



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: 5/14/25

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 8 1/2" 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 R-2 Zone
040-000400-00

at the following address 3320 Voeller Ave Grove City, OH 43123 Parcel #

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

I would like to replace a 4ft. chain link fence in the back of the property. Requesting a variance to section 1137.05 to encroach the building setback of 30 ft along Dudley by 29 ft with a 48in chain link fence for a total setback of 1 ft

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

Justin Price, Angela Smith
3326 Voeller Ave
040-000399-00

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 Sky Eckel Company

Address 3320 Voeller Ave City/State/Zip Grove City, OH 43123

Phone 614-747-2991 Fax Email Eckels10@gmail.com

Signature of Applicant *Sky Eckel*



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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. _____

2. _____

3. _____

4. _____

5. _____

6. _____

See additional
 notes on
 sheet

Signature of Applicant

Jay Eckel

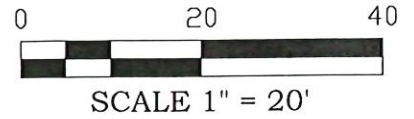
Date:

5/21/25

- 1: The fence will not be in the way of the crosswalk or stop sign in any way. There will be a clear distance of 8ft to the sidewalk, 18ft to Dudley and 7ft. to Civic. with full visibility through chain link.
- 2: This would not. There was a chainlink fence in this yard for 30+ years that was recently removed and hoping to re-install for safety and curb appeal
- 3: Placing the new fence would mean safety for my children which is top priority. There are several other homes on corner lots with chain link fences in the neighborhood. You will have full visibility through the fence.
- 4: There was a chainlink fence here previously, and with Dudley being such a high traffic street it is needed. It is regularly used as a cut through from Kingston to Columbus St.
- 5: We cant control the speed of traffic on Dudley, it is always busy. The fence would prevent children from going near the road.
- 6: The previous owners had a fence for 30+ years that needed to be replaced for some time. A new fence will be much more appealing to the neighborhood and keep my children safe in a very high traffic area.

