



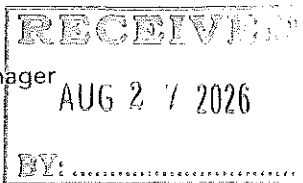
Grove City Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075 (Phone)
614-277-3090 (Fax)
GroveCityOhio.gov

BOARD OF ZONING APPEALS APPLICATION

RED

9-2-26

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: 8-7-26

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"x11"); 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 4642 Pinnacle Quarry Dr Grove City, OH 43123 Parcel # 040-017293

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

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

A variance to Section 1135.14-III. To encroach the
25' setback along Quarry Oak Dr. by 5' with
a seating wall and end pillar. For a total front
building setback along Quarry Oak Dr of 20'

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

Lot 63 4634 Pinnacle Quarry Dr, Grove City, OH 43123
Diaz Anthony ONeil
040-018505

Lot 65 4625 Burgstaller Ct, Grove City, OH 43123
Cory A. Rice
040-017398

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

If you are the representative, who you are representing: _____

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 William F Barrett Company _____
Address 4642 Pinnacle Quarry Dr City/State/Zip Grove City, OH 43123
Phone _____ Fax _____ Email _____

Signature of Applicant Will F Barrett



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4035 Broadway
Grove City, OH 43123
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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. Please see separate sheet attached
2. _____
3. _____
4. _____
5. _____
6. _____

Signature of Applicant W. J. A. Bassett Date: 8-26-26

1. Approving the variance for the low (22 inches high) seating wall with pillars (28 inches high) will not hurt the neighborhoods general welfare, property values or character. It will not create hazards like traffic dangers, fire risk or sanitation problems.
2. Our lot has a unique problem being a corner lot and learning we actually have two setback lines. The setback line along Quarry Oak is not straight from front to back of the property. We added the seating wall for a barrier from the street traffic on the SE corner of the original concrete patio that was placed by the builder.
3. Due to our corner lot with two front setbacks this creates a unique physical problem of adding a barrier from the street (SE corner) along the patio. Making it impossible to enjoy a standard backyard patio like our neighbors do.
4. Due to the shape, slope and location of our lot, the 25 ft setback zoning variance would not allow us to create the seating wall along the SE corner to create the barrier from the street like other residences.
5. The seating wall was constructed on the SE corner of the concrete patio the builder originally placed on the lot, to create a low pleasing barrier from the street traffic. Due to the topography of our lot it runs 43 inches into the setback. The rule deprives us of the basic property enjoyment compared to neighbors.
6. The seating wall might break a written rule, but it still fits the main goal of keeping the neighborhood safe, orderly and visually appealing. It will not cause the problems the variance was created to break.



