



WAUGH LAW, LLC
Kacie D. Waugh, Attorney at Law

Received By:
Grove City Development
Date: 10/22/2021

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October 18, 2021

City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

Re: Burris Garage

Dear City of Grove City:

Please find enclosed an Application for a Certificate of Appropriateness for the Burris Garage.

Should you any further questions, please feel free to contact me.

Kindest regards,

Kacie D. Waugh

Enclosures

Project Description

The proposed redevelopment of parcel number 040-000638 which is a 0.27 acre parcel of real estate located at 3847 Broadway, Grove City, Ohio 43123 is to build a new garage on the property. The current garage on the property is prone to frequent flooding, and the proposed new garage will fix the flooding issue as well as bring additional finished space to the building. This new garage aligns with other structures currently existing in the downtown Grove City area.

The new garage will be a two-story building with a two-car garage space on the lower level and storage space on the upper level. The garage will include windows, exterior lighting, and will fit in with the home currently existing on the site.

Materials

Siding- 7.25", 6" exposure, Hardie Board Plank Lap Siding painted in Sherwin Williams color Westchester Gray

Trim- Sherwin Williams Bright White

Roof- Pinnacle Pristine in color Pewter

The following REAL PROPERTY: Situated in the State of Ohio, County of Franklin and in the City of Grove City:

Being part of a 73-1/3 Acre Tract in Survey No. 1388, Virginia Military Lands conveyed to Emanuel White, of record in Deed Book 102, Page 493, and also being the same parcel as conveyed to Dwight E. and Johann M. Lambert of record in Deed Book 1871, page 189, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:


Beginning at a point in the center line of North Broadway, at the northeasterly corner of the said Dwight E. Lambert parcel, the southeasterly corner of the Walter J. and Virginia F. Trein Parcel, of record in Deed Book 1932, page 218, said place of beginning also being S. 31 degrees 52; W., a distance of 36.00 feet from the Southerly line of Burr Oak Drive, as shown on Paul E. White's First Addition to Grove City, Ohio, of record in Plat Book 23, Page 11.; thence S. 31 degrees 52' W. along the centerline of North Broadway, the easterly line of said Lambert Parcel, a distance of 60.50 ft. to a point, said point being the Southeasterly corner of the said Lambert Parcel, the Northeasterly corner of the Ruth C. Ziegenspeck Parcel, of record in Deed Book 1198, page 324.; thence N. 57 degrees 52' 30" W., along the Southerly line of the said Lambert Parcel, the Northerly line of the said Ruth C. Ziegenspeck Parcel and passing an iron pin on line at 30.00 ft., a distance of 195.00 ft. to an iron pin at the Southwesterly corner of the said Lambert Parcel and in the Easterly line of Lot No. 5 of the said Paul E. White's First Addition to Grove City, Ohio; thence N. 31 degrees 52' E., along the Westerly line of said Lambert Parcel, the Easterly line of said Lot No. 5, a distance of 60.00 feet to an iron pin at the Northwesterly corner of said Lambert Parcel, the Southeasterly of the Trein Parcel, said iron pin also being S. 31 degrees 52' W., a distance of 36.00 ft. from the Southerly line of Burr Oak Drive; thence N. 57 Degrees 43' 30" E. along the Northerly line of said Lambert Parcel, the Southerly line of said Trein Parcel and parallel to the Southerly line of Burr Oak Drive and passing an iron pin on line at 165.00 ft. a distance of 195.00 to the place of beginning, containing 0.270 Acres, more or less, subject to all easements and restrictions shown of record; also subject to 1/2 the right-of-way of North Broadway.

