

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
July 25, 2022**

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

1. Roll was called. Chair Holinga was excused. The following members were present:

John Brant

Mark "Tony" Haughn

Staff present: Michael Boso, Chief Building and Zoning Official; Laura Scott, BZA Secretary; Jesse Shamp, representing the Law Director.

Also present: Thomas (Trey) Bolin III, 4127 Franklin St. and Matt Randall, 2467 Clover Blossom Court. The speakers were sworn in. The Chair moved to the first item.

2. ***Motion by Mr. Haughn to approve the minutes from the May 23, 2022 meeting. Second by Vice Chair Brant.***

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

Vice Chair Brant introduced the first item.

3. Hear the appeal of Thomas (Trey) Bolin III, property owner for 4127 Franklin St., (Parcel #040-000858) for a variance to Section (Table) 1135.10-I; to encroach the 25' rear yard setback by 20', by constructing a garage, for a total rear yard setback of 5'.

Trey Bolin explained he needed a garage for parking and storage space. The proposed garage would match the home which had been recently repainted. Most of the properties around him have garages at the rear of the property. He might have had access to the garage from the rear, but the warehouse is built out to the alley and the alley is narrow. He will access the garage by extending the existing concrete driveway. The existing shed will be removed. Vice Chair Brant asked Mrs. Scott if she had heard from any of the adjoining property owners. She said no.

Motion by Vice Chair Brant to approve the appeal of Thomas (Trey) Bolin III, property owner for 4127 Franklin St., (Parcel #040-000858) for a variance to Section (Table) 1135.10-I; to encroach the 25' rear yard setback by 20', by constructing a garage, for a total rear yard setback of 5', with one stipulation; begin construction within 12 months. Second by Mr. Haughn.

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

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

4. Hear the appeal of Matt Randall, property owner for 2467 Clover Blossom Ct. (Parcel #040-005390) for a variance to Section 1137.05; to encroach the 40' front building setback on Hoover Rd. by 18' by installing a 6' tall wood privacy fence, a 4' tall wood picket fence, or a 5' tall black aluminum, fence for a total front setback of 22'.

Matt Randall explained he is considering installing a new fence on his property to create more yard space for his children. He recently discovered the row of mature pine trees running north and south on the west

side of his lot are on his lot, and do not belong to the city. Some trees have died and will be replaced. He spoke about the fence options he listed in his application. Staff recommended Option C, a 5' black aluminum fence. Matt Randall said he would prefer a 6' wood privacy fence due to Hoover Rd. traffic. Vice Chair Brant asked about other fences on Clover Blossom Ct. Matt Randall said there is another black aluminum fence on Clover Blossom Ct. The adjoining lots have 6' tall wood privacy fences. Also, the properties that back up to Hoover Rd. have 6' tall wood privacy fences. Mr. Haughn stated the applicant is on a corner lot where these types of fences are not permitted. The fences he referred to that are backing up to Hoover Rd. are in rear yards, not front yards.

Vice Chair Brant said he personally would like the choice of fence to be left up to the property owner if it is not mandated by code. Mrs. Scott explained the only fence that would be permitted by code on a corner lot in front of the setback is a decorative type of fence such as split rail or Kentucky Horse fence up to 42" in height. Because fence heights and types for corner lots are stipulated by code, the applicant must apply for a variance to deviate from the requirements. Mr. Randall did not know the cost of the three fences he proposed. Vice Chair Brant asked Mrs. Scott to state the reasons for her recommendation. Mrs. Scott referred to the particulars of the lot, and how the size, location and layout of the lot influenced her recommendation.

Motion by Mr. Haughn to grant the appeal of Matt Randall, property owner for 2467 Clover Blossom Ct., (Parcel #040-005390) for a variance to Section 1137.05, to encroach the 40' front building setback by 18' by installing Option C, a 5' tall black aluminum fence, for a total front setback of 22'. The variance shall have one stipulation; to begin construction within 12 months. Second by Vice Chair Brant.

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

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

Adjournment.


John Brant, Vice Chair


Laura Scott, Secretary