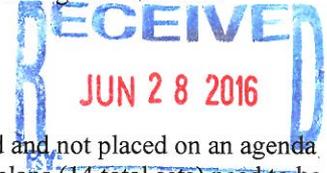


**APPLICATION TO THE BOARD OF ZONING APPEALS**

orig  
PR 20160000

TO: Board of Zoning Appeals  
4035 Broadway  
Grove City, Ohio 43123  
Phone: (614) 277-3075 – Planning & Zoning Coordinator

Checks Made Payable To:  
**CITY OF GROVE CITY**  
Filing Fee \$100.00



Date: June 24, 2016

Information needs to be completed on this Application otherwise it will be returned and not placed on an agenda until it is re-submitted and complete. One original set of plans and 13 copy sets of plans (14 total sets) need to be included upon submitting this application. This includes this Application Form and any additional attachments.

If you are in the Planning Commission process, is this project pending or completed? pending approval N/A

The Building Inspector of the City of Grove City, Ohio has refused to issue a:  
 Building Permit       Certificate of Occupancy Permit       Sign Permit

at the following address: 3439 Natalie Drive, Grove City, OH 43123 R-2 040-010990

as it is in violation of :

Building Code No. \_\_\_\_\_ Zoning Code No. \_\_\_\_\_ Grove City Ordinance  
Other: 1137.05

I appeal to the Board of Zoning Appeals for a variance that will allow me to do the following:  
We would like to build a 6 foot cedar privacy fence 10 feet past our build line. We are a corner lot and have multiple mature trees, a decorative pond, and a permanent concrete walkway running through our build line, which would all need to be removed in order to build the fence on the build line. We would like to include these aesthetically appealing structures within our yard. Building the fence 10 feet past the build line would leave 20 feet from the fence to the sidewalk. There are multiple corner homes in our neighborhood (Hoover Park) that have established privacy fences past their build line (pictures of these homes are included).

Names, Address and Parcel No. of all adjoining property owners:

Devon and Natasha Boydston, 3439 Natalie Drive, Grove City, OH 43123--Parcel ID# 040-010990-00 (our home)

Robert and Paige Tolar, 4729 Edgerton Drive, Grove City, OH 43123--Parcel ID # 040-013604-00 (neighbor behind)

Tracey and Kim Seagle, 3449 Natalie Drive, Grove City, OH 43123--Parcel ID # 040-010991-00 (neighbor)

Are you the applicant or representative?: applicant 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.*

Natasha Boydston  
Signature of Applicant

Natasha Boydston  
Print Name of Applicant

3439 Natalie Drive, Grove City, OH 43123

Address/City/State/Zip

OHIO Health  
Company

(858) 699-7728  
Telephone and Fax Numbers

theboydstuns@gmail.com  
E-mail Address

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 and 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 the Sign Code to other lands or structures in the same zoning district.
- (3) A literal enforcement of the Zoning Code and the 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 the 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 (6) criteria set forth above in the following ways:**

1. We do not believe our privacy fence would compromise the safety of the public. *Additionally, when standing in c*  
*at the stop sign in front of our home, you would <sup>have</sup> a clear, unobstructed*  
*view of oncoming traffic.*
2. As fences of this nature already exist in our neighborhood, we do not feel that we would be given a special privilege or a  
privilege that could not be granted to others in our neighborhood.
3. Building a fence along our build line would necessitate destroying many permanent structures that are aesthetically pleasing  
to us and to our neighborhood (mature trees).
4. Along our build line, we have mature trees, a decorative pond and a walkway that leads up to our deck that are currently in  
the way of building a fence. We would have to remove these structures in order to build along the build line.
5. These structures were already in place before we took ownership of the house one month ago.
6. We would love for our neighbors and ourselves to continue to enjoy nature's beautiful trees and aesthetically  
pleasing properties, which is why we would like to submit this variance.

