

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
April 28, 2015**

The Chair, Ms. Reisling called the Board of Zoning Appeals meeting to order at 6:33p.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: Director of Law Stephen Smith, Michael Boso, Chief Building and Zoning Official, and Planning and Zoning Coordinator Laura Scott.

All representatives addressing the board were sworn in at this time. The Chair moved to the first item on the agenda.

- 1) Ms. Reisling moved to approve the minutes from the February 23, 2015. Second by Mr. Brant.

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

The Chair moved to the next item.

- 2) Hear the appeal of **Dennis Coffey, property owner, 4169 Patzer Ave.** for variances to Section 1137.08 (h) to increase the building height for a detached garage from 13 feet to 14'6"; the Table 1135.10-I, to reduce the required rear yard setback from 25 feet to 10'; and Section 1135.10 (a) to exceed the total square footage for a detached garage from 700 square feet to 704 square feet.

Law Director Stephen Smith addressed the board stating Mr. Coffey is an employee of the City and as such he has the same rights as other citizens. He does not give up his rights to go before the BZA and request a variance and has been given no deference in this process.

Mr. Coffey explained his appeal in detail. Lots were developed in the 50's and 60's. He is in the process of applying for building permits for a new home. He would like to build a slightly larger and taller garage. Attached garages don't fit well with the rest of the neighborhood. He stated there were eight houses on Patzer with garages encroaching the rear 25 foot setback and that the code is out of date in reference to 13' max height for garages. He explained the difficulty of trying to meet the building height and square footage requirements when applying today's building practices and materials.

Mr. Brant asked about contact from a neighbor Mrs. Laemmler. Ms. Scott explained Ms. Laemmler's concerns and comments had been addressed. Mr. Brant stated he felt all of the variance requests were all very minor. There were no other comments.

Motion by Ms. Reisling to grant the appeal for 4169 Patzer Ave. for a variance to Section 1137.08 (h) to increase the building height for a detached garage from 13 feet to 14'6".
Second by Mr. Brant.

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

Motion by Ms. Reisling to grant the appeal for 4169 Patzer Ave. for variance to Table 1135.10-I, to reduce the required rear yard setback from 25 feet to 10'. Second by Mr. Brant.

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

Motion by Ms. Reisling to grant the appeal for 4169 Patzer Ave. for a variance to 1135.10(a) to exceed the total square footage for a detached garage from 700 square feet to 704 square feet. Second by Mr. Brant.

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

Ms. Reisling reminded Mr. Coffey there is a 21-day waiting period before the variance is effective in order to allow for appeals from City Council or any aggrieved party.

The Chair moved to the next item.

- 3) Hear the appeal of **William B. Casassa, Ohio Industrial Owner I, LLC, c/o Hackman Capital Partners, 3940-4000 Gantz Rd.** for a variance to Section 1145.02 to install two real estate signs 64 square feet (each) in area and 8 feet in height, exceeding the maximum sign area allowed per parcel by 120 square feet, the maximum height allowed by four feet (4') and the maximum number of signs per parcel by one sign.

Law Director Stephen Smith addressed the board. He asked that at the request of the city and the applicant that the appeal for 3940/400 Gantz Rd be tabled until the next meeting. The request was granted.

The Chair moved to the next item.

- 4) Hear the appeal of **Horatio Lucero, property owner, 3962 Santa Maria Dr.,** for a variance to Table 1135.10-I to convert an attached garage to living space and construct a new detached garage reducing the required rear yard setback from 25' to 5' and the side yard setback from 6' to 2'.

Mr. Lucero addressed the board. He has an old garage he'd like to convert to a master bedroom because his wife has a brain tumor and the doctor recommended she have more space. He would like to construct a new garage at the rear of the property. Ms. Reisling asked about the fenced in yard. Mr. Lucero stated the fence had been installed because the school kids cut through the yard. Mr. Brant asked Ms. Scott about contact from neighbors. Two neighbors contacted us to voice their support for the project. Mr.

Hampton stated he was in opposition because he was concerned Mr. Lucero would use the garage for storage of building materials. Mr. Lucero stated he has a commercial storage space. He would use the garage for household items and toys for his children. He also has three dogs.

Ms. Reisling asked if Mr. Lucero would complete all of the proposed projects simultaneously and agree to a stipulation to this effect. He said yes.

Motion to grant the appeal of Horatio Lucero, 3962 Santa Maria Dr., for a variance to Table 1135.10-I to convert an attached garage to living space and construct a new detached garage reducing the required rear yard setback from 25' to 5' and the side yard setback from 6' to 2' with the following stipulations;

- 1) **the garage conversion and the new garage shall be permitted at the same time**
- 2) **the driveway be improved with asphalt or concrete as shown on the plans.**

Second by Mr. Brant. VOTE: Reisling, YES, Holinga, YES, Brant, YES; **APPROVED**

The Chair reminded Lucero of the 21-day waiting period then moved to the next item.

- 1) Hear the appeal of **Laura Schweitzer, representing DDRM Derby Square LLC, Get Go Fuel Center, 2165 Stringtown Rd.** for a variance to Section 1145.06 to change a manual gas pricing sign to an electronic gas pricing sign.

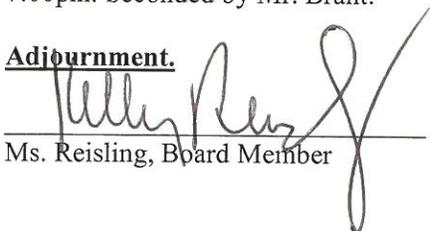
Ms. Schweitzer stated that Get Go would like to convert to electronic gas pricing portion only for ease of use. Get-Go is converting 32 locations around the state. Mr. Brant stated the staff report indicated the BZA has approved electronic gas pricing for gas stations regularly.

- 2) ***Motion to approve the appeal of Laura Schweitzer, representing DDRM Derby Square LLC, Get Go Fuel Center, 2165 Stringtown Rd. for a variance to Section 1145.06 to change a manual gas pricing sign to an electronic gas pricing sign.*** Second by Mr. Holinga.

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

The Chair asked for any new business. There being none, the Chair moved to adjourn the meeting at 7:00pm. Seconded by Mr. Brant.

Adjournment.


Ms. Reisling, Board Member


Laura Scott, Secretary