

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of May 13, 2008 Meeting

Members Present: Christy Overla, Mark O'Loughlin, Lee Shoaf, Bill Gallaer, and Jan Pitts

Members Absent: None

Others in Attendance: Dana Scott, Kelvin Ferguson (Zoning Department) Pam Williams, Doug Owsley (BZA) Alternates

The meeting was called to order at 7:00 P.M.

Chairman, Mr. O'Loughlin called for the approval of the minutes of the April 8, 2008 meeting.

Ms. Overla moved to approve the minutes as submitted, Mr. Shoaf seconded. The motion carried unanimously.

Chairman O'Loughlin swore in all of those in attendance wishing to speak.

Old Business: None

New Business: B) Variance Application No: 518-VA-08

Applicant: Jerry Duffer, 8614 Fairbrook Avenue, Galloway Ohio 43119

Owner: Jerry Duffer & Luci Jobe, 8614 Fairbrook Avenue, Galloway Ohio, 43119

Location: 8614 Fairbrook Avenue, Galloway, Ohio 43119

Request: To grant a Variance from the provisions of Section 1007, to allow the single family dwelling to not contain a Private garage on the premise.

Mr. Ferguson presented the facts of the request and a description of the property. Zoned R6, single family residential. A Violation letter was sent out from the Zoning Department and that is why applicants are here. Out building is under construction. Mr. Duffer spoke for the variance and said that the building is about 95% complete. Mr. O'Loughlin asked if plans for a garage and Mr. Duffer said no.

No one spoke against the variance.

Mr. O'Loughlin called for a motion:

MOTION: To grant a Variance from the provisions of Section 1007, to allow the single family dwelling to not contain A private garage on the premise.

Motion to Approve: Ms. Overla

Seconded By: Ms. Pitts

Recorded Vote:	Ms. Overla	FOR
	Mr. Shoaf	FOR
	Mr. Gallaer	FOR
	Ms. Pitts	FOR
Chairman	Mr. O'Loughlin	FOR

Motion passed unanimously

New Business: C) Variance Application No. 519-VA-08

Applicant: David Boothby, Gay Street Realty Co., P.O.Box 06147
Columbus, Ohio 43296

Owner: Gay Street Realty Co., P.O. Box 06147, Columbus, Ohio 43296

Location: 5109 West Broad Street, Columbus, Ohio 43228

Request: To grant a variance from the provisions of Section 930, Table 2, Dimensional Requirements, to allow owner to construct a new Building with less rear setback than the Resolution requires.

Ms. Scott presented the facts of the request. Property is zoned GB (general business). She stated that the code requires a setback of 25' and this request is for a setback of 10'6". Only issue from the fire department is the ability to move through the lot with a shorter setback.

Mr. Boothby spoke for the Variance. He owns the building and the land. Anticipating for demand is why they are building this building. He confirmed that he knew of any fire department requests.

No one spoke against the variance.

Chairman O'Loughlin called for a motion:

MOTION: To grant a variance from the provisions of Section 930

Table-2 Dimensional Requirements, to allow owner to Construct a new building with less rear setback than the Resolution requires.

Stipulations:

- 1) Drainage issues addressed
- 2) Plans to include an Inah Ave. entrance as requested
By the Fire Department

Motion to approve: Mr. Shoaf

Seconded: Mr. Gallaer

Recorded Vote:	Ms. Overla	FOR
	Mr. Shoaf	FOR
	Ms. Pitts	FOR
	Mr. Gallaer	FOR
Chairman	Mr. O'Loughlin	FOR

Motion Approved unanimously

New Business (D)Variance Application 520-VA-08

Applicant: Sean Essinger, Tim Donut U.S. Limited, 4150 Tuller Road, Dublin, Ohio 43017

Owner: Nitro Properties, 6629 Millbrae Road, Columbus, Ohio 43235

Location: 4765 West Broad Street, Columbus, Ohio 43228

Request: To grant a variance from the provisions of section 1202#13, to Allow for an off-premise directional sign: Section 1240, to Allow the free-standing pylon sign to be installed with less Front setback and Section 1110 # 1, to allow for less parking Space and driveway isle dimensions than the Resolution Requires.

