



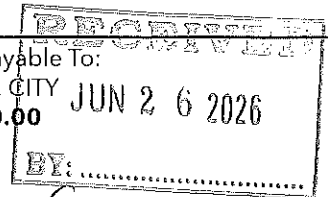
Grove City Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075 (Phone)
614-277-3090 (Fax)
GroveCityOhio.gov

BOARD OF ZONING APPEALS APPLICATION

red.

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: 06/26/2026

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:

PUD-R

- ☒ Building Permit ☐ Certificate of Occupancy ☐ Sign Permit

at the following address 1105 Quarry Oak Dr Grove City, OH 43123 Parcel # 040-017297-00

as it is in violation of : Building Code No. Zoning Code No. 1135.14 Other:

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

Build a composite deck 6 ft into the 20 Ft rear building setback at a residential home.

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

1113 Quarry Oak Dr, Owners: Jordan/Viviana Walls, parcel: 040-017298-00

Neighborhood is new, left side neighbors dont come up on auditor website.

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

If you are the representative, who you are representing: Jim Mickelson

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 Sam Moskvych Company US Quality Construction

Address 6250 Seeds Rd City/State/Zip Grove City/OH/43123

Phone Fax Email

Signature of Applicant



Grove City Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075 (Phone)
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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. The deck is designed in accordance with applicable residential building codes and will not create any adverse impact on public health, safety, neighboring properties, or public infrastructure. The improvement will remain entirely on private property and will not interfere with drainage, utilities, access, or emergency services.
2. Approval of the variance would not grant a special privilege. We're requesting relief to accommodate a customary residential deck that is commonly found in residential neighborhoods. Other property owners facing similar site constraints have the opportunity to seek variance relief through the same public process. The request is reasonable and consistent with the residential character of the zoning district.
3. Strict enforcement of the 20-foot rear setback requirement would significantly limit the size and functionality of the proposed deck and prevent the applicant from constructing an outdoor living space that is commonly enjoyed by homeowners in the district. The requested 6-foot variance is the minimum necessary to provide a functional deck design while allowing reasonable use and enjoyment of the property. Without the variance, the deck would be substantially reduced in size and utility.
4. The location of the existing residence, the configuration of the rear yard, and the presence of the existing concrete patio area create site-specific limitations that restrict the available area for deck construction. These conditions are unique to this property and result in practical difficulties when attempting to construct a functional deck while fully complying with the required rear setback.
5. The need for the variance is not the result of any action taken by the us. Rather, it stems from the existing placement of the home on the lot and the property's existing layout. We're seeking to improve the property through a customary residential deck addition while working within the constraints of the existing site conditions.
6. The purpose of the rear setback requirement is to maintain adequate separation between structures, protect neighboring properties, and preserve the character of residential neighborhoods. The proposed deck encroachment is 6 feet and will maintain substantial open space in the rear yard. The deck is an accessory residential structure that will be compatible with surrounding homes and will not negatively impact neighboring properties. Granting the variance will allow reasonable use of the property while preserving the overall intent and spirit of the

Signature of Applicant

Date:

6/26/2026

City of Grove City

Division of Building

4035 Broadway - Grove City, Ohio 43123-0427

Phone: (614) 277-3075



Review Letter

05/26/2026 | CPA: PR20260001291
1105 QUARRY OAK DR, GROVE CITY, OH 43123

US Quality Construction
6250 Seeds Rd
Grove City, OH 43123

Dear US Quality Construction,

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)

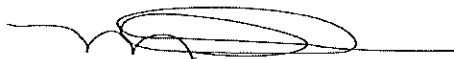
1. All lots per Development Text have a 20ft rear building setback, to build into setback requires a appeal approval with the Board of Zoning Appeals. Proposed deck is 8ft into setback.
<https://www.grovecityohio.gov/175/Board-of-Zoning-Appeals>

The following items are the conditions of this review letter and any associated approvals:

- Omission of reference to a 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 any questions about this review, please contact the plan reviewer(s) or me.



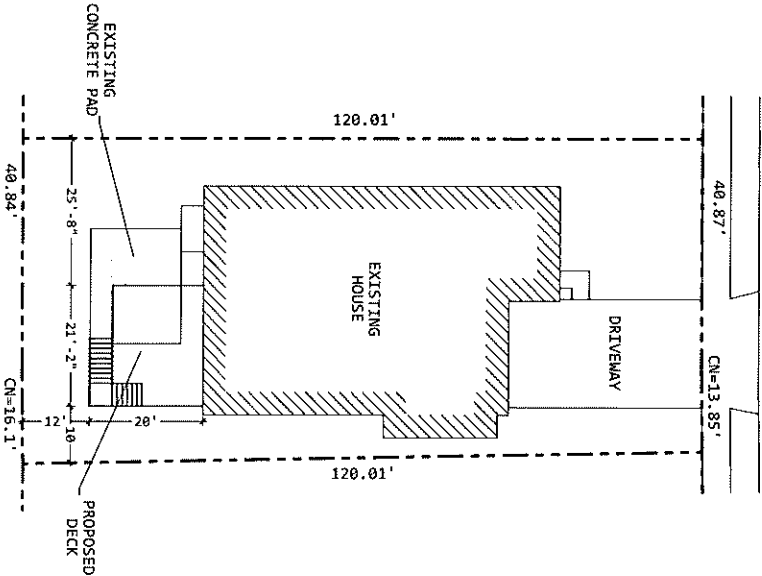
Issued this 26 day of May, 2026,

Michael Boso, Chief Building and Zoning Official

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO

GENERAL NOTES:

