



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

RECEIVED
 APR 30 2026
 BY:

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: 04/20/2026

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 4770 Hoover Road Grove City, OH 43123 Parcel # 040002136

as it is in violation of : Building Code No. _____ Zoning Code No. listed below Other: _____

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

- 1145.16 (e) Sign Height: deviate from sign height of 8' (requesting height of 9' 6")
1145.16 (a) Sign Area: deviate from 50 sq ft sign (requesting to go over square footage - design shows sign at 128 sq ft not including base, 152 sq ft including the base
1145.06 - Changeable copy signs (asking for one panel to be able to be changed seasonaly as needed)

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

- James P Jones - 2471 Hickorybend Ct (parcel 040008530)
Chris Shenesky - 2520 Hoover Crossing Way (parcel 040014492)
City of Grove City - No Address (parcel 040007622)
Tina Dematteo - 4843 Hoover Road (parcel 040002908)
Kimberly Goff - 4881 Hoover Road (parcel 040001520)
Rhonda Fetherolf - 4871 Hoover Rd (parcel 040008323)

Are you the applicant or representative? Applicant Representative Property Owner

If you are the representative, who you are representing: The Naz Church

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 [REDACTED] Fax _____ Email [REDACTED]

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 public interest or cause any adverse affect on public safety.
2. The church is a unique situation due to it being a church & school. This is a very large property with a large frontage that deserves to have a larger sign. There are really no surrounding properties that have a similar footprint.
3. The zoning code as stated would make this property have a small monument sign. This would require the sign to have a monument sign that is disproportionate to the scale of the frontage & property.
4. This property has a massive footprint & large street frontage due to it being a church & school. They are also removing 2 existing signs in order to make place for this new monument sign. One of the signs that is being removed is also very large & no longer meets code (it was installed many years back & is grandfathered in).
5. No action has been taken by the applicant to create 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 Holtzberry Date: 04/20/2026



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COMMERCIAL SIGN PERMIT APPLICATION

Permit No. _____

Method by which you would like your permit returned: Fax Email Pickup

PROPERTY INFORMATION

Address 4770 Hoover Road Unit/Ste. _____ Grove City, OH 43123
Parcel I.D. 040002136 Development _____ Zoning _____ HPA _____

PROPERTY OWNER INFORMATION

Name Zak O'Day Phone 614-595-0691
Address 4770 Hoover Road Grove City, OH 43123 Email zoday@thenaz.church

BUSINESS/OCCUPANT INFORMATION

Business Name The Naz Church
Business Contact Zak O' Day Phone 614-312-6820
Email jlehnert@thenaz.church

FEES

Base Fee (first sign) \$ 50.00
____ Additional Signs x \$25 \$ _____
HPA Sign \$15 \$ _____
A-frame \$ 0.00
Subtotal \$ _____
State Fee 3% \$ _____
Total Fees Due \$ _____

SITE/SIGN INFORMATION

Ground Sign Setback (min. 10' r.o.w.) 10' Cost \$62,000
Lot Frontage 697.5' Building Frontage 257' Width of Tenant Space 257'
Total No. of existing ground signs on site 2 Total Area 132 sf to be removed
Total No. of existing wall/window signs on site 0 Total Area 0

Type	Style	Qty.	Dimension	Total SQ. FT.	Copy/Message	Ill.
<input checked="" type="checkbox"/> N	<input type="checkbox"/> Wa	1	8' h x 16' w	128	The Naz Church, Grove City Christian School, Early School, Service Times	<input type="checkbox"/> In
<input type="checkbox"/> A	<input checked="" type="checkbox"/> M					<input type="checkbox"/> Ex
<input type="checkbox"/> R	<input type="checkbox"/> Wi					
<input type="checkbox"/> N	<input type="checkbox"/> Wa					<input type="checkbox"/> In
<input type="checkbox"/> A	<input type="checkbox"/> M					<input type="checkbox"/> Ex
<input type="checkbox"/> R	<input type="checkbox"/> Wi					
<input type="checkbox"/> N	<input type="checkbox"/> Wa					<input type="checkbox"/> In
<input type="checkbox"/> A	<input type="checkbox"/> M					<input type="checkbox"/> Ex
<input type="checkbox"/> R	<input type="checkbox"/> Wi					

