

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

June 16, 2026

The regular meeting of the Board of Zoning Appeals was called to order by Chair Brant at 5:33p.m. at the Grove City Municipal Building, 4035 Broadway.

1). Roll was called. The following members were present.

John Brant Tony Haughn C.J. Andrews

Staff Present: Laura Scott, Planning and Zoning Manager; Anthony Severyn, Office of the Law Director.

Also Present: Glen E. Holmes, Holmes Management at 3902 Broadway; Christopher and Mary Helton of 1690 Sapphire Dr.

All representatives addressing the board were sworn in.

2). Approve the minutes of the May 26, 2026 meeting.

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

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

3.) Hear the appeal of Glen E. Holmes, Holmes Management, property owner at 3902 Broadway (Parcel#040-000119) for variance to Section 1135.09 (14) (a): To install a parking area between the street and the building in the Historic Preservation Area (HPA).

Mr. Holmes introduced his daughters, who have been working with him for many years serving over 400 clients. They need parking and can sometimes meet with clients 2-3 times a day. They had a relationship and agreement with Randy Schoedinger for many years. They shared parking on the Schoedinger lots and his driveway which provided ample parking for him and their clients. When the owner of Broadway Live bought the Schoedinger property, he informed him they would be installing a retaining wall along the property line. Mr. Holmes asked to buy a piece of the property for an easement but was denied. He was encouraged by counsel to file the easement agreement with Randy Schoedinger with Franklin County. He did so. He was later notified by Broadway Live ownership in a pre-drafted lawsuit that he would be sued for \$750,000 if he did not immediately remove the public filing from deed recorded in Franklin County. He decided to rely on God to rectify the situation. He mentioned the many properties that were originally homes turned into businesses with parking in front. He mentioned the letter from Morely, Parren and Bright in support of the variance. Mr. Brant asked Mrs. Scott to enter into the record. Mr. Brant asked for



questions from other board members or the public. Mr. Brant read the recommended stipulations. Mr. Holmes agreed to the stipulations and said he would like to start in July.

Motion by Chair Brant to grant the appeal of Glen E. Holmes, Holmes Management, property owner at 3902 Broadway (Parcel #040-000119) for variance to Section 1135.09 (14) (a): To install a parking area between the street and the building in the Historic Preservation Area (HPA) with three stipulations, 1) Install evergreen shrubs a minimum of 18" at time of planting, spaced no more than 5' apart on the north and west sides of the parking area, 2) Obtain approval to expand the driveway approach/curb cut on Broadway. 3) Begin construction within 12 months. Second by Mr. Andrews.

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

Chair Brant advised the applicant of the 21-day waiting period.

4.) Hear the appeal of Christopher and Mary Helton, property owners at 1690 Sapphire Dr. (Parcel #040-011269) for a variance to Section 1137.05 (c): To encroach the 30' front building setback on a corner lot facing Buckeye Parkway from 0' to a maximum of 10' with a 4' tall solid cedar fence, for a total setback of 20'.

Mrs. Helton said they installed the original fence in 2005 with a permit. When considering replacing that fence, she was told she did not need a permit and then found out after the fact from the city that even a replacement fence needs a permit. The issue is that if she were required to relocate the section of fence encroaching that it would look like a dog leg and be awkward and intrude on existing landscaping and the deck. Mr. Brant stated the BZA received letters from two neighbors in support of the fence, 1665 Sapphire Dr. and 1685 Sapphire Dr. Mr. Haughn asked for confirmation that the new fence was installed in the same place as the original permitted fence. Mrs. Helton said yes.

Motion by Chair Brant to grant the appeal of Christopher and Mary Helton, property owners at 1690 Sapphire Dr. (Parcel #040-011269) for a variance to Section 1137.05 (c): To encroach the 30' front building setback on a corner lot facing Buckeye Parkway from 0' to a maximum of 10' with a 4' tall solid cedar fence, for a total setback of 20'. Second by Mr. Haughn.

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

Chair Brant advised the applicant of the 21-day waiting period.

The meeting recessed so staff could call Tobias Frost, Item 5. The applicant could not be reached by the secretary.



5). Hear the appeal of Tobias Frost, Frost Fence LLC for 5916 Sapphire Ct. (Parcel #040-011296) for a variance to Section 1137.05 (c): To encroach the 30' front setback on a corner lot facing Sapphire Dr. by 10' with a 4' picket fence for a total front setback of 20'.

Mr. Brant spoke in favor of the variance and was prepared to make a motion to approved when Mr. Haughn suggested another option.

*Mr. Haughn motioned to table Item #5 until the next meeting when the applicant can be present.
Second by Mr. Andrews.*

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

6). New business. Mrs. Scott said we will have a July 27 meeting. Mr. Brant said he may be on vacation.

There being no further business, Chair Brant adjourned the meeting at 6:00pm.

Adjournment.

John Brant, Chair

Laura Scott, Secretary

