

**City of Grove City  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
October 24, 2016**

The regular meeting of the Board of Zoning Appeals was called to order by Chairman Holinga at 5:30p.m., at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called and the following members were present:

*George Holinga      John Brant      Larry Titus*

Staff present: Laura Leister, Assistant Law Director, Chief Building and Zoning Official Michael Boso, Planning and Zoning Coordinator Laura Scott.

Also present; Eric and Elizabeth Patterson, property owners, 1915 Daylily Ct., Eugene “Butch” Baur, representing Waffle House, 2928 London-Groveport Rd.; Logan Dilts, DaNite Sign representing Global Technical Recruiters, 3188 Broadway; and Todd Sloan, The Daimler Group, representing OhioHealth Corporation, 1351 Stringtown Rd.

2. **Chair Holinga moved to approve the minutes from the previous meeting as written.** Seconded by Mr. Titus.

VOTE: Brant, YES; Titus, YES; Holinga, YES,; **APPROVED.**

3. All representatives addressing the board were sworn in at this time.

The Chair moved into the Agenda Items.

4. **Hear the appeal of Eric Patterson, property owner, 1915 Daylily Ct. (PID# 040-15133) for a variance to Section 1137.05(c) - to encroach the building setback by 16 feet with a fence.**

A contractor whom they had used at their last home in Hilliard was contracted to handle the permitting and installation of a fence for their new home in Grove City. The contractor told him the fence was approved and installed it. Later, Mr. Patterson was notified by the Building Inspector the fence did not meet code and was not built as noted on the permit approval. Mr. Patterson was surprised to find that neither the contractor or the Building Inspector told him his fence plans had been modified prior to being approved.

He tried reaching out to the fence company, ProXterior, but they are apparently now dissolved. He finally reached the sales rep but he did not help. He removed the section of fence in violation. Mr. Patterson contacted two new contractors for quotes to remove old posts and reinstall the fence where approved. Contractors either did not want to get involved or wanted to charge \$1,700. He feels he did his best to follow the rules and is making his request based on economic hardship. They also really need the additional space because the lot is sloped at a weird angle to the easement and they eventually want to install a patio and play equipment. He has seen other fences installed in this area on corner lots. Referring to the photographs he demonstrated the fence was in a safe location and the height and design of the fence has been modified to meet the 42” max height.

Mr. Patterson talked about the notations on the permit made by Mr. Coffey and Mr. Chinn. Mr. Holinga asked Mr. Boso for input. Mr. Boso explained that unfortunately there was some confusion and it was no fault of the homeowner. Even though it is ultimately the responsibility of the contractor to build to approved plans, he believed the Building Inspector's note was not seen and so the fence was built as submitted. In the future, if the plan does not meet code, it will be denied and a new plan required from the contractor.

***Mr. Holinga moved to grant the appeal of Eric Patterson, property owner 1915 Daylily Ct., for a variance to Section 1137.05(c) - to encroach the building setback by 16 feet with a fence. the variance be approved; seconded by Mr. Titus.***

VOTE: Holinga, YES, Titus, YES; Brant, YES **APPROVED**.

The applicant was reminded of the 21-day waiting period.

5. **Hear the appeal of Butch Baur representing Waffle House, 2928 London Groveport Rd., (PID#040-008053) for a variance to:**

**a) Section 1145.16 (a)(3) to install signage on the building that exceeds the allowable sign area of 23.8 square feet, by 42.6 square feet for a total of 66.4 square feet of signage;**

**b) Section 1136.06 (b) to reduce the parking setback along the east property line from 10 feet to 7.5 feet.**

Mr. Baur explained the Waffle House sign package which typically includes signage on three elevations. This is an architecturally different building for Waffle House but the interior layout and seating is the same. The front elevation is only 24'. In some cases you are allowed to use the elevation with the front door (to determine signage allotments.) The package includes two signs under 30sf each and a logo 12 sf. It will be a plain building without it. Signage is everything to Waffle House and its customers who look for them. Arby's has signs on three sides as does Taco Bell. They are asking for the same recognition. There were no questions on the signage.

