



THE CITY OF GROVE CITY
BOARD OF ZONING APPEALS MEETING

REGULAR MEETING

4035 Broadway
Grove City, OH 43123

December 21, 2015
5:30p.m.

1. Call to order and roll call.
2. Approve the minutes from the November 23 meeting of the Board of Zoning Appeals.
3. **Hear the appeal of Donald T. Plank, attorney representing Prologis, L.P. for variances to Prologis Southpark development, an office/warehouse project, 1933 Marlane Dr., Parcel #040-001144.**
 - a) Section 1135.12(L) to reduce the 100' setback to 50' on the west side of the property to permit parking within the side-yard setback next to a residential district.
 - b) Section 1136.06(b) to reduce the 20' setback for truck parking to 15' from the south property line.
 - c) Table 1135.12 (II) to increase the maximum height of the building from 35' to 40' 4".
4. **Hear the appeal of Greg Filbrun, AHV Construction LLC, representing James J. Marsh III, 4153 Big Run Road South, Parcel # 040-003086 for the following variances:**
 - a) Section 1137.08 (h) to exceed the maximum overall height for a detached garage of 13' by 11' for a total garage elevation of 24'.

- b) Section 1135.10 (a) to exceed the maximum size of a detached garage of 700 square feet by 900 square feet for a total of 1,600 square feet.
 - c) Section 1135.10 (a) to exceed the combined maximum area allowed for an attached and detached garage of 900 square feet by 1,300 square feet for a total combined of 2,200 square feet for both garages combined.
 - d) Section 1135.10 (a) to construct a metal pole building not similar in materials or construction to the main building.
5. **Hear the appeal of Logan Dilts, DaNite Sign, representing Drug Mart and Massey's Pizza, located at 2290 Stringtown Rd., Parcel # 040-004289** for the following variances:
- a) Section 1145.16 (e)(1) to exceed the maximum height for a monument sign of 8 feet by 8' 9" for a total height of 16' 9".
 - b) Section 1145.16 (a) (2) to exceed the maximum area allowed of 50sf by 100 sf for a total sign area of 150sf.
 - c) Section 1145.16 (e) (2) to encroach the 10' minimum setback for a sign from adjoining lot line (city right-o-way) by 2.5 feet, and install the sign at 7.5 feet from right-of-way along Stringtown Rd.
 - d) Section 1145.06 to add a changeable copy area to the sign.
6. **Hear the appeal of Robert F. Peters, III, Director of Quality Improvement, The Buckeye Ranch, 5665 Hoover Rd., Parcel #'s 040-008056 and 040-004974** for a variance to Section 1137.05(c) to exceed the 6' maximum height for a screening or privacy fence with open mesh by 6' for a total height of a 12' high fence.
7. New business
8. Adjournment