



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: 02/24/2026

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 3400 Broadway Grove City, OH 43123 Parcel # 040-018774

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:

Construct a new Halthy Pets animal hospital development on the property as approved by city council on Feb 17, 2026 with the conditions for zoning variances. These variances include:

- Reducing the rear setback requirement from 60ft to 50ft - Table 1135.12
- ~~- Reducing the parking side yard setback from 12ft to 5ft - 1136.06.2b~~
- Reducing the parking space sizes from 10x18 to 9x18 - 1131.03

~~Parcel zoning - C-2~~

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

- W & D DAVIS INVESTMENT CO LTD, 3370 BROADWAY, 040-001239-00
- WILLOWOOD APARTMENTS (OH) OWNER II LLC, 3468 WILLOWOOD PL, 040-006261-00
- WILLOWOOD APARTMENTS (OH) OWNER LLC, 3417 WILLOWOOD PL, 040-005996-00
- COOKIES INVESTMENTS LLC, 4041 ATTUCKS RD. POWELL, OH 43065, 040-015109-00

Are you the applicant or representative? Applicant Representative Property Owner

If you are the representative, who you are representing: Healthy Pets Grove City

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 Bradley Blumensheid Company Rhythm Architecture

Address 679 High St STE D City/State/Zip Worthington, OH 43085

Phone REDACTED Fax REDACTED Email REDACTED

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. THE PROPOSED VARIANCES ARE NOT CONTRARY TO PUBLIC INTEREST. THE PROPOSED DEVELOPMENT IS IN LINE WITH ADJACENT EXISTING DEVELOPMENTS AND USES.

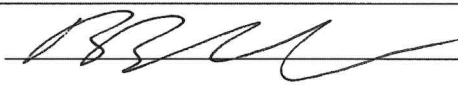
2. NO SPECIAL PRIVILEGES WILL BE GRANTED TO THE OWNER WITH THESE VARIANCES. THE PROPOSED DEVELOPMENT IS IN LINE WITH AND IN CHARACTER WITH ADJACENT EXISTING PROPERTIES.

3. OTHER EXISTING PROPERTIES NEAR THE SITE DO NOT MEET THE REQUIREMENTS OF THE ZONING CODE AND WOULD NEED VARIANCES IF CONSTRUCTED TODAY.

4. DUE TO THE REAR SETBACK REQUIREMENTS AND THE REQUIREMENTS FOR PARKING AND PARKING SETBACKS, ANY DEVELOPMENT ON THIS SITE AND ADJACENT SITES WOULD NEED SIMILAR VARIANCES.

5. THE FRONT (MCDONALDS) SETBACK AND REAR SETBACKS ARE EXISTING AND CONFINE THE SITE TO TOO SMALL OF AN AREA FOR DEVELOPMENT. THE PARKING SETBACK (SOUTH SIDE) AND PARKING SPACE SIZES ARE NEEDED TO FIT VEHICLE CIRCULATION PATHS AND MEET PARKING COUNT REQUIREMENTS.

6. THE PROPOSED VARIANCES ARE NOT SUBSTANTIAL AND ARE IN LINE WITH SIMILAR DEVELOPMENTS ALONG THE STREETScape, THEREFORE GRANTING THEM WOULD ALIGN WITH THE SPIRIT OF THE ZONING CODE.

Signature of Applicant  Date: 02/24/2026

RESOLUTION NO. CR-06-26

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR HEALTHY PETS, GROVE CITY LOCATED AT 3400 BROADWAY

WHEREAS, on February 03, 2026, the Planning Commission recommended approval of the Development Plan for healthy Pets, Grove City, with the following deviation and stipulations:

1. A variance shall be obtained from Section 1135.12-II to reduce the required 60 foot building setback adjacent to residential by 10 feet, for a minimum building setback of 50 feet.
2. A deviation shall be granted to Section 1136.09(a)(3)(b) to reduce the required 10 foot side yard parking and drive aisle setback along the southern property line by 5 feet, for a minimum parking and drive aisle setback of 5 feet.
3. Additional site lighting fixtures shall be installed or lighting levels adjusted for proposed fixtures in order for all vehicular and pedestrian areas to comply with the 0.5 footcandle lighting requirement.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:


SECTION 1. This Council hereby approves the Development Plan for Healthy Pets, Grove City, contingent upon the deviation and stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

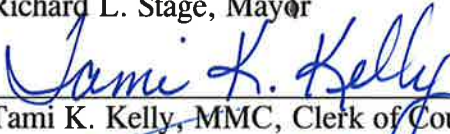
SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.