On the building setback deviation, Mr. Baur said this lot was typical in size for Waffle House at a little less than a half-acre. It is difficult to meet the side setback when trying to get an adequate number of parking spaces and a 24' wide drive aisle with 18' deep parking spaces. They have a letter from the adjoining property owner, Tire Discounters who have a deep parking setback to the west and support the deviation. Waffle House in return has agreed to replace and improve upon some of the landscaping on Tire Discounters lot.

Staff asked that approvals be contingent upon approval of the Waffle House development plan currently pending before Planning Commission.

***Mr. Holinga moved to grant the appeal of Butch Baur representing Waffle House, 2928 London Groveport Rd., (PID#040-008053) for the following variances:***

*a) Section 1145.16 (a)(3) to install signage on the building that exceeds the allowable sign area of 23.8 square feet, by 42.6 square feet for a total of 66.4 square feet of signage; and a variance to*

*b) Section 1136.06 (b) to reduce the parking setback along the east property line from 10 feet to 7.5 feet conditioned upon the approval of a development plan. Seconded by Mr. Brant.*

VOTE: Brant, YES; Holinga, YES, Titus, YES; **APPROVED**.

Chair Holinga restated the variances are contingent upon approval of the Waffle House project and after a 21-day waiting period.

6. **Hear the appeal of Logan Dilts, DaNite Sign Co. representing Global Technical Recruiters, 3188 Broadway, (PID #040-001276) for a variance to Section 1145.16 (a) (3) to install a sign exceeding the maximum square footage allowed for a business by 35 square feet.**

Logan Dilts explained DaNite's client is new to Grove City and a franchise. They wish to install a second sign on the north end of the building. Mr. Brant said he understood the reason they want the sign is to be visible to motorists heading south on Broadway.

*Chair Holinga moved to grant the appeal of Logan Dilts, DaNite Sign Co. representing Global Technical Recruiters, 3188 Broadway, for a variance to Section 1145.16 (a) (3) to install a sign exceeding the maximum square footage allowed for a business by 35 square feet.*

VOTE: Holinga, YES, Titus, YES; Brant, YES **APPROVED**.

The applicant was advised of the 21-day waiting period.

7. **Hear the appeal of Todd Sloan, Daimler Group representing Ohio Health, 1351 Stringtown Rd. (PID #'s 040-015521, 040-015522, 040-015523, 040-015524, 040-015525 & 040-015526) for a variance to Section 1135.12-II to exceed the maximum height for a building in an M-1 zoning District of 35 feet by 40 feet for a total height of 75 feet.**

Todd Sloan explained the property was recently annexed to Grove City and rezoned to medical (M-1). They are in the process of combining the six lots. The code has a 35' height limitation which does not work for a large scale medical projects such as this. Ohio Health is proposing to construct the initial phase of the OhioHealth Grove City Medical Campus on the south side of Stringtown Rd. The proposed development will include two buildings connected by a common entry. The first building will be a 40,000+ square foot privately-owned medical building, two stories tall with ambulatory surgery and medical office. A second building will be an 80,000+ square foot OhioHealth-owned surgical hospital and emergency department, three stories tall.

The proposed development requires a variance to the 35' maximum height requirement as the surgical hospital is to be 49' in height with an additional 10'8" mechanical screen proposed on top of the building plus 2' more of a stone veneer accent wall on the north elevation bringing the total height to 61' 8". An

overall height of 75' is being requested to allow for the future expansion of the building should they add a fourth story bed tower. There was some discussion on requests for a "future" expansion.

*Mr. Holinga moved to grant the appeal Todd Sloan, Daimler Group representing Ohio Health, 1351 Stringtown Rd. for a variance to Section 1135.12-II to exceed the maximum height for a building in an M-1 zoning District of 35 feet by 40 feet for a total height of 75 feet.*

VOTE:, Titus, YES; Brant, YES Holinga, YES **APPROVED.**

There being no new business, the Chair asked for a motion to adjourn at **6:10p.m.** Second by Mr. Brant.

**Adjournment.**

  
George Holinga, Chair

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Laura Scott, Secretary