

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
August 22, 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

John Brant

Mark "Tony" Haughn

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

Also present: John Justus, 3474 Reaver Ave., Jennifer Stachler, P.E., Servant's Heart General Contracting, and Curt Berkhemer of Handbuilt Homes. The speakers were sworn in.

1. ***Motion by Chair Holinga to approve the minutes from the July 25, 2022 meeting. Second by Mr. Brant.***

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

Chair Holinga noted agenda item #4 for Annie V. Kitty, Odd Cat Ink, had been withdrawn. The Chair moved to the next item.

2. Hear the appeal of Jennifer Stachler, P.E., Servant's Heart General Contracting, representing the property owner at 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.

Jennifer Stachler explained her client wished to add a third garage bay. She said she understood the need for the variance. The additional garage bay fits in well as there are several 3-car garages in the neighborhood. She understands the intent of the code is to insure garages do not dwarf a home or another property.

Chair Holinga asked Mrs. Scott if letters had been sent to the adjoining property owners and if any responses had been received. She said yes, letters had been sent and no responses were received.

Motion by Chair Holinga to grant 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 with one stipulation to begin construction within 12 months. Second by Mr. Brant.

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

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

3. 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.

John Justus explained the house was built in 1961 without a garage. He would like to park his car inside during the winter. He did his research and selected this garage kit. A typical garage wall height today is 9', not 8'. He understood the 25' rear yard setback requirement went into effect after the home was built. Mr. Haughn asked about the concrete driveway. Mr. Justus explained the driveway will be extended to meet the garage slab. He said the white siding, red roof and trim will match the white siding on the house and his red-brown roof. He said he checked with his neighbors on both sides. They were both fine with the garage. Mr. Boso cautioned Mr. Justus to be sure to check for any easements or utilities above or below ground before proceeding. He stated the BZA can only approve deviations to the zoning code but has no authority over easements.

Chair Holinga asked Mrs. Scott if letters had been sent to the adjoining property owners and if any responses had been received. She said yes, letters had been sent and no responses were received.

Motion by Chair Holinga to grant the appeal of John Justus, property owner at 3474 Reaver Ave., (Parcel #040-003595) for three variances with one stipulation, to begin construction within 12 months. Second by John Brant.

- 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.

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

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

4. Hear the appeal of Curt Berkemer, Handbuilt Homes, representing the property owner at 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.

Curt Berkemer said his clients were coming from the country and downsizing. They will need the additional garage space. He is familiar with other homes in Pinnacle with additional garage space built by Coppertree Homes. Chair Holinga asked Mrs. Scott if letters had been sent to the adjoining property owners and if any responses had been received. She said yes, letters had been sent and no responses were received. Chair Holinga said he noticed construction on the garage had begun. He explained the 21-day waiting period and why it is important to adhere to it.

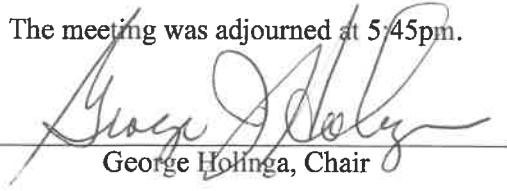
Motion by Chair Holinga to grant the appeal of Curt Berkemer, Handbuilt Homes, representing the property owner at 1576 Pinnacle Club Dr. (Parcel #040-013770) for a variance to Section 1135.10 (a); Residential District Requirements to exceed the maximum square footage for an attached and detached garage of 900sf by 491.5sf for a total of 1,391.5sf of garage space combined with one stipulation, to begin construction within 12 months. Second by Tony Haughn.

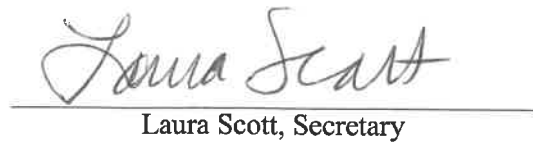
VOTE: Brant, YES; Haughn, YES; Holinga, YES. **APPROVED.**

Mrs. Scott mentioned that both she and Mr. Brant will not be present at the September meeting.

Adjournment.

The meeting was adjourned at 5:45pm.


George Holinga, Chair


Laura Scott, Secretary

