



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

my

RECEIVED

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

APR 02 2026

BY:

Date: 3/29/26

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 8½"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

Lot

at the following address 1331 River Trail Drive Grove City, OH 43123 Parcel # 368

as it is in violation of: Building Code No. 1135.10 Zoning Code No. R1-b Other: _____

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

encroach into the 30ft front setback up to 2'. Zoning district R1-b Requires
30ft front building setback. Extending the front of our 2 car garage
towards the road to accomodate fitting my truck in the garage.
No Extension on the house itself.

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

1321 River Trail Dr Parcel 367 NATHANIEL + Theresa John

1341 River Trail Dr Parcel 369 MATT + SARAH Weiss

Are you the applicant or representative? ☒ Applicant ☐ Representative ☐ Property Owner

If you are the representative, who you are representing: myself - Craig Shoemaker

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 Craig Shoemaker Company N/A (owner)

Address 1331 River Trail Dr City/State/Zip Grove City, OH 43123

Phone XX Email Craig.Shoemaker@gmail.com

Signature of Applicant *[Signature]*



City of Grove City
Division of Building
4035 Broadway
Grove City, Ohio 43123
614-277-3075

PERMIT APPLICATION COVER SHEET

FOR THE CITY OF GROVE CITY AND COMMERCIAL PROJECTS IN JACKSON TOWNSHIP

Instructions: Please print clearly and complete all fields applicable to your project below.

PROPERTY INFORMATION		
Address: 1331 River Trail Dr		Parcel Number: 368
Business Name (if commercial):		Sub-Division: Indian Trails
Owner's Name: Craig Shoemaker		Owner's Email: craig.shoemaker@me.com
Owner Type: ☒ Individual / ☐ Business/Corp./Org.		Owner's Phone Number: 614-381-3613
PROJECT INFORMATION		
Description of Work: Garage Extension (30" extension toward the road to accomodate truck in garage)		
Valuation (Material/Labor Only): \$6,000.00		Project Scopes of Work (select all that apply): ☒ Building [Area of Work: 50 square feet] ☐ Fire Suppression ☐ Fire Tap [inches] ☐ Fire Alarm [devices] ☐ Water Tap [inches] ☐ HVAC [units] ☐ Sewer Tap ☐ Plumbing [fixtures] ☐ Fuel Gas [lines] ☐ Medical Gas [outlets] ☐ Hydronics ☐ Electric ☐ Temporary Electric ☐ Refrigeration [lines] ☐ Kitchen Hoods Capture [Type I and Type II hoods] ☐ Kitchen Hoods Suppression [Type I hoods]
Building Type: ☐ Commercial / ☒ Residential		
Project Type (select only one): ☐ New Structure [units] ☐ Change of Use ☒ Addition (includes residential and commercial patios, decks, sheds, garages, expansions, etc.) ☐ Residential Alteration ☐ Pools/Spas ☐ Commercial Alteration [OEBC Compliance Path] ☐ Equipment Replacement ☐ Repair ☐ Sidewalk/Driveway/Approach ☐ Fence		
CONTRACTOR LIST		
If a contractor is not registered, leave the registration number blank. Homeowners, as contractors, must attach a homeowner affidavit.		
Type	Name (select "homeowner" or enter the contractor's name)	Registration Number
General	☒ Homeowner	
Mechanical/HVAC	☐ Homeowner	
Hydronics	☐ Homeowner	
Temporary Electric	☐ Homeowner	
Electric	☐ Homeowner	
Plumbing	☐ Homeowner	
Fire Alarm		
Fire Suppression		
Hood Capture		
Hood Suppression		
Medical Gas		
Refrigeration		
Water/Fire Tapper		
Sewer Tapper		
ACKNOWLEDGMENT AND SIGNATURE		
I certify the information in this application and cover sheet is true and that I am the owner of the property listed above or authorized by the property owner to submit this document.		
Applicant Name: Craig Shoemaker		Signature:
Applicant's Email: craig.shoemaker@me.com		Date of Signature: 2/5/2026



City of Grove City
Division of Building
4035 Broadway
Grove City, Ohio 43123
614-277-3075

HOMEOWNER AFFIDAVIT

FOR REGULATED WORK IN THE CITY OF GROVE CITY

Instructions: Please complete and attach this affidavit to your permit application if you selected "yes" in the "homeowner" column for any contractor type. The form may either be notarized or completed in front of a Grove City Building Department associate.

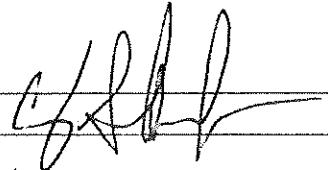
HOMEOWNER AFFIDAVIT

I certify that I am, or will be, the occupying homeowner of the single-family residence described in the attached permit application cover sheet.

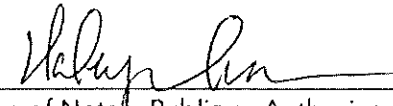
The following statements are true and correct (initial each line):

- (1) (1). I currently live in this single-family residence or will move in for at least six (6) months after occupancy is granted.
- (2) (2). I agree to use this dwelling only as a home for my family and myself.
- (3) (3). I will not enter into a contract with an unregistered contractor.
- (4) (4). I understand that work performed by someone other than myself requires permits by registered contractors. It is understood that I may have assistance from other people not registered as contractors with the City of Grove City, provided no verbal or written contract exists among the parties involved.
- (5) (5). I will do the work as required by the respective codes.

