

City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
May 1, 2017

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:30p.m. in the Grove City Municipal Building, 4035 Broadway.

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

George Holinga John Brant Larry Titus

Staff present: Michele Y. Harrison, representing the Law Director, Chief Building and Zoning Official Michael Boso, Planning and Zoning Coordinator Laura Scott, Building Inspector Justin Taylor.

Also present; Pam and Timothy Curie of 2654 Orders Rd. Ct and Rebecca and Tom Zelanin of 3661 Midland St.

2. **Mr. Holinga called for nominations for Chair and Vice Chair.** Mr. Brant nominated Mr. Holinga for Chairman. Second by Mr. Titus. Mr. Titus nominated John Brant for Vice Chair. Second by Mr. Holinga.

Mr. Holinga called for a vote on Mr. Holinga for Chairman.

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

Mr. Holinga called for a vote on Mr. Brant for Vice Chairman

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

3. **Chair Holinga moved to approve the minutes from the March 27 meeting.** Second by Mr. Titus.

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

4. Hear the appeal of Timothy Curie, owner of 2654 Orders Rd. Ct (Parcel #040-015447) for a variance to Section 1137.05 to install a 48" fence fifteen feet (15') in front of the building line on a corner lot.

Timothy Curie pointed to the lot configuration. They were not familiar with the fence restrictions and have a dog. They would like to make better use of the rear yard. The HOA is supportive of a 4' fence. John Brant asked about any objections from neighbors. There were no responses from neighbors. The fence will be black. Mr. Curie agrees to work with the Urban Forester to approve appropriate landscaping in front of the fence. He stated the builder has recently planted some trees and shrubs.

Motion by Chair Holinga to grant the appeal of Timothy Curie, owner of 2654 Orders Rd. Ct (Parcel #040-015447) for a variance to Section 1137.05 to install a 48" fence fifteen feet (15') in front of the building line on a corner lot with the stipulation to install landscaping along the fence to satisfy the Urban Forester. Second by Mr. Brant.

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

Mr. Curie was advised of the 21-day waiting period.

4. Hear the appeals of Rebecca Zelanin, owner of 3661 Midland St. (Parcel #040-000018) for the following variances; Mr. Zelanin asked to modify b) to increase the building height request from 3' 6" to 4 feet to accommodate a row of block that the framing sits on top of. Mr. Boso stated the request should also state "from the finished floor." The request was updated on the agenda by the Chairman.

a) Section 1137.08 (h) to exceed the maximum wall height of eight feet (8') by one foot (1') for a total of nine (9') feet of wall height.

b) Section 1137.08 (h) to exceed the maximum overall height of a garage of thirteen feet (13') by four feet (4' 0") for a total overall building height of seventeen feet (17') above the finished floor.

c) Section 1135.10 (a) to exceed the maximum square footage allowed for a detached garage of seven hundred square feet (700 sf) by one-hundred forty square feet (140sf) for a total garage area of eight-hundred forty square feet (840sf).

d) Table 1135.10 I to encroach the rear yard set-back of twenty-five feet (25') by fourteen feet (14') in an R-1 zone

Mr. Zelanin explained there are similar garages in the area. The increase in overall height is to match the house architecture. The nine-foot wall height is so he can put in a lift. He felt the increase in square footage is appropriate given the fact the garage next to him is 1200 sf and across the alley is 900sf. Without the rear yard setback encroachment the garage would be located in the middle of the yard.

Mr. Boso asked how he will use the lift. Mr. Zelanin stated he has a new Corvette and will use it to change tires on his car. Mr. Brant pointed out that Mr. Zelanin is a veteran and 50% disabled. A fence and a dead tree were removed recently to prepare for the garage. Mr. Brant asked if letters had been sent. Ms. Scott stated we had not received any responses to the letters sent to neighbors.

Motions by Chair Holinga to grant the appeals of Rebecca Zelanin, owner of 3661 Midland St. (Parcel #040-000018) for the following variances;

a) Section 1137.08 (h) to exceed the maximum wall height of eight feet (8') by one foot (1') for a total of nine (9') feet of wall height. Second by Mr. Titus.

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

b) Section 1137.08 (h) to exceed the maximum overall height of a garage of thirteen feet (13') by four feet (4' 0") for a total overall building height of seventeen feet (17') above the finished floor. Second by Mr. Brant.

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

c) Section 1135.10 (a) to exceed the maximum square footage allowed for a detached garage of seven hundred square feet (700 sf) by one-hundred forty square feet (140sf) for a total garage area of eight-hundred forty square feet (840sf). Second by Mr. Titus

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

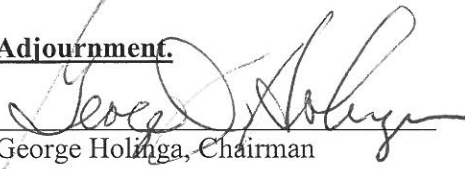
d) Table 1135.10 I to encroach the rear yard set-back of twenty-five feet (25') by fourteen feet (14'). Second by Mr. Brant.

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

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

There being no new business, the Chair moved to adjourn at **5:55 p.m.**

Adjournment.


George Holinga, Chairman

Laura Scott, Secretary

