

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of August 9<sup>th</sup>, 2011 Meeting

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

Members Absent: None

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

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

Chairman O'Loughlin called for the approval of the minutes of the July 12<sup>th</sup>, 2011 meeting.

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

Old Business: None

Chairman O'Loughlin swore in those wishing to speak.

A) Variance Application No: 552-VA-11

*Applicant:* William Steele, 2479 Londoncrest Court, Grove City, Ohio 43123

*Owner:* William & Donna Steele, 2479 Londoncrest Court, Grove City, Ohio 43123

*Location:* Parcel No. 240-005721, Northwest Corner Oak Park Drive & Ash Park Drive in Village Park Subdivision, Galloway, Ohio 43119

*Request:* To grant a Variance from the provisions of Section 930 Table 2- Dimensional Requirements: To allow owner to place a single Family home and attached garage (on a corner lot) with less front and rear Setbacks than the Resolution requires.

Ms. Scott presented the facts of the Variance request. Property is zoned R-6 (Single Family Home) and is currently a vacant lot. Code requires that setbacks be 30' from front and rear of property. Lot coverage has been figured and will not go over the accepted amount.

Speaking for the Variance was Bill Steele (Applicant). He described his planned usage for the property as well as where the house and driveway would be placed on the property.

Nobody spoke against the Variance request.

Chairman O'Loughlin asked for a Motion:

Ms. Overla made a motion to Approve the Variance request as written.

Mr. Shoaf seconded the motion.

Roll Call Vote:

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

Motion Approved - Variance granted.

B) Variance Application No. 553-VA-11

*Applicant:* Mary La Gue, 424 Revere Court, Columbus, Ohio 43228

*Owner:* Mary La Gue, 424 Revere Court, Columbus, Ohio 43228

*Location:* 424 Revere Court, Columbus, Ohio 43228

*Request:* To grant a Variance from the provisions of Section 935, to allow Owner to build a front porch that will extend further into the front setback.

Ms. Scott gave the facts of the Variance Request, zoned R6 in the Lincoln Village North Subdivision. Owner wishes to have porch width of 7' instead of 5' which is allowed.

Speaking for was Mr. Jim Goudy (338 Topsfield) who said Applicant takes care of her home and this would be added value to the home and neighborhood.

Nobody spoke against.

Chairman O'Loughlin asked for a Motion:

Ms. Pitts made a motion to Approve as written.

Ms. Overla seconded the motion.

Roll Call Vote:

Mr. Shoaf	For
Ms. Pitts	For
Ms, Overla	For

Mr. Gallaer                      For  
Chairman Mr. O'Loughlin      For

Motion Approved: Variance granted.

C) Variance Application No: 554-VA-11

*Applicant:* Jack Reynolds, Smith & Hale-Metropolitan Partners, 150 E. Broad Street, Suite 100, Columbus, Ohio 43215

*Location:* 4626 West Broad Street "Las Margaritas", Columbus, Ohio 43228

Ms. Scott gave the facts concerning the Variance request. Property is Zoned GB. Mr. Jack Reynolds is here to represent the Applicant.

Speaking for the Variance was Mr. Jack Reynolds, Attorney with Smith & Hale representing client. Mr. Reynolds said that there was a slight misinterpretation of the signage code. They started to add color panels to the roof and they were told that they were in violation. He said that they were unfamiliar with the wording in the signage rules. They stopped work and applied for this Variance. They would like to extend the panels along roof. Be using the colored panels they are trying to associate the colors with the Company name.

Ms. Pitts was concerned that previous Applicants (JoAnn Fabrics) were not allowed signage on sides of building.

Mr. Reynolds said that there are several examples of Approved signage in the area.

Ms. Pitts said that those businesses are freestanding buildings and not just part of another entire building.

Speaking against was Mr. Rick Limes (178 Oxley Road). He stated that he is a graphic designer and he understands what they are trying to accomplish but as he walks or drives by he finds the design appalling.

Mr. Tim Rollins (150 E. Broad) said that the stripping is part of an identification package for the brand.

Chairman O'Loughlin asked Applicant if they would like to table until next month and the Applicant representative replied YES.

Ms. Pitts made motion to table.

Mr. Shoaf seconded.

All in Favor                      Application Tabled

Adjournment: 7:22 P.M.

Submitted by Bill Gallaer