Ms. Scott presented the facts of the application and a description of the property. Zoned General Business. Traffic flow would be consistent with Walgreen's. Fire Department has ok'd the project. No zoning issues.

Mr. Essinger spoke for the Variance.

No One spoke against.

Chairman O'Loughlin asked for a motion.

MOTION: To grant a variance from the provisions of Section 1202#13, to allow for an off-premise directional Sign: Section 1240, to allow the free-standing pylon Sign to be installed with less front setback, and Section 1110#1, to allow for less parking space and Driveway isle dimensions than the Resolution Requires.

Motion to approve as written: Ms. Overla
Seconded: Ms. Pitts

Recorded Vote:	Ms. Pitts	For
	Mr. Gallaer	For
	Ms. Overla	For
	Mr. Shoaf	For
Chairman	Mr. O'Loughlin	For

Motion passed unanimously

New Business: E) Variance Application No: 521-VA-08

Applicant: Angel Horton, Frank B. Young Realtors, 2204 Wilson Road, Columbus, Ohio 43228

Owner: Floyd & Judy Fischer, 11642 Burro Lane, Orient, Ohio 43065

Location: 2557 Norton Road, Galloway, Ohio 43119

Request: To Grant a Variance from the provisions of Section 930-Table 2 Dimensional Requirements, to allow the owner to create a New lot with less lot area than the resolution requires.

Ms. Scott presented the facts of the variance request. Board of Health has approved this request.

Mr. Dick Clark spoke for the variance. He explained the disposal of the property and the splitting of the lot from 5 acres to (2)2.5 acre lots.

Nobody spoke against the variance.

Chairman O'Loughlin asked for a motion.

MOTION: To grant a variance from the provisions of Section 930-Table 2 Dimensional Requirements, to allow the Owner to create a new lot with less lot area than the Resolution requires.

Motion to approve as written: Ms. Pitts
Seconded: Mr. Gallaer
Recorded Vote: Ms. Pitts For
Mr. Gallaer For
Ms. Overla For
Mr. Shoaf For
Chairman Mr. O'Loughlin For

Motion passed unanimously

New Business (F)Variance Application No. 522-VA-08

Applicant: Angel Horton, Frank B. Young Realtors, 2204 Wilson Road
Columbus, Ohio 43228

Owner: Floyd & Linda Leister, 11642 Burro Lane, Orient, Ohio 43065

Location: 2635 Norton Road, Galloway, Ohio 43119

Request: To Grant a variance from the provisions of Section 930-Table 2 Dimensional Requirements, to allow the owners to create a New lot with less road frontage than the resolution requires.

Ms. Scott presented the facts of the variance request. Code requires 300 ft of frontage for this 5 acre lot. New lots would be only 200 ft. Request has been approved by the board of health.

Mr. Dick Clark spoke for the variance.

Nobody spoke against.

Chairman O'Loughlin asked for a motion.

MOTION: To grant a variance from the provisions of Section 930-Table 2 Dimensional requirements, to allow The owners to create a new lot with less road Frontage than the Resolution requires.

Motion to approve as written: Ms. Pitts
Seconded: Mr. Shoaf

Recorded Vote:	Ms. Pitts	For
	Mr. Shoaf	For
	Mr. Gallaer	For
	Ms. Overla	For
Chairman	Mr. O'Loughlin	For

Motion approved unanimously

New Business: (A)Variance Application 517-VA-08

Mr. John Gavin from Custom Sigh Center asked to table this request until a future date.
Board members agreed to table request.

Announcements: One request for next month, Setback request in Village Park.

Adjournment: 7:48 P.M.
Submitted by Bill Gallaer