

**PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS**  
**Minutes from January 10, 2023 Meeting**

Members present: Bruce Steele, Chrissie Grossholz, Doug Falke, Lori Moore, Duane Dellinger.

Others in Attendance: Cassady Critchfield from Zoning.

Vice-Chairman Bruce Steele called the meeting to order at 7:00 P.M.

Mr. Steele asked for a motion to approve the minutes from the November 8, 2022 meeting. Motion from Doug Falke and second from Chrissie Grossholz to approve the minutes. All members voted to approve.

Mr. Steele swore those in wishing to speak. Mr. Steele also stated that if you wanted to speak for or against, you had to be at the meeting in person. The virtual zoom presentation was for hearing the meeting only and all joining would be muted.

**New Business: A) Election of Officers for 2023.**

Prairie Township Board of Trustees will be rendering a decision regarding the open seat on the Board of Zoning Appeals at their next regularly scheduled meeting, January 11, 2023. Therefore, Zoning Staff is requesting to continue Election of Officers until the next regularly scheduled BZA meeting on February 14, 2023.

Motion to continue the Election of Officers until the next BZA meeting February 14, 2023 by Doug Falke, Seconded by Chrissie Grossholz.

<b>Roll Call:</b>	<b>Ms. Grossholz</b>	<b>For</b>
	<b>Ms. Moore</b>	<b>For</b>
	<b>Mr. Steele</b>	<b>For</b>
	<b>Mr. Dellinger</b>	<b>For</b>
	<b>Mr. Falke</b>	<b>For</b>

**Motion is APPROVED**

**B) Variance Application No. 699-VA-23**

**Applicant:** Heidi Bolyard, AIA-Simplified Living Architecture  
6065 Frantz Road, Suite 20  
Dublin, Ohio 43017

**Location:** Parcel No. 240-004081  
5945 Bausch Road, Galloway, Ohio 43119

**Request:** To grant a Variance from the provisions of Section 930 Table 2 (Dimensional Requirements), to allow the owners to construct an attached garage to the front of the existing home with less setback and more lot coverage than permitted by the Resolution in the R-2 (low density residential) District.

Ms. Critchfield gave the facts and showed pictures of the Variance Application. The owners are Thomas and Teresa Rupe, 5945 Bausch Road, Galloway, Ohio 43119. The property is a .59-acre parcel located on the south side of Bausch Road between Genheimer Road and Norton Road. The property is zoned R-2 and is surrounded by the City of Columbus on the north, R-2 on the south, east and west.

The applicant is seeking a variance from Section 930 Table 2 (Dimensional Requirements) to allow the owners to construct an attached garage to the front of the existing home with less setback and more lot coverage than permitted by the Resolution in the R-2 (low density residential) District.

Section 930 Table 2 (Dimensional Requirements) states the Front Minimum Principal Building Setback in the R-2 District is 40' from the road right-of-way. The proposed garage addition will be setback 34' from the road right-of-way for a variance of 6'. The Maximum Lot coverage in the R-2 District is 15%. The proposed garage addition would increase the lot coverage to 16.2% for a variance of 318 square feet or 1.2%.

Ms. Critchfield stated the right-of-way setback from the edge of the road is 18' so the front of the attached garage would be 50' from the edge of the road.

Speaking for was Heidi Bolyard from AIA-Simplified Living Architecture, 6065 Frantz Road, Suite 20, Dublin, Ohio 43017. Ms. Bolyard explained the reasoning for the need to construct the attached garage to the front of the house instead of the side or rear was because of where the septic system and where the well was located on the property.

Also speaking for the proposed variance was Voitek Zoleski of 4756 Hilton Avenue, Columbus, Ohio 43228.

**Mr. Steele stated the determining factors of whether or not to grant the request for Variance Application.**

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|---|-----|
| 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;                                       | YES |
| 2) Whether the variance is substantial;   | NO  |
| 3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance; | NO  |
| 4) Whether the variance would adversely affect the delivery of governmental   | NO  |

- services such as water, sewer, and garbage collection;
- 5) Whether the property owner purchased the property with the knowledge of the zoning restrictions; YES
- 6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and NO
- 7) Whether the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variance. YES

**Motion by Mr. Dellinger, seconded by Ms. Grossholz to approve the Variance as submitted.**

**Roll Call:**

<b>Ms. Grossholz</b>	<b>For</b>
<b>Ms. Moore</b>	<b>For</b>
<b>Mr. Steele</b>	<b>For</b>
<b>Mr. Dellinger</b>	<b>For</b>
<b>Mr. Falke</b>	<b>For</b>

**Motion is APPROVED**

**Announcements:** Election of Officers will be at the next scheduled meeting February 14, 2023.

**Adjournment:** 7:20 P.M.

**Submitted by:** Duane C. Dellinger