



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: 1/21/2021

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 2085 Quail Creek Boulevard Grove City, OH 43123 Parcel # 040-011382

as it is in violation of : Building Code No. _____ Zoning Code No. _____ Other: Lots 156 & 157

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

Names, Address and Parcel numbers of all adjoining property owners (attach a separate sheet if needed):
Bill Nichols, 2097 Quail Creek Boulevard

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 Joe Huffman Company _____

Address 2085 Quail Creek Boulevard City/State/Zip Grove City, OH 43123

Phone 614-539-0575 Fax NA Email jhuffman013@columbus.rr.com

Signature of Applicant Joe Huffman

November 13th 2020

To whom it may concern,

My name is Joe Huffman. My wife and I have lived in Grove City for almost 19 years. Since we have lived in Grove City we have fostered 53 children and adopted 5 of the children. One of our children (Serenity) is medically fragile. She was born at 1 pound 14 ounces and has been fighting many challenges ever since then. She is now four years old and has over 20 medical diagnosis but she smiles through every procedure / test / surgery. We were recently contacted by the Make A Wish Foundation and found out that she was going to be granted one wish! We were so excited for her!!! Despite her medical challenges Serenity loves to be outdoors and play at Grove City's multiple parks including the Gantz road location with medically handicap equipment (which our family greatly appreciates). So Serenity's wish is for a playground with special equipment for her to be put in our yard along with a porch barn for her to sit and play when she needs to get out of the sun. After much research we have found the perfect porch barn that would fit our needs for Serenity. The porch barn is 384 square feet which I realize is over the normal size limit that Grove City will allow but we would appreciate it greatly if you would consider the following reasons for our request for a variance approval:

- The new barn would allow us to utilize it for storage space to allow room in our garage to pull our van in to load and unload Serenity out of the ever changing Ohio weather
- Additional room in our current garage will allow us room to build a ramp in our garage to accommodate Serenity's medical stroller / wheelchair
- We are going to have a small area with some indoor play mats / play toys in the barn for Serenity and the other children to play
- The porch on the front of the barn will give Serenity an area out of the direct sun (due to one of her medical conditions) to relax and enjoy the outdoors

We hope you will consider our request and please do not hesitate to reach us with any questions,

Thank you,

Joe, Tonya, J.J., Caleb, Kadence, Allison and Serenity Huffman

Joe Huffman 2085 Quail Creek Boulevard, Grove City, Ohio 43123

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

1. Variance to section 1137.08 the structure exterior height will be 17 feet and the inside wall height will be 8 feet.
 - a. (The barn will be built at a lower elevation than our house or our neighbors' home)

2. Variance to section 1135.10 we are asking for an exception to be made due to the needs of our medically fragile daughter which include:
 1. Additional storage space needed for our daughter's medical equipment.
 2. We are needing space in our current garage to pull our van in and be able to unload and load our daughter out of the Ohio ever changing weather elements.
 3. We need room in our garage to put in a wheelchair ramp for our daughter which Franklin County Board of Developmental Disabilities is doing for her.

Additional notes and answers to questions asked:

The second-floor loft (384 sq. feet) will be used for a hobby area (model trains and race track) it will also be used for storage of medical equipment for our daughter.

We do not have an HOA to my knowledge. We have lived in our home for almost three years and have never been contacted regarding an HOA and we do not pay any dues.

The materials for the structure will be as follows:

1. **LP primed smart siding 7/16 wood-siding painted Vanillin to match our house**
2. the roof will be a similar color as our house (autumn brown color)

Our immediate neighbor on our west side of our property (Bill Nichols) I reached out to him by text on 1/20/21 (which is how we communicate with each other). I explained our plans for the porch barn, playset, tree removal and concrete work. He said "That's Great" – please see attached text conversation.

Make a Wish is building her play set in our yard and we are building the porch barn so we can have a place to watch Serenity play and a place for her to play when she needs to get out of the sun due to her being legally blind in her right eye and completely blind in her left eye. The sunlight bothers her after short periods of time.

The contractor we are working with (Troy Miller with Central Ohio Turf Treatment, LLC) will be pouring the Barn pad, sidewalk leading from the driveway to the barn pad and pouring the footers and retaining wall. Mr. Miller has spoken with Justin Taylor and will do the concrete work per Grove City codes.



WISH CHILD CERTIFICATE



Serenity Huffman

Make-A-Wish is excited to recognize you as an official wish kid!
We can't wait to grant your wish!

