



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
 MAY 26 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: 5/24/2026

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

Zone R-1b

at the following address 1690 Sapphire Drive Grove City, OH 43123 Parcel # 040-011269-00

as it is in violation of : Building Code No. _____ Zoning Code No. GCO1305.03 Other: 1139.05(c)

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

The proposed project involves the replacement of a fence originally permitted and approved by the City of Grove City in 2007. The replacement fence will maintain the exact same dimensions, location, and material type as the existing structure, consisting of a 4-foot-tall cedar fence. The fence will be installed in the same location with no modifications or extensions. The property is situated on a corner lot at a slight angle to Buckeye Parkway, the adjacent roadway. The fence alignment follows the corner of the house and does not extend beyond the front corner of the structure. Relocating the fence inward is not feasible, as it would encroach upon the existing permitted deck and established tree and landscaping areas. Moving the fence would create an aesthetically inconsistent appearance due to the angular orientation of the house relative to the property line, resulting in an uneven and visually awkward alignment.

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

Angela K Coffey - 1680 Sapphire Drive, Grove City, Ohio parcel ID - 040-011270-00 (owner of house on right side per street view)

Brian Mocko and Jennifer Robinson 5876 Buckeye Parway, Grove City, Ohio parcel ID - 040-011268-00 owners of house directly behind our residence

Variance: Section 1139.05(c) to encroach the 30' bldg setback line along Buck. Pkwy from 0' to 10' with a fence for a total setback of 30' to 20'

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 Mary Helton Company _____

Address _____ City/State/Zip _____

Phone [REDACTED] Fax _____ Email [REDACTED]

Signature of Applicant _____



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BOARD OF ZONING APPEALS STATEMENT OF HARDSHIP

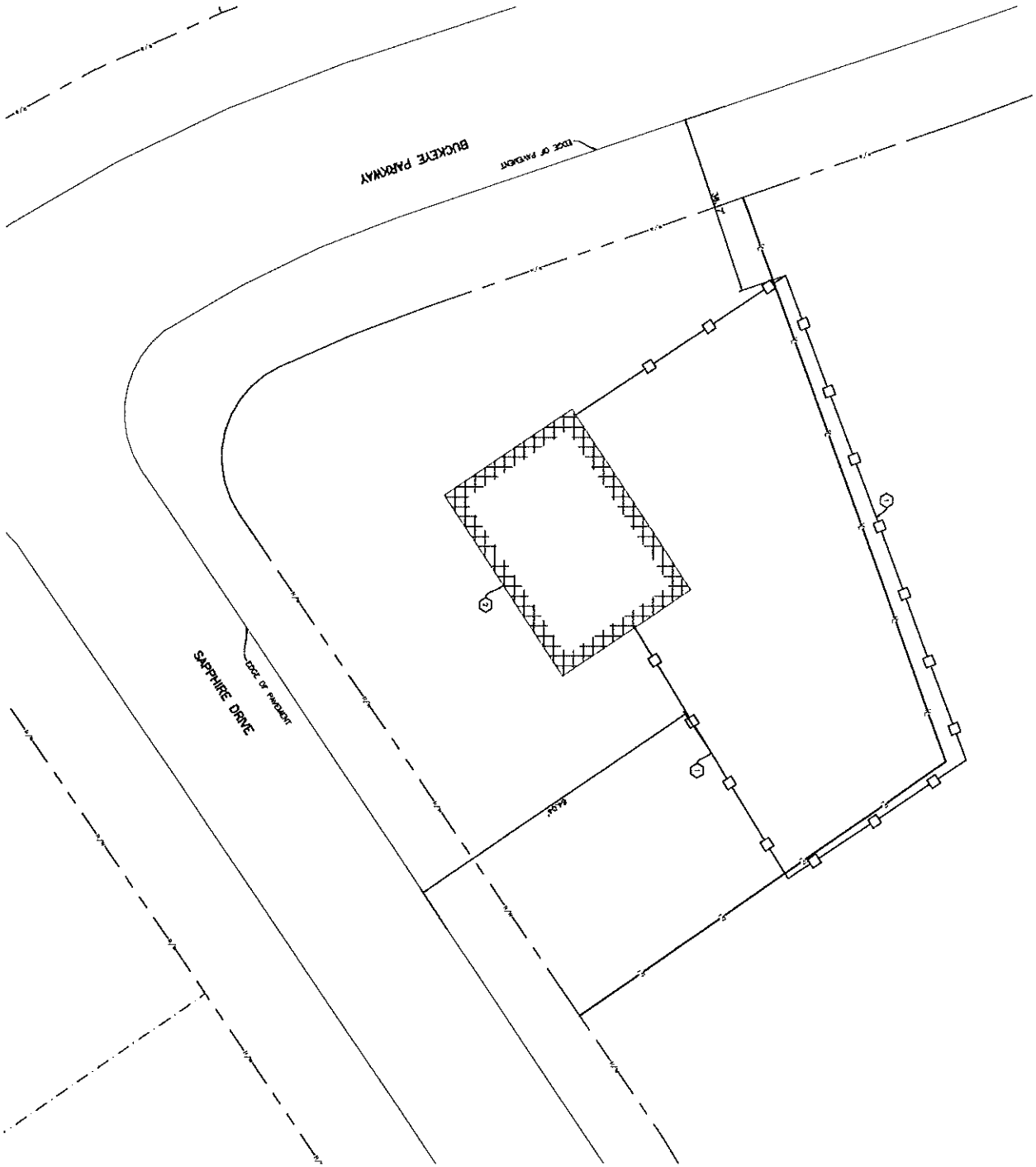
Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning Code or Sign Code. No variance shall be granted unless the Board finds that all of the following facts and conditions exist:

