

**City of Grove City  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
September 26, 2016**

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

1. Roll was called and the following members were present:

*George Holinga      John Brant      Larry Titus*

Staff present: Laura Leister, Assistant Law Director, Chief Building and Zoning Official Michael Boso, Planning and Zoning Coordinator Laura Scott.

2. **Chair Holinga moved to approve the minutes from the previous meeting as written.**  
Seconded by Mr. Titus.

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

3. **Hear the appeal of Kory F. Metcalf and Lori A. Kidwell, property owners, 3917 Elm St., (PID# 040-015377) for a variance to Section 1137.08 (a) to allow improvements to an accessory building on a lot with no primary residence.**

Kory Metcalf talked about the improvements being made to the property where they will be building their future home. The bathroom would be a convenience. The building is too small to be occupied. They agree to not occupy the building. They hope to make it a pool house someday.

**There being no additional questions or comments Mr. Brant moved the variance be approved.** Seconded by Mr. Titus.

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

The applicant was reminded of the 21-day waiting period.

4. **Hear the appeal of Lonnie M. Maxson, property owner, 2671 Orders Rd. Ct., (PID #040-006755) for variances to:**

- a) Section 1135.10 (a) to erect a pool house/one-bay garage combination accessory building of 768 square feet that when combined with two other accessory buildings exceeds the 900 square foot maximum square allowed by 5,740 square feet;
- b) Section 1137.08 (h) to exceed the maximum wall height of 8' by 2' for a total of 10';
- c) Section 1137.08 (h) to exceed the overall building height of 13' by 3' for a total of 16'.

Mr. Maxson explained he is a contractor who can't get his truck in his main garage plus he also needed a pool house so he decided to build a combination garage/pool house. He doesn't have any 8-foot high walls on his house so the proposed structure fits the style and architecture of the home.

Mr. Holinga felt the request was reasonable. Mr. Brant noted the application included letters of support and no opposition.

**There being no additional questions or comments Mr. Brant moved to approve the three appeals read by the Chair. Seconded by Holinga.**

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

**5. Hear the appeal of Brian Hinton, property owner, 6088 Borrer Rd., (PID #040-011563) for variances to:**

- a) Section 1137.08 (h); to erect a pole barn with a wall height of 16 feet exceeding the maximum allowed of 8 feet by 8 feet;
- b) Section 1137.08 (h) to erect a pole barn with an overall height of 20 feet exceeding the maximum overall height of 13 feet by 7 feet;
- c) Section 1135.10 (a) to erect a 1,920 square foot pole barn exceeding the maximum allowed for garage space of 900 square feet by 1,548;
- d) Section 1135.10 –I (Table), to encroach the rear yard setback of 40 feet by 10 feet by erecting a pole barn 30 feet from the rear property line.

Mr. Hinton explained he would like to build this barn for his 36' RV, two trailers (one open and one closed) and for the numerous cars he collects. His other barn is full. He needs the size (40' X 48') and the 16' height due to the amount of stuff he has and the height of the RV and trailer. He has planning to do on the final building and site plan. The dimensions requested are maximums and the actual dimensions may be less. Brant asked Hinton to show the location of the barn and property lines. He pointed out the items now sitting outside. He may have to remove two trees and a low mound to place the barn. He wants to save trees as he has lost trees to ash borer and wants to protect what he has. Mr. Titus asked about the height of the existing barn which is 13' overall.

One speaker appeared in opposition. Jim Bonanno's lot at 6041 Grant Run Place (east) partially abuts the rear of the Hinton property. Mr. Bonanno stated he moved to Grant Run to be in the city with code restrictions thinking the restrictions would help protect his property values and his neighbors' homes. Another house is being built next door to this one and he's concerned that owner too would be able to have a barn if the Hinton request is approved.

He said he has experienced loud music, children and foul language. Another neighbor told him of other issues. Hinton use to have a sign about hauling and firewood but they are not there now. He cannot see the property now because of the trees. He spoke of another neighbor who moved because she did not like looking at a greenhouse. He does not feel a building this large should be allowed on a residential lot or

you should be permitted to store large items like RV's. He can see existing barn from his dining table and would prefer that Hinton move the building farther away from the rear of the lot.

Mr. Brant explained the code *is* being enforced and this is the process for appeal those regulations. He understands Mr. Bonanno's comments about seeing the building but many of his other complaints were not related to the variance request and the effects of building the pole barn. Mr. Bonanno read the variances to the BZA from the agenda.

Mr. Holinga stated they understood the variances and take into consideration the size of the Hinton lot. The code section applies to every residential lot, some ¼ acre in area compared to Hinton's 5+ acres. There were no other speakers. Mr. Brant and Mr. Holinga clarified from Hinton and staff that 5 of the 11 adjoining property owners both in the city and in the township wrote letters of support. Mr. Bonanno was the only neighbor voicing opposition. Miss Scott indicated, the Tobias family of 6101 Grant Run came in to the office to get information on the Hinton variance and the BZA process because they believe Hinton's neighbor, Chris Boso will be asking for something similar in the future and were concerned it might be even bigger and visible from their lot. They stated they would be coming to the meeting.

Mr. Titus asked about moving the barn forward. It was determined by Mr. Boso he would need to be 10 feet from the side lot line. The rear and the ravine are very wooded. Hinton indicated he told the property owners who support it but will be able to see it he would talk with them about final placement of the building if the variance was approved.

**Motion to approve the variances requested by John Brant. Seconded by Larry Titus.**

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

The applicant was reminded of the 21-day waiting period. There being no new business, the Chair asked for a motion to adjourn at 6:15p.m. Motion by Titus. Seconded by Mr. Brant.

**Adjournment**

  
George Holinga, Chair

  
Laura Scott, Secretary