Total Square Footage for All Signs
(Excluding Ground Signs)

SUBMITTAL REQUIREMENTS: 2 sets of the following with this application: (1) scaled and dimensioned site plans showing all existing and proposed signs, their size and height, streets, property lines and buildings on site; (2) colored, scaled and dimensioned elevations of all proposed signs with applicable foundation and attachment details and manufacturer's information for all light fixtures on externally lit signs; (3) scaled and dimensioned landscape plans for ground signs listing type, size and quantity of plants. • The installer and owner of this sign(s) agrees to conform to the regulations of Chapters 1145/1138 of the Codified Ordinances of the City of Grove City, State of Ohio and the National Electric Code pertaining to signs and the installation of signs and to construct the proposed sign(s) in accordance with the plans and specifications submitted herewith and certify the information and statements given on this application, plans and specifications are to the best of their knowledge true and correct.

SEPARATE ELECTRIC PERMIT AND PRE-INSTALLATION INSPECTION REQUIRED

OFFICE USE

Receipt # _____
 Cash Card Check
Ref. # _____
Date Entered _____
Date Issued _____
APPROVAL
 Approved Not Approved
 Approved As Noted
By _____ Date _____

CONTRACTOR INFORMATION

Registration No. GSE00011 / LC20240000016
Contractor Danny P Mace / DaNite Sign Co. Contact Oliver Holtsberry
Address 1640 Harmon Ave City/State/Zip Columbus, OH 43223
Phone 614-444-3333 Fax ext 223 Email oholtsberry@danitesign.com
Signature Oliver Holtsberry Owner Agent

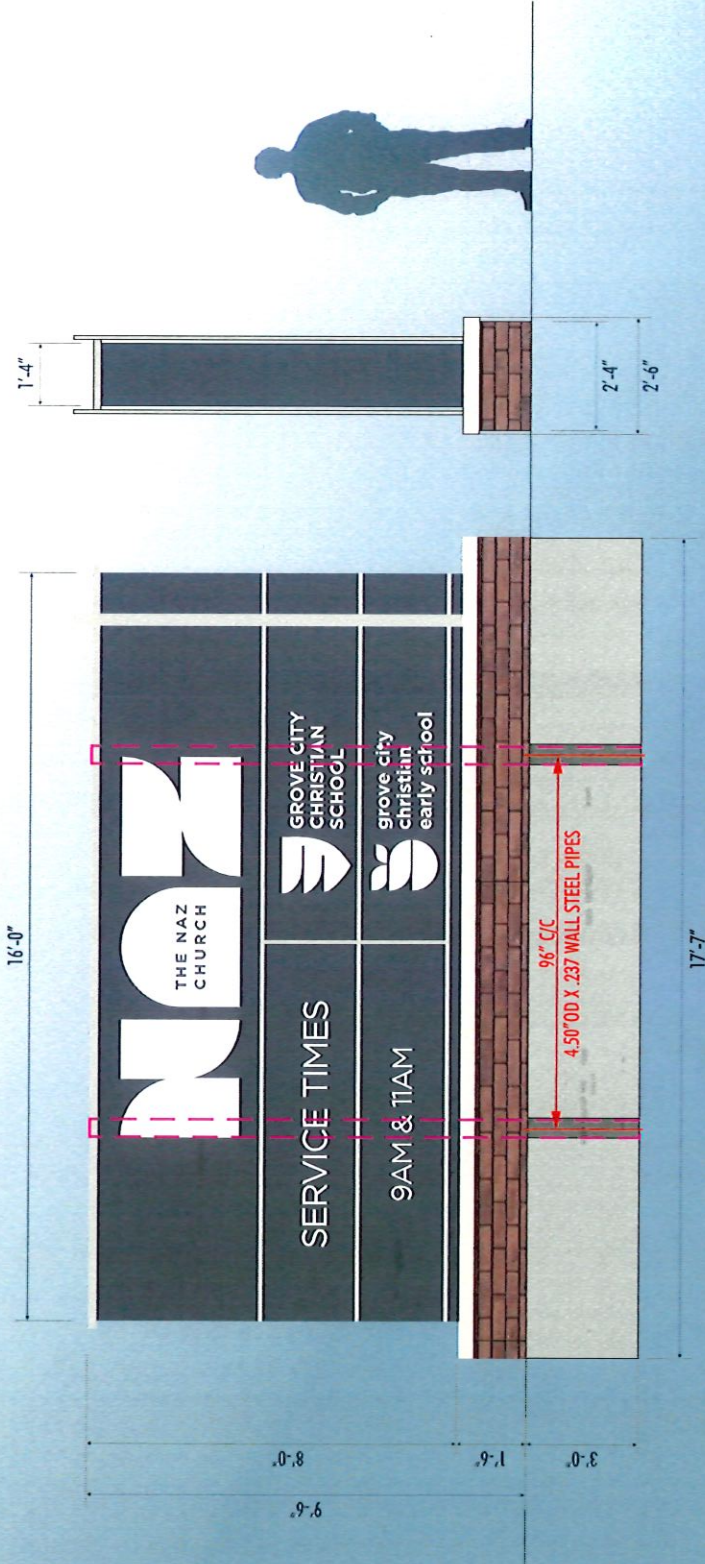
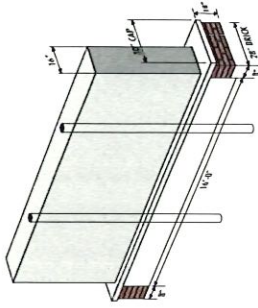
24-Hour Inspection Line: 614-277-1815

