

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
July 30, 2018**

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

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

George Holinga John Brant Larry Titus

Staff present: Michele Y. Harrison, representing the Law Director, Planning and Zoning Coordinator Laura Scott.

Also present: Dwane Hall, Michael Farnsworth, Pauline Farnsworth. All representatives addressing the board were sworn in.

3. ***Chair Holinga moved to approve the minutes from the previous meeting as written. Second by Mr. Brant.***

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

Chair Holinga moved into the Agenda Items.

4. Hear the appeal of Dwane Hall, property owner, 3332 Kingston Ave., Parcel #040-000359 for the following variances:

1) Section 1135.10 (a) to construct a garage addition of 810sf on to an existing garage of 565sf, thereby exceeding the 900 feet allowed by 475 feet, for a total of 1,375 square feet of garage space.

2) Table 1135.10 I – to reduce the required rear yard setback of 25 feet by 19 feet 2 inches for a total setback of 5 feet 10 inches.

Dwane Hall explained the new garage area will be used to store cars built by he and his father and never for any kind of business. He found matching brick and shingles which will make it an expensive and high quality project. The driveway will be redone as well. The garage will have two windows and a man door. The old garage door will match the new garage door. Mr. Hall referred to his research of examples of other homes in the area with reduced rear yard setbacks, garages even closer than 5 feet to the rear lot line and other garages exceeding 900 sf in area.

Chair Holinga asked about a trailer with yard debris that he noted when he stopped by the home. Mr. Hall stated he removed an old swing set and brick fire pit from the rear yard in preparation for the addition.

Mr. Brant stated he had read Mr. Toth's letter. He asked for clarification on the requested reduction in setback. He asked about the distance between the proposed structure and the structure across the alley behind his lot. Mr. Hall stated his garage would be 5' 10" from the rear property line and about 20 feet

from the property across the alley. He has a 6-foot white vinyl privacy fence in the rear yard which will remain after the construction. The addition will only be visible from Dudley Ave. The rear yard is enclosed.

Pauline Farnsworth stated the neighborhood featured a number of nice small homes. She felt the addition was excessive and could potentially be used as a business. She acknowledged there are several other properties with garages near to the alley but she did not think the city would allow others to do so now. She considered them non-conforming. Mr. Titus explained the fact that these other properties exist is why this request is consistent, not unreasonable and harmonious with the area. She did not like to see the trailer Mr. Hall parks at the rear of the adjoining lot along the alley. Mr. Hall also owns this lot. Michael Farnsworth, Pauline's son had some of the same concerns.

Chair Holinga moved to grant the appeal of Dwane Hall, property owner, 3332 Kingston Ave., to Section 1135.10 (a) to construct a garage addition of 810sf on to an existing garage of 565sf, thereby exceeding the 900 feet allowed by 475 feet, for a total of 1, 375 square feet of garage space. Second by John Brant.

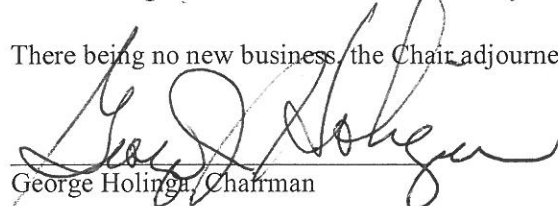
VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED.**

Chair Holinga moved to grant the appeal of Dwane Hall, property owner, 3332 Kingston Ave to Table 1135.10 I – to reduce the required rear yard setback of 25 feet by 19 feet 2 inches for a total setback of 5 feet 10 inches. Second by Larry Titus.

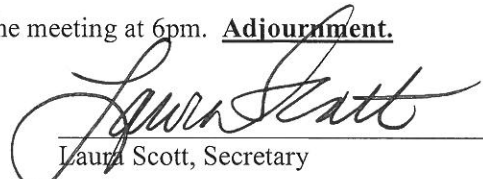
VOTE: Brant, YES; Holinga, YES; Titus, YES; **APPROVED.**

Chair Holinga advised Mr. Hall of the 21-day waiting period.

There being no new business, the Chair adjourned the meeting at 6pm. **Adjournment.**



George Holinga, Chairman



Laura Scott, Secretary