

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
June 24, 2019**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:32 p.m. at the Grove City Municipal Building, 4035 Broadway.

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

George Holinga John Brant Tony Haughn

Staff present: Michael P. Boso, Chief Building and Zoning Official; Yazan Ashrawi, representing the Law Director; Planning and Zoning Coordinator, Laura Scott.

Also present; Michael Kirkland, Novocaine Lounge, Andrew Maletz, Maletz Architecture +Build, Zach Goodman, 3380 Andover St., and Trisha Hampton, 4725 Snowy Meadow Dr.

All representatives addressing the board were sworn in.

2. ***Motion by Mr. Brant to approve the minutes from the May 22 meeting. Seconded by Mr. Haughn.***

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

3. Hear the appeal of Andrew Maletz, Maletz Architecture + Build, representing JL Dental Properties, LLC/Novocaine Lounge, 3425 Grant Ave., (Parcel #040-000237) for a variance to Section 1135.12 (b) to encroach the portion of the lot within 50 feet of the centerline of the public street.

Mr. Maletz indicated the project had gone before Planning Commission who indicated this variance is necessary for the encroachment of the 50' from centerline of the street. In fact, both the proposed and the existing building encroach the 50' centerline. The board inquired about the project details. The addition or the proposed new front entry of the building was designed with the existing streetscape in mind. The distance from the addition to the sidewalk is 6'. Mr. Brant confirmed with staff the adjoining property owners had been notified and no objections had been received. Mr. Maletz stated they will not be providing additional parking but will be converting one space to handicap accessible.

Motion by the Chair to grant the appeal of Andrew Maletz, Maletz Architecture + Build, representing JL Dental Properties, LLC/Novocaine Lounge, 3425 Grant Ave., (Parcel #040-000237) for a variance to Section 1135.12 (b) to encroach the portion of the lot within 50 feet of the centerline of the public street. Adding one stipulation. 1) Construction shall begin within 12 months. Seconded by Mr. Brant.

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

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

4. Hear the appeal of Zach Goodman, property owner, 3380 Andover Strait, (Parcel # 040-010514) for two variances: 1) Section 1137.05 (c) to encroach the front building setback of 30' by 12', on a corner lot, with a fence. 2) Section 1137.05 (c) (1) to install a decorative fence 6' in height, in front of the set back on a corner lot, exceeding the 42" fence height restriction by 30".

Mr. Goodman explained the request to bring the fence forward 12' from the house into the front setback is necessary due to the existing landscaping. He also has two small children whom he wishes to protect from the busy street. This is a corner lot with two front building setbacks. He did not feel it would create any kind of obstruction for drivers given the distance from the intersection. Motorists must stop at a stop sign. Mr. Brant confirmed with staff the adjoining property owners had been notified and no objections had been received. Chair Holinga complimented the brown wood fencing surrounding the patio. He felt the 6' fence in white might stand out. There was discussion on several different fence configurations and if the fence should be 48" in height as staff had recommended. Mr. Goodman stated the 6' fence in white was his first choice but he was open to discussion. He agreed to landscape in front of the fence facing Teabury Square. Mr. Brant said he was inclined to allow the 6' fence because it did not create a safety concern. Mr. Goodman said he would really like the 6' fence so all sections were the same height all the way around the yard and for semi-privacy. He felt his cost would increase if he stepped the fence down from 6' to 4' for the three sections in front of the setback.

Motion by the Chair to approve the appeal of Zach Goodman, property owner, 3380 Andover Strait, (Parcel # 040-010514) to Section 1137.05 (c) to encroach the front building setback of 30' by 12', on a corner lot, with a fence with two stipulations. 1) Construction to begin in 12 months, and 2) Install landscaping along the fence section facing Teabury Square S. as recommended by the Urban Forester. Seconded by Mr. Haughn.

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

Motion by the Chair to approve the appeal to Section 1137.05 (c) (1) to install a decorative fence 6' in height, in front of the set back on a corner lot, exceeding the 42" fence height restriction by 30" with two stipulations. 1) Construction to begin in 12 months, and 2) Install landscaping along the fence section facing Teabury Square S. as recommended by the Urban Forester. Seconded by Mr. Brant.

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

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

5. Hear the appeal of Trisha Hampton, property owner, 4725 Snowy Meadow Dr., (Parcel #040-013063) for variances to Section 1137.05 (c) to encroach the front building setback of 25' on a corner lot, by 20', with a fence. 2) Section 1137.05 (c) (1) to install a fence 48" in height, in front of the setback on a corner lot, exceeding the 42" height restriction by 6".

Ms. Hampton explained she was planning to adopt a new dog and wanted to give it the biggest and best yard possible. She has a corner lot and wishes to go 20' into the 25' front setback on the north side of the lot with a standard 48" high fence. The request is necessary because she needs to install a gate on the east side. Due to existing flower bed along the side of the house she would need the gate section with a section of fence on either side for aesthetics. Mr. Brant confirmed with staff the adjoining property owners had been notified and no objections had been received.

Ms. Hampton stated the proposed fence is the same height as the fence next door to her (4731 Snowy Meadow) because this is the type of fencing approved by the homeowners association. She has submitted her request to the homeowners association. Chair Holinga felt the request for a 20' encroachment was a little much. He would like to see the request reduced. Ms. Hampton said she would modify her request to encroach the front setback on a corner lot from 20' to 15'. Mr. Brant supported this idea.

Motion by the Chair to approve the appeal of Trisha Hampton, property owner, 4725 Snowy Meadow Dr., (Parcel #040-013063) for a variance to Section 1137.05 (c) to encroach the front building setback of 25' on a corner lot, by 15', with a fence with two stipulations. 1) Construction to begin in 12 months, and 2) Install landscaping along the fence section facing English Turn as recommended by the Urban Forester. Seconded by Mr. Haughn.

In response to the stipulations, Ms. Hampton stated she had no problem installing landscaping in front of the fence English Turn. She had planned to landscape the inside of the fence. She will just put the landscaping on the outside of the fence. She does not own the property behind the proposed fence so she could not place landscaping there. She did not plan to install the fence until November. The landscaping was not in the budget this year, but she planned to install it as soon as possible.

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

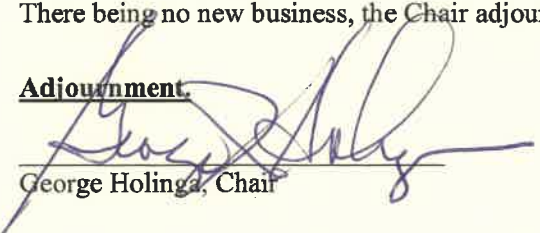
Motion by the Chair to approve the appeal of Trisha Hampton, property owner, 4725 Snowy Meadow Dr., (Parcel #040-013063) for a variance to Section 1137.05 (c) (1) to install a fence 48" in height, in front of the setback on a corner lot, exceeding the 42" height restriction by 6" with two stipulations. 1) Construction to begin in 12 months, and 2) Install landscaping along the fence section facing English Turn as recommended by the Urban Forester. Seconded by Mr. Haughn.

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

The Chair reminded the applicant of the 21-day waiting period and approval by the homeowners association.

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

Adjournment.


George Holinga, Chair

 7/24/19
Laura Scott, Secretary