Signature of Applicant: *Rafael Baybaf*

Date: *June 24, 2016*

# MINOR HOME IMPROVEMENT PERMIT APPLICATION



App. Number

PR20160000768

JUN - 6 2016

### Property Information

Address 3439 Natalie Dr. Lot 171  
 Parcel ID 040-010990-00 Unit/Suite/Building \_\_\_\_\_ Zoning \_\_\_\_\_

### Owner Information

Name Devon Boydston  
 Address 3439 Natalie Dr.  
 City Grove City  
 State OH ZIP 43123  
 Phone 858-699-4428  
 E-mail \_\_\_\_\_

### Zoning Overlays

Historical Preservation Area  Central Business District

### Project Information

Project Name Fence Total Square Footage 248 Construction Cost \$9000.00  
 Number of Structures \_\_\_\_\_ Number of Units \_\_\_\_\_ Acreage \_\_\_\_\_ Flood Zone \_\_\_\_\_  
 New  Repair  Replace   
 Type: Wood Privacy FENCE Height 6'

### Project Type

Fence  
 Driveway Widening  
 Roof  
 Patio (Slab on Grade)  
 Door/Window Replacement  
 Above-Ground Pool or Spa  
 Siding  
 Other \_\_\_\_\_

### Contractor Information

Name Ace Fence+Deck DBA Registration No. 5471  
 Address 4459 Carroll Southern Rd City Carroll State OH ZIP 43112  
 Phone 614-751-8054 Fax 740-756-4899 E-mail robc fenceinstall.com  
 Signature Patty Jaffke / Office Manager Owner  Authorized Agent

### Fees

**FEEs**

\_\_\_\_\_ Project(s) at \$25 Per Project

Total Fees Due \_\_\_\_\_

### Submission Requirements

<p style="text-align: center;"><b>Fence</b></p> <ul style="list-style-type: none"> <li>• Site plan showing proposed location of fence</li> <li>• Manufacturer's specs, including height of fence</li> <li>• Materials being used</li> </ul> <p style="text-align: center;"><b>Driveway Widening</b></p> <ul style="list-style-type: none"> <li>• Site plan, including grading</li> <li>• Materials being used</li> </ul> <p style="text-align: center;"><b>Patio (Slab on Grade)</b></p> <ul style="list-style-type: none"> <li>• Site plan</li> <li>• Material being used</li> </ul>	<p style="text-align: center;"><b>Roof</b></p> <ul style="list-style-type: none"> <li>• Material being used (Ice Guard required)</li> </ul> <p style="text-align: center;"><b>Door/Window Replacement</b></p> <ul style="list-style-type: none"> <li>• Material being used</li> <li>• If opening size is altered, submit header sizes and material being used for alteration</li> </ul> <p style="text-align: center;"><b>Above-Ground Pool or Spa</b></p> <ul style="list-style-type: none"> <li>• Site plan</li> <li>• Manufacturer's specs</li> <li>• Fence permit and electric permit</li> </ul>
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### Office Use

Receipt/Trans. No. 201600445  
 Check No. 19676  
 Date Entered 6-8-16  
 Date Issued \_\_\_\_\_  
 APPROVALS  
 Plans Examiner D Coffey  
 Date 6-27-16  
 Zoning \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issuing Authority \_\_\_\_\_  
 Date \_\_\_\_\_

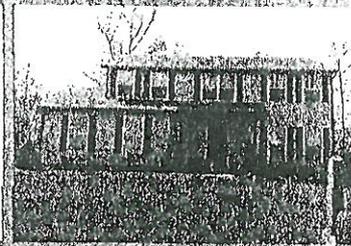
**24-Hour Inspection Line:** 614-277-1815 - Inspections must be called in before noon for next-day service. You may use the online inspection service as late as 8 p.m. seven days a week to schedule next-day inspections.

