



CITY OF GROVE CITY
 4035 Broadway
 Grove City, Ohio 43123
 (614) 277-3000
 Fax (614) 277-3011
 www.ci.grove-city.oh.us

RECEIVED

NOV 21 2008

GC PLANNING COMMISSION

CERTIFICATE OF APPROPRIATENESS
 APPLICATION
 FEE \$50.00

Date Submitted _____

PROJECT INFORMATION	
BUSINESS NAME	BUSINESS ADDRESS 3800 Broadway, Grove City, OH
PARCEL TAX ID # 040-000846	CURRENT ZONING
PROPERTY OWNER(S) R. Kelly & Traci A. Hamilton	DAYTIME TELEPHONE # (614) 875-4174
MAILING ADDRESS 3800 Broadway, Grove City, OH 43123	
NAME OF APPLICANT (IF DIFFERENT FROM OWNER)	DAYTIME TELEPHONE # (614) 875-4174
MAILING ADDRESS 3800 Broadway, Grove City, OH 43123	

TYPE OF REQUEST			
EXTERIOR BUILDING ALTERATIONS OR MODIFICATIONS APPEAL (SEE PAGE 2 OF 5)	HPA CERTIFICATE OF APPROPRIATENESS X (SEE PAGE 3 OF 5)	HPA SIGN APPROVAL _____ (SEE PAGE 4 OF 5)	HPA PORTABLE SIGN APPROVAL _____ (SEE PAGE 5 OF 5)

I, Stephen J. Bowshier, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant [Signature] Date 11/19/08
 Signature of Owner [Signature] Date 11/17/2008

FOR OFFICE USE ONLY		
DATE RECEIVED	PAYMENT RECEIVED/AMOUNT	CHECK NUMBER
RECEIVED BY	PROJECT ID#	
DATE SCHEDULED FOR PLANNING COMMISSION	PLANNING COMMISSION ACTION APPROVED _____ DISAPPROVED _____	

Application: Certificate of Appropriateness
Project: Parking Lot Enlargement/Extension
Location: 3800 Broadway, Grove City, Ohio
Boundaries: Historical Preservation Area

Narrative

This application for HPA Certificate of Appropriateness for parcel 040-000846, being 3800 Broadway, Grove City, Ohio, is for approval of an enlargement of the previously existing paved parking area in the rear portion of the property, completed by the property owner in 2007. The expansion extended the asphalt paved area all the way to the property lines on both sides of the lot, and up to the foundations of the existing house, as shown on the exhibits attached with the application. This extension connected the pavement of the subject parcel with the pavement of the adjoining properties which likewise have asphalt pavement up to the adjoining side property lines.

A Certificate of Appropriateness for exterior modifications on the house, demolition of garage and construction of a new garage was approved by Grove Planning Commission and City Council in August 2003, by Resolution No. CR 64-03. However, the parking lot was recently enlarged without certificate of appropriateness, as approval was deemed unnecessary under Code Section 1138.05, since there was no "new construction", "remodeling", "reconstruction", or "demolition" of any building or structure at that time, only the expansion of existing parking area. Likewise, no permit for the parking lot extension was obtained or necessary under Code Section 1305.03, as the work was not commenced "to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure in the City".

This application for Certificate of Appropriateness is brought by applicant at this time to cooperate with the request of the City Building Department to address and try to resolve concerns about surface water drainage issues that purportedly have arisen since the extension of the paved parking area, as well as to insure compliance with applicable City codes for work undertaken.

Respectfully Submitted,



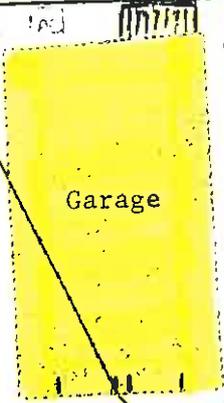
Stephen J. Bowshier
Counsel and agent for Property Owner

N
68.47

66

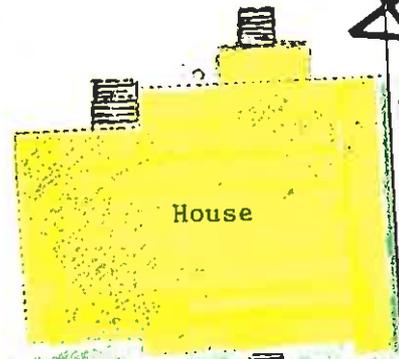
69.6

58



Garage

210



House

838.4
838.4

3800 Broadway

69.6

58

75

50

40

57



JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

MAP ID: sjb

DATE: 11/19/08



ORTHOPHOTOGRAPHY DATE 2008

Disclaimer

Scale = 30

Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department