

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of May 12th, 2009 Meeting

Members Present: Doug Owsley, Jan Pitts, Christy Overla, Lee Shoaf, and Bill Gallaer

Members Absent: Mark O'Loughlin (Chairman)

Others in Attendance: Connie Swisher (Zoning), Pam Williams (BZA Alternate)

The meeting was called to order at 7:00 P.M.

Old Business: Variance Application No. 532-VA-09 RECONSIDERATION

Due to findings by the Board of Health, Ms. Linda Harms is asking to place the accessory building closer to Genheimer Road than previously discussed.

Ms. Harms stated that there is huge 18 foot drainage off of their leach bed system and the building needs to be reconsidered.

Ms. Pam Williams spoke saying that building would definitely encroach on the easements from a visual inspection of the property. Ms. Harms said that AEP and all other possible easement holders came and checked the property and it was approved. Ms. Overla asked that Ms. Harms get a letter from the utilities and bring two copies to the Zoning office.

Ms. Overla asked for a motion:

Mr. Owsley moved to approve with the following stipulations:

- 1) Structure clearance is 30 feet from Genheimer Road and does not encroach on easement.
- 2) Maximum size of structure is not to exceed 1600 Sq. Ft.
- 3) Maximum height of structure is 17 feet.
- 4) Applicant must provide letter of approval from Utility companies concerning offset from the easement.

Seconded by Ms. Pitts

Roll Call Vote:	Ms. Pitts	For
	Mr. Shoaf	For
	Mr. Owsley	For
	Mr. Gallaer	For
Chairman	Ms. Overla	For

Motion Passed. Variance Granted

Ms. Overla called for the approval of the minutes of the April 14th, 2009, minutes.

Ms. Overla moved to approve the minutes as submitted, Mr. Shoaf seconded. The motion carried unanimously.

Old Business: None

Ms. Overla swore in all of those in attendance wishing to speak.

New Business: Application 533-VA-09

A) Variance Application No. 533-VA-09

Applicant: Gary Gitlitz with Adams, Babner & Gitlitz, LLC, 5003 Horizons Drive, Suite 220, Columbus, Ohio 43220

Owner: 4930 West Broad Street, LLC, 4930 West Broad Street, Columbus, Ohio 43228

Location: 4900 Medfield Way, Columbus, Ohio 43228

Request: To Grant a variance from the provisions of Section 930 Table 2-Dimensional Requirements, to permit a zero foot setback of An existing structure for the purpose of a lot split and the Creation of a new parcel located within a (GB) General Business District.

Ms. Swisher spoke about the details of the application for the variance. Zoning is General Business. Residential to the North and West.

There was discussion of the property and an easement road that runs between the properties and if there is an actual recorded easement. Ms. Swisher said that applicant would have to go to county for a variance for the lot split first.

Speaking for was Mr. Gary Gitlitz, Partner and Managing member of 4930 W. Broad Street LLC. He gave details of his plan for the property and the need for the lot split. Ms. Overla asked about added green space and the amount of parking spaces. Mr. Gitlitz said that he is not looking for a variance on parking spaces and as much green space as possible would be utilized.

Ms. Overla asked about the dumpster location and the plans for those dumpsters. Mr. Gitlitz said that he is still not sure of the location but they will be enclosed. Discussion continued about dumpster location.

Mr. Gallae asked about length of construction time and Mr. Gitlitz replied about 150 to 175 days.

Mr. Jaime Mueller, Lincoln Village Retirement Center, spoke for the variance but expressed his concerns about this dumpster and its location, as well as other dumpsters in the township. He said that he would like to see a stipulation added today.

Current zoning code only stipulates that a 3- sided, 4 foot wall around the dumpster be provided.

No one spoke against.

Ms. Overla asked for a motion from the board

MOTION: To grant a variance from the provisions of Section 930 Table-2 Dimensional Requirements, to permit a zero Foot setback of an existing structure for the purpose of A lot split and the creation of a new parcel located Within a (GB) General Business District.

Mr. Owsley made the motion to approve as submitted
Seconded by Mr. Shoaf

Recorded Vote:	Mr. Shoaf	FOR
	Ms. Pitts	FOR
	Mr. Gallaer	FOR
Chairman	Ms. Overla	FOR
	Ms. Owsley	FOR

Variance approved.

Announcements: Nothing on agenda for June 2009

Meeting Adjourned at 7:46 P. M.

Submitted by Bill Gallaer