Expires December 31, 2015

# First Ohio

TITLE INSURANCE AGENCY

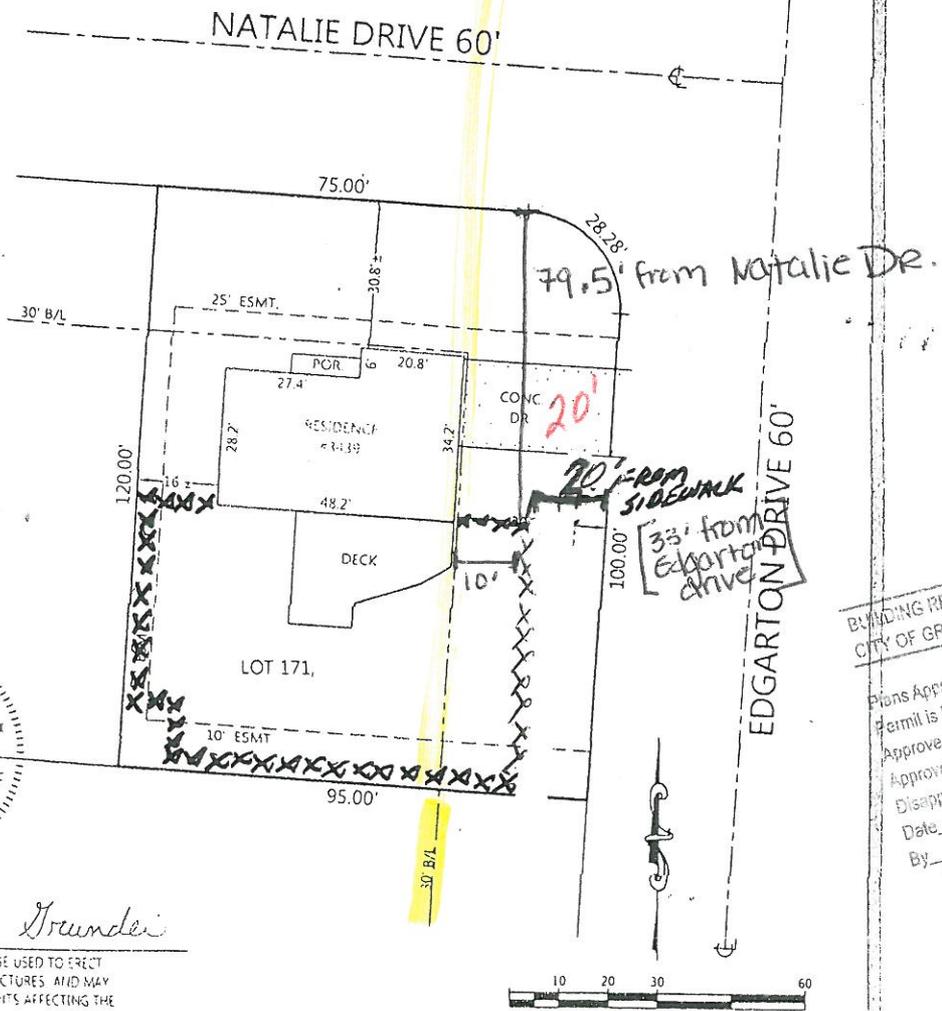
POWERED BY  
**STARS**  
 SURVEY TRACKING  
 AND  
 RETRIEVAL SYSTEM  
 www.surveystars.com



PROPERTY ADDRESS: 3439 NATALIE DRIVE GROVE CITY, OHIO 43123

SURVEY NUMBER: 181876

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STATE OF OHIO  
 SCOTT D. GRUNDEI  
 S-8047  
 REGISTERED PROFESSIONAL SURVEYOR

*Scott D. Grundei*

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSGI# 181876

SCALE: 1" = 30'

BUILDING REGULATIONS  
 CITY OF GROVE CITY, OH

Plans Approved and Building Permit is Hereby:  
 Approved   
 Approved at Noted   
 Disapproved   
 Date 6.27.16  
 By [Signature]  
 Building Inspector

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 34367	DATE: 4/22/2016
BUYER: DEVON & NATASH BODYSTUN	
SELLER: VANCE A COULTER	
SUBLOT / ORIGINAL LOT: 171,	
SUBDIVISION: HOOVER PARK SEC. 5	
PLAT: 96	PG: 13
COUNTY: FRANKLIN	
CERTIFIED TO: FIRST OHIO TITLE + HUNTINGTON NATIONAL BANK	