Make-A-Wish.
OHIO, KENTUCKY AND INDIANA

Sophia A. Martin
Sophia Martin, Vice President Programs
Make-A-Wish Ohio, Kentucky and Indiana

Scott, Laura

From: Joe Huffman <jhuffman013@columbus.rr.com>
Sent: Thursday, January 21, 2021 3:18 PM
To: Scott, Laura
Subject: FW:

Text conversation with our neighbor

From: 6144055500@pm.sprint.com <6144055500@pm.sprint.com>
Sent: Thursday, January 21, 2021 9:21 AM
To: jhuffman013@columbus.rr.com
Subject:

Sent from my mobile.

Hello Bill Happy New Year!!! We hope you and Jill are doing well! We are starting phase one of our summer project in the yard with Make A Wish for our daughter. Make A Wish granted her wish of a playset that they are building in our backyard for her! Phase 1 begins this weekend with tree work that will be done all around the outer perimeter of our yard. They will be removing all of the trees that divide our two yards . Phase 2 which will hopefully happen in April or May will be concrete work including replacing part of our driveway by the garage building a concrete slab in the yard area where the bench used to sit in the open area between our two yards for a porch barn. The porch on the barn will face the playset and give a nice privacy divider between our two yards your pool area and our new playset. The porch barn we are hoping to have built in the fall. Just wanted to keep you in the loop and see if you had any questions. Thanks, Joe ☺

THATS.GREAT. (Bill Nichols response 2097 - neighbor)

Thank you (my response)



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HOMEOWNER AFFIDAVIT

Joe Huffman, I do certify that I am, or will be, the occupying homeowner of a single family residence and hereby submit application to undertake the following work located at:

Address 2085 Quail Creek Blvd. Phone 614-539-0575

REQUIRED PERMIT

Type _____ Fee: \$ _____

- I live in this residence with my family.
- I will move into this residence with my own family for a minimum of six months after the proper occupancy permit has been issued.

I agree to only use this dwelling as the home for my family and me.

I will not enter into a contract with an unregistered contractor and I will do the work as required by the respective codes. It is understood that I may have the assistance from other persons not registered as contractors with the City of Grove City providing no contract either verbal or written exists among the parties involved.

The permit application and the proper fee are attached. The work being completed by someone other than me, requires permits by registered contractors. No construction will commence until proof of proper filings is made.

I HAVE TOLD THE TRUTH ON THIS AFFIDAVIT AND ON THE ATTACHED PERMITS.

Falsification of a public document is a violation of the Ohio Revised Code, section 2921.13(a)(3), a misdemeanor of the first degree, punishable by up to six months imprisonment and a fine of one thousand dollars (\$1,000.00) or both.

NOTARIZED SIGNATURE

Signature of applicant Joe Huffman Date 10/25/2010

Sworn to before me and subscribed in my presence this _____ day of _____, in the year _____.

Notary Public _____ My commission expires _____

Approved _____ Denied _____ Date: _____

Comments _____



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MAJOR HOME IMPROVEMENT PERMIT APPLICATION

Permit No. _____

Method by which you would like your permit returned: Fax Email Pickup

PROPERTY INFORMATION

Address 2085 Ovaile Creek Blvd. Grove City, OH 43123 Lot 156 & 157
 Parcel I.D. _____ Subdivision _____ Zoning _____

OWNER INFORMATION

Name Joe & Tonya Huffman Phone 614-539-0575
 Address 2085 Ovaile Creek Blvd. Email jhuffman013@columbus.rr.com

PROJECT INFORMATION

Project Name Make a wish Porch Barn & Playground
 Construction: Sq. Ft. 384 Cost 35^k - 40^k est.
 No. of Structures 1 No. of Units NA Acreage NA Flood Zone NA
 Type: A. Basement B. Garage C. Carport D. Room Add./Patio Encl
 E. Deck F. In-ground Pool or Spa G. Other Porch Barn

FEES

____ Project(s) x \$50 \$ _____
 ____ Project(s) x \$100 \$ _____
\$50 < 1,000 sq. ft. or \$100 > 1,001 sq. ft.
 Subtotal \$ _____
 State Fee 1% \$ _____
For project types A and D
 Total Fees Due \$ _____

SUBMITTAL REQUIREMENTS

Easement Encroachment form required for all projects, when applicable.

