

- PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of November 10, 2009 Meeting

Members Present: Christy Overla, Mark O'Loughlin, Jan Pitts, Pam Williams (BZA Alternate), and Bill Gallaer

Members Absent: Lee Shoaf

Others in Attendance: Connie Swisher, Dana Scott (Zoning)

The meeting was called to order at 7:05 P.M.

Chairman, Mr. O'Loughlin called for the approval of the minutes of the August 11, 2009 meeting.

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

Old Business: None

Chairman O'Loughlin swore in those wishing to speak

New Business: A) Variance application No. 536-VA-09

Applicant: Nicholas Kontras, Olympic Realty, 7911 Blackhawk Court  
West Chester, Ohio 45069

Owner: Nicholas & Agni Kontras, Olympic Realty, 7911 Blackhawk  
Court, West Chester, Ohio 45069

Location: 4656 Hilton Avenue, Columbus, Ohio 43228

Request: To grant a variance from the provisions of Section 1110,  
to allow smaller parking spaces; and Section 1120, to allow  
less parking spaces than the Resolution requires.

Ms. Scott presented the facts of the variance request. Location is an Apartment Building located at 4656 Hilton Avenue. Applicant seeks variance for smaller parking spaces to 8.6' x 18' from the required 10' x 20' size, to rebuild from a previous fire. Applicant has 20 units with 27 spaces. Township Fire department has approved with existing aisles. Ms. Scott explained that applicant has two options for his rebuild plan and she showed photos of the property.

Ms. Overla asked what a Fire Dept. ok means and Ms. Swisher and Ms. Scott said that it says that the Dept. can access the property.

Ms. Pitts asked about the note in the packet about the use of a space for the dumpster use. That site was determined to be in addition to the number of parking spaces. Ms. Pitts said her concern is what plans are there in place if dumpster deal does not go through.

Speaking for the request was Mr. Nicholas Kontras (owner of property) since the mid 1980's. Mr. Kontras said that he is leaning toward a total rebuild of the property (option A). He said that he has arrangements to have dumpsters enclosed and on West side of lot. There would better lighting and more security features for the residents of the property. He would like to keep parking spaces at the current size that they are.

No one spoke against.

Chairman O'Loughlin asked for a motion.

Ms. Overla made a motion to approve the request as written.

Seconded by Ms. Pitts

Roll Call Vote: Ms. Williams	For
Ms. Pitts	For
Ms. Overla	For
Mr. Gallaer	For
Chairman O'Loughlin	For

Motion passed, Variance granted.

Announcements: Variance for height next month

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ADJOURNMENT: 7:42 P.M.

Submitted by Bill Gallaer

