



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 Coordinator

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

Date: 2/27/2019

Application information must be completed or it will be returned and not placed on an agenda until it is complete and re-submitted. One original set of plans and 13 copies (14 total sets) shall be included when submitting this application. Each set shall include this application form and any additional attachments.

The City of Grove City Building Inspector has refused to issue a:

- Building Permit Certificate of Occupancy Sign Permit

at the following address 5486 Goodwill Ct. Grove City, OH 43123 Parcel # 040-016018

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:
 To allow for an additional 69 square feet of garage space. Total of 969 square feet.

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

Are you the applicant or representative? Applicant Representative Property Owner

If you are the representative, who you are representing: Danny Stanton

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 Nathan Stanton Company _____

Address 4526 Peeble Beach Dr City/State/Zip Grove City, OH 43123

Phone 614-288-8540 Fax _____ Email emsmidwest@yahoo.com

Signature of Applicant



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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. I believe this to be true. The additional space would not be overly noticeable and would not impose any kind of health or safety issues.
2. This would not confer and kind of special privilege. It would be a simple benefit to our family allow us to have ample storage.
3. The literal enforcement would deny us necessary space that our family needs. I have four cars, two kids, and near half acre lot. I need space to store my cars, lawn mower/lawn equipment, and kids bikes, scooters, sporting equipment, as well as outdoor toys.
4. The only circumstance is we have one of the largest lots in the development. Most are near .30 acres, our lot is .498 acres.
5. Our only action was choosing the larger lot so this house could fit nicely and look good. I believe it would be a great asset to the community.
6. I do not believe it violates the spirit of the code. We only want the space that meets our storage and garage needs.

Signature of Applicant 

Date: 02/27/2019



LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

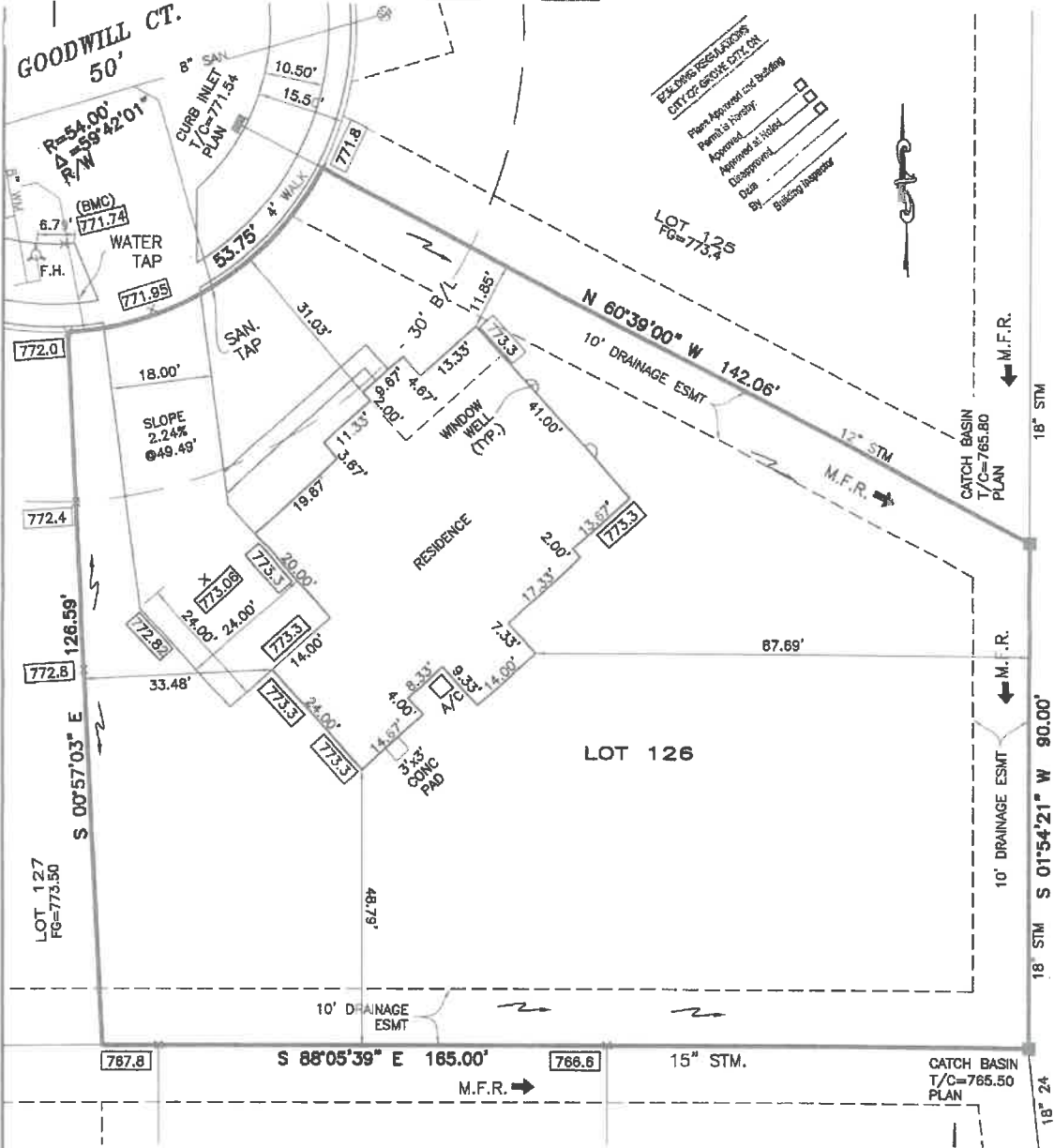
| REVISIONS | DESCRIPTION |
|-----------|-------------|
| | |
| | |
| | |