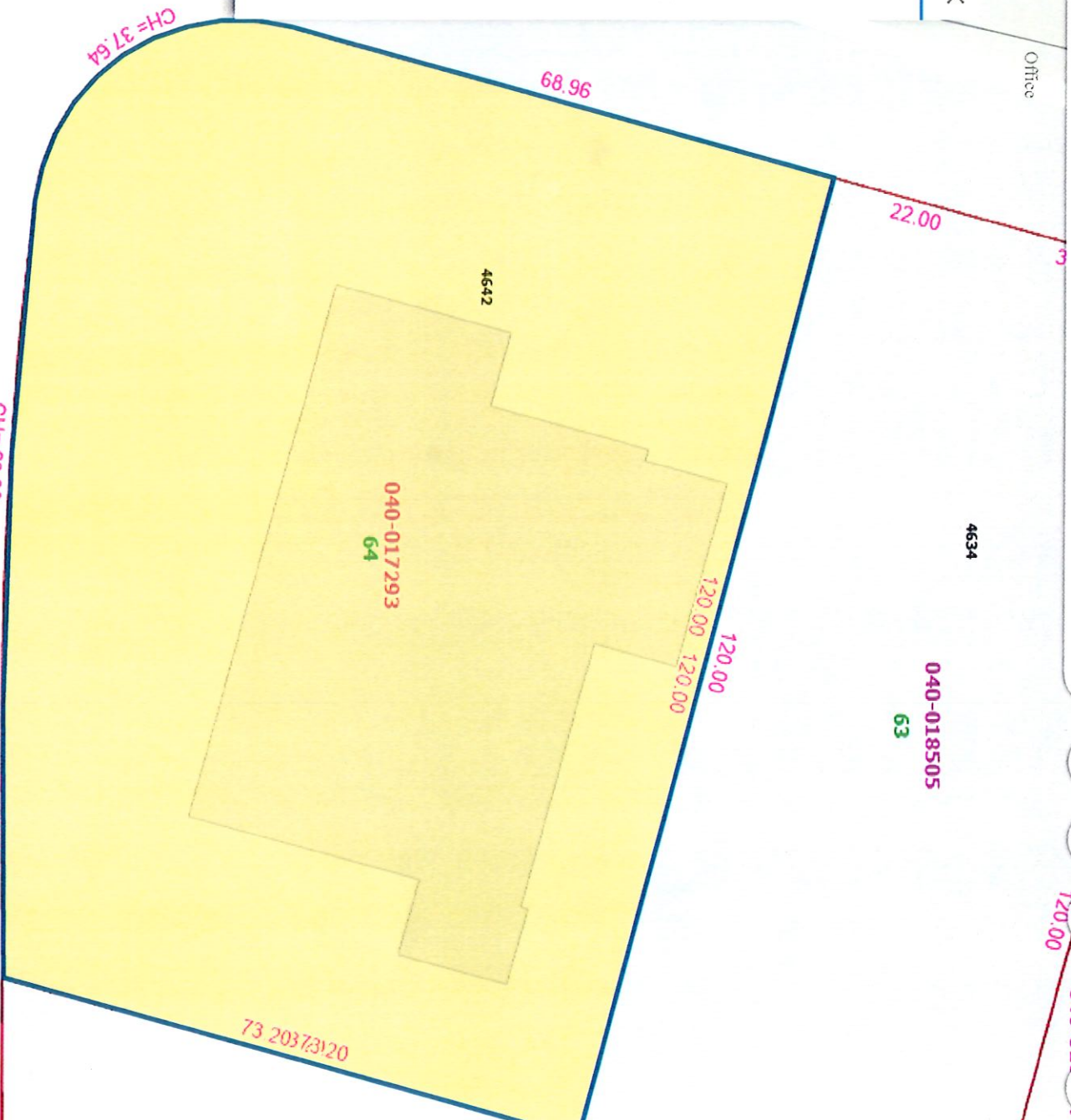
Viewer

Search Parcel Data

By Shape By Value By Spatial **Results**

Features selected: 1

PARCELID: 040-017293
Tax District Code: 040
Tax District Description: CITY OF GROVE CITY
School District Code: 2511
School District Description: SOUTH WESTERN
Legal Desc. 1: PINNACLE QUARRY
Legal Desc. 2: SECTION 2
Legal Desc. 3: LOT 64
Owner Name 1: BARRETT WILLIAM F
Owner Name 2: BARRETT KELLY L
Owner Name 3:
[Go to full Property Search Site](#)
[View Street-Level Photo](#)



4642 Pinnacle Quarry Dr.

20ft

City of Grove City

Division of Building

4035 Broadway - Grove City, Ohio 43123-0427

Phone: (614) 277-3075



Review Letter

06/23/2026 | CPA: PR20260001585

4642 PINNACLE QUARRY DR, GROVE CITY, OH 43123

William F Barrett
4642 PINNACLE QUARRY DR
GROVE CITY, OH 43123

Dear William F Barrett,

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. Patio as proposed is into the 25ft building setback line on the South East corner as shown on the site plan. Board of Zoning Appeals variance approval is required.
<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.

