

**City of Grove City
BOARD OF ZONING APPEALS
SPECIAL MEETING MINUTES
FOR: Tuesday, August 5, 2014**

Special Meeting

Ms. Reisling called the Board of Zoning Appeals special meeting to order at 5:04 p.m. at the Grove City Municipal Building, 4035 Broadway.

Roll was called and the following members were present:

John Brant

Kelly Reisling

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

Also present; William Creekbaum of Castlestone Homes, Kevin Ferguson of KK Builders, his clients Pat and Brenda Ruth.

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

Ms. Reisling moved to the first item on the agenda;

Hear the appeal of William P. Creekbaum, Jr., Castlestone Homes, representing Stephen & Elizabeth Showalter, 1203 Pinnacle Club Dr. for a variance to Section 1135.10 (a) to exceed the 900-square-foot allowable area for attached garages by 647 square feet.

Mr. Creekbaum presented his request. This 7500 square foot, 5 bedroom, 5 bath home sits on 2 1/3 lots and meets all required setbacks.

Mr. Brant felt the increased lot size supported the additional garage space being requested. Ms. Reisling clarified with the applicant the proposed plan met setbacks, did not increase the overall height or cause and clearance or vision issues.

Ms. Scott confirmed no communications had been received from adjacent property owners. Mr. Creekbaum indicated the plan had already been approved by the Pinnacle Club architectural review. Mr. Boso indicated there had been four other variances like this one, granted in the Estate lot section of Pinnacle project.

Motion was made to grant the appeal William P. Creekbaum, Jr., Castlestone Homes, representing Stephen & Elizabeth Showalter, 1203 Pinnacle Club Dr. for a variance to Section 1135.10 (a) to exceed the 900-square-foot allowable area for attached garages by 647 square feet. Seconded by Mr. Brant.

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

The Chair advised the applicant of the 21-day waiting period.

The Chair moved to the second item;

Hear the appeal of Kevin Ferguson, K & K Builders, representing Patrick and Brenda Ruth of 4924 Haughn Rd. for variances to Section 1135.10 (a);

- 1) to exceed the 700-square-foot allowable area for a detached garage by 20 square feet.
- 2) to exceed the 900-square-foot allowable area for a detached and an attached garage combined, by 524 square feet.

Mr. Ferguson was asked to present his appeal. He stated the Ruths' purchased this lot many years ago with the intent of one day building a second garage. The property was then annexed into Grove City. They would like to have more car parking and storage.

Mr. Brant spoke about concerns voiced to staff from next door neighbor Patty Revoir Kiner of 4910 Haughn Rd. who was present. Mr. Ferguson indicated he had evaluated the area for possible drainage issues with the homeowner. He did not feel the garage would create a drainage issue but both he and Mr. Ruth agreed to a contingency to carry rain water spouts to the street.

Ms. Scott indicated Ray Collier of the Haughn Glen Condo Association contacted her to say they did not have any issue with the garage. Patty Revoir voiced her concerns regarding drainage and the effect the building might have on her property. Reisling and Brant questioned Ferguson and Ruth further about grading and drainage methods. The building will have gutters and a sump pump if needed to push the water to street. Revoir repeated her concerns.

Motion to grant the appeal of Kevin Ferguson, K & K Builders, representing Patrick and Brenda Ruth of 4924 Haughn Rd., for variances to Section 1135.10 (a) to exceed the 700-square-foot allowable area for a detached garage by 20 square feet and to exceed the 900-square-foot allowable area for a detached and an attached garage combined, by 524 square feet with the stipulation that the building storm drains be run to Haughn Rd. Seconded by Mr. Brant.

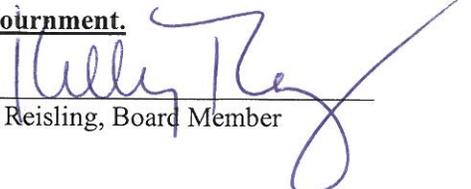
VOTE: Brant, YES. Reisling, YES; **APPROVED.**

The Chair advised the applicant of the 21-day waiting period.

The Chair asked for any new business. There being none, the Chair *moved* to adjourn at 5:35pm. Seconded by Mr. Brant.

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

Adjournment.


Ms. Reisling, Board Member


Laura Scott, Secretary