Ted A. Berry, President of Council



Richard L. Stage, Mayor



Tami K. Kelly, MMC, Clerk of Council



Stephen J. Smith, Director of Law

Passed: 02-17-2026
Effective: 02-17-2026

Attest:

I Certify that this resolution
is correct as to form.








SITE KEYNOTES

1. BUILDING, SEE ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS.
2. ADA PARKING SIGNAGE WITH "VAN ACCESSIBLE" DESIGNATION.
3. ADA PARKING SIGNAGE WITHOUT "VAN ACCESSIBLE" DESIGNATION
4. CONCRETE DUMPSTER PAD, SEE DETAIL.
5. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
6. CONCRETE SIDEWALK, SEE DETAIL.
7. STANDARD CONCRETE CURB, SEE DETAIL.
8. PAVEMENT MARKINGS INCLUDING SPACES, TRANSVERSE LINES, DIRECTIONAL ARROWS, & ADA SYMBOLS TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
9. CONCRETE DUMPSTER APPROACH, SEE DETAIL.
10. 14' X 4' CONCRETE SPACE FOR 4 BIKE RACKS BY OTHERS.
11. PROPOSED MONUMENT SIGN, PLEASE SEE ARCHITECTURE PLANS FOR DETAILS.
12. INTEGRAL CURB & SIDEWALK, SEE DETAIL.
13. PROPOSED TREES BY OTHERS. SEE LANDSCAPE PLANS.

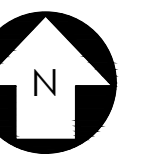
MISC. NOTES

- ALL ITEM NUMBERS REFER TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND & REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE A/E.
- REFER TO THE ARCHITECTURAL DRAWING FOR BUILDING LAYOUT. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL BUILDING CORNER LOCATIONS IN THE FIELD.
- DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E.

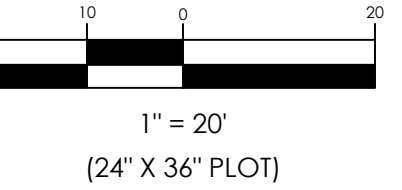
LEGEND

-  STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL.
-  CONCRETE PAVEMENT, REFER TO KEYNOTES FOR TYPE & DETAILS.
-  PARKING COUNT PER ROW

