

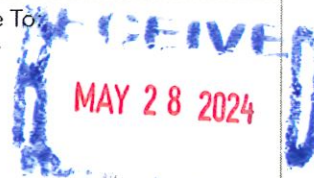


Grove City Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075 (Phone)
614-277-3090 (Fax)
GroveCityOhio.gov

BOARD OF ZONING APPEALS APPLICATION

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

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



Date: 5/20/24

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:

PR 2024 0001155

☒ Building Permit ☐ Certificate of Occupancy ☐ Sign Permit

at the following address 5690 Coneflower Drive Grove City, OH 43123 Parcel # 040-011312

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:

We would like to replace our old 4ft white vinyl fence with a 6ft white vinyl fence. On the north side of our lot we are requesting 16ft past our build line; which is still 15 ft from the side walk. While our auto pool cover is compliant with grove city zoning laws we are no longer compliant with our insurance company. As they will no longer underwrite unless there is a locked fence.

A variance to 1137.05; to encroach the 30' front building setback on Stuyvesant Ave by 9' for a total front setback of 21', with a 6' tall solid fence
Names, Address and Parcel numbers of all adjoining property owners (attach a separate sheet if needed): Z Scott

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 Nicole Fleming Company

Address 5690 Coneflower Drive City/State/Zip Grove City, OH 43123

Phone 6142164595 Fax Email nforrest22@hotmail.com

Signature of Applicant Nicole Fleming



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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 improve public safety as the north side of the fence is located on a busy street where our pool is easily accessible.
- 2. It does not.
- 3. Yes, this will create unnecessary hardship for us and the neighborhood. The privacy fence is critical to the safety of everyone and without it we are not compliant with our homeowners insurance.
- 4. N/A
- 5. N/A
- 6. True

Signature of Applicant Nicole Fleming Date: 05/20/24

Cover for BZA Variance Application:

We are seeking A variance to Section 1137.05: To encroach the 30' front building setback on Stargrass Avenue by 9' for a total front setback of 21', with a 6' tall solid fence.

-Nikki Fleming

5690 Coneflower Drive Grove City OH 43123

Back yard view from
Stargrass North side of
property



backyard view
southside to north



20 ft electrical
easement



Final Material



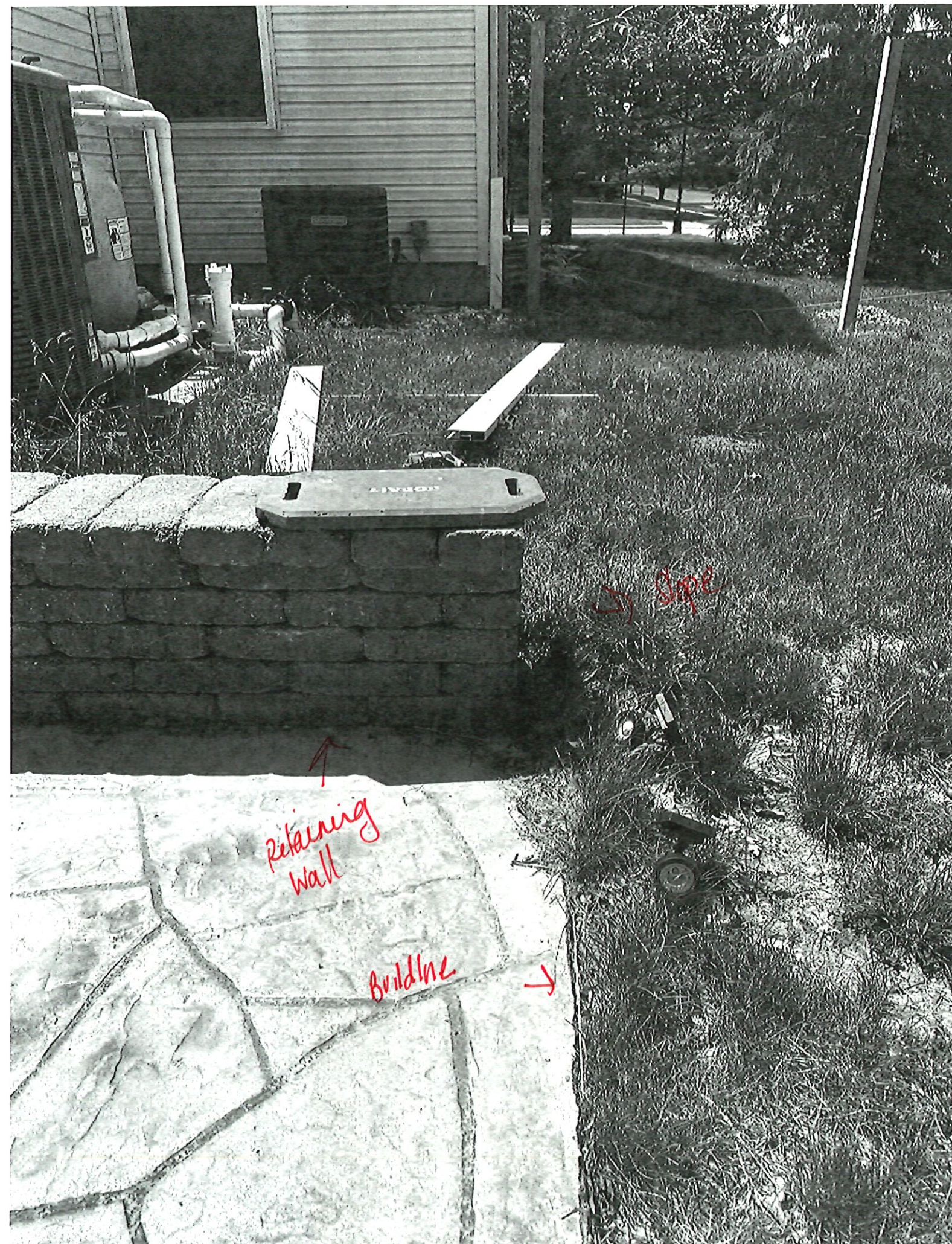
electrical outlet and
panel required to be
w/in 6ft of pod



Risk analysis of our homeowners policy showing that we had the 4ft fence and are required to have that for insurance.

