

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
July 27, 2020**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:40 p.m. at the Grove City Municipal Building, 4035 Broadway. This meeting was held via Webex Events and open to the public.

1. Roll was called. The following members were present at 4035 Broadway, City Hall, Lower Level.

George Holinga

John Brant

Tony Haughn

Staff present at 4035 Broadway: Michael P. Boso, Chief Building and Zoning Official; Jesse Shamp, representing the Law Director; Laura Scott, Planning and Zoning Coordinator/BZA Secretary; Justin Taylor, Building Inspector; Todd Hurley, Information Systems Director. Also attending virtually via Webex; David Jolliff, Schorr Architects; Mike Dingledein, CD Alliance, representing South-western City Schools, Mark Meadows, and Jim McNabb representing Tamara L. Alexander.

2. The chair called for a motion. *Motion by Mr. Brant to approve the minutes from the April 27, 2020 meeting. Second by Mr. Haughn.*

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

The Chair moved to the next item.

3. Hear the appeal of David Jolliff, Schorr Architects, Inc. representing South-western City School District for 3950 Demorest Rd., the future site of the Brook Park Middle School, consisting of multiple parcels in Grove City and Jackson Township for a variance to Table 1135.12-II; to exceed the 35' maximum building height by 2'-4" for a maximum overall height of 37'-4".

David Jolliff presented the request. The school district is building a 2-story 114,000 square foot middle school similar to other projects in the district. The request to exceed the 35' building height is due to the size of the structure, shed style and 1/12 sloped roof design. The building is 37'4" at its highest point and 28'10" on the low side (north) where it is closest to Beulah Park project.

Mike Dingledein explained the building is very similar in scale, height and architectural style to Richard Avenue, Monterey and Highland schools. These buildings were 30" over the maximum height. The increase comes from the design process in massing the building, including the right structural simplicities, energy and envelope. The additional height is not significant due to the building sits several hundred feet from most directions Demorest Rd.

In working with the Development Department, landscaping and screening will be provided on the north side of property as well as west side of bus parking and also to the east adjacent to the public parking lot. The applicant worked with the Development Department to reroute the bus parking in order to save a heritage tree and accepted stipulations on landscaping.

Chair Holinga asked if all other approvals had been granted. Mike Dingledein indicated Planning Commission had met and approvals had been obtained with the exception of the consolidation of the parcels. The city is assisting with this. Chair Holinga read the stipulation recommended by staff and asked the

applicants if they would agree to it. Mike Dingledein said yes and indicated they agreed to the same stipulation for the development plan approval. The chair asked Mrs. Scott if we had been contacted by the adjoining property owners. Mrs. Scott indicated she had not been contacted by anyone. Chair Holinga asked for comments from the public. There were no comments from the public.

Motion by Chair Holinga to grant the appeal of David Jolliff, Schorr Architects, Inc. representing South-Western City School District for 3950 Demorest Rd., the future site of the Brook Park Middle School, consisting of multiple parcels in Grove City and Jackson Township, for a variance to Table 1135.12-II; to exceed the 35' maximum building height by 2'-4" for a maximum overall height of 37'-4" with one stipulation. 1) Approval is conditioned upon the future approval and resolution of all necessary rezonings, annexations or actions associated with consolidating the property not approved to date. Second by Mr. Brant.

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

Chair Holinga informed the applicant of the 21-day waiting period. Chair Holinga moved to Case #2.

4. Hear the appeal of Jim McNabb, 2 Teers Properties LLC representing Tamara L. Alexander, property owner, 3611 Grant Ave., Parcel #040-016095 and Julie Roth, for a variance to Table 1135.10 – I; to exceed the 30% maximum lot coverage of 2,800 square feet, by 194.5 square feet, for a total lot coverage of 3,074 square feet.

Mr. McNabb explained the lot coverage is exceeded by 194 square feet due to the wrap-around porch and side porch which have a total square footage of 384 square feet. The porch areas are not part of the interior livable space but because these areas are under roof, they must also be counted in the total square footage calculation per the code. The maximum square footage for this house based on the size of the lot is 2,800 square feet. The total actual square footage is 3,074 square feet. He knows the neighbors. He renovated the house next door and purchased other lots. They like what he is doing in the neighborhood, are excited to have a new home in the neighborhood and anticipate it will increase property values.

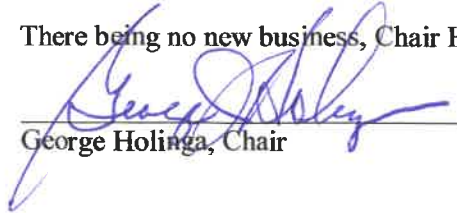
Mr. Brant asked if the addition of the porches created any setback problems. Mr. McNabb explained the house sits back 18' at the front, 6' on the east, 20' on the west and has a 39' rear yard. Mr. Boso stated the setbacks are within code. The houses in this neighborhood sit closer to the street and so the house was moved forward to be in line with the other houses. Mr. Brant asked Mrs. Scott if she had received any contacts from the public. Mrs. Scott said no. Chair Holinga commented the house will be a nice addition to the area. Chair Holinga asked for questions from the public. There were no comments from the public.

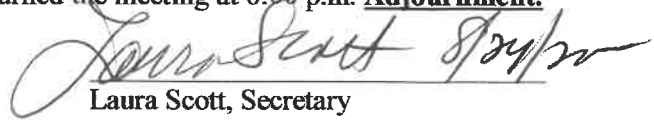
Motion by Chair Holinga to grant the appeal of Jim McNabb, 2 Teers Properties LLC representing Tamara L. Alexander, property owner, 3611 Grant Ave., Parcel #040-016095 and Julie Roth, for a variance to Table 1135.10 – I; to exceed the 30% maximum lot coverage of 2,800 square feet, by 194.5 square feet, for a total lot coverage of 3,074 square feet, with one stipulation. Construction shall begin within 12 months. Second by Mr. Haughn.

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

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

4. There being no new business, Chair Holinga adjourned the meeting at 6:00 p.m. **Adjournment.**


George Holinga, Chair


Laura Scott, Secretary