



# The City of Grove City

## AGENDA

### Board of Zoning Appeals

January 22, 2024

5:30 PM

City Hall

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#### A. CALL TO ORDER/ROLL CALL

#### B. MOMENT OF SILENCE AND PLEDGE

#### C. APPROVAL OF MINUTES

1. BZA Minutes - December 27, 2023

#### D. NEW ITEMS

##### 1. ACTION ITEM

1. Hear the appeal of Brian Sweeney, JH Architects Inc. representing Matthew Carver, Health Care Logistics at 1850 Gateway Circle, (Parcel #040-004147), for a variance to Section 1137.05 Yard Obstructions and Fences; to install a 6' tall decorative fence in front of the 30' building front setback, encroaching the setback by 16', leaving a total front setback of 14'.

##### 2. ACTION ITEM

1. Hear the appeal of Gregory Baker, property owner at 4996 Snowy Creek Dr., (Parcel #040-012432), for a variance to Section 1137.05 Yard Obstructions and Fences; to install a 4' tall decorative fence in front of the 30' building front setback, on a corner lot along Shoreside Dr., encroaching the setback from 8' to 14' resulting in a front setback ranging from 22' to 16'.

##### 3. ACTION ITEM

1. Hear the appeal of Rebecca Mott, Plank Law Firm LPA for 5824 Quail Run Dr., (Parcel #040-009118), for the following variances. (Staff note: the applicant is appealing the Building Inspectors "Notice of Corrections" decision (Exhibit 2) in sequential order (see Exhibit A.) Staff has attempted to summarize each item as a variance appeal request for this agenda.)

## **BZA Appeal Items:**

- 1. Building Review Item #1: Appeal to Notice of Corrections Item 1 requiring sealed plans stamped by Ohio Licensed Engineer to be accepted because 1) the item fails for lack of specific reference and proper legal notice to the Applicant and Property Owners and 2) the applicant provided plans and specifications for the pool enclosure from the manufacturer that included a structural analysis completed by a New York licensed professional engineer, for support of structural load combinations prescribed by the 2015 International Building Code.**
- 2. Zoning Review Item #1: Section 1135.10: to appeal the applicability of the current zoning standards establishing the rear setback of 25' and accepting the correct rear yard setback for the property is equal to 15% of the total lot depth of 125', which is 18.75' per the PUD-R (R-1B) standards found in the 1986 lot development standards for the Quail Creek and Meadow Grove extensions table 1135.10.**
- 3. Zoning Review Item #2: Section 1135.10(a) – to allow a 960sf pool cover structure because the code section listed in the Notice of Corrections is not applicable to the pool structure and refers only to “garages” as in “residential garage” and “detached garage.”**
- 4. Zoning Review Item #3: Section 1137.08 (h) – to allow a 9'-6" tall accessory building (pool structure) because the code section listed in the Notice of Corrections is not applicable because the overall height of the pool structure is below the 13' maximum height for an accessory structure.**
- 5. Zoning Review Item #4: Section 1135.09 Permit Expiration and 1305.10 Permit Revocation are not applicable to the lawful permit issued for the in-ground pool.**

## **E. ADJOURN**