



Grove City Building Division
 4035 Broadway
 Grove City, OH 43123
 614-277-3075 (Phone)
 614-277-3090 (Fax)
 GroveCityOhio.gov

BOARD OF ZONING APPEALS APPLICATION

DEC 16 2024

TO: Board of Zoning Appeals
 4035 Broadway, Grove City, Ohio 43123
 Phone: 614-277-3075 - Planning & Zoning Manager
 Lscott@grovecityohio.gov

Checks Made Payable To:
 CITY OF GROVE CITY
Filing Fee \$100.00

Date: 12/06/2024

Incomplete or illegible applications will be returned and not placed on an agenda.

- Must provide: **ONE original set** including the application, all plans and attachments (folded to 8½"x 11"); **AND**
 FOUR color copies of the original set including the application, all plans and attachments; **AND**
 A .pdf file of the application, all plans and attachments.

The City of Grove City Building Inspector has refused to issue a:

- Building Permit Certificate of Occupancy Sign Permit

at the following address 4159 Kelnor Drive Grove City, OH 43123 Parcel # 040006279

as it is in violation of : Building Code No. _____ Zoning Code No. 1145.16 (3) Other: _____

I appeal to the Board of Zoning Appeals for a variance that will allow me to do the following:

To allow us to install (1) new non-illuminated wall sign for Renew Martial Arts, a tenant in this buiding. Client already has a sign on the building & this sign will be replacing it. The building is currently over square footage allowance for signage.

variance request will be to deviate from 1145.16 (3) to exceed maximum wall signage permitted based on 85' building frontage. There are 3 total signs currently on the building. Davita sign is 72 sq ft, James Reed Salon sign is 32 sq ft, All Critters sign is 42 sq ft. The total amount of these is combined is 146 sq ft. The new sign being proposed is 39 sq ft which bring the total signage to 185 sq ft.

Names, Address and Parcel numbers of all adjoining property owners (attach a separate sheet if needed):

- Schmit Chiropractic Office - 4141 Kelnor Road - 040006466
Capitoline LLC - 2441 Stringtown Road - 040005556
Kelnor LLC - 4176 Kelnor Road - 040006468
4191 Kelnor I LLC - 4191 Kelnor Road - 040005775
TSOU ALEX - 4200 Kelnor Road - 040006550
JG & TH Realty LLC - 2425 Old Stringtown Road - 040005616

Are you the applicant or representative? Applicant Representative Property Owner

If you are the representative, who you are representing: Representing tenant Renew Martial Arts (Rob Limberg)

Please note* As the representative for this application, all correspondence will be directed to you. If additional space is needed, an addendum may be attached.

Name of Applicant Oliver Holtsberry Company DaNite Sign Company
 Address 1640 Harmon Ave City/State/Zip Columbus, OH 43223
 Phone 614-444-3333 Fax _____ Email oholtsberry@danitesign.com

Signature of Applicant Oliver Holtsberry



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BOARD OF ZONING APPEALS

STATEMENT OF HARDSHIP

Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning Code or Sign Code. No variance shall be granted unless the Board finds that **all** of the following facts and conditions exist:

- (1) The variance granted will not be contrary to public interest or adversely affect the health or safety of persons residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.
- (2) Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Code or Sign Code to other lands or structures in the same zoning district.
- (3) A literal enforcement of the Zoning Code and Sign Code will result in unnecessary hardship by depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code or Sign Code.
- (4) Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same zoning district.
- (5) The special conditions and circumstances do not result from the action of the applicant.
- (6) The variance so granted does not violate the spirit of the Zoning Code. In granting a variance, the Board may impose such requirements and/or conditions it deems necessary and are not inconsistent with substantial justice and avoiding unreasonable hardship to property owners.

I have read Section 1133.02 and believe that my application for relief satisfies each of the six criteria set forth above in the following ways (attach a separate sheet if needed):

1. The new sign will in no way affect the publics interest or safety of the building

2. This building was designed to house many tenants so it would only be right to allow each tenant to have a reasonable size sign. it is a bit of a unique situation.

3. The hardship would be if this buildings tenants can't display a sign above the business entrance. A business can't successfully operate or remain in business if their customers can't their location.

4. the front elevation & side elevation operate with many different tenants, this side elevation creates a unique situation as its the businesses only entrance even though it doesnt directly face Kelnor Street.

5. No action has been taken by us yet that would create any special conditions

6. We feel strongly that this variance would in no way violate the spirit of the signage code in Grove City.

Signature of Applicant Oliver Holtaberry Date: 12/06/2024

NORTH ^

KELNOR DR

Distance: 229.6 Feet

Distance: 85.2 Feet

4100

040006456

4155

4157 040006279

4159

4161

4163

040006775

040006246





Proudly Serving Central Ohio Since 1954
 1640 Harmon Ave, Columbus, Ohio, 43223
 (614) 444-3333 (FAX) 444-3026
 www.danitesign.com

UL LISTED via STANDARD UL48
 FILE NO.-E60042 DaNITE SIGN CO.

