

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
June 24, 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 Mark "Tony" Haughn

Mr. Brant was excused.

Staff present: Jesse Shamp representing the Law Director and Chief Building and Zoning Official Michael P. Boso. Mr. Boso acted as Secretary as Mrs. Scott was excused.

Also present; Sarah Hill, 4544 Hirth Hill Rd. E., and Nicole Fleming, 5690 Coneflower Dr.

2. ***Motion by Chair Holinga to approve the minutes from the May 28 meeting as written. Second by Mr. Haughn.***

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

All representatives addressing the board were sworn in.

3. Hear the appeal of Nicole Fleming, property owner, 5690 Coneflower Dr., Parcel #040-011312 for a variance to Section 1137.05: To encroach the 30' front building setback on Stargrass Ave. by 9', for a total front setback of 21', with a 6' tall solid fence, on a corner lot.

Nicole Fleming explained the house was purchased in July of 2013. At that time, they had a 4' vinyl fence. Meadow Grove Estates North and South had not yet been developed. In 2020, the applicant had an in-ground pool installed with an auto cover. Today, because this area connects to Buckeye Parkway, it has become an incredibly busy area. The applicant purchased a 6' fence. She has two children, 16 and 12 years old, and dogs. The 9' encroachment is needed to get around the pool patio. There is also a 20' electrical easement that runs the width of the rear of the lot that cannot be encroached with a fence.

Mr. Haughn asked if the adjoining property owners were contacted. Mr. Boso said yes, but no responses were received. Mr. Haughn asked if the fence posts currently in the ground represent the location of the proposed 9' encroachment. Nicole Fleming said yes. They made a mistake by installing them. They did not realize they needed a variance. Chair Holinga asked if she agreed with the stipulations recommended by staff. Nicole Fleming said yes, she would comply and install the landscaping by the due date.

Motion by Chair Holinga to grant the appeal of Nicole Fleming, property owner, 5690 Coneflower Dr., Parcel #040-011312 for a variance to Section 1137.05: To encroach the 30' front building setback on Stargrass Ave. by 9', for a total front setback of 21', with a 6' tall solid fence, on a corner lot, with two stipulations. 1) To begin construction within 12 months, 2) To install landscaping in front of the fence section facing Stargrass Ave. by October 31. Landscaping shall consist of 36" tall arborvitae at time of planting, spaced no more than 5' on center. Second by Mr. Haughn.

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

Chair Holinga advised of the 21-day waiting period.

4. Hear the appeal of Austin Hill, property owner, 4544 Hirth Hill Rd. E., Parcel #040-013825 for a variance to Section 1137.05: To encroach the 25' front building setback on Hartig Dr. by 8', for a total front setback of 17', with a 48" tall black decorative picket fence, on a corner lot.

Sarah Hill was present and spoke from her seat. Mr. Haughn said he looked at the property and had no issue with the request. Chair Holinga indicated the same. Chair Holinga asked Sarah Hill if they accepted the stipulations from the staff report and would install landscaping as shown on the plan. She said yes. Mr. Haughn asked Mr. Boso if the adjoining property owners had been notified. He said yes, but no responses were received.

Motion by Chair Holinga to grant the appeal of Austin Hill, property owner, 4544 Hirth Hill Rd. E., Parcel #040-013825 for a variance to Section 1137.05: To encroach the 25' front building setback on Hartig Dr. by 8', for a total front setback of 17', with a 48" tall black decorative picket fence, on a corner lot with two stipulations. 1) Install landscaping per plan by October 31. 2) Begin construction within 12 months. Second by Mr. Haughn.

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

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

New Business: Chair Holinga will not be available for the July meeting. Mr. Haughn will not be available for the September meeting. The Chair adjourned the meeting at 5:45p.m.

Adjournment.

George Holinga, Chair

Laura Scott, Secretary