

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the March 9, 2021 Meeting

Members Present: Doug Owsley, Bruce Steele, Chrissie Grossholz, Mike McKay, Duane Dellinger

Others in Attendance: Dana Scott, Alicia Armentrout, Cassady Critchfield from Zoning

Acting Chairman Doug Owsley called the meeting to order at 7:00 P.M.

Mr. Owsley announced that we are having a combination in-person and virtual meeting.

Mr. Owsley swore in those wishing to speak, both in person and online.

Mr. Owsley asked for a motion to approve the minutes of the February 9, 2021 meeting. Discussion on two spelling errors was held. Bruce Steele made the motion to approve and a second by Chrissie Grossholz to approve the minutes as amended. All members voted to approve.

Old Business: Election of Officers.

Office of Secretary: Duane Dellinger nominated by Mr. Steele. Nominations closed. Duane Dellinger approved by all members present.

Office of Chairman: Doug Owsley nominated by Mr. Steele. Nominations closed. Doug Owsley approved by all members present.

Office of Vice Chairman: Bruce Steele nominated by Duane Dellinger. Nominations closed. Bruce Steele approved by all members present.

New Business: A) Variance Application 654-VA-21

Applicant: Lauro Garcia
271 Woodlawn Avenue
Columbus, Ohio 43228

Location: Parcel No. 240-002000
271 Woodlawn Avenue
Columbus, Ohio 43228

Request: To grant a Variance from the provisions of Section 930 Table 2 (Dimensional Requirements); to permit the applicant to build an attached garage with less setbacks and more lot coverage than the resolution requires in an R-6 (medium density residential) District.

Ms. Critchfield gave the facts and showed pictures of the Variance Application. It's a .15-acre tract zoned R-6. The property is surrounded by R-6 properties on all sides. The applicant is proposing an 18' x 20' attached garage which will replace the existing 16' x 18' carport. The current storage shed and carport will be removed from the property. The driveway will be modified so it doesn't exceed the

maximum 20' permitted by the Resolution. The current setback is 30' from both Woodlawn Avenue and Mt. Royal. Applicant is requesting a setback of 16.5' from Woodlawn Avenue and a setback of 6' from Mt. Royal. The current R-6 zoning has a maximum lot coverage of 30%. With the attached garage it would cover 36%. The garage will be moved to the west 3' from where the current carport is to maintain accessibility to the gas meter on the side of the house.

Speaking on behalf was the applicant, Lauro Garcia. Mr. Garcia said the garage will have a foundation. He wants the garage to more securely store his personal belongings. No questions or comments from anyone virtually.

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

Chairman Owsley asked for a motion on Variance Application 654-VA-21

Mr. Steele made a motion to approve Variance 654-VA-21. Second by Ms. Grossholz.

Roll Call Vote:	Mr. Steele	For
	Mr. McKay	For
	Ms. Grossholz	For
	Mr. Dellinger	For
Chairman	Mr. Owsley	For

The Variance is APPROVED

Mr. Owsley called for a Recess at 7:18 P.M. Due to social distancing guidelines, the next applicant's arrival time was set for 7:30 P.M.

Mr. Owsley called to order the meeting at 7:36 P.M. to resume activities. Due to no one attending the meeting either in person or virtually to represent owners Catherine and Leobardo Martinez in regards

to Variance Application 655-VA-21 this issued was continued until the BZA meeting to be held on April 13th, 2021.

New Business: None

Announcements: Variance Application will be tabled until April 13th 2021. The April 13th BZA meeting may include meeting with Legal Council for Training.

Adjournment: 7:42 P.M.

Submitted by: Duane Dellinger