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED

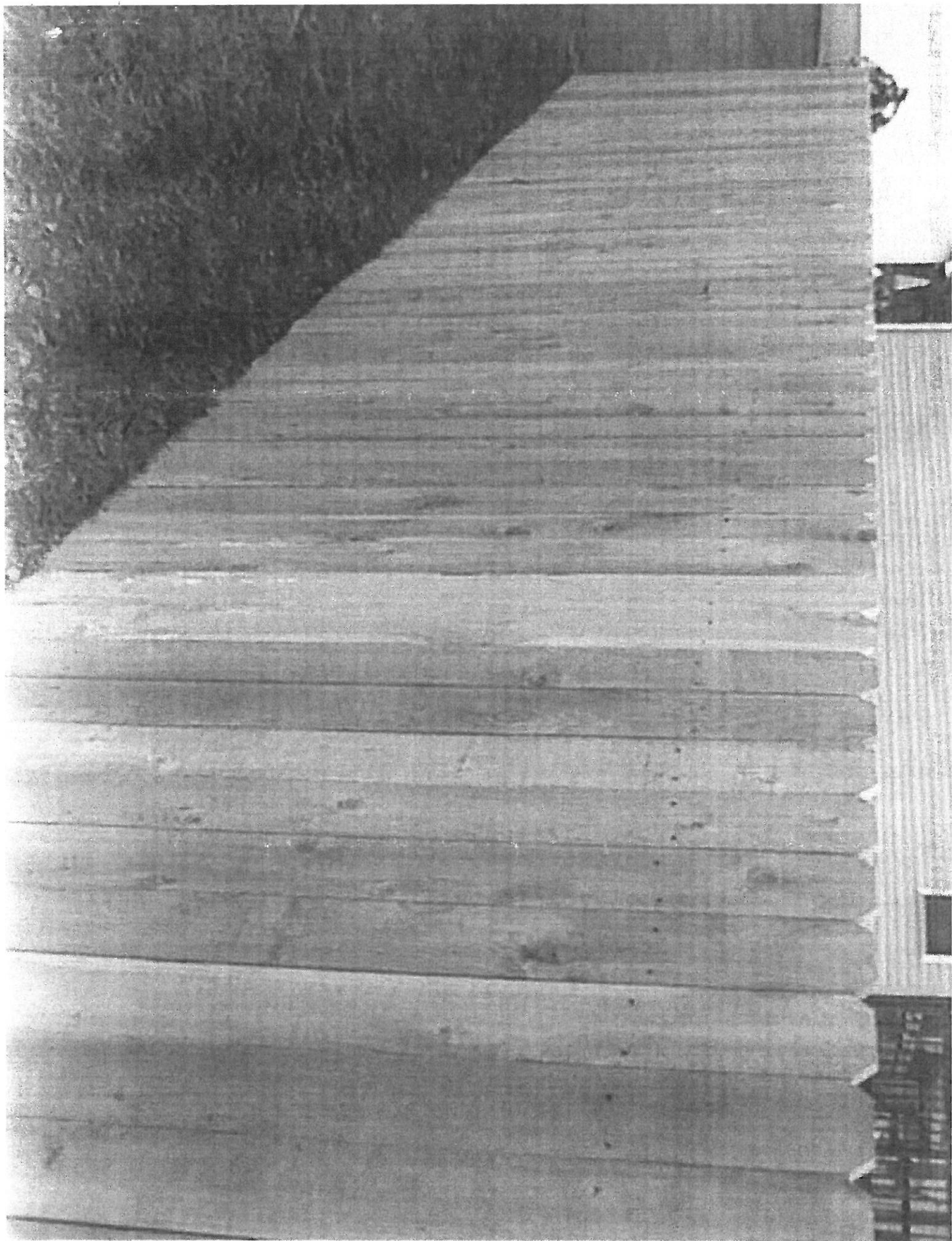
Landmark Survey is proud to support:

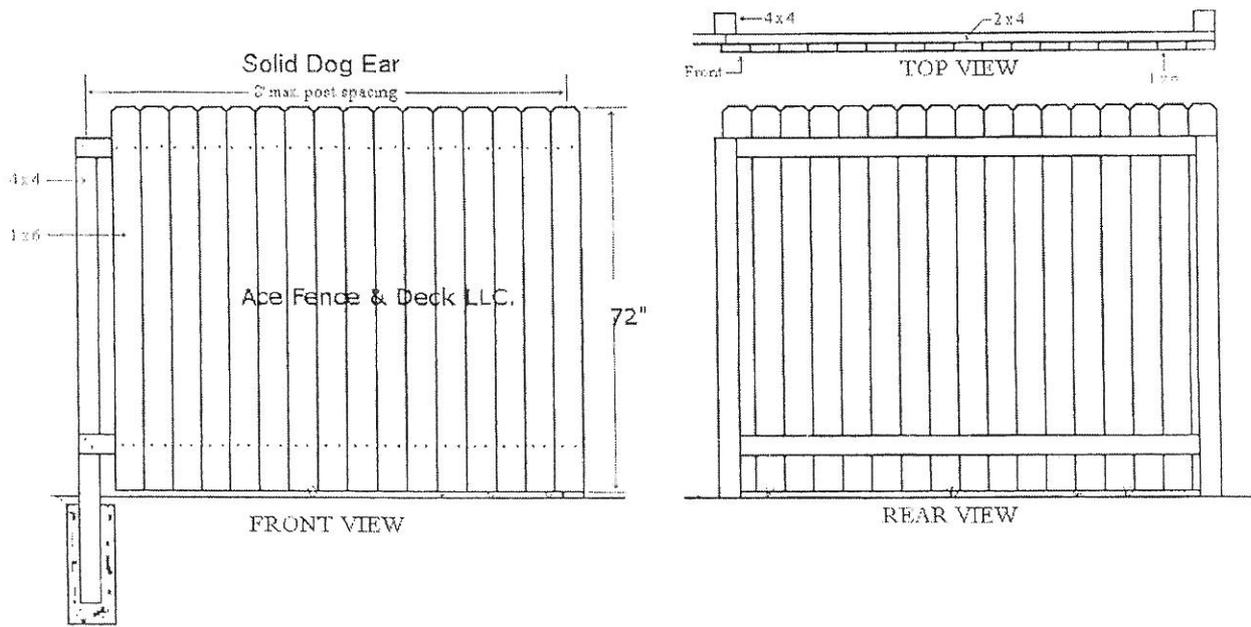


**LANDMARK**  
 SURVEY GROUP

Landmark Survey Group  
 2099 West Fifth Avenue  
 Columbus, Ohio 43212  
 Phone: 614.485.9000  
 Fax: 614.485-9003

THIS PLAT IDENTIFIES THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE





1x6x6 cedar privacy

# City of Grove City

Division of Building and Zoning

4035 Broadway - Grove City, Ohio 43123-0427

Phone – (614) 277-3075 Fax – (614) 277-3090



ACE FENCE AND DECK LLC  
4459 CARROLL SOUTHERN RD  
CARROLL, OH 43112

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## RECEIPT OF PAYMENT

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**Receipt Number:** 2016004451  
**Receipt Date:** 06/08/2016  
**Date Paid:** 06/08/2016  
**Full Amount:** \$25.00

<b>Payment Details:</b>	<b>Payment Method</b>	<b>Amount Tendered</b>	<b>Check Number</b>
	Check	\$25.00	19676

**Amount Tendered:** \$25.00  
**Change / Overage:** \$0.00

### FEE DETAILS:

<b>Fee Description</b>	<b>Reference Number</b>	<b>Amount Owing</b>	<b>Amount Paid</b>
Residential Improvement - Minor Home Improvement Permit	PR20160000768	\$25.00	\$25.00

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.



Devon and Natasha Boydston <theboydstuns@gmail.com>

**Backyard pics**

theboydstuns@gmail.com <theboydstuns@gmail.com>  
To: printandgo@fedex.com

Mon, Jun 27, 2016 at 3:16 PM

Devon and Natasha Boydston  
Begin forwarded message:

our backyard  
3439 Natalie Dr.

From: theboydstuns@gmail.com  
Date: June 27, 2016 at 2:00:29 PM EDT  
To: theboydstuns@gmail.com  
Subject: Backyard pics





Devon and Natasha Boydston



Other corner lots w/ fences past  
build line in Hoover park











# City of Grove City

Division of Building and Zoning

4035 Broadway - Grove City, Ohio 43123-0427

Phone – (614) 277-3075 Fax – (614) 277-3090



Boydston, Devon S. & Natasha V.  
3439 Natalie Dr  
Grove City, OH 43123

---

## RECEIPT OF PAYMENT

---

**Receipt Number:** 2016004690  
**Receipt Date:** 06/28/2016  
**Date Paid:** 06/28/2016  
**Full Amount:** \$100.00

<b>Payment Details:</b>	<b>Payment Method</b>	<b>Amount Tendered</b>	<b>Check Number</b>
	Check	\$100.00	125

**Amount Tendered:** \$100.00  
**Change / Overage:** \$0.00

### FEE DETAILS:

<b>Fee Description</b>	<b>Reference Number</b>	<b>Amount Owing</b>	<b>Amount Paid</b>
Board of Zoning Appeals	PR20160000917	\$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.



