

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of the May 11, 2021 Meeting

Members Present: Bruce Steele, Chrissie Grossholz, Mike McKay, Doug Falke, Duane Dellinger, (Laurie Moore meeting virtually).

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

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

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

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

Mr. Steele asked for a motion to approve the minutes from the April 13, 2021 meeting. Motion from Duane Dellinger and second from Doug Falke to approve the minutes. All members voted to approve.

**Old Business:** None

**New Business:** **A) Variance Application 658-VA-21**

**Applicant:** William A. Seymour

200 Buena Vista Avenue, Columbus, Ohio 43228

**Location:** Parcel No. 240-000762

200 Buena Vista Avenue, Columbus, Ohio 43228

**Request:** To grant a Variance from the provisions of Section 930 Table 2 (Dimensional Requirements), and 1009 (Accessory Buildings in Residential Districts); to permit the applicant to maintain an accessory structure in front of the principal structure and with less front setbacks than the Resolution requires in a R-6 (medium density residential) District.

Ms. Critchfield gave the facts and showed pictures of the Variance Application. It's a .21-acre parcel zoned R-6 located between Beacon Hill Rd. and Kanard Ave. in the Little Farms Sub Division. The property is surrounded by R-6 on all sides. The applicant wishes to maintain the detached carport which is currently 1 ½ foot from the road Right of Way and is located over the current driveway. Current R-6 Code requires a setback of 75 feet from the Right of Way. Accessory Buildings are not permitted in front of the Principal Structure. The structure was installed in February 2020, and with the pandemic not allowing any Zoning Appeals meetings from March of 2020 through January of 2021, this Variance has been on hold pending other

timelier Variances.

Speaking on behalf was the applicant, William Seymour. Mr. Seymour stated he has lived at this address for 55 years and has always tried to maintain a neat and orderly property. He stated he wants the carport to protect his car from bad weather as he is no longer able to clean snow or clear cars. He is willing to tear down or give the car port to anyone needing it when he becomes unable to get outside any longer. No others in person or virtual to speak for or against the Variance. Discussion from the Board that if the property ever changes ownership that the carport would need to be removed from the property.

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

- |   |     |
|---|-----|
| 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;                                       | NO  |
| 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;   | NO  |
| 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 requirement would be observed and substantial justice done by granting this variance;  | YES |

**Mr. Steele asked for a motion on Variance Application 658-VA-21**

**Mr. Dellinger made a motion, second by Doug Falke, to approve the amended Variance 658-VA-21 with a change that if the parcel ever changed ownership that it would require the removal of said carport.**

<b>Roll Call Vote:</b>	<b>Ms. Grossholz</b>	<b>For</b>
	<b>Mr. McKay</b>	<b>For</b>
	<b>Mr. Falke</b>	<b>For</b>
	<b>Mr. Dellinger</b>	<b>For</b>
<b>Vice Chairman</b>	<b>Mr. Steele</b>	<b>For</b>

**The Variance is APPROVED**

**New Business: B) Variance 656-VA-21**

**Applicant:** Dean Bollinger

41 Fellows Avenue, West Jefferson, Ohio 43162

**Location:** Parcel No. 240-000887

264 Norton Road, Columbus, Ohio 43228

**Request:** To grant a variance from the provisions of Section 825 (High Density Residential District) (R-8); to permit the applicant to build a new multi family unit development with more dwelling units per gross acre than the Resolution requires in an R-8 (High Density Residential) District.

Ms. Scott reported that the owner is Eric Cordero. The property is a 1.7-acre tract. Current zoning is R-8. Adjacent properties to the north, west and east are also zoned R-8. The City of Columbus is to the south. The application is a variance from Section 825 to allow more dwelling units than the resolution requires. The current zoning allows two to four family and multi dwelling family dwellings not exceeding eight dwelling units per gross acre. The applicant is proposing to build seven buildings each having one town house and two flats. Building G will have two flats with no townhouse with a total of 20 units all together. The request is for six additional units. On February 23, 2021 the Zoning Commission approved the rezoning from R-4 to R-8. On April 7, 2021 the Board of Trustees unanimously approved the rezoning application. The property currently has one existing house which will be renovated. The development will have one way in and one way out. Pictures and layouts of the property were shown. There will be screenings on the north property line with both fence and trees. Each unit will have individual trash containers. Parking meets zoning requirements with one extra parking space. There will be two parking spots per unit. Lighting and parking have already been approved by Zoning. Franklin County Engineers and Franklin County Sanitation approved this project. Prairie Twp. Fire Dept. approved it with a request for one additional fire hydrant to be installed which was approved. Everything that has been asked of the applicant has been agreed upon.

Speaking for was the applicant Dean Bollinger. The current house is a two story with a single-story addition. They are keeping the two story as a town house and the single story will have a second story added on top and it will become two flats. There is 30' or more between each building.

