

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
April 24, 2023**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:33 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 Coordinator Laura Scott.

Also present; Susan Grote and John Worrall for 3632 Midland St. and Bruce Bryant for 5137 Keefer Ln.

2. *Chair Holinga moved to approve the minutes from the previous 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 John Worrall and Susan Grote, property owners at 3632 Midland St. (Parcel #040-000047), for a variance to the following code sections.
- a. Section 1135.10 (a); To exceed the maximum size of a detached garage of 700sf by 68sf, for a total of 768sf.
 - b. Section 1135.10 (a); To construct a detached garage with a different exterior finish than the main building.
 - c. Section 1137.08 (h); To construct a garage building with a side wall height of 10' above the finished floor, or 2' above the 8' maximum wall height.
 - d. Section 1137.08 (h); To construct a garage building with a height to 16'-10", or 3'-10" above the overall maximum of 13', above the finished floor.

Mr. Worrall said he would like to demolish the existing garage due to the condition of the 70-year-old garage and the awkward location of the garage. The garage which was built steps from the back of the house cuts off much of the rear yard. The new 2-car garage will be moved back to the 25-foot setback line. He is a woodworker and would like to have more room for woodworking, to park both cars and for lawn equipment. The garage is designed with a 6/12 pitch to match the height of the house.

Mr. Brant asked about storage overhead. Mr. Worrall said there is no overhead storage in the plan. The new steel building will match the gray accents on the house. Mr. Haughn confirmed there will be a new concrete driveway from the alley to the garage. Mr. Boso clarified for the board that the materials proposed for the garage are steel vertical siding and steel roofing. Mr. Brant stated the 6' privacy fence will screen most of the new building. Mrs. Scott stated letters had been sent to the adjoining property owners, but she had not received any responses.

Motion by Chair Holinga to grant the appeal of John Worrall and Susan Grote, property owners at 3632 Midland St. (Parcel #040-000047), for a variance to the following code sections. Second by Mr. Brant.

- a. Section 1135.10 (a); To exceed the maximum size of a detached garage of 700sf by 68sf, for a total of 768sf.***
- b. Section 1135.10 (a); To construct a detached garage with a different exterior finish than the main building. Material to be steel siding.***

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

Motion by Chair Holinga to grant the appeal of John Worrall and Susan Grote, property owners at 3632 Midland St. (Parcel #040-000047), for a variance to the following code sections. Second by Mr. Haughn.

- c. Section 1137.08 (h); To construct a garage building with a side wall height of 10' above the finished floor, or 2' above the 8' maximum wall height.***
- d. Section 1137.08 (h); To construct a garage building with a height to 16'-10", or 3'-10" above the overall maximum of 13', above the finished floor.***

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

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

- 4. Hear the appeal of Bruce Bryant, property owner for 5173 Keefer Ln. (Parcel #040-004966), for a variance to the following code sections.**
 - a. Section 1135.10 (a); To increase the overall garage space combined of 900sf by constructing a 1200sf pole barn for a total combined garage space of 2,100sf.**
 - b. Section 1137.08 (h); To exceed the maximum wall height of 8' by 5', for a total wall height of 13'.**
 - c. Section 1137.08 (h); To exceed the maximum roof height of 13' by 4', for a total of 17'.**
 - d. Section 1135.10 (a); To construct a steel pole barn building with an exterior finish different from the main building.**

Mr. Bryant explained he has three boys and his primary goal in building the barn is for his boys to enjoy being outdoors and to help keep them off social media. He said the property is four acres and has mature trees and screening so the barn would not be visible from Orders Rd. The lot drops off where the barn is to be built making the barn height approximately 7' below the height of the home. There is a creek that runs through the property closest to Orders Rd. The barn would be further into the lot and approximately 208' from Orders Rd.

Mr. Boso stated the front portion of the lot is in the flood plain and although the structure appears to be beyond the floodplain boundary, the exact location of the proposed barn will need to be confirmed prior to a permit being issued. He also noted, a variance approval is not an approval to build in the flood plain.

That is a different process. Chair Brant asked that this be noted in the motion. The board noted the material for the barn is to be steel vertical siding and roofing. Mr. Haughn confirmed the applicant will install a paved driveway to the barn and the barn will have a concrete floor.

Motion by Chair Holinga to grant the appeal of Bruce Bryant, property owner for 5173 Keefer Ln. (Parcel #040-004966), for a variance to the following code sections with one stipulation 1) to begin construction within 12 months. Second by Mr. Brant.

- a. ***Section 1135.10 (a); To increase the overall garage space combined of 900sf by constructing a 1200sf pole barn for a total combined garage space of 2,100sf.***
- d. ***Section 1135.10 (a); To construct a steel pole barn building with an exterior finish different from the main building.***

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

Motion by Chair Holinga to grant the appeal of Bruce Bryant, property owner for 5173 Keefer Ln. (Parcel #040-004966), for a variance to the following code sections with one stipulation 1) to begin construction within 12 months. Second by Mr. Brant.

- b. ***Section 1137.08 (h); To exceed the maximum wall height of 8' by 5', for a total wall height of 13'.***
- c. ***Section 1137.08 (h); To exceed the maximum roof height of 13' by 4', for a total of 17'.***

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

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

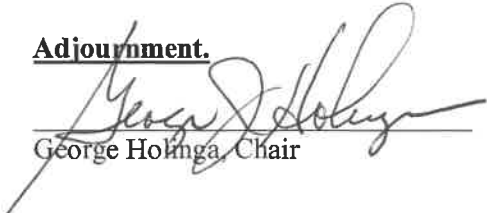
5) New Business; The May meeting will be moved from Monday, May 22 to Tuesday, May 23.

The Chair asked for a motion to adjourn at 6:00 p.m.

Motion by Mr. Brant. Second by Mr. Haughn.

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

Adjournment.


George Holinga, Chair


Laura Scott, Secretary

