

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

March 23, 2026

The regular meeting of the Board of Zoning Appeals was called to order by Chair Brant at 5:30p.m. at the Grove City Municipal Building, 4035 Broadway.

1). Roll was called. The following members were present. Tony Haughn was excused.

John Brant

C.J. Andrews

Staff Present: Michael P. Boso, Chief Building and Zoning Official, Laura Scott, Planning and Zoning Manager/Secretary to the BZA, Anthony Severyn, Office of the Law Director.

Also Present: Bradley Blumensheid, Rhythm Architecture

2). Election of Chair and Vice Chair.

Nomination and motion by Mr. Brant to elect Christopher Andrews to the position of Vice Chair. Second by Mr. Andrews.

VOTE: Brant – YES; Andrews – YES; **APPROVED.**

Nomination and motion by Mr. Andrews to elect Mr. Brant to the position of Chair. Second by Mr. Brant.

VOTE: Brant – YES; Andrews – YES; **APPROVED.**

3). Approve the minutes from the January 26 meeting.

Motion by Chair Brant to approve the minutes. Second by Vice Chair Andrews.

VOTE: Brant – YES; Andrews – YES; **APPROVED.**

All representatives addressing the board were sworn in.

4). Hear the appeal of Bradley Blumensheid of Rhythm Architecture for Healthy Pets Grove City, 3400 Broadway, (Parcel #040—018774) for two variances.



1) A variance to Section (Table) 1135.12; to reduce the rear building setback adjacent to a residentially zoned property from 60 feet to 50 feet.

2) A variance to Section 1131.03 to reduce the size of a standard parking space from 180sf (10' X 18') to 162sf (9' X 18').

Mr. Blumensheid, the architect on the project, explained the deviations are necessary to make the project work on the site. The proposed site plan fits this infill lot south of McDonalds on Broadway and is similar in layout to adjoining commercial properties developed decades ago. Mr. Brant noted council supports the deviations. Mr. Andrews stated the smaller parking space (9' X 18") is the standard in many communities.

Motion by Vice Chair Andrews to grant the variances to:

a) Section (Table) 1135.12; to reduce the rear building setback adjacent to a residentially zoned property from 60 feet to 50 feet and;

b) Section 1131.03 to reduce the size of a standard parking space from 180sf (10' X 18') to 162sf (9' X 18'). Second by Mr. Brant.

VOTE: Brant – YES; Andrews – YES; **APPROVED.**

Chair Brant explained there is a 21-day waiting period before the variances become effective.

5). New business.

There being no further business, Chair Brant adjourned the meeting at 5:42pm.

Adjournment.

John Brant, Chair

Laura Scott, Secretary

