



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

October 6, 2015 1:30pm

2. APPLICATION: 4807 Nicholas Point Drive – Lot Split

Project Number: 201507170052

Location: 4807 Nicholas Point Drive, located on the north side of Nicholas Point Drive, 165± east of Hartig Drive (040-013833).

Proposal: A split of 0.198 acres of land out of a 0.396 tract of land.

Applicant: Shakira Bouy; 4795 Nicholas Point Drive; Grove City, OH 43123.

Relevant Code Section(s):

- 1135.08, Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

Project Summary

The applicant is proposing to split Lot 515 of Pinnacle Club Section 5 (4807 Nicholas Point Drive) in two equal halves, resulting in two 0.198 acre lots. The lot is currently 0.396 acres in size.

The zoning text for this subarea of Pinnacle requires that no lot be split and combined with a contiguous platted lot if the said split results in a lot containing less than 90' of frontage at the building line. The lots to be created by the proposed split will only be approximately 45' wide at the building line. The western 0.198 acre tract of land will be combined with the applicant's lot to the west and the eastern 0.198 acre tract will be combined with the lot to the east in order to comply with the zoning text.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.