

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR (Virtual) MEETING
September 28, 2020**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:30 p.m. at the Grove City Municipal Building, 4035 Broadway. This meeting was held via Webex Events and open to the public.

1. Roll was called. The following members were present at 4035 Broadway, City Hall lower level. Mr. Haughn was excused.

George Holinga John Brant

Staff present at 4035 Broadway: Michael P. Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Coordinator/BZA Secretary; Jesse Shamp, representing the Law Director.

Attending virtually via Webex Events; Kelsey Ripper, property owner at 6360 Rising Sun Dr.; Jerry Jensen, property owner at 3795 Lake Mead Dr.

2. ***Motion by Chair Holinga to approve the minutes from the August 24 meeting. Second by Mr. Brant.***

VOTE: Brant, YES; Holinga, YES; **APPROVED.**

The Chair called the first item.

3. Hear the appeal of Mark and Kelsey Ripper, property owners, 6360 Rising Sun Dr., (Parcel #040-007538) for a variance to Section 1137.05– Yard Obstructions and Fences; to install a 42” picket type fence on a corner lot, encroaching the 30’ front setback by 8’ and exceeding the 8’ return by 49’.

Mrs. Ripper was sworn in. Mrs. Ripper explained they wish to install a 42” picket fence encroaching the front setback of their corner lot and returning more than 8’. Mr. Brant asked Mrs. Scott if all the neighbors had been contacted about the variance. She said yes. He asked if she had received any responses from the adjoining property owners. Mrs. Scott said no. Chair Holinga asked Mrs. Ripper if she agreed to the two stipulations recommended by staff. She said yes. There were no comments from the public.

Motion by Chair Holinga to approve the appeal of Mark and Kelsey Ripper, property owners, 6360 Rising Sun Dr., (Parcel #040-007538) for a variance to Section 1137.05– Yard Obstructions and Fences; to install a 42” picket type fence on a corner lot, encroaching the 30’ front setback by 8’ and exceeding the 8’ return by 49’ with two stipulations. Second by Mr. Brant.

- 1.) ***Construction to begin within 12 months.***
- 2.) ***Install landscaping as recommended by the Urban Forester.***

VOTE: Brant, YES; Holinga, YES; **APPROVED.**

Chair Holinga instructed the applicant on the 21-day waiting period then moved to the next item.

4. Hear the appeal of Jerry Jensen, property owner, 3795 Lake Mead Dr., (Parcel #040-010281) for a variance to Section 1137.05 (c)(1) – Yard Obstructions and Fences; to encroach the 30' front setback by 10' with a 6' tall privacy fence, on a corner lot, for a total front setback of 21'.

Mr. Jensen was sworn in. Mr. Jensen explained he wished to install a 6' privacy fence with a gate encroaching the setback on Lake Lanier Dr. by 10'. The fence would be stained a natural color. Chair Holinga asked about the height of the fence section around the rear deck. Mr. Jensen believed it was 6' tall. Mr. Brant asked Mrs. Scott if she had sent letters to all of the adjoining property owners. She said yes. Mr. Brant noted staff had received one contact from the adjoining property owner Mr. Jallaq, who was in favor of the variance request.

Chair Holinga asked Mr. Jensen if he was supportive of the three stipulations recommended by staff. Mr. Jensen said he was in favor of two of them but not the recommendation to reduce the height of the fence to 48". He believed a shorter fence would look odd because his neighbor at the rear had a 6' privacy fence that he would be connecting to and Mr. Jallaq, the neighbor on the other side was going to be replacing his fence with a 6' tall fence. He thought the sections would look better if they were the same height. Chair Holinga commented on the sample fence photo provided by Mr. Jensen. He thought the photo showing a 6-foot fence section with another step down section approximately 12" shorter looked attractive. He asked Mr. Jensen if he would agree to a compromise by lowering the fence sections facing Lake Mead Dr. and Lake Lanier Dr. to 54". Mr. Jensen said yes. There were no comments from the public.

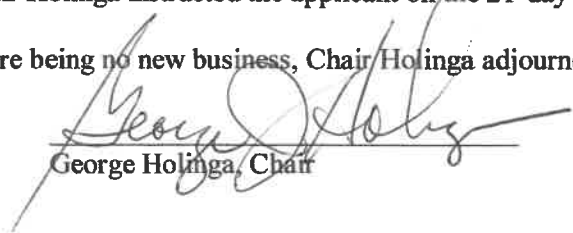
Motion by Chair Holinga to approve the variance to Section 1137.05 (c)(1) – Yard Obstructions and Fences; to encroach the 30' front setback by 10' with a 6' tall privacy fence, on a corner lot, for a total front setback of 21' with three stipulations. Second by Mr. Brant.

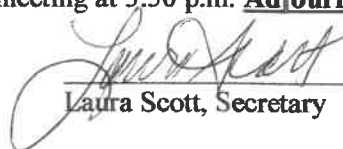
- 1.) *Construction to begin within 12 months.*
- 2.) *Install landscaping as recommended by the Urban Forester.*
- 3.) *6' tall fencing to be installed in the rear yard only. 54" fencing to be installed in front of the setback in the areas facing Lake Mead Dr. and Lake Lanier Dr.*

VOTE: Brant, YES; Holinga, YES; APPROVED.

Chair Holinga instructed the applicant on the 21-day waiting period and moved to the next item.

There being no new business, Chair Holinga adjourned the meeting at 5:50 p.m. **Adjournment.**


George Holinga, Chair


Laura Scott, Secretary