**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 |

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|---|-----|
| 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 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 requirement would be observed and substantial justice done by granting the variance;   | YES |

**Vice Chairman Mr. Steele asked for a motion on Variance 656-VA-21**

**Mr. Falke made a motion, second by Mr. Dellinger, to approve Variance 656-VA-21 as submitted.**

<b>Roll Call Vote:</b>	<b>Ms. Grossholz</b>	<b>For</b>
	<b>Mr. McKay</b>	<b>Against</b>
	<b>Mr. Falke</b>	<b>For</b>
	<b>Mr. Dellinger</b>	<b>For</b>
<b>Vice Chairman</b>	<b>Mr. Steele</b>	<b>For</b>

**The Variance is APPROVED**

**New Business: C) Variance 657-VA-21**

**Applicant:** Brian Tepen  
2500 Farmers Dr., Suite 140, Columbus, Ohio 43235

**Location:** Parcel No. 240-000162-00  
4757 West Broad St., Columbus, OH. 43228

**Request:** To grant a variance from the provisions of Sections 936 (Special Setback Requirements for Business and Manufacturing Districts), 1110.1 (Off Street Parking Space Design Standards), 1803.3 (Building Orientation), 1806.1a (Parking), 1809.1 (Signs), and 1813.1 (Commercial Gateway Sub-District); to permit the applicant to construct a new drive-thru restaurant with greater front setback, less rear setbacks, smaller parking spaces, and more wall signs whose style varies from what the Resolution requires in the West Broad Street Corridor Overlay District.

Ms. Armentrout gave the facts and showed pictures of the Variance Application containing six (6) requests. This variance is to construct a new drive-thru restaurant. The name of the business is Charleys Philly Steaks. The address is 4757 W. Broad St. and is located in the West Broad St. Corridor Overlay District. Zoned general business and surrounded by the same on the west, north and east sides of the property and R-12 on the south side. The parcel is a .58-acre site. The existing building on the property will be demolished. Section 936 calls for a rear setback to be a minimum of 75'. Applicant is asking to permit parking at 22.5 feet from rear to allow to have room for drive-thru and allow parking in rear. Section 1110.1 requires parking spaces to be 10'x20'. Applicant is asking for 9'x18'. Section 1803.3 requires a front setback at a minimum of 20' with a maximum of 30'. Applicant is asking for a setback of 74.5'. Section 1806.1 requires no parking between the front of the building and the street. The applicant is proposing to allow four parking spaces in front of the building, two handicap and two standard parking spaces. Section 1809.1 allows one (1) wall canopy or awning sign located 2' below the eave line. The applicant is asking for additional signage plus vinyl lettering on building. This proposal meets the requirements for number of parking spaces. To exit westbound, several properties must share the same corridor to exit. This is the reason for the requested setback. It would require traffic to drive around the building to exit westbound if not approved. There would be enough room in the rear if the other businesses ever change to allow rear exit to the west from the rear of all businesses eventually. Prairie Twp. Fire Dept. approves the proposals. The proposed restaurant is 1,590 square feet. Applicant is asking ODOT for an eastbound curb cut to allow eastbound traffic to enter at their entrance for drive-thru and then exit back eastbound without having to cross other parcels. Prairie Twp. has no say on this issue.

Speaking on behalf was the applicant, Brian Tepen. They are asking for additional signage to stay the same as they are elsewhere, plus with the other businesses on both sides of the proposed building it would be blocked. They are a mall-based restaurant that is expanding to a brick-and-mortar restaurant. Screening will be done as required.

Also speaking on behalf was resident Voytek Zaleski of 4756 Hilton Ave. He spoke in favor of restaurant saying the area needs more restaurants.

**Mr. Steele asked for an individual vote for the five sections in question.**

Section 936;	For
Section 1110.1;	For
Section 1803.3;	For
Section 1806.1;	For
Section 1809.1;	For

**All sections PASSED**

**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;                                       | NO  |
| 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 service 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   | NO  |
| 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;   | YES |

**Mr. Steele asked for a motion on Variance 657-VA-21**

**Mr. Falke made a motion, second by Ms. Grossholz, to approve Variance 657-VA-21 as submitted.**

<b>Roll Call Vote:</b>	<b>Ms. Grossholz</b>	<b>For</b>
	<b>Mr. McKay</b>	<b>For</b>
	<b>Mr. Falke</b>	<b>For</b>
	<b>Mr. Dellinger</b>	<b>For</b>
<b>Vice Chairman</b>	<b>Mr. Steele</b>	<b>For</b>

**The Variance is APPROVED**

**Announcements: One Variance Application on the agenda for June for a new development at Pioneer Village.**

**Adjournment: 8:10 P.M.**

**Submitted by: Duane Dellinger**