

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
October 25, 2021**

The regular meeting of the Board of Zoning Appeals was called to order by Chair Holinga at 5:42 p.m. at the Grove City Municipal Building, 4035 Broadway. This meeting was held in person, online via Web Ex Events and open to the public.

1. Roll was called. The following members were present:

George Holinga

John Brant

Mark "Tony" Haughn

Staff present: Michael Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Coordinator and BZA Secretary; Jesse Shamp, representing the Law Director.

Also present; Zenios Zenios and Andrew Cauley of 3 Pillar Homes; Ryan Amos, Coppertree Homes. All representatives addressing the board were sworn in.

2. ***Motion by Chair Holinga to approve the minutes from the September meeting. Second by John Brant.***

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

The Chair moved to the next item.

3. Hear the appeal of Andrew Cauley, 3 Pillar Homes, representing Shawn Bain and Annie Durbin for a new build located at 4789 Hirth Hill Rd. W., Lot #455, Pinnacle Subdivision for a variance to Section 1135.10-I (a) to exceed the maximum square footage allowed for an attached garage of 900sf, by 125sf, for a total of 1,025sf of garage space.

Zenios Zenios explained this type of request has been heard by the board before. Mr. Brant indicated the in-law suite might contribute to the need for additional storage space. Zenios Zenios stated they have built homes much larger than this. Mrs. Scott said the total square footage provided by the applicant was 3,931sf. Chair Holinga stated he believed construction had already started. Mrs. Scott explained she had sent letters to all adjoining property owners but had not received any comments back.

Motion by Chair Holinga to approve the variance with one stipulation. Second by John Brant.

Section 1135.10-I (a) to exceed the maximum square footage allowed for an attached garage of 900sf, by 125sf, for a total of 1,025sf of garage space. Stipulation; construction to begin within 12 months.

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

The applicant was advised of the 21-day waiting period. The Chair moved to the next item.

4. Hear the appeal of Ryan Amos, Coppertree Homes, representing Ted Berry and Scott Perry, for a new build located at 3672 Beulah Park Dr., Lot #68, Beulah Park subdivision, for a variance to Section 1135.10-I (a) to exceed the maximum square footage allowed for an attached garage of 900sf, by 75sf, for a total of 975sf of garage space.

Ryan Amos explained the applicants are requesting an additional 75sf of garage space. The owners are avid gardeners and want easy access to the basement to bring plants inside during off season. Currently, the stairs are walled off. Having no wall at the stair would provide easier access. Mrs. Scott explained she had sent letters to all adjoining property owners but had not received any comments.

Motion by Chair Holinga to approve the variance with one stipulation. Second by Tony Haughn.

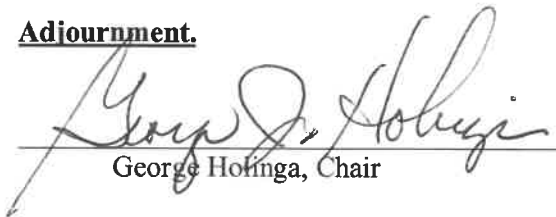
Section 1135.10-I (a) to exceed the maximum square footage allowed for an attached garage of 900sf, by 75sf, for a total of 975sf of garage space. Stipulation; construction to begin within 12 months.

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

The applicant was advised of the 21-day waiting period. The Chair moved to the next item.

There being no new business, the Chair adjourned the meeting at **6:00 p.m.**

Adjournment.


George Holinga, Chair


Laura Scott, Secretary