QUARRY OAK DR



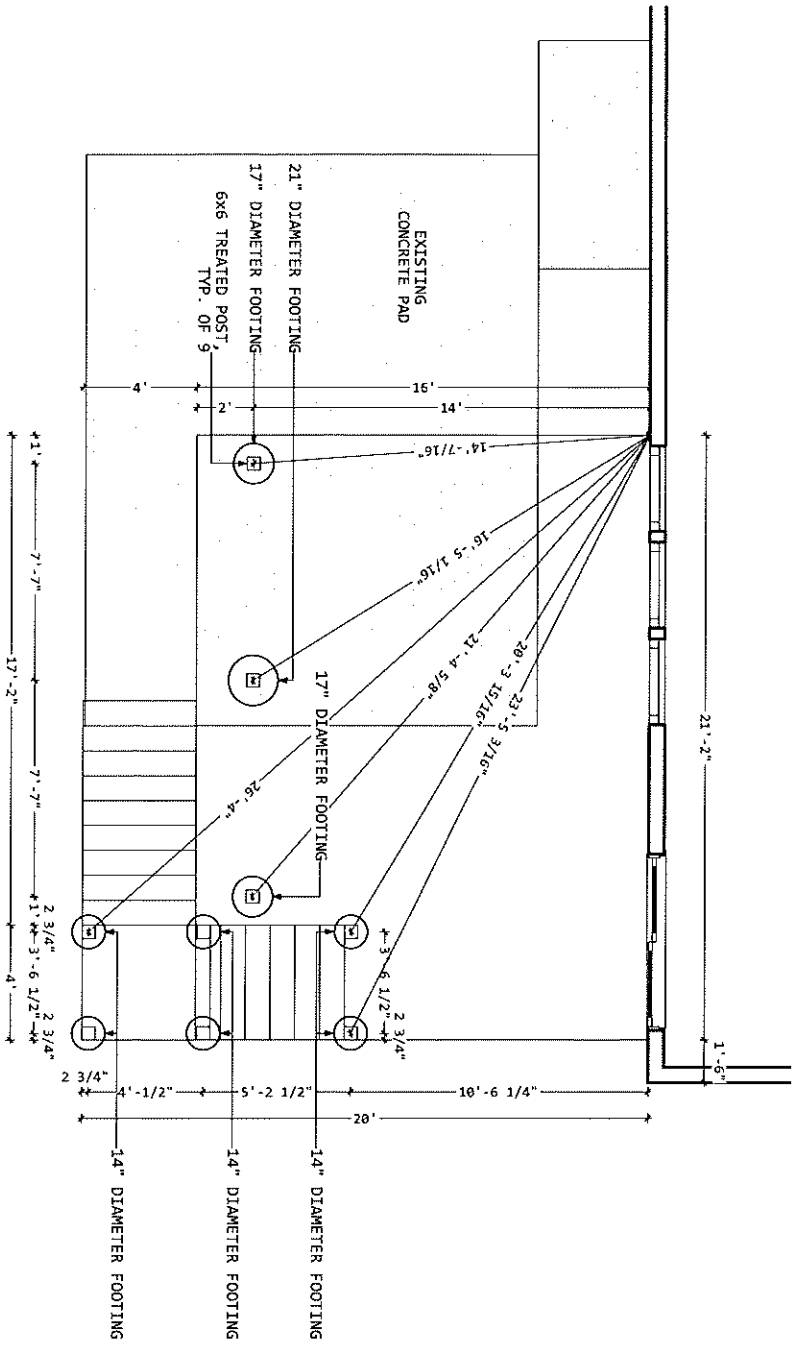
NOTE:
1. SUPPORT POSTS SHALL BE MINIMUM 6 IN. x 6 IN.

GENERAL NOTES:	
121" ELEVATION	
336 SQ. FT.	
SITE PLAN	
DESIGN 904	
2406 - Mickelson	
1105 Quarry Oak Dr	
Grove City, OH 43123	
 US QUALITY CONSTRUCTION	
DATE:	05.15.2026
SCALE:	1"=20FT
ARCH	B 18"x12"
SHEET:	
P-1	

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO

GENERAL NOTES:

HOUSE



NOTE:
1. CORE DRILLING: 1 1/4" HOLE IN CONCRETE FOR PIER.

☒	14" DIAMETER FOOTING	FOOTINGS TO BE INSTALLED TO PROVIDE A DEPTH OF 15'.
☒	17" DIAMETER FOOTING	FOOTINGS TO BE INSTALLED TO PROVIDE A DEPTH OF 15'.
☒	21" DIAMETER FOOTING	FOOTINGS TO BE INSTALLED TO PROVIDE A DEPTH OF 15'.

