

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
January 27, 2020**

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.

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; Thaddeus Boggs, representing the Law Director; Planning and Zoning Coordinator, Laura Scott.

Also present; Rebecca Mott, Plank Law Firm, LPA; Jared Nelson, 4744 Longridge Court; Linda L. Samson, 4052 Sequoia Ave., Mark Samson and Larry Jones. Staff swore in all representatives addressing the board.

2. ***Motion by Chair Holinga to approve the minutes from the November 25, 2019 meeting. Second by Mr. Brant.***

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

3. Hear the appeal of Donald T. Plank, Plank Law Firm LPA, representing Kirk Williams, 2734 Home Rd. (Parcel #040-002426) for a variance to Section 1137.11 to expand an existing gravel lot located on the property known as 2734 Home Rd. onto Parcel #040-008688 for outside storage of trucks, containers and materials.

The following key points were made by Rebecca Mott of Plank Law Firm, LPA, among others. The request is an expansion of an already existing condition for a business that has been in operation since 1974. The property owner will be mindful of the surrounding neighbors by providing appropriate fencing and landscaping for screening. The property owner would face practical difficulties and frustrated business operations if the gravel could not be expanded to the adjoining lot. Gravel is preferred and more easily maintained. Installation of concrete or asphalt would be impractical. A development plan application to establish a storage lot on Parcel #040-002426 will be submitted by the applicant to the Development Department in coming days.

The Chair addressed the three stipulations recommended in the staff report. The applicant agreed to the stipulations and stated one stipulation had been met as the two parcels had since been joined at the Franklin County Auditor's office.

Mr. Brant asked staff if the request to expand the gravel lot is a request previously granted by the Board of Zoning Appeals to similar properties. Mrs. Scott responded affirmatively.

Motion by Chair Holinga to grant the appeal of Donald T. Plank, Plank Law Firm LPA, representing Kirk Williams, 2734 Home Rd. (Parcel #040-002426) for a variance to Section 1137.11 to expand an existing gravel lot on the property known at 2734 Home Rd. to Parcel #040-008688 for outside storage of trucks, containers and materials, with three stipulations. Second by Mr. Brant.

deck and stairs. The additional space inside the fence is needed to do that. They were facing budgetary and time constraints. When Mark Samson got a nice fall day, he took time off and started the project. At the time, he did not know the permitting process had not been completed and that the fence as submitted, could not be approved without a variance. When advised by the City, they ceased construction of the fence. Only fence posts have been installed. He believes the request preserves the spirit and intent of the zoning code. Drivers have full view at the intersection in both directions. Linda Samson is working with the Urban Forester and will install additional landscaping along the fence line.

Mr. Brant indicated they may have a special condition with the need for an ADA ramp.

The neighbor directly behind Linda Samson raised an objection with the Samson's variance request because she was denied a fence 27 years ago by the BZA. Linda Samson said she spoke to her neighbor and learned the fence was denied because it was a lot closer to the sidewalk and presented a visibility issue.

Motion by Chair Holinga to grant the appeal of Linda L. Samson, property owner, 4052 Sequoia Ave., (Parcel #040-005113) for a variance to 1135.10-I; to encroach the 30' building front setback on a corner lot by 10'-6" with a fence, for a total front setback of 19'-4" along Magnolia St. Second by Mr. Brant.

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

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

There being no new business, Chair Holinga adjourned the meeting at 5:55 p.m. **Adjournment.**


George Holinga, Chair

Laura Scott 4/28/20

Laura Scott, Secretary