ORDER NO. 1683.18

DATE: 12/26/18

FOR ROCKFORD HOMES HOUSE STYLE THE CEDAR ELEV A COUNTY OF FRANKLIN
 LOT/SUBDIVISION LOT 126/MEADOW GROVE ESTATES NORTH SECTION 8 CITY/TWP OF GROVE CITY
 ADDRESS GOODWILL CT SCALE 1"= 20' DRAWN BY: AEL

MINIMUMS: R: 25' S: 6' BK: 124 PG: 72



* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT COVERAGE 13.1%
 LOT WIDTH AT B/L 87.52'
 LOT 21131 S.E. / 0.488AC.
 HOUSE 2774 S.E.
 DRIVE 1408 S.E.
 APPROACH 285 S.E.
 WALK 147 S.E.
 SERVICE WALK 114 S.E.
 SOD 17541 S.E.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X
 MAP NO. 39049C 0408K
 EFF. DATE: 6/17/08

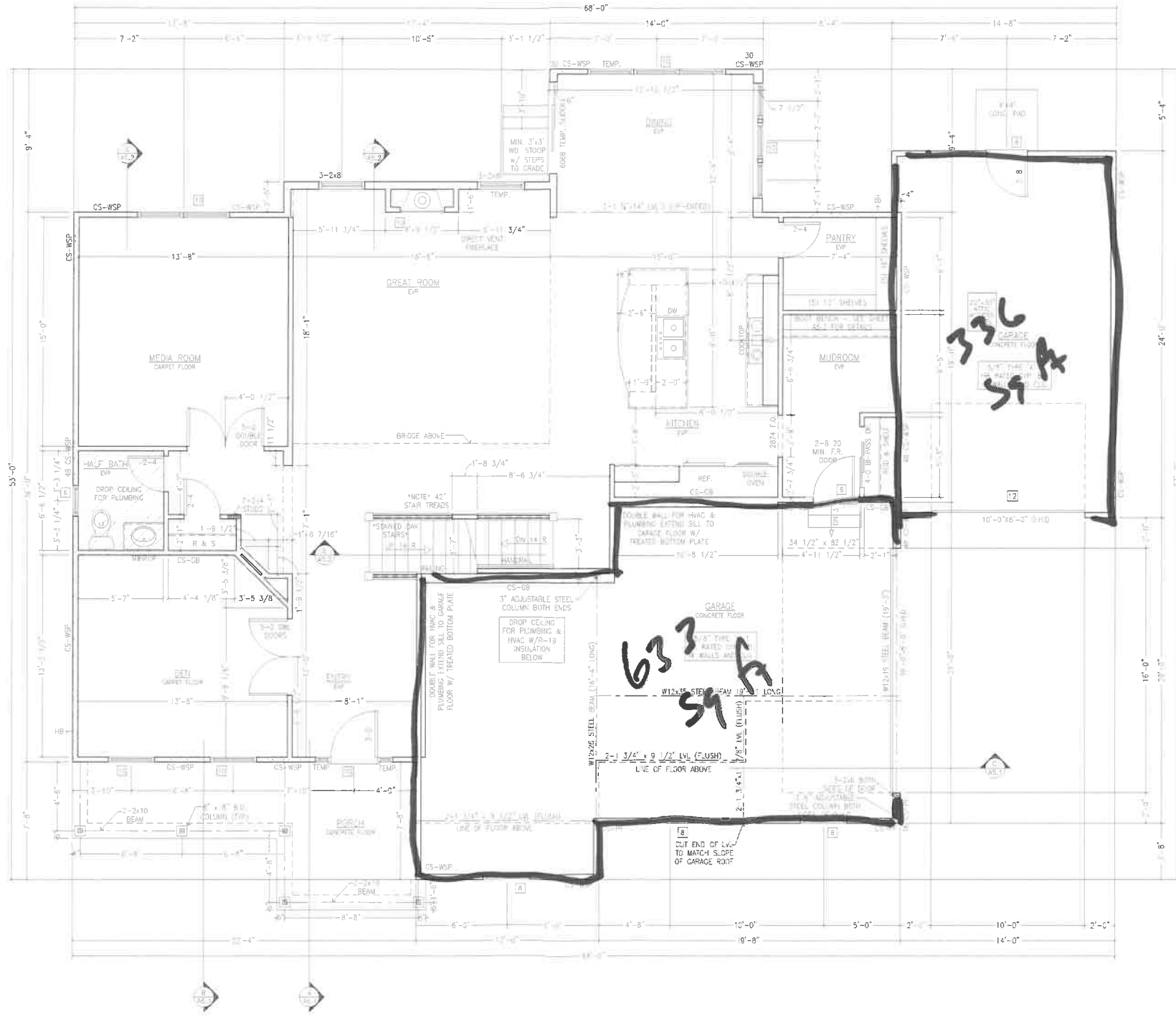
| | |
|-----------------------|--------|
| BLOCK COURSES= | 12.50 |
| FINISH FLOOR= | 775.30 |
| TOP OF FOUNDATION= | 774.30 |
| FINISH GRADE= | 773.30 |
| GARAGE PAD= | 773.30 |
| BASEMENT FLOOR= | 766.47 |
| TOP OF FOOTER= | 765.97 |
| DRIVE SLOPE DISTANCE= | 47.96 |



BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Scott D. Grunel 12/26/18
 SCOTT D. GRUNEL, F.S.
 REGISTERED SURVEYOR NO. 8047 DATE



OPTIONAL FINISH:
 - RADIANT CEILING SYSTEM
 - GAS STOVE TO RANGE
 - EXIST RANGE HOOD TO EXTERIOR.