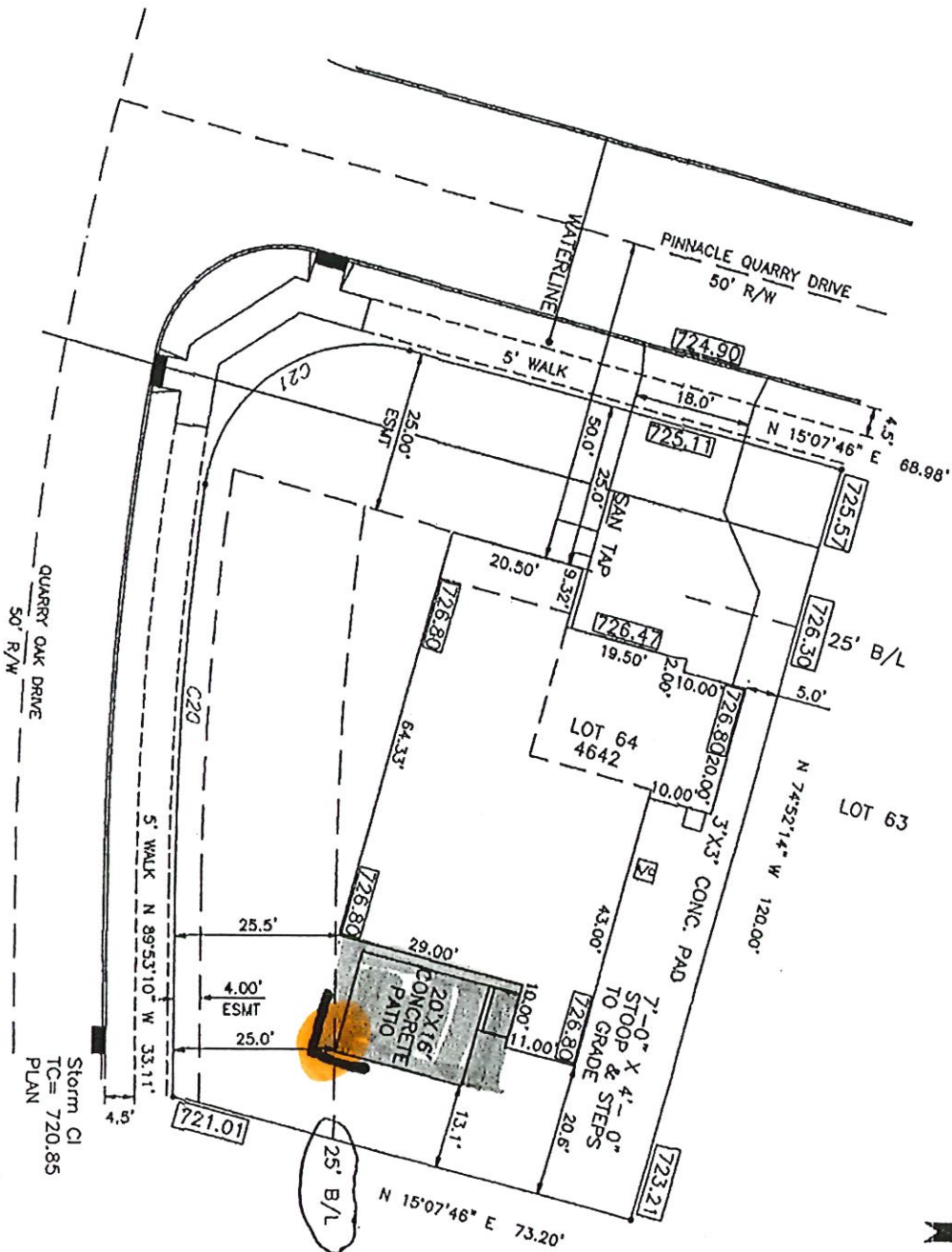
If you have any questions about this review, please contact the plan reviewer(s) or me.