- (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 variance will not be contrary to public interest or adversely affect health or safety. The fence is a replacement of a 4-foot residential cedar fence that has existed in the same location since its original approval in 2007 without issue. It does not obstruct traffic visibility, interfere with public access, or pose any hazard to neighboring properties or pedestrians. Replacement in the same location maintains existing conditions and does not introduce any new risks.
2. The request is not to expand or alter the original fence footprint, but simply to replace a previously approved structure in its exact location. This maintains consistency with prior approvals and does not create any new or unique benefit.
3. Strict enforcement of the current zoning requirements would create an unnecessary hardship by preventing the replacement of an existing, previously permitted fence in its established location. Additionally, relocating the fence would interfere with existing permitted improvements, including a deck, and would require removal or disruption of mature landscaping.
4. The property is located on a corner lot with the home positioned at an angle relative to Buckeye Parkway. This unique configuration creates limitations that do not apply to typical interior lots. The fence placement aligns with the structure
5. The circumstances necessitating the variance are not the result of any action taken by the current property owner. The fence location was originally approved by the City of Grove City in 2007, and the home's placement and lot configuration are pre-existing conditions. The request is solely to replace the existing fence without alteration.
6. Granting the variance upholds the intent and spirit of the Zoning Code by maintaining neighborhood consistency, preserving property aesthetics, and avoiding unnecessary hardship. The replacement fence will remain visually consistent with the original installation and surrounding properties. Denial would result in an inconsistent and impractical layout, while approval preserves established property conditions without adverse impact.

Signature of Applicant Christopher M Helton Mary E Helton Date: 5/24/2026



1. PROPERTY
 2. EXISTING DRIVEWAY

SITE KEYNOTES
 PROPERTY LINES AND PUBLIC RIGHT-OF-WAY SHOWN
 HEREON ARE BASED ON GPS DATA AND AVAILABLE
 RECORDS. FIELD SURVEY AND SHOWN SHOULD
 NOT BE USED FOR CONFORMANCE OR CONSTRUCTION.

GENERAL NOTES

GRAPHIC SCALE
 1" = 10'

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SITE PLAN
 1690 SAPPHIRE DR.
 GROVE CITY, OH
 43123

