

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
February 26, 2018**

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chair at 5:35p.m. at the Grove City Municipal Building, 4035 Broadway.

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

George Holinga John Brant Larry Titus

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

Listed on the speaker sign-in sheet; Jack Andrews, 3384 Kingston Av., Jim Lytle, 1665 W. Case Rd. Columbus, Ohio, Jim Dooley, Morrison Sign Co. 2757 Scioto Parkway.

2. ***Chair Holinga moved to approve the minutes from the previous meeting as written. Second by Mr. Brant.***

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

All representatives addressing the board were sworn in. Chair Holinga moved to agenda Items.

3. Hear the appeal of Jim Dooley, Morrison Sign Co. representing OhioHealth, property owner, 1325-1375 Stringtown Rd (Parcel #040-015521) for the following variance:

a) Section 1145.14 (c) to allow two (2) additional monument type signs 3' wide, 6' 6" tall and 19.5sf in sign area, on a masonry base with an overall height of 7'2". (Sign Type GSD)

Jim Dooley explained Ohio Health hired a consultant to review the sign package approved in September of last year. It was determined by Jim Lytle, Sign Consultant that two of the tertiary post and panel signs needed to be updated to the larger monument type sign in order to be most effective in getting people to the emergency and main entrances. The signs are 250 feet from Stringtown Rd.

Staff has received one call from the Community of Christ Church who voiced their support for the facility. John Brant asked about adjoining properties that could be impacted by the signage. It was determined the signs would not impact adjoining properties.

Motion by Chair Holinga to grant the request of Ohio Health to Section 1145.14 (c) to allow two (2) additional monument type signs 3' wide, 6' 6" tall and 19.5sf in sign area, on a masonry base with an overall height of 7'2". Second by Mr. Brant.

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

The Chair advised Mr. Andrews of the 21-day waiting period then moved to the next item;

4. Hear the appeal of John W. Andrews, property owner, 3384 Kingston Ave. (Parcel #040-000522) for the following variances:

a) Section 1135.10 (a) to exceed the maximum amount of garage space for both an attached and a detached garage. By keeping the existing detached garage and constructing a new home with an attached garage, the owner will exceed the maximum 900sf allowed by 293sf for a total of 1,193sf.

b) Section 1137.08 (h) to exceed the maximum height for a detached garage of 13' by up to one (1) foot for no more than fourteen (14) feet.

Mr. Andrews explained they bought three lots, tore down the old house and kept the original garage. He is building a new house now with an attached garage but would like to keep the old garage for his lawn equipment, a truck, tools, etc. The garage will be updated with new roofing, siding and gutters. He will raise the roof and the floor slightly and regrade the area around it. He will keep the one man door and one garage door.

Motion by Chair Holinga to approve the variance request to Section 1135.10(a) to exceed the maximum amount of garage space for both an attached and a detached garage by 293sf for a total of 1,193sf. of garage space with two stipulations. Second by Mr. Titus.

1) The detached garage will be improved to match the primary structure.

2) The area in front of the detached garage is to have hard surface installed if used for parking in a size adequate for pulling in and out.

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

Chair Holinga motioned to approve the variance request for Section 1137.08 (h) to exceed the maximum height for an detached garage of 13' by up to one (1) foot for no more than fourteen (14) feet with two stipulations. Second by Mr. Brant.

1) The detached garage will be improved to match the primary structure.

2) The area in front of the detached garage is to have hard surface installed if used for parking in a size adequate for pulling in and out.

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

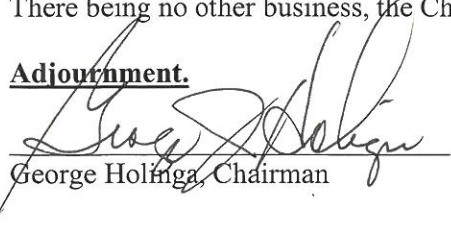
The Chair advised Mr. Andrews of the 21-day waiting period.

Discussion to change the March and April BZA meetings dates due to scheduling conflicts. Ms. Scott will check the calendar. No further business.

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

There being no other business, the Chair motioned to adjourn at **6:05p.m.**

Adjournment.



George Holinga, Chairman



Laura Scott, Secretary

