

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes from May 9, 2023 Meeting

Members present: Mike Mckay, Bruce Steele, Chrissie Grossholz, Matt Knight, and Doug Falke

Others in Attendance: Dana Scott and Cassady Critchfield from Zoning.

Chairman Mike Mckay called the meeting to order at 7:00 P.M.

Mr. Mckay asked for a motion to approve the minutes from the March 14, 2023 meeting. Motion from Matt Knight and second from Doug Falke to approve the minutes. All members voted to approve.

Mr. Mckay swore those in wishing to speak. Mr. Mckay 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) Variance Application No. 700-VA-23

Applicant: Channeak Kim
422 Postle Blvd., Columbus, Ohio 43228

Location: Parcel No. 240-002744
422 Postle Blvd., Columbus, Ohio 43228

Request: To grant a Variance from the provisions of Section 935 (Architectural Projections Into Required Yards), to allow the owner to construct a covered front porch that projects further into the required yard than permitted by the Resolution in the R-6 (medium density residential) District.

Ms. Critchfield gave the facts and showed pictures of the Variance Application. The owner is Channeak Kim, 422 Postle Blvd., Columbus, Ohio 43228. The property is a .16-acre parcel located on the east side of Postle Blvd. between Sullivant Ave. and Owen St. The property is zoned R-6 and is surrounded by R-6 (Single Family Homes) on north, south, east and west.

The applicant is seeking a variance from Section 935 (Architectural Projections Into Required Yards) to allow the owner to construct a covered front porch that would project further into the required front yard than permitted by the Resolution in the R-6 (medium density residential) District.

Section 935 (Architectural Projections into Required Yards) states that open porches, decks, and steps may extend from a dwelling into a required front yard a maximum of five (5) feet. The proposed front porch will project into the required front yard nine (9) feet. Therefore, seeking a variance of four (4) feet.

Speaking for was the Kim Family, 422 Postle Blvd., Columbus, Ohio 43228. Mr. Kim explained the reasoning for the need to construct the front porch, stating it was to have the concrete slab level for his parents who are older, and this would be easier for them to maneuver, plus making it safer as well. We believe the new front porch would make our home look nicer and provide us with a place to sit and enjoy the weather.

A discussion followed amongst the board regarding the drawing that was submitted with the variance packet, and how it would be constructed.

Zoning Staff told the board that the applicant would have to apply for a building permit through Franklin County and that they would need detailed structural drawings. We approved the zoning, and Franklin County will approve the construction of how it is built.

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

Also speaking neither for nor against was Albert Rozman of 414 Postle Blvd., 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; | YES |
| 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, and garbage collection; | NO |
| 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 | YES |
| 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. Steele, seconded by Ms. Grossholz to approve the Variance as submitted.

Roll Call: **Ms. Grossholz For**
 Mr. Falke For
 Mr. Steele For

Mr. Knight For
 Mr. McKay For

Motion is APPROVED

Announcements: Next meeting will be June 13, 2023.

Adjournment: 7:21 P.M.

Submitted by: Dana Scott (for Mr. Dellinger)