

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: Monday, July 23, 2012**

Regular Meeting

Board Member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:01 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 Asim Haque of Schottenstein, Zox & Dunn, representing the City. Also present were: Scott Henderson, 3510 Valerie Street; Richard Robinson, representing NAPA, 2580 Columbus Street; Mark A. Slade, 5365 Lambert Road; and Larry Goldin, 542 S. Drexel Ave., Bexley.

Motion was made by Mr. Little to approve the minutes of the June 25, 2012, regular meeting.

Seconded by Ms. Reisling. 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 Scott Henderson, 3510 Valerie Street**, for a variance to Section 1137.08(h) of Grove City’s Codified Ordinances to exceed the 13-foot allowable height for a detached garage by 4 feet.

Mr. Henderson told the board he was increasing the height of his existing garage to add more storage space because there’s no basement in his home. He noted that he wouldn’t be increasing the footprint of the garage and added that he had a document signed by three of his neighbors indicating their approval of the project. He submitted the document (signed by Mark Herron, 3516 Valerie Street; Carl Wells, 3504 Valerie Street; and Rodney Neal, 3515 Valerie Street) to Ms. Zempter for inclusion in the record.

Mr. Brant stated that the staff report on the appeal indicated a second reason for the applicant’s request: the need to increase the height of the overhead door on the garage. Mr. Henderson confirmed that he hoped to increase the height of the overhead door because the current height doesn’t allow him to store a truck in the garage.

Mr. Little asked if staff had received any responses from neighboring property owners. Ms. Zempter said that no comment had been received prior to the meeting.

Motion was made by Mr. Little to approve the appeal of **Scott Henderson, 3510 Valerie Street**, for a variance to Section 1137.08(h) of Grove City’s Codified Ordinances to exceed the 13-foot allowable height for a detached garage by 4 feet.

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

Mr. Little advised the applicant that there is a 21-day period during which the board’s approval of variances may be appealed to City Council, and that any work done during that time would be at the applicant’s risk.

- 2.) **Hear the appeal of Robert Morris, representing NAPA, 2580 Columbus Street**, for a variance to the requirements of Table 1135.12-II to encroach the required 30-foot front setback by up to 15 feet.

Richard Robinson, the contractor on the project, addressed the board on behalf of the applicant. He noted that some changes had been made to the proposal originally presented to the board in May. He said the new proposal showed the addition planned for the east side of the building encroaching only 15 feet upon the setback along Leithart Road, rather than the 24 feet shown on the May plan. He added that the new proposal moves the dumpster away from its current location between the subject building and the neighboring building to the west and that a new color scheme is proposed for the whole building.

Ms. Reisling asked where the dumpster would be relocated. Mr. Robinson said the applicant would like to put it on the west side of the existing parking lot. Ms. Reisling asked how far out the dumpster and related enclosure would extend. Mr. Robinson said the dumpster and enclosure would be approximately 7 feet from the sidewalk. He added that shrubbery would be added to landscape the dumpster enclosure.

Mr. Brant asked if the proposed addition on the west side of the building would require a variance. Ms. Zempter said that addition would meet setback requirements, but it would still require an administrative zoning review and approval. She added that, while a setback variance would not be required, any addition to the area of the building would create the need for additional parking, so a parking variance likely would be required.

Mr. Brant noted that the proposed addition on the east side of the building would be 15 feet from the sidewalk. He asked how wide the space from the sidewalk to the curb is. Ms. Zempter and Mr. Robinson estimated it to be about 8 feet. Mr. Brant stated that visibility for traffic leaving the apartment complex behind the subject site was listed as a concern at the May meeting. He said that he believed the addition's 23-foot setback from the curb would provide adequate visibility.

Mr. Brant indicated that he would have liked to see the applicant or a representative of NAPA at the meeting to answer some questions, such as whether NAPA would leave the site if a variance was not approved. Mr. Robinson said that NAPA representatives had told the property owner that the company might leave if the variance isn't granted.

Mr. Little asked if the encroachment distance listed on the application was based on the property line and not the street. Ms. Zempter said it was based on the property line.

Mr. Little asked how the dumpster would be screened. Mr. Robinson said a wood fence or masonry screening wall would be installed around the dumpster, along with landscaping. Mr. Little noted that it was unusual to locate a dumpster in front of the building.

Ms. Reisling asked if the dumpster would obstruct any existing parking spots, and Mr. Robinson said it would not.

Mr. Little asked if the dumpster also would create an encroachment issue. Ms. Zempter said the dumpster enclosure would encroach on the setback, as well. Mr. Little asked if the landscaping also would represent an encroachment. Ms. Zempter said only the structure would be considered an encroachment, not the landscaping.

Mr. Little asked what type of landscaping material might be proposed around the dumpster enclosure. Mr. Robinson said he didn't know at this point.

Mr. Little noted that some questions had been answered but many others remained, and answers to them probably could be provided only by the property owner or NAPA representatives. Mr. Brant noted that Mr. Robinson had said the owner's representative had indicated a willingness to attend the meeting, and he suggested the possibility of tabling the item for a month to allow Mr. Morris to speak on some of the

issues. Mr. Little said that he also would like to see more detail on the landscaping and dumpster enclosure materials, including gates, at the next meeting.

Mr. Goldin, one of the owners of the property immediately to the west of the subject site, addressed the board, beginning with the issue of the access easement provided with the application packet. He said that he had not agreed to the easement upon purchase of his property, but that his reservations regarding the easement had not been recorded down the chain of title.

He added that parking was a big concern for him. He said he believed that the proposed additions would bring the required number of parking spaces on the site to 34, but there are only 20 on the site now. He noted that NAPA's parking overflow likely would fall onto his property, affecting parking availability for his tenants.

Mr. Goldin added that he would like more information on all the materials proposed for the project and that he had concerns about the drive-in door facing Columbus Street proposed for the addition on the west side of the building.

Mr. Slade, one of the owners of the apartment complex behind the subject site, then addressed the board. He said his concerns included traffic entering and exiting the complex, but also the effect the addition would have on the apartments' visibility and ability to draw attention from drivers on Columbus Street.

He went on to ask why this exception should be given, how it would improve the community, particularly given the site's location at the gateway to the historical district. He added that he, too, was concerned about the parking issue and how it might affect his site. Mr. Brant indicated that he didn't think any parking overflow was likely to end up in the apartment complex. Mr. Slade said his concern related to parking on the street. Mr. Boso said that parking is not permitted on Leithart Drive.

Motion was made by Mr. Brant to table the appeal of **Robert Morris, representing NAPA, 2580 Columbus Street**, for a variance to the requirements of Table 1135.12-II to encroach the required 30-foot front setback by up to 15 feet.

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

Mr. Little noted that the purpose of the tabling was to allow the owner or her representative or representatives of NAPA to attend the meeting and answer the outstanding questions on the item as well as to gather more details and information about the project.

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 Ms. Reisling to adjourn the meeting at 7:40 p.m. VOTE: Brant, YES; Little, YES; Reisling, YES. **APPROVED.**

Harold "Butch" Little, Board Chairman

Christy Zempter, Secretary