

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
October 22, 2018**

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chair at 5:30p.m., at the Grove City Municipal Building, 4035 Broadway.

Prior to the meeting Mrs. Scott swore in Mark "Tony" Haughn who is replacing member Larry Titus and will complete his term on the Board of Zoning Appeals.

1. Roll was called and the following members were present:

George Holinga John Brant Tony Haughn

Staff present: Michele Y. Harrison, representing the Law Director, Planning and Zoning Coordinator Laura Scott.

Also present: Mr. and Mrs. Kevin Cramblet, 3120 Park St., Dawn Sheppard-Gantz 3114 Park St., Randy Johnson, 3136 Park St., Greg Purdy, Forest Hill, MD, Matt Miller, Sugar Creek, OH.

2. ***Chairman Holinga moved to approve the minutes from the September 24 meeting. Second by Mr. Brant.***

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

All representatives addressing the board were sworn in. Chair Holinga moved to the first appeal.

3. Hear the appeal of Kevin Cramblet, property owner, 3120 Park St., (Parcel #040-000878) for a variance to Table 1135.10-I to encroach the 6-foot side yard setback with a room addition, by 1.5 feet resulting in a side-yard setback of 4.5 feet.

Kevin Cramblet explained he has a family of six with 3-bedrooms and one bath. Adding the bath would make life easier for them and allow them to improve the property. Dawn Sheppard-Gantz who bought her house in 1993 spoke in opposition to the 7' X 7' room addition stating it would make it difficult to open her car door and use her driveway. She provided photos of her driveway which abutted her west property line. Mr. Brant explained there would be 4.5 feet to the property line and that homeowner could erect a fence on their property line if they chose to do so. Ms. Sheppard-Gantz indicated a proposed flower bed would restrict the usage of their driveway. Mr. Brant asked if the flower bed was not a requirement would the Cramblets agree to eliminate the flower bed to appease Dawn Sheppard-Gantz. They agreed they would not install the flowerbed to help their neighbor with her issue. Mr. Holinga pointed out to Ms. Sheppard-Gantz her own garage encroaches the 6 foot setback by approximately 3-feet and the addition would be approximately 52" from the property line.

Randy Johnson who sent a letter to BZA spoke in support of the project. He explained every house from Haughn Rd. to 3148 Park St. except for the Cramblets is within 2 feet of the property line. Cramblets are within 4.5 feet. He felt it would be a shame if the Cramblets had to move because they could not add on.

Motion by Chair Holinga to grant the appeal of Kevin Cramblet, property owner, 3120 Park St., (Parcel #040-000878) for a variance to Table 1135.10-I to encroach the 6-foot side yard setback with a room

addition, by 1.5 feet resulting in a side-yard setback of 4.5 feet with conditions; 1) construction will begin in 12 mos., 2) no flower bed will be installed. Second by Mr. Brant.

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

Chair Holinga advised Mr. Cramblet of the 21-day waiting period.

4. Hear the appeal of Glenda Purdy, property owner 430 Hibbs Rd., (Parcel #040-011221) for two variances:

1) Section 1137.08 (h) to construct a detached garage exceeding the maximum wall height of 8' above finished floor by 1' (12") for overall wall height of 9' above finished floor.

2) Section 1137.08 (h) to construct a detached garage exceeding the overall building height of 13' by 22" for a total building height of 14' 10" above finished floor.

Glenda's brother Greg Purdy explained she bought a new pick-up truck that will not fit in her garage. She would like to build a new garage with storage overhead. The existing shed has already been removed. A concrete driveway has been approved. Matt Miller of Weaver Barns spoke next. The main purpose of the 9-foot side wall is so they can put their loft joist below the plate which is standard construction for them and to increase the roof pitch in order to have usable storage space above. Mrs. Scott indicated she had not received any responses to the letters sent to adjoining property owners.

Motion by Chair Holinga to grant the appeal of 1) Section 1137.08 (h) to construct a detached garage exceeding the maximum wall height of 8' above finished floor by 1' (12") for overall wall height of 9' above finished floor with a condition. 1) Construction begin within 12 months. Second by Mr. Brant.

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

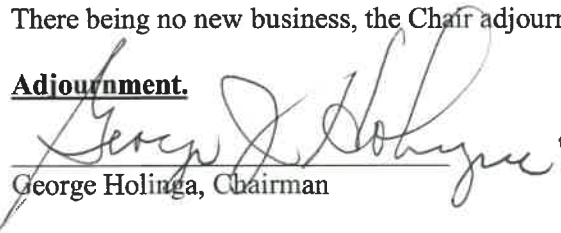
Motion by Chair Holinga to Section 1137.08 (h) to construct a detached garage exceeding the overall building height of 13' by 22" for a total building height of 14' 10" above finished floor with a condition. 1) Construction begin within 12 months. Second by Tony Haughn.

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

The applicant was advised there is a 21-day waiting period.

There being no new business, the Chair adjourned the meeting at 6:30pm.

Adjournment.


George Holinga, Chairman


Laura Scott, Secretary