



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Council Chambers
December 4, 2018 1:30pm

1. APPLICATION: 3615 Grant Avenue | Lot Split

Project Number: 201811210052

Location: Located at 3615 Grant Avenue, approximately 60 feet west of Curtis Avenue (PID 040-000411)

Zoning: R-2 (Single-Family) and D-1 (Doubles)

GroveCity2050 Future
Land Use Designation: Town Center Core Neighborhood

Proposal: A split of 0.22 acres out of a 0.495-acre tract of land

Applicant: James McNabb, 3346 Summer Glen Drive, Grove City, Ohio 43123

Relevant Plans, Policies, and Code Section(s):

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

Project Summary

The applicant is proposing to split 0.22 acres from an existing 0.495-acre property at 3615 Grant Avenue, approximately 60 feet west of Curtis Avenue in the Beulah Subdivision (Parcel 040-000411). The proposed 0.22-acre lot to be created with the split is currently vacant and will be developed with a single-family home. The existing home, detached garage and driveway will remain on the remainder 0.275-acre portion of the lot.

The site currently has dual zoning with the center zoned as D-1 (Doubles) and the outside portions zoned as R-2 (Single-Family). The proposed lot split will create dual zoning on both of the lots to be created. The applicant has indicated that he will be seeking a rezoning for both lots to be zoned R-2 to alleviate issues when applying zoning requirements for these lots.



The remaining lot will continue to be in conformance with the requirements for the R-2 district in terms of lot width, building setbacks and lot coverage; however, the proposed 0.22-acre lot to be created with the split will not meet the required lot width for the R-2 district by six (6) feet. Staff is supportive of the reduced lot width as the resulting infill development of a new single-family home on the lot to is in line with the overall goal for the area of reinvestment in Town Center properties.



It should be noted that the future home on this site will likely require approval of variances through the Board of Zoning Appeals (BZA). Staff would be supportive of variances to develop a single-family home on the site, as most of the lots in the Beulah Subdivision are zoned R-2 and are below the required minimum lot width of 70-feet with platted lot widths primarily ranging from 48 to 50 feet; however, these homes reflect the desired character for the Town Center area residences.

Recommendation

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