

**City of Grove City  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
FOR: Tuesday, May 28, 2013**

**Regular Meeting**

Board Member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:00 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 Ice Miller, representing the City. Also present was: Rex Blair, representing 3807 Security Drive.

*Motion* was made by Mr. Brant to approve the minutes of the April 22, 2013, regular meeting.

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

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

- 1.) **Hear the appeal of Rex Blair, representing Janet Wooten, 3807 Security Drive**, for a variance to the requirements of Table 1135.10-I of Grove City’s Codified Ordinances to construct a carport that would encroach the 6-foot side setback by 4 feet.

Mr. Blair explained that the subject property was a pie-shaped lot, so the front of the carport would easily meet the setback requirement, but the back would encroach it. He said the rear post would be about 3 feet from the property line, but the overhang would extend about a foot further into the setback.

Ms. Reisling asked if there was an existing garage on the site, and Mr. Blair said there was no garage. Ms. Reisling asked if there were similar structures in the neighborhood. Mr. Blair said there were several on the same street.

Ms. Reisling asked if any of the neighbors had expressed any concerns. Mr. Blair said no one had complained, and that the neighbor to the right had a sunroom that appeared to encroach the setback as well. Mr. Brant asked if staff had heard from any of the neighbors, and Ms. Zempter said staff had not.

Mr. Little noted that the building materials appeared to match those of the existing house, and Mr. Blair confirmed that they would. Mr. Little asked if the carport would encroach the front setback. Mr. Blair said it would not. Mr. Little asked if the carport would extend over the existing driveway. Mr. Blair said the property owner planned to replace the driveway and that the piers of the carport would be incorporated into the new driveway.

Mr. Little asked if it would be possible to construct the carport without encroaching the side setback. Mr. Blair said he could bring the posts in about a foot, but some encroachment would still be necessary.

*Motion* was made by Mr. Little to approve the appeal of Rex Blair, representing Janet Wooten, 3807 Security Drive, for a variance to the requirements of Table 1135.10-I of Grove City’s Codified Ordinances to construct a carport that would encroach the 6-foot side setback by 4 feet.

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

Mr. Little asked if there was any new business to discuss, and none was indicated.

**Adjournment.**

*Motion* was made by Mr. Little and seconded by Mr. Brant to adjourn the meeting at 7:07 p.m.  
VOTE: Reisling, YES; Brant, YES; Little, YES. **APPROVED.**

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Harold "Butch" Little, Board Member

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Christy Zempter, Secretary