

BOARD OF ZONING APPEALS

MEETING MINUTES

August 5, 2025

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

John Brant

Staff Present: Anthony Severyn, Attorney representing the Law Director; Laura Scott, Planning and Zoning Manager and Secretary to the Board of Zoning Appeals; Michael P. Boso, Chief Building and Zoning Official.

Also Present: Nicole Franklin and Brandon Davis, property owner at 5545 Carlisle Dr.; Chad and Amber Brainard, 3981 Irwin Ct. representing Lois May of 2879 La Rosa Dr.; Chadwick Swetnam, property owner at 4248 Moore Ave.

- 2) Approve the minutes of the June 23, 2025 meeting.

Motion by Chair Holinga to approve the minutes from the June 23, 2025 meeting as written. Second by John Brant.

VOTE: Brant – YES; Holinga – YES; Haughn - YES; **APPROVED.**

All representatives addressing the board were sworn in.

- 3) Hear the appeal of Nicole Franklin, property owner for 5545 Carlisle Dr., Parcel #040-016820, for a variance to Section 1137.05: To encroach the 30' front building setback line facing Silverlawn Dr. by 11' with a 5' tall decorative fence for a total setback of 19'.

Ms. Franklin stated she was seeking to enclose as much yard as possible for a large dog. They did not know there were restrictions on where a fence could be placed. They are currently filling in the old holes that were dug before they found out they were in violation, and the work stopped. Chair Holinga asked if any responses were received from letters sent to adjoining property owners. Mrs. Scott said no. Mr. Brant asked Ms. Franklin if she supported adding the plantings shown on their site plan and referenced in the staff recommendations. She said yes, in fact she was planning on it anyway because she thinks it looks better. Mr. Haughn had staff clarify the other stipulations such as obtaining a building permit and requesting a pre-inspection before work resumes. Ms. Franklin said she understood.

Motion by Chair Holinga to grant the appeal of Nicole Franklin, property owner for 5545 Carlisle Dr., Parcel #040-016820, for a variance to Section 1137.05: To encroach the 30' front building setback line facing Silverlawn Dr. by 11' with a 5' tall decorative fence for a total setback of 19' with three stipulations. Second by John Brant.

- 1) ***A building permit and a pre-inspection of the proposed fence location shall be obtained by the homeowner prior to resuming construction of the fence.***
- 2) ***Construction is to begin within 12 months.***
- 3) ***Supplemental landscaping to be installed within 30 days of completion of the fence. The plants are to be evergreen such as arborvitae, a minimum of 36" tall at time of planting and spaced no more than 5' on center. Any substitution of plant material shall be pre-approved by the Urban Forester.***

VOTE: Brant – YES; Holinga – YES; Haughn - YES; **APPROVED.**

Chair Holinga advised of the 21-day waiting period.

- 4) Hear the appeal of Chad Swetnam, property owner for 4248 Moore Ave., Parcel #040-000525, for a variance to Section 1137.08 (f): To encroach the side setback of 3'-0" by 2'-2" with a shed, for a total side setback of 10".

Chadwick Swetnam stated he wanted to replace his shed with a similar shed, in the same location, and was not aware he needed approval. The issue is the old shed was just 10" off the property line and current code is 3'. His neighbor Alvin Radford had no issue with the old shed or the new one, neither did the members.

Motion by Chair Holinga Hear the appeal of Chad Swetnam, property owner for 4248 Moore Ave., Parcel #040-000525, for a variance to Section 1137.08 (f): To encroach the side setback of 3'-0" by 2'-2" with a shed, for a total side setback of 10". Second by Tony Haughn.

VOTE: Brant – YES; Holinga – YES; Haughn - YES; **APPROVED.**

Chadwick Swetnam was advised of the 21-day waiting period but the shed has already been placed. The variance is a result of a code enforcement action.

- 5) Hear the appeal of Lois May, property owner for 2879 La Rosa Dr., Parcel #040-002583, for a variance to Section 1137.05: To encroach the 30' setback on Irwin Ct. with a 48" split rail fence by 9' at the front corner of the house for total setback of 21', and 27' at the rear of the lot, for a total setback of 3', on a lot with a varying setback lines due to corner lot on a cul-de-sac.

Ms. May could not attend and so arranged for neighbors Chad and Amber Brainard to attend on her behalf. Chad Brainard said the kids in the neighborhood tend to congregate in the May's yard and so the fence will be welcomed. Chad Brainard stated there are only a few houses in the court so very little traffic in the court. Chair Holinga asked staff about their recommendation to modify the proposed variance to reduce the proposed encroachment of the 30' setback from 27' to 20' at the rear of the property. Mrs. Scott explained the recommendation was made for two reasons. To allow additional room for the Desmarais family whose property is immediately adjacent and would be impacted most, to see beyond the fence before backing out. Mr. Haughn agreed with the recommendation of staff stating that having the fence go all the way to within 3' of sidewalk was a safety concern and that opening that up from 3' to 10' was a reasonable modification because the style of fence was only partially see-through. Ms. Scott went on to say, the Desmarais home was positioned at an angle facing the May's rear yard instead of facing the street. The fence section running across the May's rear yard is substantial at 110' long. Having to look at that and 27' of fence being in advance of the setback line would diminish the Desmarais views and possibly enjoyment of the home. Chair Holinga asked if anyone responded to letters sent out to adjoining property owners. Mrs. Scott said no, but that Ms. Desmarais, who is deployed, provided a letter to Ms. May in support of the fence submitted with the application. Chad Brainard said Ms. May preferred the BZA approve the application as submitted.

Motion by Chair Holinga to grant the appeal of Lois May, 2879 La Rosa Dr., as modified; To Section 1137.05: To encroach the 30' setback on Irwin Ct. with a 48" split rail fence by 9' at the front corner of the house for total setback of 21', and 20' at the rear of the lot, for a total setback of 10', on a lot with a varying setback lines due to cul-de-sac with one stipulation. Construction to begin within 12 months. Second by John Brant.


VOTE: Brant – YES; Holinga – YES; Haughn - YES; **APPROVED.**

Chair Holing advised of the 21-day waiting period.

6.) There being no new business, the Chair adjourned the meeting at 6:25p.

Adjournment.


George Holinga, Chair


Laura Scott, Secretary

