

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of September 9, 2008 Meeting

Members Present: Mark O'Loughlin (Chairman), Jan Pitts, Pam Williams, Lee Shoaf and Bill Gallaer

Members Absent: Christy Overla

Others in Attendance: Connie Swisher (Zoning) Doug Owsley (BZA Alternate)

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

Chairman, Mr. O'Loughlin called for the approval of the minutes of the June 9, 2008, July 8, 2008, and August 12, 2008 meeting minutes.

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

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

Old Business: Checksmart has withdrawn its application.

New Business:           A) Variance Application No. 524-VA-08

    Applicant:           Bruce DeRoche, 3925 Santa Maria Drive, Grove City  
                              Ohio 43123

    Owner:               Bruce & Madeline DeRoche, 3925 Santa Maria Drive, Grove  
                              City, Ohio 43123

    Location:            6137 Alkire Road, Galloway, Ohio 43119

    Request:             To Grant a variance from the provisions of Section 1110 #3  
                              To allow for a 300 foot driveway that will not be hard  
                              Surfaced, and Section 937, Table-2 Dimensional requirements  
                              To allow the owner to build an accessory structure at a greater  
                              Height.

Ms. Swisher presented the facts of the application to the board. Property is zoned Suburban estate residential Ms. Swisher showed slides of the property showing various views of the property from different directions.

Mr. Terry Beavers who lives two houses west spoke for and stated that he has no objection to the pole barn or gravel driveway. He said it was a 100% improvement to what was there before. Mr. Kelly Tackett, 6151 Alkire Drive also spoke and said that he had no objections. Ms. Janette Tackett also spoke and had no objections.

Madeline DeRoche of 3925 Santa Maria spoke for. Mr. O'Loughlin told Ms. DeRoche that the Zoning department needs to know the specific height of the building. If asked if she had one in mind and she replied a 24' kit.

Mr. O'Loughlin also asked if a professional contractor was doing the driveway and Ms. DeRoche replied yes.

Ms. Williams asked if the garage would be torn down and Ms. DeRoche said yes.

Ms. Williams wanted to state for the record that she is thrilled that applicants are putting in a gravel driveway.

No one spoke against.

Chairman O'Loughlin asked board for a motion:

MOTION: To grant a variance from the provisions of Section 1110 #3, to allow for a 300 foot driveway that will not be hard Surfaced, and Section 937, Table-2 Dimensional Requirements, to allow the owner to build an accessory Structure at a greater height.

Motion by: Ms. Pitts to approve with the exception that the height be 25 feet or less.

Seconded by: Mr. Gallaer

Recorded Vote: Jan Pitts: For  
Lee Shoaf: For  
Bill Gallaer: For  
Pam Williams For

Chairman: Mark O'Loughlin: For

Motion passed unanimously.

New Business: B) & C) Combined 169-CU-08 and 525-VA-08

Applicant: Victoria Shelton, 4235 Shady Meadows Drive, Grove City Ohio 43123

Owner: Daryl & Joyce Boe, 1606 Buckglen Drive, Galloway, Ohio 43119

Location: 122 Norton Road, Columbus, Ohio 43228

Request: To grant a conditional use from the provisions of Section

568 #2 to allow the owner to conduct a home based business (J&J Tax Service) located within the residence and to grant A variance from the provisions of Section 568 #2h, to allow a sign for a home based business.

Ms. Swisher presented the facts of the case to the board. She showed pictures of property and Property zoning is R-4.

Mr. Greg Hart, 2417 Darby Creek Drive, realtor for Victoria Shelton spoke for the applications.

Victoria Shelton (applicant) spoke for the applications. She said that she sees hope for this property and her tax service. Mr. O'Loughlin asked about sign placement on this property given that property is so close to road and sidewalk.

A discussion followed by board members about possible options for the legal placement of the signage.

No one spoke against.

Chairman O'Loughlin asked for a motion from the board:

MOTION: To grant a Conditional use from the provisions of Section 568 #2, to allow the owner to conduct a home Based business (J&J Tax Service) located within the Residence.

Motion:	Ms. Pitts	
Seconded by:	Mr. Shoaf	
Recorded Vote:	Jan Pitts:	For
	Lee Shoaf:	For
	Bill Gallaer:	For
	Pam Williams	For
Chairman:	Mark O'Loughlin:	For

Motion passed unanimously

MOTION: To grant a variance from the provisions of Section 568 #2h, to allow a sign for a home based business.

Motion:	Ms. Pitts with stipulation that 3' X 3' sign is attached or Elevated on house and not to overhang onto sidewalk.	
Seconded By:	Mr. Shoaf	
Recorded Vote:	Ms. Pitts	For
	Mr. Shoaf	For
	Mr. Gallaer	For
	Ms. Williams	For
Chairman:	Mr. O'Loughlin	For

Motion passed unanimously

New Business: D) Variance Application No. 526-VA-08

Applicant: Tad Lamb, DaNite Sign Co., 1640 Harmon Ave. Columbus, Ohio 43223

Owner: Bobb Suzuki, P.O. Box 06351, Columbus, Ohio 43228

Location: 4639 West Broad Street, Columbus, Ohio 43228

Request: To grant a variance from the provisions of Section 1221#1, To allow the owner to install a free-standing sign with Greater square footage.

Ms. Swisher presented the facts of the application and presented slides of the property Mr. Tad lamb spoke the application. Chairman O'Loughlin asked Mr. Lamb if he were aware of the sign stipulations. Mr. Lamb said no and Mr. O'Loughlin then explained them to him.

Ms. Pitts asked about placement of sign. Mr. Lamb said that sign would be in same location but maybe about 1 foot closer to street, but still well behind other signs already on the street.

No one spoke against

Chairman O'Loughlin asked for a motion from the board.

MOTION: To grant a variance from the provisions of Section 1221 #1, to allow the owner to install a free-standing Sign with greater square footage.

Motion: Ms. Pitts to approve with the following stipulations

- 1) Only static messages (no animations of any kind)
- 2) Message duration to be at least 8 seconds.
- 3) Message transition to be fade-out, fade-in style, one second in duration
- 4) Messages to contain alphanumeric characters only
- 5) Sign to be no larger than submitted
- 6) All display elements to be the same single color.

Seconded By: Mr. Gallaer

Recorded Vote: Ms. Pitts	For
Mr. Shoaf	For
Ms. Williams	For
Mr. Gallaer	For

Chairman: Mr. O'Loughlin For

Motion passed unanimously

Announcements: Hospital has applied for variance.

Adjournment: 7:42 P.M.