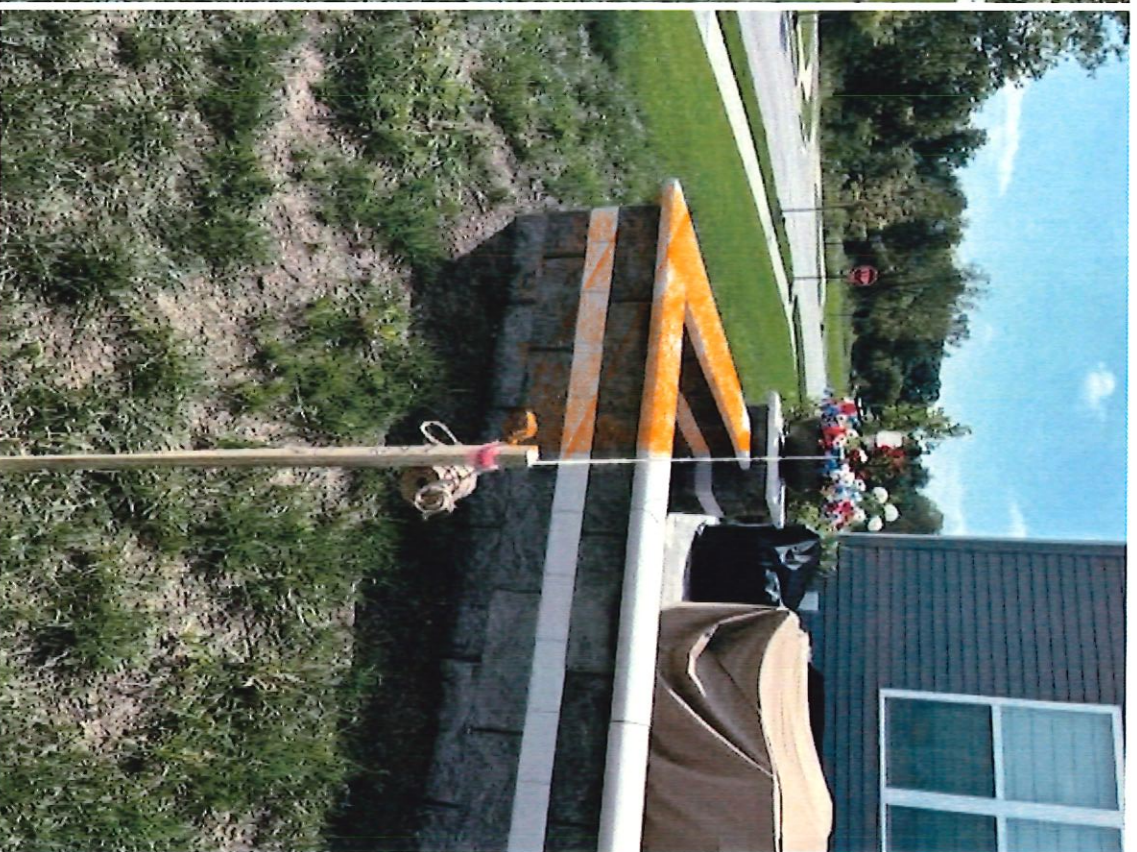