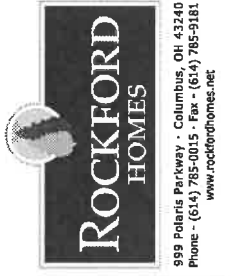
Preliminary - Not for Construction

The Cedar
 Elevation "A"

Lot #126 Meadow Grove Estates North
 TBD

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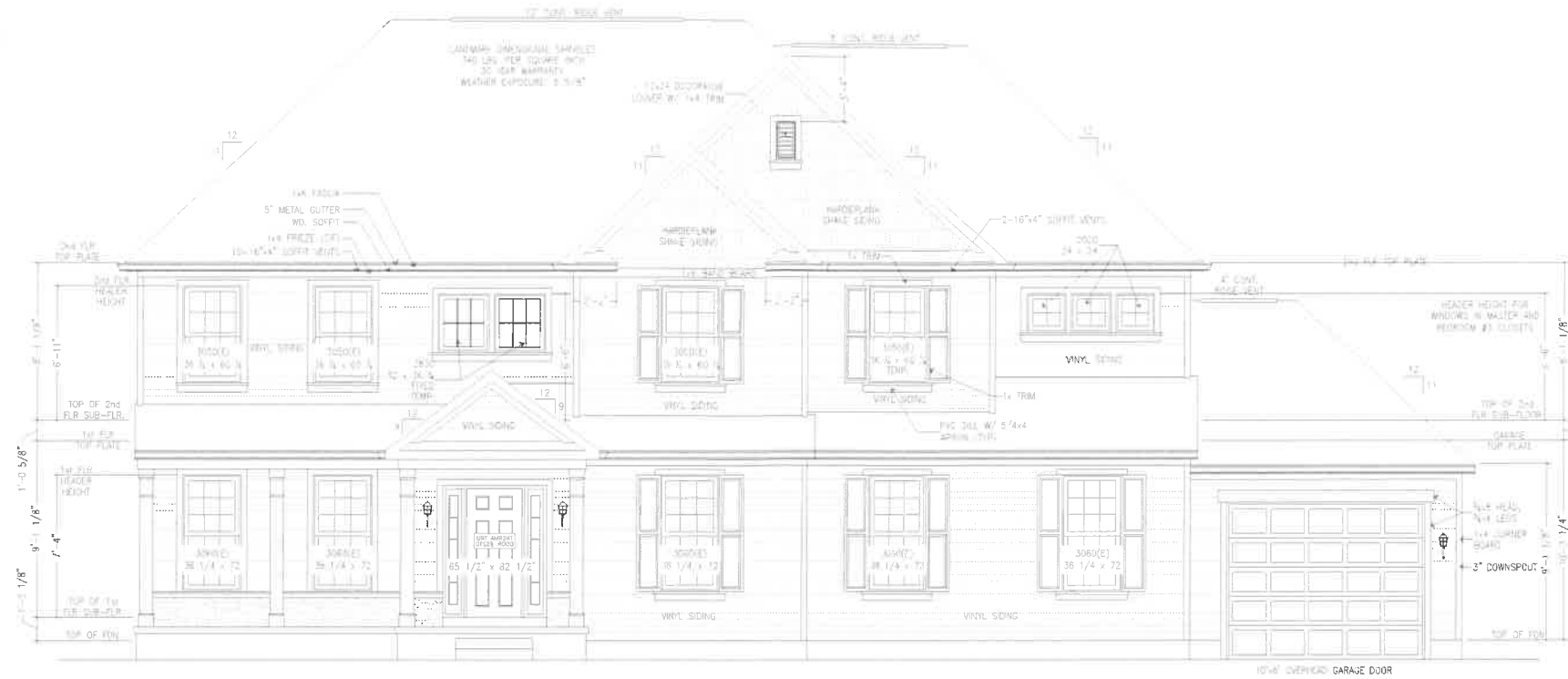
| Plan No. | Date | Revision |
|--------------|------------|----------|
| 12.13.18 | | |
| 1/4" = 1'-0" | | |
| Scale: | | |
| Drawn By: | D. Russell | |



