

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the October 8th, 2019 Meeting

Members Present: Mark O'Loughlin, Bill Gallaer, Bruce Steele, John Cardwell, Sherry Henning

Members Absent: Doug Owsley

Others in Attendance: Dana Scott and Alicia Armentrout from Zoning

Chairman O'Loughlin called the meeting to order at 7:00 P.M.

Mr. O'Loughlin asked for a motion to approve the minutes of the September 10th, 2019 meeting. Correction to the minutes from September is that Mark O'Loughlin was present at the meeting and not absent as reported.

Mr. Steele made a motion to approve and a second from Ms. Henning. All members voted in favor to approve.

Mr. O'Loughlin swore in those wishing to speak.

Old Business: None

New Business: A) Variance Application No. 641-VA-19

Applicant: Homes on the Hill, Geoffrey Hartnell, 3659 Soldano Blvd, Columbus, Ohio 43228

Location: 230 Evergreen Terrace, (Lots 327 & 328) Columbus, Ohio 43228

Request: To grant a Variance from the provisions of Section 930 Table 2 (Dimensional Requirements); to allow the construction of a new single family home that will exceed lot coverage and placed closer to the front, side and rear setbacks than the Resolution requires in an R-6 Zoning District.

Ms. Scott gave the facts of the Variance request. Ms. Scott said that she put these two variance requests together because they are at the same address. Property is one parcel with a lot split in progress. Property is zoned R-6 surrounded by R-6 in every direction. On lot 327 and 328, applicant is purposing new home that will be 1200 sq. ft. with an attached garage. It will be constructed about 25' from the front setback, 5' from each side and 25' from the rear. Lot 329 and 330 new home will be 1200 sq. ft. with attached garage. It will be constructed about 28'10" from the front, 5' from the sides and 23'4" from the rear property line. Resolution requires that all principal structures in an R-6 Zoning District be setback 30' from front and rear right of way and at least 5' from one side with a total of at least 15'. Ms. Scott showed pictures of the property.

Speaking for was Mr. Hartnell (HOH) who stated that they are wanting to build two single family homes with property split. They took into consideration the neighboring homes and that is how they arrived at the square footage.

Mr. O'Loughlin asked why not build at 30' from setback since they were already at 25'? Mr. Hartnell said that he was not sure and would have to ask his builder. His guess was to be consistent with the other properties.

Speaking was Deborah Kurtz (217 evergreen Terrace) who was concerned that they want to build two homes on the property. She stated that the lots would be too small compared to surrounding properties. She asked what would be the lot coverage with these new homes and Chairman O'Loughlin responded

that it should be no more than 30% but these would have about 33% coverage on the lot.

Ms. Kuntz commented that it seems not to be keeping with the land of the other houses around. She is concerned that previous houses built on Fernhill do not fit into the neighborhood. She doesn't want to see that happened there happen across the street from her. She wants one house on that property.

Speaking was Donna Raley (231 Evergreen Terrace) who would like to see the property as one single home. She likes her corner lot and being away from her neighbors. She said why not buy extra vacant lot and put two homes on those lots. Ms. Scott explained the history of the lot and the township bought the lot in 2017 and has been taking care of it. Homes on the Hill bought the property in 2019.

Speaking was Lynn Hayward (310 Evergreen Terrace) stating that she agrees with the other people and one of the things that she enjoys about the neighborhood is the size of the lots.

Applicant responded saying that they did inquire about the property to the north, considering that they could avoid the variance all together, but had not gotten any response from the property owner. They did look at properties up and down the street and found that there are several properties that have acquired lots over time and become larger. He stated that he could have the builder take another look at the setbacks.

Mr. Steele made a motion to recess for private deliberations.

2nd by Mr. Gallaer

Out at 7:20pm

In at 7:26pm

Chairman O'Loughlin called on Mr. Hartnell (applicant) to explain HOH funding. Mr. Hartnell explained that project would be using county home dollars and they have a contract to utilize funding for homes that would not otherwise be financially feasible. Each of these homes is being constructed at a cost of about \$210,000. Current market for homes in this area is around \$140,000. So the homes that they build would not be able to be developed by a for profit developer. They have to spend a certain amount of funding each year provided by the federal government and if it is not spent in a given year it must be returned to HUD. This is the area where it seems the most feasible to build without a greater loss.

Neighbors were allowed to ask questions of Mr. Hartnell (applicant)

Chairman O'Loughlin asked for a motion on variance request 641-VA-19

Mr. Steele made a motion to accept the Variance request as presented.

Mr. Cardwell seconded the motion.

