

**City of Grove City
BOARD OF ZONING APPEALS
SPECIAL MEETING MINUTES
FOR: Monday, September 29, 2014**

Special Meeting

Ms. Reisling called the Board of Zoning Appeals special meeting to order at 5:01p.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 advised by the Law Director to abstain from this meeting. Staff present: Director of Law Stephen Smith, Planning and Zoning Coordinator Laura Scott.

Also present; Brian P. Younkin, property owner.

Mr. Younkin was sworn in at this time.

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

Motion by Ms. Reisling to approve the minutes of the July 28, 2014 meeting of the Board of Zoning Appeals. Seconded by Mr. Brant.

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

Motion by Ms. Reisling to approve the minutes of the August 5, 2014 special meeting of the Board of Zoning Appeals. Seconded by Mr. Brant.

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

Ms. Reisling moved to the next item.

Hear the appeal of Brian P. Younkin, property owner, 1180 Pinnacle Club Dr. to Section 1135.10 (a) to exceed the 900-square foot allowable area for attached garages by 444 square feet.

Mr. Younkin stated that after beginning construction of his 200-square foot garage/storage addition he realized the new addition rendered one of the existing garage bays unusable due to a tight turning radius. To rectify this problem he would like to use the existing third bay for storage and convert the 1-car garage addition into a two-car deep garage by removing the wall between the parking bay and the storage area behind it. He also felt justified in that there had been precedence in Pinnacle Club for approving garages over 900 square feet.

Mr. Brant asked if this request required approval of the Pinnacle Club architectural review committee. Mr. Younkin said no. The change was internal and would not be visible to his neighbors. Ms. Reisling

asked about the status of the construction. Mr. Younkin stated he started the addition in March, the construction is near completion and no variance was needed for the addition. Ms. Reisling asked if staff had received any communications regarding this variance from neighbors. Ms. Scott answered no.

***Motion* was made by Ms. Reisling to grant the appeal of Brian C. Younkin, property owner, 1180 Pinnacle Club Dr. to Section 1135.10 (a) to exceed the 900-square foot allowable area for attached garages by 444 square feet.**

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

The Chair advised the applicant on the 21-day waiting period. Mr. Smith added stated the decision could be appealed and so any action taken by the property owner now was at his own risk.

The Chair asked for any new business. There being none, the Chair *moved* to adjourn at 5:08pm. Seconded by Mr. Brant.

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

Adjournment.

Ms. Reisling, Board Member

Laura Scott, Secretary