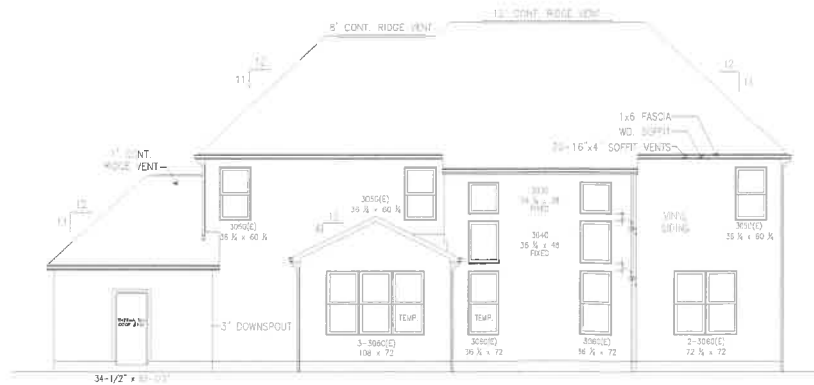
989 Polaris Parkway - Columbus, OH 43240
 Phone - (614) 785-0015 - Fax - (614) 785-9181
 www.rockfordhomes.net

| | |
|------------------|--------|
| Plan No. | ce0003 |
| First Floor Plan | |
| SHEET NO. | A2.13 |

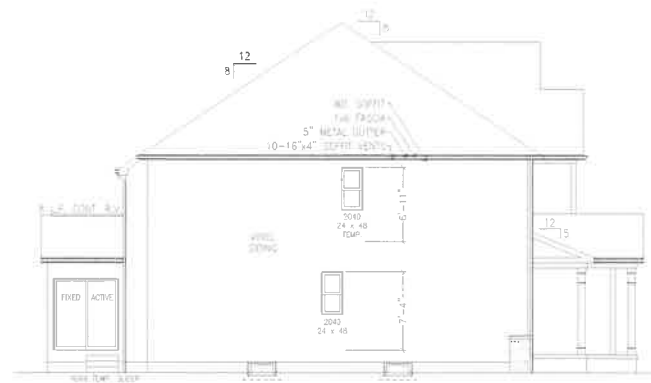
- VERTICAL SIDING & BATTEN SIDING
- HORIZONTAL SHIP LAP SIDING
- BRICK
- STONE VENEER
- WOOD SHAKE SIDING



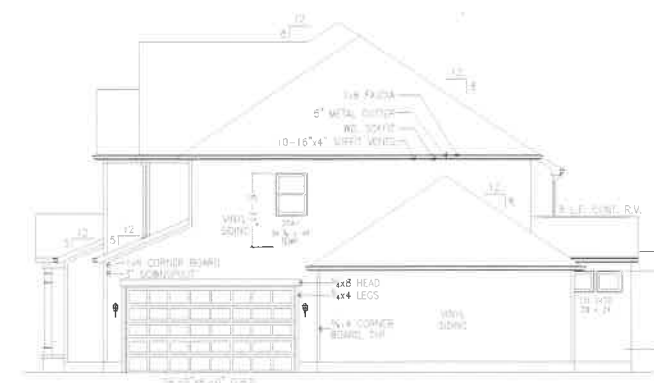
Front Elevation
1/4" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"

Preliminary - Not for Construction

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| | | |
|------------|------------|----------|
| Drawn By: | D. Russell | |
| Plan Date: | 12.13.18 | |
| Scale: | As Noted | |
| No. | Date | Revision |

The Cedar
Elevation "A"

Lot #126 Meadow Grove Estates North
TBD

ROCKFORD HOMES
999 Polaris Parkway - Columbus, OH 43240
Phone - (614) 785-0015 - Fax - (614) 785-9181
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| | |
|------------|--------|
| Plan No. | ce0003 |
| Elevations | |
| SHEET NO. | A4.1 |