

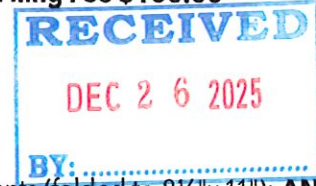


Grove City Building Division  
 4035 Broadway  
 Grove City, OH 43123  
 614-277-3075 (Phone)  
 614-277-3090 (Fax)  
 GroveCityOhio.gov

# 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: 12/19/2025

**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

at the following address 5886 PLATINUM DR Grove City, OH 43123 Parcel # 040-012521

as it is in violation of : Building Code No. \_\_\_\_\_ Zoning Code No. 1135.10 Other: \_\_\_\_\_

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

*to allow a deck to be built in the backyard which encroaches the rear setback by 4 feet. The code would have a deck that comes out from the back of house 12 feet. The plans for this deck is asking to build an extra 4 ft. It would come out from house 16 feet.*

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

5887 Goldstone Dr., Parcel # 040-012522 / 5877 Goldstone Dr., Parcel # 040-012523 / 5876 Platinum Dr., Parcel # 040-0126

Marcus & Asha Grimes / Michael & Mandy Heeges / Ronald & Julia De Vera

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 Cindy K. Tucker Company \_\_\_\_\_

Address 5886 PLATINUM DR City/State/Zip GROVE CITY, OH 43123

Phone [REDACTED] Fax \_\_\_\_\_ Email [REDACTED]

Signature of Applicant Cindy K. Tucker



City of Grove City  
Division of Building  
4035 Broadway  
Grove City, Ohio 43123  
614-277-3075  
www.grovecityohio.gov

# Review Letter

FENCE-N-DECK DOCTORS  
2795 COPLEY COURT  
Hilliard, OH 43026

November 26, 2025

Reference: Project PR20250002761 (5886 PLATINUM DR)

Dear FENCE-N-DECK DOCTORS:

Except as noted below and based solely upon the information contained within the submittal, the construction documents for the project above have been reviewed for conformance with the Ohio Board of Building Standards rules and Grove City Ordinances, as applicable.

The following comments must be resolved to bring the construction documents into compliance.

**Zoning Review [Failed]** (Reviewed By: Justin Taylor)

1. Proposed deck encroaches into the rear 25ft setback by 4ft. This will require a variance from the Board of Zoning Appeals for approval.  
1135.10 Grove City Zoning Code, property is zoned R1-b.

Due to the finding that the construction documents are not fully compliant or are incomplete and that corrections are required to demonstrate compliance with the Ohio Board of Building Standards rules and Grove City Ordinances, as applicable, the above items are not necessarily the only items not in compliance. Additional items may be found upon further review of the requested information or revised construction documents.

- Omission of reference to rule or law shall not nullify any requirement nor exempt any structure or person from such requirement of the rules or laws.

To resolve the comments, please respond by letter and revise documents in a manner that identifies the comments responded to and, where appropriate, corrections made.

If you have questions about this review, please contact the plan reviewer(s) or the Chief Building Official.

Sincerely,

The City of Grove City

PLATINUM DRIVE 60'

70.00'

