



The City of Grove City

AGENDA

Board of Zoning Appeals

February 26, 2024

5:30 PM

City Hall

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MINUTES

1. Approve the minutes from the January 22 meeting.

D. NEW ITEMS

1. ACTION ITEM

1. Hear the appeal of Rebecca Mott, Attorney, Plank Law Firm, LPA representing 3400 Southwest LLC for 3400 Southwest Blvd. (Parcel #040-006747) for the following variances.

1. A variance to Section 1136.06 (a) (3): To reduce the required 45-foot truck parking setback, the six-foot earthen mound and three staggered rows of evergreens to a 20-foot truck parking setback with a 4-foot earthen mound, and two staggered rows of evergreens.

2. A variance to Section 1136.06 (b) - Rear and side yards adjacent to compatible use districts; To reduce the required 20-foot parking setback from 20' to 0' to the north and 20' to 5' to the east; to provide no parking lot perimeter plantings to the north and to relocate the required parking lot perimeter plantings for the east to the southeast portion of the site, to screen the storage area from Southwest Blvd.

3. A variance to Section 1136.06 (d): To waive the requirements to install interior vehicular peninsulas, islands, aisle end islands, and planting areas for landscaping.

4. A variance to Section 1137.05 (c): To allow a six-foot high chain link fence.

5. A variance to Section 1137.11 (a): To allow the gravel parking area to remain.

2. ACTION 2. Hear the appeal of Parks Davis, A.I.S. Renovations for 5486 Carlisle Dr. ITEM (Parcel #040-017483) for a variance to Section (Table) 1135.14 – II: To encroach the rear yard setback of 25' by 11' for total rear yard setback of 14', by installing a deck.

3. ACTION 3. Hear the appeal of Chris Bradley, The Camber Company for 3679 Grove ITEM City Rd. (Parcel # 040-003263) for a variance to Section 1135.12-II: To exceed the maximum building height of 35' by 2'-6" for an overall building height of 37'-6".

4. ACTION 4. Hear the appeal of Rebecca Mott, Plank Law Firm LPA for 5824 Quail Run ITEM 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