

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of June 10, 2008 Meeting

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

Members Absent: None

Others in Attendance: Connie Swisher (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 May 13, 2008 meeting.

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

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

Old Business: Application # 517-VA-08 has asked to be tabled once again. Mr. O'Loughlin asked Ms. Swisher to call and ask applicant if they want to table this issue or withdraw.

New Business: B) Variance Application No: 523-VA-08

Applicant: Rodney Kemmerling, 1264 Wood Park Drive, Galloway Ohio 43119

Owner: Rodney Kemmerling, 1264 Wood Park Drive, Galloway Ohio, 43119

Location: 1264 Wood Park Drive, Galloway, Ohio 43119

Request: To grant a Variance from the provisions of Section 930, Table-2 Dimensional Requirements to allow the owner To build an accessory structure with less front and side Setbacks than the resolution requires.

Ms. Swisher presented the facts of the request and a description of the property. Zoned R6, single family residential. Ms. Swisher said this application is about dimensional setbacks and the current code is 75' front setback and 5' side setback. Applicant is seeking a 58' front setback and a 4' side setback.

Ms. Overla asked about codes concerning the garage and planned development behind the structure. A discussion followed about the potential use of the property next to the structure. Ms. Swisher said that property was part of Darby Accord discussions and she is not sure whether development would be in township or city of Columbus.

Mr. Kemmerling spoke for the application. He explained the work he is going to do. He said he was been working on the project for about two years. He said building is structurally sound. Built from 16 ga. Steel. Roof has a 4/12 pitch.

Ms. Overla asked how long he has been at this address. He replied since 1985. She also asked if shed was going to be torn down and he replied yes.

Mr. Gallaer asked about the concrete slab for shed and how it would be moved. Mr. Kemmerling said the shed would be moved onto the footers. The Board said that proper permits and plans would have to be submitted. Ms. Overla asked if any business activity would take place here and he replied no.

No one spoke against.

Mr. O'Loughlin called for a motion:

MOTION: To grant a Variance from the provisions of Section 930, Table-2 Dimensional Requirements, to allow The owner to build an accessory structure with less Front and side setbacks than the Resolution requires.

Motion to Approve: Ms. Overla with Stipulations:

- 1) Property to be brought up to code and maintained
  - A) Continued maintenance of yard and grass
  - B) No outside visible storage of items
  - C) Storage or parking of vehicles beyond guardrail prohibited

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

Amendment to Motion

Ms. Overla motion to Amend.

Amendment: To remove stipulation (C) Storage or parking of vehicles beyond guardrail prohibited.

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

Motion passed unanimously

Chairman O'Loughlin asked for motion to approve application:

Ms. Overla motion to approve with stipulations:

- 1) Property to be brought up to code and maintained:
  - A) Continued maintenance of yard and grass
  - B) No outside visible storage of items.

Seconded By: Ms. Pitts  
Recorded vote: Ms. Overla For  
                  Ms. Pitts For  
                  Mr. Gallaer For  
                  Mr. Shoaf For  
Chairman Mr. O'Loughlin For

Motion Passed unanimously.

Announcements: Connie said that we will probably be having a lot of requests for signage. Think about rules to be consistent with signage. Make sure all board members drive by all properties on the current agenda.

Adjournment at 7:50 P.M