

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
April 27, 2020**

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. This meeting was held via Webex. A video recording is not available for this meeting.

1. Roll was called. The following members were present at 4035 Broadway, City Hall, Lower Level.

George Holinga

John Brant

Tony Haughn

Staff present at 4035 Broadway: Michael P. Boso, CBO. Staff attending virtually via Webex; Jesse Shamp, representing the Law Director; Planning and Zoning Coordinator, Laura Scott.

Also attending via Webex; Rebecca Mott, Plank Law Firm, LPA; James and Therese Gillespie.

2. ***Motion by Chair Holinga to approve the minutes from the January 27, 2020 meeting. Second by Mr. Brant.***

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

3. Hear the appeal of Donald T. Plank, Plank Law Firm LPA representing 2550 Home Rd LLC, c/o Kirk Williams, Parcel # 040-002426 for a variance to Section 1137.05 (c) to allow a deviation of one foot (1'), from the code requirement for a five foot (5') chain link fence without slats.

Rebecca Mott of Plank Law Firm, LPA explained the need for a variance to extend the fence from 5' to 6' tall for better security around the newly expanded outside storage area. She explained the Plank Law Firm had been working with staff and the project had been approved by City Council. The code requires a 6' chain link fence to have slats woven through it for screening. Instead of installing slats in the fence and in order to provide a more attractive appearance from Home Rd., Kirk Williams Co. agreed to provide a 6' mound with three rows of 6' tall evergreens to the South along Home Rd. They also agreed to add a green vinyl coating on this section of chain link fence.

Mr. Haughn and Mr. Brant asked for landscaping details for the east side of the lot. The fence along the east side of the storage abuts another lot owned by Kirk Williams Co. The east side has substantial vegetation with regular chain link fence and will have supplemental landscaping as well. Rebecca Mott referred the landscape plans and the plant list. The west side of the lot has existing trees and faces Kirk Williams Co. main office building and factory with outside storage yard. They will connect to the white fence owned the city on the north along I-270 where tall mature evergreens currently grow.

Mr. Brant asked Mrs. Scott if letters had gone out to the adjoining property owners and if the city received any responses. She said yes, letters went out and the city did not receive any responses.

Motion by Chair Holinga to grant the appeal of Donald T. Plank, Plank Law Firm LPA representing 2550 Home Rd LLC, c/o Kirk Williams, Parcel # 040-002426 for a variance to Section 1137.05 (c) to allow a deviation of one foot (1'), from the code requirement for a five foot (5') chain link fence without slats with one stipulation to begin construction within 12 months. Second by Mr. Brant.

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

4. Hear the appeal of James P. Gillespie, property owner at 4139 Joyce Rd. for variances to the following code sections;
- a. Table 1135.10 –I to encroach the rear yard setback of 25' by 20' for a total rear yard setback of 5' by constructing a garage at the rear of the property.
 - b. Section 1137.08 (h) to exceed the maximum garage wall height of 8' by 1' for a total of 9'.
 - c. Section 1137.08 (h) to exceed the maximum overall height of a garage of 13' by 1' for a total height of 14'.

Mr. Gillespie explained he wished to construct a two-car garage at the rear of his property. Most of the homes on either side of him and throughout the neighborhood have a garage built at the rear of the lot within 5-10 feet of the rear lot line. This is the way the lots were laid out. The zoning requirement for a 25' rear yard setback came after the neighborhood was developed making the lots non-conforming to code. Mr. Brant asked Mrs. Scott if letters had gone out to the adjoining property owners and if the city received any responses. She said yes, letters went out and the city did not receive any responses from the residents. The board had no further questions.

Motion to grant the appeals of James P. Gillespie, property owner at 4139 Joyce Rd. for variances to the following code sections with one stipulation to begin construction within 12 months. Second by Mr. Brant.

- a. ***Table 1135.10 –I to encroach the rear yard setback of 25' by 20' for a total rear yard setback of 5' by constructing a garage at the rear of the property.***
- b. ***Section 1137.08 (h) to exceed the maximum garage wall height of 8' by 1' for a total of 9'.***
- c. ***Section 1137.08 (h) to exceed the maximum overall height of a garage of 13' by 1' for a total height of 14'.***

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

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

There being no new business, Chair Holinga adjourned the meeting at 5:55 p.m. **Adjournment.**


George Holinga, Chair

Laura Scott, Secretary