

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR (Virtual) MEETING
May 24, 2021**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:30 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;

George Holinga

John Brant

Tony Haughn

Staff present; Michael P. Boso, Chief Building and Zoning Official; Jesse Shamp representing the Law Director; Laura Scott, Secretary; Justin Taylor, Inspection Supervisor.

Applicants and representatives; Dave Morrison and Jarrod Norton of Morrison Sign; Mark Davis, Ohio Health; Tom Duffey, Ohio Orthopedic Surgery; Anotoliy Popchuk, 2750 Demorest Rd.; Aleksander (Alex) Yakhnitskiy for 2750 Demorest Rd.; Daniel Leonhard, 4757 Patzer Ave.

The applicants were sworn in.

2. ***Motion by Chair Holinga to approve the minutes from the April 26 meeting. Second by Mr. Brant.***

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

3. Hear the appeal of David Morrison, Morrison Sign Co., representing Ohio Health Grove City Hospital and Surgical Center at 1325-1375 Stringtown Rd (Parcel #040-015521) for the following variances;
- a. Section 1145.16 (a) (3); to modify a wall sign to increase the overall square footage of the sign by 42.5 sf thereby increasing the total square footage of all wall signs on the building from 863sf to 905.5sf, 705.5sf over the 200sf maximum.
 - b. Section 1145.14 (c) to add another monument type sign to the property when only one is permitted per parcel.

Jarrod Norton explained Ohio Health is partnering with Ohio Orthopedic Surgical Institute resulting in a rebranding. The letter height of the sign and the name is still the same but the overall length of the sign has changed due to the change in font. The monument sign will help with identifying the entrance to the surgical center and keep people who come for surgeries from entering the hospital and vice versa.

Mr. Brant asked if letters went out to adjoining property owners. Mrs. Scott said yes. We received one response from Mr. Rauck who owns the properties directly across from the hospital. He is in support of the variances.

Motion by Chair Holinga to grant the appeals of David Morrison, Morrison Sign Co., representing Ohio Health Grove City Hospital and Surgical Center at 1325-1375 Stringtown Rd. (Parcel #040-015521) for the following variances;

- a. *Section 1145.16 (a) (3); to modify a wall sign to increase the overall square footage of the sign by 42.5 sf thereby increasing the total square footage of all wall signs on the building from 863sf to 905.5sf, 705.5sf over the 200sf maximum. Second by Mr. Haughn.*

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

- b. *Section 1145.14 (c) to add another monument type sign to the property when only one is permitted per parcel. Second by Mr. Haughn.*

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

Chair Holinga informed the applicant of the 21-day waiting period and moved to the next item.

4. Hear the appeal of Anatoliy Popchuk, property owner, 2750 Demorest Rd. (Parcel# 040- 006832) for the following variances.
- a. Section 1135.10- I (a) to construct a 24' by 32' 2-car garage building finished in white steel ribbed panels, not similar to the materials on the main building.
 - b. Section 1135.10- I (a) to construct a garage building exceeding the maximum of 700sf by 68sf for a total of 768sf in area.
 - c. Section 1135.10 – I (a) to construct a garage building exceeding the maximum wall height of 8' by 1' for a total wall height of 9'.
 - d. Section 1135.10 – I (a) to construct a garage building exceeding the maximum overall height for a garage of 13' by 6" for a total height of 13'-6".
 - e. Section 1135.10 – I (a) to construct a garage building without installing an asphalt or concrete driveway from the front setback to the proposed garage.

Aleksander (Alex) Yakhnitskiy was assisting the applicant Mr. Popchuk, with the presentation. Alex stated Menards sold the applicant the kit. He later discovered the kit did not meet code. Mr. Brant indicated the primary issue is the type of building materials being used which are not the same as the main building. He asked Alex if it could be modified to meet code. Alex said it could be painted to match the house but the kit could not be retrofitted for stucco. Chair Holinga asked Alex if he was privy to the staff report, case summary and documents provided by the Building Division that indicated Mr. Popchuk had been informed on at least five (5) separate occasions that a building permit is required for construction and had been to Mayor's Court for not obtaining permits previously. Alex was not aware of this and had only been assisting Mr. Popchuk with the most recent Menard's garage package and filling out the paperwork. He understood the applicant had been to Mayor's Court for the illegal garage conversion and was told he had to build a garage. He was acting upon this.