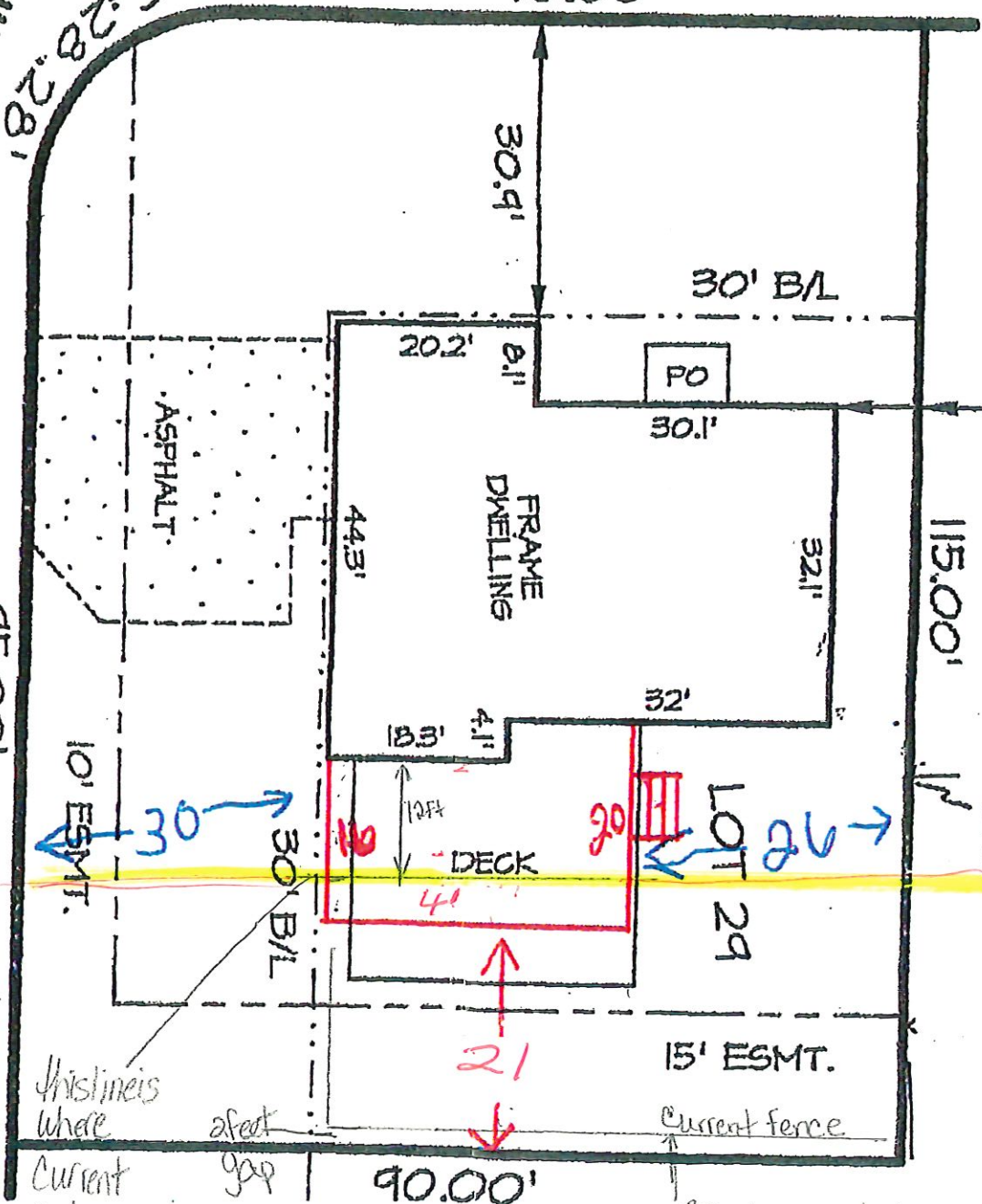
C:28.28'

OF OHIO

HEW L. PBELL  
346  
RED

SAPPHIRE DRIVE 60'

95.00'



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO MEANS.



*[Handwritten signature]*

Pictures from auditors website and then from our





Date: 11/12/2025 - 4:13 PM  
Design ID: 336552101121  
Estimated Price: \$14,709.60

*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

# Design & Buy™ DECK

## How to recall and purchase your design at home:



- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
  2. Select the Deck Designer
  3. Recall your design by entering Design ID: 336552101121
  4. Follow the on-screen purchasing instructions

## How to purchase your design at the store:

1. Enter Design ID: 336552101121 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

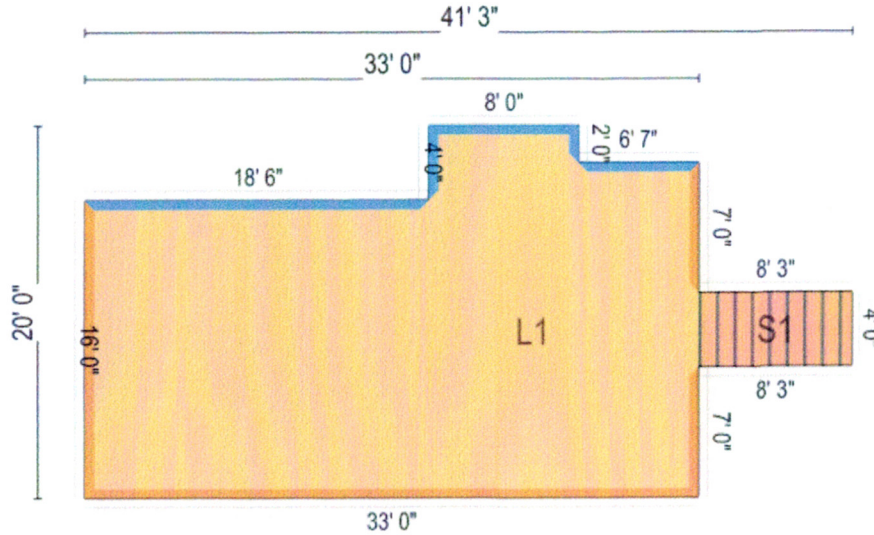
### Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. **MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. **MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

