



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
June 5, 2018 1:30pm

1. APPLICATION: Pinnacle Lots 402 & 403 | Lot Split

Project Number: 201805250019

Location: Located on the north side of Bell Classic Drive, approximately 250 feet west of SR 104 (Parcel 040-013717)

Proposal: A split of 0.084-acres out of a 0.42-acre tract of land

Applicant: Joe Ciminello, Ciminello's Inc., 567 Lazelle Road, Westerville, OH 43081

Relevant Code Section(s):

- 1135.08, Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee
- C-126-03 — Pinnacle Zoning Text (Amended most recently with C-40-16)

Project Summary

The applicant is proposing to split 0.084 acres from a 0.42-acre property on the north side of Bell Classic Drive, approximately 250 feet west of SR 104. The proposed 0.084-acre portion to be split is currently part of lot 402 of Pinnacle Club Section 3 (Parcel 040-013717) and will be combined with lot 403 (Parcel 040-013718), located adjacent and to the east. Lot 403 is currently 0.54 acres in size and with the added area will become 0.624 acres in size. Lot 402 is currently 0.42 acres in size and with the split will become 0.336 acres in size. After the proposed lot split, both reconfigured lots will meet the size requirements of Subarea A2 of the Pinnacle subdivision, which require a minimum frontage of 90 feet at the building line.



Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.