

Gateway Lakes Apartments

January 26, 2015

RE: Application to the Board of Zoning Appeals

Dear Planning Commission and Council,

We received notification that our community sign was without permit. We understand that a permit is necessary and wish to fully comply with the City of Grove City. That said, we would like to request a variance from section 1145.16 and be granted a permit for the existing sign as it stands.

Gateway Lakes Apartments is a large apartment community consisting of 252 units in 17 total buildings. In general, apartment communities like ours rely heavily on their own visibility (curb appeal) and the ability to visually connect with potential customers. Unfortunately our unique location limits us in this capacity. Our only opportunity in this regard is our exposure to traffic on I-71. Our success, to this point, is directly attributed to the sign on I-71 as evidenced by feedback from our residents.

We believe reducing our exposure to meet the criteria outlined in section 1145.16 will leave us underexposed and without sufficient representation. It is our hope that you will understand our position and grant us this variance. Thank you for your time and consideration on this matter.

Best regards,



John Eviston
Property Manager
Gateway Lakes Apartments
614.801.0020

Gateway Lakes Apartments, 3799 Gateway Lakes Dr, Grove City, OH 43123

Sign width = 8 feet per side



Sign height = 16 feet



Fence height = 5 feet

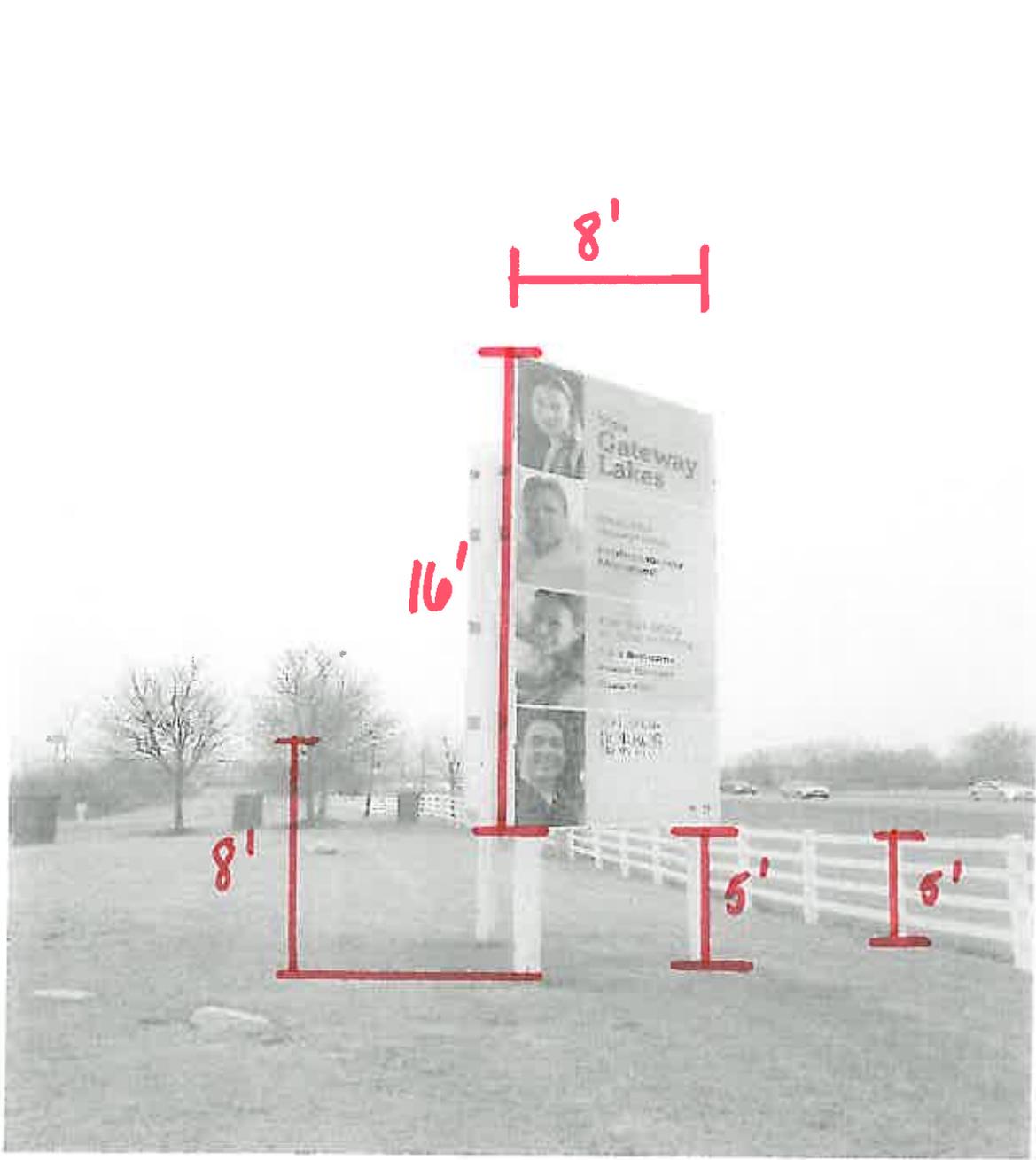


Bottom of sign to ground = 5 feet



8' x 6' sign







The City of Grove City, Ohio

4035 Broadway, Grove City, Ohio 43123

614-277-3000

CERTIFIED

December 15, 2014

06/10-010636

Gateway Lakes Acquisition, LLC
555 Metro Place North
Suite 600
Dublin, OH 43017

Re: 3799 Gateway Lakes Dr. (Gateway Lakes Apts.) Zoned PUD-R

Dear business or property owner:

An inspection was made at the above referenced address on **December 11, 2014**. As provided by the City of Grove City Code of Ordinances, you are hereby given notice to correct the alleged violations listed below by the following date:

Violation: 1145.07 PERMIT – no permit obtained

No sign or outdoor advertising structure shall be constructed until a sign permit has been issued by the Building Department certifying that the sign or structure conforms to the requirements of this chapter.

Violation: 1145.16 – ON PREMISE SIGN - over 8 ft in height and 50sf in area.

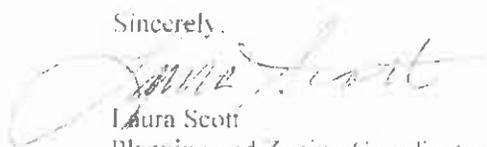
Compliance Date: Obtain sign permits (30 days)

This will serve as the ONLY NOTICE you will receive from this office pertaining to keeping the above referenced property within code. To exercise your right of appeal from this Notice of Violation, pursuant to Grove City Code Section 501.13, a written petition must be filed to the Safety Director stating the grounds for such an appeal within five (5) calendar days of receipt of this notice.

Failure to correct the listed violations will result in further legal action.

For further information on this Order, please feel free to contact me. I thank you in advance for your cooperation in this matter.

Sincerely,


Laura Scott
Planning and Zoning Coordinator
City of Grove City

cc: John Easton, Prop Mgr