

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
March 27, 2017**

The regular meeting of the Board of Zoning Appeals was called to order by John Brant, Board Member and acting Chair at 5:37p.m., at the Grove City Municipal Building, 4035 Broadway.

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

John Brant

Larry Titus

Chairman Holinga was excused.

Staff present: Michele Y. Harrison, representing the Law Director, Chief Building and Zoning Official Michael Boso, Planning and Zoning Coordinator Laura Scott, Jodee Lowe, Urban Forester.

Also present; Edward Newton of 1583 Hartig Dr., Kyle Lowe, Simone and Lowe, DDS and John Walko, project manager for Connect CDC.

2. **Mr. Brant moved to postpone the election of a Chair and Vice Chair until the next meeting.** Second by Mr. Titus.

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

3. **Mr. Brant moved to approve the minutes from the previous meeting as written.** Second by Mr. Titus.

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

All representatives addressing the board were sworn in. Mr. Brant moved into the Agenda Items. Prerequisites.

4. Hear the appeal of Edward A. Newton, 1583 Hartig Dr. (Parcel #040-013799) for a variance to Section 1135.10 (a) to exceed the total square footage allowed for an attached garage of 900 square feet by 1,485 square feet, for a total of 2,385 square feet.

Mr. Newton explained that toy maker Mattel made Hot Wheels off his one-off sculptures shown in the materials. He has made these items for customers for many years and would like to make the kinetic sculptures in his new home. He also wishes to move his car collection from storage to his home. The home was designed with this in mind. His request is to create access to storage area and workshop from the rear of the garage bay. He understands this increases the area considered garage space and triggered the need for a variance. The area is completely finished on the interior. This garage space is not obvious from the exterior which has a typical double door and one single garage door.

Motion by Mr. Brant Chair to grant the appeal of Edward A. Newton, 1583 Hartig Dr. (Parcel #040-013799) for a variance to Section 1135.10 (a) to exceed the total square footage allowed for an attached garage of 900 square feet by 1,485 square feet, for a total of 2,385 square feet. Second by Mr. Titus.

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

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

4. Hear the appeal of Kurt Lape, P.E. representing Simone and Lowe Real Estate, LLC, 4178 Hoover Rd. (Parcel #040-015700) for the following variances;
 - a) Section 1136.06 (b) to reduce the required parking/drive-aisle landscape setback area on the south from ten (10) feet to five (5) feet;
 - b) Section 1136.09 (a)(3) to waive the requirement to install landscaping in the parking/drive aisle landscaping setback along the south property line.
 - c) Section 1136.09 (a)(3) to waive the requirement to install irrigation in the parking/drive-aisle landscape setback along the south property line.

John Walko stated his client is requesting the reduction in side yard to allow for a proper drive aisle and a bigger building. There is no parking along the drive aisle which is the only access to the parking lot. He stated they received a letter of support from the adjoining property owner Molino Insurance. The Molino property has a significant hedgerow along his property line. He feels that if they obtain the side yard reduction to 5' that the area will be too narrow for planting. Mr. Brant invited Jodee Lowe, Urban Forester to present staff's perspective on this request. Ms. Lowe stated the number of required trees and shrubs are determined by the lot size and building size. There is adequate space to plant smaller varieties of trees and shrubs such as crabapple or ivory silk lilac which are needed for Grove City's canopy cover. She will work with the applicants to plant the required trees in other areas of the property in order to meet code. Dr. Lowe agreed to meet to discuss and present a revision that meets code.

Moving to item three to waive irrigation on the south side, Mr. Brant said he could not recall this issue every coming before the BZA in the past. He believes the requirement is important to City Council since they enacted the legislation and the Urban Forester too. Dr. Kyle Lowe spoke but the testimony was not audible. The Urban Forester is not in favor of waiving irrigation as it is difficult to maintain healthy plants without it in a commercial setting. One hundred percent of the area around the building is required to be irrigated. She would accept something less in other areas of the lot. Irrigation should be focused on the front of the building and around the monument sign to keep the property and sign looking nice from Hoover Road. Dr. Lowe agreed to meet with the Urban Forester to come to resolution on this item.

Motion by Mr. Brant to grant the appeal of Kurt Lape, P.E. representing Simone and Lowe Real Estate, LLC, 4178 Hoover Rd. (Parcel #040-015700) to Section 1136.06 (b) to reduce the required parking/drive-aisle landscape setback area on the south from ten (10) feet to five (5) feet; Second by Mr. Titus.

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

Motion by Mr. Brant to grant the appeal of Kurt Lape, P.E. representing Simone and Lowe Real Estate, LLC, 4178 Hoover Rd. (Parcel #040-015700) to Section 1136.09 (a)(3) to waive the requirement to install landscaping in the parking/drive aisle landscaping setback along the south property line. Second by Mr. Titus.

VOTE: Titus, NO; Brant, NO. **Motion failed**

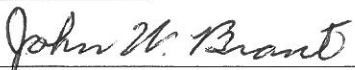
Motion by Mr. Brant to grant the appeal of Kurt Lape, P.E. representing Simone and Lowe Real Estate, LLC, 4178 Hoover Rd. (Parcel #040-015700) to Section 1136.09 (a)(3) to waive the requirement to install irrigation in the parking/drive-aisle landscape setback along the south property line. Second by Mr. Titus.

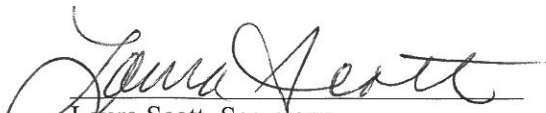
VOTE: Titus, NO; Brant, NO **Motion failed**

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.** Motion by Mr. Brant. Seconded by Mr. Titus.

Adjournment.


John Brant, Board Member


Laura Scott, Secretary

