

Prairie Township Board of Zoning Appeals

Minutes of December 14, 2010 Meeting

Members Present: Chairman Mark O'Laughlin, Christy Overla, Lee Shoaf, Jan Pitts, Doug Owsley (alternate)

Members Absent: Bill Gallaer

Other In Attendance: Connie Swisher (Zoning)

. Meeting was called to order at 7:08 PM

. Chairman O'Laughlin called for the approval of the minutes of the November 9, 2010 meeting

. Ms. Pitts moved to approve the minutes as submitted

. Mr. Shoaf seconded

. Motion carried unanimously

. Chairman O'Laughlin swore in those wishing to speak

. Old Business: None

. New Business

. Variance Application No: 547-VA-10

. Details

. Applicant: Juan Rodriguez, 425 Evergreen Terrace Columbus, OH 43228

. Owner: Juan Rodriguez, 425 Evergreen Terrace Columbus, OH 43228

. Location: 425 Evergreen Terrace Columbus, OH 43228

. Request: To grant a Variance from the provisions of Section 1014 #2, to allow the owner to install a fence closer to the road right-of-way at a greater height than the Resolution requires.

. Mr. Francisco Anaya, 416 Evergreen Terrace Columbus, OH 43228 spoke in favor of the variance

. Ms. Pitts moved to approve 547-VA-10 as presented

. Mr. Shoaf seconded

. Motion carried unanimously

o Substantially Similar Use Application No: 102-SSU-10 (tabled from Nov., 9)

. Details

. Applicant: Adams, Babner & Gitlitz, LLC, Gary Gitlitz, 5003 Horizons Dr, Suite 200, Columbus, OH 43220

. Owner: 4900 West Broad Street, LLC, 235 Stanbery Ave., Columbus, OH 43228

. Location: 4937 Medfield way, Columbus, OH 43228

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Request: to grant a Substantially Similar User Permit from the provisions of Section 940 of the Prairie Township Zoning Resolution for the purpose of conducting shipping, sorting, packaging, loading, unloading, reconditioning and retail sales of bulk hangers as a Substantially Similar Use to a Retail use with in a General Business District.

Open review among the board covering last month's discussion of the topic

Mr. Gitlitz indicated the his tenant's have no intent to comply to the Resolution

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Mr. Gitlitz would like to terminate his tenants' lease as of Feb. 15

Finding of Fact: The board has concluded that shipping, sorting, packaging, loading, unloading and reconditioning is not substantially similar to retail operations as it more resembles service operations.

Ms. Overla Moved to approve 102-SSU-10 as presented

Ms. Pitts seconded

Motion failed unanimously

Announcements

January 2011 agenda will include a variance for a playground in a business area

Meeting adjourned 7:27 PM

Submitted by Doug Owsley

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