

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
June 26, 2017**

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chair at 5:37p.m., at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called. The following members were present:

George Holinga Larry Titus

Vice Chair, John Brant was excused. Staff present: Michele Y. Harrison, representing the Law Director, Chief Building and Zoning Official Michael Boso and Planning and Zoning Coordinator Laura Scott. er.

Also present; Patrick Meldon, 1653 Hartig Dr. and John Davis, Winesburg Builders.

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

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

All representatives addressing the board were sworn in. Chair Holinga moved to the agenda items.

3. Hear the appeal of Patrick Meldon, property owner, 1653 Hartig Dr. (Parcel # 040-013804) for a variance to Section 1135.10 (a) to exceed the total square footage allowed of 900 square feet by 365 square feet for a total of 1,265 square feet of attached and detached garage combined.

Patrick Meldon explained he would like to build a second garage with storage overhead to store pool supplies. He owns a car dealership, several cars and four boys who will have cars someday. The basement of their home is a basketball court and so he needs the additional storage. The garage materials will match the house with white stucco, stone surround and black trim. Mr. Meldon provided a copy of the approval letter from Wanda Boyd from the Pinnacle Architectural Review giving their approval for the structure. Mr. Holinga asked about the exterior stair shown in one of the drawings. Mr. Meldon stated there will be no exterior stair. Stairs are interior only. Mr. Boso indicated the structure met the 5-foot setback requirement for Pinnacle.

Motion by the Chair to grant the appeal of Patrick Meldon, property owner, 1653 Hartig Dr. (Parcel # 040-013804) for a variance to Section 1135.10 (a) to exceed the total square footage allowed of 900 square feet by 365 square feet for a total of 1,265 square feet of attached and detached garage combined. Seconded by Mr. Titus.

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

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

4. Hear the appeal of John Davis, Winesburg Builders representing Prestige Hotels LLC, 4200 Gantz Rd, a vacant lot (Parcel # 040-004536) for a variance to Table 1135.12-II to construct a 4-story hotel building 58 feet in height, exceeding the maximum of 35 feet in a Commercial District by 23 feet.

John Winesburg explained the variance is needed in order to construct a 4-story hotel and be on par with other hotels in the area. Mr. Holinga asked about the brand. It will be a Comfort Suites by Choice Hotels. Mr. Holinga asked when the project is expected to begin. Mr. Winesburg indicated he anticipated the sanitary work to begin in August.

Motion by the Chair to grant the appeal of John Davis, Winesburg Builders representing Prestige Hotels LLC, 4200 Gantz Rd, a vacant lot (Parcel # 040-004536) for a variance to Table 1135.12-II to construct a 4-story hotel building 58 feet in height, exceeding the maximum of 35 feet in a Commercial District by 23 feet. Seconded by Mr. Titus.

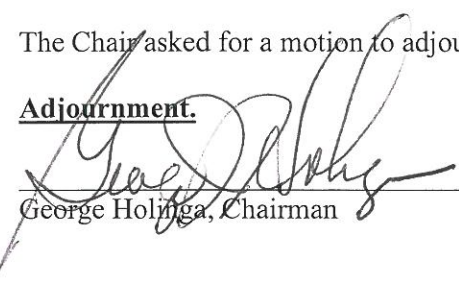
VOTE: Holinga YES; Titus, YES; **APPROVED.**

The Chair advised the applicant of the 21-day waiting period.

Ms. Scott indicated that everyone seemed to be agreeable to moving the July meeting to Tuesday, July 25th.

The Chair asked for a motion to adjourn at 5:47p.m. Second by Mr. Titus.

Adjournment.


George Holinga, Chairman


Laura Scott, Secretary