FOOTING PLAN

DESIGN 904

2406 - Mickelson

1105 Quarry Oak Dr

Grove City, OH 43123



DATE:

05.15.2026

SCALE:

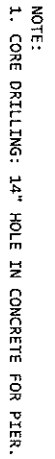
1/4"=1FT

ARCH B 18"X12"

SHEET:

P-1

GENERAL NOTES:



1/4"=1'-1"

ARCH B 18"x12"

SHEET:

FOOTING PLAN
DESIGN 904
2406 - Mickelson
1105 Quarry Oak Dr
Grove City, OH 43123



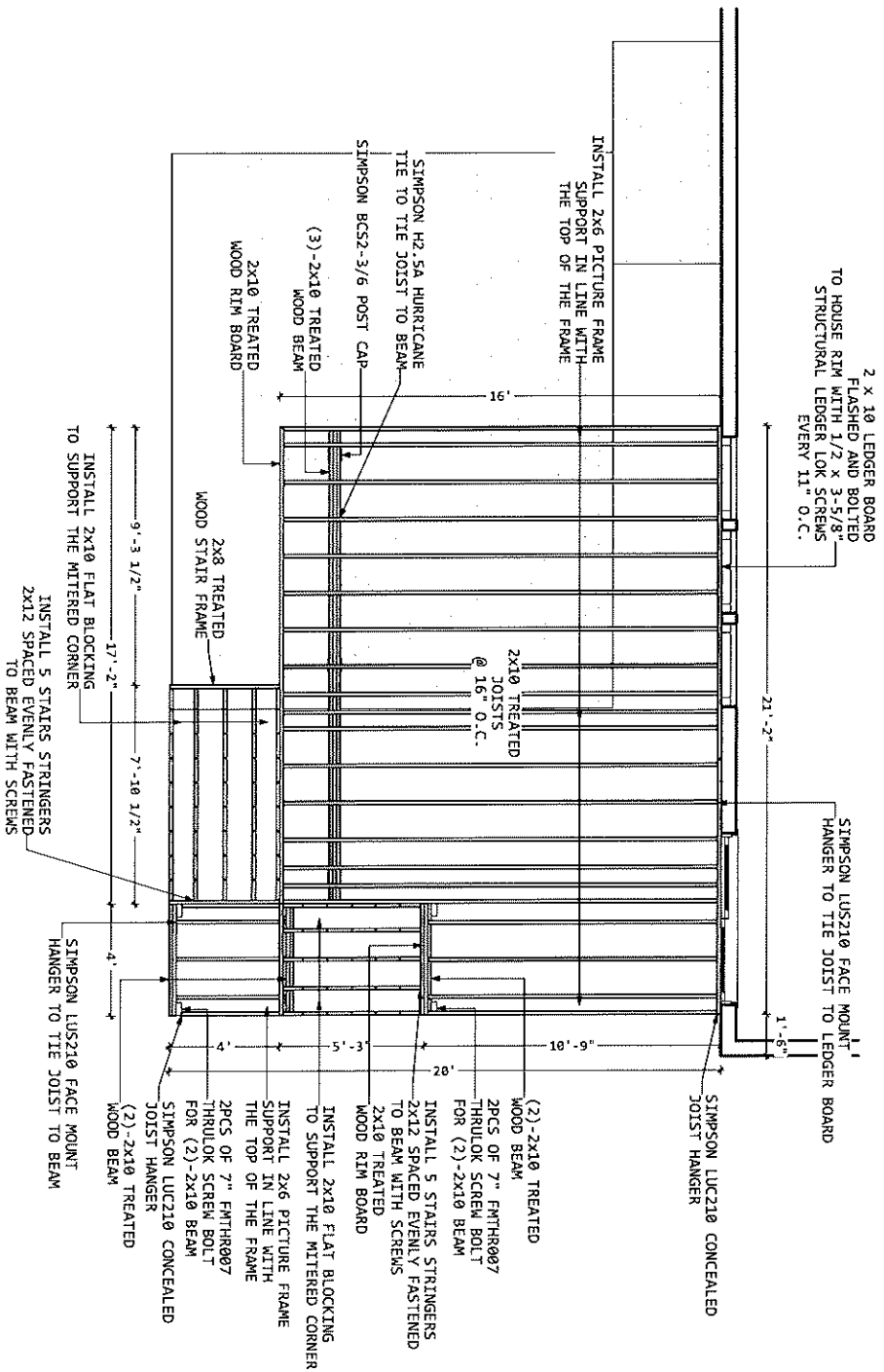
US QUALITY
CONSTRUCTION

DATE:	05.15.2026
SCALE:	1/4"=1FT
SHEET:	ARCH B 18"x12"

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO

GENERAL NOTES:

HOUSE

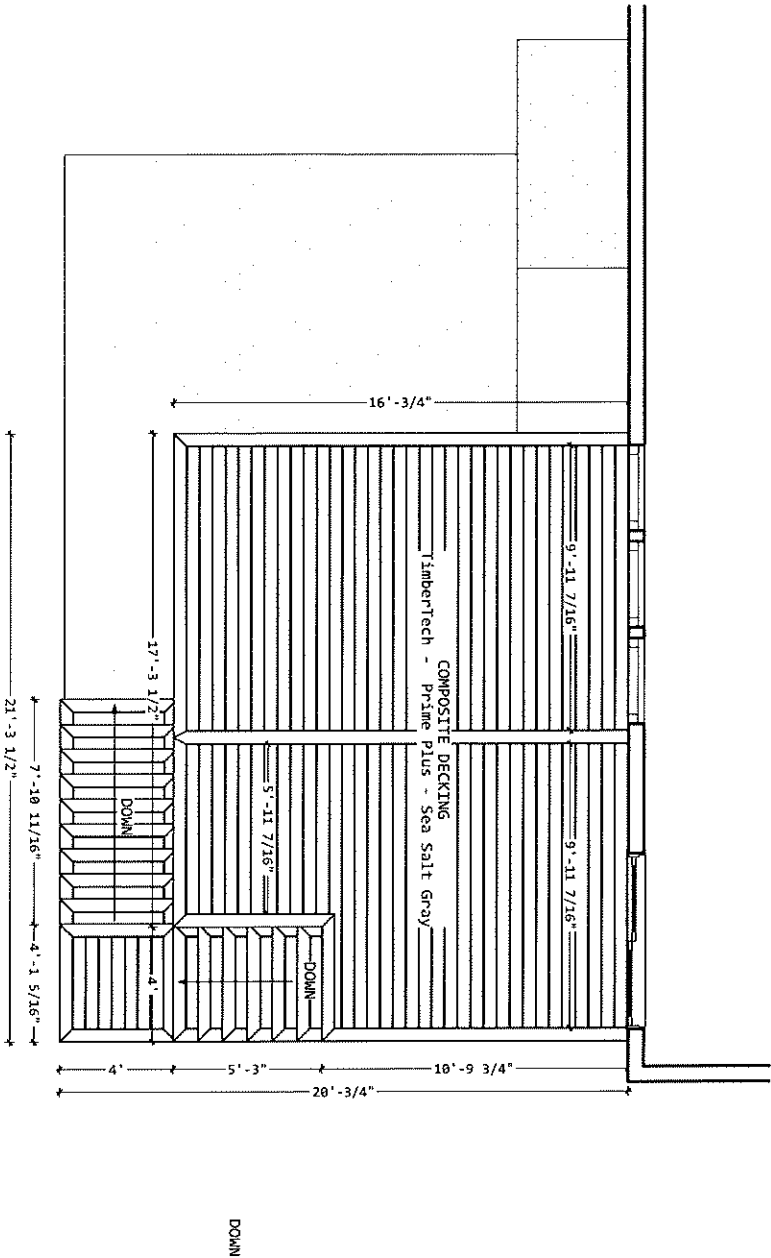


NOTES:
1. BEAM PILES BE FASTENED WITH THREE ROWS OF 10d NAILS AT 16\"/>

GENERAL NOTES:	
121" ELEVATION	
336 SQ. FT.	
</	

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO

HOUSE



GENERAL NOTES:

121" ELEVATION

336 SQ. FT.

FLOORING LAYOUT

DESIGN 904

2406 - Mickelson

1105 Quarry Oak Dr

Grove City, OH 43123



DATE:

05.15.2026

SCALE:

1/4"=1FT

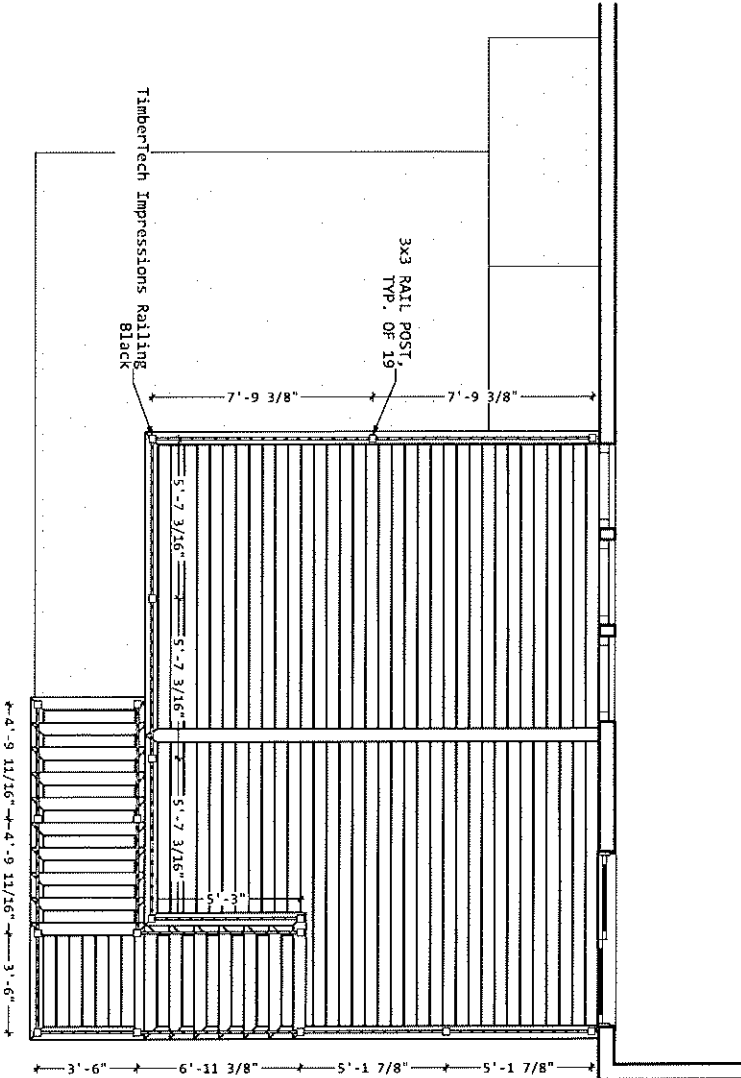
ARCH B 18"X12"

