

Received by
City of Grove City
06-30-20

Exhibit A

Project Narrative

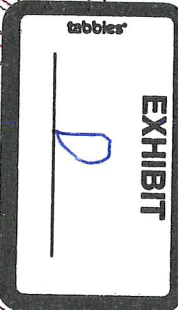
3506-3510 West Park Street Accessory Structure

Applicant, Steven Pozz, intends to construct one (1) 4-car garage with a residential dwelling in the rear yard of 3506-3510 West Park Street, Grove City, Ohio 43123, known as Franklin County Auditor Tax Parcel Id. No. 040-000152 (the "Property"). The Property is currently owned by Michael J. Pozz and Maria D. Pozz, husband and wife, and is located north of Park Street, west of Front Street, south of Grant Avenue, and east of Lincoln Avenue. Surrounding properties to the east are zoned Single-Family Residence District (R-2), Light Industry District (IND-1), and Doubles and Twin Singles and Duplex District (D-1); surrounding properties to the west and south are zoned Single-Family Residence District (R-2); and surrounding properties to the north are zoned Doubles and Twin Singles and Duplex District (D-1), Single-Family Residence District (R-2), and Planned Unit Development Commercial District (PUD-C). The surrounding area consists of a mix of small lot single-family residential and multi-family residential properties. Many properties in the surrounding area include an accessory structure located off a rear alley.

The Property is currently improved with a duplex, two (2) sheds, fencing, and landscaping. The two-story accessory structure will consist of four (4) internal parking spaces and one (1) residential unit, as depicted on the attached site plan dated November 23, 2019. The Applicant will also install concrete for six (6) external parking spaces. The accessory structure will connect to the concrete alley located at the rear of the Property. The Property is currently zoned Doubles and Twin Singles and Duplex District (D-1), and Applicant proposes to rezone the Property to the Planned Unit Development Residential District (PUD-R). The GroveCity2050 Future Land Use Plan includes the Property in the Town Center Core Neighborhood, which calls for pedestrian-focused development with detached garages located off rear alleys. The Applicant's proposed development comports with, and supports, the goals and planning principles of the Town Center Core Neighborhood. Further, Applicant's proposed development supports the general character of the neighborhood, and is compatible with, the existing land uses and development patterns in the vicinity.

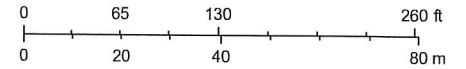
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June 24, 2020

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Exhibit C

Parcel ID#	Owner Name	Tax Mailing Address
040-000187-00	Cynthia A. & Dennis P. Preston	3520 West Park Street, Grove City, Ohio 43123
040-000013-00	John V. & Debra K. Besst	804 San Carlos Court, Lady Lake, Florida 32159
040-000535-00	Constance C. Ford	4712 Dunmann Way, Grove City, Ohio 43123
040-000088-00	James L. & Margaret J. Schmitt	3941 Front Street, Grove City, Ohio 43123
040-001463-00	Jon C. & Karla K. Roach	3980 Broadway, Grove City, Ohio 43123
040-000758-00 & 040-000015-00	Vera C. Shoaf	1640 Chestnut Farms Loop, Grove City, Ohio 43123
040-000267-00	Mary A. Bayes	3483 Grant Avenue, Grove City, Ohio 43123
040-000793-00	Creative Housing Inc.	2233 Citygate Drive, Columbus, Ohio 43219
040-000433-00	Brian S. & Melissa A. Bishop	3495 Grant Avenue, Grove City, Ohio 43123
040-000159-00	Mark E. & Christine M. Youngs	4516 Kay Court, Grove City, Ohio 43123
040-000099-00	Gabriel Diniz De Faria & Jennifer Diniz De Faria	3501 Park Street, Grove City, Ohio 43123
040-000144-00	Carolyn L. Ward	3509 Park Street, Grove City, Ohio 43123
040-000147-00	Randell L. & Sheila C. Click	3511 Park Street, Grove City, Ohio 43123
040-000458-00	David C. Suzanne R. Hay	3519 Park Street, Grove City, Ohio 43123
040-000023-00	John Caleb Sanders & Jade Sanders	3525 Park Street, Grove City, Ohio 43123
040-000146-00	Pamela J. Brown	3656 Broadway, Grove City, Ohio 43123
040-000011-00	CSX Transportation, Inc., Baltimore & Ohio RY	c/o CSX Transportation, Inc., 500 Water Street, #J910, Jacksonville, Florida 32202

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Exhibit B

Situated in the State of Ohio, County of Franklin and in the City of Grove City and described as follows:

Being Sixteen (16) feet off the west side of Lot Number Two (2) and the whole of Lot Number Three (3), of GRANT'S BEULAH ADDITION to the City of Grove City, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 205, Recorder's Office, Franklin County, Ohio.