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City of Grove City
04-02-20

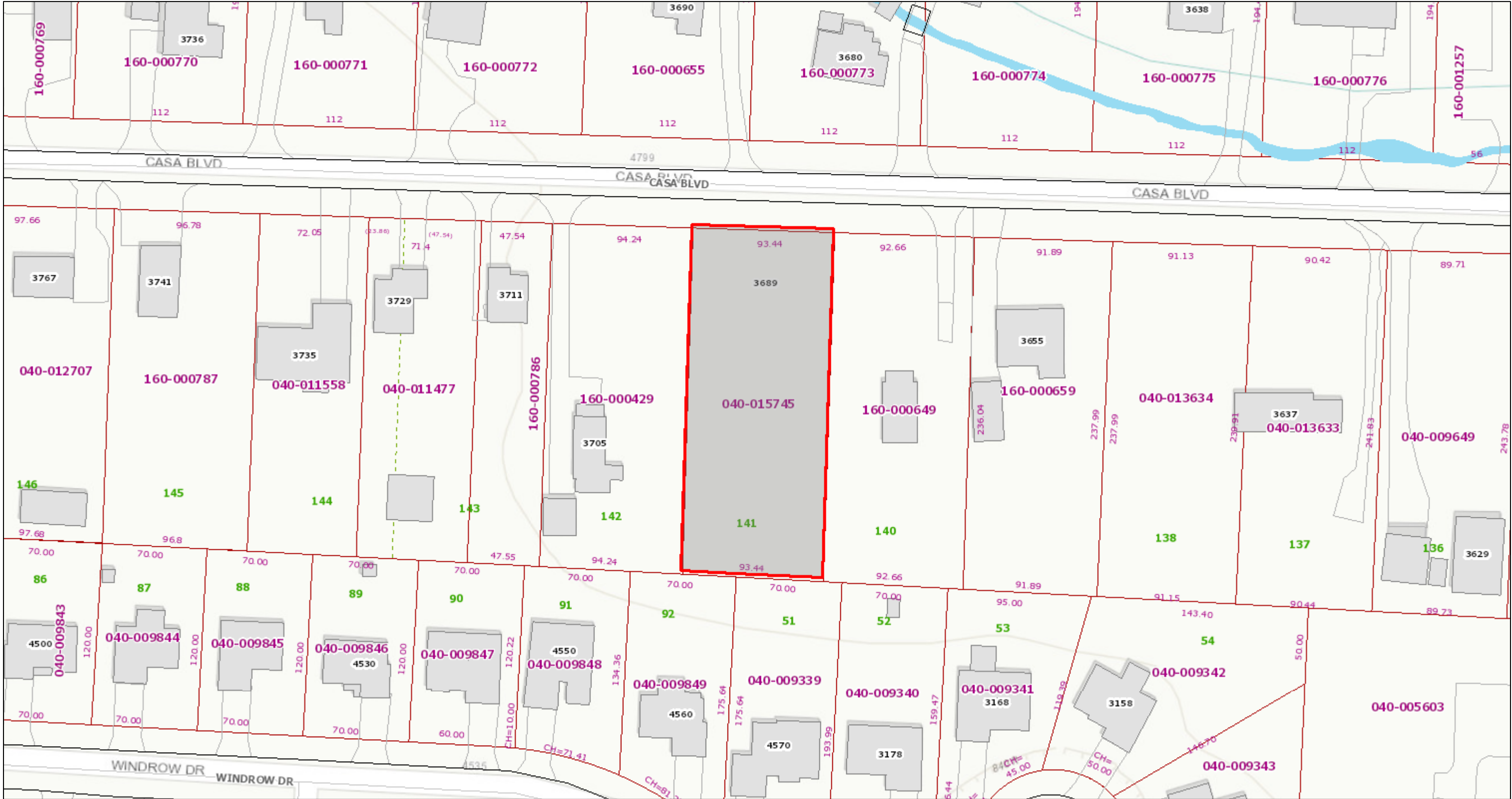
Project Narrative

3689 Casa Blvd

Christopher Moscato, on behalf of property owner Yesenia Figueroa, hereby applies for rezoning of 3689 Casa Boulevard from SF1 to R2. The buyers are seeking the rezoning because (1) it will allow construction of the desired home design in the necessary price range and (2) the desired build will cohesively blend with contiguous properties. R2 rezoning is supported by properties on Casa Blvd and nearby streets that also have the R2 zoning. Christopher and Diane Moscato are currently in contract with the sellers to purchase the property contingent upon rezoning approval. With a project kickoff goal of June or July of 2020, [American Heritage Homes](#) estimates a 6 month build with a completion in December or January dependent upon sale closure and rezoning approval.

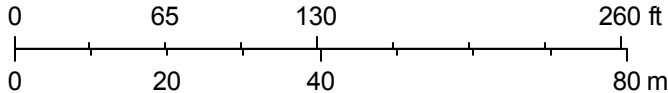
American Heritage Homes has been contracted to build [The Franklin](#) on the half acre of land in accordance with Grove City permitting and coding guidelines. The Franklin design was recently built at 3622 Connor Street in Grove City. Also constructed in Grove City by American Heritage Homes was a custom design at 3347 Voeller Avenue. Multiple referrals to the Moscatos, in addition to these prior successful builds, provide reassurance of the quality product by American Heritage. The new Franklin home, when totaled with the land, will be valued at \$300,000 and will develop a previously vacant lot. A waterline 350 feet from the property will be connected to give the property access to city water. As a longtime resident of Grove City, member of the Rotary Club, employee of the Mid-Ohio Food Collective and an advocate for the City, Chris Moscato and family are eager to add value and beautification to the 3689 Casa Blvd property.

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April 1, 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

Moscato Adjacent Lots:

160-000649
Edward Ross
3690 Casa Blvd
Grove City OH 43123

160-000429
Mary and William Wright
3705 Casa Blvd
Grove City OH 43123

040-009339
Gary and Mary Russell
4570 Windrow Dr
Grove City OH 43123

040-009849
Cary Maddox and Ronda Miller
4560 Windrow Dr
Grove City OH 43123

160-000773
Michael and Stacey Kelly
3680 Casa Blvd
Grove City OH 43123

160-000655
Dean and Esther Ross
3690 Casa Blvd
Grove City OH 43123

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