Roll Call Vote:	Ms. Henning	For
	Mr. Steele	For
	Mr. Cardwell	For
	Mr. Gallaer	For
Chairman	Mr. O'Loughlin	For

The Variance 641-VA-19 is Approved

New Business: B) Variance Application 642-VA-19

Applicant: Homes on the Hill, Geoffrey Hartnell, 3659 Soldano Blvd, Columbus, Ohio 43228
Location: 230 Evergreen Terrace, (Lots 329 & 330) Columbus, Ohio 43228
Request: To grant a Variance from the provisions of Section 930 Table 2 (Dimensional Requirements); to allow the construction of a new single family home that will exceed lot coverage and placed closer to the front, side and rear setbacks than the Resolution requires in an R-6 Zoning District

Ms. Scott gave the facts of the request. Zoned R-6 surrounded by R-6. 1200 sq. ft. house to be built on the lot with a front setback of 28'10", 5' on each side and 23'4" setback to the rear. Resolution requires 30' setback front and rear and 15' side setbacks with one side of at least 5'. She showed pictures of the property.

Chairman O'Loughlin asked for a motion on Variance request 642-VA-19

Mr. Steele made a motion to accept the Variance request as presented.

Mr. Cardwell seconded the motion.

Roll Call Vote:	Ms. Henning	For
	Mr. Steele	For
	Mr. Cardwell	For
	Mr. Gallaer	For
Chairman	Mr. O'Loughlin	For

The Variance is Approved

New Business: C) Variance Application No. 643-VA-19

Applicant: Homes on the Hill, Geoffrey Hartnell, 3659 Soldano Blvd, Columbus, Ohio 43228
Location: 306 Evergreen Terrace, Columbus, Ohio 43228
Request: To grant a Variance from the provisions of Section 930 Table 2 (Dimensional Requirements); to allow the construction of a new single family home that will exceed lot coverage and placed closer to the side and rear setbacks than the Resolution requires in an R-6 Zoning District

Ms. Scott gave the facts of the variance request. The owner is Homes on the Hill. The lot was platted at 50' x 108' (5400 sq.) Current Resolution requires at least 60' of road frontage making this parcel a legal nonconforming lot. Property is zoned R-6 and is surrounded by R-6 on all sides. Proposed new home would be a 1200 sq. ft. ranch with an attached garage. They are proposing that the house be placed 5' from the sides and 25' from the rear property line. 930 Table 2 requires that all principal

structures in the R-6 zoning district must be set back from the front and rear right of way lines at least 30', at least 5' from one side and a sum of both sides to be 15'. Ms. Scott showed pictures of the property.

Property meets front setback. Ms. Scott gave the background of the house that had been on the lot at one time. Property has been going thru the nuisance abatement process for years.

Mr. Steele made a motion to accept the Variance request as presented

Ms. Henning seconded the motion.

Roll Call Vote:	Ms. Henning	For
	Mr. Steele	For
	Mr. Cardwell	For
	Mr. Gallaer	For
Chairman	Mr. O'Loughlin	For

The Variance is Approved

New Business: D) Variance Application 644-VA-19

Applicant: Carolin A. Arita

Location: 113 Buena Vista Avenue, Columbus, Ohio 43228

Request: To grant a Variance from the provisions of Section 1014 (Fences and Walls); to allow the applicant to maintain a fence that is closer to the front setback and greater in height than the Resolution requires in an R-6 District.

Ms. Armentrout gave the facts of the variance request. Parcel is a .21 acre lot located on the Southwest corner of Buena Vista and Beacon Hill. Property is zoned R-6 and surrounded by R-6 all around. Applicant wants fence closer to the right of way than the Resolution requires which is 15' and height of no more than 4'. Current fence is located 0' from the right of way. She showed pictures of the property and placement of fence and where a 6' fence may be placed. Currently the 6' fence is on the right of way. Previously there was a chain link fence of 3 ½ to 4' which was grandfathered. Applicant has removed old fence and installed a new 6' fence which does not meet code. No permit was pulled to build fence.

Speaking for was Marla Betz (123 Maple Dr.) who stated that they did a great job on the fence and other fences in the area are just as high. She sees nothing wrong and this makes a big improvement to the property.

Speaking for was Carolin Arita (applicant) stated that she just bought the house a few months ago and she removed old fence and put in new fence. She has little baby and worried about too much traffic with the low fence. She saw height of other fences and didn't know about township regulation, it is her first time buying a house.

There was a discussion about where the actual right of way begins.

Mr. Steele made a motion to accept the Variance request as presented

Mr. Cardwell seconded the motion.

Roll Call Vote:	Ms. Henning	For
	Mr. Steele	For
	Mr. Cardwell	For
	Mr. Gallaer	For
Chairman	Mr. O'Loughlin	For

The Variance is Approved

Announcements: Next month 3 requests

Adjournment: 8:04pm

Submitted by Bill Gallaer