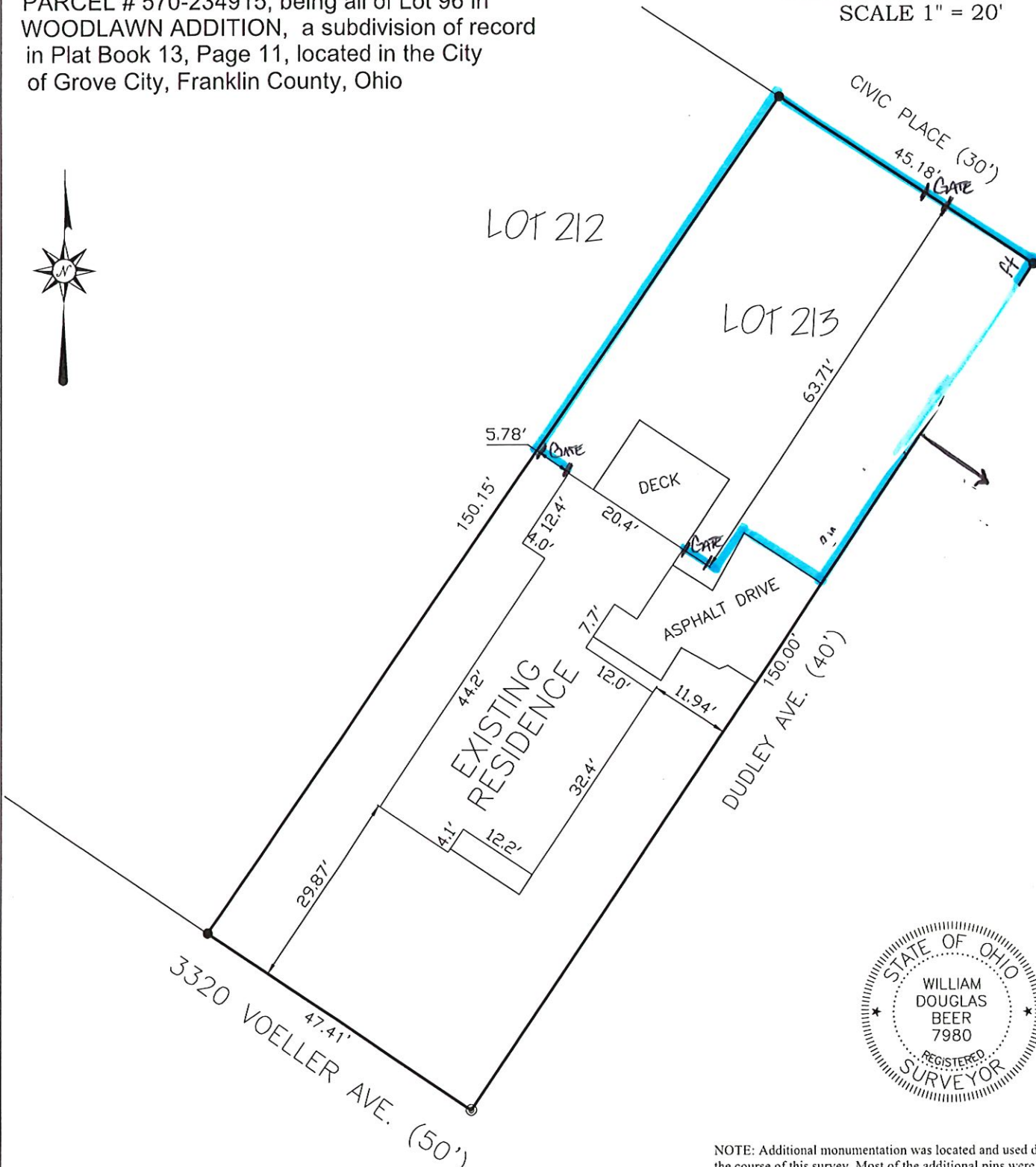
LOCATION EXHIBIT

PARCEL # 570-234915, being all of Lot 96 in WOODLAWN ADDITION, a subdivision of record in Plat Book 13, Page 11, located in the City of Grove City, Franklin County, Ohio



LOT 212

LOT 213



NOTE: NO EASEMENTS ARE DEPICTED ON PLAT

NOTE: Additional monumentation was located and used during the course of this survey. Most of the additional pins were not depicted on this Exhibit (due to distance away).

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

Legend

- ⊙ = 5/8" REBAR W CAP SET
- = 3/4-INCH IRON PIPE FOUND (or as noted)

BENCHMARK LAND SURVEYING
 3501 Manila Drive,
 Westerville, Ohio 43081
 (614) 794-9609 - Office
 E-mail: bmlsurveying@yahoo.com

