



ITEM 5: 201909160052 – Casino Property (Lot Split)

Site Location

West of Elm Street at the intersection of Elm Street and Midland Street.

Proposal

The split of an existing 0.153-acre lot into a 0.075-acre lot and 0.078-acre lot.

Zoning

R-2 (Single Family Residence)

Future Land Use

Edge Living

Property Owner

Timothy and Brenda Smith

Applicant/Representative

Stephanie Casino

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08

Staff Recommendation

Approval with 1 stipulation.

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Case Manager

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Summary

The applicant is proposing to split an existing 0.153-acre lot into a 0.075-acre lot and 0.078-acre lot. The resulting split lots are planned to be combined to the adjacent parcels respectively.

Zoning Map



Next Steps

Upon approval from Planning Commission, the lot split can move forward to Franklin County for finalization.

1. Context Map

West of Elm Street at the intersection of Elm Street and Midland Street.



201909160052
Casino Property - Lot Split
PID: 040-000659

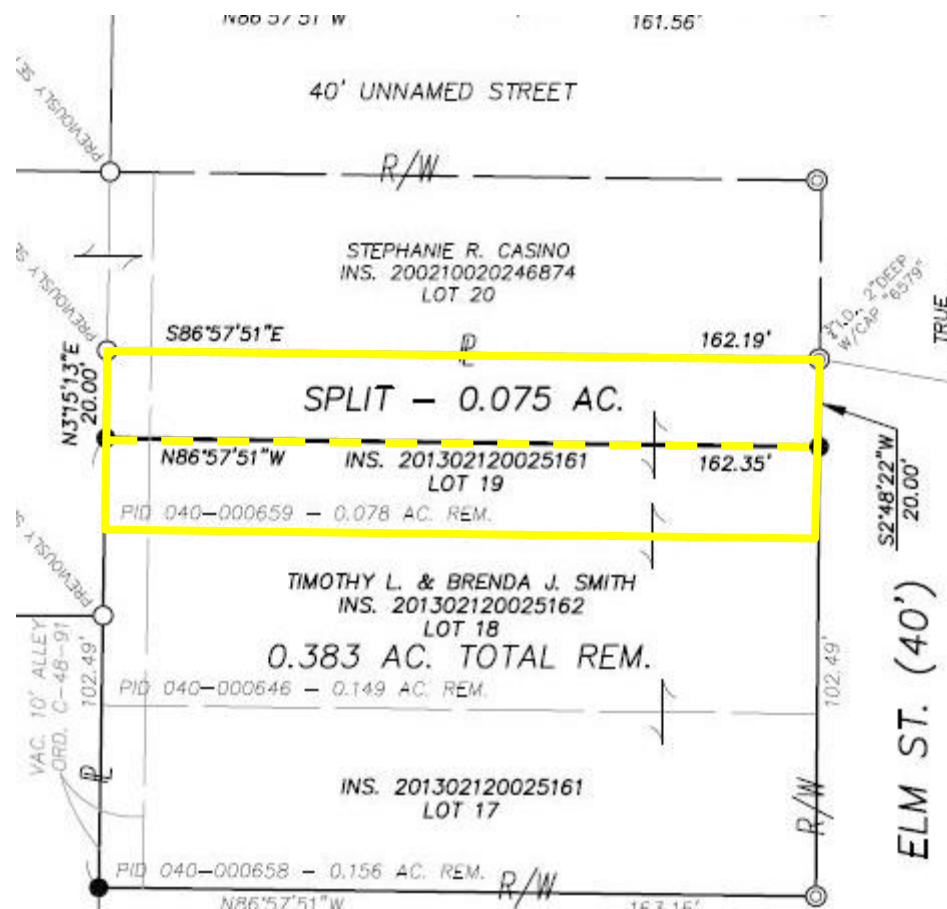


2. Analysis

The applicant is proposing to split an existing 0.153-acre lot generally in half (0.075 acres and 0.078 acres) to combine with adjacent properties. Each of the lots resulting from the split will have widths of 20 feet, which is below the required 70-foot minimum lot width for R-2 properties. The northern 0.075-acre lot created by the split is to be combined with Lot 20 to the north, and the southern 0.078-acre lot created by the split is to be combined with Lot 18 to the south. Lots 18 and 20 currently have lot widths of approximately 40 feet and will have widths of approximately 60 feet once combined with the lots to be created with the proposed split. Although the resulting lots from the split will not bring the existing lots into conformance with the R-2 requirements, staff is supportive of the lot split and combinations proposed as the proposed lots created by the reconfiguration will be comparable or wider than existing lots in the area.

The applicant is requesting this lot split and future lot combinations in order to provide the necessary space to gain access to the rear portion of their property. The reconfiguration will also allow the property owner to maintain the fence line on the southern side yard of the property (although minor adjustments to the placement of the fence line will be necessary to match the resulting lot width).

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split with one stipulation:

- 1) The northern 0.075-acre lot created by the split shall be combined with Lot 20 (040-000647) and the southern 0.078-acre lot created by the split shall be combined with Lot 18 (040-000646).

5. Detailed History

1893

The dwelling unit at 3925 Elm Street was built.

1895

The lots (including Lot 17, 18, 19, and 20) for Smith's Addition to Beulah were platted.

1975

The lots were comprehensively zoned R-2 (Single Family) with Resolution C-79-74.

2017

A 0.607-acre lot split from the 5.923-acre property at 3917 Elm Street was approved. The property owners of 3925 Elm Street later combined the 0.607 acres to their lot.

2019

Staff met with the property owners of 3939 Elm Street and 3925 Elm Street to discuss the current lot split application and requirements for subsequent lot combinations.