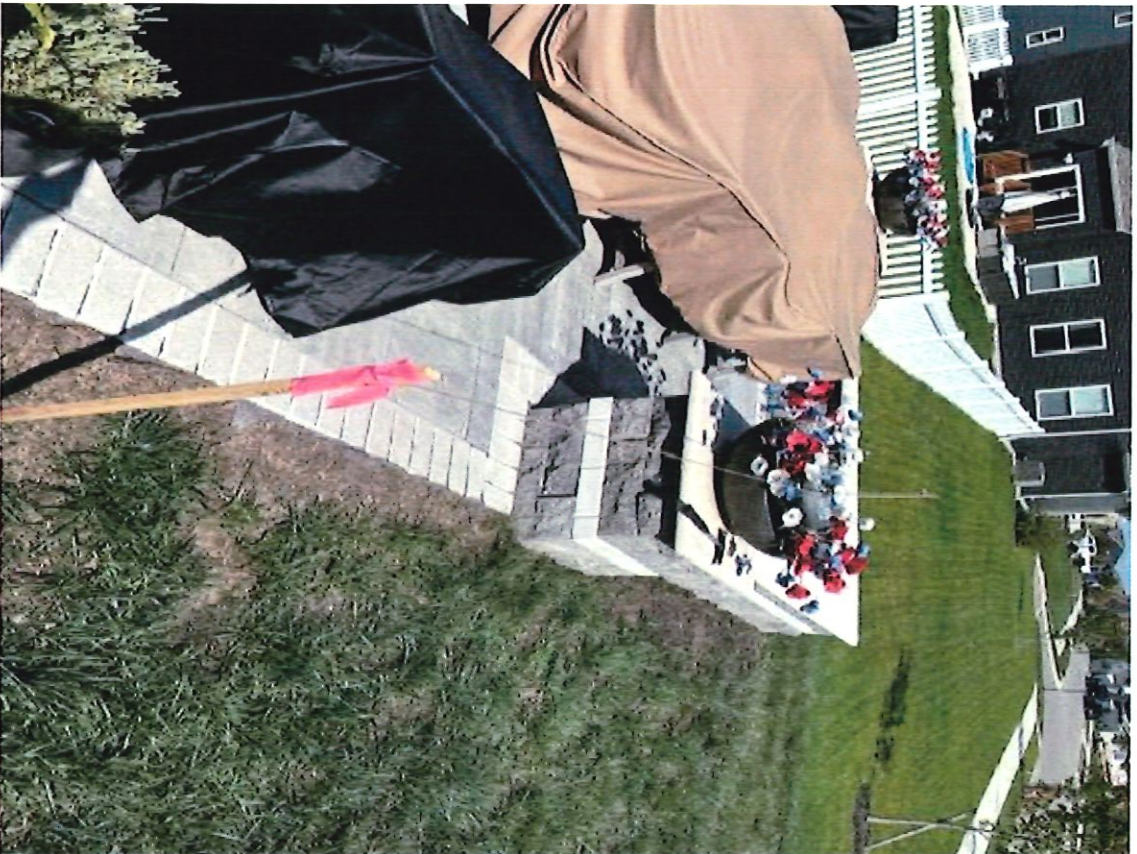
Issued this 23 day of June, 2026,