SHEET:

P-4

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO

HOUSE



GENERAL NOTES:

121" ELEVATION

336 SQ. FT.

RAILING LAYOUT

DESIGN 904

2406 - Mickelson

1105 Quarry Oak Dr
Grove City, OH 43123



DATE:

05.15.2026

SCALE:

1/4"=1FT

ARCH B 18"X12"

SHEET:

P-5

GENERAL NOTES:



336 SQ. FT.

DESIGN 904

1105 Quarry Oak Dr

Grove City, OH 43123



05.15.2026

05.15.2026

1/4"=1FT

ARCH B 18"x12"

SHEET:

P-6

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO

GENERAL NOTES:

121" ELEVATION
336 SQ. FT.

SIDE ELEVATION			
DESIGN 904			
2406 - Mickelson			
1105 Quarry Oak Dr			
Grove City, OH 43123			



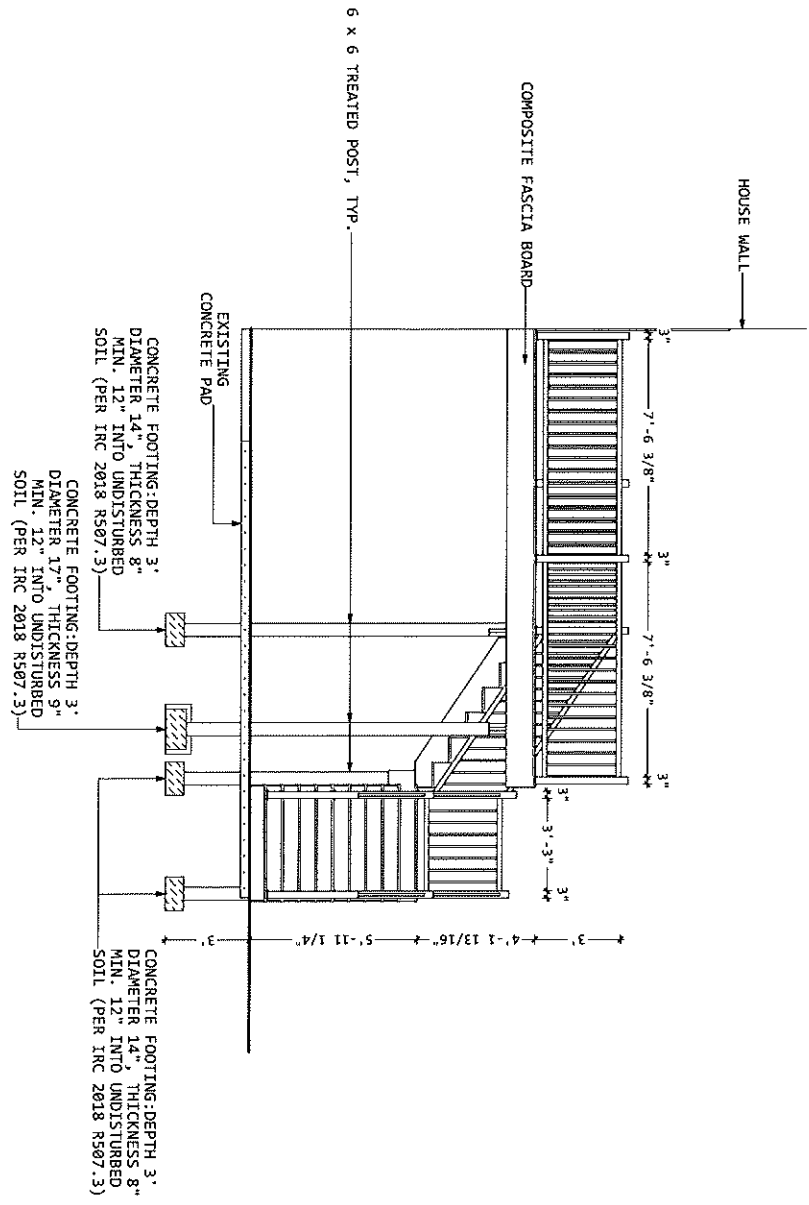
DATE:
05.15.2026

SCALE:
1/4"=1FT

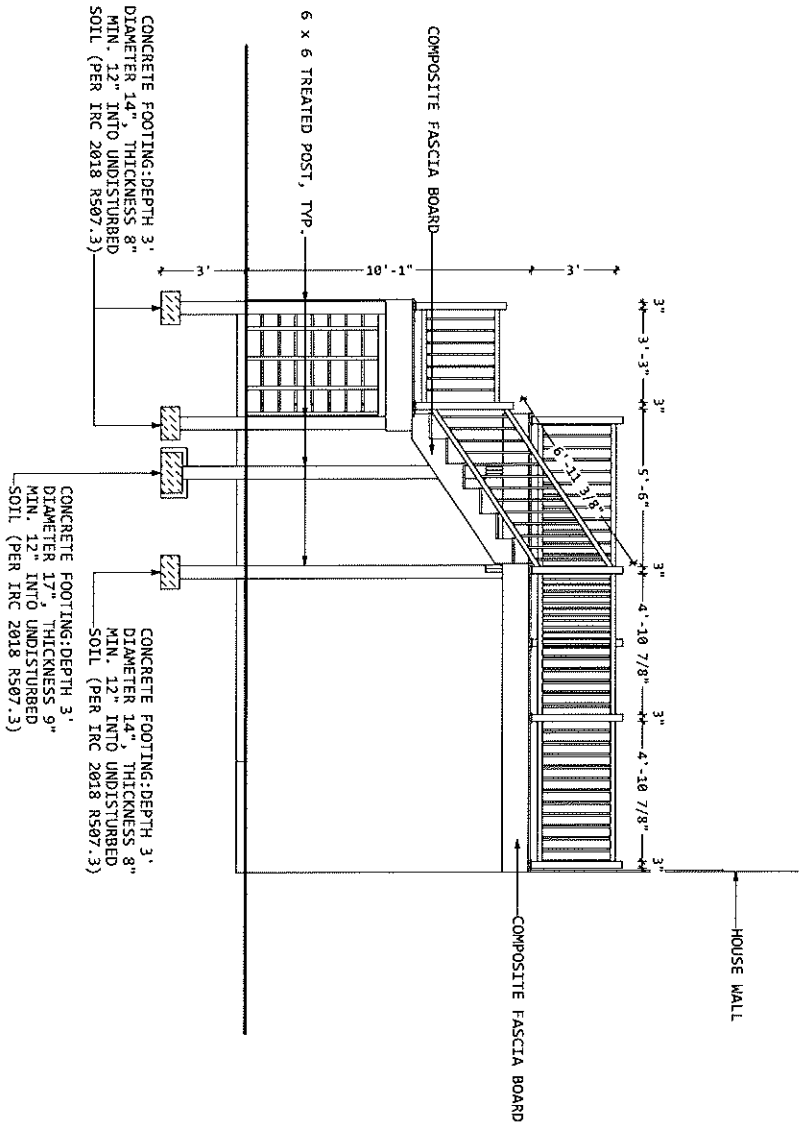
ARCH B 18"x12"

SHEET:

P-7



BASED ON THE 2019 RESIDENTIAL CODE OF OHIO



GENERAL NOTES:

121" ELEVATION

336 SQ. FT.

SIDE ELEVATION

DESIGN 904

2406 - Mickelson

1105 Quarry Oak Dr

Grove City, OH 43123



DATE:

05.15.2026

SCALE:

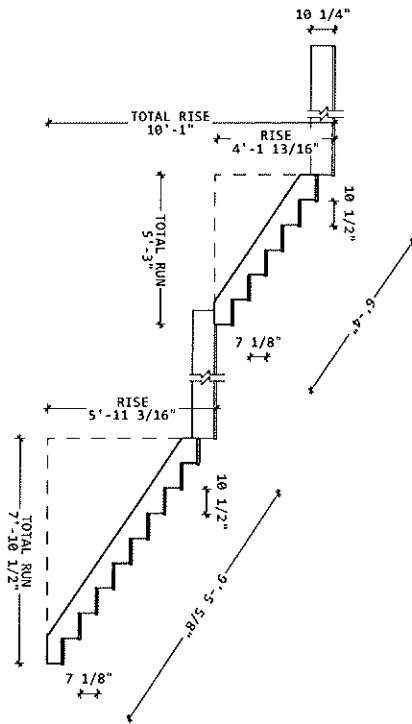
1/4"=1FT

ARCH B 18"X12"

SHEET:

P-8

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO



GENERAL NOTES:

121" ELEVATION
336 SQ. FT.

STAIR CALCULATION
DESIGN 904
2406 - Mickelson
1105 Quarry Oak Dr
Grove City, OH 43123



DATE:

05.15.2026

SCALE:

