



THE CITY OF GROVE CITY
BOARD OF ZONING APPEALS MEETING

REGULAR MEETING – REVISED

4035 Broadway
Grove City, OH 43123

November 28, 2022
5:30 p.m.

1. Call to order and roll call.
2. Approve the minutes from the September 26, 2022 Board of Zoning Appeals meeting.
3. Hear the appeal of Kory and Lori Metcalf, property owners at 3917 Elm St., (Parcel #040-015377) for the following variances:
 - 1) Section 1135.10-I-(a): to exceed the maximum square footage of 900sf for all garage buildings combined by 1,688sf for a total of 2,588sf.
 - 2) Section 1135.10-I-(a): to construct a barn style accessory building with a combination of wood and metal siding, and metal roof.
 - 3) Section 1137.08 (h): to construct a barn style accessory building with a wall height varying from 9' to 14' in height, or 1' to 6' above the 8' maximum wall height.
 - 4) Section 1137.08 (h): to construct a barn style accessory building 14' tall, exceeding the maximum height of 13' by 1'.
4. Hear the appeal of Lonnie C. Maxson, Maxson Builders, representing the property owners Joe and Patty Vucjak at 4274 Moore Ave., (Parcel #040-000370) for the following variances:
 - 1) Section 1135.10-I (a): To exceed the maximum square footage of 900sf for all garage buildings combined by 292sf, for a total garage area of 1,192sf.
 - 2) Section 1135.10-I (a): To construct a steel garage building with a different exterior finish than the main building.
 - 3) Section (Table) 1135.10-I: to encroach the 25' rear yard setback by 8', for a total setback of 17', with a garage.

4) Section (Table) 1135.10-l: to encroach the 6' side yard by 2' with a garage building, for a total side yard setback of 4'.

5. Hear the appeal of Stanley W. Young, III, representing Branham Sign Co. and Aldi Inc. for 2398 Stringtown Rd., (Parcel #040-005710) for a variance to Section 1145.14 (d); to permit the 164sf east building elevation existing tower glass window image to remain.
6. New business
7. Adjourn