For next business day inspections, requests must be called in before noon or contractors may use the online inspection service as late as 8 p.m., seven days a week.

Revised 1/2/2019

#S1-1248.26: D/F ILLUMINATED MONUMENT SIGN 3/8" = 1'-0"

- SIGN CABINET: FABRICATED ALUMINUM PAINTED SW 7069 IRON ORE - BOTTOM PANELS TO BE CHANGEABLE.
- GRAPHICS: PUSH THROUGH WHITE ACRYLIC.
- ILLUMINATION: WHITE LED'S.
- METAL ACCENT STRIPS: FABRICATED ALUMINUM PAINTED PMS COOL GRAY 3.
- REAL BRICK MASONRY, LIMESTONE CAPS; BY OTHERS.



DaNite Sign Co.

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

UL LISTED via STANDARD UI48
 FILE NO: E60042 DANITE SIGN CO

UL APPLIES TO ILLUMINATION ONLY. The location of the disconnect switch after installation shall comply with Section 600.6(A) of the National Electrical Code.

COLORS

- SW 7069 IRON ORE
- PMS COOL GRAY 3
- WHITE ACRYLIC

APPROVED-CLIENT DATE

QUALITY CONTROL DATE

CSA **WSP** **WORLD SIGN ASSOCIATES**

JOB NAME NAZ CHURCH #S1-1248.26
 STREET 4770 HOOVER RD.
 CITY, STATE GROVE CITY, OH
 SIGN TYPE D/F ILLUMINATED MONUMENT SIGN

DATE 2/27/26 REV. DATE:
 FILE NAME NAZ CHURCH.CDR
 DIRECTORY THAD > 2025 > N

SCALE IS NOTED SALE OH DESIGNER BM

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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 the illuminated sign installation shall comply with Section 600.4(A) of the National Electrical Code.

