

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: April 27, 2009**

Regular Meeting

Board Chairman Jeff LeVally called the Board of Zoning Appeals regular meeting to order at 7:00 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board Members Jeff LeVally, John Brant and Harold “Butch” Little; Planning and Zoning Coordinator Christy Zempter; Chief Building Official Michael Boso; and Asim Haque of Schottenstein, Zox & Dunn, representing the City. Also present were Brian Hagemeyer and Tricia Gaydosh, both representing Candlewood Suites, 3962 Jackpot Road.

Motion was made by Mr. Brant to approve the minutes of the March 23, 2009, regular meeting.

Seconded by Mr. Little. VOTE: Brant, YES; LeVally, YES; Little, YES. APPROVED.

All who wished to address the board were sworn in at this time.

1.) **Hear the appeal of Tricia Gaydosh, representing Candlewood Suites, 3962 Jackpot Road,** for the following variances from the requirements of Table 1135.14-III of Grove City’s Codified Ordinances:

- a.) To construct a building that would exceed the 35-foot height limit by 16.5 feet; and
- b.) To encroach upon the 40-foot required building setback by 8.37 feet.

Mr. Hagemeyer addressed the board on behalf of Candlewood Suites, explaining that Candlewood proposes to construct a four-story building with an area of approximately 40,000 square feet. He said that given the site’s proximity to other buildings, including hotels, that exceed the height limit, he didn’t think the increased height would be detrimental to the aesthetics of the area.

He went on to explain that the setback variance was being sought to accommodate the building’s proposed location on the site, which had been chosen to ensure adequate access for the fire department. In response to a question from Mr. LeVally, he explained that an item shown between the building and Killdeer Road on the site plan was a gazebo and not a transformer. Mr. LeVally then asked Mr. Hagemeyer what the height of the building would be, to which he responded 51.5 feet. Mr. LeVally asked that it be noted that the proposed height of 161.5 feet listed in the materials submitted by the applicant was incorrect.

Mr. Hagemeyer told the board members that the applicant had received correspondence related to the submittal of a development plan to Planning Commission indicating staff support for the variances, and he provided copies of that correspondence to the BZA members.

Mr. Little asked what the function of the gazebo was. Mr. Hagemeyer said it was an architectural component that would also serve as a meeting place. Mr. Little asked if it was a standard detail for Candlewood Suites, and Mr. Hagemeyer responded that a gazebo was a standard detail, but the one proposed for this site would be modified to be more of an architectural component.

Motion was made by Mr. LeVally to approve the appeal of Tricia Gaydosh, representing Candlewood Suites, 3962 Jackpot Road, for a variance from the requirements of Table 1135.14-III of

Grove City's Codified Ordinances to construct a building that would exceed the 35-foot height limit by 16.5 feet.

Seconded by Mr. Brant. VOTE: LeVally, YES; Little, YES; Brant, YES. **APPROVED.**

Motion was made by Mr. LeVally to approve the appeal of Tricia Gaydosh, representing Candlewood Suites, 3962 Jackpot Road, for a variance from the requirements of Table 1135.14-III of Grove City's Codified Ordinances to encroach upon the 40-foot required building setback by 8.37 feet.

Seconded by Mr. Brant. VOTE: Little, NO; Brant, YES; LeVally, YES. **APPROVED.**

Mr. LeVally asked if there was any other new business, and Mr. Brant asked Ms. Zempter about the City's record retention policy for BZA documents. She explained that the current policy called for the permanent retention of BZA minutes and that paper and electronic copies were available in the Building Division office. Mr. Boso indicated that he wasn't sure how far back existing files went, but possibly to 1985.

Adjournment.

Motion was made by Mr. LeVally and seconded by Mr. Brant to adjourn the meeting at 7:11 p.m. VOTE: Brant, YES; LeVally, YES; Little, YES. **APPROVED.**

Jeff LeVally, Chairman

Christy Zempter, Secretary