

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
September 27, 2021**

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 in person, on line via Web Ex Events and open to the public.

1. Roll was called and the following members were present:

George Holinga

John Brant

Mark "Tony" Haughn

Staff present: Michael Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Coordinator and BZA Secretary; Jesse Shamp, representing the Law Director; Kevin Teaford, Safety Director; Kota Wharton, Building Division.

Also present; Roger and Dorothy Hayes, 1287 London Groveport Rd. All representatives addressing the board were sworn in.

2. ***Motion by Chair Holinga to approve the minutes from the June meeting. Second by John Brant.***

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

The Chair moved to the next item.

3. Hear the appeal of Roger Hayes, property owner, 1287 London-Groveport Rd. (Parcel#040-005604) for the following variances;
- a.) Section 1137.08 (h); to construct an accessory building exceeding the allowable wall height of 8'-0" above finished floor, by 4'-0" for total wall height of 12'-0".
 - b.) Section 1137.08 (h); to construct an accessory building exceeding the allowable overall height of 13'-0" above the finished floor, by 4'-10" for a total overall height of 17'-10".
 - c.) Section 1135.10-I (a) to construct a light gray/charcoal gray steel sided accessory structure not matching the exterior finish of the main building.
 - d.) Section 1135.10- I (a) to construct a 1,600sf accessory building exceeding the maximum square footage allowed for a detached garage or accessory building of 700sf by 900sf and the combined maximum of 900sf by 1,209 sf for a total combined of 2,109sf.

Mr. Hayes explained he would be using the new garage building for personal storage including his pick-up truck, tools, lawn equipment and his woodworking shop. The building would have a concrete floor. Mr. Brant asked about proximity to other buildings on neighboring properties. Mr. Hayes stated the building will be about 152 feet from the closest building on one adjoining property and about three football fields from the other. Chair Holinga acknowledged the adjoining property owners had similar buildings. He asked staff if any comments had been received from adjoining property owners as a result of the mailing. Mrs. Scott said no. Chair Holinga asked the applicant if he supported the two stipulations recommended by staff. Mr. Hayes said yes. There were no comments from the public.

Motion by Chair Holinga to approve the variances with two stipulations. Second by Tony Haughn.

- a.) Section 1137.08 (h); to construct an accessory building exceeding the allowable wall height of 8'-0" above finished floor, by 4'-0" for total wall height of 12'-0".***
- b.) Section 1137.08 (h); to construct an accessory building exceeding the allowable overall height of 13'-0" above the finished floor, by 4'-10" for a total overall height of 17'-10".***
- c.) Section 1135.10-I (a) to construct a light gray/charcoal gray steel sided accessory structure not matching the exterior finish of the main building.***
- d.) Section 1135.10- I (a) to construct a 1,600sf accessory building exceeding the maximum square footage allowed for a detached garage or accessory building of 700sf by 900sf and the combined maximum of 900sf by 1,209 sf for a total combined of 2,109sf.***

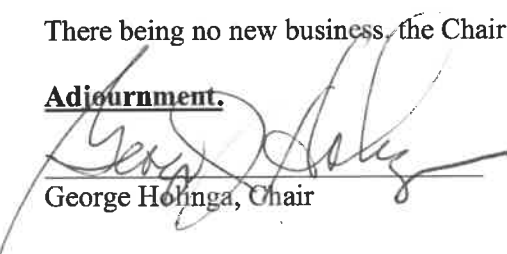
Stipulations; 1) construction is to begin within 12 months, 2) Install an arborvitae screen on the south and west of the building.

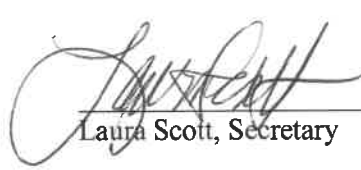
VOTE: Brant, YES; Holinga, YES; Haughn, YES; **APPROVED**

The applicant was advised of the 21-day waiting period and to obtain the required building permits prior to starting work.

There being no new business, the Chair adjourned the meeting at **5:41p.m.**

Adjournment.


George Holinga, Chair


Laura Scott, Secretary