[illegible]

Insurance Coverage for P&D





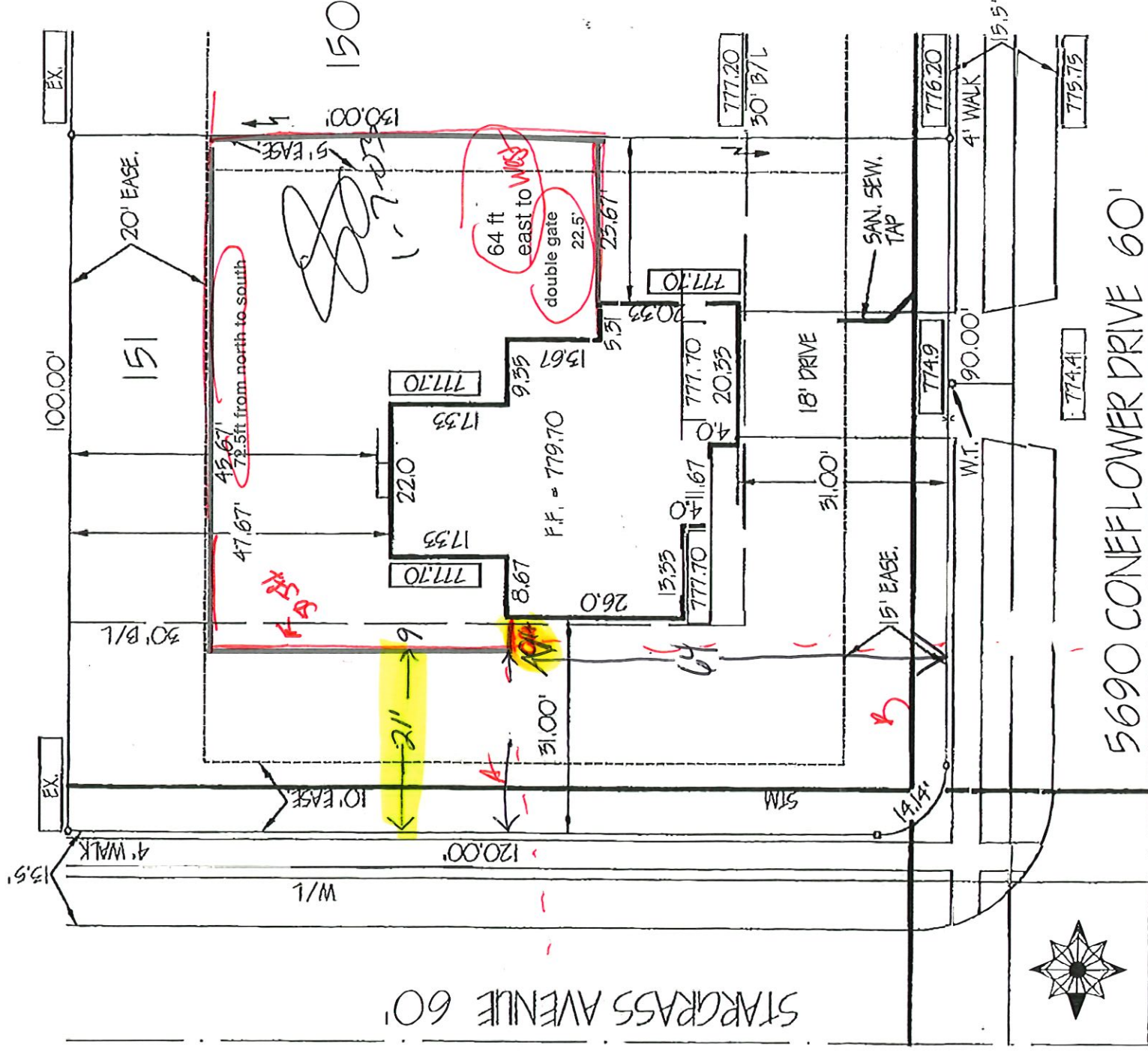
example fence on stargrass



example fence
stargrass

1	12/03/02 NEW HOUSE (TB)
2	
3	
4	
5	

FOR ROCKFORD HOMES HOUSE STYLE TAMARACK "B" CITY OF GROVE CITY
LOT/SUBDIVISION 151 MEADOW GROVE SOUTH SEC. 5
SCALE 1" = 20' PB. 97 PG. 92 DATE 07/25/02 ORDER NO. DRN. SDH CK. JM
MINIMUMS R: 15% S: 6'



21' 4-51 ft from fence to
Stargrass
64' 6-77 ft from fence
to cone flower
drive.

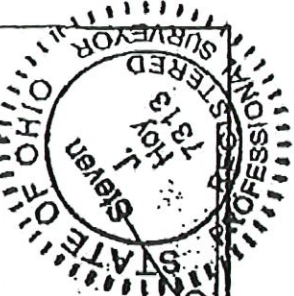
set back = 30'
encroachment = 9'
new setback = 21'

Plot Plan
We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

THIS PROPERTY IS LOCATED IN

FLOOD ZONE X
COMMUNITY PANEL 39049C
PAGE 0331G DATE 08/02/95

By Steven J. Hoy



Steven J. Hoy
8/28/04