Ace Fence and Deck LLC  
 4459 Carroll Southern Rd.  
 Carroll, OH 43112  
 Columbus - (614) 751-8054 Lancaster - (740) 653-3325  
 Toll Free - (800) 919-4ACE Fax - (740) 756-4899  
 www.fenceinstall.com Email: fence@fenceinstall.com

**Fence Order Form**

Customer Name: DEAN & NATASHA BOWDSTON Email: \_\_\_\_\_  
 Address: 3439 NATALIE DR. City: GROVE CITY State: OH Zip: 43123  
 Sub-Division \_\_\_\_\_ Home: \_\_\_\_\_  
 Work: (309) 368-8785 Cell: \_\_\_\_\_  
 County: FRANKLIN Township: \_\_\_\_\_ Neighborhood Assoc: YES  
 Oups Ref #: \_\_\_\_\_ Call Before Start: YES

Approx. Start: 6-8 WEEKS **Weather Permitting**  
 Site Plan: YES \*NOTE PERMIT CANNOT BE PURCHASED WITHOUT SITE PLAN

Permit Required:  Yes  No  
 Total Footage: 212' Description: 1X6X6 (DOG EAR PRIVACY)  
 Style 2 Footage: \_\_\_\_\_ Description: \_\_\_\_\_  
 Style 3 Footage: \_\_\_\_\_ Description: \_\_\_\_\_

Tear Out:  Y  N PRIVACY Haul Away: PRIVACY  Y  N  
 Pins Found: \_\_\_\_\_ Survey Requested:  Y  N  Faxed

Utility Boxes:  IN  OUT Note: Excluding may be accomplished by either an L-shape or diagonal contour depending on the accessibility of the boxes and lines. Neighborhood Association approval required.

Mesh Style:  9 Gauge  11 Gauge  16 Gauge  Other \_\_\_\_\_ Finials:  Triad  Quad  Spear  Rings  
 Cut Top:  Concave  Convex  Dog Ear Concave  Dog Ear Convex  French Gothic Concave  French Gothic Convex  Gothic Concave  
 Gothic Convex Color: \_\_\_\_\_ Manufacturer: \_\_\_\_\_

Style Number: DOG EAR PRIVACY Surface Mount:  Yes  No Board Size: 1X6X6  
 Rail Size: 2X4 Rails per section: 2 Post Size: 4X4 + 4X6 ON GATE W/ POSTS

Mount To: \_\_\_\_\_  
 Gate 1: W: 60" H: 72" Style: DOG EAR PRIVACY  
 Gate 2: W: \_\_\_\_\_ H: \_\_\_\_\_ Style: \_\_\_\_\_  
 Gate 3: W: \_\_\_\_\_ H: \_\_\_\_\_ Style: \_\_\_\_\_

Rail Type:  Aluminum  Cedar  Chain Link  Composite  Poplar  PT/ACQ  Split Rail  Vinyl Coated CL  Vinyl  Other \_\_\_\_\_  
 Post Type:  Aluminum  Cedar  Chain Link  Composite  Metal T-Stake  Poplar  PT/ACQ  Split Rail  Vinyl Coated CL  Vinyl  Other \_\_\_\_\_

Picket/Board:  Aluminum  Cedar  Composite  Dog Ear  French Gothic  Gothic  Poplar  PT/ACQ  Square Top  Vinyl  Other \_\_\_\_\_

Post Cap Style:  No Caps  Deco Post Flat  Deco Post Cray  One Stripe  Cut For Drainage  VCUT  Flat Cap  French Gothic Cap  
 Ball Top  Solar Cap  Slope Post Cut  Owner Provide  Other \_\_\_\_\_

Fence Style:  Spaced  Privacy  Shadow Box  Vinyl Coated Wire  Ranch Rail  Split Rail  Chain Link  
 Cross Buck  Brookstone  Brookstone no lattice  Other \_\_\_\_\_

**Special Instructions/Job Description**

\* FINISHED SIDE IN ON 3 SECTIONS IN RIGHT REAR CORNER  
 \* HOLD FENCE AS CLOSE TO GROUND AS POSSIBLE (SMALL DOG)  
 \* FENCE CONTRACT CONTINGENT UPON ZONING APPROVAL TO EXCEED BUILD-LINE ON LEFT SIDE

Any free promotional item is not considered as part of this contract with regard to job completion and payment