Michael Boso, Chief Building and Zoning Official

As Built Survey

4042 Pinnacle Quarry Dr.





25' set back along Quarry Oak Dr - far stake at pin mark of yard and the other side of patio. Our measurement shows 43 inches



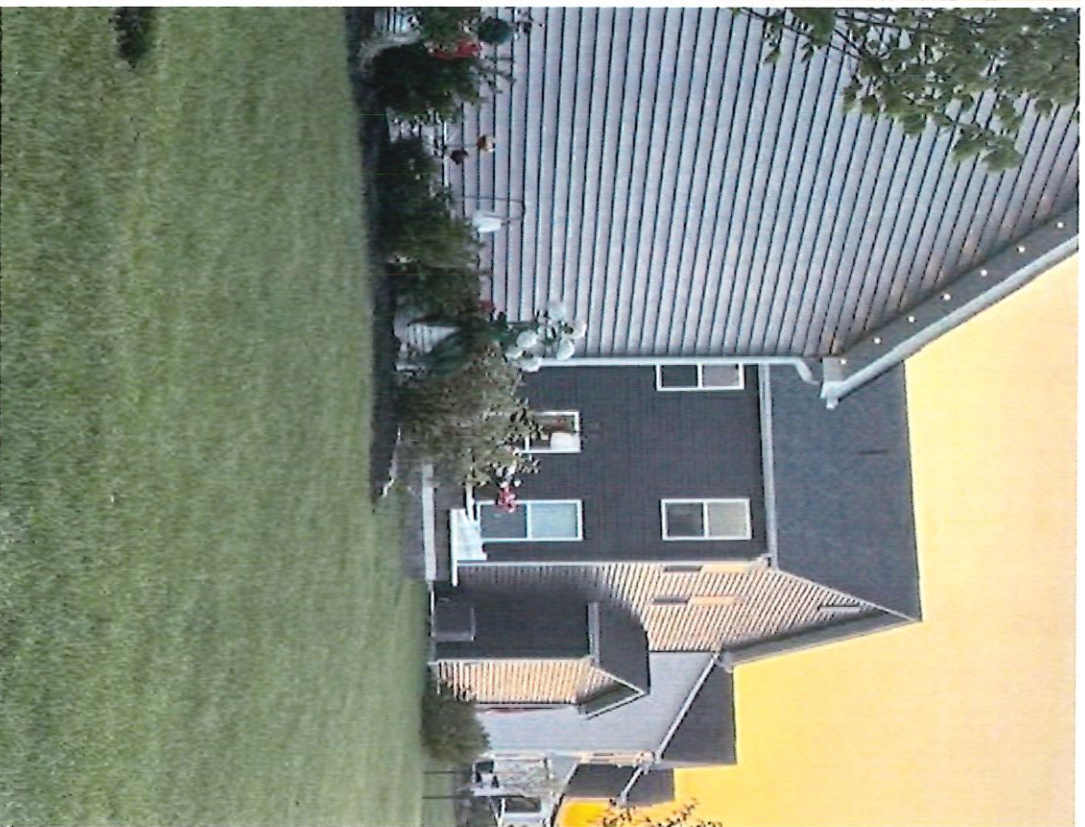
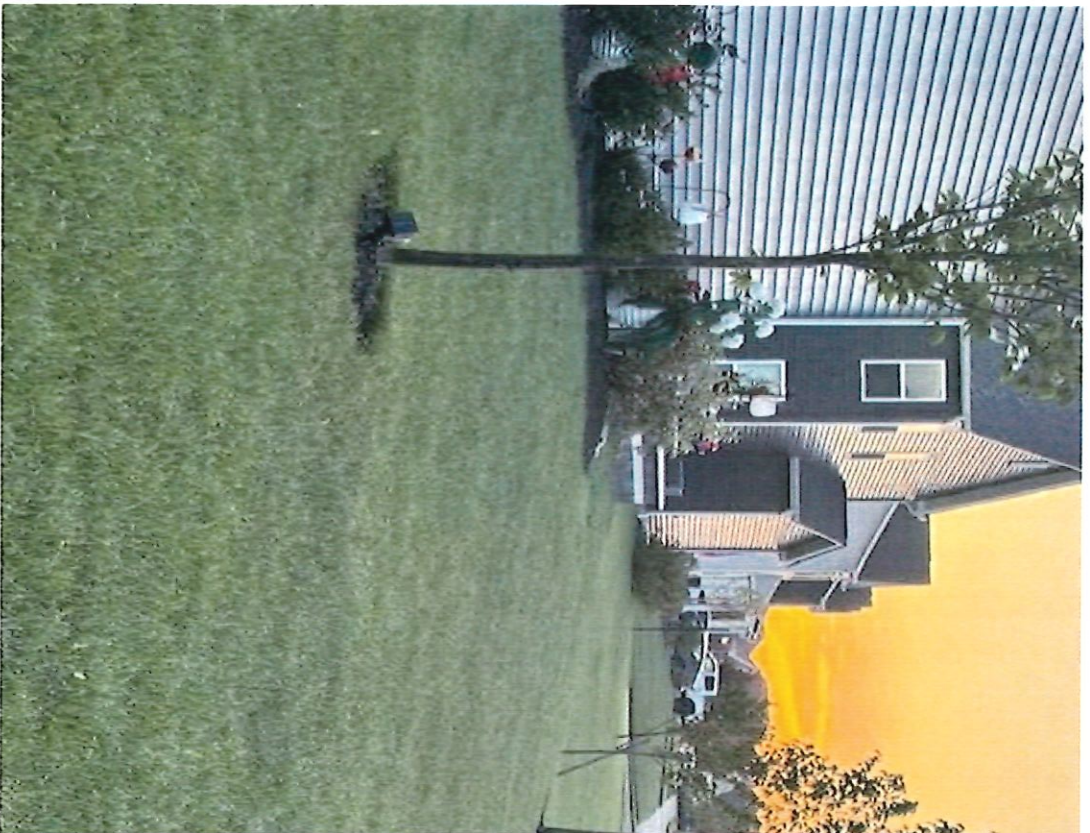
Front view of side of house along Quarry Oak Dr.



