

**City of Grove City  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
FOR: Monday, June 25, 2012**

**Regular Meeting**

Board Member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:00 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board members Harold “Butch” Little, John Brant and Kelly Reisling; Chief Building and Zoning Official Michael Boso; Planning and Zoning Coordinator Christy Zempter; and Stephen Smith of Schottenstein, Zox & Dunn, representing the City. Also present was: David Beyer, Suncraft Corp., Inc., representing Tony and Dawn Reeser of 5723 Paul Talbott Circle.

*Motion* was made by Mr. Little to approve the minutes of the May 29, 2012, regular meeting.

**Seconded by Brant. VOTE: Brant, YES; Little, YES; Reisling, YES. APPROVED.**

All who wished to address the board were sworn in at this time.

- 1.) **Hear the appeal of David Beyer, Suncraft Corp., Inc., representing Tony and Dawn Reeser, 5723 Paul Talbott Circle**, for a variance to the requirements of Table 1135.10-I of Grove City’s Codified Ordinances to construct an enclosed porch that would encroach the 25-foot rear setback by 7 feet.

Mr. Beyer explained to the board that the applicants proposed to construct a three-season porch over part of an existing deck at the rear of the house. He said the shallow depth of the back yard created the need to encroach the rear setback. He explained that the overall depth of the lot is shallow, and the placement of the house further limits the depth of the rear yard.

Mr. Beyer added that there are no homes behind the property because it backs up to parkland. He said the building materials for the project, including roofing, siding, gutters and overhangs, would match those on the existing house.

Mr. Brant asked if the owners of the parkland behind the property had provided any response to the request. Ms. Zempter said the park owners, along with all other adjacent property owners, had been notified, but no responses had been received.

Ms. Reisling asked if the property was strictly parkland. Ms. Zempter said that the land was owned by the Metro Park District of Columbus and Franklin County and presumably would be used only as a park in the foreseeable future.

Mr. Little asked if the plans for the porch had been submitted to and reviewed by the Building Division. Ms. Zempter said the plans had been submitted only for the BZA review and no building permit application had been submitted yet.

Mr. Brant asked if the only setback to be encroached would be on the side of the lot that adjoins the parkland. Mr. Beyer confirmed that would be the only encroachment.

Mr. Little asked if there was any way to construct the porch that would reduce the encroachment into the setback. Mr. Beyer said that the location of an existing egress door and building and fire code restrictions

that prevent attaching a glazed enclosure to a bedroom limit the placement of the porch and make the encroachment necessary.

*Motion* was made by Mr. Little to approve the appeal of David Beyer, Suncraft Corp., Inc., representing Tony and Dawn Reeser, 5723 Paul Talbott Circle, for a variance to the requirements of Table 1135.10-I of Grove City's Codified Ordinances to construct an enclosed porch that would encroach the 25-foot rear setback by 7 feet.

**Seconded by Ms. Reisling. VOTE: Little, YES; Reisling, YES; Brant, YES. APPROVED.**

Mr. Little asked if there was any new business to discuss, and none was indicated.

**Adjournment.**

*Motion* was made by Mr. Little and seconded by Mr. Brant to adjourn the meeting at 7:08 p.m. VOTE: Reisling, YES; Brant, YES; Little, YES. **APPROVED.**

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Harold "Butch" Little, Board Chairman

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Christy Zempter, Secretary