

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

August 24, 2026

The regular meeting of the Board of Zoning Appeals was called to order by Chair Brant at 5:30p.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. Mr. Boso was excused.

Also Present: Justin Crawford and Sarah Boiarski of 4773 Glencross Ct. Alex Brennan, Peerless Fence and Withenia Moore-Williams of 2486 Quail Meadow.

All representatives addressing the board were sworn in.

3). Approve the minutes from the July 27 meeting.

Motion by Chair Brant to approve the minutes. Second by Tony Haughn.

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

4). Hear the appeal of Justin Crawford, representing the property owner Sarah Boiarski at 4773 Glencross Ct. (Parcel #040-008244) for a variance to Section 1135.10 (a): To exceed the maximum square footage allowed for an attached garage of 900sf by 218sf for a total garage space of 1,118sf by constructing a garage addition.

Justin Crawford explained the garage will allow for stacked parking for his hobby cars and teenage sons cars. They have a pool and like to entertain. The garage will have a full bathroom. Ms. Scott said she had not received any responses to the letters sent out. Mr. Haughn asked about the height of the garage door. Mr. Crawford explained the design of the garage addition.

Motion by Chair Brant to grant the appeal of Justin Crawford, representing the property owner Sarah Boiarski at 4773 Glencross Ct. (Parcel #040-008244) for a variance to Section 1135.10 (a): To exceed the maximum square footage allowed for an attached garage of 900sf by 218sf for a total garage space of 1,118sf by constructing a garage addition, 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.

5.) Hear the appeal of Alex Brennan, Peerless Fence representing Eugene Williams, the property owner at 2486 Quail Meadow Dr. (Parcel #040-008276) for a variance to Section 1137.08: To encroach the 30' front setback along Hoover Rd. with a 6'-solid wood privacy fence by 30', for a total setback of 0'.

Mr. Brennan explained the applicant wishes to replace an existing 4ft picket fence with a 6' solid fence for privacy from Hoover Rd. Mrs. Williams explained they had the picket fence installed years ago and it now needs replacing. They recently discovered the 4' fence was not allowed in the 30' setback facing Hoover Rd. and that their contractor had not obtained a permit. Her neighbor to the south got a permit for a 6' fence not long ago directly behind the home. The fence is legal because it is directly behind the home and does not come out into the front setback on Hoover. She is living next to that fence now and wants to connect to that section of fence and keep going all around the rear yard so it's all uniform. Mr. Haughn asked about the neighbor's fence to the north. He said it looked like the neighbor to the north, who has the same setbacks along Hoover had put up an unapproved 6' fence. Mrs. Williams confirmed that was correct and said the north fence was installed before the current owner bought the home, so it was not their fault. Ms. Scott said the north fence would not have been approved and could become an enforcement issue. She said Mr. Boso supports Williams' replacing the 4' picket with another 4' picket but not the proposed 6' solid fence. Ms. Scott noted the Williams fence is visible from the entrance to the subdivision on Birch Bark Trail so a taller fence was not desirable. Another option would be to install a 6' fence around the rear patio area but not in the setback. Mrs. Williams said she would be happy just to replace the picket fence. Mr. Andrews suggested to the contractor that he use a transition piece of fencing that would connect to the 6' fence to the south and taper down to the 4' picket. Mr. Brennan agreed and said he could make the transition with 1- 8-foot section of fence. Mr. Brant asked Ms. Scott to craft a modified motion based on the discussion.

Motion by Christopher Andrews to grant the appeal of Alex Brennan, Peerless Fence representing Eugene Williams, the property owner at 2486 Quail Meadow Dr. (Parcel #040-008276) for a variance to Section 1137.08, as modified, to encroach the 30' front setback along Hoover Rd. with a 4' picket fence in the same location, with 1 transition section of fence up to 8 feet long on the south side of the property, for a total setback of 0'. With a stipulation to begin construction within 12 months. Second by Tony Haughn.

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

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

5). New business. Ms. Scott said one case had been received for the September meeting so far. There being no further business, Chair Brant adjourned the meeting at 6:14pm.



Adjournment.

John Brant, Chair

Laura Scott, Secretary