SITE DIMENSION PLAN



5876

1690

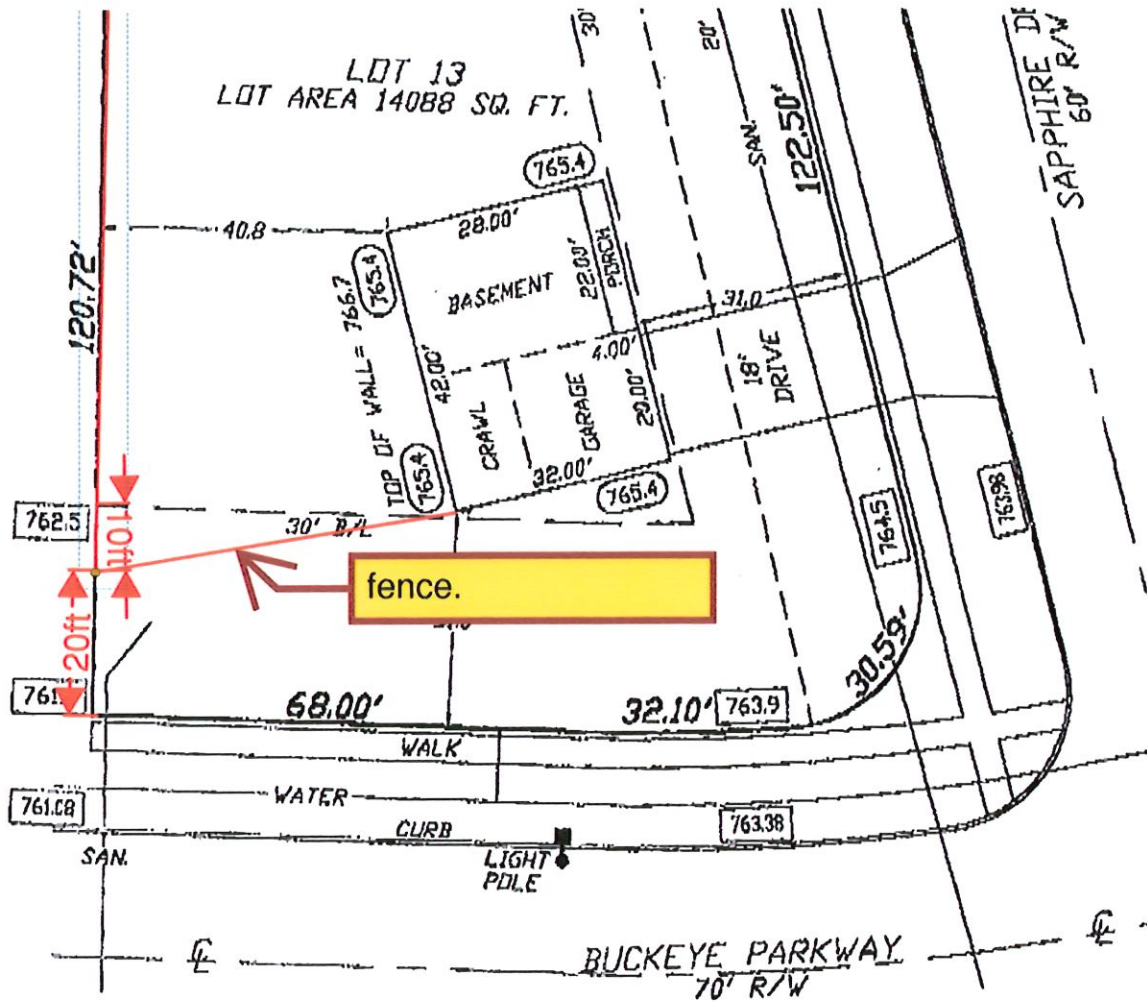
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