

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
August 26, 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: Anthony Severyn, representing the Law Director, Chief Building and Zoning Official Michael P. Boso, Planning and Zoning Manager Laura Scott.

Also present; Leslie and John Leffler, 6751 S.R. 104/Jackson Pike and Justin Wagner of 5481 Brighton Way.

2. ***Motion by Chair Holinga to approve the minutes from the July 29 meeting. 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 Justin Wagner, property owner at 5481 Brighton Way, (Parcel #040-017471), for a variance to Section 1137.05: To encroach the 30' building front setback facing Carlisle Dr. by 15' with a 4' tall decorative fence, for a total front setback of 15'.

Justin Wagner explained he has children and dogs on a busy corner and wants the fence for safety but needs the variance to encroach the building setback and increase the usable yard space. Mr. Haughn introduced the proposed staff modification stating that he was thinking ahead to the anticipated growth of the neighborhood and future requests. Chair Holinga asked Justin Wagner if he was supportive of staff's recommendation to reduce the requested 15' encroachment of the setback to 10', and he said yes. Mr. Brant asked if we had received any responses to the letters sent to adjoining property owners. Mrs. Scott said no.

Motion by Chair Holinga to grant the appeal of Justin Wagner, property owner at 5481 Brighton Way, as modified (Parcel #040-017471), for a variance to Section 1137.05: To encroach the 30' building front setback facing Carlisle Dr. by 10' with a 4' tall decorative fence, for a total front setback of 20', with 1 (one) stipulation to begin construction within 12 months. Second by Mr. Brant.

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

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

4. Hear the appeal of Leslie and John Leffler, property owner at 6751 Jackson Pike/S.R. 104. (Parcel # 040-006276), for the following five (5) variances.

- a) Section 1135.10 (a): To exceed the maximum garage space of 900sf by 2,284 for a total garage space of 3,184sf.
- b) Section 1135.10: To construct a metal pole barn not matching the same materials on the main building/the residence.
- c) Section 1137.08: To exceed a maximum wall height of 8', by 8'-5" for a total wall height of 16'-5" on an accessory structure.
- d) Section 1137.08: To exceed a maximum overall height of 13' by 11' for a total overall height of 24' on an accessory structure.
- e) Section 1137.11: To allow a section of gravel to remain between the house and the new barn for a period of 1 year.

Mr. Leffler explained he wished to build a building to house his 5th wheel camper (34' long and 13' high), a tractor, snowplow, 2 zero-turn mowers, golf cart and other equipment. He also plans to park his truck which does not fit in the attached garage. He plans to pave the existing gravel section within the year, after the construction is completed. Chair Holinga spoke of an inquiry from Jim Rauck who asked about the distance of the building to his property to the west. He determined the new building will be approximately 1,000 feet away from his property line. He stated he was in support of the project. Mr. Brant stated he understood the property had a tree line at the rear and the sides which would provide screening for the building. Mr. Leffler confirmed this.

Motion by Chair Holinga to grant the appeals of Leslie and John Leffler, property owner at 6751 Jackson Pike/S.R. 104. (Parcel # 040-006276), for the following variances, each with 1 (one) stipulation to begin construction within 12 months.

- a) ***Section 1135.10 (a): To exceed the maximum garage space of 900sf by 2,284 for a total garage space of 3,184sf. Second by John Brant.***
VOTE: Brant, YES; Holinga, YES; Haughn, YES; **APPROVED.**
- b) ***Section 1135.10: To construct a metal pole barn not matching the same materials on the main building/the residence. Second by John Brant.***
VOTE: Brant, YES; Holinga, YES; Haughn, YES; **APPROVED.**
- c) ***Section 1137.08: To exceed a maximum wall height of 8', by 8'-5" for a total wall height of 16'-5" on an accessory structure. Second by Tony Haughn.***
VOTE: Brant, YES; Holinga, YES; Haughn, YES; **APPROVED.**
- d) ***Section 1137.08: To exceed a maximum overall height of 13' by 11' for a total overall height of 24' on an accessory structure. Second by John Brant.***
VOTE: Brant, YES; Holinga, YES; Haughn, YES; **APPROVED.**
- e) ***Section 1137.11: To allow a section of gravel to remain between the house and the new barn for a period of 1 year. Second by Tony Haughn.***
VOTE: Brant, YES; Holinga, YES; Haughn, YES; **APPROVED.**

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

New Business: Everyone is available for the September meeting.

The Chair adjourned the meeting at 5:53p.m.

Adjournment.


George Holmgren, Chair


Laura Scott, Secretary

