

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
May 23, 2023**

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.

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

George Holinga John Brant Mark "Tony" Haughn

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

Also present; James Norwood, Builtrite Properties, LLC and Kory and Lori Metcalf, 3917 Elm St.

2. ***Chair Holinga motioned to approve the minutes from the April 24 meeting as written. Second by Mr. Brant.***

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

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

3. Hear the appeal of James Norwood, Builtrite Properties, LLC, 5875 Haughn Rd., (Parcel #040-017493) for a variance to Section 1137.11: To allow a gravel driveway and parking lot in association with the pole barn along the west side of the site, as stipulated by Resolution CR-48-22.

James Norwood explained the project as approved by City Council last year. Builtrite Properties, LLC has been in business for 20 years and plans to be in business another 20 years. The new venture signals an expansion of the business with another potential expansion in the future. The main building will house their business and provide several tenant spaces available for lease. The pole barn at the rear of the property will only be used by Builtrite Properties, LLC. The gravel lot will be a storage space for materials. Mr. Brant asked about the parcels surrounding the lot. He acknowledged the context of the area is primarily industrial uses and has the ODOT garage across the street. Ms. Scott indicated she sent letters to surrounding property owners but did not receive any responses. The applicant acknowledged the stipulation to begin work within 12 months.

Motion by Chair Holinga to grant the appeal of James Norwood, Builtrite Properties, LLC, 5875 Haughn Rd., (Parcel #040-017493) for a variance to Section 1137.11: To allow a gravel driveway and parking lot in association with the pole barn along the west side of the site, as stipulated by Resolution CR-48-22, with one stipulation to begin construction within 12 months. Second 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 Kory and Lori Metcalf, 3917 Elm St., (Parcel #040-15377) for a variance to Section 1137.08 (h): To construct an accessory building 20' tall, exceeding the maximum allowable height of 13', by 7' from finished floor.

Lori Metcalf explained they went before BZA last year and obtained variances to build a barn-style structure with a lower roof pitch. They later discovered the builder was not licensed and therefore could not obtain a permit from the Building Division. They began working with a new contractor who is licensed with the city. He recommended a higher roof pitch due to the size of the building. The only other option available to them would be to make the building smaller. Lori Metcalf said they had already reduced the size of the structure once and did not wish to make it any smaller. The board considered the size of the property and the surrounding area including the elementary school and residential areas. The school has a mound with pine trees that will eventually obscure much of the barn from the school parking lot. Lori Metcalf explained the overhead door will match the door on the house and have a cupola and cross beams like the house. Ms. Scott stated she had sent out letters to the adjoining property owners but received no responses.

Motion by Chair Holinga to grant the appeal of Kory and Lori Metcalf, 3917 Elm St., (Parcel #040-15377) for a variance to Section 1137.08 (h): To construct an accessory building 20' tall, exceeding the maximum allowable height of 13', by 7' from finished floor, with one stipulation to begin construction within 12 months. Second by Mr. Haughn.

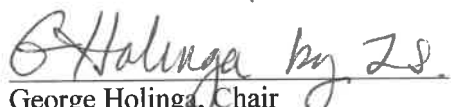
VOTE: Brant, YES; Holinga, YES; Haughn, YES; **APPROVED.**

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

5. New Business: Mr. Brant cannot attend the July 24 meeting. Ms. Scott cannot attend the June 24 meeting.

Chair Holinga adjourned the meeting at 5:44 p.m.

Adjournment.


George Holinga, Chair


Laura Scott, Secretary