convert their existing two-car garage to a 3-car garage with a carriage house on top. The intention of this carriage house is to provide residential space for their parents who live out of state. Justin and Macy moved to the neighborhood from Philadelphia last November. They are welcoming a baby in March and his parents currently live out of state. To bring his parents closer for around half of the year, they are hoping to complete this project. The design ad materials they want to use are intended to be consistent with surrounding homes. Justin’s parents joined the meeting as well and stated that they are excited about their first grandchild and are looking forward to being close to Justin and Macy. While the current plan is that they would live in the new space for around half of the year, as they grow older, they would likely convert to full-time residency in the area. This space would not be used for any other purpose except their residence. The carriage house would front Biehl Alley. The City Planning Department supports the proposal as it is presented. Many of the variances requested are related to the existing conditions of the current home.

QUESTIONS + COMMENTS

1. A member commended Justin and Macy for thinking ahead and planning for their future family needs.
2. A member asked if there are any neighbors of the property attending tonight’s meeting and how they feel about this proposal?
 - *A resident to the West of this property was present and shared that Justin and Macy have been communicating with her and sharing their plans. She has no concerns about the proposal and is fully supportive.*
3. A member thanked the neighbor for her input and asked Charles to share a photo of the existing garage on the screen. Is it made on cinderblock and is the plan to tear it down and construct a new build?
 - *Charles responded that the plan is to remove the existing gables and build a stick-frame, 1-bedroom, gabled apartment on top and then skin the existing cinderblock with a masonry terracotta that would match the historic brick on the primary house.*

2020 MVA BOARD ELECTIONS

Three positions are open for the 2020 election and each received 1 nomination to fill the position:

- President: January 2021 – December 2022
 - **VOTING RESULTS:** APPROVE: 15 | OPPOSE: 0 | ABSTAIN: 0



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- Vice President: January 2021 – December 2022
 - **VOTING RESULTS:** APPROVE: 15 | OPPOSE: 0 | ABSTAIN: 0
- Member-At-Large: January 2021 – December 2021
 - **VOTING RESULTS:** APPROVE: 15 | OPPOSE: 0 | ABSTAIN: 0

MVA DECEMBER MEETING

The MVA typically does not hold a meeting in December and instead, holds a community potluck. No potluck will be held this year as the pandemic continues, but we will hold a special monthly meeting on Wednesday, December 2nd at 7 PM to address a recently submitted application for zoning variances. The proposed development is at 359 E. Markison where there is an existing church that is not in use and would be demolished. The application will be circulated to all current members in the coming weeks.

MERION VILLAGE COMMUNITY COOKBOOK

While we are not able to hold the potluck this year, the board wanted to find a way to engage and connect the community at a distance. We will be collecting recipes for the next month and will publish a free, digital community cookbook through our website. All are welcome and encouraged to share as many recipes as you would like! We hope to publish the cookbook before the end of the year.

2020 MVA AUDIT COMMITTEE

We will need at least 1 member to volunteer at the beginning of next year to serve as the annual audit committee for the MVA. The member(s) will review all financial records and supporting documentation for the year to verify that there are no errors or missing information.

2020 MVA BYLAWS REVIEW COMMITTEE

If you have been attending our monthly meetings for the last several months you've no doubt heard us mention the bylaws review committee that should take place this year. For this committee to form and proceed with the review process, current MVA members would need to volunteer to take on the process. To date, we have not had any volunteers for the process. Additionally, a complete review, resulting in several changes, was conducted in 2017. Further, any member of the association may propose changes to the bylaws at any monthly meeting and the bi-annual review process is not required for these proposals. As such, a motion was called to waive the 2020 review process. The motion was seconded, and the vote results were as follow:

- **VOTING RESULTS:** APPROVE: 14 | OPPOSE: 0 | ABSTAIN: 0

SOUTH SIDE AREA COMMISSION UPDATES

Erin Synk, At-Large Tenant Commissioner provided the following updates:

