



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: _____

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 _____ Grove City, OH 43123 Parcel # _____

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:

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

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 _____ Company _____

Address _____ City/State/Zip _____

Phone _____ Fax _____ Email _____

Signature of Applicant _____



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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. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Signature of Applicant _____ Date: _____