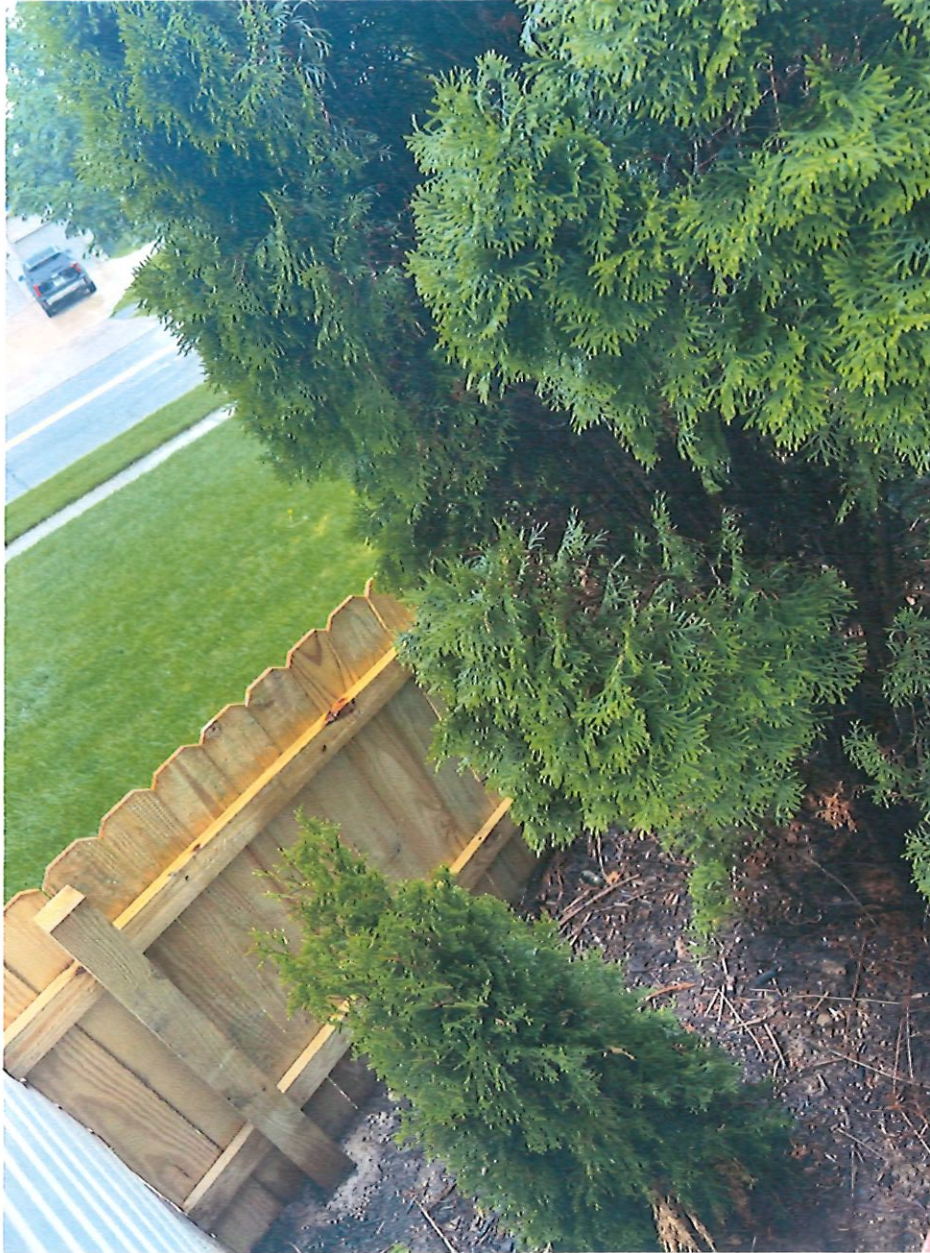
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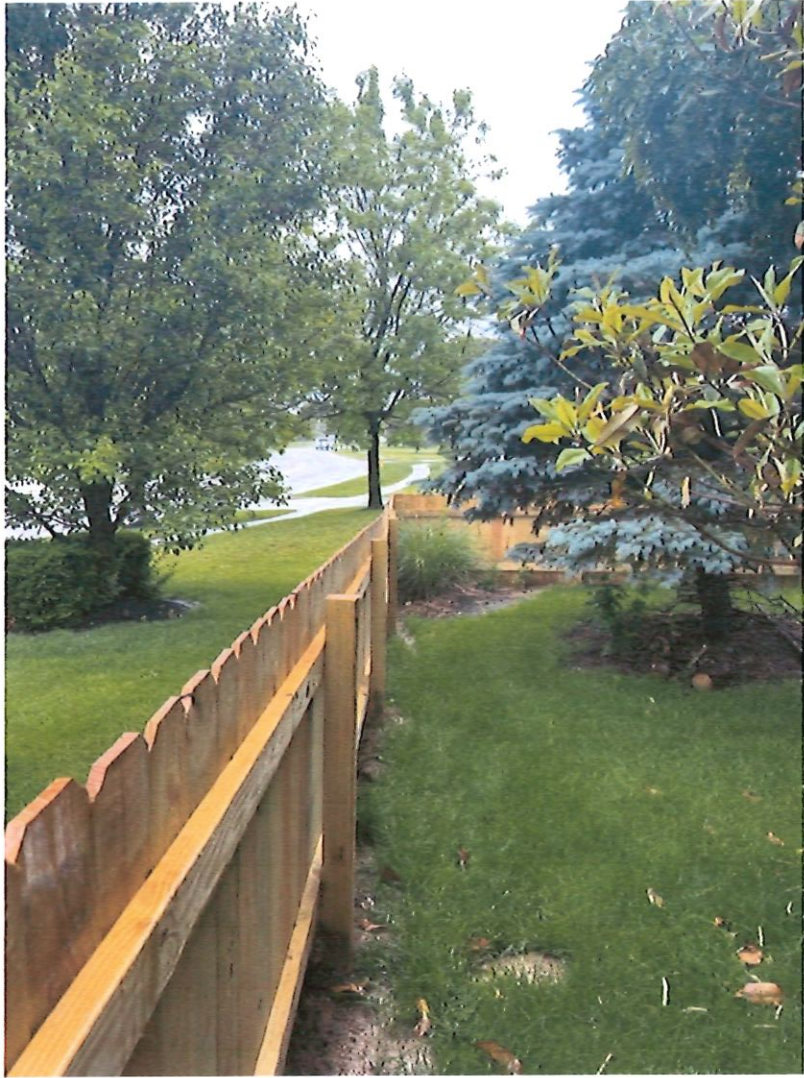