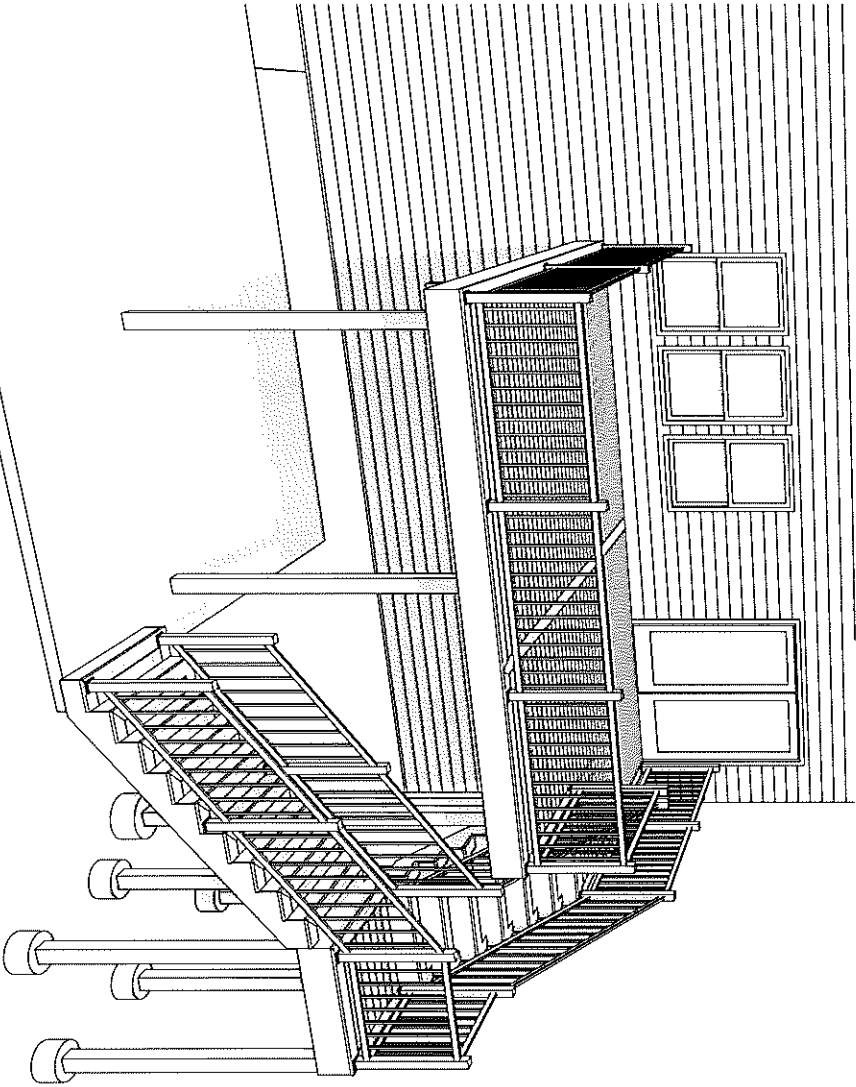
1/4"=1FT

ARCH B 18"x12"

SHEET:

P-9

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO



GENERAL NOTES:

121" ELEVATION
336 SQ. FT.

3D
DESIGN 904
2406 - Mickelson
1105 Quarry Oak Dr
Grove City, OH 43123



DATE:
05.15.2026
SCALE:
1/4"=1FT
ARCH B 18"x12"
SHEET:
P-10

BASED ON THE 2019 RESIDENTIAL CODE OF OHIO

GENERAL NOTES:

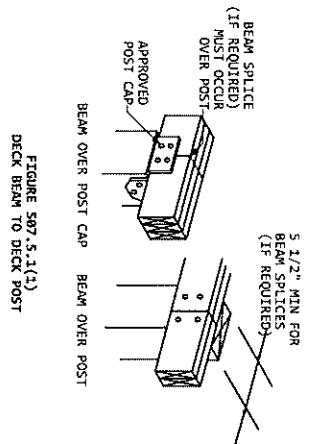


FIGURE 507.5.1(1)
DECK BEAM TO DECK POST

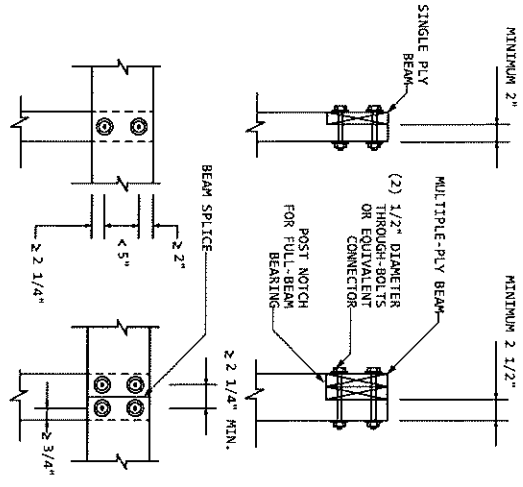
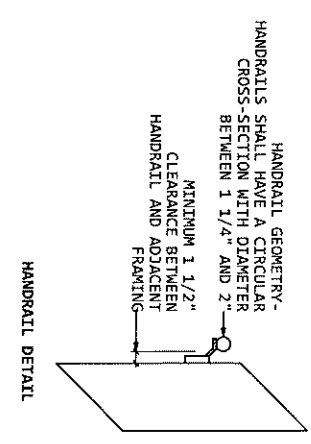


FIGURE 507.5.1(2)
NOTCHED POST-TO-BEAM CONNECTION



HANDRAIL DETAIL

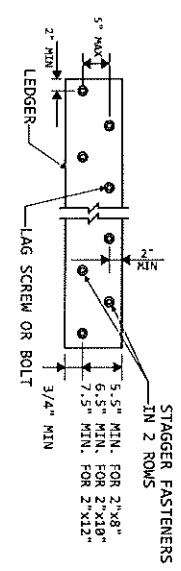


FIGURE R507.9.1.3(1) PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2X8 LEDGERS TO 2X8 BAND JOISTS.

