

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
November 27, 2023**

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 Mark "Tony" Haughn John Brant

Staff present: Jesse Shamp, representing the Law Director, Chief Building and Zoning Official Michael P. Boso, Laura Scott, Secretary.

Also, present: Rick Watts, Classic Exteriors; David Colopy, 5971 Wynnewood Dr.; Shawn Davis, A.I.S. Renovations. The speakers were sworn in.

2. ***Motion by Chair Holinga to approve the minutes from the October 23 meeting of the Board of Zoning Appeals. Second by Mr. Brant.***

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

3. Hear the appeal of Eric Kramer, Classic Exteriors representing David Colopy, property owner at 5971 Wynnewood Dr. (Parcel #040-016544) for a variance to Section (Table) 1135.14-III: To encroach the 25' rear building setback by 5' with a covered patio, for a total rear building setback of 20'.

Rick Watts of Classic Exteriors described the patio cover project. Mr. Haughn asked Mr. Boso if the fireplace vent at the rear of the home presented any problems. Mr. Boso said no because the patio was open and not enclosed. Mr. Boso explained there is a tree preservation area that separates this subdivision from Grant Run Estates. Chair Holinga asked Mrs. Scott if she sent letters to adjoining property owners. She said yes. The neighbor at the rear had a question about the tree preservation area. Mrs. Scott explained to the neighbor that no work would be taking place in the tree preservation area.

Motion by Chair Holinga to grant the appeal of Eric Kramer, Classic Exteriors representing David Colopy, property owner at 5971 Wynnewood Dr. (Parcel #040-016544) for a variance to Section (Table) 1135.14-III: To encroach the 25' rear building setback by 5' with a covered patio, for a total rear building setback of 20', with one stipulation to begin construction within 12 months.

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

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

4. Hear the appeal of Parks Davis Jr., AIS Renovations representing Joshua Getzinger, property owner at 6031 Willow Aster Glen (Parcel #040-016973) for a variance to Section (Table) 1135.14-III: To encroach the 20' rear building setback by 2' with a cantilevered deck, for a total rear building setback of 18'.

Shawn Davis of A.I.S. Renovations described the project. The posts will be at the 20' setback line with the cantilever deck extending two feet into the setback. Chair Holinga asked Mrs. Scott if she had sent letters to the adjoining property owners. She said yes, but she had no responses.

Motion by Chair Holinga to grant the appeal of Parks Davis Jr., AIS Renovations representing Joshua Getzinger, property owner at 6031 Willow Aster Glen (Parcel #040-016973) for a variance to Section (Table) 1135.14-III: To encroach the 20' rear building setback by 2' with a cantilevered deck, for a total rear building setback of 18' with one stipulation to begin construction within 12 months. Second by Mr. Haughn.

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

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

5. New Business: The 2024 Board of Zoning Appeals schedule is available and will be posted to the website.

There being no further business, the meeting was adjourned at 5:41 p.m.

Adjournment.

by ZS

George Holinga, Chair 12/28/23

12/28/23

Laura Scott, Secretary