

**City of Grove City  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
FOR: Monday, April 28, 2014**

**Regular Meeting**

Ms. Reisling called the Board of Zoning Appeals regular meeting to order at 7:03 p.m. at the Grove City Municipal Building, 4035 Broadway.

Roll was called and the following members were present:

*John Brant*

*Kelly Reisling*

*George Holinga*

Staff present: Chief Building Official Mike Boso, Director of Law Stephen Smith, Planning and Zoning Coordinator Laura Scott.

Also present; Thomas and Lisa Jones, property owners, 1433 Pinnacle Club Dr. and Jerome R. (Ric) French, Building Contractor.

- 1) All representatives addressing the Board were sworn in at this time.
- 2) Ms. Reisling moved to approve the minutes of the previous meeting as written; seconded by Mr. Brant.

VOTE: Brant, YES; Holinga, YES; Reisling, YES - **APPROVED**

The Chair moved into the agenda items indicating that the first item for 1933 Timber Haven Ct. had been withdrawn by the applicant Eric Hastings. She moved to the next item.

Hear the appeal of Jerome R. (Ric) French representing Thomas A. Jones to section 1135.10 (a) of Grove City's Codified Ordinances to erect a detached garage 52 square feet over the total square footage allowed for both garages of 700 square feet.

Ms. Reisling asked Mr. French to present his request. Mr. French indicated the Jones' have an existing 20' X 20' attached garage (400 square feet) and wish to build a 22' X 16' detached garage (352 square feet) off the corner of the house. There is another house down the street (1373 Pinnacle Club Dr.) that also has a 20' X 20' attached garage however, this property owner was permitted to build a 22' X 22' square foot detached garage which is approximately 884 square feet total. Together, the two garages are almost 900 square feet. His client, Mr. Jones was told he can build only 700 square feet total. The other property owner exceeds the maximum of 700 square feet by nearly 200 square feet. Mr. Jones is only asking for 52' square feet over the 700 square foot allowance.

Mr. Brant asked Mr. French if he knew if the other garage down the street was built at the same time the house was built. He did not think so as they were tract homes. Mr. Brant asked Mr. Boso if the property at 1373 Pinnacle Club Dr. had been granted a variance to build a bigger garage. Mr. Boso said no, the building permit was submitted and approved as submitted. Mr. Boso explained his interpretation of the code section 1135.10. He indicated that the code allows for an attached garage up to 900 square feet and a detached garage of up to 700 square feet. However, when you already have an attached garage the total combined square footage for both garages shall not exceed the total square footage allowed for detached garage, which is 700 square feet.

Mr. Brant asked if the garage would meet the building setback requirements. Mr. French indicated the plot plan submitted shows the garage would adhere to the setback requirements.

Ms. Reisling asked Mr. Jones what he intended to park or store in the garage. Mr. Jones has a boat and would like to purchase a pop-up camper. The materials proposed for the garage would match what is on the home. He added, the roof gable would face the street, have an 8/12 pitch, brick on the corners and be trimmed with cement board. Mr. Jones pointed out the code is not clear as to the total square footage allowed for both garages and that the 700 square foot maximum for both garages combined is an interpretation of the Building Official.

Mr. Brant asked Mr. Jones if Pinnacle Club allowed boats and campers to be parked outside. Mr. Jones said it is not permitted and so he would have to store these items which would be expensive and a hardship. He felt the home at 1373 Pinnacle Club Dr. would also be more marketable if he is not allowed to build the detached garage. Mr. Brant asked if he had contacted the Pinnacle Club Homeowners Association with the idea. Jones stated he had and it was in process. He added that he had not had any opposition to the idea from the adjacent property owners. There had been no opposition received by the city either. Ms. Scott confirmed this.

**Motion** was made by Ms. Reisling to grant appeal to section 1135.10 (a) of Grove City's Codified Ordinances to erect a detached garage 52 square feet over the total square footage allowed for both garages of 700 square feet. Seconded by Mr. Brant.

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

Ms. Reisling advised the applicant the appeal is granted however there is a 21-day period during which the board's approval of variances may be appealed to City Council.

There was no new business.

**Motion** was made by Ms. Reisling and seconded by Mr. Holinga to adjourn at 7:20pm.

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

**Adjournment.**

  
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John Brant, Board Member

 7/28/14  
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Laura Scott, Secretary