

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
September 23, 2019**

The regular meeting of the Board of Zoning Appeals was called to order by Mr. Brant at 5:30 p.m. at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called. The following members were present:

John Brant Tony Haughn

Chair Holinga was excused. Staff present: Michael P. Boso, Chief Building and Zoning Official; Thaddeus Boggs representing the Law Director; Planning and Zoning Coordinator, Laura Scott.

Also present; Karl Billisits, Harmony Development; Terry Andrews, Westport Homes; Ron and Carol Cox, 1453 Hemetite Dr.; Jenn DeMatteo, 5637 Platinum Dr.; Anthony Klapac, 1152 Pinnacle Club Dr.; Zenios Michael Zenios, 3 Pillar Homes; Eric Saxton, HER Realtors.
All representatives addressing the board were sworn in.

2. ***Motion by Mr. Brant to approve the minutes from the June 24 meeting. Seconded by Mr. Haughn.***

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

3. Hear the appeal of Karl Billisits, Harmony Development for the Trail View Run project located at 1419 Berror Rd., (Parcel #040-015516), for a variance to Section 1329.18 (a) of the Flood Damage Prevention Code to allow filling and grading in the floodplain in order to construct a culvert for a stream crossing and construct a detention basin.

Mr. Billisits explained the project has been through the zoning process. A variance is required in order to place fill in the floodplain. The variance will allow them to build a road, a bridge structure and detention basin. There are no homes being constructed in the floodplain. They agree with the staff report and understand the requirement to obtain a Special Flood Hazard Development Permit (SFHDP) prior to beginning construction. Mr. Billisits showed a map of the entire project and pointed to the areas being considered. The floodplain is within the open space. The homes will be constructed south of the entrance. The roadway connects the project to Berror Rd.

Mr. Brant confirmed with Mr. Billisits that this request involves primarily backwater as opposed to active water. Mr. Billisits agreed stating that as Grant Run rises, it backs up into the creek. Typically, the area would not have much water in it. When Grant Run is full, water would back up into this area.

Motion by Mr. Brant to approve a variance to Section 1329.18 (a) of the Flood Damage Prevention Code to allow filling and grading in the floodplain in order to construct a culvert for a stream crossing and to construct a detention basin, with one stipulation. 1) The applicant shall obtain a Special Flood Hazard Development Permit. Seconded by Mr. Haughn.

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

The applicant was advised of the 21-day waiting period.

4. Hear the appeal of Mathew Stanko, 3 Pillar Homes for 1152 Pinnacle Club Dr. (Parcel #040-013700) for a variance to Section 1135.10-I (a) to construct an attached garage exceeding the maximum 900sf allowed by 366sf, for a total of 1,266sf of garage space.

Zenios Zenios explained 3 Pillar Homes is building a large residence in Pinnacle Club that backs up to the golf course. The home was designed with a four-car garage that compliments the structure and is recessed. Mr. Brant explained the board received two letters of support to enter into the record. The Pinnacle Club Architectural Review Board approved of the request. Mr. Haughn asked Mrs. Scott if other comments had been received. Mrs. Scott stated no additional correspondence had been received.

Motion by Mr. Brant to approve a variance to Section 1135.10-I (a) to construct an attached garage exceeding the maximum 900sf square feet allowed by 366sf, for a total of 1,266sf of garage space.

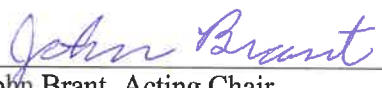
1) Construction shall begin within 12 months. Seconded by Mr. Haughn.

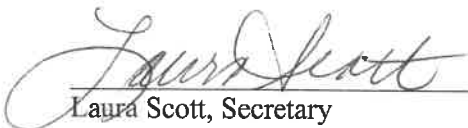
VOTE: Mr. Brant, YES; Mr. Haughn, YES; **APPROVED.**

The applicant was advised of the 21-day waiting period.

There being no new business, the Acting Chair adjourned the meeting at 5:53 p.m.

Adjournment.


John Brant, Acting Chair


Laura Scott, Secretary