

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

July 27, 2026

The regular meeting of the Board of Zoning Appeals was called to order by Chair Brant at 5:37p.m. at the Grove City Municipal Building, 4035 Broadway.

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

John Brant Tony Haughn C.J. Andrews

Staff Present: Laura Scott, Planning and Zoning Manager/Secretary to the BZA, Anthony Severyn, Office of the Law Director.

Also Present: Toby Frost, Frost Fence; Sam Moskvych, US Quality Construction; Karne Mottice of 1881 Oaklawn Ct. and Brian Mosley, Pine Valley Construction; Paula Wiseman; Pastors David Morrison and Dale Benson of the Church of the Nazarene; Cindy de Mesa, McKnight and Hosterman Architects; Jerry Jensen of 3795 Lake Mead Dr and Adolfo Robles, Robles Landscaping; Tammie Cimino; Michael Estille, All Choice Home Improvements.

All representatives addressing the board were sworn in.

- 2) Approve the minutes from the June 16, 2026 meeting.

Motion by Chair Brant to approve the minutes. Second by Mr. Andrews.

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

- 3) Motion by Mr. Haughn to take item #4 off the table for 5916 Sapphire Dr. Second by Mr. Andrews.

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

- 4) Hear the appeal of Tobias Frost, Frost Fence LLC for 5916 Sapphire Ct. (Parcel #040-011296) for a variance to Section 1137.05 (c): To encroach the 30' front setback on a corner lot facing Sapphire Dr. by 10' with a 4' picket fence, for a total front setback of 20'.

Mr. Frost explained they would just like a bit more room to the location of the fence instead of it being right on the setback line. Mr. Haughn asked Mr. Frost about the brick wall at the rear. He said it has been removed.



Motion by Chair Brant to grant the appeal of Tobias Frost, Frost Fence LLC for 5916 Sapphire Ct. (Parcel #040-011296) for a variance to Section 1137.05 (c): To encroach the 30' front setback on a corner lot facing Sapphire Dr. by 10' with a 4' picket fence, for a total front setback of 20', with 1 stipulation to begin construction within 12 months. Second by Mr. Andrews.

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

Chair Brant advised all applicants of the 21-day waiting period. Legal Counsel Anthony Severyn answered questions from Mr. Frost about the waiting period and permitting.

5) Hear the appeal of Sam Moskvych, US Quality Construction representing Jim Mickelson of 1105 Quarry Oak Dr. (Parcel# 040-017927) for a variance to Section 1135.14 (Zoning Text): To encroach the 20' rear building setback by 6'-6" with a deck, for a total rear setback of 13'-6".

Mr. Moskvych stated due to the placement of the home, the lot had a shallow rear yard. He pointed out that 6' of the requested encroachment was the stair and faced a reserve providing an 80' buffer to adjacent property owner. The plan will make the deck flush with existing patio. Mr. Haughn asked if we had received any responses to the letters sent to adjoining property owners. Ms. Scott said no.

Motion by Chair Brant to grant the appeal of Sam Moskvych, US Quality Construction representing Jim Mickelson of 1105 Quarry Oak Dr. (Parcel# 040-017927) for a variance to Section 1135.14 (Zoning Text): To encroach the 20' rear building setback by 6'-6" with a deck, for a total rear setback of 13'-6". With one stipulation to begin construction within 12 months. Second by Mr. Andrews.

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

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

6) Hear the appeal of Brian Mosley, Pine Valley Construction LLC representing Karon Mottice of 1881 Oak Lawn Ct. (Parcel #040-052670) for a variance to Section 1135.14 (Zoning Text): To encroach the 25' rear yard set back by 8' with a covered 13' deep deck, for a total set back of 17'.

Brian Mosley explained the proposed deck would come off the master bedroom and face the reserve, giving her a great view of the pond. Karon Mottice said that due to the placement of the neighbors pool and fence she cannot currently see the pond from the house.

Motion by Chair Brant to grant the appeal of Brian Mosley, Pine Valley Construction LLC representing Karon Mottice of 1881 Oak Lawn Ct. (Parcel #040-052670) for a variance to Section 1135.14 (Zoning Text): To encroach the 25' rear yard set back by 8' with a covered 13' deep deck, for a total set back of 17' with one stipulation to begin construction within 12 months. Second by Mr. Andrews.

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



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

7) Hear the appeal of Paula Wiseman, property owner at 1190 Jeffrey Ln. (Parcel #040-018470) for a variance to Section 1137.05: To encroach the 25' front setback by 10' with a 48" white picket fence, for a total setback of 15'.

Ms. Wiseman said she is the last lot in the subdivision adjacent to a township property of 3 acres with lots of mature pine trees. She wants the fence to line up with that fence. She wants to place a gate in the section that runs from the house to the street. The board confirmed the electrical box will stay outside the fence but the large tree will be inside the fence starting from the rear corner of the house.

Motion by Mr. Brant to grant the appeal of Paula Wiseman, property owner at 1190 Jeffrey Ln. (Parcel #040-018470) for a variance to Section 1137.05: To encroach the 25' front setback by 10' with a 48" white picket fence, for a total setback of 15' with one stipulation to begin construction within 12 months.