UL APPLIES TO ILLUMINATED SIGNS ONLY
 The fabric of this product meets the UL48 listing shall comply with Section 600.6(A) of the National Electrical Code



EXISTING STOREFRONT

COLORS
 ■ DIGITALLY PRINTED VINYL

APPROVED-CUSTOMER DATE



JOB NAME: RENEW MARTIAL ARTS #51-265724
 STREET: 4159 KELNOR DRIVE
 CITY, STATE: GROVE CITY, OH
 SIGN TYPE: WALL SIGN
 DATE: 11/25/24 REV. DATE:
 TITLE: NAME: RENEW MARTIAL ARTS, COR.
 DIRECTORY: BELLA > 2024 > R

SCALE AS NOTED SCALE: 0/1 DESIGNER: BM
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PROPOSED CONCEPTUAL: SCALE: 3/32" = 1'-0"



PROPOSED CONCEPTUAL: SCALE: 3/32" = 1'-0"

4'-11 1/2" CUT SIZE

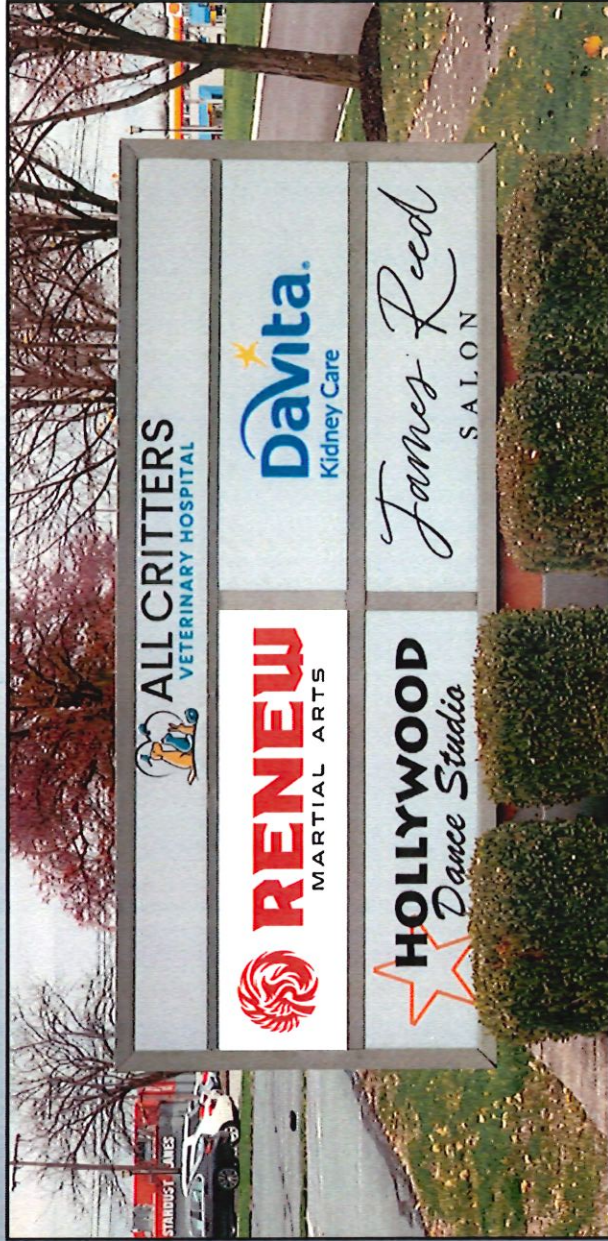
4'-8 1/2" VO



1'-4 1/4" VO
1'-6" CUT SIZE

#S2-2657.24 R1: FACE REPLACEMENT FOR D/E MONUMENT SIGN 1 1/2" = 1'-0"

- SIGN FACES: WHITE POLYCARBONATE WITH 3630-143 POPPY RED VINYL AND BLACK VINYL.



PROPOSED CONCEPTUAL: SCALE: 3/4" = 1'-0"



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www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO: E60042 DaNITE SIGN CO.

UL APPLIES TO ILLUMINATED SIGNS ONLY
The location of fire exit signs and other signs which are illuminated will comply with Section 600.616 of the National Electrical Code.



COLORS

- 3630-143 POPPY RED VINYL
- BLACK VINYL

APPROVED-CUSTOMER

DATE



JOB NAME: RENEW MARTIAL ARTS #S2-2657.24 R1
 STREET: 4159 KELNOR DRIVE
 CITY, STATE: GROVE CITY, OH
 SIGN TYPE: FACE REPLACEMENT

DATE: 11/25/24 REV. DATE: 12/13/24
 FILE NAME: RENEW MARTIAL ARTS.CDR
 DIRECTORY: BELLA > 2024 > R

SCALE AS NOTED BULK OH DESIGNER: BIM

This project has been reviewed and approved for construction by the City of Columbus. The City of Columbus reserves the right to require a permit for any sign or structure. The sign must be installed in accordance with the City of Columbus Sign Ordinance. The sign must be installed in accordance with the City of Columbus Sign Ordinance. The sign must be installed in accordance with the City of Columbus Sign Ordinance. The sign must be installed in accordance with the City of Columbus Sign Ordinance.



City of Grove City
Division of Building and Zoning
Receipt of Payment

4035 Broadway
Grove City, OH 43123
Phone: (614) 277-3075
Fax: (614) 277-3090

DANITE SIGN CO
1640 HARMON AVE
COLUMBUS, OH 43223

RECEIPT OF PAYMENT

Receipt Number: 2024007778
Receipt Date: 12/16/2024
Date Paid: 12/16/2024
Full Amount: \$100.00

Payment Details:	Payment Method	Amount Tendered	Check/Auth Number
	Check	\$100.00	7842

Amount Tendered: \$100.00
Change / Overage: \$0.00

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Board of Zoning Appeals	PR20240002906	\$100.00	\$100.00

1% and 3% State Fees are NON-REFUNDABLE.
Under City Code Section 939.08, Sewer Tap Fees are NON-REFUNDABLE after 30 days from the date paid.