M. OBB
ALLOF
(640)
000638

Parcel Number: 040-000638-00

More Commonly Known As: 3847 Broadway, Grove City, OH 43123

DEPARTMENT OF PUBLIC SAFETY CORNELL R. ROBBINSON, P.E., P.S.
BY: <u>RSJ</u>
DATE: <u>07/14/08</u>



040M088 16100



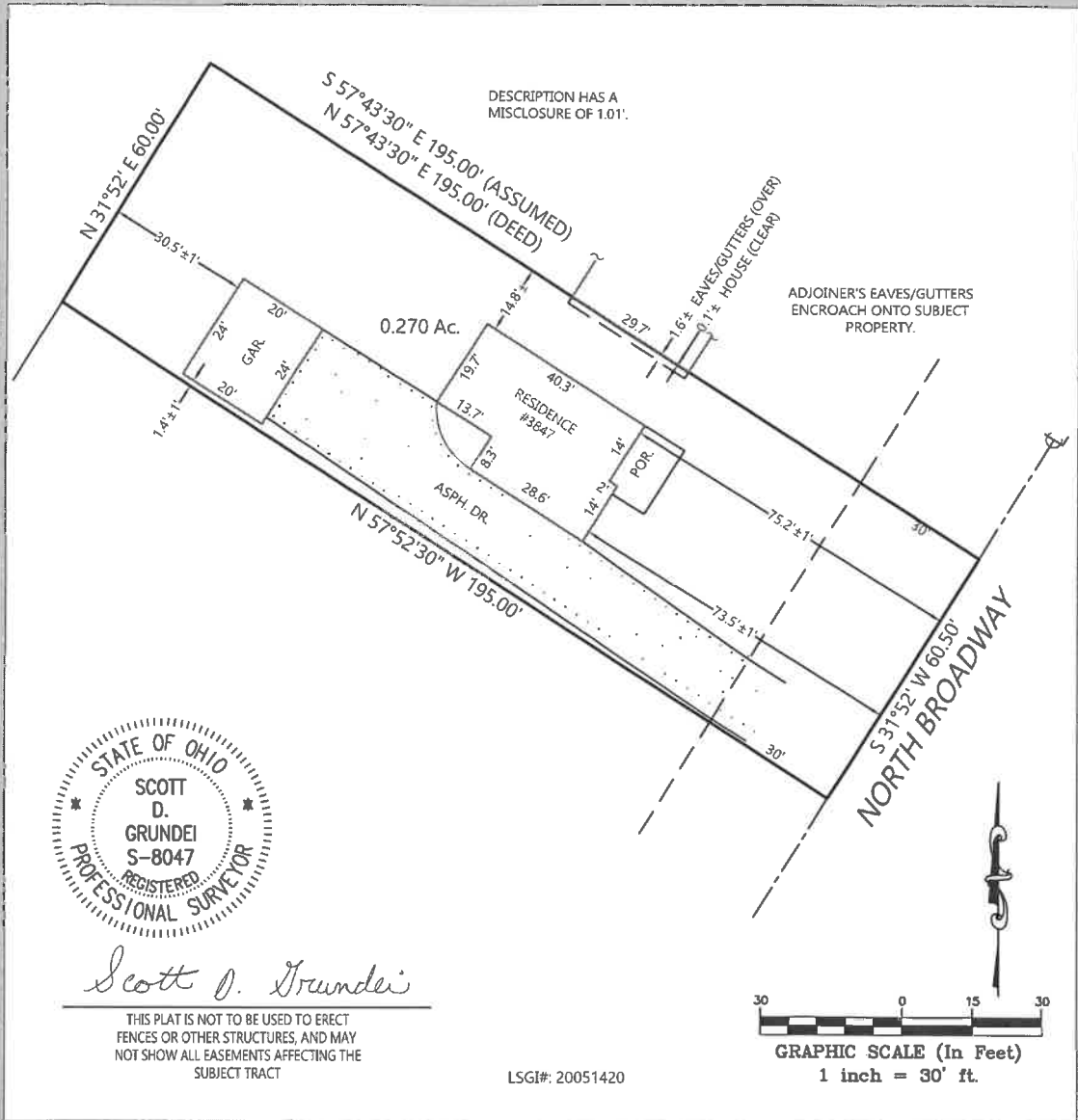
Superior Title and Escrow LLC.



PROPERTY ADDRESS: 3847 BROADWAY, GROVE CITY, OHIO 43123

SURVEY NUMBER: 2005.1420

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POINTS OF INTEREST: **ADJOINER'S EAVES/GUTTERS ENCR OACH ONTO SUBJECT PROPERTY.**

CLIENT NUMBER: BROADWAY 3847	DATE: 05/14/20
BUYER: Shane E. Burris	
SELLER: NA	
SUBLOT / ORIGINAL LOT: 0.270 ACRE	
SUBDIVISION: METES AND BOUNDS	
PLAT:	PG:
COUNTY: FRANKLIN	

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey is proud to support:

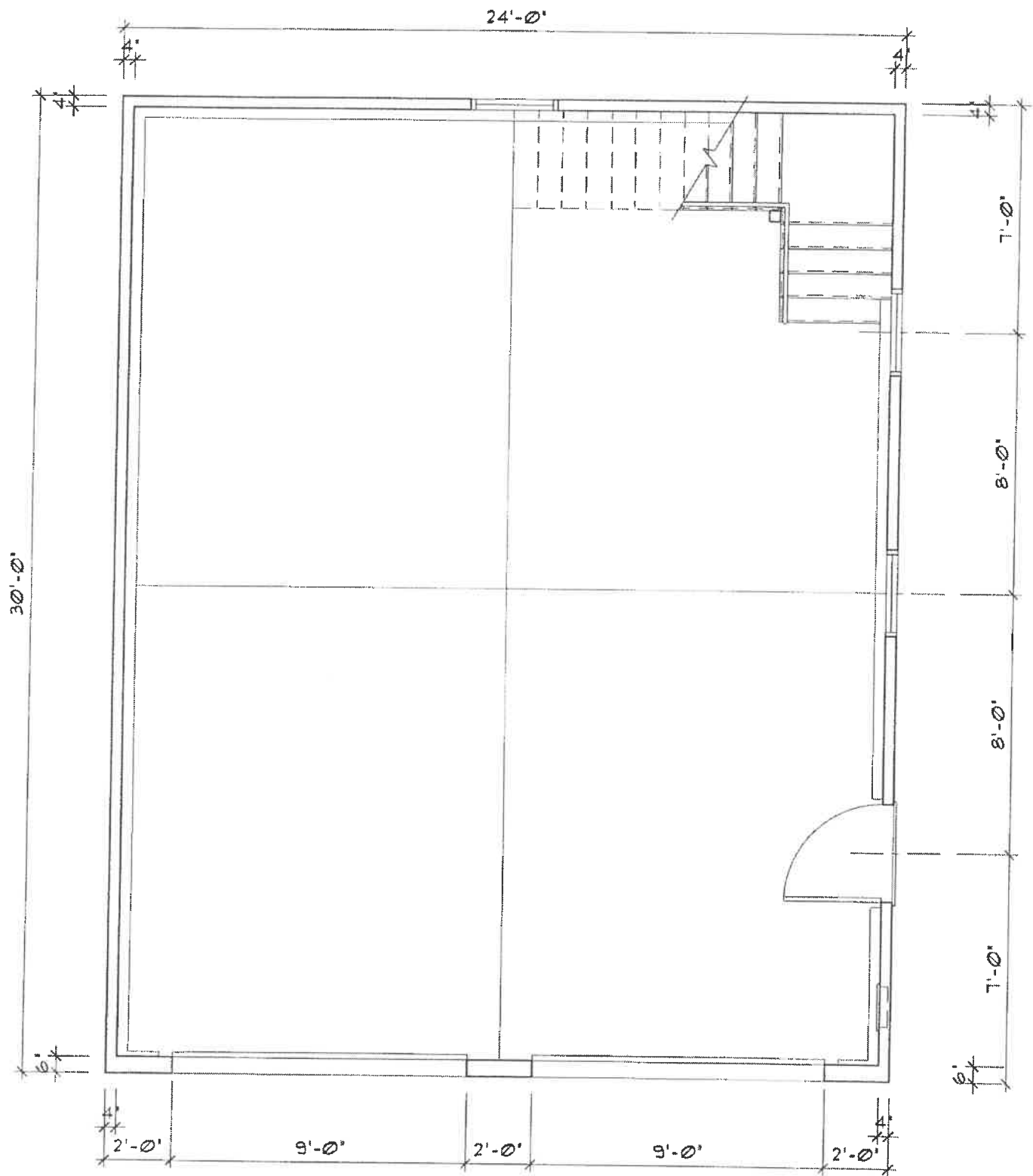


CERTIFIED TO: SHANE E. BURRIS; SUPERIOR TITLE AND ESCROW LLC; WESTCOR; AMERICAN EAGLE

LANDMARK
Survey Group

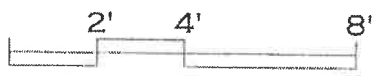
690 Lakeview Plaza Blvd
Suite A
Worthington, OH 43085
Phone: 614.485.9000
www.landmarksurvey.com

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



NEW GARAGE ELEVATION STUDY

JUNE 10, 2020



RANDYCOFFMAN
 ARCHITECTURAL DESIGN, LLC
 P.O. Box 9 LITHOPOLIS, Ohio 43136 Work: 614.382.0524 Cell: 614.370.0962