Current backyard view demonstrates the proximity of the existing fence to the permitted deck and established landscaping. This illustrates how the fence placement is integrated with the current layout of the property and supports the need to maintain its existing location.

Pages 5-8









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MICHAEL STINZIANO
Franklin County Auditor

AUDITOR OFFICE **SEARCH** ONLINE TOOLS REFERENCE CONTACT MICHAEL

Parcel ID: 040-011219-00 **Map Routing: 040-M082G-01300**
 HELTON CHRISTOPHER 1690 SAPPHIRE DR

Summary
 Last Photo
 Residential
 Commercial
 Improvement
 Permits
 Planning
 Sketch
 Plans
 Assessor's Map
Map
 Boundaries
 EIR Status
 CDR Status
 Tax & Payments
 Tax & A Status
 Tax Certificates
 Value History
 Rent Control
 Income Details
 Quick Links

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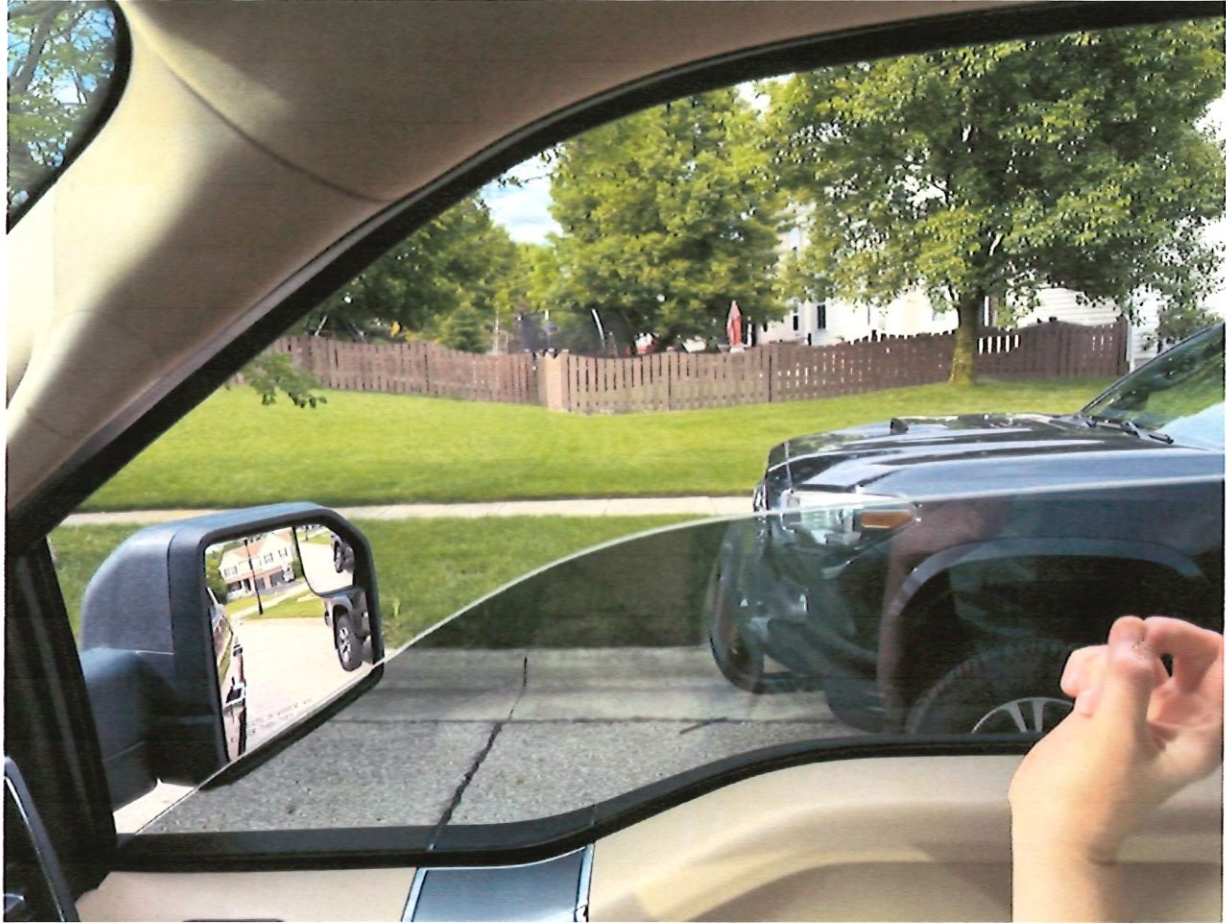
Photographic examples of homes within Grant Run Estates (Grove City) showing similar proximity of fencing and structures to the sidewalk that appear to be comparable in placement.

