

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: Monday, November 26, 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 Stephen Smith of Schottenstein, Zox & Dunn, representing the City. Also present were: Jon Kochensparger, 4283 Haughn Road; Mark Waller, representing South-Western City Schools; and Bob McGraw, 2579 Scott Court.

All who wished to address the board were sworn in at this time.

Motion was made by Mr. Brant to approve the minutes of the Oct. 22, 2012, regular meeting.

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

1.) Hear the appeal of Jon Kochensparger, 4283 Haughn Road, for the following variances:

- a.) To Section 1135.10(a) of Grove City’s Codified Ordinances to construct a detached garage that would bring the overall garage area on the lot to 64 square feet above the 900-square-foot limit.
- b.) To the requirements of Table 1135.10-I of Grove City’s Codified Ordinances to encroach the 6-foot side setback by 3 feet.

Mr. Kochensparger told the board that he hadn’t been aware of the code’s garage area limit when he applied for the permit for the new structure, which consists of a 12x22-foot enclosed area and an unenclosed patio area of similar size under roof. He further explained that the new structure would replace an existing shed, and he wanted to use the same pad for the new structure. The pad is 3 feet from the side lot line, necessitating the encroachment variance for its use.

Mr. Brant asked if any comments had been received from neighboring property owners. Ms. Zempter said notification letters were sent to all adjacent property owners but no responses were received.

Mr. Brant noted that the buildings on the neighboring property seemed to be set back considerably more than 6 feet. Mr. Kochensparger responded that the utility easements were all on the neighbor’s property, leading to a greater setback there.

Mr. Brant asked if the applicant had discussed his plans with neighboring property owners. Mr. Kochensparger said he hadn’t spoken with the neighbors directly adjacent to the garage site because they were new to the neighborhood and he didn’t know them well.

Mr. Kochensparger confirmed that the pad for the structure would be 12x22 feet and that there would be no concrete under the unenclosed area. Mr. Little asked if any utilities would be run to the new structure, and the applicant said none would be. Mr. Kochensparger also confirmed that the building materials and colors would match those on the existing house.

Mr. Brant noted that the questions the board members have to answer in relation to appeals also have been reviewed by staff, and that staff basically had concluded that the variances should be granted.

There was some confusion about the size of the area variance. Ms. Zempter said that the original agenda's indication of a 48-square-foot variance was revised to 64 square feet after adjustments were made for the size of the existing attached garage.

Motion was made by Mr. Little to approve the appeal of Jon Kochensparger, 4283 Haughn Road, for a variance to Section 1135.10(a) of Grove City's Codified Ordinances to construct a detached garage that would bring the overall garage area on the lot to 64 square feet above the 900-square-foot limit.

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

Motion was made by Mr. Little to approve the appeal of Jon Kochensparger, 4283 Haughn Road, for a variance to the requirements of Table 1135.10-I of Grove City's Codified Ordinances to encroach the 6-foot side setback by 3 feet.

Seconded by Ms. Reisling. VOTE: Reisling, YES; Brant, YES; Little, 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 Mark Waller, representing South-Western City Schools, 2600 Cameron Street,** for a variance to the requirements of Table 1135.12-II of Grove City's Codified Ordinances to exceed the maximum building height of 35 feet by 5 feet, 2 inches.
- 3.) **Hear the appeal of Mark Waller, representing South-Western City Schools, 2584 Dennis Lane,** for a variance to the requirements of Table 1135.12-II of Grove City's Codified Ordinances to exceed the maximum building height of 35 feet by 5 feet, 2 inches.
- 4.) **Hear the appeal of Mark Waller, representing South-Western City Schools, 3055 Kingston Avenue,** for a variance to the requirements of Table 1135.12-II of Grove City's Codified Ordinances to exceed the maximum building height of 35 feet by 5 feet, 2 inches.

Mr. Brant said that he had approached the board's legal counsel prior to the start of the meeting about the possibility of taking testimony together on all three of the elementary school height variances on the evening's agenda. Mr. Smith said that the testimony on all three appeals could be heard concurrently, but there would have to be three separate votes and three separate findings of the board, so each variance would have to be supported separately.

Ms. Reisling recused herself from voting due to the fact that her husband is a member of the South-Western City Schools Board of Education. Mr. Smith added that he had advised Ms. Reisling, as the City's legal counsel, to recuse herself.

Mr. Waller introduced himself as the property services coordinator for the school district. He said that the passage of last spring's bond issue and matching state funds have allowed the district to begin a construction project that will lead to several new school buildings. In order to receive the additional funding from the state, the district is required to build schools according to a manual that determines the size of classrooms, hallways, cafeterias, gyms and other areas.

