

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
May 28, 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; Anthony Ciminello, Ciminello Design Build.

2. ***Motion by Chair Holinga to approve the minutes from the April 22 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 Anthony Ciminello, Ciminello's Design Build for 1646 Pinnacle Club Dr., Parcel #040-0137650, representing Greg Taylor, the property owner for the following variances.

a) Section 1135.10 (a): To exceed the maximum square footage for an attached and detached garage combined of 900sf, by 1,725sf, for a total combined garage space of 2,625sf.

b) Section 1137.08 (h) to exceed the maximum wall height for a detached garage of 8', by 12', for a total wall height of 20'.

c) Section 1137.08 (h): To exceed the maximum garage roof height of 13', by 19', for an overall height of 32'.

Anthony Ciminello, Ciminello Design Build presented his case. The Taylors purchased the vacant lot next to them to build additional garage space for teens vehicles and the owners car collection. The accessory structure will also have a patio at the rear, a laundry area and gathering space to serve as a pool house. The new structure will meet the same architectural and landscaping standards as the existing home. The Pinnacle Architectural Review Board (ARB) has already signed off on the structure. Chair Holinga asked if the lots had been joined. Anthony Ciminello said yes. The existing fencing will be continued around the rear of the structure. Tony Haughn asked Mr. Boso about the project. Mr. Boso explained a second curb cut is not approved and the structure will use existing curb cut but have separate water and sewer so existing water and sewer will not be disturbed. Tony Haughn asked staff if we had heard from any of the adjoining property owners. Mrs. Scott said yes, the neighbor directly behind the Taylor property called to get more information and said she would view the materials on the web site.

Motion by Chair Holinga to grant the appeals of Anthony Ciminello, Ciminello's Design Build for 1646 Pinnacle Club Dr., Parcel #040-0137650, representing Greg Taylor, the property owner for the following variance with a stipulation to begin construction within 12 months. Second by Mr. Brant.

- a) *Section 1135.10 (a): To exceed the maximum square footage for an attached and detached garage combined of 900sf, by 1,725sf, for a total combined garage space of 2,625sf.*

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

Motion by Chair Holinga to grant the appeals of Anthony Ciminello, Ciminello's Design Build for 1646 Pinnacle Club Dr., Parcel #040-0137650, representing Greg Taylor, the property owner for the following variance with a stipulation to begin construction within 12 months. Second by Mr. Haughn.

- b) *Section 1137.08 (h) to exceed the maximum wall height for a detached garage of 8', by 12', for a total wall height of 20'.*

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

Motion by Chair Holinga to grant the appeals of Anthony Ciminello, Ciminello's Design Build for 1646 Pinnacle Club Dr., Parcel #040-0137650, representing Greg Taylor, the property owner for the following variance with a stipulation to begin construction within 12 months. Second by Mr. Brant.

- c) *Section 1137.08 (h): To exceed the maximum garage roof height of 13', by 19', for an overall height of 32'.*

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 5:45p.m.

Adjournment.

George Holinga, Chair

Laura Scott, Secretary