**Date:** 11/12/2025 - 4:13 PM  
**Design ID:** 336552101121  
**Estimated Price:** \$14,709.60

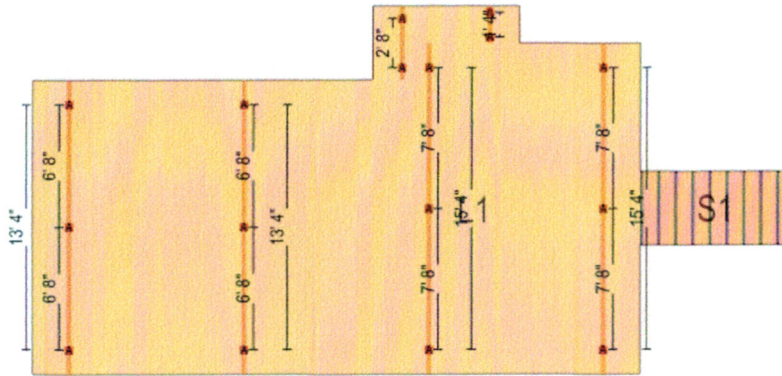
*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



**Deck Side Color Legend**

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

## L1 - Posts and Footings

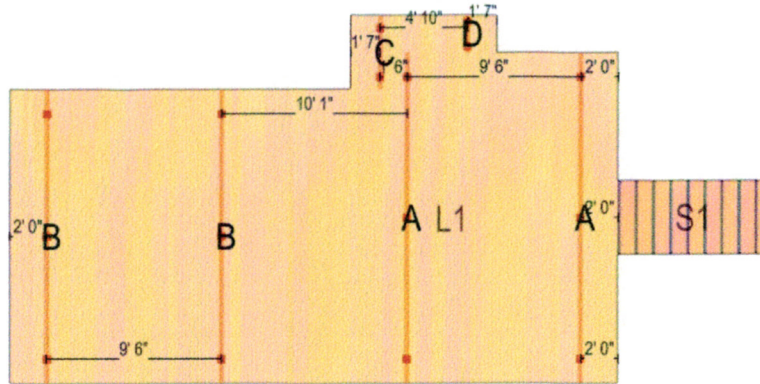


Dimensions displayed are from center of post to center of post.

