

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
February 28, 2022**

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

1. Roll was called. Mr. Haughn was excused. The following members were present:

George Holinga

John Brant

Staff present: Michael Boso, Chief Building and Zoning Official; Laura Scott, BZA Secretary; Jesse Shamp, representing the Law Director.

Also present; Rebecca Mott, Plank Law Firm LLC; Brenda Ruf and Scott Hennick of Dave Fox Remodeling; Brandy and Jeremy Raabe of 5637 Carlisle Dr.; Brenda and Joe Falascino of 3670 Backstretch Way.

2. Jesse Shamp swore in George Holinga for a new four-year term on the Board of Zoning Appeals. The election of officers was held. George Holinga was elected Board Chairman and John Brant was elected Vice Chairman.

All those wishing to speak were sworn in. The Chair moved to the next item.

3. ***Motion to approve the minutes from the January 24, 2022 meeting. Second by John Brant.***

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

4. Hear the appeal of Rebecca Mott, Plank Law Firm LLC, representing the property owner, Glacial Apt. Oz LLC for Sub Area H, Beulah Park, Parcel #040-016119, for a variance to the Zoning Text C-24-18; to reduce the required side yard setback from 15' to 6' for Building #4, #6 and #12.

Rebecca Mott presented her case. She explained she had filed a lot split application concurrently with Development Department for financing purposes only. The new lot line will not result in any physical decrease between buildings. The buildings are already built. The only change is the new property line would run through the project creating a new side setback on paper only, for three of the multifamily buildings in the apartment project. Two of the three buildings have already been constructed. Building #3 will be built as shown on the approved development plan.

Ms. Mott addressed the letter of opposition from the Falascino family who reside on the other side of Columbus St. in the Epcon condominium project. Ms. Mott stated the Development Plan for Sub Area H was approved in 2018. The adjacent property owners should have a reasonable expectation the remaining buildings will be built exactly as approved. All setbacks will remain the same. The invisible lot line created by the lot split will not impact the layout of the project at all. Mr. Falascino said they were told that the area where Building #3 and #4 are to be constructed, was to be a retention pond. He was concerned for his privacy with Building #3 being 6'-7" from Columbus St. He felt the variance if approved, would create a legal precedence that would allow for (physical) changes to the project. Mr. Brant asked for assurance from Ms. Mott who said she did not anticipate there would be others coming before BZA asking for deviations like this one. Chair Holinga indicated Building #3 was not affected by this variance. He also confirmed with staff that only one letter had been received from adjoining property owners.

Motion to grant the appeal of Rebecca Mott, Plank Law Firm LLC, representing the property owner, Glacial Apt. Oz LLC for Sub Area H, Beulah Park, Parcel #040-016119, for a variance to the Zoning Text C-24-18; to reduce the required side yard setback from 15' to 6' for Building #4, #6 and #12. The approval is contingent upon the lot split being approved by Planning Commission. Second by Mr. Brant.

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

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

5. Hear the appeal of Brenda Ruf, Dave Fox Remodeling representing the resident at 4303 Robin St. (Parcel 040-001415) for a variance to Section 1137.01; Non-conforming Uses; to increase the square footage of a non-conforming single-family home by 391sf for a total of 1,265sf of living space.

Brenda Ruf presented her case. The homeowner wishes to utilize the space where the existing carport is located to add interior living space to the dwelling. When a non-conforming property is altered, the code requires the site be brought into conformance with the code. The addition to the home requires the property owner build a two-car garage. The occupant does not drive or own a car. Mr. Brant commented on staff's recommendation that the property owner replace the deteriorated driveway before occupying the new space. He noted he didn't support the stipulation but since the property owner sent a letter agreeing to the stipulation, he would support it. Chair Holinga asked if staff had received any responses from adjoining property owners. Mrs. Scott said no.

Motion to approve the appeal of Brenda Ruf, Dave Fox Remodeling representing the resident at 4303 Robin St. (Parcel 040-001415) for a variance to Section 1137.01; Non-conforming Uses; to increase the square footage of a non-conforming single-family home by 391sf for a total of 1,265sf of living space. The approval has two stipulations; 1) construction shall begin within 12 months, 2) the replacement of the deteriorated driveway is required prior to a Certificate of Occupancy being granted. Second by Mr. Brant.

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

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

1. Hear the appeal of Jeremy Raabe, property owner at 5637 Carlisle Dr. (Parcel #040-016477) for a variance to Section 1137.05 (c); to encroach the 30' front setback with a 54" decorative fence, on a corner lot, for a total front setback of 20'.

Jeremy and Brandy Raabe explained the reason for the request. They would like to have a little more space on the Scotch Woods front in the rear yard area for enjoyment of the rear yard. They are willing to install supplemental landscaping to satisfy the Urban Forester in front of the fence.

Motion to approve the appeal of Jeremy Raabe, property owner at 5637 Carlisle Dr. (Parcel #040-016477) for a variance to Section 1137.05 (c); to encroach the 30' front setback with a 54" decorative fence, on a corner lot, for a total front setback of 20'. The approval has two stipulations. 1) construction shall begin within 12 months, 2) install supplemental landscaping in front of the fence section facing Scotch Woods Dr. as recommended by the Urban Forester. Second by Mr. Brant.

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

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

There being no new business, the Chair adjourned the meeting at 6:08 p.m.

Adjournment.


George Holinga, Chair

 3/29/22
Laura Scott, Secretary