STANDARD CONNECTION DETAILS

DESIGN 904

2406 - Mickelson
1105 Quarry Oak Dr
Grove City, OH 43123



DATE:

05.15.2026

SCALE:

1/4"=1FT

ARCH B 18"x12"

SHEET:

P-11



City of Grove City
Division of Building and Zoning
Receipt of Payment

4035 Broadway
Grove City, OH 43123
Phone: (614) 277-3075
Fax: (614) 277-3090

US Quality Construction
6250 Seeds Rd
Grove City, OH 43123

RECEIPT OF PAYMENT

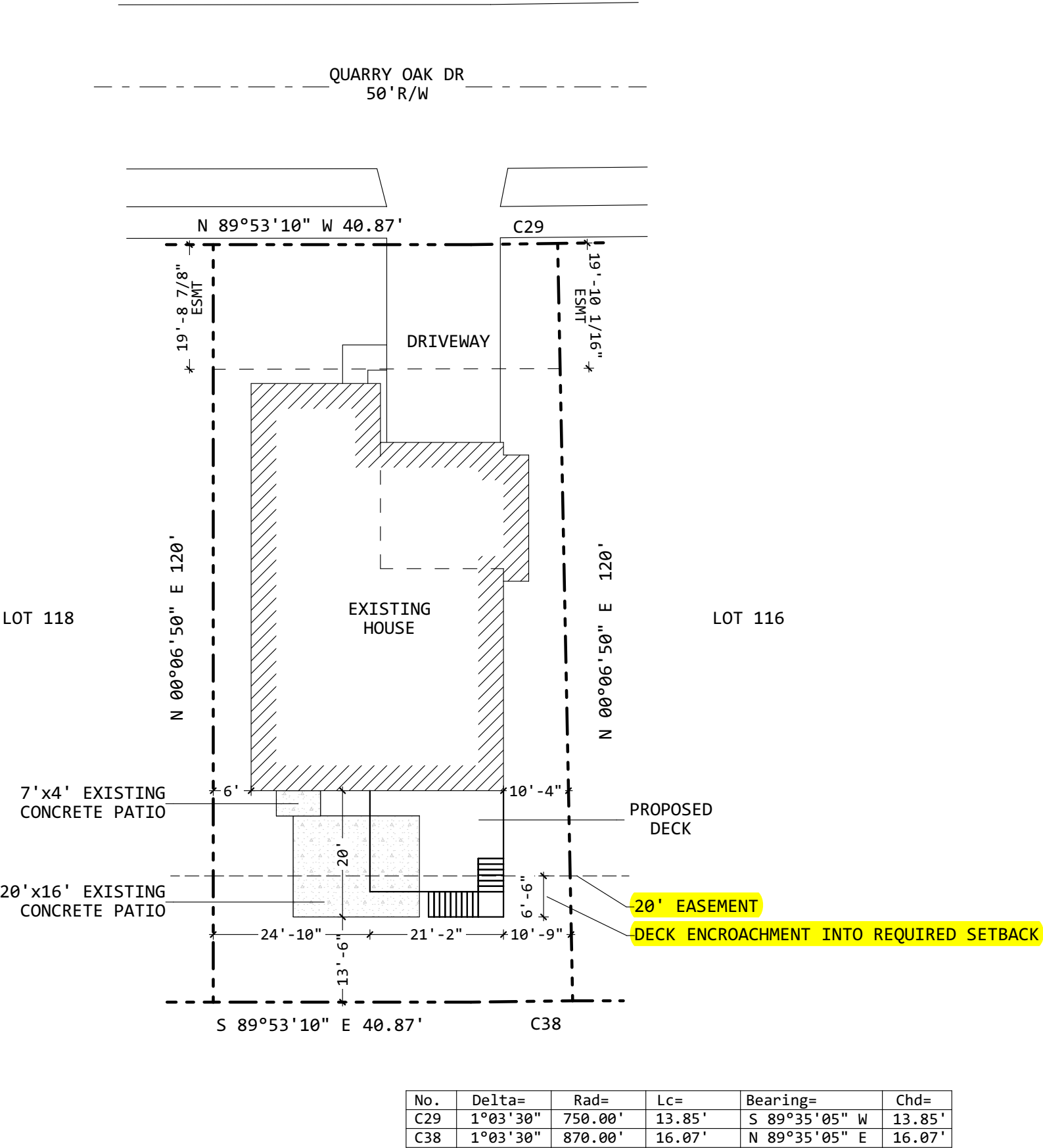
Receipt Number: 2026004076
Receipt Date: 06/26/2026
Date Paid: 06/26/2026
Full Amount: \$100.00

Payment Details:	Payment Method	Amount Tendered	Check/Auth Number
	Check	\$100.00	3109
Amount Tendered:	\$100.00		
Change / Overage:	\$0.00		

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Board of Zoning Appeals	PR20260001291	\$100.00	\$100.00

1% and 3% State Fees are NON-REFUNDABLE.
Under City Code Section 939.08, Sewer Tap Fees are NON-REFUNDABLE after 30 days from the date paid.



NOTE :
 1. SUPPORT POSTS SHALL BE MINIMUM 6 IN. × 6 IN.

GENERAL NOTES:

121" ELEVATION

336 SQ. FT.

SITE PLAN	DESIGN 904	2406 - Mickelson	1105 Quarry Oak Dr	Grove City, OH 43123
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DATE:

07.14.2026

SCALE:

1"=20FT

ARCH B 18"x12"

SHEET: