

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the February 12th , 2019 Meeting

Members Present: Mark O'Loughlin, Doug Owsley, Bill Gallaer, Bruce Steele, John Cardwell

Members Absent: None

Others in Attendance: Dana Scott and Alicia Armentrout from Zoning

Chairman O'Loughlin called the meeting to order at 7:00 P.M.

Mr. O'Loughlin asked for a motion to approve the minutes of the December 11th, 2018 meeting.

Ms. Owsley made a motion to approve and a second from Mr. Steele. All members voted in favor to approve.

Mr. O'Loughlin swore in those wishing to speak.

New Business: A) Variance Application: 632-VA-19

Applicant: William Marcum, 1993 Main Street, Galloway, Ohio 43119

Location: 1971 Miller Street, Galloway, Ohio 43119

Request: To grant a Variance from the provisions of Section 1110 #18a (Driveway Development Standards in the R-6 Residential Zoning Districts) and Section 930 Table 2 (Dimensional Requirements); to allow the property owner to add a driveway with greater width and add an attached garage to the existing structure that will exceed the maximum lot coverage and with less front and rear setbacks than the Resolution requires in an R-6 Zoning District.

Ms. Armentrout gave the facts of the Variance request. Property located on a .124 acre parcel at 1971 Miller Street on the SW corner of Miller and Elm in the town of Galloway. Zoning is R-6 surrounded by R-6 with Exceptional Use to the South. Ms. Armentrout showed pictures of the property. Applicant is seeking two variances as explained above. Applicant is asking for a 16', 15' and a 5' setback. The lot is very small and it does have three fronts. The zoning says that the setback must be 30' in an R-6 area. Current lot coverage is 29% and Resolution says that the maximum is 30% coverage. Hence, not too much applicant can do with the lot. Purposed additional lot coverage is 781 sq. ft. And new lot coverage would be 43.9%. Secondly, the applicant wishes to have a driveway with greater width than the Resolution requires. He is requesting a 31' wide where the driveway joins Elm Street. The code says that driveways shall be 20' or 1/3 of lot improvement, whichever is less. Currently the house does not have any driveway. Adding a driveway brings the property more into code. Owner has begun interior renovations to the property and obtained permits for that work.

Speaking for was the applicant who stated that he wants to have a bigger driveway because of the approach pattern to his driveway in order to get into his garage. He wants to keep the well on the property as a historical throwback. The length of the garage is the minimum needed to get a garage door in past the porch where the steps are located.

Nobody spoke against.

Mr. Owsley stated the determining factors and Board determined that there are no unusual

relevant factors.

Mr. Owsley made a motion to accept the Variance as presented.

Mr. Gallaer seconded the motion.

Roll Call Vote:	Mr. Steele	For
	Mr. Cardwell	For
	Mr. Owsley	For
	Mr. Gallaer	For
Chairman	Mr. O'Loughlin	For

The Variance is Approved

Election of Officers for 2019

Chairman

A) **Mr. Gallaer nominated Mr. O'Loughlin** **Second by Mr. Steele**
Mr. O'Loughlin is Chairman

Vice Chairman

A) **Mr. Gallaer nominated Mr. Owsley** **Second by Mr. Steele**
Mr. Owsley is Vice Chairman

Clerk

A) **Mr. Owsley nominated Mr. Gallaer** **Second by Mr. Steele**
Mr. Gallaer is Clerk

Old Business: **Continued discussion on Section 1809**
(West Broad Street Corridor Overlay District Sign Section)

Announcements: Mr. Cardwell is moved from BZA Alternate to Board Member
Sheri Henning is new Alternate

Adjournment: 7:25 pm

Submitted by Bill Gallaer