

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
November 25, 2019**

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; Yazan Ashrawi, representing the Law Director; Planning and Zoning Coordinator, Laura Scott.

Also present; Joel Repiscak, Becknell Industrial, Jeffrey B. Warner, 3982 Orchard Lane, and John Caleb Sanders representing Brent Goldbach, Goldtree Ventures. All representatives addressing the board were sworn in.

2. ***Motion by Chair Holinga to approve the minutes from the September 23 meeting. Second by Mr. Haughn.***

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

3. Hear the appeal of J. Mark Shapland, of Becknell Industrial for 6275 Seeds Rd., (Parcel # 040-0004959-00 and 040-013659-00) for a variance to Table 1135.12-II to exceed the maximum building height of 35' by 5'-6" for a total building height of 40'-6".

Joel Repiscak explained the height variance request represents an industry standard for warehouse spec buildings. An ideal leasing height is 32' to 36' clear ceiling height for the highest stacking. This building will have stacking at the lower end of this scale. The roof and parapet will top out at 40'-6". Becknell Industrial is a commercial industrial real estate company and design build firm with long-term leases on six properties in Grove City.

Chair Holinga asked about occupancy rates. Joel Repiscak indicated his experience is a new build will typically be leased before occupancy is granted. Mrs. Scott stated she had not received any responses to the letters sent to the adjoining property owners.

Chair Holinga explained the three stipulations recommended by staff. Joel Repiscak stated they will be combining the parcels and will also be carving out some additional frontage along Seeds Road for the proposed road project. Chair Holinga referred to the third stipulation coming from stipulation #9 of the approved development plan known as CR-47-19. Stipulation #9 requires a rendering shall be submitted showing the development's relationship to the 1-71 corridor to insure the site reflects the desired character of the southern gateway to the community. Development Department staff had not yet received the rendering.

Joel Repiscak explained he had seen a draft plan from Gary Smith of G-2 Landscaping. He will be sharing the requested plan with Development Department staff. The plan showed plantings and an ornamental fence among other things. He agrees with all three stipulations.

Motion by Chair Holinga to grant the appeal of J. Mark Shapland, of Becknell Industrial, 6275 Seeds Rd., for a variance to Table 1135.12-II to exceed the maximum building height of 35' by 5'-6" for a total building height of 40'-6" with the three stipulations.

1) Construction is to begin within 12 months.

2) The two parcels shall be combined in order to eliminate setback conflicts.

3) A rendering shall be submitted showing the development's relation to the I-71 corridor per Resolution CR-47-19. Second by Mr. Brant.

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

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

4. Hear the appeal of Brent Goldbach, Goldtree Ventures for 3601 Grant Ave., (Parcel #040-000158-00) for the following variances:

- a.) Table 1135.10-I; to encroach the rear building setback of 25' by 4' for a total rear yard setback of 21' by constructing a garage.
- b.) Table 1135.10-I; to encroach the front yard setback of 30' by 18' for a total front yard setback of 12' by constructing a garage along Curtis Ave.
- c.) Section 1137.08; to increase the maximum wall height from finished floor from 8' to 9'.
- d.) Section 1137.08; to increase the maximum roof height to peak of 13' to 13'-10".

John Sanders explained the need for the requested variances. He is working on the property with Brent Goldbach. The lot is narrow at only 48' wide and is on a corner. The placement of the proposed garage is in line with the adjoining property and positioned to provide sufficient distance from the house and Curtis Ave. The increased height of the garage wall is necessary in order to park their large pick-up trucks. The increase in wall height resulted in a 10" increase to the overall building height. The existing garage shall be removed. Mrs. Scott indicated she had not received any responses to the letters sent to the adjoining property owners.

Motion by Chair Holinga to grant the appeals of Brent Goldbach, Goldtree Venture, 3601 Grant Ave., with two stipulations.

a.) Table 1135.10-I; to encroach the rear building setback of 25' by 4' for a total rear yard setback of 21' by constructing a garage.

b.) Table 1135.10-I; to encroach the front yard setback of 30' by 18' for a total front yard setback of 12' by constructing a garage along Curtis Ave.

c.) Section 1137.08; to increase the maximum wall height from finished floor from 8' to 9'.

d.) Section 1137.08; to increase the maximum roof height to peak of 13' to 13'-10".

Stipulation 1) Construction is to begin within 12 months; 2) The existing garage shall be removed. Second by Mr. Haughn.

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

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

5. Hear the appeal of Jeffrey B. Warner, property owner, 3982 Orchard Lane, (Parcel #040-000572-00) for two variances:
 - a.) Section 1137.08; to construct a shed under 200 square feet exceeding the maximum building height of 13' by 3' for an overall height of 15'.
 - b.) Section 1137.08; to construct a shed with walls exceeding the maximum height of 8' by 1'-6" for a total wall height of 9'-6".

Mr. Warner explained he has a smaller concrete block garage measuring 20' X 20' (400sf). He will use the proposed shed for his garden tools and riding lawn mower. He had a shovel fall on his car. He owns the lot directly behind his home as well. The proposed shed will be erected in the same spot as the existing shed. The proposed shed will not be very visible to the neighbors. Mr. Brant asked about the differences between the existing and proposed shed. Mr. Warner stated the existing shed is over 22 years-old and is 10' X 9' with a low door opening around 5'-9" and total height of 7'. The proposed shed is 12' X 16'. Mr. Brant asked about the surrounding properties and other sheds. Jeffrey Warner stated the property behind him has a large shed and the other property behind him has a large two-and-a-half car garage and no shed. Chair Holinga referred to the two stipulations. Mrs. Scott indicated she had not received any responses to the letters sent to the adjoining property owners.

Motion by Chair Holinga to grant the appeals of Jeffrey B. Warner, property owner, 3982 Orchard Lane with two stipulations.

- a.) Section 1137.08; to construct a shed under 200 square feet exceeding the maximum building height of 13' by 3' for an overall height of 15'.
- b.) Section 1137.08; to construct a shed with walls exceeding the maximum height of 8' by 1'-6" for a total wall height of 9'-6".

Stipulations 1) Construction is to begin within 12 months. 2) The existing shed shall be removed. Second by Mr. Haughn.

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

The Chair reminded the applicant of the 21-day waiting period.

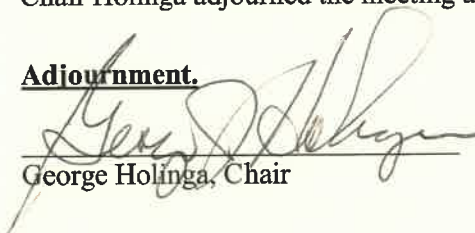
6. The board discussed the proposed 2020 Board of Zoning Appeals meeting schedule.

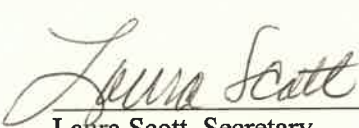
Motion by Chair Holinga to approve the proposed 2020 Board of Zoning Appeals meeting schedule. Second by Mr. Haughn.

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

Chair Holinga adjourned the meeting at **5:25 p.m.**

Adjournment.


George Holinga, Chair


Laura Scott, Secretary