

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
December 28, 2020**

The regular meeting of the Board of Zoning Appeals (BZA) was called to order by Chair George Holinga at 5:30p.m. at the Grove City Municipal Building, 4035 Broadway. This meeting was held virtually via Webex Events and open to the public.

1. Roll was called. The following members were present:

George Holinga

John Brant

Staff present: Michael P. Boso, Chief Building and Zoning Official; Laura Scott, Secretary to the BZA; Jesse Shamp, representing the Law Director. Mr. Haughn was not able to join the Webex.

Also present via Webex Events; Larry Titus, applicant.

2. ***Motion by Chair Holinga to approve the minutes from the previous meeting as written. Second by Mr. Brant.***

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

All representatives addressing the board were sworn in. Chair Holinga moved to the next item.

4. Hear the appeal of Larry and Mary Titus, property owners at 3299 Columbus St. (Parcel #040-000173) for the following variances;
 1. 1135.10 I (a) – to exceed the maximum square footage of 700sf, with a detached garage, by 20sf for a total square footage of 720sf.
 2. 1135.10 I – to reduce the required side yard setback of 6' by 3' by for a total side yard setback of 3' with a garage.
 3. 1137.08 – to exceed the maximum wall height of 8' for a detached garage by 1'-1" for a wall height of 9'-1".
 4. 1137.08 – to exceed the maximum height of a detached garage of 13' by 9'-10" for an overall detached garage height of 22'-10".

Mr. Titus explained he consulted the Southwest Franklin County Historical Society for assistance in choosing the early 1900's era carriage house design. The reduced three foot side yard setback to the south is needed in order to preserve one of the last large trees on the property. Two other trees have been lost, one due to storm damage and the other due to utility work. An arborist believes the tree may not be damaged by construction if the building is placed in this location. Chair Holinga said he walked the property and considering the adjoining properties he thinks the proposed garage fits in well. Mr. Brant pointed out that because the property is located in the historic district, the project was supported by the Development Department staff, Planning Commission and ultimately approved by City Council. In that approval, Council referred Mr. Titus to the Board of Zoning Appeals (BZA) for the variances. Furthermore, BZA staff is supportive of the variance. Letters pertaining to the variance requests were sent to all adjoining property owners. The Halls responded in favor of the project. Chair Holinga praised the Titus family for their preservation of a landmark. Mr. Titus agreed to the stipulation to begin the project within one year.

Motion by Chair Holinga to grant the appeal of Larry and Mary Titus, property owners at 3299 Columbus St. (Parcel #040-000173) for the following variances with one stipulation; to begin construction within one year. Second by Mr. Brant.

1. *1135.10 I (a) – to exceed the maximum square footage of 700sf, with a detached garage, by 20sf for a total square footage of 720sf.*
2. *1135.10 I – to reduce the required side yard setback of 6' by 3' by for a total side yard setback of 3' with a garage.*
3. *1137.08 – to exceed the maximum wall height of 8' for a detached garage by 1'-1" for a wall height of 9'-1".*
4. *1137.08 – to exceed the maximum height of a detached garage of 13' by 9'-10" for an overall detached garage height of 22'-10".*

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

Chair Holinga reminded Mr. Titus of the 21-day waiting period and moved to the next item.

There being no new business, Chair Holinga adjourned the meeting at 5:42 p.m.

Adjournment.


George Holinga, Chair

 2/23/21
Laura Scott, Secretary