

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
April 3, 2018**

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chairman at 5:37p.m., at the Grove City Municipal Building, 4035 Broadway. (No audio is available.)

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

George Holinga John Brant Larry Titus

Staff present: Michele Y. Harrison, representing the Law Director and Planning and Zoning Coordinator Laura Scott.

Also present; Erin Reeb, Hoover Crossing HOA, Mike Lesniak, owner of 4914 Elkhurst Ct., Benjamin Miller of Becknell Industrial.

2. ***Chairman Holinga moved to approve the minutes of the February 26 meeting. Second by Mr. Titus.***

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

All representatives addressing the board were sworn in. Chair Holinga moved into the Agenda Items.

3. Hear the appeal of J. Mark Shapland, Becknell Industrial representing Southpark Place Ohio, Becknell Investors Inc. for a vacant property at the Northeast corner of Gantz and Southpark Place (Parcel # 040-008992) for the following variances:

Section 1135.12 II; to exceed the maximum building height of 35 feet by 9 feet for a total of 44 feet in the Southeast and Southwest sides of the building and exceed the 35 foot building height by 6 feet for a total of 41 feet in other areas.

Mr. Miller offered to answer questions about the project. Mr. Brant asked staff to confirm a similar variance request for this property. Ms. Scott confirmed a previous variance had been approved to go to 50' for an area 100' X 100' for the Columbus Jack project. That project did not go forward.

Motion by Chair Holinga to grant the appeal of J. Mark Shapland, Becknell Industrial representing Southpark Place Ohio, Becknell Investors Inc. to exceed the maximum building height of 35 feet by 9 feet for a total of 44 feet in the Southeast and Southwest sides of the building and exceed the 35 foot building height by 6 feet for a total of 41 feet in other areas. Second by Mr. Brant.

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

Chairman Holinga advised Mr. Miller of the 21-day waiting period.

4. Hear the appeal of Michael D. Lesniak, homeowner 4914 Elkhurst Ct. (Parcel # 040-015159) for the following variances:

a) Section 1135.10 to add an 809 square foot garage addition to a home with an existing 610 square foot garage for a total of 1, 419 square feet of garage space, exceeding the 900sf maximum by 519 square feet.

b) Section 1135.10 (a) to reduce the required side yard setback from 6 feet to 3 feet, 8 inches.

Mr. Lesniak explained he has a four bedroom home with a 3-car garage which was positioned to be side-load and is only 20 feet deep. It is not deep enough or enough space to park his crew-cab vehicle, plus his wife's and children's vehicles (4-adult drivers), canoes, lawn equipment etc. He also plans to build pool and will need storage for pool supplies.

Erin Reeb from the Hoover Crossing HOA stated there are no homes in Hoover Crossing that exceed a 3-car garage. The Hoover Crossing HOA was provided with the application materials by staff and currently does not support the garage expansion. However, proper procedure would be for Mr. Lesniak to submit his approval and building permit to the HOA for a more complete review. Ms. Reeb felt the home, if enlarged, would not fit in the neighborhood.

Mr. Lesniak stated that Trinity Homes could have constructed the home with the increased garage space without a variance and HOA approval would not have been necessary. However, because the addition is after the fact, code requires they go through the variance process and request HOA approval. Architecturally, the addition blends well with the home and meets all other code requirements.

Ms. Reeb stated the HOA prefers homeowners install sheds. She personally did not see the need for the garage expansion. Her concern is that other residents will want to increase the size of their garages or make other improvements if this is permitted. She also did not support an encroachment of the 6-foot side yard.

Mr. Brant explained the BZA has permitted similar garage expansions in various subdivisions including Pinnacle, Meadow Grove and Margie's Cove. Mr. Titus questioned Ms. Reeb about the HOA's preference for sheds. Trinity Homes owns the lot immediately adjacent to the Lesniak's. They did not respond to the meeting notice.

Mr. Brant offered some suggestions for a possible reconfiguration of the proposed addition. Mr. Lesniak stated he is open to modifications and wants to work with the HOA towards approval. Ms. Scott shared the staff report with Ms. Reeb.

Chair Holinga motioned to grant the appeals of Michael D. Lesniak, homeowner 4914 Elkhurst Ct.

Grant the appeal to Section 1135.10 to add an 809 square foot garage addition to a home with an existing 610 square foot garage for a total of 1, 419 square feet of garage space, exceeding the 900sf maximum by 519 square feet. Second by Mr. Brant.

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

***b) Section 1135.10 (a) to reduce the required side yard setback from 6 feet to 3 feet, 8 inches.
Second by Mr. Titus***

VOTE: Brant, YES; Holinga, 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 **6:15p.m.**

Adjournment.

George Holinga, Chairman

Laura Scott, Secretary