

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: June 28, 2010**

Regular Meeting

Board Member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:05 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board Members Harold “Butch” Little, John Brant and Jeff Davis; Planning and Zoning Coordinator Christy Zempter; and Asim Haque of Schottenstein, Zox & Dunn, representing the City. Also present was: Keith Cobb, representing T-Mobile, 1720 Stringtown Road.

Motion was made by Mr. Brant to approve the minutes of the April 26, 2010, regular meeting.

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

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

- 1.) **Hear the appeal of Keith Cobb, representing T-Mobile, 1720 Stringtown Road,** for a variance to Resolution CR-10-05 to allow a magenta-colored sign face for one of the channel letters included in the site’s wall signage.

Mr. Cobb addressed the members of the board, stating that T-Mobile was seeking the variance to be allowed to use the company’s standard colors, which reflect its corporate identity, and to try to keep signage uniform throughout the company’s various stores.

Mr. Little asked Mr. Cobb if he was aware of the resolution that called for white letters in the signage for the development. Mr. Cobb said that he was, but noted that the existing “Rotolo’s” sign on the tenant space contains a white box below the main channel letters that contains the words “Italian Pizzeria” in black.

Mr. Little asked if any correspondence had been received by the building division regarding this appeal, and Ms. Zempter responded that none had been received.

Mr. Little asked if the letters would be illuminated, and Mr. Cobb said that they would be internally illuminated with white LEDs.

Motion was made by Mr. Little to approve the appeal of Keith Cobb, representing T-Mobile, 1720 Stringtown Road, for a variance to Resolution CR-10-05 to allow a magenta-colored sign face for one of the channel letters – the letter T – included in the site’s wall signage.

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

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

Mr. Cobb asked what the process would be for obtaining the permit. Ms. Zempter responded that the permit application could be submitted at any time, but it could not be approved until the 21-day appeal period expired. She further explained that if an appeal were filed, Mr. Cobb would be notified by the Clerk of Council.

Mr. Little asked if there was any new business, and none was indicated by the other members of the board or Ms. Zempter.

Mr. Little then said he wanted to bring up an item regarding a variance granted for a garage at 4771 Nicholas Point Dr. in the fall of 2009. He noted that in the discussion of the appeal, it was stated that the garage would contain no living space. He said that there appears to be an opening in the garage – which is now under construction – that would allow a through-the-wall heating and/or air conditioning unit. He said this was not shown on the plans submitted to the BZA, and, while it may not be an issue, it would be worth investigating to ensure that the garage would not be used as living or office space. Ms. Zempter said she would check with the building inspectors who reviewed the plans for the building permit and would be performing the inspections to make sure there were no indications that the space would be used as anything other than a garage.

Mr. Brant asked what the applicant had indicated would be the use of the garage. Mr. Little responded that the applicant had stated that the garage would be used to house a truck that was too large for the existing garage.

Adjournment.

Motion was made by Mr. Little and seconded by Mr. Brant to adjourn the meeting at 7:15 p.m.
VOTE: Davis, YES; Brant, YES; Little, YES. **APPROVED.**

Harold “Butch” Little, Chairman

Christy Zempter, Secretary