

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
April 22, 2024**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:30p.m., at the Grove City Municipal Building, 4035 Broadway.

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

George Holinga John Brant Mark "Tony" Haughn

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

Also present; James and Amanda Woo, 1008 Birch Run.

2. ***Motion by Chair Holinga to approve the minutes from the February 26 meeting as written. Second by Mr. Brant.***

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

All representatives addressing the board were sworn in.

3. Hear the appeal of James and Amanda Woo, property owners, 1008 Birch Run, Parcel #040-017028, for a variance to Section 1137.05 to encroach the building front setback of 25' along Lavender Field by 10', with a 48" fence, for a total front setback of 15'.

Amanda Woo explained they currently have two small dogs and plan to start a family. They were not aware of the challenges of installing a fence on a corner lot. They wish to install the standard 48" black decorative fence permitted in the Farmstead subdivision. Mr. Haughn asked if the applicants were o.k. with the stipulations recommended by staff. They said yes. Chair Holinga asked Mrs. Scott if letters were sent to the adjoining property owners. She said yes, but no responses were received.

Motion by Chair Holinga to grant the appeal of James and Amanda Woo, property owners, 1008 Birch Run, Parcel #040-017028, for a variance to Section 1137.05 to encroach the building front setback of 25' along Lavender Field by 10', with a 48" fence, for a total front setback of 15', with three stipulations. Second by Mr. Brant.

- 1) ***Construction is to begin within 12 months.***
- 2) ***Evergreen type shrubs a minimum of 36" tall at planting and spaced no more than 5' apart shall be installed along the 53' section of fence facing Lavender Field.***
- 3) ***Approval to encroach the drainage easement is required from the Service Dept. or the variance is void.***

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

Chair Holinga advised the applicant of the 21-day waiting period.

There being no new business, the Chair adjourned the meeting at 5:40p.m.

Adjournment.

George Holinga, Chair

Laura Scott, Secretary