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



GRAPHIC SCALE



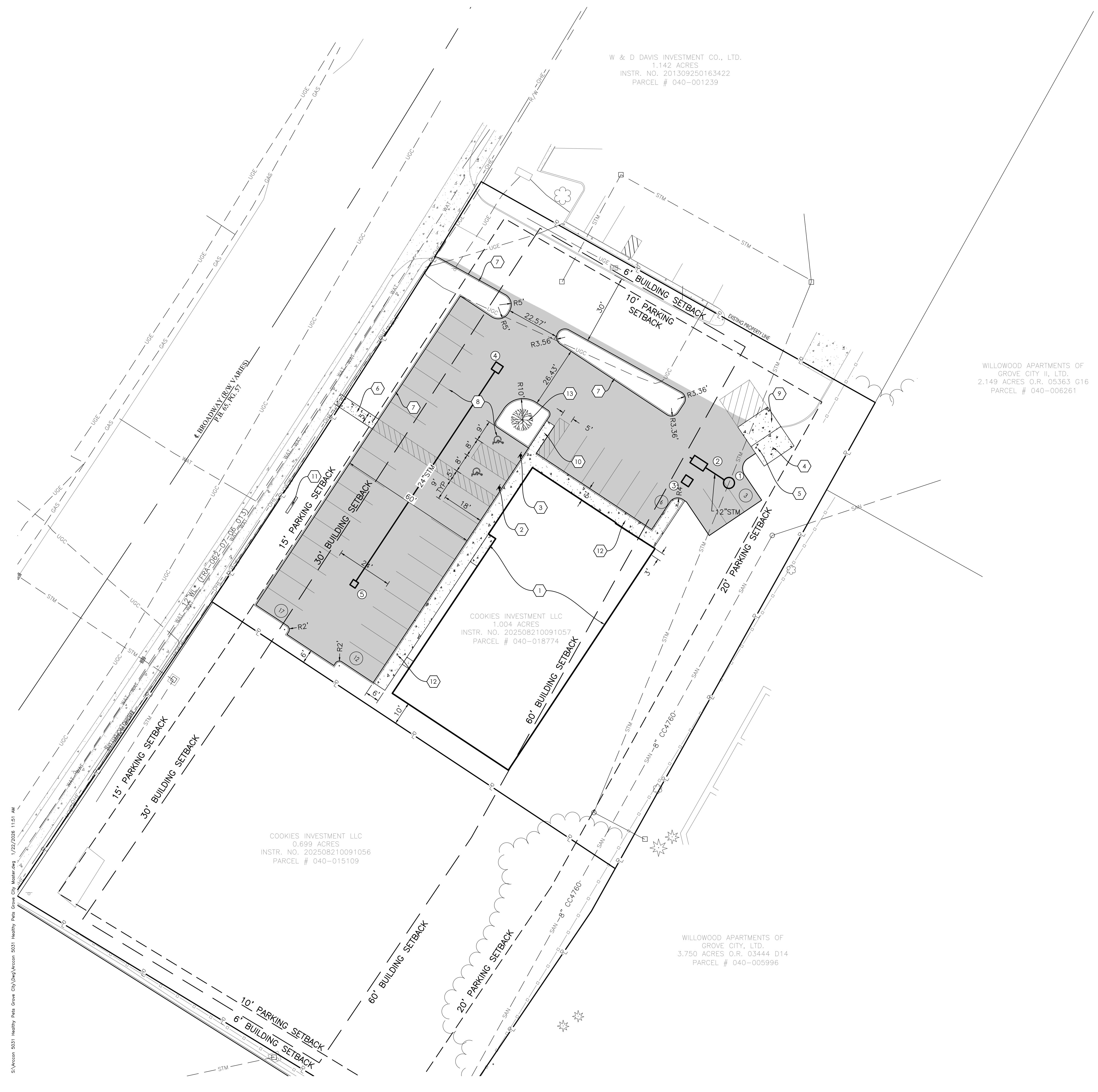
**HEALTHY PETS
GROVE CITY
3400 BROADWAY,
GROVE CITY, OHIO
43123**

12-29-25 FINAL SITE DEVELOPMENT

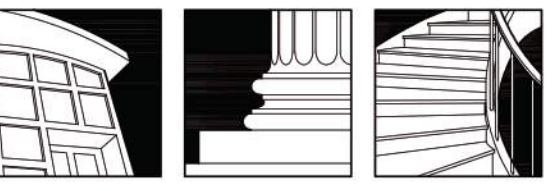
SITE DIMENSION PLAN

5 OF 13

SD PROJECT NO. 5031



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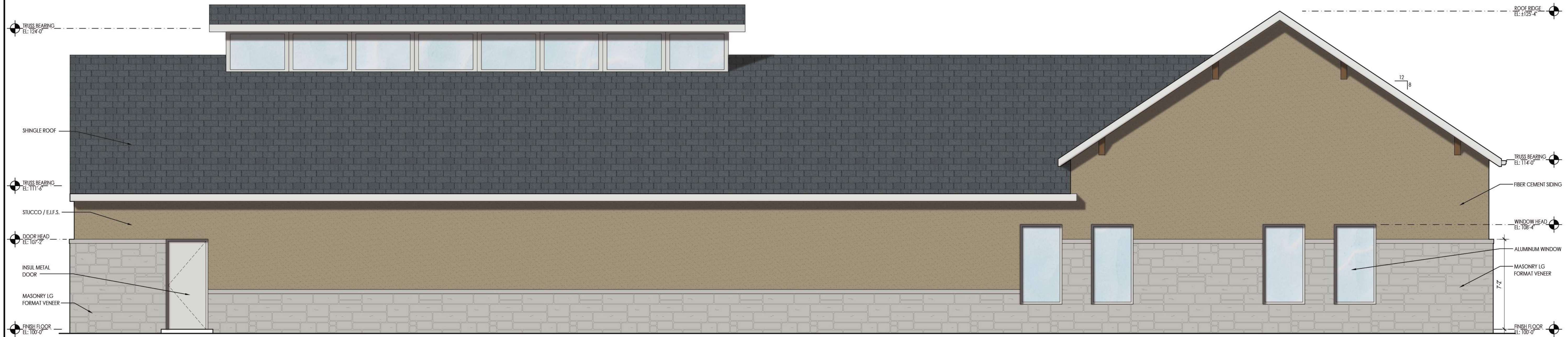


