



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

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: \_\_\_\_\_

**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 \_\_\_\_\_ Grove City, OH 43123 Parcel # \_\_\_\_\_

as it is in violation of : Building Code No. \_\_\_\_\_ Zoning Code No. \_\_\_\_\_ Other: \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Are you the applicant or representative?  Applicant     Representative     Property Owner

If you are the representative, who you are representing: \_\_\_\_\_

**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 \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Signature of Applicant \_\_\_\_\_



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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. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

6. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date: \_\_\_\_\_

Board of Zoning Appeals – 4248 Moore Ave.

Original Copy

Contents:

Application – BZA 4248 Moore Ave.

Drawing – Site Plan

Drawing – Auditor Website Plan

Photo – Rear of Property OLD SHED

Photo – Rear of Property NEW SHED

Photo – Backyard View NEW SHED

Letter – Adjoining Property Statement

**Franklin County  
Auditor's Office**  
**Auditor**  
**Michael Stinziano**

Map Produced May 31, 2025

**Planimetric Legend**

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

**Topographic Legend**

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

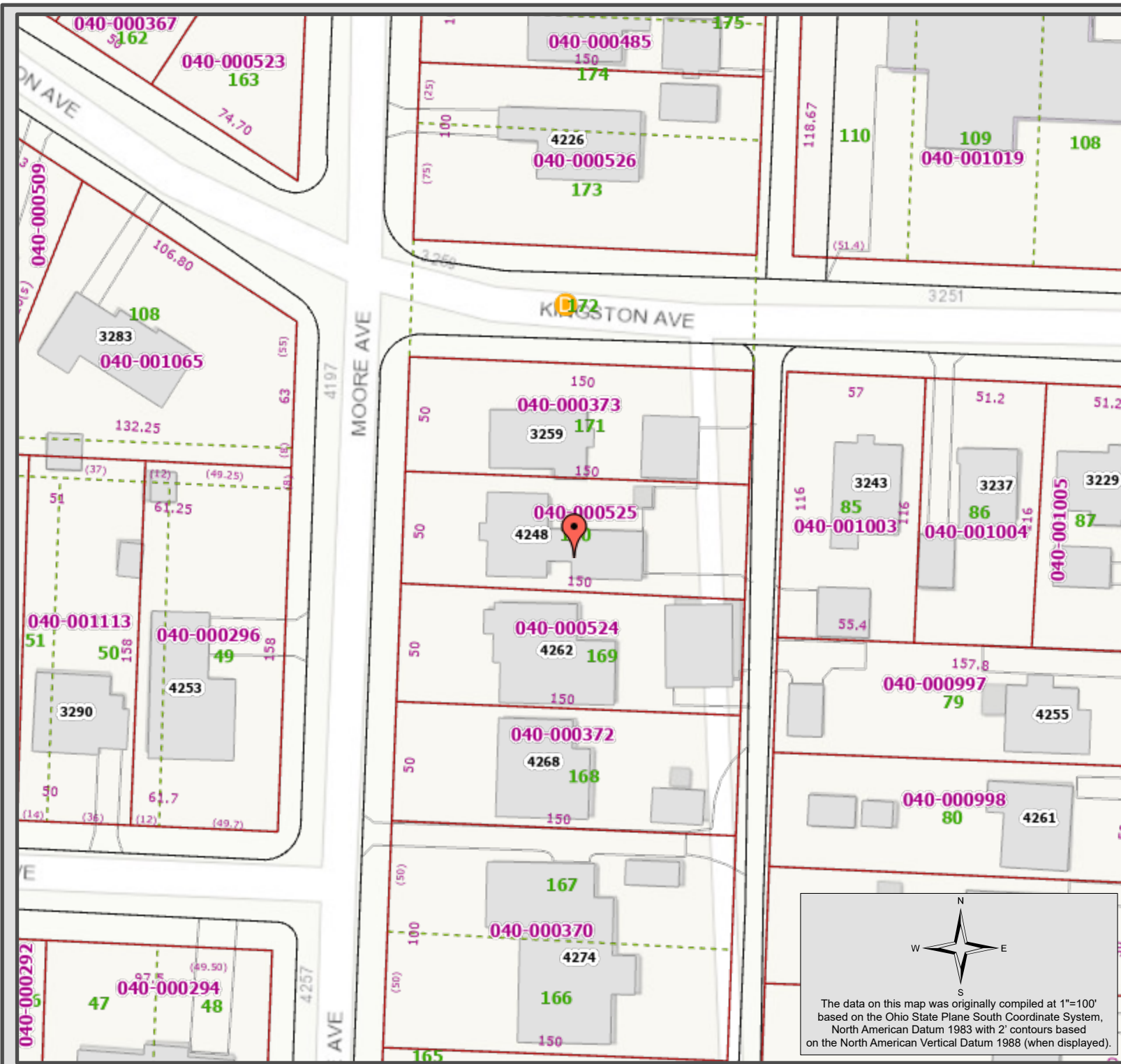