### L1 - Framing Posts

Label	Post Size	Count
A	6 x 6	16

## L1 - Beams

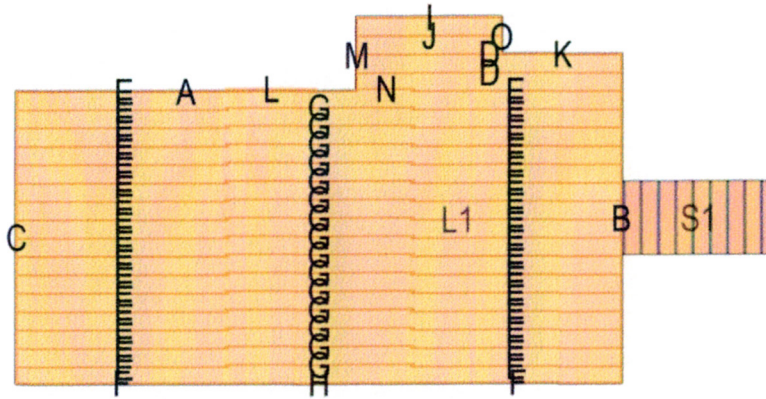


2 boards nailed together is 2 ply

### L1 - Lumber: 2 ply - 2 x 10 AC2

Label	Length	Count
A	18' 0"	2
B	16' 0"	2
C	4' 0"	1
D	2' 0"	1

## L1 - Joists



**Lumber: 2 x 8 AC2**

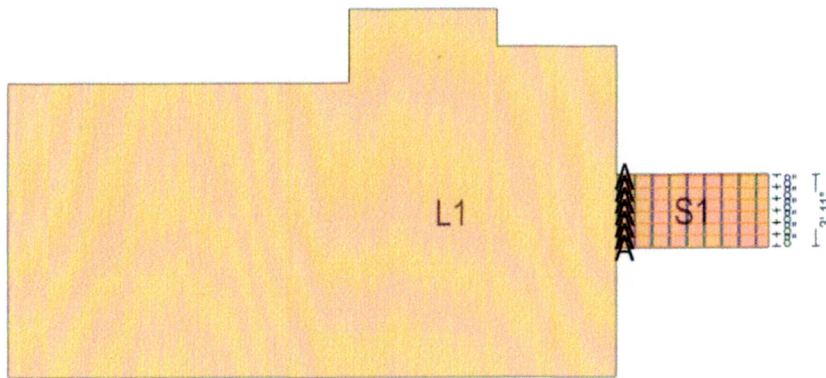
**Joist Spacing: 12" on center**

Label	Length	Count	Usage
A	18' 6"	1	Rim Joist
B	17' 9"	1	Rim Joist
C	15' 9"	1	Rim Joist
D	14' 4"	2	Internal Joist
E	11' 6"	32	Internal Joist
F	11' 6"	2	Rim Joist
G	10' 4"	15	Internal Joist
H	10' 1"	1	Rim Joist
I	8' 0"	1	Rim Joist

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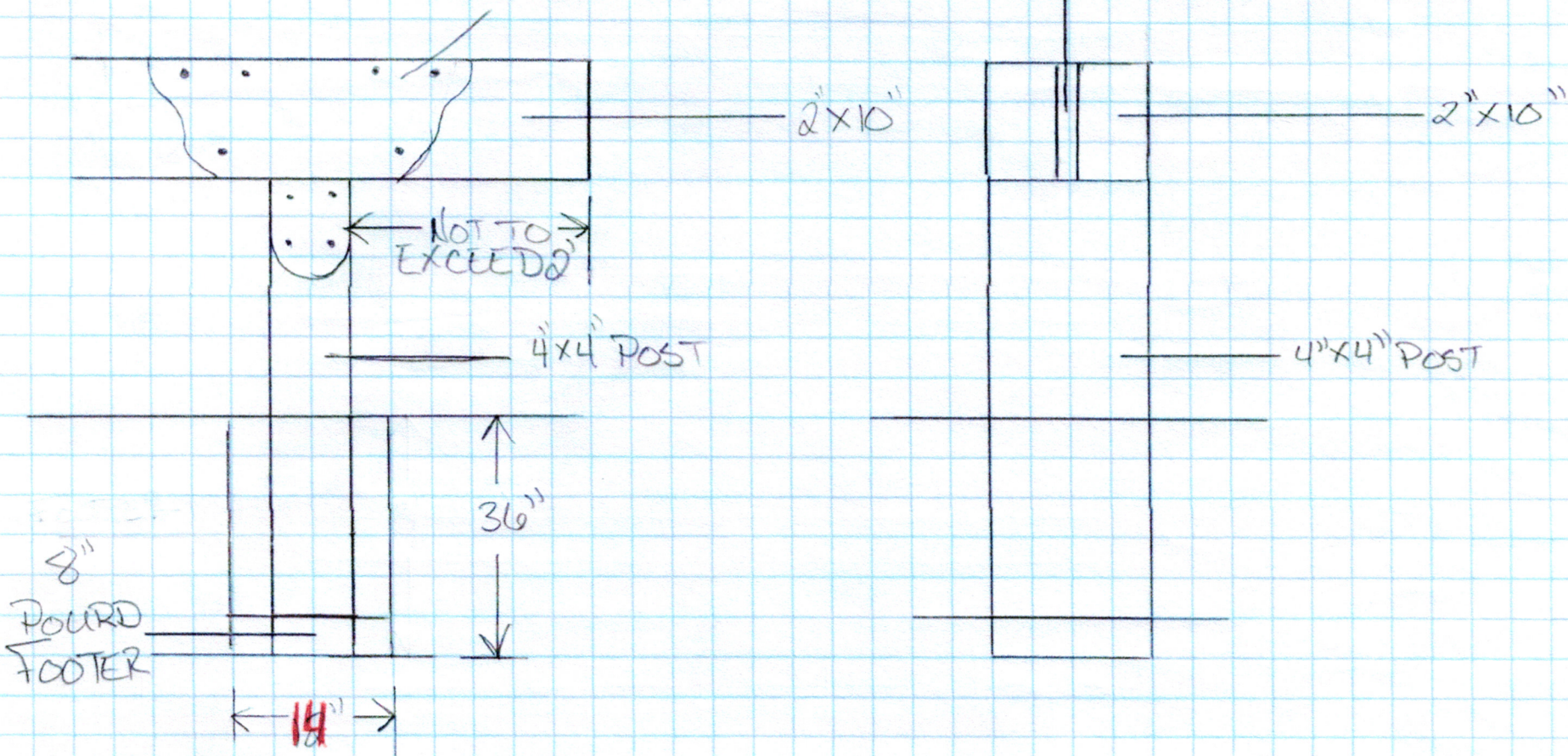
## L1 - Stair Framing