- The Area Commission will have 2 meetings in November including a special meeting on Tuesday, November 17th to discuss the proposed project at the current Giant Eagle site in Schumacher Place and their regular meeting the following week on November 24th.
- There was a special zoning committee workgroup meeting last weekend on October 31st where Pizzuti presented several revisions to the proposal. These included a reduction of 51 residential units, the addition of 1,200-1,500 SQFT of commercial space, reduction, and reconfiguration of height in portions of the structure, reduced number of parking spaces that they are asking not to provide. Erin personally likes the new facade much better. These revisions can be seen on the Area Commission website at www.columbussouthside.org. There were some additional requests for consideration made by the workgroup.
 - A member asked who on the commission can vote on this issue and wanted clarification as to who the current representatives are.
 - Erin responded that all 15 members on the commission will be able to vote and states that the names and contact information for each commissioner should be listed on the commission website at www.columbussouthside.org/our-commissioners.



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- The member asked if the current proposal is still larger than what the City codes recommend.
 - Erin responded that in the zoning code, there are specifications that classify different parcels as different types of property that have different specifications they must follow. For example, much of Merion Village is designated R-2F, which is residential, and with that comes certain limits on the number of dwellings, height, etc. The Giant Eagle site is currently zoned as a special commercial district and the developer is seeking to reclassify it as a special commercial district that allows mixed-use and residential.
 - Most of the parcels within our neighborhood are not compliant with the current code because the codes were updated after the existing structures were built. Any time someone wants to vary from what the code says, they must seek a variance. Many of these requests come through and in her 6 years on the commission, Erin has seen an increase in applications. Additionally, the City of Columbus is currently undergoing a zoning code review process which will likely take at least 2 years to complete. They have hired a consultant to assist with this process. There will be opportunities for public feedback in this process.
- The Columbus South Side Area Commission is made up of 15 members who are elected by residents of the neighborhoods. The commission is divided into districts and at-large members. The voting process for the commission only includes votes from the current commissioners. Some committees, like the zoning, public services, safety/health/welfare/equity, and education committees can include up to 3 members from each district and can include non-commission members.
- Commission Elections are upcoming November 14th from 12 to 5 PM at Barrack Recreation Center. There will be outdoor drive-up voting. There have been requests for electronic voting which the Commission may not be able to pull together in this short timeframe. The new Labor At-Large seat is currently vacant and has no nominees. This seat will be filled by a candidate who works on the south side as a non-owner/non-manager employee.

OPEN FLOOR FOR QUESTIONS, CONCERNS, AND COMMUNITY INTERESTS

- Nancy Pryor Sully with the City of Columbus shared that City Council will be holding the first-ever virtual Downtown Community Meeting on Tuesday, November 10th from 5 to 6:30 PM. This will be the first meeting to focus on Downtown. All citizens are welcome and encouraged to attend and can choose which breakout room they want to attend.
 - Nancy reminded attendees that she can be reached on her mobile phone at 614-395-6200 if anyone has any questions or needs her assistance.
- Allison shared that there will be upcoming cleanup and winterization opportunities at Walker Park in the coming weeks. If anyone is interested in helping, you can reach out to Allison or reach out to the MVA board who will connect you to her.

GENERAL REMINDERS

- ✓ Visit our website at www.MerionVillage.com for information about the MVA, past meeting minutes, details about upcoming events, and a variety of helpful resources. You can also join the MVA and sign up for our monthly newsletter!
- ✓ Community Rewards: Remember that you can help support the MVA through our community reward partnerships! Visit our website for instructions to sign up for the 4 community reward programs including AmazonSmile, GoodSearch, GoodShop, and Kroger Community Rewards.
- ✓ Report non-emergency crime to the Columbus Police Department by calling 614-645-4545.
- ✓ Report potholes, code violations, broken dumpsters, and other requests for City services through the 311 Program. Call 311 from your telephone or visit www.311.columbus.gov

NEXT MONTHLY ASSOCIATION MEETING: Wednesday, December 2, 2020 | 7 PM via Virtual Zoom Meeting