



## Grove City Planning Commission

### LOT SPLIT APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT  
4035 BROADWAY  
GROVE CITY, OHIO 43123  
614-277-3004

[grovecityohio.gov/development](http://grovecityohio.gov/development)

#### PROJECT / PROPERTY INFORMATION

PROJECT NAME: Beulah Park

PROJECT LOCATION: South of Southwest Boulevard, West of the Baltimore and Ohio Railroad  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-000413-00      ACREAGE AFFECTED BY THIS APPLICATION: 77.953

EXISTING ZONING: PUD-R; PUD-C      EXISTING LAND USE: Beulah Park

PROPOSED ZONING: PUD-R; PUD-C      PROPOSED LAND USE: \_\_\_\_\_

#### PROPERTY OWNER INFORMATION

Note: Property ownership information is to reflect how the property is held in accordance with the Franklin County Auditor's Office.

GC Beulah Park Investments LLC

Name	Address	City, State, Zip
Phone	Fax	Email

#### APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Townsend Construction Company

Name	Title	Company / Organization
<u>250 East Broad Street, Suite 1100, Columbus, Ohio 43215</u>		
Address	City	State, Zip
Phone	Fax	Email

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant and related parties.

#### AUTHORIZED REPRESENTATIVE

*Check box if same as Applicant*

<u>Donald T. Plank,</u>	<u>Attorney</u>	<u>Plank Law Firm, LPA</u>
Name	Title	Company / Organization
<u>411 East Town Street, Floor 2,</u>	<u>Columbus,</u>	<u>Ohio 43215</u>
Address	City	State, Zip
<u>614-947-8600</u>	<u>614-228-1790</u>	<u>dtp@planklaw.com</u>
Phone	Fax	Email
<u>Legal Counsel</u>		

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

#### SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Fee Calculation	Submittal Items		(check box)
Application Fee: \$ 50.00	Completed Application (signed and notarized):		<input type="checkbox"/>
	Submittal Fee:		<input type="checkbox"/>
	Ten (10) copies of plans (folded and collated):		<input type="checkbox"/>

**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I GC Beulah Park Investments LLC, the current property owner hereby authorize the applicant Townsend Construction Company to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, **I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.**

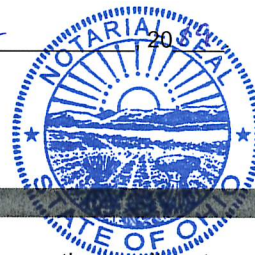
Signature of Current Property Owner: *Patrick Kelly Manager* Date: 12/9/19

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 9th day of December, 2019.

*K B. Shiflet*  
Official Seal and Signature of Notary Public



**KELLY B. SHIFLET**  
Notary Public, State of Ohio  
My Commission Expires  
September 10, 2024

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I Donald T. Plank, Plank Law Firm, LPA, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

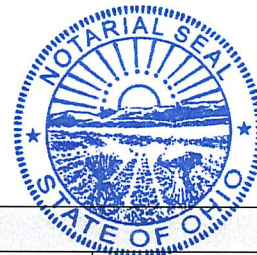
Signature of Applicant or Authorized Representative: *Donald Plank* Date: 12/9/19

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 9th day of December, 2019.

*Kelly B. Shiflet*  
Official Seal and Signature of Notary Public



**KELLY B. SHIFLET**  
Notary Public, State of Ohio  
My Commission Expires  
September 10, 2024

FOR OFFICE USE ONLY		
DATE RECEIVED: 12/11/19	RECEIVED BY: MH	PAYMENT AMOUNT: \$50.00
TENTATIVE PC MEETING DATE: 12/18/19	PC RECOMMENDATION:	CHECK NUMBER: 4022
PROJECT ID NUMBER: 201912110071		

**THE CITY OF GROVE CITY  
SUBMITTAL REQUIREMENTS: LOT SPLIT**



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$50)
- Ten (10) copies of the project narrative describing the nature of the project
- One (1) electronic copy of all application materials submitted on CD or DVD – all electronic data shall be compatible with Adobe Reader 5.0 or later
- Ten (10) copies of a metes and bounds legal description of the property
- Nine (9) copies (maximum sheet size 24 x 36) and one (1) copy (8½ x 14) of the survey drawing of the property
- If applicable, ten (10) copies of the proposed Development Standards Text
- Please note the following:** Twenty (20) additional copies of revised submittals, including all materials moving forward, are required for the Planning Commission hearing. **All materials must be properly folded and collated.**

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).