### S1 - Stringer

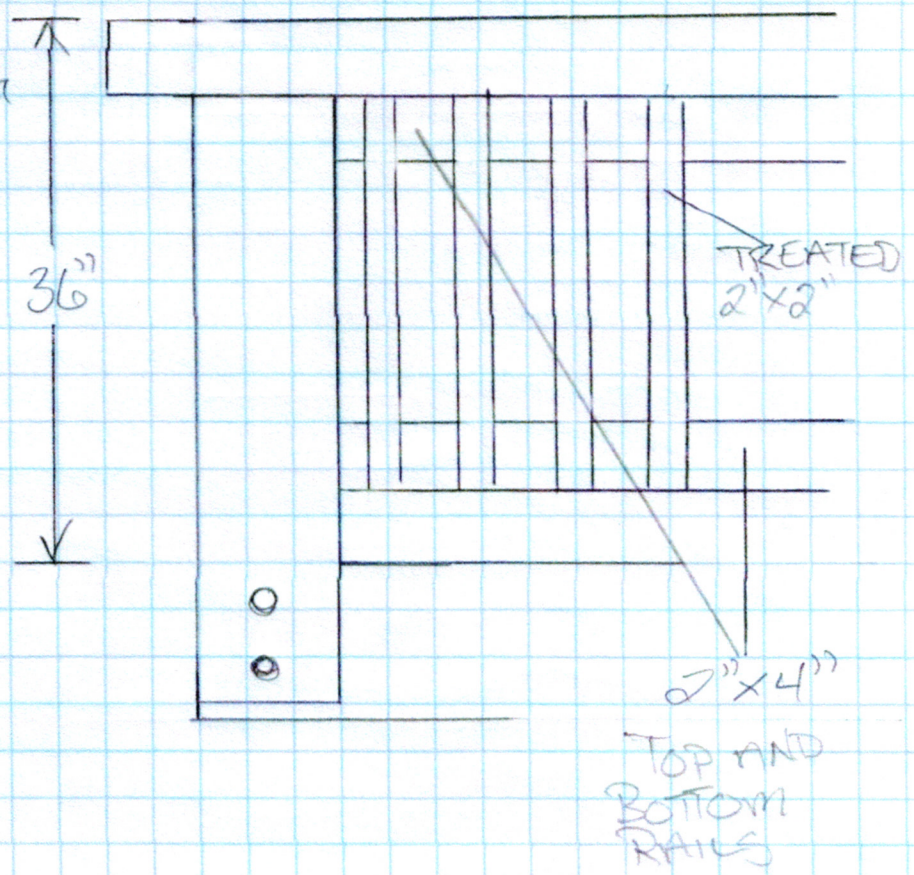
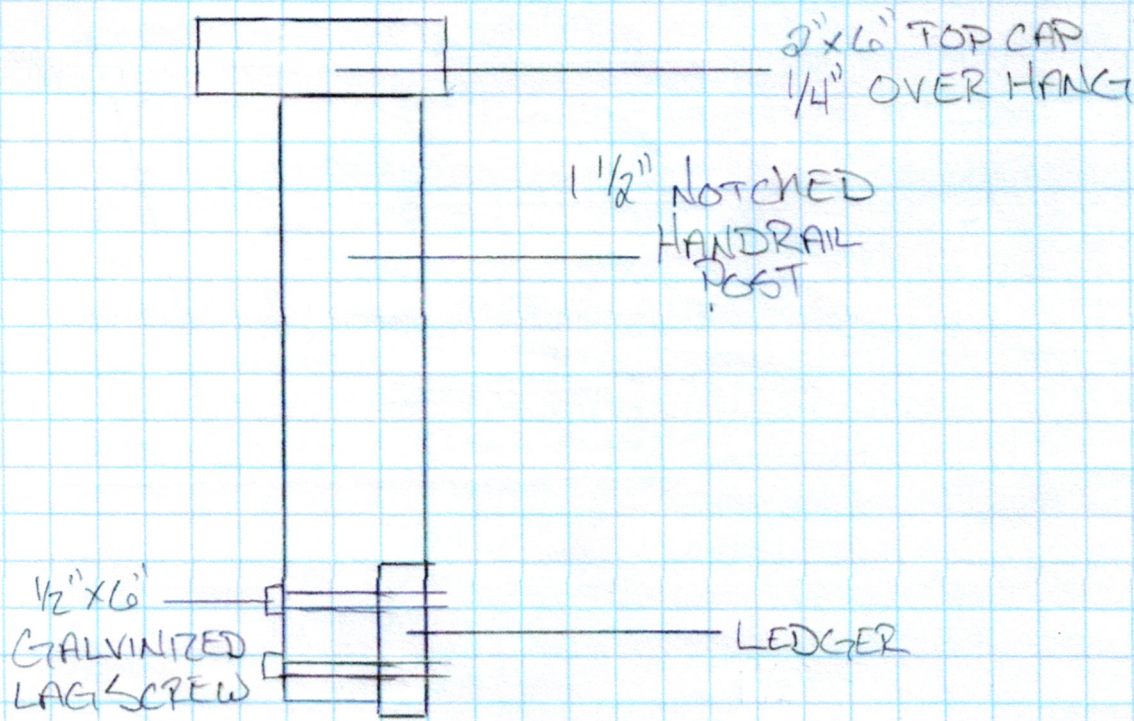
Label	Length	Count
A	9' 0"	7

