



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: JUL 29 2026
CITY OF GROVE CITY
Filing Fee \$100.00

Date: 07/28/2026

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:

- ☒ Building Permit ☐ Certificate of Occupancy ☐ Sign Permit

at the following address 2486 Quail Meadow Drive Grove City, OH 43123 Parcel # _____

as it is in violation of : Building Code No. _____ Zoning Code No. 1137.08 Other: _____

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

Erect a 6 foot tall fence in a 10 easement

*To encroach the 30' front setback on Hoover Rd.
by 30' with a 6'-solid privacy fence for a total
setback of 0' L Scott 8/11/26
(Individual sections of fence will connect to existing fence)*

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

Andrea Engle- 2476 quail meadow dr- 040-008277-00

Evan Massie- 2466 BIRCH BARK TR -040-008275-00

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

If you are the representative, who you are representing: Eugene Williams

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: Peerless Fence Company Peerless Fence

Address _____ City/State/Zip _____ re

Pho. _____ Fax _____ Email _____

Signature of Applicant [Signature]



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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. No

2. No

3. There is currently a fence there now. No

4. No, just the easement

5. no

6. Yes

Signature of Applicant

Date:

07/28/2026

City of Grove City

Division of Building

4035 Broadway - Grove City, Ohio 43123-0427

Phone: (614) 277-3075



Review Letter

07/01/2026 | CPA: PR20260001558

2486 QUAIL MEADOW DR

Sebastian Mendetia
2261 Market Street
2261 Market Street, Suite 10301 San Francisco, CA 94114
San Francisco, CA 94114

Dear Sebastian Mendetia,

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 fence encroaches into the 30ft rear building setback line and will require a Board of Zoning Appeals variance for approval. Setback is marked on survey provided for review and recorded master plat map.

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.

A handwritten signature in black ink, appearing to read "Michael Boso", with a horizontal line extending to the right.

Issued this 01 day of July, 2026,

Michael Boso, Chief Building and Zoning Official

Fence Plan:

AUG 11 2026

Take down the current 4' tall Spaced picket fence. In its place, we are proposing to erect a 4' solid dog ear fence and a 6' solid dog ear fence. The 6' tall solid fence will go along the back property line and 21' on the side yard to connect to the neighbors already existing 6' solid dogear fence. (see below)



The 4' tall fence will be off the back of the house where the gates are

The proposed 6' tall fence will encroach onto a 30' build. There is currently a 4' tall fence existing along the back property line.

Sample 6' tall dogear wood
fencing.
Below



existing fence below.