William D. Beer 10/22/2024
 WILLIAM D. BEER DATE
 Registered Surveyor No. 7980

CIVIC PL

040-000242

4142

120.00

49.82

100.00

50.00

4141

GRASS
SIDEWALK
GRASS

45.2

040-000400

213

150

3320

47.4

040-000399

212

3326

49

VOELLER AVE

040-000398

211

3324



3321

3326

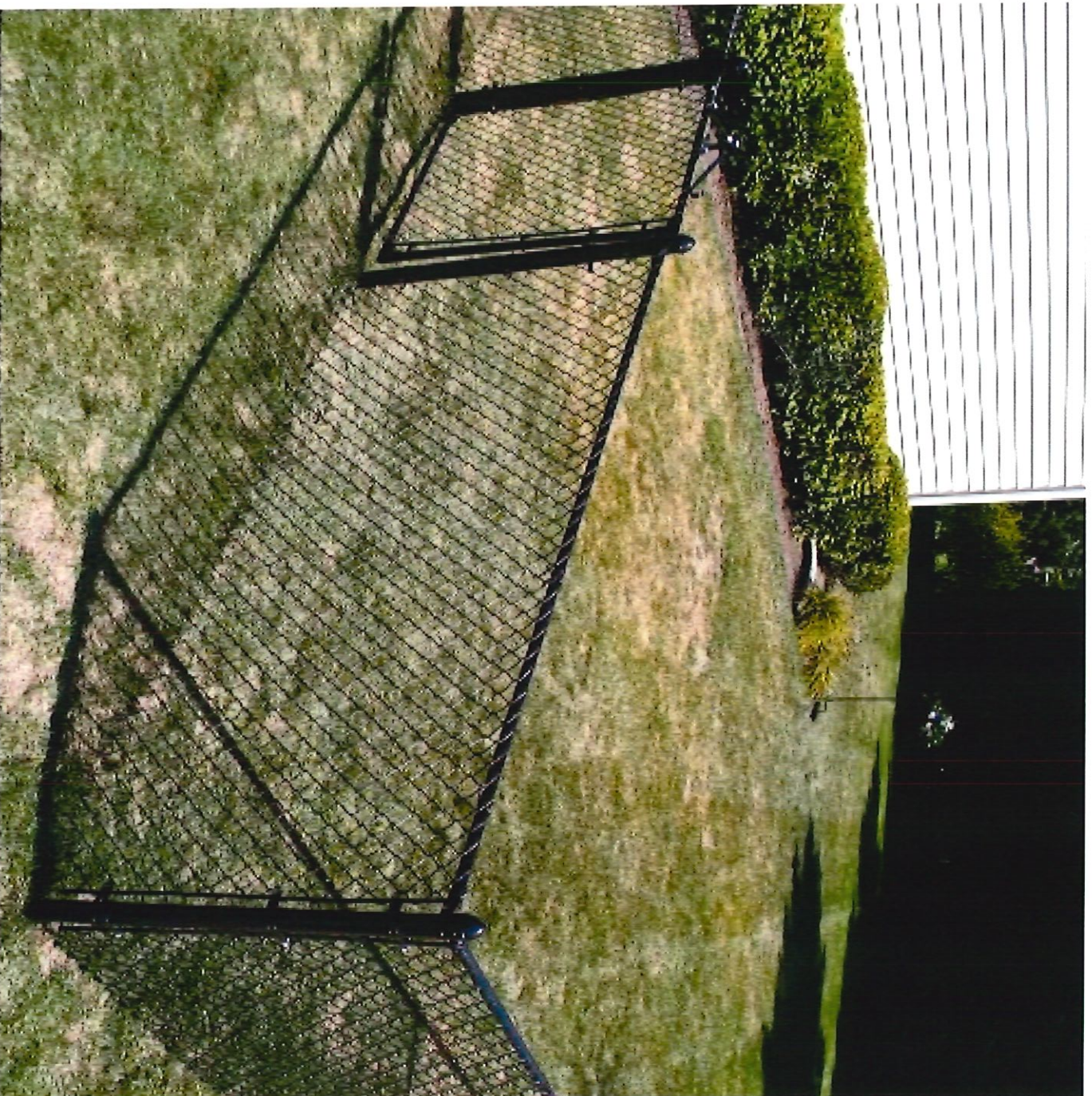
3320

4146



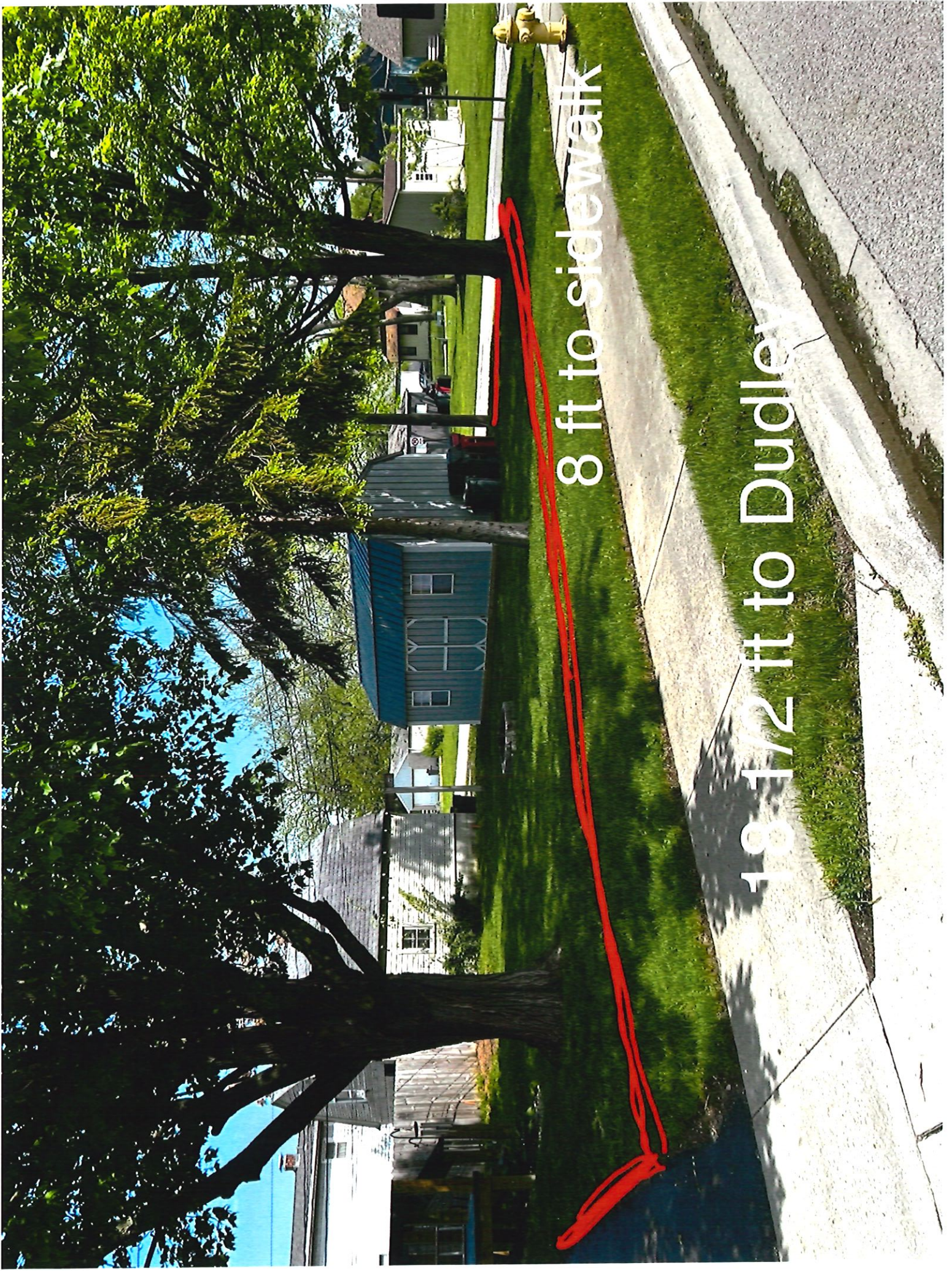
Google maps image of the old fence. It was overgrown and rusted. It was removed and a new fence would be put in the same location

