

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
September 26, 2022**

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. Roll was called. The following members were present:

George Holinga

Mark "Tony" Haughn

Absent: John Brant

Staff present: Michael P. Boso, Chief Building and Zoning Official acting as Secretary to the Board of Zoning Appeals; Jesse Shamp, Attorney, representing the Law Director.

Also present: Darryl G. Rogers, AIA and Daniel DeGreve of Rogers Krajnak Architects, Inc. and Robert Croce Jr. of Croce Construction and Design. The speakers were sworn in.

1. ***Motion by Chair Holinga to approve the minutes from the August 22, 2022 meeting. Second by Mr. Haughn.***

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

The Chair moved to the next item.

2. Hear the appeal of Robert A. Croce Jr., Croce Construction and Design, representing the property owner at 4341 Edgarton Dr., (Parcel # 040-012214) for a variance to Section (Table) 1135.10-I; Residential District Requirements; to encroach the required 6' side yard setback by 1', for a total side setback of 5', by constructing a garage addition.

Mr. Croce explained the 3rd garage bay addition will attach to the side of the existing garage. Because of the angle of the side lot line, the addition will extend slightly into the 6' side yard by 8sf on the very back corner. Mr. Haughn asked if the area over the garage will be used for storage. Mr. Croce said yes. Chair Holinga asked Mr. Boso if letters had been sent to adjoining property owners. He said yes, however no comments were received.

Motion by Chair Holinga to grant the appeal of Robert A. Croce Jr., Croce Construction and Design, representing the property owner at 4341 Edgarton Dr., (Parcel # 040-012214) for a variance to Section (Table) 1135.10-I; Residential District Requirements; to encroach the required 6' side yard setback by 1', for a total side setback of 5', by constructing a garage addition, with one stipulation to begin construction within 12 months. Second by Mr. Haughn.

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

The applicant was made aware of the 21-day waiting period.

3. Hear the appeal of Darryl G. Rogers, AIA, NCARB, LEED AP – Principal, Rogers Krajnak Architects, Inc., representing the Mid-Ohio Food Collective (MOFC), 3960 Brookham Dr., (Parcel #040-001093) for two variances.
 1. Section (Table) 1135.12-II; Non-residential District Requirements; to exceed the maximum building height of 35' by a maximum of 14' for a total overall building height of 49', in an

IND-2 district, by installing a roof top refrigeration unit and platform.

2. Section 1137.16; Screening of Service/Mechanical equipment; to waive the screening requirements for a 16' tall roof top mechanical unit and platform.

Mr. Rogers explained the Mid-Ohio Food Collective (MOFC) had gone through the Development Plan process for the refrigeration addition but did not have all the information for the roof top unit at the time. There are several reasons the MOFC is requesting a waiver to the screening requirements; the location of the unit on the building at the far rear corner of the complex, the views of the equipment are for the most part obscured/minimized due to landscape elements and how far back the unit sits on the property. They are also fearful of adding cost to the project when MOFC is already overwhelmed with the need in the community and is on a tight budget for the project. Furthermore, screening would be double the size of the equipment footprint due to the clearances required between the unit and the screen, making it even more noticeable. There is also the cost of the screen and the cost to beef up the roof to support the screen. They believe the unit is the ideal location on the property.

Mr. Rogers shared the 3-d computer renderings that were provided of the unit, from all sides of the property depicting each viewpoint. The view from I-71, which is the most public view is shielded by the mature tree foliage and because it is at the far end of the building. The unit is mostly obscured but would be visible from Brookham Dr. The rendering showed how much smaller the 12' X 12' unit would appear due to the distance from Brookham Dr. Mr. DeGreve added there is also substantial landscaping required along the rear property line behind the new building addition that will contribute to the screening of the unit.

Chair Holinga asked Mr. Boso if letters had been sent to adjoining property owners. He said yes, however no comments were received.

Motion by Chair Holinga to grant the appeal of Darryl G. Rogers, AIA – Principal, Rogers Krajnak Architects, Inc., representing the Mid-Ohio Food Collective (MOFC), 3960 Brookham Dr., (Parcel #040-001093) for a variance to Section (Table) 1135.12-II; Non-residential District Requirements; to exceed the maximum building height of 35' by a maximum of 14' for a total overall building height of 49', in an IND-2 district, by installing a roof top refrigeration unit and platform, with one stipulation, to begin construction within 12 months. Second by Mr. Haughn.

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

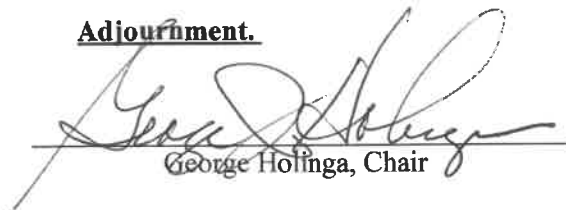
Motion by Chair Holinga to grant the appeal of Darryl G. Rogers, AIA – Principal, Rogers Krajnak Architects, Inc., representing the Mid-Ohio Food Collective (MOFC), 3960 Brookham Dr., (Parcel #040-001093) for a variance to Section 1137.16; Screening of Service/Mechanical equipment; to waive the screening requirements for a 16' tall roof top mechanical unit and platform, with one stipulation, to begin construction within 12 months. Second by Mr. Haughn.

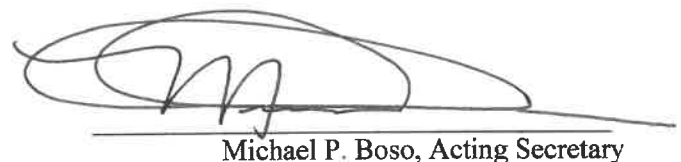
VOTE: Haughn, YES; Holinga, YES. **APPROVED.**

The applicant was made aware of the 21-day waiting period.

3. New business: Chair Holinga will not be able to attend an October 24th meeting. The meeting was adjourned at 5:45pm.

Adjournment.


George Holinga, Chair


Michael P. Boso, Acting Secretary