



THE CITY OF GROVE CITY
BOARD OF ZONING APPEALS VIRTUAL MEETING

REGULAR MEETING

4035 Broadway
Grove City, OH 43123

February 22, 2021
5:30 p.m.

1. Call to order and roll call.
2. Approve the minutes from the December 28 Board of Zoning Appeals meeting.
3. Hear the appeal of Andrew Blanford, property owner, 1919 Southchase Ct., (Parcel #040-015425) for a variance to Section 1137.05 (c) (1); Yard Obstructions and Fences; to encroach the 30' front setback on a corner lot along Lilac Ave. by 10' with a 54" tall decorative fence for a total front setback of 20'.
4. Hear the appeal of Bruce Sommerfelt, Signcom, Inc., representing Mount Carmel Health System/Mount Carmel Hospital Grove City, 5300 North Meadows Dr., (Parcel #040-015730) for a variance to Section 1145.16 (a) (3)(4) to exceed the maximum square footage for wall signs on a single parcel by installing a sign 65.25sf in area over the main entrance.
5. Hear the appeals of Joseph and Tonya Huffman, property owners, 2085 Quail Creek Blvd., (Parcel #040—011382) for two variances; 1) Section 1137.08 (h): Private Garages in Residential Districts; to exceed the maximum overall height for a shed or garage of 13' by 4' for an overall height of 17'; and 2) Table 1135.10-I (a): Residential District Requirements; to exceed the total square footage allowed for an attached and detached garage combined of 900sf by three (3) feet for a total of 903sf.

6. Hear the appeal of Jordan Gross, R.E. Connors Construction for 3612 Lake Louise Dr., (Parcel #040-009539) representing the homeowners Harold and Carla Baker, for a variance to Section 1137.05 (c) (1) to encroach the 30' front setback on a corner lot along Lake Mead Dr. by 3'-6" with a 6' tall privacy fence for a total front setback of 26'-6".
7. Hear the appeal of Gary Yancer, 3400 Southwest LLC for 3400 Southwest Blvd. (Parcel #040-006747) represented by Rebecca Mott, Plank Law for the following variances:
 - 1) Table 1135.12-II- Off-Street Parking Requirements; to reduce the required number of parking spaces for all buildings from 174 spaces to 146 parking spaces.
 - 2) Section 1137.11 (a) - Driveways and Parking Lots; to waive the requirement for a properly drained asphalt or concrete parking surface by expanding an existing gravel parking area.
 - 3) Section 1136.06 (b) Standards for Off-Street Parking Facilities, Rear and Side Yards Adjacent Compatible Use Districts; (i) a full waiver of the landscaping requirements for the east property line and (ii) and partial waiver of the landscaping requirements along the west property where there are existing medium and large class trees providing full coverage and screening.
 - 4) Section 1136.06 (d) – Standards for Off-street Parking Facilities, Interior Vehicular Use Areas; waive the requirement for peninsulas, islands, aisle end–islands and planting areas as the gravel lot is, and will be used for truck maneuvering and parking.
 - 5) Section 1136.09 (a) (4) – Planting requirements for all new developments for light and Heavy Industry Districts; to waive the tree planting requirements for all new buildings, if it applies, due to all of the existing trees that exist along the Property perimeter.
8. New business
9. Adjourn