

CITY OF GROVE CITY, OHIO
BOARD OF ZONING APPEALS MINUTES

November 25, 2013

Regular Meeting

The regular meeting of the Board of Zoning Appeals was called to order by Chairman Little at 7:05 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Harold "Butch" Little

John Brant

Kelly Reisling

Staff Present: Chief Building and Zoning Official Michael Boso; Clerk of Council Tami Kelly; Director of Law Stephen Smith; Secretary Laura Scott

Also Present: Thomas Ashbrook, representing Tosoh SMD, Inc., 3600 Gantz Rd.; Mr. Thomas Linzell, MA architects for Tosoh SMD, Inc.

1. Mr. Little moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Brant.

Mr. Brant	Yes
Mr. Little	Yes
Ms. Reisling	Yes

2. All representatives addressing the Board were sworn in at this time.

The Chair moved into the Agenda Items.

1. **Hear the Appeal of Thomas Ashbrook, representing Tosoh SMD, Inc., 3600 Gantz Road, for a Variance to Section 1135.12II – install a 37' 2" parapet wall above grade, exceeding the maximum building height of 35 feet by 2' 2".**

Mr. Thomas Linzell, architect representing Tosoh SMD, Inc., was present to request this variance and answer any questions of the Board. He explained that they are attaching an addition to the east side of the building and intend to match the existing building in material & color. He showed a color rendering of the addition.

Ms. Reisling asked if there were any different materials being used. Mr. Linzell said the west & north walls will use the same block. On the east & south wall they will use a corrugated metal. This is because they intend to expand again in that area. The parts seen from Gantz Road and Southpark will match the rest of the building. All material will have the same color. Ms. Reisling asked if the height of the new addition is exactly the same as the existing building. Mr. Linzell said yes.

Mr. Brant stated that one of reasons given for the need for the extra height is due to equipment fitting into the building. Mr. Layette said yes. There is a very large Press that is over 26' tall and it needs to be installed once the building is constructed. There needs to be 30' clearance under ceiling.

Mr. Little asked if the parapet is a consistent height throughout the building. Mr. Linzell said yes. Mr. Little asked how they would handle the water. Mr. Linzell said there would be internal roof drains, inside the parapet.

Mr. Little asked if any correspondence had been received on this issue. Mr. Boso said no.

Mr. Little moved to grant the appeal of Mr. Ashbrook, representing Tosoh SMD, Inc. 3600 Gantz Rd., for a Variance to Section 1145.12II – to exceed the maximum building height of 35' by 2' 2" for a parapet wall at 37' 2"; seconded by Ms. Reisling.

Mr. Little	Yes
Ms. Reisling	Yes
Mr. Brant	Yes

New Business

1. Mr. Brant stated that there was a request to move their meeting from Dec. 23 to Dec. 18 @ 7:00 pm. The Board agreed by unanimous consent.
2. The Board welcomed Ms. Laura Scott as the new secretary for BZA.

There being no other business to come before the Board, Mr. Little moved to adjourn; seconded by Ms. Reisling.

Ms. Reisling	Yes
Mr. Brant	Yes
Mr. Little	Yes

The Board of Zoning Appeals adjourned at 7:13 p.m.

New Sign

Laura Scott 12-18-13
Laura Scott
Secretary

Harold "Butch" Little 12-18-13
Harold "Butch" Little
Chair

2.

The

New Sign

Laura S.
Secretary

2.