

Benton Park West Neighborhood Association

Board Meeting

September 14, 2020

Start at 6:34

- President – Scott McIntosh **Present**
- Vice President – Tim Thomas **Present**
- Secretary – Erin Godwin **Present**
- Treasurer – Linda Hennigh **Present**
- Member At-Large – Pam Welsh **Absent**
- Member At-Large – Gwynn Jackson **Present**
- Membership – Rosie Jackson/Bill Byrd **Absent/ Present**
- Beautification – Stephanie McKinney **Present**
- Block Link – Chris Schmidt **Present**
- Communications – Scott McIntosh
- Community Garden – Linda Hennigh
- Our Neighborhood Garden – Scott McIntosh
- Dog Park – Jeni Poole **Absent**
- Facilities – Bill Byrd
- Fundraising – Vacant
- Housing + Development
- SLACO Committee – Linda Hennigh
- Quality of Life and Safety – Vacant
- Youth Outreach – Darren Young **Absent**

Derek Weber and Jim Willen, 3236 California zoning variance request

They need a letter of support to allow the fourth garden view/basement unit they are proposing. The proposed parking pad can accommodate three cars. There is concern from the board that all but the top apartment are two bedroom units and so may have two cars, so there may be only three off-street spaces for seven cars. The developer stated this block isn't very dense, and there's some vacancy; they don't think it'll be much of an issue. The hallway to get into the units will also be a common area for storage and mechanicals. Each unit will have its own deck. The developer has a few rentals in the neighborhood and renovated and sold some others including one at 3003 California that had been vacant for a decade. They own 3216-18 Iowa, 3231 Ohio, 3137 Cherokee, and 3172 Pennsylvania. This will be market rate, but they will look into affordable housing projects for future projects. Tandem parking won't satisfy zoning requirements but can be done and would address part of the parking concerns. Bill motions to submit a letter of support with concern expressed regarding parking. Tim Thomas seconds. Motion passes.

Construction Home Office at Ohio and Arsenal

At the corner of Ohio and Arsenal is Total Design Solutions, which had been parking several large vehicles with magnetic signs on the doors until about two weeks ago. The resident runs

the construction business out of the home and parks Escalades for his business outside the home, sometimes in the backyard there. Running a business out of your residence requires a home occupation waiver regardless of the zoning; because it is a construction business, it would be sent to a conditional use hearing. Commercial vehicles owned by the company can't be parked there; private vehicles used for the business must have any signage removed when parked at the home. Customers and employees also aren't allowed to come to the home under standard conditions. No occupancy permits are posted so it appears to be operating illegally. Barb Potts will be asked to check into the situation.

August Board Meeting Minutes

Bill moved to accept the August board meeting minutes as presented. Chris Schmidt seconded. Approved.

August Treasurer's Report

Bill Byrd moved to disburse funds for the Post Office Box fee for either one year or two years, whichever is more cost effective. Linda seconded. Motion passed.

Membership Report

No report. There are people who don't sign the Google Doc. People who haven't attended the Zoom meetings have not been notified if their membership dues are due; Bill will follow up and notify them. 19 people attended the meeting according to Zoom, but Bill will check the Google Doc sign in as well.

Facilities

Jason Deem can offer a small closet on a second or third floor for \$50 a month. Bill will reach out to Will Lieberman to see if he might have a small space the board can use. The Salvation Army has not said anything about the office yet; they do have storage cages the board could use but it would not be private. It's just a padlock and lots of people would have access and could go through our supplies.

Everything on the shelves is boxed up to be moved by Bill and Linda; Bill will set a time to meet with Linda. Rosie does giveaways twice a week of food and various supplies and was wanting some shelving to store those items. The items being moved off the shelving can be stored in a small commercial storage unit or Linda's garage. Linda and Bill will transfer the items to storage tubs that are more secure and more airtight than boxes.

Spirit One

They are wonderful for the neighborhood but were parking more cars than allowed overnight and had one for several weeks marked for sale. Bill spoke to Dave about ensuring the business doesn't turn into a car lot.

Absentee Landlords

I wanted to tell you that I met with Michael Solomon today and talked for about an hour about what Peter Hoffman is doing. Linda will help Michael. He is going to contact Peter Hoffman shortly. BPWNA bylaws also need to state that we could be a party to suing them to give up the

property to a potential developer. Other neighborhoods could pick him up and we would miss the chance to get his help.

Colt Motors

The car detailing is part of their occupancy and not a separate business. They are still subject to the other conditions of their variance including limits to the number of vehicles allowed; neighbors will keep an eye on any issues.

3300 Virginia

An auto repair service at this address parks cars on the street and blocks the sidewalk to work on cars. They have a permit that was issued in March which may have transferred some conditions.

Tent Sale

The illegal tent sale north of Arsenal on Texas is now gone.

Halloween

BPWNA will support Cherokee Street's Halloween event and host our own house decorating contest with prizes for the top three. Chris, Stephanie, and Erin expressed interest in forming a subcommittee to put it together. Bill Byrd motions to make a subcommittee. Chris seconds. Motion passes.

Board Nominations

Board Nominations are due Thursday. Tim Thomas is likely getting activated for a year to Fort Bliss in June of next year, so he is unsure how active he can be next year though he'd like to stay involved. We need new members; they can't be president as that requires a year on the board, but they could be vice president or any of the other offices.

Scott moved to adjourn at 7:29. Chris Schmidt seconds. Adjourned.