BASEMENT

- Floor plan
- Electrical plan
- Plan showing major appliances, including furnace, water heater, washer/dryer, etc.
- Plumbing plan
- Material list

GARAGE

- Site plan
- Elevation plan showing footer, foundation, walls and roof
- Floor plan
- Material list

CARPORT

- Site plan
- Elevation plan showing footer, foundation, walls and roof
- Floor plan
- Material list

ROOM ADDITION

- Site plan
- Floor plan
- Elevation plan showing footer, foundation, walls and roof
- Electrical plan
- Mechanical plan
- Plumbing plan
- Material list

DECK

- Site plan
- Elevation plan showing footer, foundation, joists, decking and railing
- Material list

IN-GROUND POOL/SPA

- Site plan w/all existing elevations
- Manufacturer's specs
- Separate fence permit required
- Separate electric permit
- Pool Checklist

OFFICE USE

Receipt # _____
 Cash Card Check
 Ref. # _____
 Date Entered _____
 Date Issued _____
APPROVALS
 Approved _____ Date _____
 Zoning _____ Date _____

CONTRACTOR INFORMATION

Registration No. _____
 Contractor Central Ohio Turf Treatments / Miller Farms Contact Troy Miller
 Address 1306 Lake rd. NE City/State/Zip Lancaster, OH 43130
 Phone 740-535-7079 Fax _____ Email trmiller27@yahoo.com
 Signature _____ Owner Agent

24-Hour Inspection Line: 614-277-1815

For next business day inspections, requests must be called in before noon or contractors may use the online inspection service as late as 8 p.m., seven days a week.

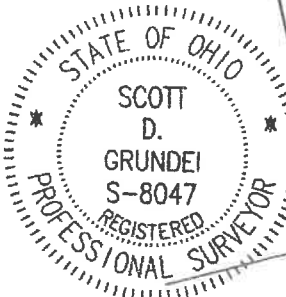
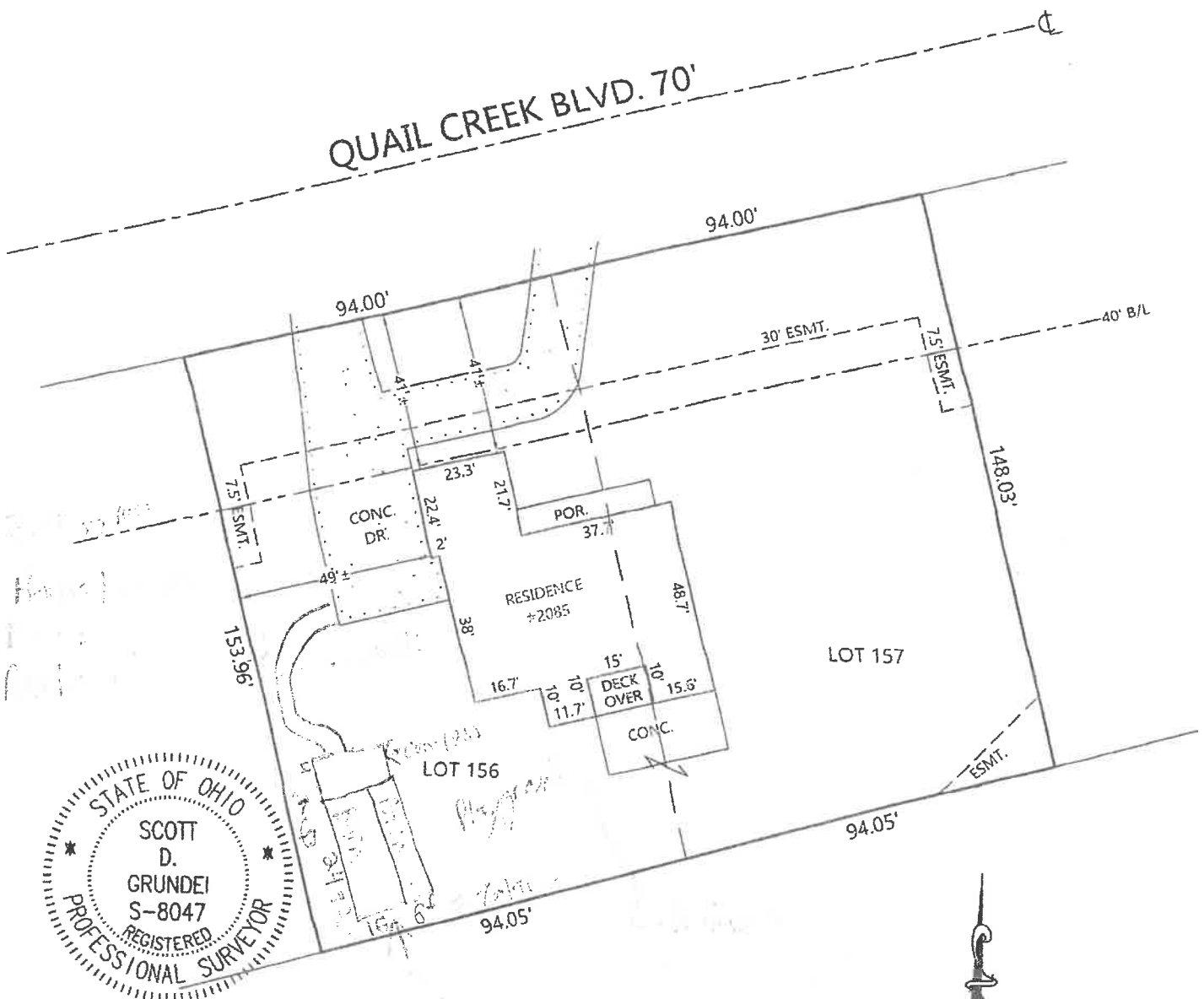
Revised 12/2019

