

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

September 22, 2025

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chair John Brant at 5:30p.m., at the Grove City Municipal Building, 4035 Broadway.

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

Tony Haughn

John Brant

George Holinga was excused. Staff Present: Michael P. Boso, Chief Building and Zoning Official, Laura Scott, Planning and Zoning Manager/Secretary to the BZA, Anthony Severyn, Office of the Law Director

Also Present: Abigail Skoda and Cameron Welsh of 3530 Whirla Way and their contractor Jack Reall. Kevin and Lourdes McDaniel of 4893 Tayport Ave. and their contractor Andrew Willstz.

**Motion by Vice Chair Brant to approve the minutes from the August 25<sup>th</sup> meeting as written. Second by Tony Haughn.**

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

All representatives addressing the board were sworn in.

- 2) Hear the appeal of Abigail Skoda, property owner for 3530 Whirla Way (Parcel #040-017753), for a variance to Section 1135.10–I: To encroach the 25' rear setback by approximately 9' with a deck, for a total rear yard setback of approximately 17'.

Abigail Skoda presented the project details. She noted the tall arborvitae hedge between she and her neighbor. Mr. Haughn noted the deck faces the adjoining property owner's side yard. He also noted that property owner, the Lockhart's provided a letter in support of the 20' deep deck. Vice Chair Brant asked that the letter be entered into the record and informed the applicant of the 21-day waiting period. He noted the stipulation to begin construction within 12 months. Ms. Skoda and Mr. Welsh stated they understood the terms.

**Motion by Vice Chair Brant to grant the appeal of Abigail Skoda property owner for 3530 Whirla Way (Parcel #040-017753), for a variance to Section 1135.10-I: To encroach the 25' rear setback by approximately 9' with a deck, for a total rear yard setback of approximately 17'. Second by Tony Haughn.**

VOTE: Brant – YES; Haughn - YES; APPROVED.

- 3) Hear the appeal of Tori Moore, Superior Fence and Rail, representing the property owners Kevin and Ivette McDaniel at 4893 Tayport Ave. (Parcel #040-011158), for a variance to Section 1135.14-III: To encroach the 30' front building setback on Sunny Rock Ln. by 3', with a 4' tall fence, for a total setback of 27'.


Contractor Andrew Willstz stated the fence as installed posed no vision clearance issues. He referred to the substantial landscaped beds around the property that created the problem with the approved fence layout. Mr. Haughn pointed out the fence was not installed to plan last year but only recently found not to be in compliance with the plan submitted. The homeowner Kevin McDaniel stated the fence had been approved by the Homeowners Association. Mr. Brant noted the fence fits well with the home.

**Motion by Vice Chair Brant to grant the appeal of Tori Moore, Superior Fence and Rail, representing the property owners Kevin and Ivette McDaniel at 4893 Tayport Ave. (Parcel #040-011158), for a variance to Section 1135.14-III: To encroach the 30' front building setback on Sunny Rock Ln. by 3', with a 4' tall fence, for a total setback of 27'. Second by Tony Haughn.**

VOTE: Brant – YES; Haughn - YES; APPROVED.

- 4) There being no new business, the Vice Chair adjourned the meeting at 5:45p.

Adjournment.

  
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John Brant, Vice Chair  
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Laura Scott, Secretary