

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
October 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 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. Mr. Brant was excused.

Also present; David Keller, 4288 Tahoe Trail.

2. ***Motion by Chair Holinga to approve the minutes from the September 23, 2024 as written. Second by Mr. Tony Haughn.***

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

All representatives addressing the board were sworn in.

3. Hear the appeal of David Keller, property owner, 4288 Tahoe Trail, Parcel #040-009779, for a variance to Section (Table) 1135.10-I: To encroach the 25' rear yard setback, by 4', with a pergola roof over a patio, for a total rear setback of 21'.

David Keller explained the positioning of the house on the lot and the shape of the lot reduces the amount of space to build a structure in the rear yard. They have a 5' fence, a large tree and a park behind them. He doesn't feel the encroachment will negatively affect the adjoining property owners. It is just one small corner of the pergola that would encroach the rear yard setback. 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 David Keller, property owner, 4288 Tahoe Trail, Parcel #040-009779, for a variance to Section (Table) 1135.10-I: To encroach the 25' rear yard setback, by 4', with a pergola roof over a patio, for a total rear setback of 21' with one stipulation; to begin construction within 12 months. Second by Tony Haughn.

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

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

New business. Upcoming meeting dates were discussed. The Chair adjourned the meeting at 5:40p.m.

Adjournment.

George Holinga, Chair

Laura Scott, Secretary