I/We have received a copy
of this survey & find the
conditions acceptable.

X _____ Date

X _____ Date

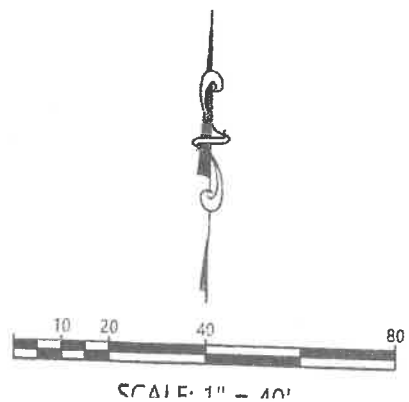
QUAIL CREEK BLVD. 70'

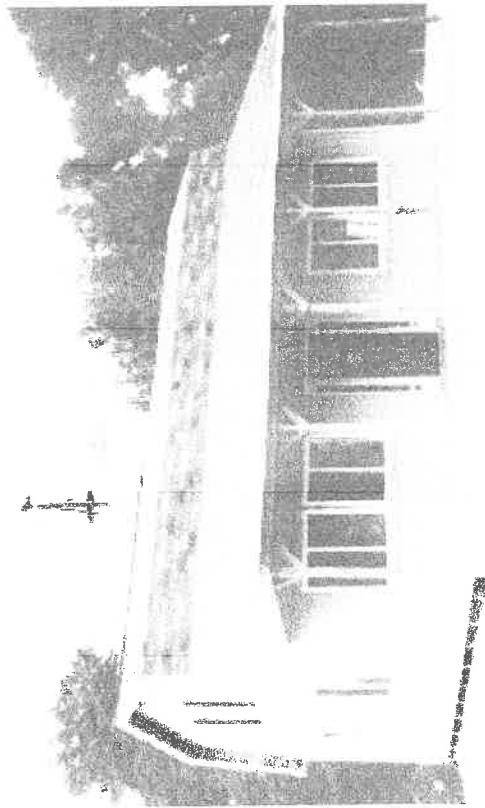


Scott D. Grundel

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

LSGI#: 198690





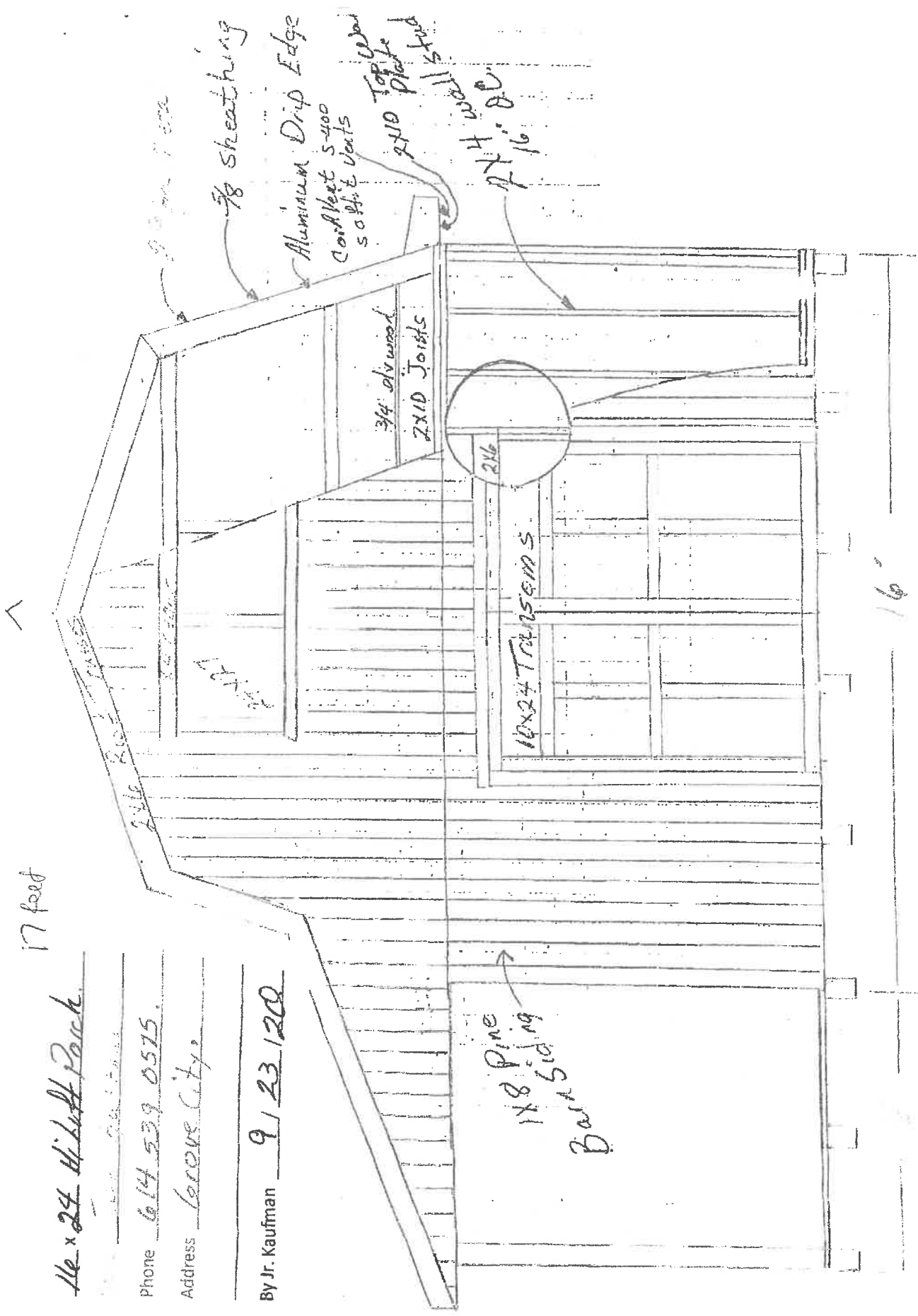
17 feet

16 x 24 Hilltop Park

Phone 614 539 0575

Address Lorens City

By Jr. Kaufman 9/23/20



5/8 Sheathing
Aluminum Drip Edge

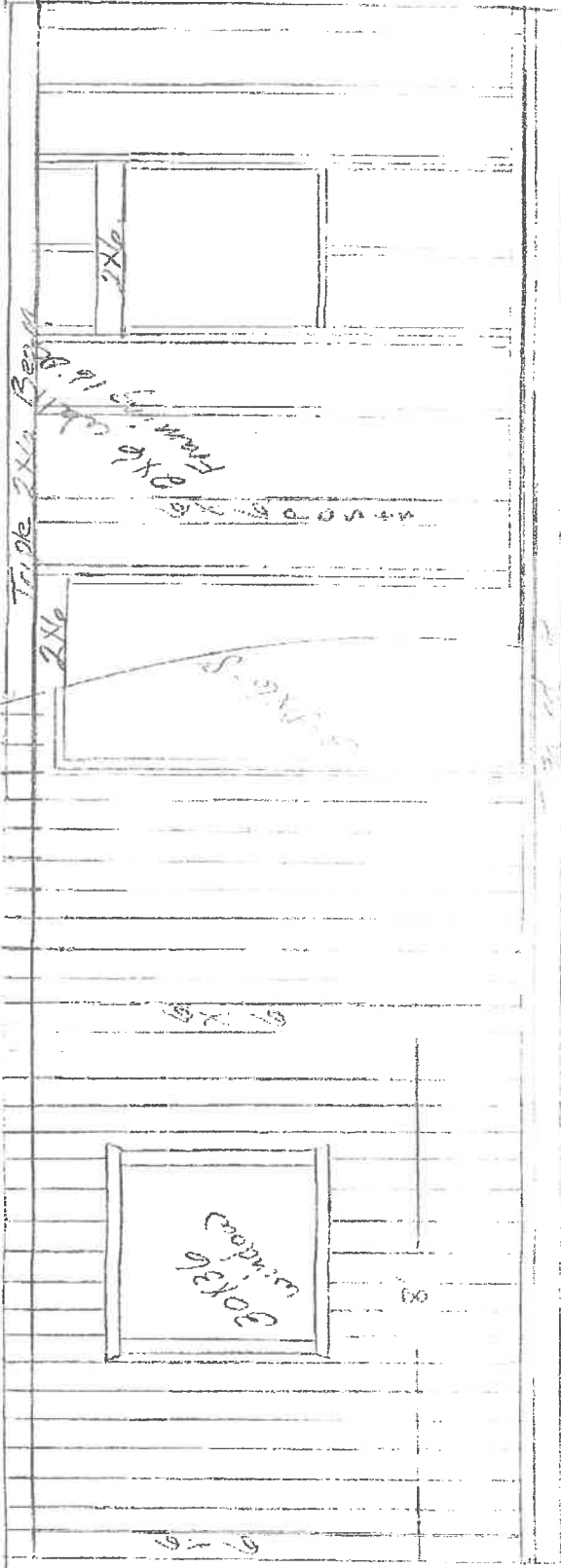
