

**City of Grove City  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
June 27, 2016**

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

Roll was called. The following members were present:

*John Brant*

*George Holinga*

*Larry Titus*

Staff present: Laura Leister on behalf of the Director of Law Stephen Smith, Chief Building and Zoning Official Michael Boso, and Planning and Zoning Coordinator Laura Scott.

All representatives addressing the board were sworn in at this time.

Mr. Holinga welcomed new board member Larry Titus and introduced Laura Leister of the law firm Frost, Brown, Todd. Mr. Holinga stated he would recuse himself from the appeal from William and Diane Masseth because he is an adjoining property owner.

2) The Chair asked for a motion to approve the minutes of the April 25 meeting.  
**Motion by Mr. Brant. Second by Mr. Holinga.**

VOTE: Brant, YES. Holinga, YES, Titus, Abstain; **APPROVED.**

Mr. Brant introduced item #3.

3) **Hear the appeal of William and Diane Masseth, 1569 Hartig Dr., Parcel # 040-013798** for the following variances:

- a) Section 1135.10 (a) to exceed the maximum allowed for garages of 900sf by 473 square feet for a total of 1,373 square feet
- b) Section 1135.14 III – Pinnacle Club Zoning Text, Exhibit 6; to reduce the required rear yard setback of 50' by 19' thereby establishing a rear yard setback of 31'.

Mr. Creeksbaum of Castlestone Homes stated the Masseths are proposing to add on to their primary residence with a 1,560sf addition joined at the roof line. The Masseths purchased and combined Lot #480 – Hartig and Lot #479 – Hirth Hill. They built their home at the north end of the former Lot #480 which fronts on Hartig and met all setback requirements. The home has a living area of 2,886sf and a 3-car garage. The proposed addition of 1,560sf will bring the total square footage to 4,446 square feet of finished space.

Mr. Creeksbaum proceeded to explain the two variance requests. The proposed 2-car garage added to the existing 3-car garage will exceed the maximum allowed by 473 square feet. Garages exceeding 900sf have been previously approved in this area.

The second request is to seek relief from the required rear yard setback. Because two lots were joined (one fronting on Hartig and one fronting on Hirth Hill) the area where the addition is to be constructed (formerly Lot 479-Hirth Hill) is now technically the rear yard of 1569 Hartig and must meet the rear yard setback of 50' which is determined by a percentage of the new total lot area.

Mr. Creekbaum pointed out that even though they are asking for a reduction to the rear yard requirement, the proposed construction will create a much greater buffer between the Masseth home and Lot #478 because had the lots remained separate, a home built on lot #479 would front on Hirth Hill and only be required to have a 6 foot side yard next to lot #478. The proposal actually benefits Lot #478. Mr. Creekbaum stated Taylors, who have not closed on their property yet have also joined two lots and are building a home in excess of one million dollars. They have been apprised of this request and have no issues.

Mr. Brant entered the two letters of support from adjacent property owners Karen Holinga of 4523 Hirth Hill Rd. and Mary Jean Girard, 4481 Hirth Hill Road E. into the record. Both letters were in support of the variances. There being no other comments or questions,

1) **Motion by Mr. Brant to grant the appeal of William and Diane Masseth, 1569 Hartig Dr.** to Section 1135.10 (a) to exceed the maximum allowed for garages of 900sf by 473 square feet for a total of 1,373 square feet. Second by Mr. Titus.

VOTE: Titus, YES. Brant YES, Holinga, Abstain; **APPROVED**.

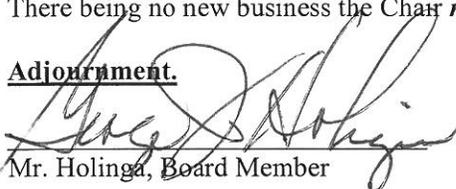
2) **Motion by Mr. Brant to grant the appeal of William and Diane Masseth, 1569 Hartig Dr.** to Section 1135.14 III – Pinnacle Club Zoning Text, Exhibit 6; to reduce the required rear yard setback of 50' by 19' thereby establishing a rear yard setback of 31 feet. Second by Mr. Titus.

VOTE: Brant, YES. Titus YES, Holinga, Abstain; **APPROVED**.

Mr. Creekbaum was reminded of the 21-day waiting period. Mr. Brant turned the meeting over to the Chair, Mr. Holinga.

There being no new business the Chair *moved* to adjourn at 5:50pm. Seconded by Mr. Brant.

**Adjournment.**

  
Mr. Holinga, Board Member

  
Laura Scott, Secretary