

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
May 2, 2018**

The regular meeting of the Board of Zoning Appeals was called to order by Acting Chair, John Brant at 5:35p.m., at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called and the following members were present:

John Brant

Larry Titus

Chair Holinga was excused. A quorum was present. Staff present: Michele Y. Harrison, representing the Law Director and Planning and Zoning Coordinator Laura Scott.

Also present; Mark "Tony" Haughn, 3454 Grant Ave. and Ryan Amos of Coppertree Homes.

2. *Vice Chair John Brant moved to approve the minutes of the April 3 meeting. Second by Mr. Titus.*

VOTE: Brant, YES; Titus, YES; APPROVED.

All representatives addressing the board were sworn in. Acting Chair John Brant moved into the Agenda Items.

3. Hear the appeal of Mark Haughn (Tony) property owner, 3454 Grant Av (Parcel # 040-015404) for the following variances; 1) Table 1135.12- II to reduce the side yard setback of 6' by 4' for a total of 2' and encroach it with a garage building. 2) Section 1135.12-II to reduce the rear yard setback of 6'-0" by 2'-8" for a total rear yard setback of 3'-4" and encroach it with a garage building.

Tony Haughn explained he and his tenant share the building. His tenant would like use of the entire building so Mr. Haughn would like to build the two-car addition for his own storage. Mr. Brant asked about the CSX railway and encourage Mr. Haughn to check into it. Mr. Haughn said his building would be 2 feet from his property line and CSX property line. He was not familiar with any easement requirements for the railroad track. One track had been abandoned some time ago. The distance from the proposed building to the active track is 27 feet.

Motion by Mr. Titus to grant the appeal of Mark Haughn (Tony) to Table 1135.12- II to reduce the side yard setback of 6' by 4' for a total of 2' and encroach it with a garage building. Second by John Brant.

VOTE: Brant, YES; Titus, YES; APPROVED.

Motion by Mr. Titus to grant the appeal of Mark Haughn (Tony) to Table 1135.12- II to reduce the rear yard setback of 6'-0" by 2'-8" for a total rear yard setback of 3'-4" and encroach it with a garage building. Second by John Brant.

VOTE: Brant, YES; Titus, YES; APPROVED.

Mr. Brant advised Mr. Haughn of the 21-day waiting period.

4. Hear the appeal of Ryan Amos, Coppertree Homes for 4579 Hirth Hill Rd, (Parcel # 040-013788) for a variance to Section 1135.10 (a) to exceed the allowable square footage for an attached garage of 900 square feet by 510 square feet for a total of 1,410 square feet.

Mr. Amos explained his client would like the additional garage space to park their vehicles and collector cars indoors. This is an executive home with over 7,000 square feet. The increased garage area would not be visible from outside and does not deviate from other code or set-back requirements.

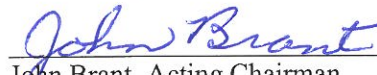
Motion by Mr. Titus to grant the appeal of Ryan Amos, Coppertree Homes for 4579 Hirth Hill Rd, (Parcel # 040-013788) for a variance to Section 1135.10 (a) to exceed the allowable square footage for an attached garage of 900 square feet by 510 square feet for a total of 1,410 square feet. Second by Mr. Brant.

VOTE: Brant, YES; Titus, YES; APPROVED.

The applicant was advised there is a 21-day waiting period.

There being no new business, the Chair asked for a motion to adjourn at **6:05p.m.**

Adjournment.


John Brant, Acting Chairman


Laura Scott, Secretary