

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the June 11th , 2019 Meeting

Members Present: Mark O'Loughlin, Bill Gallaer, John Cardwell, Bruce Steele, Sherry Henning (Alternate)

Members Absent: Doug Owsley

Others in Attendance: Dana Scott and Connie Swisher from Zoning

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

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

Mr. O'Loughlin asked for a motion to approve the minutes of the April 9th , 2019 meeting.

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

Old Business: None

New Business: A) Variance Application: 635-VA-19

Applicant: Donna Martin-Miller, 5680 Greendale Drive, Galloway, Ohio 43119

Location: 6342 O'Harra Road, Galloway, Ohio 43119

Request: To grant a Variance from the provisions of Section 930 Table 2 (Dimensional Requirements); to allow the owner to construct a new accessory structure closer to the Front setback on a corner lot than the Resolution requires in an R-6 Zoning District.

Ms. Swisher gave the facts of the Variance request. The property is located on the NW corner of O'Harra Road and North High Street in the town of Galloway. Property is zoned R-6 surrounded by R-6 on the North, South and West. Zoning is GB to the East. Applicant is seeking to construct an accessory structure on a corner lot that is closer to O'Harra Road than the Resolution requires. Applicant would like to build a 24'x24' (576 sqft) with a 15' setback off O'Harra Road and a 5' setback from the side lot line. The Resolution requires the building to be 75' back in R-6 off of O'Harra and requires a hard surface driveway. There is a septic leach and a large tree that limit placement on this property. Ms. Swisher showed pictures of the property and explained the location of the structure.

No current questions from the Board.

Speaking for was Larry Miller (husband of applicant) stated that the property is currently vacant and in order to build a garage that required 75' setback would drive it back into the septic tank leach bed and he would have to take two trees out and economically would be a hardship.

Speaking was Scott ? (6233 O'Harra Road), he owns the business property next to the lot in question. He asked applicant if they would be having a gravel driveway and he responded yes. He stated that Mr. Miller comes on to his property when he does yard work and said it not a problem as long as he does not do it during business hours. He asked why applicant needs more buildings on the property and Mr. Miller responded that he has an antique car that he wants to store inside.

Ms. Swisher explained that the code requires single-family residences to have a garage and having a garage here would make this property meet code requirements. Currently the property is a legal non-conforming use without the garage. She went on to say the code requires a hard surface drive in an R-6 district but this is in the Darby Watershed and that does require the drive not be hard surface.

Mr. Steele made a motion to approve the Variance request as written. A second by Mr. Cardwell.

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| Roll Call Vote: | Mr. Steele | For |
| | Ms. Henning | For |
| | Mr. Cardwell | For |
| | Mr. Gallaer | For |
| Chairman | Mr. O'Loughlin | For |

The Variance is APPROVED

New Business: B) Appeal 132-AP-19

Applicant: Phil Powers, 174 Postal Blvd., Columbus, Ohio 43228

Location: 174 Postal Blvd., Columbus, Ohio 43228

Request: Request a review of a decision made by the Prairie Township Field Inspector In a violation letter dated 4/9/2019, which states the property is in violation of Sections 920 and 1015 of the Prairie Township Zoning Resolution; disputing that more than one Recreational Vehicle (RV) is being parked/stored on the property in the R-6 (Medium Density Residential) Zoning District.

Applicant could not attend due to being out of the county at this time. The applicant's wife asked that a continuance be granted until next month's BZA meeting.

Mr. Steele made a motion that a continuance be granted. Mr. Gallaer seconded the motion. All Board members voted in favor.

Adjournment: 7:14 pm

Submitted by Bill Gallaer

