

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR (Virtual) MEETING
February 22, 2021**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:39 p.m. at the Grove City Municipal Building, 4035 Broadway. This meeting was held via Webex Events and open to the public.

1. Roll was called. The following members were present;

George Holinga

John Brant

Tony Haughn

Staff present; Michael P. Boso, Chief Building and Zoning Official; Stephen Smith, Law Director; Laura Scott, Secretary.

Applicants and representatives; Andrew Blanford, 1919 Southchase Ct., Bruce Sommerfelt, Signcom, Inc., Jacob Miller, Mt. Carmel Health; Jason Koma, Mt. Carmel Health; Tauana McDonald, Mt. Carmel Health; Joseph and Tonya Huffman, 2085 Quail Creek Dr.; Jordon Gross, R.E. Connors; Roger and Carla Baker, 3612 Lake Louise Ct. All applicants were sworn in.

2. ***Motion by Chair Holinga to approve the minutes from the December 28, 2020 meeting. Second by Mr. Brant.***

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

3. Hear the appeal of Andrew Blanford, property owner, 1919 Southchase Ct., (Parcel #040-015425) for a variance to Section 1137.05 (c) (1); Yard Obstructions and Fences; to encroach the 30' front setback on a corner lot along Lilac Ave. by 10' with a 54" tall decorative fence for a total front setback of 20'.

Andrew Blanford explained they have two children, a 1-year old and a 5- year old. There is some speeding on Lilac Ave. They wish to create a safe environment for the children by installing a 54" decorative fence encroaching the 30' setback by 10' feet with an 8' gate facing the front yard. They would like to finish the rear porch with a roof overhead, a stone wall and landscaping. The 10 foot encroachment will allow them the space necessary to do these things. Staff had not received any comments from adjoining property owners. Chair Holinga asked Mr. Blanford if he agreed to the two stipulations. Mr. Blanford said yes.

Motion by Chair Holinga to grant the appeal of Andrew Blanford to Section 1137.05 (c) (1); Yard Obstructions and Fences; to encroach the 30' front setback on a corner lot along Lilac Ave. by 10' with a 54" tall decorative fence for a total front setback of 20' with two stipulations;

1) Construction is to begin within 12 months.

2) Install supplemental landscaping in front of the fence section facing Lilac Ave. as recommended by the Urban Forester. Second by John Brant.

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

Chair Holinga informed the applicant of the 21-day waiting period and moved to the next item.

4. Hear the appeal of Bruce Sommerfelt, Signcom, Inc., representing Mount Carmel Health System/Mount Carmel Hospital Grove City, 5300 North Meadows Dr., (Parcel #040-015730) for a variance to Section 1145.16 (a) (3)(A) to exceed the maximum square footage for wall signs on a single parcel by installing a sign 65.25sf in area over the main entrance.

Bruce Sommerfelt explained the sign is requested for wayfinding only. After being open for some time, Mt. Carmel is aware those coming to the hospital are struggling with finding the main entrance to the hospital. People are finding themselves in the wrong location and are having to be turned around and redirected to another building due to lack of better signage on the buildings. The main entrance to the hospital must be easily identified for those needing to get to the right place as quickly as possible. The hospital property is spans nearly 4,000 feet along North Meadows Dr. and has six different entrances.

Jason Koma, Regional Director restated the necessity for the sign and underscored it is essential to solving the problem. Ms. McDonald, President of Mt. Carmel Health said she can see people from her office window who park, walk to the building and realize they are in the wrong location. Many of these people have health issues and struggle walking to and from the buildings and the parking lot. She has gone downstairs to assist several patients, putting some folks in a wheelchair to get them back to their cars. Staff members and patients and visitors alike have communicated this problem.

Chair Holinga asked if staff had received any comments from adjoining property owners. Mrs. Scott said no. Mr. Brant asked about the placement of the sign on the front (west face) of the building and the illumination of the sign. Bruce Sommerfelt explained the sign is about 19' from grade, just above the first story of a seven story hospital and will be illuminated at night but only visible from North Meadows Dr.

Motion by Chair Holinga to grant the appeal of Bruce Sommerfelt, Signcom, Inc., representing Mount Carmel Health System/Mount Carmel Hospital Grove City, 5300 North Meadows Dr., (Parcel #040-015730) for a variance to Section 1145.16 (a) (3) (A) to exceed the maximum square footage for wall signs on a single parcel by installing a sign 65.25sf in area over the main entrance. Second by Mr. Brant.

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

Chair Holinga informed the applicant of the 21-day waiting period and moved to the next item.

5. Hear the appeals of Joseph and Tonya Huffman, property owners, 2085 Quail Creek Blvd., (Parcel #040-011382) for two variances;
 - 1) Section 1137.08 (h): Private Garages in Residential Districts; to exceed the maximum overall height for a shed or garage of 13' by 4' for an overall height of 17'; and
 - 2) Table 1135.10-I (a): Residential District Requirements; to exceed the total square footage allowed for an attached and detached garage combined of 900sf by three (3) feet for a total of 903sf. for a total rear yard setback of 16'.