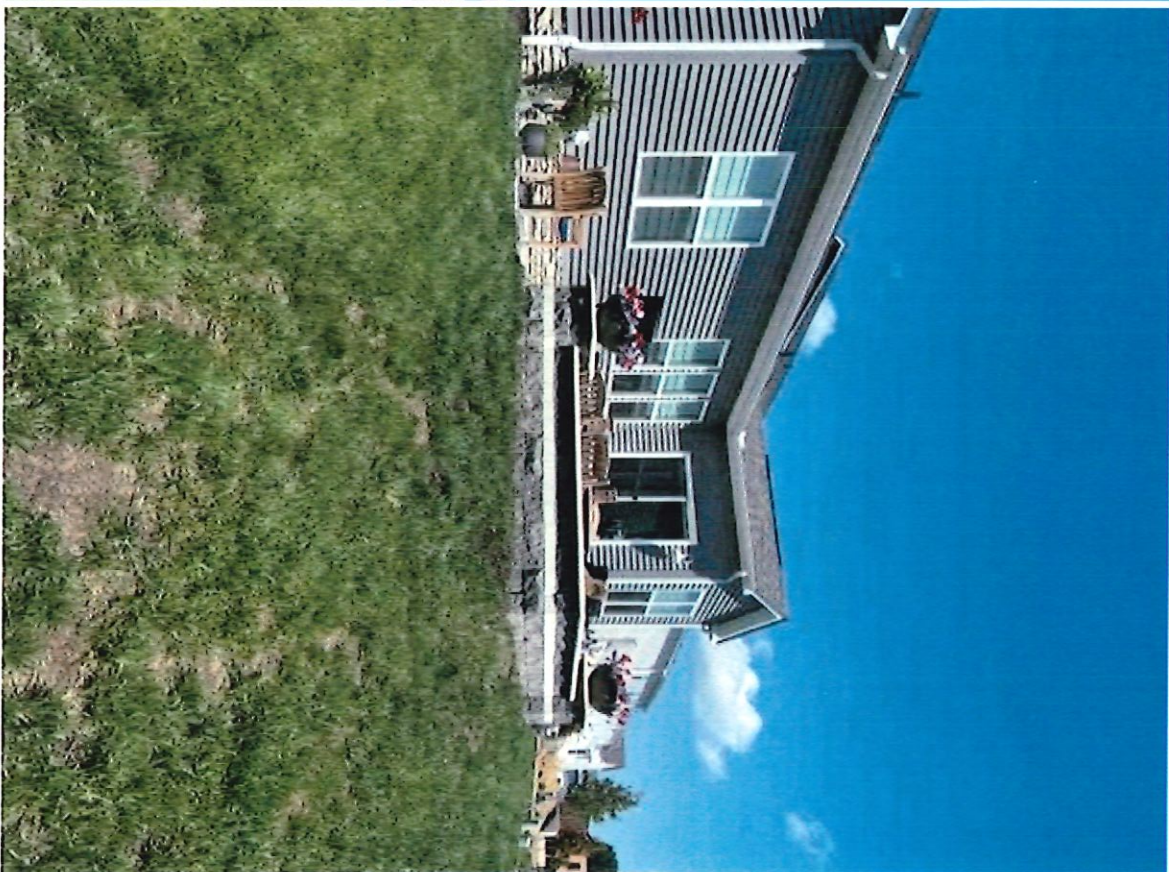
Side view of house along Quarry Oak Dr.



Back view of the side of the house along Quarry Oak Dr.



Side view closer up





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

WILLIAM F BARRETT & KELLY L BARRETT
4642 PINNACLE QUARRY DR
GROVE CITY, OH 43123

RECEIPT OF PAYMENT

Receipt Number: 2026005524
Receipt Date: 08/27/2026
Date Paid: 08/27/2026
Full Amount: \$100.00

Payment Details:	Payment Method	Amount Tendered	Check/Auth Number
	Check	\$100.00	2156
Amount Tendered:	\$100.00		
Change / Overage:	\$0.00		

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
Board of Zoning Appeals	PR20260001585	\$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.

4642 Pinnacle Quarry Dr, Grove X



Adjoining properties - blue