

**City of Grove City  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
FOR: June 27, 2011**

**Regular Meeting**

Board Member Harold “Butch” Little 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 Harold “Butch” Little and John Brant; Chief Building and Zoning Official Michael Boso; Permit Technician Irene Metheney; and Asim Haque of Schottenstein, Zox & Dunn, representing the City. Also present were: Dennis Clark of 127 Cypress St. Reynoldsburg, Ohio representing Branam Sign; Joe Smallwood of 480 Milford Parkway, Milford Ohio 45150, representing UDF; Ballu Patel of 3962 Jackpot Rd., representing LaQuinta Inn; Ballubhai Patel of 3962 Jackpot Road; David Endicott of 5775 Cypress Hollow Court, homeowner; Roger Runion, representing David Endicott, George Bates of 5882 Cypress Hollow, neighbor of David Endicott. Absent was board member Jeff Davis.

*Motion* was made by Mr. Little to approve the minutes of the May 23, 2011, regular meeting.

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

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

- 1.) **Hear the appeal of Dennis Clark, representing United Dairy Farmers, 2516 Southwest Blvd.,** for a variance to Section 1145.06(c) of Grove City’s Codified Ordinances to install LED price fonts on an existing ground-mounted sign.

Joe Smallwood spoke on behalf of the United Dairy Farmers. Mr. Smallwood stated that they were requesting to change from manual placards to LED numbers so they can be changed inside the store. There would be no messaging, numbers only, it will not flash and is self-dimming at night.

For the record, Mr. Brant asked if this was for the price of the gasoline only. Mr. Smallwood responded that the Mobil fuel off to the side would be removed and Regular and Plus signs with 2 side prices would be located there. Mr. Brant also questioned if there would be anything else to be advertised. Mr. Smallwood responded there would not be anything else advertised and no change would be made to the sign, just the numbers. The part that is being changed is the Mobil fuel off to the side which will eventually be removed and the part where the product panels are going to be located with Regular & Plus and two prices at side for gas.

*Motion* was made by Mr. Little to approve the appeal of Dennis Clark, representing United Dairy Farmers, 2516 Southwest Blvd., for a variance to Section 1145.06(c) of Grove City’s Codified Ordinances to install LED price fonts on an existing ground-mounted sign.

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

Mr. Little advised all applicants that there is a 21-day period during which the board’s approval of variances may be appealed to City Council, and that any work done during that time would be at the applicant’s risk.

- 2.) **Hear the appeal of Ballubhai Patel, representing La Quinta Inn, 3962 Jackpot Road,** for the following variances:

- a.) To the requirements of Table 1135.12-II of Grove City's Codified Ordinances to add an architectural feature that would exceed the allowable building height by 10 feet, 8 inches.
- b.) To Section 1145.06(d) of Grove City's Codified Ordinances to install a sign that would exceed the roofline.

Ballu Patel stated that LaQuinta required the design and the style on each and every building in their portfolio. Mr. Patel stated that LaQuinta wants them to bring their property up to the standard of LaQuinta and they would also like it to include the brick as well.

Mr. Little requested that a letter received from Mr. Daniel Lemberg, Architect be entered into the minutes as a matter of record concerning Mr. Lemberg's review of Grove City's response to a height variance. Mr. Little proceeded to read the letter in its entirety. See applicant's file of Exhibit A. Mr. Brant asked Michael Boso, Chief Building and Zoning Official if the letter from Mr. Lemberg made any difference in the Staff Review observation because of height. Mr. Boso stated no.

Mr. Little asked Mr. Patel if the tower had to exceed the allowable 35' by 10' 8" or could the tower exceed be less. Mr. Patel stated that no, it could not. LaQuinta is mandating a particular height and no way lower. Mr. Patel said it would be okay with him to lower the tower but he could lose the hotel.

Mr. Little asked Mr. Patel if he had read the Staff Report? Mr. Patel responded that he did but did not understand all of it and would be getting someone to help him before he could answer that question. Mr. Little also asked Mr. Patel if his architect had seen the letter and responded. Mr. Patel said he had sent the letter to Mr. Lemberg but had not gotten a response yet.

Mr. Little would like to table this until the next monthly meeting so a document of standardization could be submitted by LaQuinta and Mr. Little would also like to hear from the architect about the staff report.

Mr. Brant asked Mr. Boso if this might set off a height war among other hotels in the area because the sign would be higher. Mr. Boso responded that it is tastefully done and looks okay it just exceeds the height.

Mr. Little stated that the second item is the installation of a sign that exceeds the roof line. At this time with this concept, we would table this until the next meeting because they both go hand in hand.

**Motion** was made by Mr. Brant to Table the appeal of Ballubhai Patel, representing La Quinta Inn, 3962 Jackpot Road until the July meeting, for a variance to the requirements of Table 1135.12-II of Grove City's Codified ordinances to add an architectural feature that would exceed the allowable building height by 10 feet, 8 inches.

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

**Motion** was made by Mr. Little to Table the appeal of Ballubhai Patel, representing La Quinta Inn, 3962 Jackpot Road until the July meeting, for a variance to Section 1145.06(d) of Grove City's Codified Ordinances to install a sign that would exceed the roofline.

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

Donald T. Feibel, representing City Barbeque Inc., 2261 Stringtown Road for two items has postponed until the next meeting.

3.) **Hear the appeal of Roger G. Runion, R&S Builders LLC, representing Dave Endicott, 5775 Cypress Hollow Ct.,** for the following variances:

- a.) To Section 1135.10(a) of Grove City's Codified Ordinances to build a detached garage that exceeds the 700-square-foot allowable area for detached garages by 20 square feet and, combined with the existing attached garage, exceeds the 900-square-foot overall allowable area for garages by 300 square feet.
- b.) To Section 1137.08(h) of Grove City's Codified Ordinances to exceed the 13-foot allowable height for detached garages by 1 foot.

This item was tabled at the last meeting. Note it is being removed from the table and will be heard tonight.

Discussion was held and different combinations of dimensions were suggested that would reduce the square footage and stay within code.

Mr. Brant asked if there was any way Mr. Runion could get the detached garage down to a square foot measurement that would not need a variance.

Mr. George Bates of 5882 Birch Bark Circle Ct. stated that he would not plan to appeal. He liked the idea of attached, was not so big. A 24' x 20' is a reasonable size and not a major objection.

Mr. Brant asked that the record show that Christy Zempter had sent an additional letter. Mr. Bates received a letter and correspondence via e-mail. Mr. Boso indicated that Mr. Bate's letter that was sent to him was correct.

Mr. Runion representing Mr. Endicott requested that the vote be on what was submitted.

**Motion** was made by Mr. Little to approve the appeal of Roger G. Runion, R&S Builders LLC, representing Dave Endicott, 5775 Cypress Hollow Ct., for a variance to Section 1135.10(a) of Grove City's Codified Ordinances to build a detached garage that exceeds the 700-square-foot allowable area for detached garages by 20 square feet and, combined with the existing attached garage, exceeds the 900-square-foot overall allowable area for garages by 300 square feet.

**Seconded by Mr. Brant.** VOTE: Brant, NO; Little, NO. **DENIED.**

**Motion** was made by Mr. Little to approve the appeal of Roger G. Runion, R&S Builders LLC, representing Dave Endicott, 5775 Cypress Hollow Ct., for a variance to Section 1137.08(h) of Grove City's Codified Ordinances to exceed the 13-foot allowable height for detached garages by 1 foot.

**Seconded by Mr. Brant.** VOTE: Little, NO; Brant, NO. **DENIED.**

Mr. Little asked if there was any new business to discuss, and none was indicated.

**Adjournment.**

*Motion* was made by Mr. Little and seconded by Mr. Brant to adjourn the meeting at **8:00** p.m.  
VOTE: Brant, YES; Little, YES. **APPROVED.**

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Harold "Butch" Little, Chairman

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Irene Metheney, Secretary