ARCCON

INTEGRATED
DESIGN • BUILD

543 WEST RICH STREET (614) 298-0430
COLUMBUS, OH 43215 FAX (614) 298-0429

NOT FOR CONSTRUCTION



B East Elevation
1/4" = 1'-0"



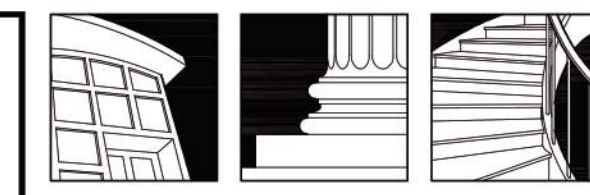
A West Elevation
1/4" = 1'-0"

Healthy Pets
3400 Broadway
Grove City, OH 43123

Project No. 25-011
Date: 1/26/26
Revisions:

Exterior Elevations

A3.01



NOT FOR CONSTRUCTION

Healthy Pets
 3400 Broadway
 Grove City, OH 43123

Project No. 25-011
 Date: 1/26/26
 Revisions:

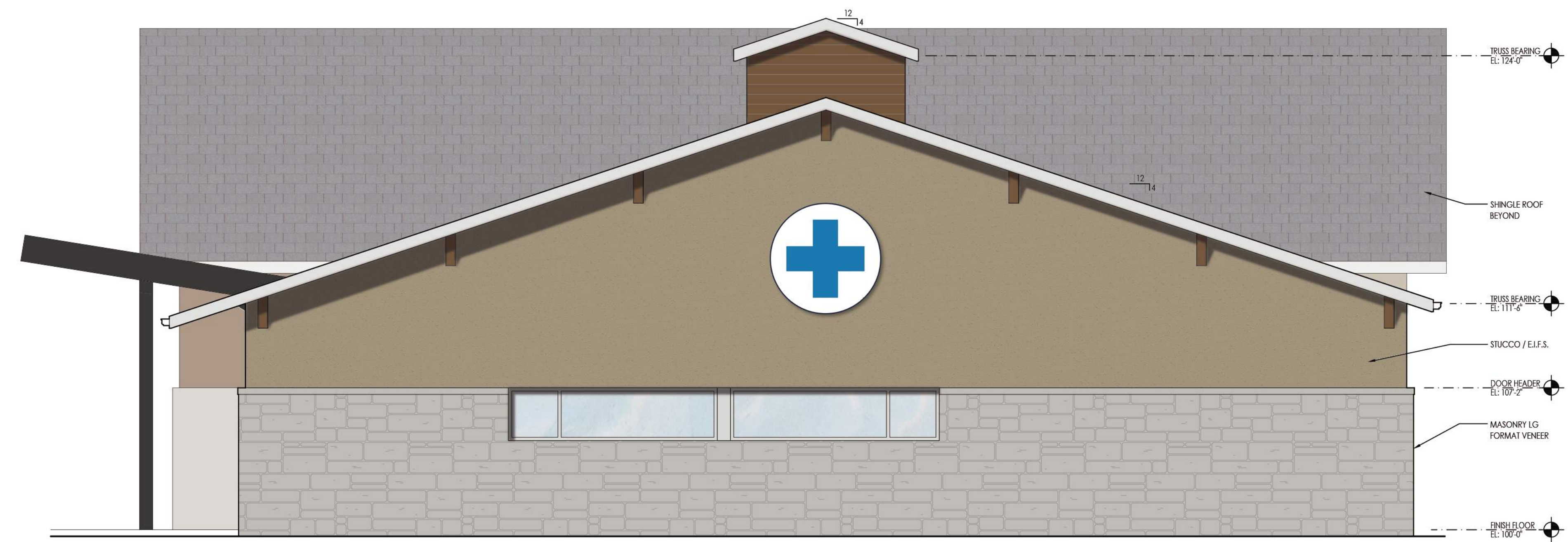
Exterior Elevations



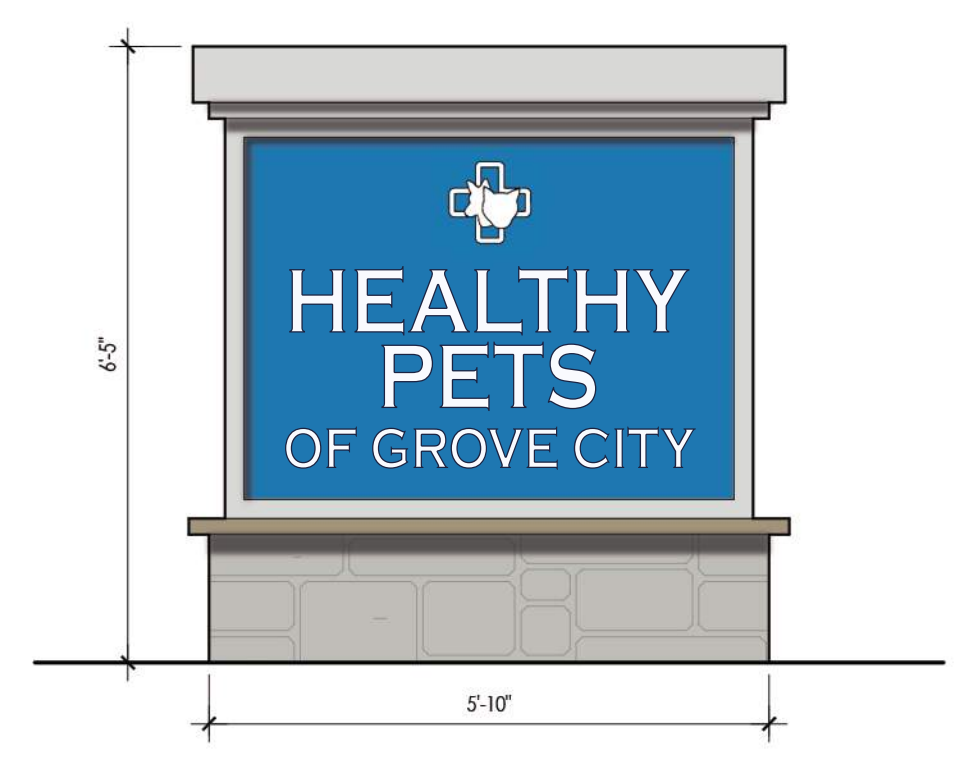
FINISH LEGEND	
	MASONRY LG FORMATE VENEER MANUFACTURER: COUNTRY MAT CORP. COLOR: VINTAGE WOOD CEDAR PROFILE: REFLECTION STONE GRAND SIZE: 14" X 24" LG FORMATE MASONRY WEIGHT: 80 LBS ORIENTATION: HORIZONTAL WALL CAP: FLAT