The manual standards will require larger classrooms than those typical of the existing elementary schools, Mr. Waller said, so the overall area of the new buildings will be greater than that of the existing buildings. Rather than increasing the footprint of the building, Mr. Waller said the district proposes construction of two-story schools to decrease building and maintenance costs, keep more green space and ensure that the neighborhood schools remain in their current locations.

Mr. Waller said low-slope roofs and the elimination of gables had been considered, but district representatives didn't like the aesthetics and believed the appearance and improved performance of higher-sloped roofs and gables merited the additional cost. He noted that the proposed pitch of the roofs would be 3-3.5/12, which would not be a dramatic slope, but would shed water and provide better performance than flatter roofs.

He added that the proposed site plans would create better traffic circulation, including ingress/egress, and ease some of the congestion at drop-off and pick-up times on public streets around the schools.

Mr. McGraw introduced himself to the board as a certified professional land use planner. He noted that he had submitted written comments to the board prior to the start of the meeting indicating his concurrence with the affirmative recommendation of the staff reports. He urged the board's approval of the variances.

Mr. Brant asked if any responses had been received from adjoining property owners. Ms. Zempter said the only response had come from William Saxton, who indicated that he had no problem with the proposed variances.

Mr. Brant asked if the board had granted height variances for other school facilities. Mr. Boso said a variance had been granted for Park Street. Mr. Brant noted that he remembered some controversy at the time over the height of a tower at the Park Street location. Mr. Waller concurred that some residents had problems with the height of the tower, but added that no towers were included in the current building plans.

Mr. Little noted that the proposed gable roofs would be constructed of metal roof panels at a pitch of about 3/12. He asked why such a steep slope was proposed when adequate drainage on a metal roof could be achieved with a slope as little as .5/12. Mr. Waller said his experience was that roofs of .5-1/12 slopes held more dirt and rust. Mr. Little noted that the industry standard was .5-2/12, and that pitches in excess of that could create excessive runoff on a metal roof because of a lack of friction.

Mr. Little asked how ice buildup would be handled. Mr. Waller said the district had learned from problems with ice at Central Crossing High School, so roof runs would be shorter and ice guards would be installed all around the roofs.

Mr. Little reiterated that he thought the slope could be decreased, possibly to bring the building heights within the 35-foot limit, while maintaining the aesthetics of the building. Mr. Waller said the district has had success with the proposed slope in the past and that a lower pitch would give the buildings more of a warehouse appearance.

Mr. Little asked if any consideration had been given to the possibility of incorporating green roofs. Mr. Waller said the building plans were assessed to determine how LEED (Leadership in Energy and Environmental Design) points could be obtained, but that the cost of green roofs couldn't be supported by the budget. Mr. Waller said the buildings were expected to be certified LEED Gold.

Mr. Brant asked if the Jackson Township Fire Department had reviewed the plans for the new schools. Ms. Zempter said that the fire department had not reviewed the plans submitted to the BZA, but that

development plans for the new buildings still had to be presented to Planning Commission and City Council, and that the fire department would be involved in the development plan review process.

Mr. Brant noted that the staff report indicated that about 10 variances had been approved in recent years by the BZA for other buildings in similar zoning districts.

Motion was made by Mr. Little to approve the appeal of Mark Waller, representing South-Western City Schools, 2600 Cameron Street, for a variance to the requirements of Table 1135.12-II of Grove City's Codified Ordinances to exceed the maximum building height of 35 feet by 5 feet, 2 inches.

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

Motion was made by Mr. Little to approve the appeal of Mark Waller, representing South-Western City Schools, 2584 Dennis Lane, for a variance to the requirements of Table 1135.12-II of Grove City's Codified Ordinances to exceed the maximum building height of 35 feet by 5 feet, 2 inches.

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

Motion was made by Mr. Little to approve the appeal of Mark Waller, representing South-Western City Schools, 3055 Kingston Avenue, for a variance to the requirements of Table 1135.12-II of Grove City's Codified Ordinances to exceed the maximum building height of 35 feet by 5 feet, 2 inches.

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

Mr. Little asked if there was any new business to discuss, and Ms. Zempter indicated that she had none. Mr. Little expressed his regret that no comment was made at the October meeting about the departure of the board's legal adviser, Asim Haque. He asked that the board's appreciation and good wishes for Mr. Haque be included in the record of the meeting. Mr. Brant suggested that Ms. Zempter send a letter to him expressing those thoughts.

Adjournment.

Motion was made by Mr. Little and seconded by Ms. Reisling to adjourn the meeting at 7:38 p.m. VOTE: Little, YES; Reisling, YES; Brant, YES. **APPROVED.**

Harold "Butch" Little, Board Chairman

Christy Zempter, Secretary