



Grove City Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075 (Phone)
614-277-3090 (Fax)
GroveCityOhio.gov

MAR 28 2024

BOARD OF ZONING APPEALS APPLICATION

TO: Board of Zoning Appeals
4035 Broadway, Grove City, Ohio 43123
Phone: 614-277-3075 - Planning & Zoning Coordinator

Checks Made Payable To:
CITY OF GROVE CITY
Filing Fee \$100.00

Date: 3/27/2024

Application information must be completed or it will be returned and not placed on an agenda until it is complete and re-submitted. One original set of plans and 13 copies (14 total sets) shall be included when submitting this application. Each set shall include this application form and any additional attachments.

The City of Grove City Building Inspector has refused to issue a:

☒ Building Permit ☐ Certificate of Occupancy ☐ Sign Permit

at the following address 1008 Birch Run Grove City, OH 43123 Parcel # 040-017028

as it is in violation of : Building Code No. _____ Zoning Code No. 1137.05 Other: _____

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

Requesting a variance to section 1137.05 to encroach the building front setback of 25feet along Lavender Field by

10feet with a 48inch tall fence for a total setback of 15 feet.

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

Lance Lagunzad and Olivia Wells are the only adjoining property owners at 1016 Birch Run, Parcel #040-017027.

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 James and Amanda Woo Company _____

