

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the March 13th, 2018 Meeting

Members Present: Bill Gallaer, Doug Owsley, Christy Overla, John Cardwell and Natalie Jennings

Members Absent: Mark O'Loughlin, Bruce Steele

Mr. Owsley acting as Chairman

Others in Attendance: Dana Scott and Alicia Armentrout (Zoning)

Mr. Owsley called the meeting to order at 7:00 P.M.

Mr. Owsley asked for a motion to approve the minutes of the January 9th, 2018 meeting.

Mr. Gallaer made a motion to approve the minutes as written. There was a second by Ms. Overla. All members voted in favor to approve.

Mr. Owsley swore in those wishing to speak.

Old Business: None

New Business: A) Variance Application No. 621-V-18

Applicant: Chad Rausch, 4651 Hilton Avenue, Apt. D, Columbus, Ohio 43228

Location: 125 Lennox Avenue, Columbus, Ohio 43228

Request: To grant a Variance from the provisions of Sections 930-Table 2 (Dimensional Requirements); to allow the owner to construct a new single family home closer to the front setback than the Resolution requires.

Ms. Scott gave the facts of the request. The owner and applicant is Mr. Chad Rausch. The property is a .30 acre parcel on a vacant lot. The house was demolished back in 2017. Zoning is R6 and is surrounded by R6 on all sides. Applicant is seeking variance to allow less front setback than the Resolution requires. Proposed home is to be approx. 2100 sq. ft. Applicant would like to have home constructed at 22.6 feet from the road right of way. There is an existing detached garage that will remain on the property. The Resolution requires that all principal structures in R6 zoning district must be setback at least 30 feet from the road right of way. Ms. Scott showed pictures of the property.

Ms. Overla asked for clarification that the previous house was 23 feet from the roadway. Ms. Scott answered that yes it was.

Speaking for was the applicant Chad Rausch stating that the reason for his request is that he would like to put his new house at the same setback as the previous house. He stated that if he had to move the house back on the lot it would make the current detached garage structure unusable. The new house would be too close to the detached garage and not allow him to turn into the garage. He said that most of the existing houses are that close to the road already.

Also speaking for was Sandra Rausch (131 Lennox). She said that Chad has done a great job on two previous homes that he built and now he wants to come back home and build near his family. She would appreciate it if he were given the variance.

A letter from a resident at 112 Lennox Avenue was submitted to the board in favor.

Nobody spoke against.

Ms. Jennings asked Ms. Scott if anyone had submitted a variance request on Lennox Avenue in the past and Ms. Scott answered not to her knowledge.

Mr. Owsley discussed determining factors on whether or not to grant the variance:

- 1) Whether or not that the property will yield a reasonable return or whether there can be any beneficial use of the property without a variance - yes
- 2) Is the variance substantial - no
- 3) Whether the essential character of the neighborhood would be altered - no
- 4) Whether the variance would adversely affect delivery of governmental services - no
- 5) Whether the property owner purchased the property with knowledge of zoning restrictions - yes
- 6) Whether the property owners predicament feasibly can be obviated through some method other than a variance - yes
- 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance - yes

Ms. Overla made a motion to accept the variance as written.

Ms. Jennings seconded the motion.

Roll Call Vote:	Mr. Cardwell	For
	Ms. Overla	For
	Ms. Jennings	For
	Mr. Gallaer	For
Chairman	Mr. Owsley	For

The Variance is Granted

Announcements:

Nothing on the agenda for April 2018

Adjournment: 7:12 pm

Submitted by Bill Gallaer