**Appraisal Legend**

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

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

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>

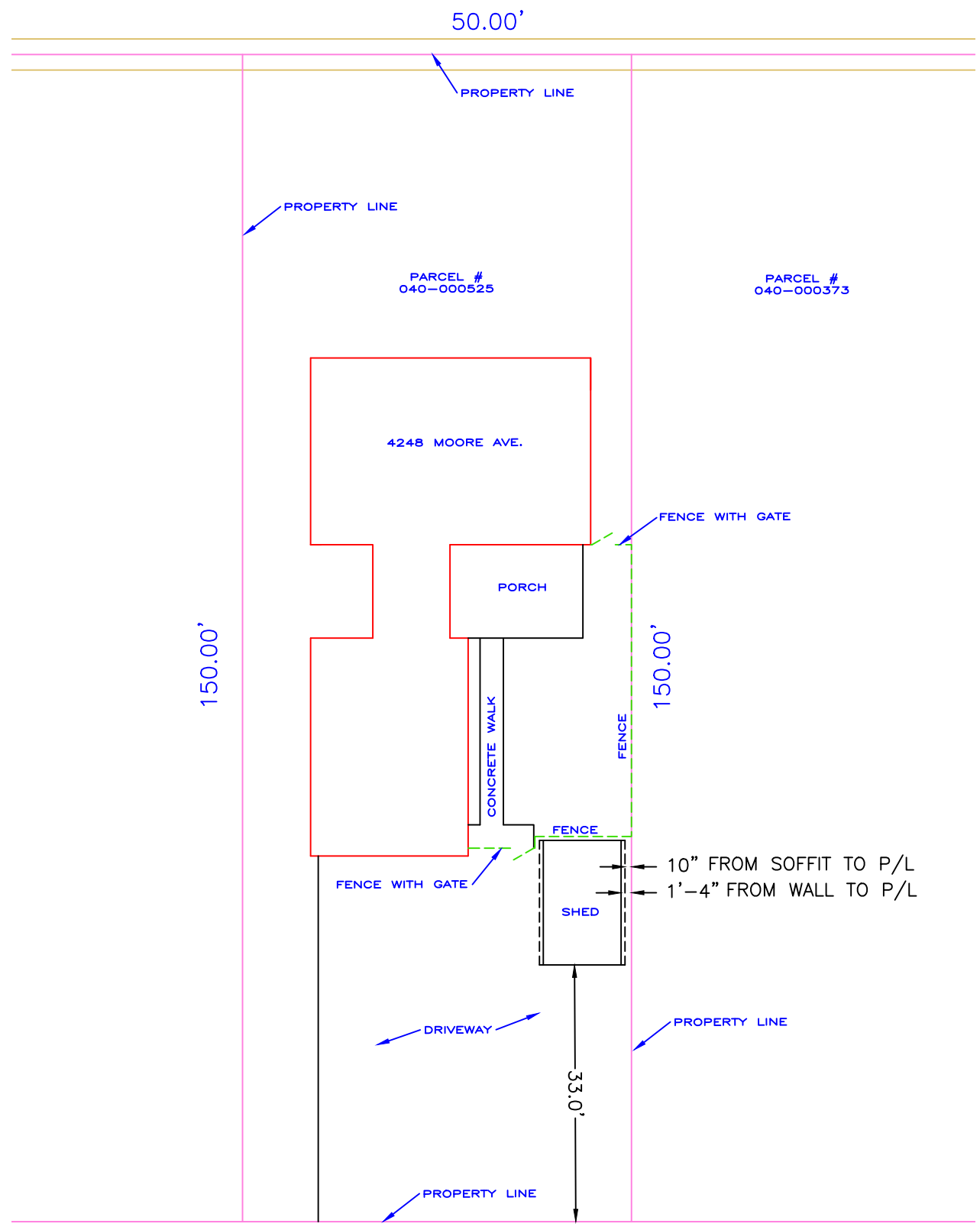


The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



£  
**MOORE AVENUE**

B/C



50.00'

**ALLEYWAY**

Laura Scott  
Planning and Zoning Manager  
Division of Building  
Department of Public Safety  
City of Grove City  
4035 Broadway, Grove City, Ohio 43123  
O: 614-277-3075 | D: 614-277-3086

6-6-2025

Dear Laura Scott,

My name is Alvin Radford. I live at 3259 Kingston Ave, Grove City Ohio. Parcel ID: 040-000373-00. I am the owner of the adjoining property to the property filing for appeal.

I moved into this house in 1980. The existing shed was in this location when I moved in. I have had no issues with the shed as it sits. The new shed is in the same location as the old shed and looks nicer. I still have access to the side of my property. I can still mow the grass as I used to, and still have access to the side of my garage as I used to. I have no issues with the new shed as it sits, because it doesn't impact me as the homeowner living next door, nor has it since 1980.

Sincerely,

Alvin Radford

A handwritten signature in black ink that reads "Alvin Radford". The signature is written in a cursive style with a long, sweeping tail on the letter "d".



Backyard View NEW SHED



Rear of Property NEW SHED



Rear of Property OLD SHED