

**THE CITY OF GROVE CITY**  
**BOARD OF ZONING APPEALS MEETING**

**REGULAR MEETING**

4035 Broadway  
Grove City, OH 43123

November 22, 2010  
6:30 p.m.

- 1) Call to order.
- 2) Approval of the minutes of the October 25, 2010, regular meeting.
- 3) **Hear the appeal of Mark Waller, representing South-West Career Academy, 4750 Big Run Road South**, for a variance to Section 1145.06(c) of Grove City's Codified Ordinances to install an electronic message board on an existing ground-mounted sign.
- 4) **Hear the appeal of Trent A. Soles, representing Park Square Shopping Center, 2040-2140 Stringtown Road**, for the following variances:
  - a) To Section 1145.16(e)(1) of Grove City's Codified Ordinances to install a ground-mounted sign that would exceed the 8-foot height limit by 8 feet and the 50-square-foot area limit by 94 square feet.
  - b) To Section 1145.06(f) of Grove City's Codified Ordinances to install a tenant panel on an off-premises sign.
- 5) **Hear the appeal of Craig A. Hoffman, 3037 Dennis Lane**, for a variance to the requirements of Table 1135.10-I to convert an existing one-car attached garage into living space.
- 6) **Hear the appeal of D.E. Wood, representing Wood Bookkeeping and Tax Services, 3751 Broadway**, for the following variances:
  - a) To the requirements of Table 1135.12-II of Grove City's Codified Ordinances to reduce the required number of parking spaces from 11 to seven.
  - b) To Section 1136.06(c) of Grove City's Codified Ordinances to eliminate the required parking setback and associated landscaping along the south lot line.
- 7) **Hear the appeal of Jason Francis, representing M/I Homes, Parcel 040-009226 (Pinnacle The Greens)**, for a variance to Section 1329.18(a) of Grove City's Codified Ordinances to use fill in the Special Flood Hazard Area on a residentially zoned property.
- 8) 2011 meeting schedule.
- 9) New business.
- 10) Adjournment.