LOAD BEAM



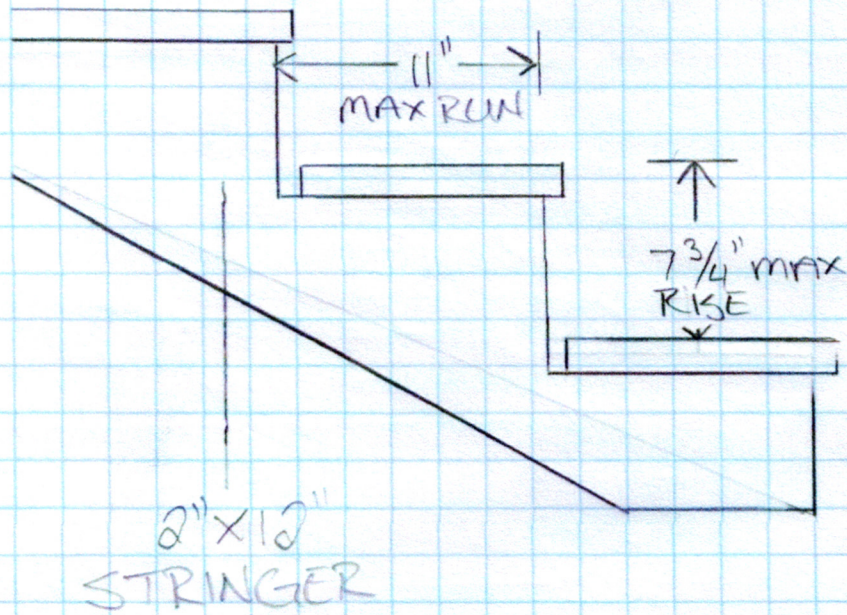
- GALVANIZED T-BRACKET  
ATTACHED BY GALVANIZED  
3\" SPIRAL DRIVE NAILS

# HAND RAILS



- SPACING ON BOTTOM RAIL NOT TO EXCEED 4''
- SPACING ON TREATED 2'x2' NOT TO EXCEED 4''

# STEPS



- 5/4" STAIR TREADS  
WITH 1" MAX OVER  
HANG
- MAX HANDRAIL HEIGHT  
38"
- MIN HANDRAIL HEIGHT  
34"

