

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
November 28, 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 and Michelle Harrison of Frost, Brown, Todd; Chief Building and Zoning Official Michael Boso, Planning and Zoning Coordinator Laura Scott.

Also present; Angela D. Houston, property owner, 4269 Beechgrove Dr.

2. All representatives addressing the board were sworn in at this time.
3. **Chair Holinga moved to approve the minutes from the previous meeting as written.** Seconded by Mr. Titus.

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

The Chair moved into the agenda items.

4. **Hear the appeal of Angela D. Houston, property owner, 4269 Beechgrove Dr. (PID# 040-001747) for a variance to Section 1135.10-I to erect a garage 10 feet from the rear lot line, encroaching the 25- foot rear setback by 15 feet; and Section 1137.09 (h) to erect a garage 14' 2" tall exceeding the maximum height allowed by 1' 2".**

Ms. Houston explained she purchased the house 18 months ago and would really like to park indoors. Due to the 125-foot depth of the lots in her subdivision, most of her neighbor's garages were built encroaching the rear yard by 10 feet or more. This is due to the zoning setback requirements being put in place after the subdivision was established. Because the yard is surrounded by a privacy fence, Ms. Houston felt the encroachment would have little effect on her neighbors. Mr. Brant asked if staff had notified the neighbors in writing or had heard from any of the neighbors. Ms. Scott confirmed we sent letters but had no responses to this variance.

Mr. Holinga moved to grant the appeal of Angela D. Houston, property owner, 4269 Beechgrove Dr. for a variance to Section 1135.10-I to erect a garage 10 feet from the rear lot line, encroaching the 25-foot rear setback by 15 feet; second by Mr. Brant.

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

Mr. Holinga moved to grant the appeal of Angela D. Houston, property owner, 4269 Beechgrove Dr. for a variance to and Section 1137.09 (h) to erect a garage 14' 2" tall exceeding the maximum height allowed by 1' 2". Second by Mr. Titus.

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

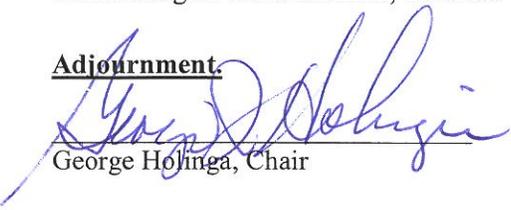
The applicant was reminded of the 21-day waiting period.

5. ***Mr. Holinga moved to approve the 2017 Board of Zoning Appeals meeting schedule. Second by Mr. Brant.***

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

There being no more business, the Chair moved to adjourn at **6:40p.m.** Second by Mr. Brant.

Adjournment.


George Holinga, Chair


Laura Scott, Secretary