Address 1008 Birch Run City/State/Zip Grove City OH 43123

Phone 614-499-3442 Fax _____ Email amandawoo102@gmail.com / jjw5585@gmail.com

Signature of Applicant _____



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BOARD OF ZONING APPEALS

STATEMENT OF HARDSHIP

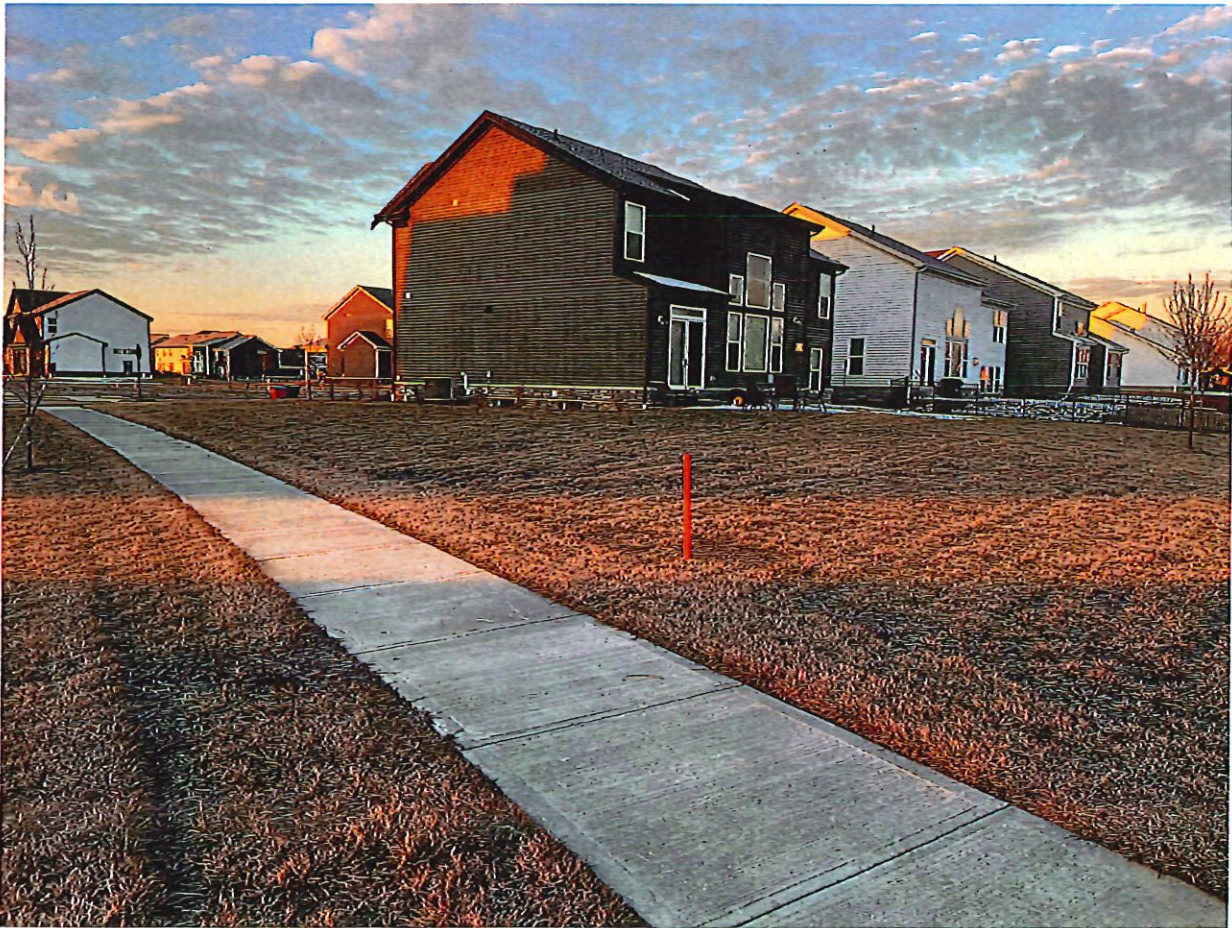
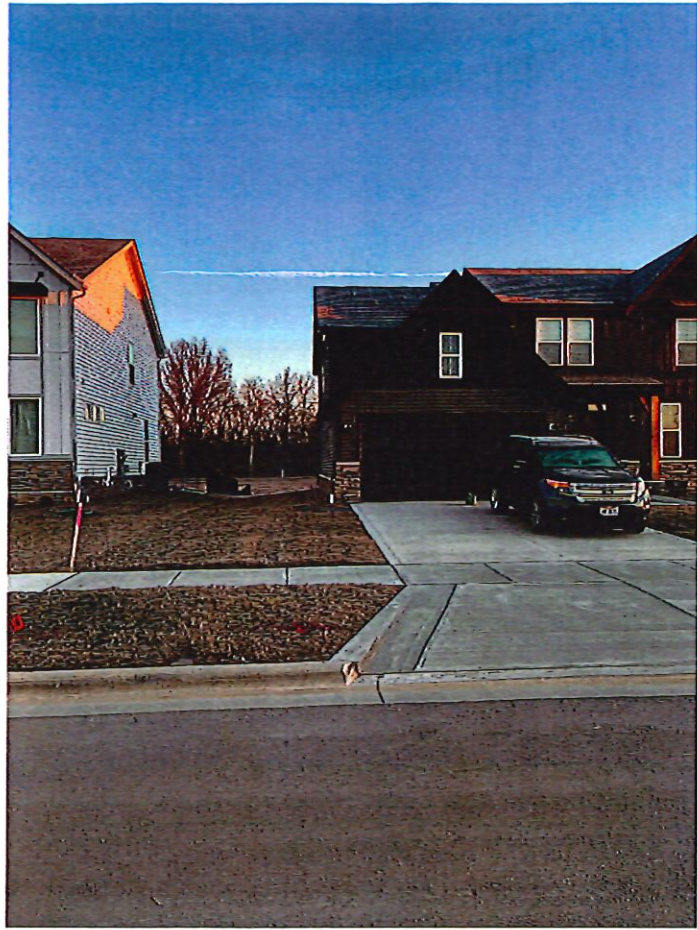
Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning Code or Sign Code. No variance shall be granted unless the Board finds that all of the following facts and conditions exist:

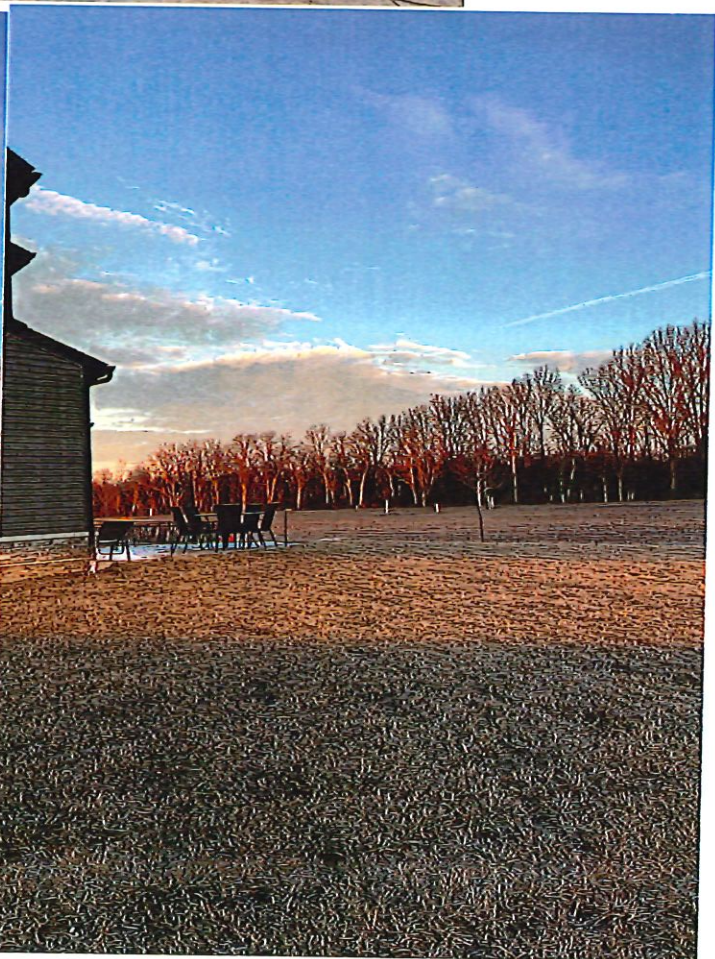
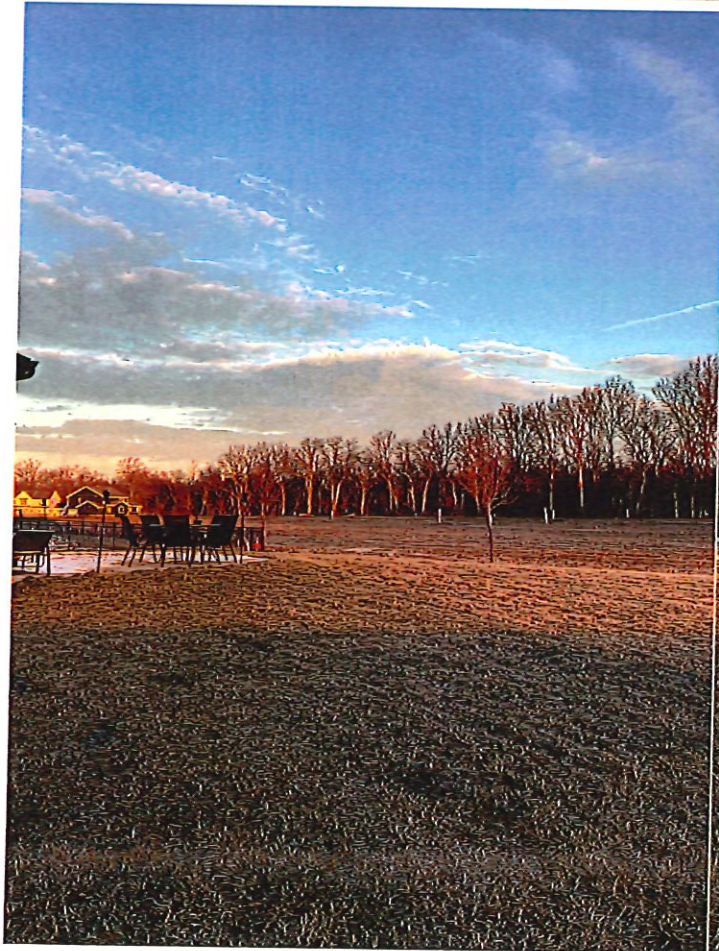
- (1) *The variance granted will not be contrary to public interest or adversely affect the health or safety of persons residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.*
- (2) *Granting the variance requested will 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 requested will not be contrary to public interest or affect the health or safety of persons residing in the
vicinity of the fence we are wanting to place in our back yard, as it will follow HOA requirements and will enhance the
2. The variance requested will not confer any special privilege as our corner lot is shaped differently than most lots in
our
3. A literal enforcement of the Zone code will result in unnecessary hardship by depriving our family (children and pets)
the ability to safely plan in our own yard, commonly as others in the same zoning distric.
4. Our parcel does have special conditions, more so than most others in our zoning distric as we have a corner lot with
an unusual triangular shape. This variance is being requested so we can run and play in our whole yard and enjoy
5. The special conditions listed above are not a result of our actions, but a result of the lot our home was built on.
6. We do not believe our request will break the spirit of the Zoning board, as we are willing to comply with all the
requests