COLORS

APPROVED-CLIENT DATE

QUALITY CONTROL DATE

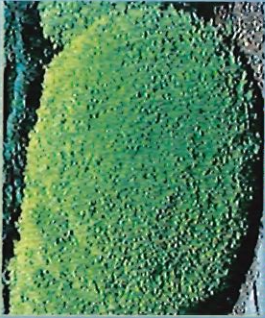
COSA US CONSULTING ENGINEERS
WSA WOODS BAGOT ASSOCIATES

JOB NAME NAZ CHURCH #S1-1248-26
 STREET 4770 HOOVER RD.
 CITY, STATE GROVE CITY, OH
 SIGN TYPE DJE ILLUMINATED MONUMENT SIGN

DATE 2/27/26 REV. DATE
 FILE NAME NAZ CHURCH.CDR
 DIRECTORY THAD > 2025 > N

SCALE AS NOTED SALE OH DESIGNER BM

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EVERGREEN BOXWOODS

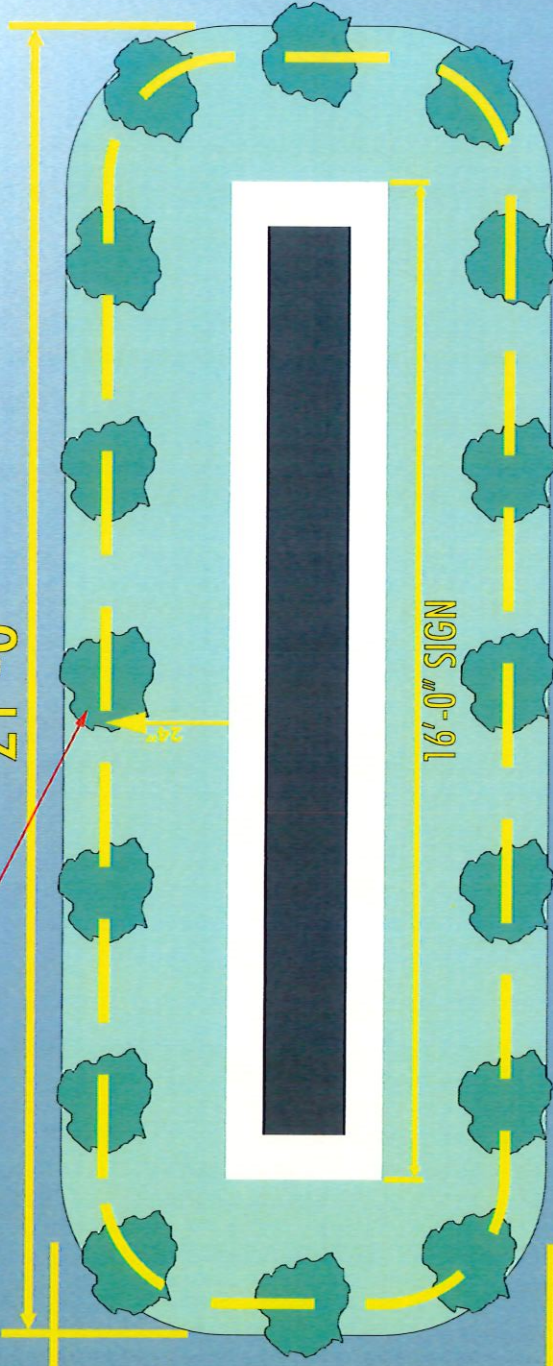
(MINIMUM 10" HEIGHT AT PLANTING AND 12" MAXIMUM HEIGHT)

21'-0"

16'-0" SIGN

11'-0", 8'

LANDSCAPE PLAN





NORTH ^

257 building width

sign being removed

10' setback (includes landscaping)

new sign location

sign being removed

HOOVER RD

4770

4047

2503

HOOVER CROSSING WAY





Project Narrative: The Naz Church

Remove 2 Existing Ground Signs from the property. (Pictures below)

Install 1 new ground sign. Site plan shows new placement & set back. Setback & landscaping won't be an issue to have everything (including landscaping) to be at least 10' setback. We would need to discuss minimum height the evergreen shrubs can be, so we ensure they don't block the sign. The current base of the sign is 18" high.



Items we believe that we would need a variance for:

- Height over 8 feet (design has the sign at 9'6")
- Sign size over 50 square feet (design has the sign at 128 sq ft not including base, including the base it would be 152 sq ft)