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

8) Hear the appeal of Cindy de Mesa, McKnight and Hosterman Architects representing the Church of the Nazarene at 4910 Hoover Rd. (Parcel #040-018826) for a variance to Section 1135.12-III: To exceed the maximum building height of 35' in an SD-1 (Educational) district by 1'-6" by constructing 33,000sf field house, for a total building height of 36'-6".

Cindy de Mesa stated the additional height is needed for the volleyball courts and extra seating that is needed for the field house. She referred to the elevation drawings to show how the height works with the other buildings within the Church of the Nazarene campus. Mr. Brant spoke about the location. Because the building is on the east side of Hoover Rd., east of the athletic field and west of I-71 there would be no impact on adjoining properties. Mr. Brant asked if we had received any responses to the letters we send to adjoining property owners. Ms. Scott said no. Ms. de Mesa asked about the timing of the building construction plan submittal. Mr. Severyn stated the BZA 21-day waiting period only applies to the BZA variance effective date. It does not impact the timing of building permit submittals or approvals. They are two separate processes.

Motion by Mr. Brant to grant the appeal of Cindy de Mesa, McKnight and Hosterman Architects representing the Church of the Nazarene at 4910 Hoover Rd. (Parcel #040-018826) for a variance to Section 1135.12-III: To exceed the maximum building height of 35' in an SD-1 (Educational) district by 1'-6" by constructing 33,000sf field house, for a total building height of 36'-6". Second by Mr. Haughn.

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

9) Hear the appeal of Adolfo Robles, Robles Landscaping for 3795 Lake Mead Dr. (Parcel# 040-010281) for a variance to Section 1137.05: To encroach the 30' front building setback along Lake Lanier Dr. by 10' with a 6' tall privacy fence, for a total setback of 20'.



Mr. Robles explained the applicant wishes to build a 6' fence for kids and pets for security. It also will line up with neighbor's fence. Mr. Brant asked if we received any responses from letters sent out. Ms. Scott said no. Mr. Brant asked if the applicant accepted the requirement to install landscaping in front of the 6' tall solid wood privacy fence. Mr. Jensen said yes.

Motion by Chair Brant to grant the appeal of Adolfo Robles, Robles Landscaping for 3795 Lake Mead Dr. (Parcel# 040-010281) for a variance to Section 1137.05: To encroach the 30' front building setback along Lake Lanier Dr. by 10' with a 6' tall privacy fence, for a total setback of 20' with two stipulations. 1) Begin construction within 12 months, 2) Install evergreen shrubs a minimum of 36" at time of planting, spaced a maximum of 5 feet on center along the portion of fencing facing Lake Lanier Dr. Second by Mr. Andrews.

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

10) Hear the appeal of Tammy Cimino, property owner at 3323 Voeller Ave., (Parcel# 040-000385) for variance to Section 1137.05: To encroach the building front setback on a non-conforming lot on Dudley Ave. by replacing an existing chain link fence on the property line at 0' setback, with a 5' tall lattice top fence, for total setback of 0'.

Ms. Cimino explained she has dogs and grandchildren. Her neighbor across the street just installed the same fence she wants to install and it would make another nice addition to the neighborhood. Mr. Brant noted we have several fences in the area similar to this that were built on the property line with no setback. This is a neighborhood established in the 1930's and 1940's.

Motion by Chair Brant to grant the appeal of Tammy Cimino, property owner at 3323 Voeller Ave., (Parcel# 040-000385) for a variance to Section 1137.05: To encroach the building front setback on a non-conforming lot on Dudley Ave. by replacing an existing chain link fence on the property line at 0' setback, with a 5' tall lattice top fence, for total setback of 0' with one stipulation to begin construction within 12 months. Second by Mr. Haughn.

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

Chair Brant advised the applicant of the 21-day waiting period.

11) Hear the appeal of Michael Estille, All Choice Home Improvements representing Melissa Simons of 2468 Clover Blossom Ct. (Parcel# 040-005425) for a variance to Section 1135.10: To encroach the rear yard setback of 25' by 6' with a room addition and by 9' with a deck, for a total rear setback of 10'.

Mr. Estille stated they were hired to remove the existing 3-seasons room with block foundation. Following the design and permit submittal of the new room and deck they found the old 3-seasons room and deck encroached the setback. Mr. Haughn asked about the proposed



construction. Mr. Estille explained the foot print is basically the same with a larger addition and smaller deck.

Motion by Chair Brant to grant the appeal of Michael Estill, All Choice Home Improvements representing Melissa Simons of 2468 Clover Blossom Ct. (Parcel# 040-005425) for a variance to Section 1135.10: To encroach the rear yard setback of 25' by 6' with a room addition and by 9' with a deck, for a total rear setback of 10' with one stipulation to begin construction within 12 months. Second by Mr. Andrews.

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

Chair Brant advised the applicant of the 21-day waiting period.

12) New business. Ms. Scott said they had already received 2 cases for the August 24 meeting to date.

There being no further business, Chair Brant adjourned the meeting at 6:18pm.

Adjournment.

John Brant, Chair

Laura Scott, Secretary