Applicant's Name: Craig Shoemaker

Applicant's Signature: 

Sworn to before me and signed in my presence this 9 day of February, 2020


Signature of Notary Public or Authorized Building/Zoning Official
(notary public to apply their seal where required by law)

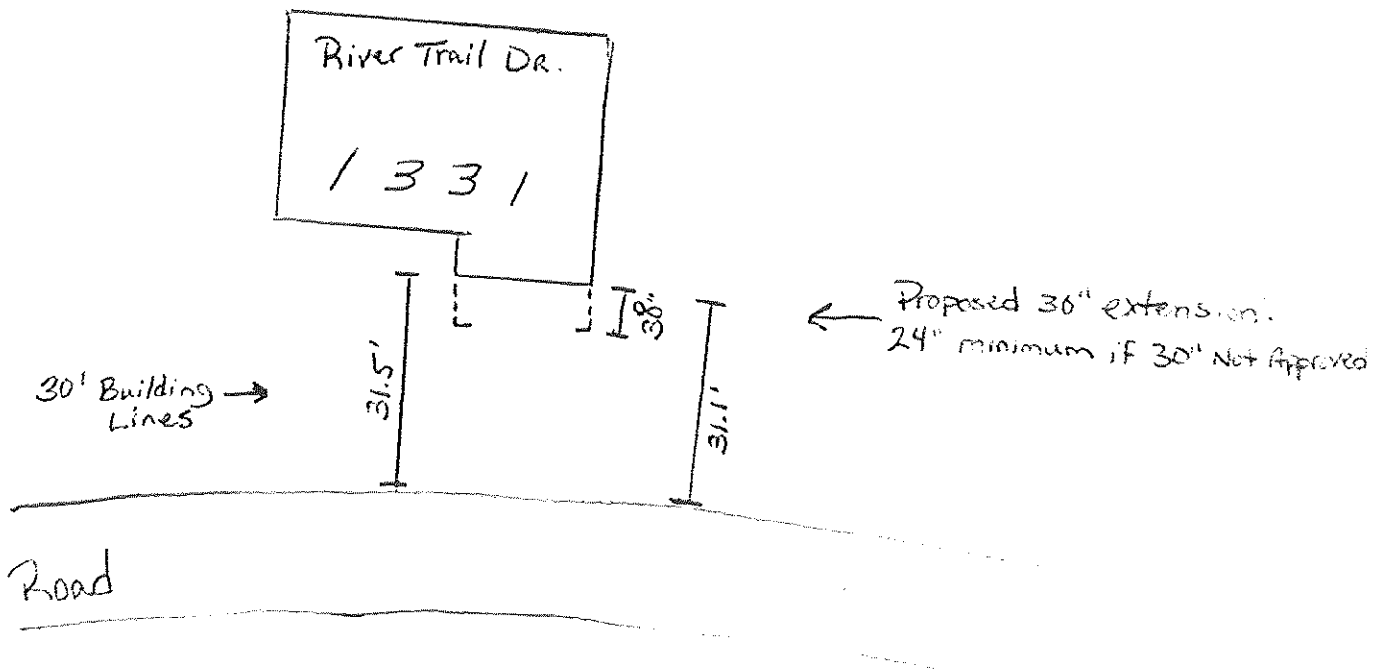


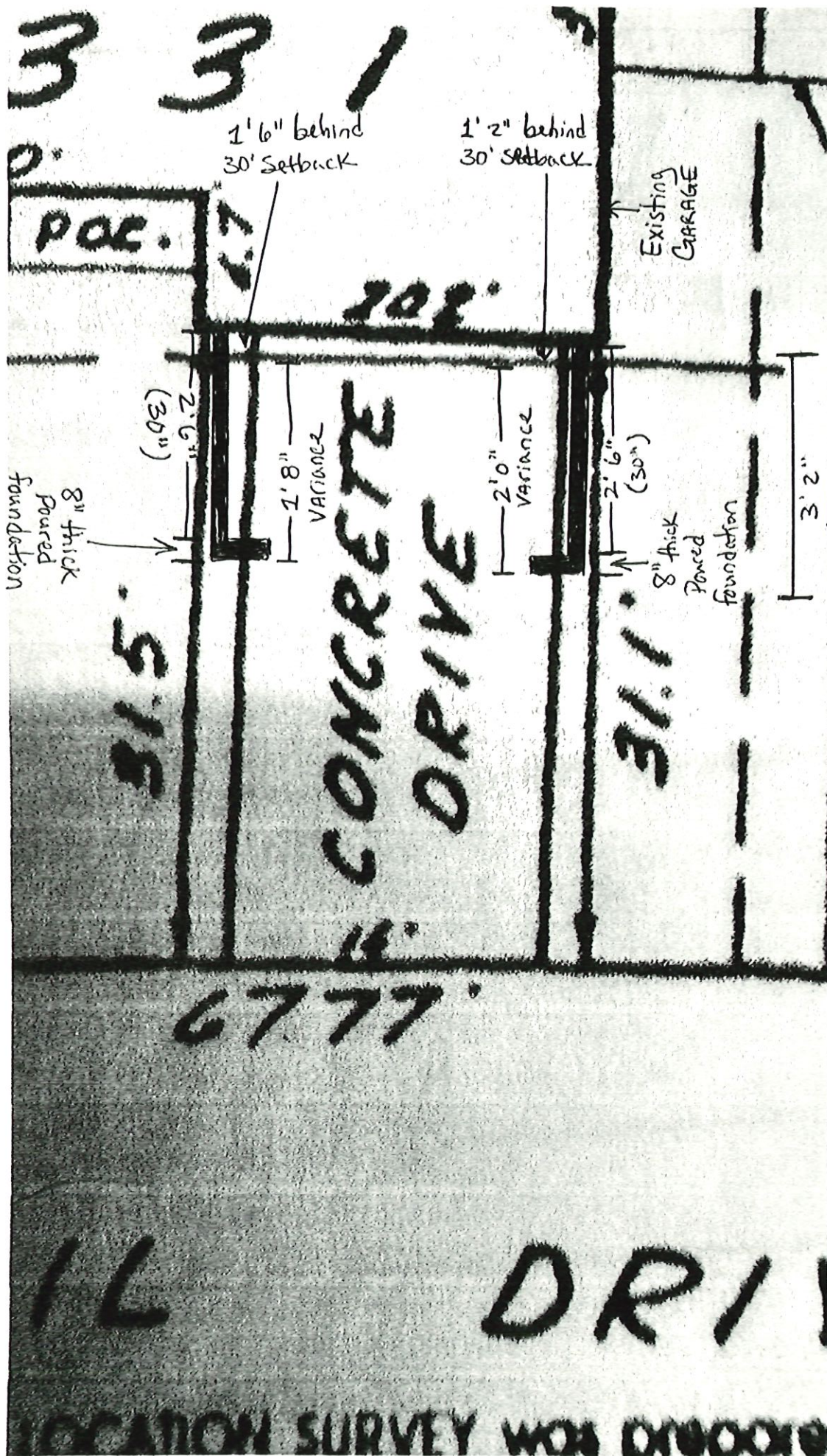
HALEY IVAN
Notary Public, State of Ohio
My Commission Expires
July 17, 2029



1. 18" under 30' building line on the left.
 2. 13" under 30' building line on the right.
 3. Asking for a 12" variance on the left and 17" Variance on the right.
 4. If these variances are not approved, I can reduce the extension to 24", which would make the variance on the Left a 6" Variance and the right side a 11" Variance.
- * Extension is for my truck to fit in my garage. 24" is min.

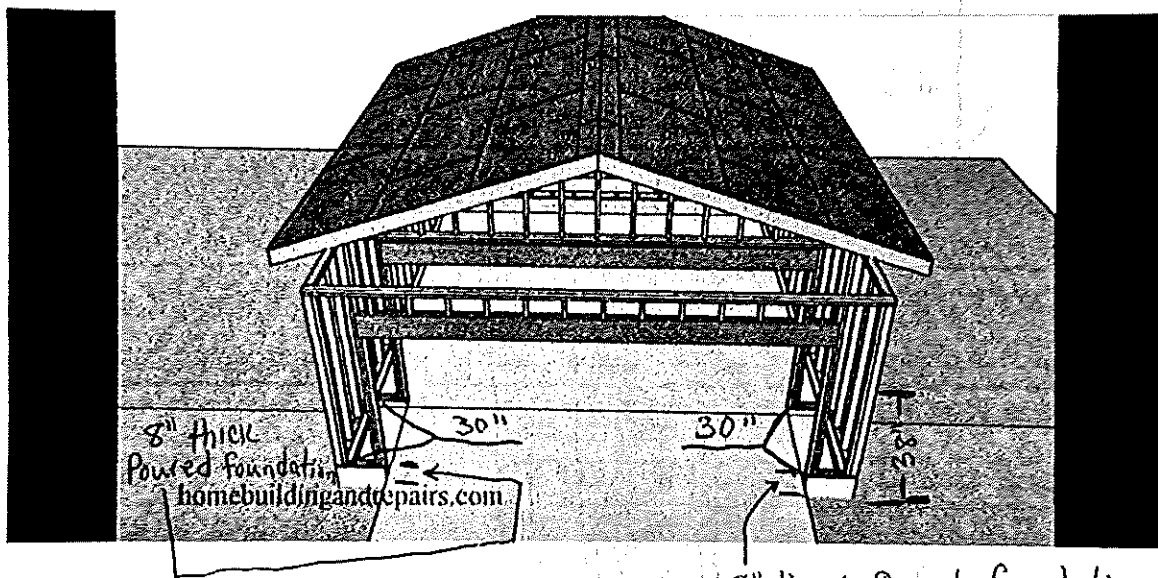
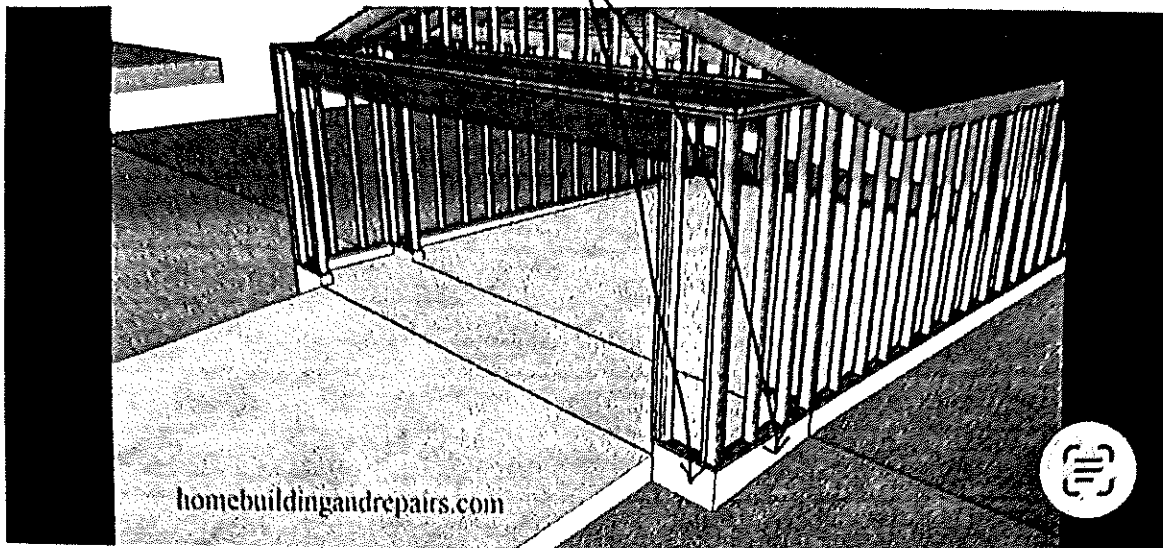
* Existing garage Extension





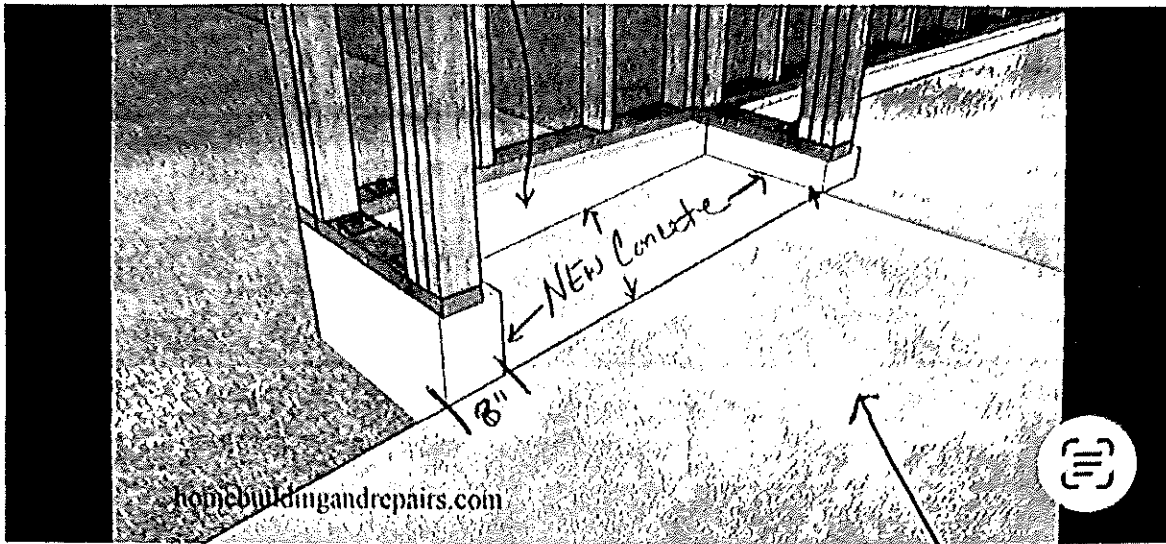
Left + Right Side.

- Extension Foundation:
- 32" deep footer
 - Poured foundation w/ stamped forms.



8" thick Poured foundation.

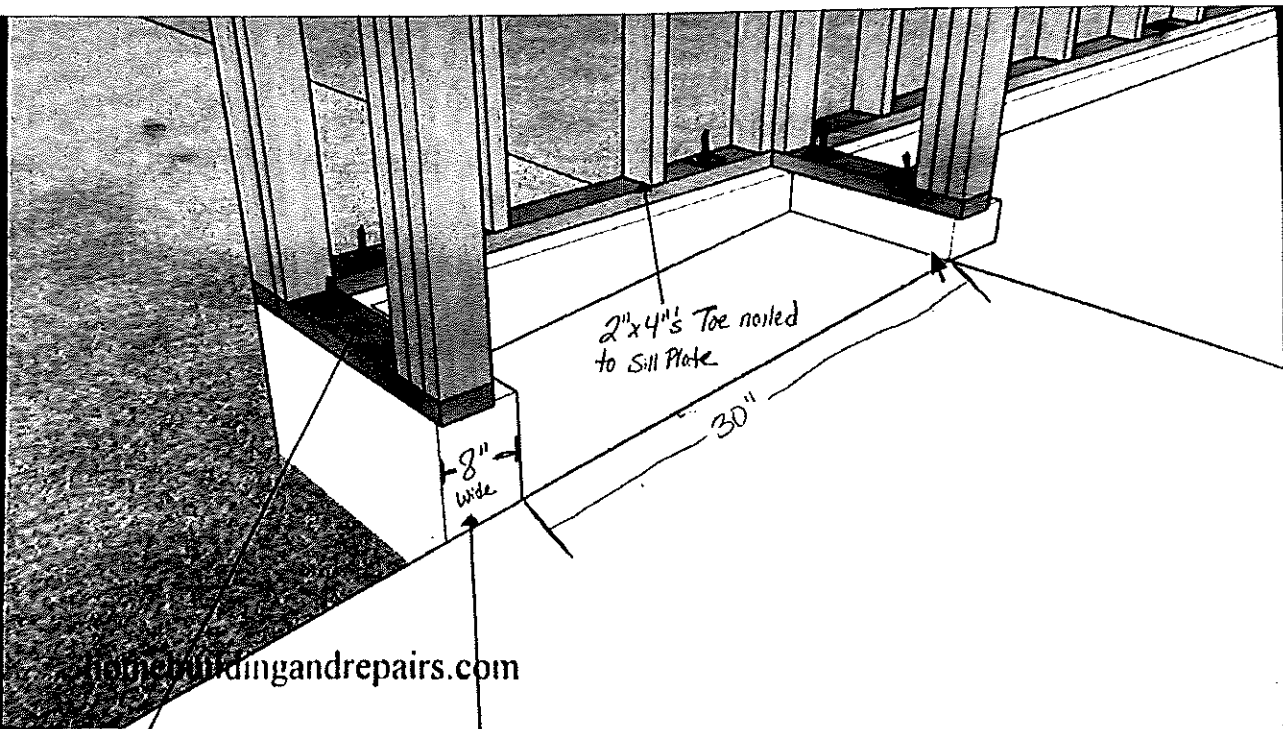
New Foundation stays level, compensating for decline in existing driveway



Existing drive stays as is.

7832

040-000~~2168~~ Parcel County Identifier



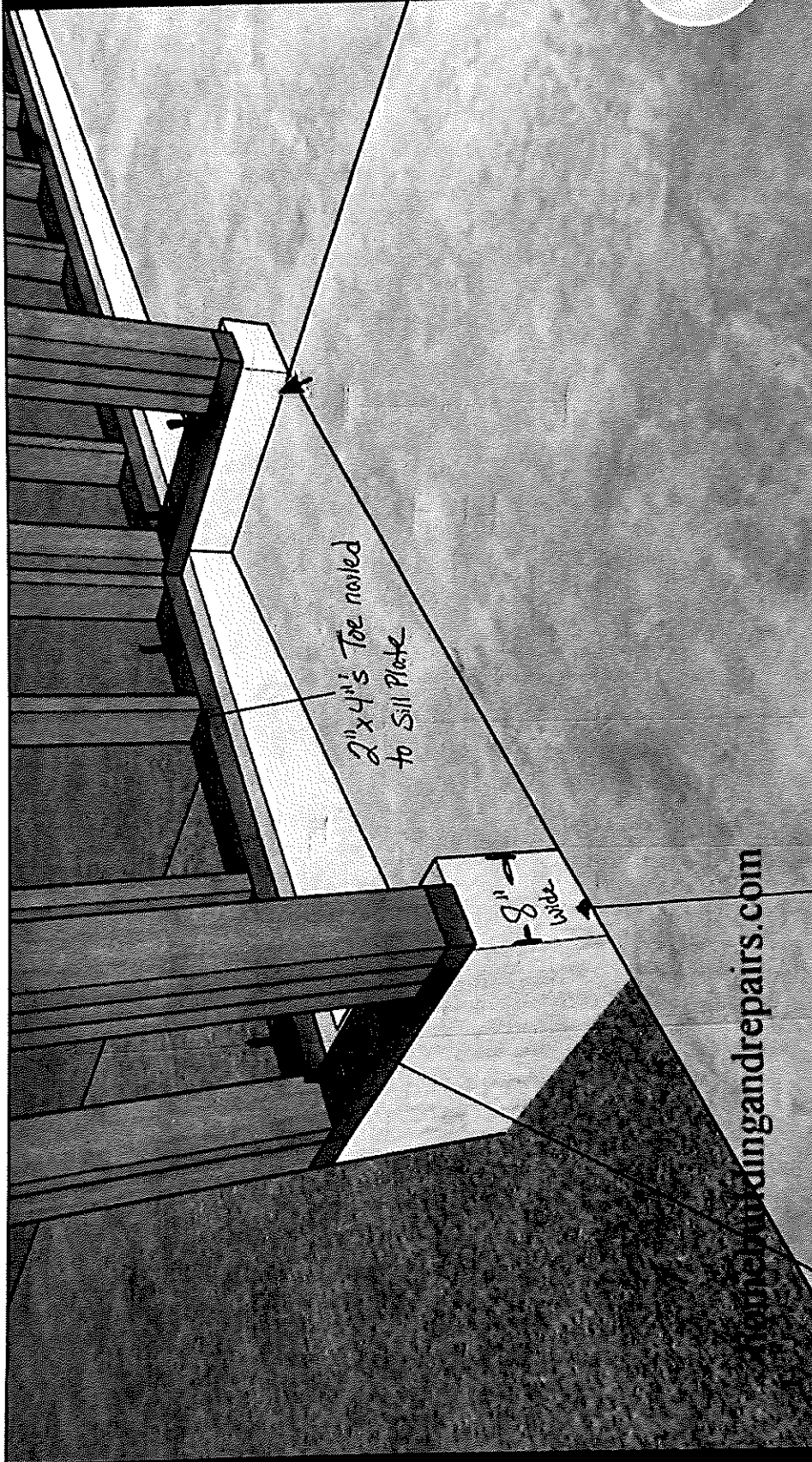
homebuildingandrepairs.com

Sill Seals:

- Foam Sill gasket on concrete Between Sill plate.
- Pressure treated Sill Plate

Poured foundation 8" wide





2"x4" Toe nailed
to Sill Plate

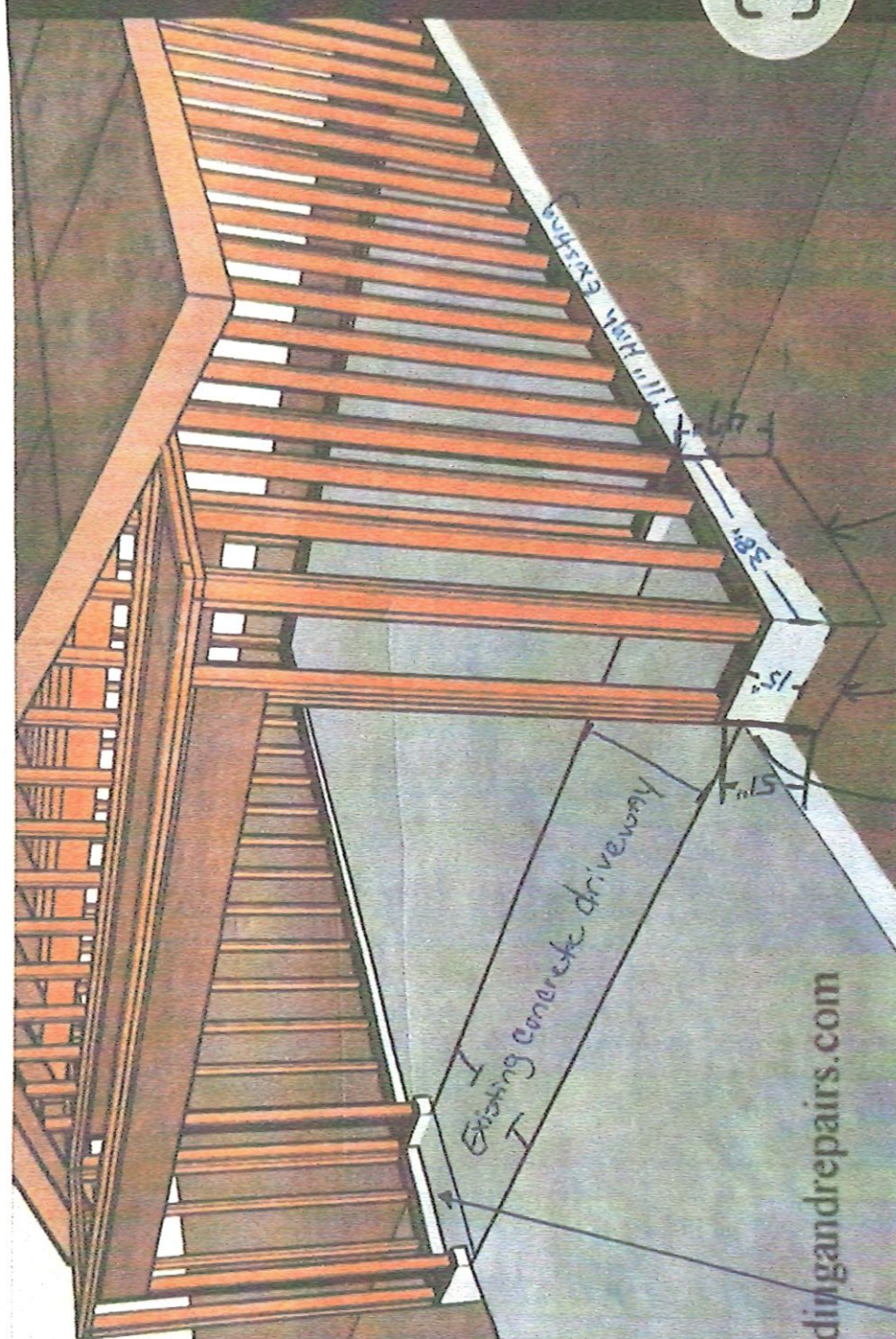
8"
wide

homebuildingandrepairs.com

Poured foundation 8" wide

Sill Seal(s):

- Foam Sill gasket on concrete between Sill plate.
- Pressure treated Sill Plate

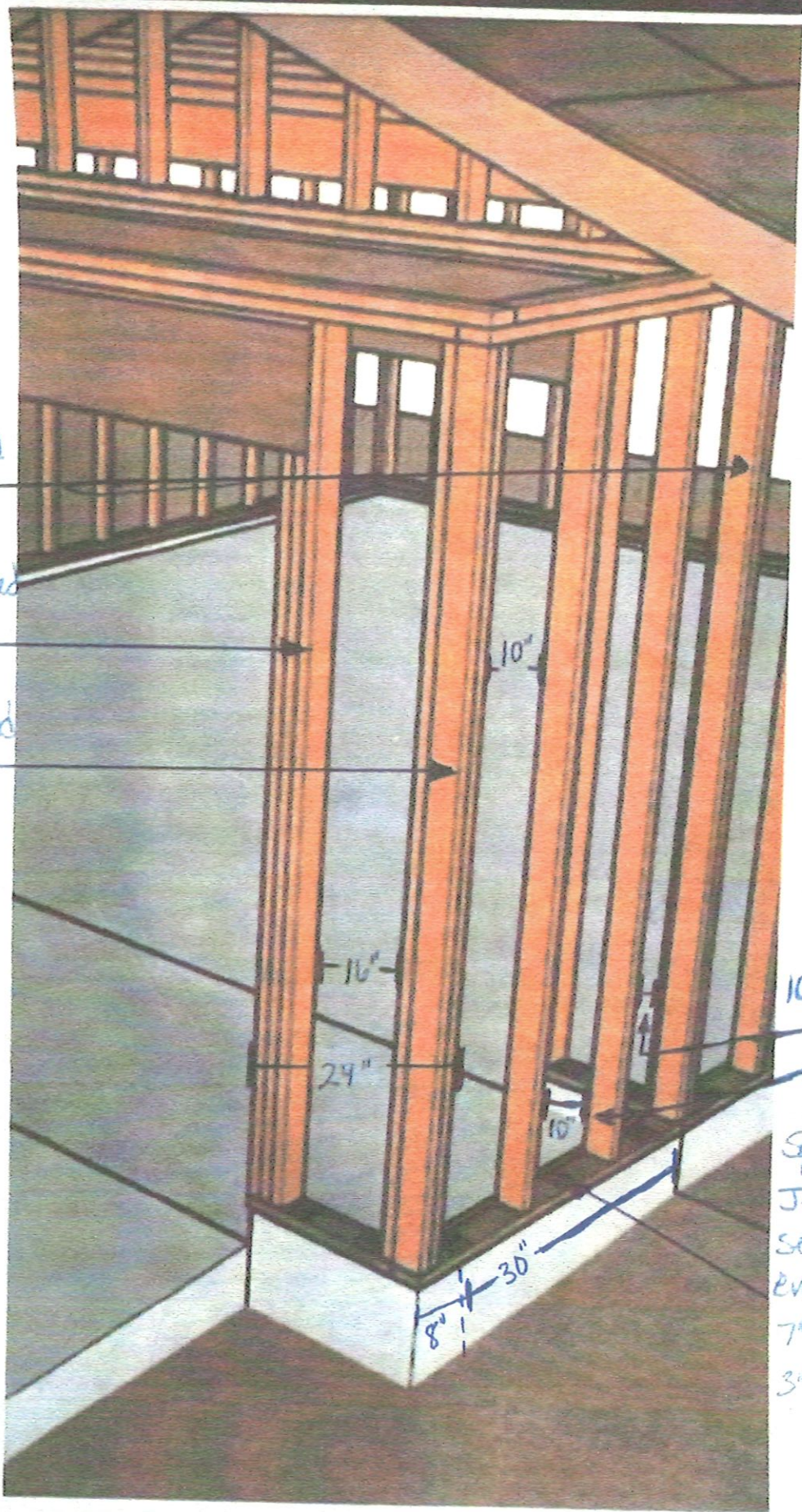


homebuildingandrepairs.com

Footing is 36" below grade with poured concrete foundation; extending 11" high at existing tie in, to 15" high at end of new extension. (4" drop in Driveway)

51" of concrete pour
(36" footing + 15")
(Monolithic Pour / one pour)

30" New concrete pour on both sides.



NEW 2"x4" Screwed
to existing 2"x4"

2"x4"'s screwed
together

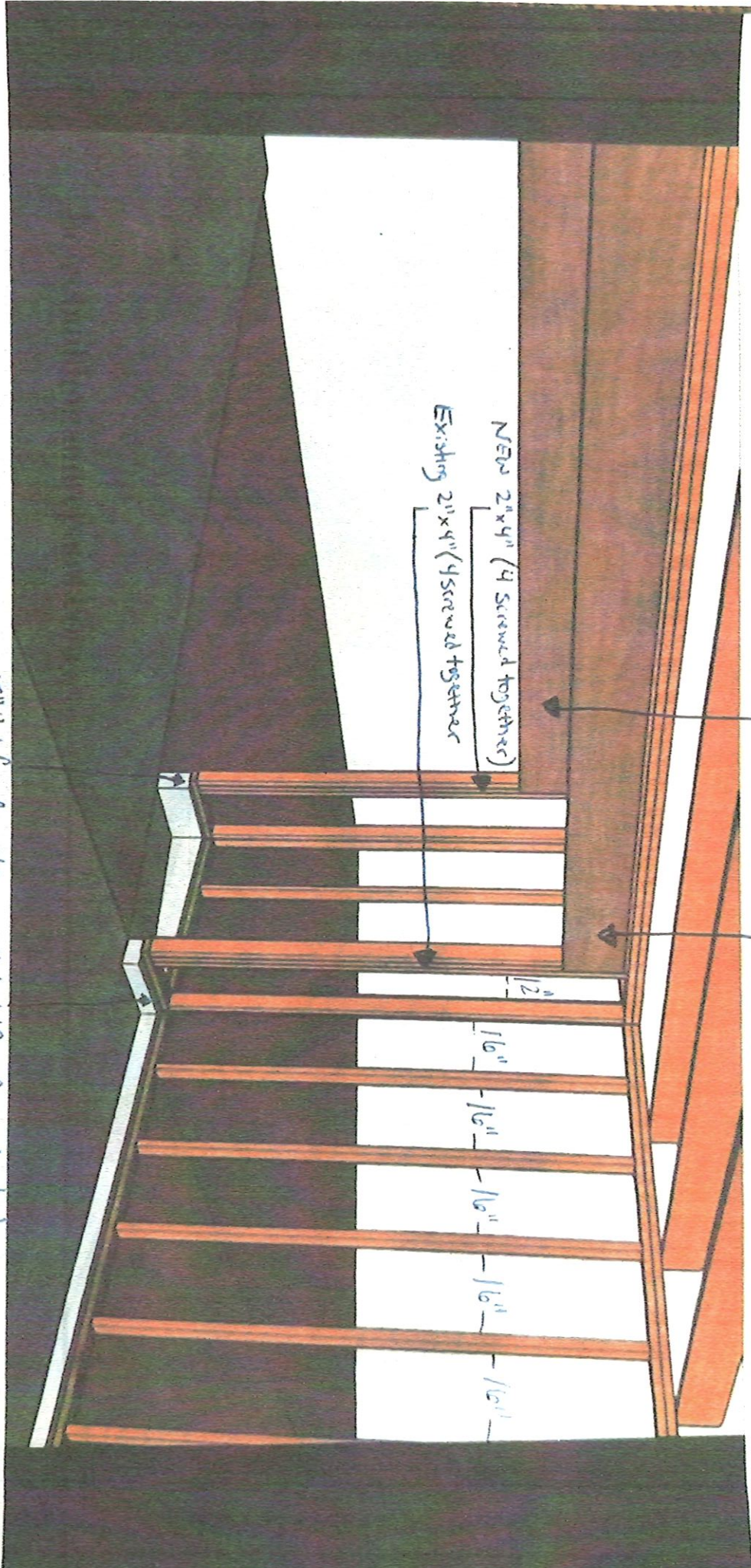
2"x4"'s screwed
together

10" Between Studs

Squares Represent
J-bolts (Anchor bolts)
Set into wet concrete
Every 10"-12".
7" into concrete
3" above concrete.

15" High from Concrete
floor to top of poured
foundation

11" High from Concrete to top
(Poured foundation)

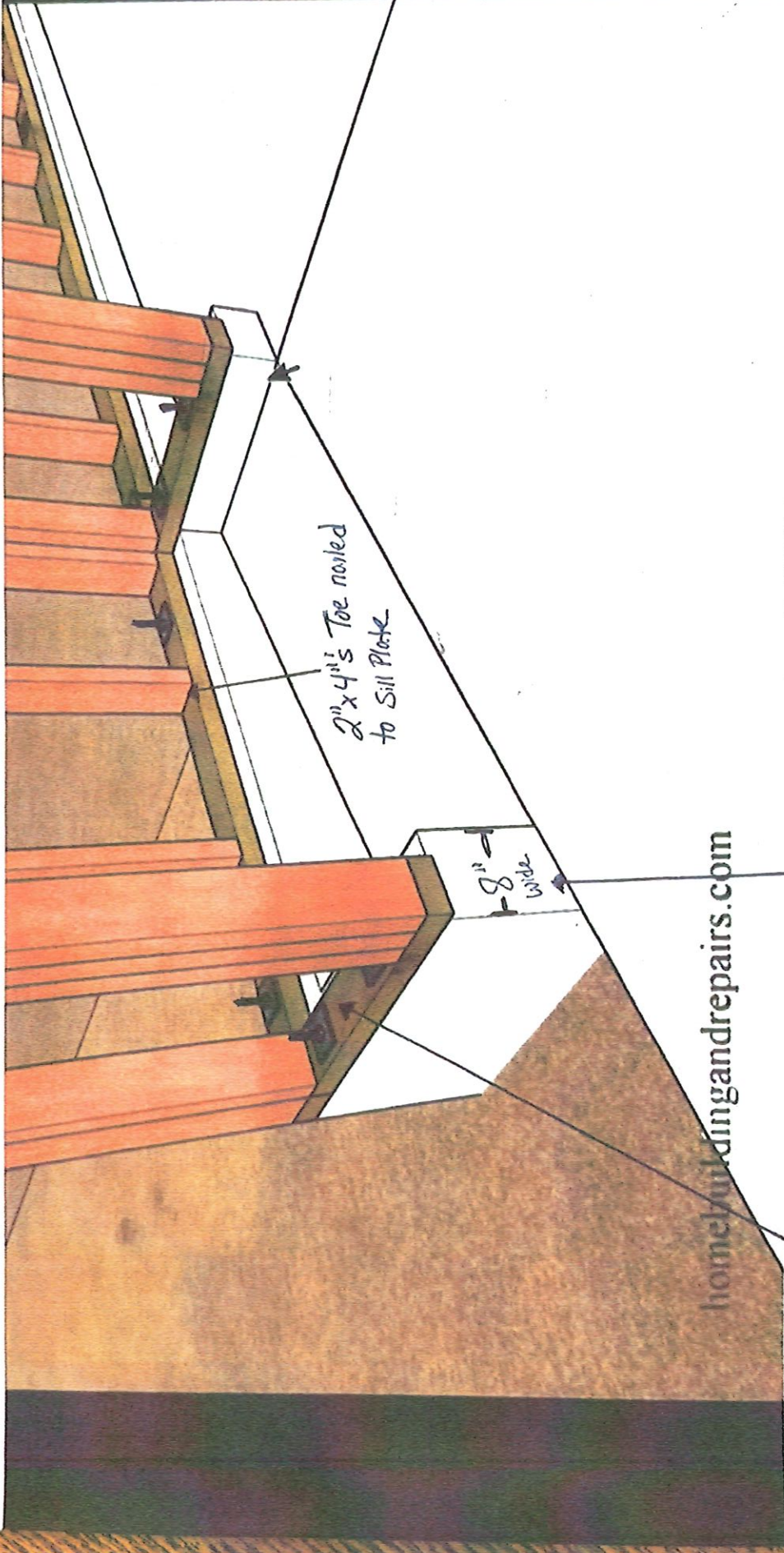


New 2" x 4" (4 screwed together)
Existing 2" x 4" (4 screwed together)

New 2" x 12" (17' long)

Existing 2" x 12" (17' long)

12"
16"
16"
16"
16"
16"



2" x 4" Toe nailed to Sill Plate

8" wide

homebuildingandrepairs.com

Poured foundation 8" wide

Sill Seal:

- foam Sill gasket on concrete between Sill plate.
- pressure treated Sill Plate



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Review Letter

Craig Shoemaker
1331 RIVER TRAIL DR
GROVE CITY, OH 43123

February 20, 2026

Reference: Project PR20260000269 (1331 RIVER TRAIL DR)

Dear Craig Shoemaker:

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.

Building Review [Failed] (Reviewed By: Justin Taylor)

1. Complete Footing and Foundation details needed.
2. Complete framing details needed.

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

1. Variance required for encroachment into 30ft front setback by 17". Zoning district R1-b requires 30ft front building setback, 1135.10 Grove City Codified Ordinance.

<https://www.grovecityohio.gov/DocumentCenter/View/124/Board-of-Zoning-Appeals-PDF>

Please read BZA application and drop off that information with fee at 4035 Broadway.

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