

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
June 26, 2023**

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.

1. Roll was called. The following members were present:

John Brant

Mark "Tony" Haughn

Chair Holinga was excused.

Staff present: Jesse Shamp, representing the Law Director, Chief Building and Zoning Official Michael P. Boso, Logan Schweitzer, Acting Secretary. Laura Scott was excused.

Also, present; Fred T. Mock II of 3552 Orders Rd., and Jacob Cox and Mary Thomas of 1518 Fairway Dr.

2. ***Motion by Vice Chair Brant to approve the minutes from the previous meeting as written. Second by Mr. Haughn.***

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

All representatives addressing the board were sworn in. Vice Chair Brant moved to the next item.

3. Hear the appeal of Jacob Cox and Mary Thomas, property owners at 1518 Fairway Dr., (Parcel #040-014977), for a variance to Section 1137.05: to encroach the 25' front setback on Scotsman Dr. by 4' for a total setback of 21', with a 48" tall fence.

Mary Thomas explained the deck and stairs were installed by a previous owner. They were not aware of the fencing restrictions on a corner lot when they purchased the house. They chose a white vinyl 48" tall fence permitted by the homeowner's association for their large dog. The proximity of the deck stairs to the front setback created the need for the front setback encroachment on Scotsman Dr. Mr. Schweitzer said he does not believe there is a vision clearance issue based on the proposed location of the fence. Mr. Schweitzer stated letters had been mailed to adjoining property owners, but no responses were received.

Motion by Vice Chair Brant to grant the appeal of Jacob Cox and Mary Thomas, property owners at 1518 Fairway Dr., (Parcel #040-014977), for a variance to Section 1137.05: to encroach the 25' front setback on Scotsman Dr. by 4' for a total setback of 21', with a 48" tall fence with one stipulation; to begin construction within 12 months. Second by Mr. Haughn.

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

The applicant was advised of the 21-day waiting period and building permit requirement.

4. Hear the appeal of Fred T. Mock II, property owner at 3552 Orders Rd., (Parcel #040-011962), for a variance to Section 1135.10-I: to encroach the 6' side yard by 1', for a total side setback of 5', with a garage addition.

Fred T. Mock II designed the garage addition to match the roof pitch on the house. The location, finish and the driveway layout will match the other homes on his street. The lot to the east is a reserve that is maintained by the homeowner's association and will never be built on. Mr. Boso mentioned the creek and associated floodplain boundary at the rear of the Mock property and on the reserve lot. He stated the final location of the garage addition may need to be adjusted by a few feet due to the floodplain and asked the board if they would modify the request to encroach 1' to 3' if the garage layout needed to change before final approval is granted. The board was supportive of amending the variance request to encroach the 6' side setback from 1' to 3'. Vice Chair Brant stated the garage would not interfere with the adjoining reserve to the east. Fred Mock II said he had spoken to his neighbors. They are supportive of the project. Mr. Schweitzer said letters had been sent to adjoining property owners, but no responses were received.

Motion by Vice Chair Brant to grant the appeal of Fred T. Mock II, property owner at 3552 Orders Rd., (Parcel #040-011962), for a variance to Section 1135.10-I: to encroach the 6' side yard by 3', for a total side setback of 3', with a garage addition, and one stipulation; to begin construction within 12 months. Second by Mr. Haughn.

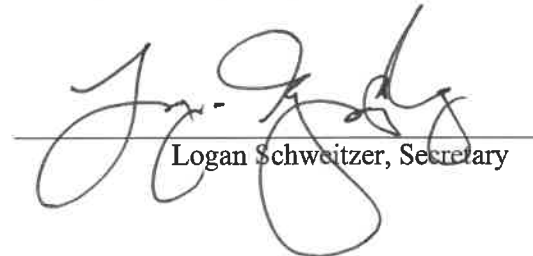
VOTE: Brant, YES; Haughn, YES; **APPROVED.**

The applicant was advised of the 21-day waiting period and building permit requirement.

Vice Chair Brant said he will not attend the July meeting. He adjourned the meeting at **5:49 p.m.**

Adjournment.


John Brant, Vice Chair


Logan Schweitzer, Secretary