Joseph and Tonya Huffman have lived in Grove City 19 years and have been foster parents for 13 years. They have adopted 6 children. Serenity was born 11lb-14 oz. She is almost 4 now and has 22 medical conditions, yet she still smiles every day. Make a Wish Foundation recently granted Serenity's wish for a handicap accessible play set. Mr. and Mrs. Huffman wish to compliment the play set by building a porch barn to be used for a play house for the kids with a porch to provide shade for Serenity. They are requesting

an increase of overall building height from 13' to 17' and will be three square feet over the maximum permitted for an attached and detached garage. All of the shed designs with a second floor area exceeded the 13' maximum. The two story plan will allow for storage of Serenity's medical equipment. The property slopes dramatically to the rear so it will not appear to be tall. The new building will allow them to make room in their current garage to pull their handicap accessible van inside and to build a handicap ramp to get Serenity from the van into the house, now that she is bigger. Mr. Brant asked about the proximity of the barn building to the flood plain area on the property. The property sits on two lots. The location of the barn will be on the west side of the property away from the flood plain area to the east side. Mr. Brant asked that the letter written by the Huffman's dated November 20 be entered separately in the record, because it was the most compelling reason for granting the variance. The BZA members commended the Huffman's for their efforts. Mr. Haughn asked about the stipulations. Chair Holinga asked the Huffman's if they agreed to the stipulations. The Huffman's agreed.

Motion by Chair Holinga to grant the appeals of Joseph and Tonya Huffman, property owners, 2085 Quail Creek Blvd., (Parcel #040—011382) for two variances with three stipulations;

1) Section 1137.08 (h): Private Garages in Residential Districts; to exceed the maximum overall height for a shed or garage of 13' by 4' for an overall height of 17'; and

2) Table 1135.10-I (a): Residential District Requirements; to exceed the total square footage allowed for an attached and detached garage combined of 900sf by three (3) feet for a total of 903sf. for a total rear yard setback of 16'.

Stipulations: 1) Construction is to begin within 12 months, 2) The structure shall be supported by a footer and a concrete slab; 3) Landscaping shall be installed between the barn and the property owner to the west as recommended by the Urban Forester to provide screening for the barn building. Second by Mr. Brant.

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

Chair Holinga informed the applicant of the 21-day waiting period and moved to the next item.

6. Hear the appeal of Jordan Gross, R.E. Connors Construction for 3612 Lake Louise Dr., (Parcel #040-009539) representing homeowners Harold and Carla Baker, for a variance to Section 1137.05 (c) (1) to encroach the 30' front setback on a corner lot along Lake Mead Dr. by 3'-6" with a 6' tall privacy fence for a total front setback of 26'-6".

Jordan Gross explained they are requesting the fence variance because of an existing basketball court that extends slightly into the 30' front setback. The property owners wish to keep their children and dog safely inside the back yard. The encroachment is 3'-6" at its widest point. This and the fact that the road is convex, insures there would be no vision clearance issue. Mr. Haughn asked if we heard from any neighbors. Mrs. Scott explained a neighbor had contacted us with questions but was in support of the fence. Chair Holinga asked Mr. Gross if he and the property owner agreed to the stipulations. He said yes.

Motion by Chair Holinga to grant the appeal of Jordan Gross for a variance to Section 1137.05 (c) (1) to encroach the 30' front setback on a corner lot along Lake Mead Dr. by 3'-6" with a 6' tall privacy fence for a total front setback of 26'-6" with stipulations.

- 1) *Construction to begin within 12 months.*
- 2) *Install supplemental landscaping in front of the fence section facing Lake Mead Dr. per the Urban Forester. Second by Mr. Brant.*

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

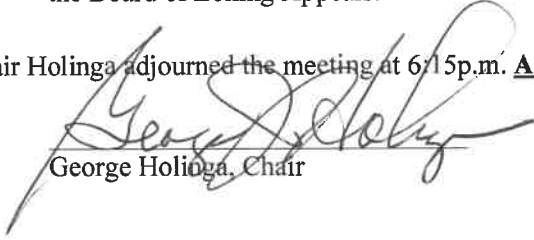
7. Mrs. Scott explained the applicant, Plank Law Firm representing Gary Yancer, 3400 Southwest Blvd. requested to table the variances. Law Director, Stephen Smith asked the BZA to postpone the case rather than table indefinitely, until the April Board of Zoning Appeals meeting.

Motion by Chair Holinga to postpone the variances requested by Plank Law Firm for Gary Yancer, 3400 Southwest Blvd. until April 26, 2021.

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

8. New Business; Congratulations to Mark "Tony" Haughn on his acceptance of a full 4-year term on the Board of Zoning Appeals.

Chair Holinga adjourned the meeting at 6:15p.m. **Adjournment.**


George Holinga, Chair


Laura Scott, Secretary