Pages 10-1















The deck, which was permitted on May 19, 2004, is located in close proximity to the existing fence and established landscaping. Relocating the fence inward would place it directly adjacent to the permitted deck and landscaping, resulting in functional limitations and disruption to the current layout of the property. Please refer to the photographs pages 5-9 for visual context.



[AUDITOR OFFICE](#)

[SEARCH](#)

[ONLINE TOOLS](#)

[REFERENCE](#)

[CONTACT MICHAEL](#)

Summary

Parcel ID: 040-011269-00
HELTON CHRISTOPHER

Map Routing: 040-M082G-01300
1690 SAPPHIRE DR

[Record Navigator](#)

1 of 1

[Return to Search Results](#)

Residential

PERMITS

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Date	Est Cost	Description
10-01-20	\$0	REPLACE GAS FURNACE & AC.
05-19-04	\$2,500	WDDK
11-20-02	\$176,000	NEWDWLG

Actions

[Neighborhood Sales](#)

[Proximity Search](#)

[Printable Version](#)

[Custom Report Builder](#)

Reports

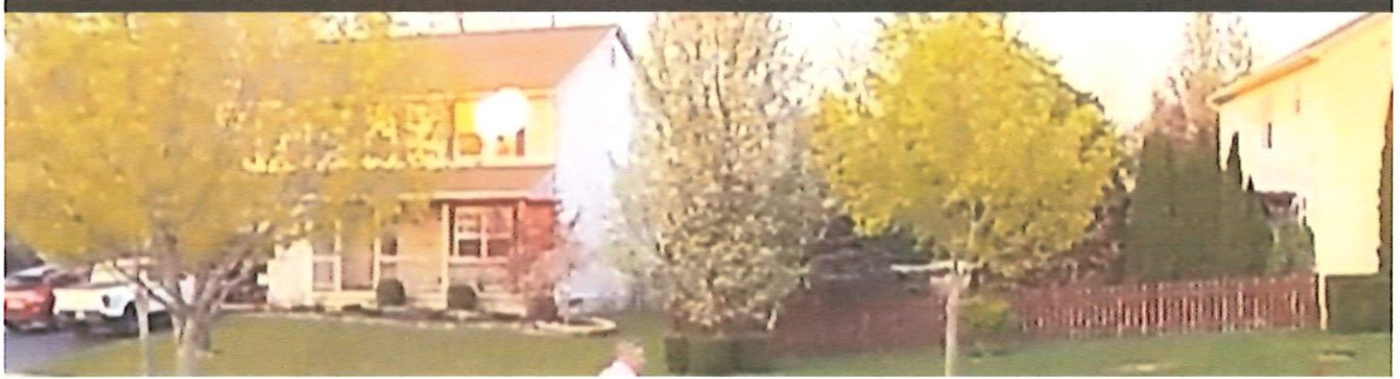
[Go](#)

Disclaimer:

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Photo of the former permitted fence, confirming that the replacement fence was installed in the identical location as previously approved by the City.



Thank you for your time and consideration with this matter.