Example
of the
new
fence



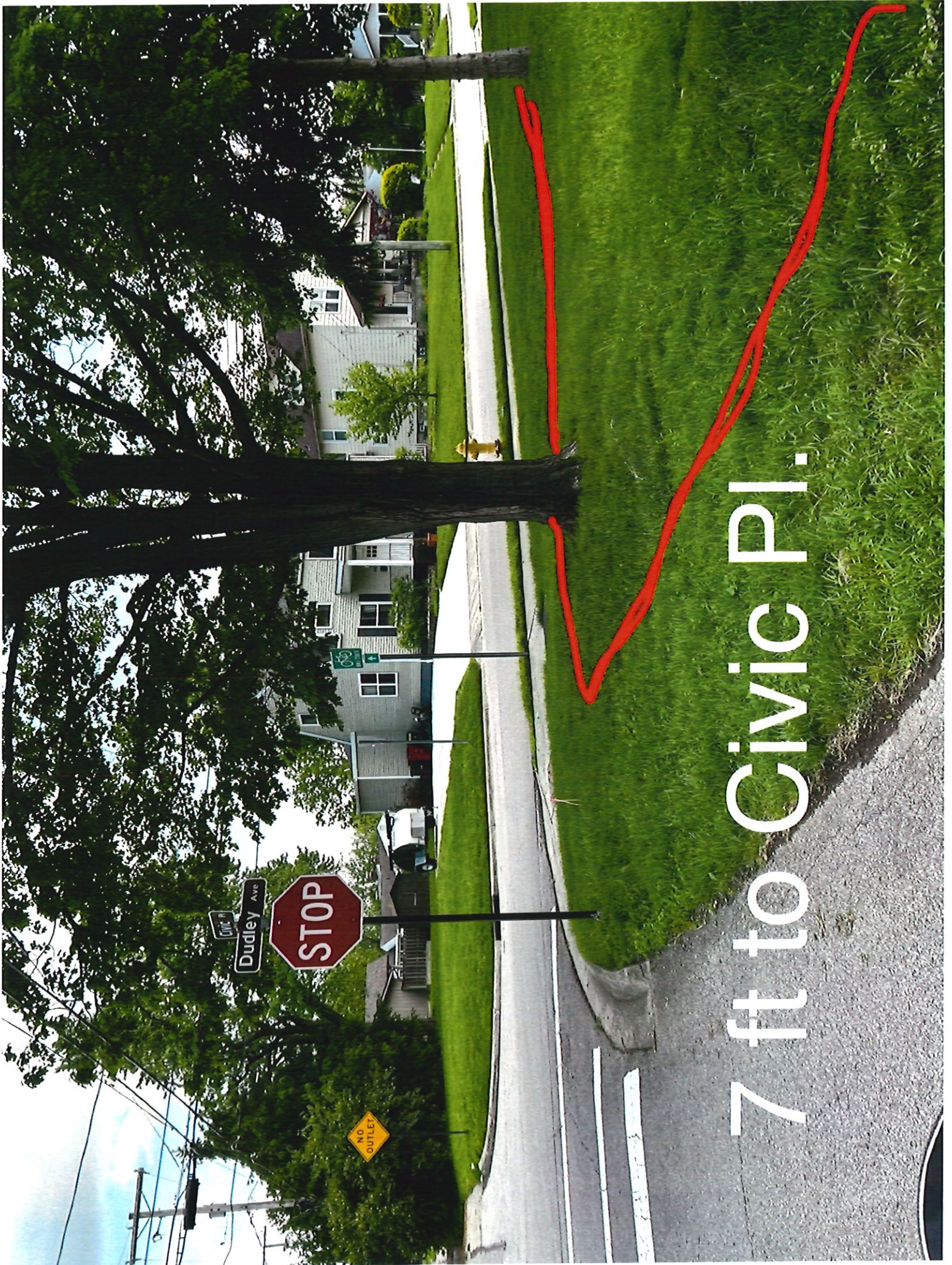


Side yard, gate
here, 30+ feet
from Voeller



8 ft to sidewalk

18 1/2 ft to Dudley



7 ft to Civic Pl.