

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
January 28, 2019**

The regular meeting of the Board of Zoning Appeals was called to order by Chair George Holinga at 5:31p.m., at the Grove City Municipal Building, 4035 Broadway.

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

George Holinga John Brant Tony Haughn

Staff present: Thaddeus Boggs, representing the Law Director, Planning and Zoning Coordinator Laura Scott.

Also present; Eric Cleveland, 5153 Winter Creek Dr.

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

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

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

3. Hear the appeal of Eric Cleveland, property owner, 5153 Winter Creek Dr., (Parcel #040-010382), for the following variance:

Section 1135.10 - I (a) - Request to exceed the maximum 900 square feet (outside dimensions) permitted for an attached garage by 32.5 square feet for a total of 932.5 square feet.

Mr. Cleveland explained he has lived in his Creekside home for 3 years. It has a side-load garage which makes it difficult to park two vehicles inside. They also have a boat and utility trailer which cannot be parked outside. In addition, Creekside deed restrictions do not permit storage sheds. Storage is at a premium. Most of his neighbors have 3 or 4 car garages. He considered a detached garage but due to the sloping lot at the end of his driveway he would have to bring in a lot of backfill and remove several trees. The front load garage addition will only appear to be a 2-car garage from the street. The variance was needed because he wanted another 18" in garage width for maneuvering and aesthetic reasons.

Mr. Brant asked Mrs. Scott if any of the neighbors responded to the hearing notification mailed to adjoining property owners. Mrs. Scott said she had not however the adjoining property owner wrote a letter in support of the alteration which was included with Mr. Cleveland's application. An approval letter from the Creekside Home Owners Association was also included with the application.

Mr. Haughn asked Mr. Cleveland if the existing garage space will be used for storage. Mr. Cleveland said yes.

Motion by Chair Holinga to approve the variance to exceed the maximum 900 square feet (outside dimensions) permitted for an attached garage by 32.5 square feet for a total of 932.5 square feet. Seconded by Mr. Brant.

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

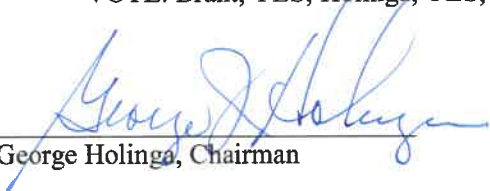
Chair Holinga advised Mr. Cleveland of the 21-day waiting period.

Motion by Chair Holinga to add a stipulation that construction shall begin within 12 months. Seconded by Mr. Haughn.

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

There being no new business, Chair Holinga motioned to adjourn the meeting at 5:45p.m. Seconded by John Brant.

VOTE: Brant, YES; Holinga, YES; Haughn, YES; **Meeting adjourned**.


George Holinga, Chairman

 2/26/19
Laura Scott, Secretary