Chair Holinga agreed with the staff report indicating the proposed white metal building was contrary to public interest, altered the character of the neighborhood and adjoining properties. Neighboring properties could suffer substantial detriment. He agreed the variance is substantial. He indicated there is another way to do this and that is to comply with code and make it look the same as the house.

Mr. Brant asked Justin Taylor, Inspection Supervisor if the building could be brought into compliance. Mr. Taylor indicated the building kit is wood framed and wall height could be altered to 8' tall bringing as well as the overall building height to 13' tall. There is no way to put stucco on it but there is concrete board that looks like stucco that can be installed and painted.

Mr. Boso asked about a site plan, the proposed location of the garage, the covered canopy and the sheds in the rear yard. Alex said a survey had been completed. He said the covered porch canopy and sheds will be coming apart and be removed from the rear of the property. He agreed with Justin that the package could be modified and maybe they can use a textured paint to mimic stucco and paint to match the color of the house. Mr. Boso asked directly would the carport be coming down. Alex said it is a roof over the back porch, freestanding set on posts and will be demolished. Everything at the rear of the house is going away. Mr. Popchuk affirmed this. The driveway requirement was discussed. The applicants said they would withdraw letter "e" requesting a waiver to the requirement for an asphalt or concrete driveway. They will install a concrete driveway from the front of the house to the new garage. The gravel drive in front of the house is existing and can remain gravel. Alex said they can update the plans to reflect this more clearly. Alex said the garage building will have concrete.

Jesse Shamp stated the case turns on the proposed use of the Menard's kit which cannot meet code. Mr. Brant suggested the applicant withdraw and go back to Building Division with a new plan. Mr. Boso said from his perspective, if all of the other structures in the back yard were removed from the property as Alex said, the proposed kit would make the property look better than what we have now.

There was discussion on the motion. Mr. Haughn said he would not second and would vote no on the variances.

Motion from Chair Holinga to approve the following variances; Letter e) was withdrawn by applicant.

a. Section 1135.10- I (a) to construct a 24' by 32' 2-car garage building finished in white steel ribbed panels, not similar to the materials on the main building.

b. Section 1135.10- I (a) to construct a garage building exceeding the maximum of 700sf by 68sf for a total of 768sf in area.

c. Section 1135.10 – I (a) to construct a garage building exceeding the maximum wall height of 8' by 1' for a total wall height of 9'.

d. Section 1135.10 – I (a) to construct a garage building exceeding the maximum overall height for a garage of 13' by 6" for a total height of 13'-6".

No second. The motion failed. No vote.

Chair Holinga advised Alex to work with Mr. Popchuk to submit a new plan the Building Division can approve.

5. Hear the appeal of Daniel Leonhard, property owner at 4257 Patzer Ave, (Parcel #040- 000975) for a variance to Table 1135.10-I to reduce the rear yard setback of 25 feet by an additional 15' for a total rear yard setback of 5' with the construction of a 225sf garage addition to existing garage.

Mr. Leonhard explained he has a 22' X 20' block garage he would like add a 15' X 15' section to it. He has a telephone pole with wires that he must work around or would have made the addition the entire length of the existing garage. The existing shed will be removed. They are installing an above ground pool and fence and will store pool supplies and a small tractor. The addition will not be visible to adjoining properties. They downsized three years ago and he is renting a storage unit now. The roof line will remain the same and the materials will match.

Mr. Brant asked Mrs. Scott if she had sent out letters. She said yes, but no comments were received.

Motion by Chair Holinga to approve the appeal of Daniel Leonhard, property owner at 4257 Patzer Ave, (Parcel #040- 000975) for a variance to Table 1135.10-I to reduce the rear yard setback of 25 feet by an additional 15' for a total rear yard setback of 5' with the construction of a 225sf garage addition to existing garage. Second from Mr. Brant.

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

Chair Holinga advised the applicant of the 21 day waiting period.

There being no new business, Chair Holinga adjourned the meeting at 6:25 p.m. **Adjournment.**


George Holinga, Chair


Laura Scott, Secretary