WALL CAP COLOR: CREAM SIZE: 14" X 24" X 2.25" GROUT: FLAMINGO-BRIXMENT, https://hub.countymaterials.com/hubs/downloads/2024
	FIBER-CEMENT SIDING MODEL: AWP 1818 VINTAGE WOOD MANUFACTURER: NICHIIHA COLOR: SPRUCE PROFILE: FLAT SIZE: 17 7/8 H x 71 9/16 L X 5/8" THICK WEIGHT: 34.8 PER PANEL https://www.nichiha.com/product/vintagewood
	STUCCO MODEL: 80281 Sto Powerflex Medium Finish MANUFACTURER: STO CORP COLOR: 51002 PEPPER SAND FINISH: SMOOTH https://www.stocorp.com/stucco-finish-types/ https://buckeyemetalroofing.com/standing-seam/
	EXT. PAINT FOR METALS, TRIM, ROOF DRAINS, EQUIP. MANUFACTURER: PPG PAINTS COLOR: GRANITE FALLS, PPG1152-5 (MATCH ALUMINUM PANELS) LOCATION: REFER TO ELEVATIONS



B North Elevation
 1/4" = 1'-0"



A South Elevation
 1/4" = 1'-0"



C Potential Pedestal Sign
 1/2" = 1'-0"