



THE CITY OF GROVE CITY
BOARD OF ZONING APPEALS MEETING

REGULAR (Virtual) MEETING

4035 Broadway
Grove City, OH 43123

May 24, 2021
5:30 p.m.

1. Call to order and roll call.
2. Approve the minutes from the April 26 Board of Zoning Appeals.
3. Hear the appeal of David Morrison, Morrison Sign Co., representing Ohio Health Grove City Hospital and Surgical Center at 1325-1375 Stringtown Rd (Parcel #040-015521) for the following variances;
 - a. Section 1145.16 (a) (3); to modify a wall sign to increase the overall square footage of the sign by 42.5 sf thereby increasing the total square footage of all wall signs on the building from 863sf to 905.5sf, 705.5sf over the 200sf maximum.
 - b. Section 1145.14 (c) to add another monument type sign to the property when only one is permitted per parcel.
4. Hear the appeal of Anatoliy Popchuk, property owner, 2750 Demorest Rd. (Parcel# 040-006832) for the following variances.
 - a. Section 1135.10- I (a) to construct a 24' by 32' 2-car garage building finished in white steel ribbed panels, not similar to the materials on the main building.
 - b. Section 1135.10- I (a) to construct a garage building exceeding the maximum of 700sf by 68sf for a total of 768sf in area.
 - c. Section 1135.10 – I (a) to construct a garage building exceeding the maximum wall height of 8' by 1' for a total wall height of 9'.
 - d. Section 1135.10 – I (a) to construct a garage building exceeding the maximum overall height for a garage of 13' by 6" for a total height of 13'-6".
 - e. Section 1135.10 – I (a) to construct a garage building without installing an asphalt or concrete driveway from the front setback to the proposed garage.

5. Hear the appeal of Daniel Leonhard, property owner at 4257 Patzer Ave, (Parcel #040-000975) for a variance to Table 1135.10-I to reduce the rear yard setback of 25 feet by an additional 15' for a total rear yard setback of 5' with the construction of a 225sf garage addition to existing garage.
6. New business
7. Adjourn