

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the February 11, 2020 Meeting

Members Present: Mark O'Loughlin, Bill Gallaer, Bruce Steele, Doug Owsley and Duane Dellinger (Alternate)

Members Absent: Mr. Cardwell

Others in Attendance: Connie Swisher 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 10, 2019 meeting.

Mr. 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.

Old Business: None

New Business: A) Election of Officers for 2020

Chairman

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

Vice Chairman

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

Clerk

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

New Business: B) Variance Application No. 648-VA-20

Applicant: Jim Lytle Consulting, 1665 West Case Road, Columbus, Ohio 43235

Location: Ohio Health, 5100 West Broad Street, Columbus, Ohio 43228

Request: To grant a Variance from the provisions of Section 1809 (Signs); to allow the applicant to maintain the OhioHealth logo ratio and replace (4) existing monument signs at a greater height than the Resolution allows in the West Broad Street Corridor Overlay District.

Ms. Swisher gave the facts of the variance request. Property is located in the West Broad Street

Overlay District. It is in the Medical Campus sub-district with the underlying zoning being GB (general business). The surrounding zoning is R8 along Beacon Hill to the North. MFR12 and the Central Transition Sub-District to the East. Medical Sub-District across West Broad Street to the South and Western Gateway Sub-District is the old area, formally known as New Rome and R6 to the West. Applicant wishes to replace 4 existing monument signs at a greater height. Ms. Swisher showed the location of the signs and the existing logos on the signs. Right of way will be remarked due to the widening of West Broad Street by zoning to make sure signs remain at least 8' from the right of way.

Speaking for was Mr. Lytle (Applicant) who said that they are looking to maintain the critical portions of the OhioHealth logo as they have been in the past and maintain that relationship. The increase in height is to help people find the emergency room and the newer East entrance. A little bit of height increase and a bigger font so that people can see them.

Nobody spoke against.

Mr. Owsley stated the determining factors of whether or not to grant the request:

- | | |
|---|-----|
| 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a Conditional Use | YES |
| 2) Whether the Conditional Use is substantial | NO |
| 3) Whether the essential character of the neighborhood be altered | NO |
| 4) Whether the Conditional Use adversely affect governmental services | NO |
| 5) Whether property owner purchased the property with knowledge of zoning restrictions. | YES |
| 6) Whether the property owner's predicament be obviated through some other method | YES |
| 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the conditional use. | YES |

Chairman O'Loughlin asked for a motion on Variance request.

Mr. Steele made a motion to accept the Variance request as presented.

Mr. Gallaer seconded the motion.

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

The Variance is Approved.

Announcements: *One application for next month. Might want to look at Section 568-2 #38 on page 89. First application on this brand new section.*

Adjournment: 7:12pm

Submitted by Bill Gallaer