

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

The regular meeting of the Board of Zoning Appeals was called to order by Chair George Holinga at 5:30p.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: Jesse Shamp, representing the Law Director, Planning and Zoning Coordinator Laura Scott.

Also present; Dale Remec of 1335 Cascade 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 Brandi Reynard, American Heritage Homes for Dale Remec, property owner, 3622 Connor St. (Parcel #040-000791) for the following variances:

- a. Section 1137.08 (h): Request to exceed the maximum roof height from 13' to 16'-6" above finished floor. (The maximum roof height request was amended from 14' to 16'-6" by the applicant.)
- b. Section 1135.10-A: Request to exceed the maximum 700 square feet permitted for a detached garage by 116 square feet for a total of 816 square feet.
- c. Table 1135.10-I: Request to encroach the rear yard setback of 25 feet by 18 feet for a total rear yard setback of 7 feet.
- d. Table 1135.10-I: Request to encroach the front yard setback of 30 feet by 8 feet, for a total front setback of 22 feet.

Dale Remec presented his requests. He would like the house and the garage placement to be similar to the placement of other houses on Connor St. and in the neighborhood. He would like the height variance for the garage in order to store wood overhead for his woodworking projects. The taller roof will also allow the roof pitch on the garage to match that of the house. The increased height will provide 5 feet of clear space. Mr. Brant asked Mrs. Scott if she had received any responses to the notification sent to adjoining property owners. She did not.

The chair motioned to add two stipulations to the forthcoming variances. Seconded by Mr. Haughn.

Stipulation #1 – Construction to commence within 12 mos.

Stipulation #2 – The driveway shall be asphalt or concrete.

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

Motion by Chair Holinga to grant the appeal to Section 1137.08 (h) Request to exceed the maximum roof height from 13' to 16'-6" above finished floor with two stipulations. (The maximum roof height request was amended from 14' to 16'-6" by the applicant.) Seconded by Mr. Brant.

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

Motion by Chair Holinga to grant the appeal to Section 1135.10 A: Request to exceed the maximum 700 square feet permitted for a detached garage by 116 square feet for a total of 816 square feet with two stipulations. Seconded by Mr. Brant.

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

Motion by Chair Holinga to grant the appeal to Table 1135.10 –I: Request to encroach the rear yard setback of 25 feet by 18 feet for a total rear yard setback of 7 feet with two stipulations. Seconded by Mr. Haughn.

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

Motion by Chair Holinga to grant the appeal to Table 1135.10 –I: Request to encroach the front yard setback of 30 feet by 8 feet, for a total front setback of 22 feet with two stipulations. Seconded by Mr. Brant.

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

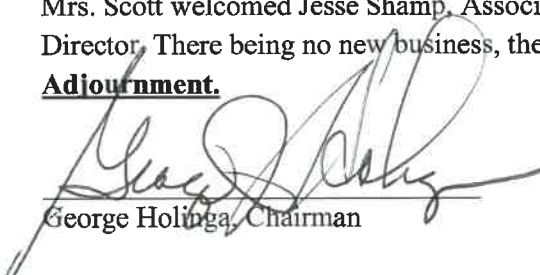
Chair Holinga advised Mr. Remec of the 21-day waiting period.

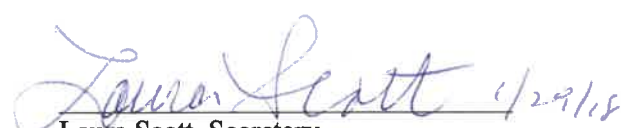
Chair Holinga motioned to accept the 2019 Board of Zoning Appeals schedule. Seconded by Mr. Brant.

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

Mrs. Scott welcomed Jesse Shamp, Associate, Frost Brown Todd Attorneys LLC representing the Law Director. There being no new business, the Chair adjourned the meeting at **5:45p.m.**

Adjournment.


George Holinga, Chairman

 1/29/18
Laura Scott, Secretary