

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

January 26, 2026

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

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

John Brant

Christopher "C.J." Andrews

Tony Haughn was excused. Ms. Scott was excused.

Staff Present: Michael P. Boso, Chief Building and Zoning Official and Stephen Smith, Law Director.

Also Present: Parks Davis, AIS Renovations, Ltd., representing Debra Aljebary; Sally Toth, property owner at 3311 Voeller Ave.; Stephen and Cindy Tucker, property owners at 5886 Platinum Dr.

Discussion on holding elections at the next meeting.

1. Motion by Mr. Brant to postpone the election of chair and vice chair. Second by Mr. Andrews.

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

Mr. Brant, Vice Chair continued with the meeting.

2. Motion by Mr. Brant to continue as Vice Chair until elections are held. Second by Mr. Andrews.

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

3. Motion to approve the minutes from the Dec. 22 meeting. Second by Mr. Andrews.

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

All speakers were sworn in. Mr. Brant read the first item.

4. Hear the appeal of Parks Davis, AIS Renovations Ltd. representing Debra Aljebary, property owner at 2811 Dennis Ln., (Parcel #040-002951) for a variance to Section 1137.08 (h): To exceed the maximum height for a garage of 13', by 1' for a total of 14' height from grade.



Mr. Davis stated he was contracted to build a 24' X 28' garage to store multiple items including 3 motorcycles that had been sitting outside under a car port. The project was modified when constructed due to the sloped yard, increasing the overall height by approximately 10". The new overall height exceeded the maximum allowed for an accessory structure. Upon final inspection the deviation from plans was noted and the final approval denied. Mr. Brant asked if the neighbors had been notified. Mr. Boso stated yes but we did not receive and comments.

Motion by Mr. Brant to grant the appeal of Parks Davis, AIS Renovations Ltd. representing Debra Aljebary, property owner at 2811 Dennis Ln., (Parcel #040-002951) for a variance to Section 1137.08 (h): To exceed the maximum height for a garage of 13', by 1' for a total of 14' height from grade. Second by Mr. Andrews.

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

Mr. Parks was made aware of the 21-day waiting period.

5. Hear the appeal of Sally Toth, property owner at 3311 Voeller Ave., (Parcel #040-000384), for the following variances to Section 1137.05:

- 1) To replace an existing 48" white picket fence with a 60" tall partially solid fence with 12" of lattice at the top, in the same location of an older fence, on a non-conforming lot.
- 2) To install a fence on a corner lot with a 30' front setback along Dudley Ave. encroaching the non-conforming setback of 11' by 11' for a total setback of 0'.

Ms. Toth said the existing 4' white vinyl fence has been there at least 30 years as far as they can tell. It can no longer be repaired. The new fence will be similar and an upgrade at 5'. Mr. Brant asked if the fence on Dudley would block the vision of car traffic. Ms. Toth said no, the property is on a hill and there is a grassy area adjacent to the property of 7-8 feet. Mr. Andrews asked about gates. Ms. Toth said yes there are two gates, one at the arbor and one at the garage.

Motion by Mr. Brant to grant the appeal of Sally Toth, property owner at 3311 Voeller Ave., (Parcel #040-000384), for the following variances to Section 1137.05. Second by Mr. Andrews.

- 1) To replace an existing 48" white picket fence with a 60" tall partially solid fence with 12" of lattice at the top, in the same location of an older fence, on a non-conforming lot.
- 2) To install a fence on a corner lot with a 30' front setback along Dudley Ave. encroaching the non-conforming setback of 11' by 11' for a total setback of 0'.

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

Mr. Brant reminded the applicant of the 21-day waiting period.



6) Hear the appeal of Cindy Tucker, property owner at 5886 Platinum Dr. (Parcel #040-012521), for a variance to Section (Table) 1135.10: To encroach the 25' rear yard setback by 4', with a deck, for a total rear yard setback of 21'.

Ms. Tucker stated they bought the house last summer. The property has a bigger deck that is falling apart, rotted and from 2006. The proposed deck will be a composite deck which is more durable. It will have a railing and solar lights. They did not realize the existing deck was encroaching the rear yard setback and did not meet code until they submitted their new deck plan and told they needed a variance. Mr. Brant asked that the record show the new deck will be four feet shorter than the existing deck.

Motion my Mr. Brant to grant the appeal of Cindy Tucker, property owner at 5886 Platinum Dr. (Parcel #040-012521), for a variance to Section (Table) 1135.10: To encroach the 25' rear yard setback by 4', with a deck, for a total rear yard setback of 21', amended to add one stipulation to begin construction within 12 months. Second by Mr. Andrews.

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

Mr. Brant advised of the 21-day waiting period. He also noted per Cindy Tucker that she had spoken to Laura Scott and that letters had been mailed to her adjoining property owners, but no one responded.

New Business: Mr. Brant stated he cannot attend in February and that he spoke to Mrs. Scott Friday and she had no cases at that time. Mr. Boso stated the deadline had not yet passed.

Meeting adjourned by Mr. Brant at 5:58p.m.

Adjournment.

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Vice Chair, John Brant

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Acting Secretary, Michael P. Boso