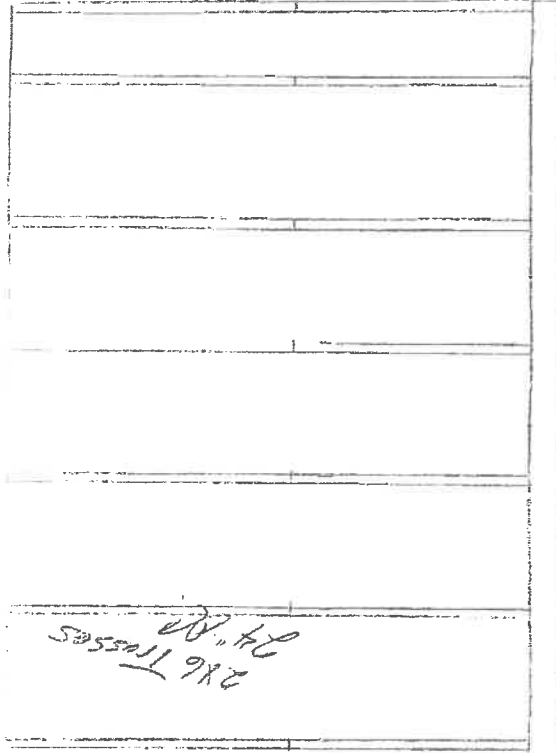
16 x 24 Hi Loft Porch

Name Joe Heffner

Phone 614 539 0515

Address Grove City,

By Jr. Kaufman 9 / 23 / 20



24

11e x 24 Hilott Park

Name Joe Haftman

Phone 614 539 0575

Address Grove City

By Jr. Kaufman 9/23/20

2110 S - 1000

up ↑

16 x 24 Hi Loft Ranch

Name

Phone 614 539 0575

Address Grove City

By Jr. Kaufman 9/23/28

wall cross section

3/8" 1 foot aluminum drip edge. Metal truss plates on truss joints

29 Ga. Metal

5/8 CDX Plywood

Plywood H Clips on joints
Felt Paper

Ridge vent

12

4

2x4

3/4 decking

2x10 #1 S/D

H 2.5 A

HURRICANE TIES

2x4 Framing 16" OC

2x4 sill plate

3" x 120 HDG Ring Fasteners used

12

5

Vented Soffit

Triple 2x6 Beam Supported 8" OC

1/2" Primed K.P. Smart Siding

2x6 Treated Floor

6

2x6 Treated Floor

4x4x24

Treated Skids

16x16 Real Trim Posts

ends of skids to be enclosed

16x16 Real Trim Posts

ends of skids to be enclosed

16x16 Real Trim Posts

ends of skids to be enclosed