Signature of Applicant _____ Date: 3/27/24





LEGEND

- SURFACE WATER
- FLOW ARROWS
- PROPOSED GRADE
- EXISTING GRADE
- SAN
- W
- STM
- 913.5'
- 913.5'
- WATER TAP
- SANITARY SEWER TAP
- LAMP POST
- SANITARY SEWER
- EX. WATERLINE
- EX. STORM SEWER
- EX. EASEMENT LINE
- EX. PAVEMENT
- SILT FENCING
- SOD/SEED LINE
- ELEVATED DIRECT-VENT FIREPLACE
- BAY WINDOW
- MAJOR FLOOD ROUTING ARROW
- LG = LP OF GARAGE
- ES = EDGE OF SIDEWALK
- DRAINAGE STRUCTURE PROTECTION
- AG = AIR CONDITIONING UNIT
- WINDOW WELL



AREA SUMMARY

Lot Area: 12391.98 Ft²
Foundation Area: 1854.83 Ft²
Driveway Area: 432.14 Ft²
Walk: 824.69 Ft²
Service Walk: 72.49 Ft²
Porch: 75.00 Ft²
Stoop & Steps: N/A
Patio: 192.00 Ft²
Sod Coverage: 12129.48 Ft²
Seed Coverage: N/A

FOR: Fischer Homes HOUSE STYLE: Avery

LOT: 178 SUBDIVISION: Farmstead Phase 4

VILLAGE/CITY: Grove City COUNTY: Franklin STATE: Ohio

FLOOD ZONE: X COMMUNITY PANEL: 39049C PANEL No.: 0408K EFFECTIVE DATE: 06/17/2008

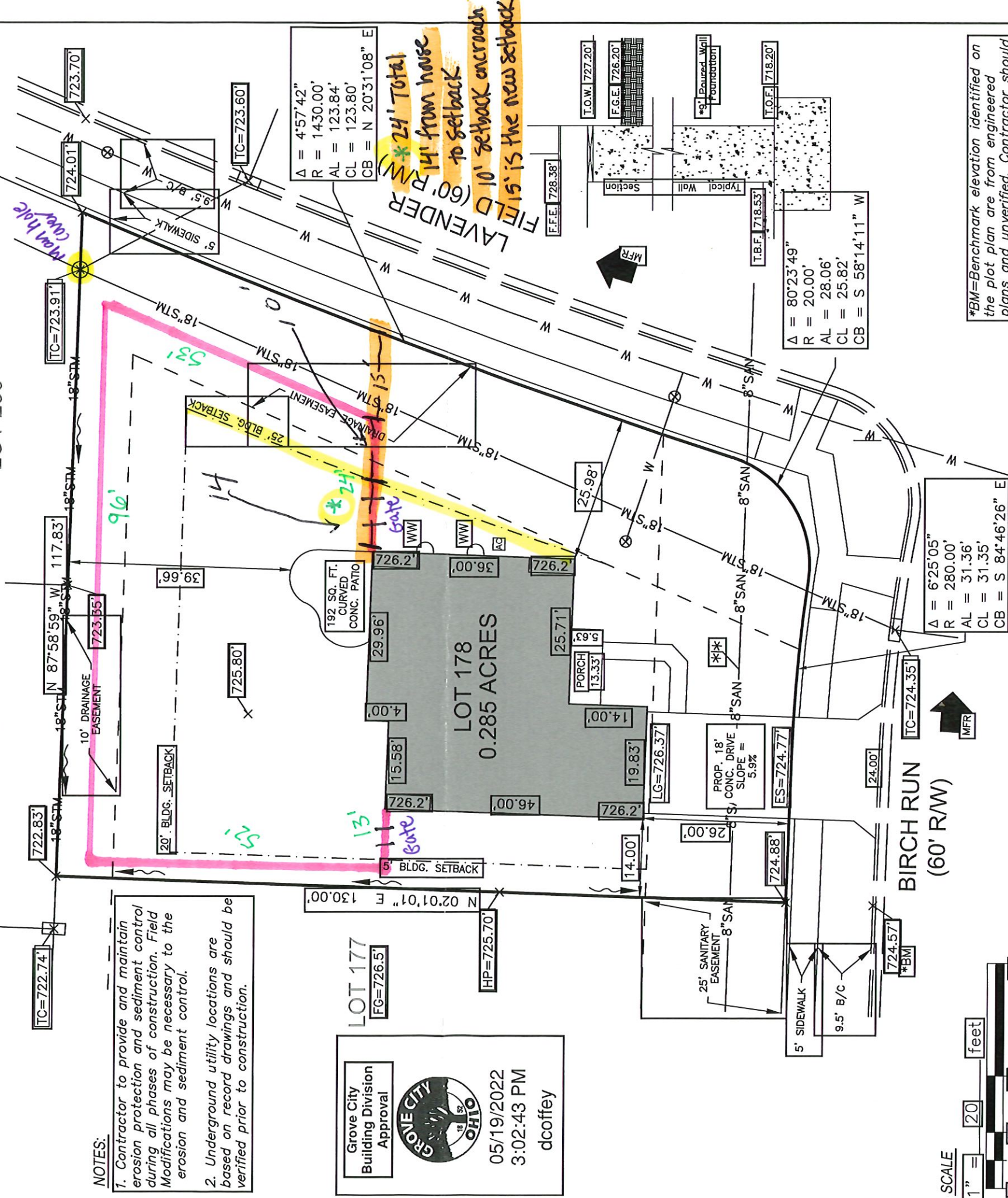
MINIMUM BUILDING SETBACKS: FRONT 25' REAR 20' SIDE 5' min., 10' total

DRIVE SLOPE DISTANCE: 27.00' % IMPERVIOUS AREA: 21.07%

LOT 232

LOT 231

LOT 230



NOTES:

- Contractor to provide and maintain erosion protection and sediment control during all phases of construction. Field Modifications may be necessary to the erosion and sediment control.
- Underground utility locations are based on record drawings and should be verified prior to construction.

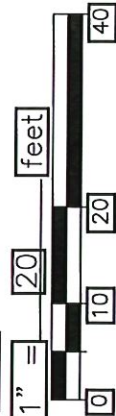
Grove City
Building Division
Approval



05/19/2022
3:02:43 PM

dcocffey

SCALE



CERTIFICATION:

I hereby certify that the foregoing PLOT PLAN was prepared from information provided by the client and obtained from engineered subdivision plans. This PLOT PLAN is to be used by the client for the sole purpose of obtaining a building permit and shall not be used as a substitute for construction documents. The use of this PLOT PLAN for any other purpose is strictly prohibited.

Anthony W. Meacham
OHIO REGISTERED SURVEYOR NO. 7799

04/26/2022

DATE

PLOT PLAN

1008 BIRCH RUN

KORDA

Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8981 WEB www.korda.com

DATE: April 26, 2022
JOB# 2022-7038
DRAWN: JWH
CHECKED: JWH
DWG. TWM



*BM=Benchmark elevation identified on the plot plan are from engineered plans and unverified. Contractor should confirm if proposed elevations are consistent with existing conditions.

C/O No. Revision Date and Request

1		
2		
3		
4		
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