



THE CITY OF GROVE CITY
BOARD OF ZONING APPEALS MEETING

REGULAR MEETING

4035 Broadway
Grove City, OH 43123

August 22, 2022
5:30 p.m.

1. Call to order and roll call.
2. Approve the minutes from the July 25, 2022, Board of Zoning Appeals.
3. Hear the appeal of Jennifer Stachler, P.E., Servants Heart General Contracting, representing the property owner of 1300 Golfview Lane (Parcel #040-015575) for a variance to Section 1135.10 (a) – Residential District Requirements; to exceed the 900sf maximum for an attached garage by 95sf, for a total of 995sf by constructing a garage addition of 384sf.
4. Hear the appeal of Annie Kitty, Odd Cat Ink, for 4238 Broadway, (Parcel #040-000696) for two variances to Section 1135.12 (i) (1) – Non-Residential District Requirements in reference to the A-1 (multi-family) district requirements.
 - 1) to deviate from the A-1 (multi-family) minimum lot width requirement of 100' by 50' for a total lot width of 50' to allow a residential use to be established on the second floor of a building in a PSO (Professional Services – Office) district.
 - 2) to deviate from the A-1 (multi-family) minimum side setback requirement of 10'-0" by 1'-8" for a total side setback on the north of 8'-4".
5. Hear the appeal of John Justus, property owner at 3474 Reaver Ave., (Parcel #040-003595) for three variances.
 - 1) Section 1137.08; to exceed the maximum wall height for a garage of 8', by 1' for a total garage wall height of 9'.
 - 2) Section (Table) 1135.10-I – to encroach the 25' rear yard setback in and R-2 single-family district by 20', for a total rear yard setback of 6'-6".

3) Section 1135.10 – I- (a) – to construct a 2-car metal garage with materials different from the main structure.

6. Hear the appeal of Curt Berkemer, Handbuilt Homes, representing the property owner of 1576 Pinnacle Club Dr. (Parcel #040-013770) for a variance to Section 1135.10 (a); Residential District Requirements to exceed the maximum square footage for an attached and detached garage of 900sf by 491.5sf for a total of 1,391.5sf of garage space combined.
7. New business
8. Adjourn