

Project Narrative:  
3530 Sunshine Place Grove City Ohio

The Sharp residence that will be located at 3530 Sunshine Place has been developed to enrich the local community of downtown Grove City. The goal of the new home is to complement the new mainstream homes being built throughout the downtown and Beulah Park locations. I have worked with a local architect over the past year to ensure the best layout of the home. This has included optimizing the lot by only consuming 20% which will not only increase the aesthetics it meets a personal goal to keep the environment a part of the process. In my research when planning for this home I came across several articles stating that grass produces 3 times the amount of oxygen as the same area if it were trees. In designing this two story home I took into account the current style and layout of Franklin Street. Noting the variable heights of current homes, I planned for my home's rooftop to be comparable if not shorter than 4163 Franklin. The style of my home is a modern farmhouse which has been considered timeless throughout the decades. A home with the same style was recently finished in Buelah Park and another one is currently under construction within the Historic District of Grove City on Park Street. To follow suite of my block for corner lots, both 3521 and 3516 Olive Street have garages facing Franklin and home fronts facing Olive. My plan is to continue this with my home facing Sunshine with the garage access off Franklin.

### **Zoning and Variances:**

3530 Sunshine Place

#### **Set backs**

- 3530 front will be 22 ft or more from the curb and currently 3521 Olive is at 21ft
- 3530 garage will be 24 ft from the (street) and currently 3521 Olive is at 22 ft
- 3530 back will be 7 ft off of neighbors property line which complies with current set back

#### **Zoning Clarifications**

- Will consist of 1 structure that falls under R2 Zoning
- At this time 3530 Sunshine Place will consist of 3 bedrooms and 3 bathrooms for R2 zoning
- 3530 sewer will come from 3524 Sunshine Place's driveway
- All current pavement will be removed and a 3 foot easement will be granted to 3524 Sunshine Place and grass will be planted.
- 3530 will plant required trees/bushes per city code
- 3530 home will only consume 20% of the corner lot

2/27/22

In reference to William Sharp building a new residence at 3530 Sunshine Place in Grove City, I, Jordan Abbruzzese and Tobias Ewing, owners of 3524 Sunshine Place, will allow William Sharp to remove the asphalt pad connecting our two properties, and will allow William Sharp to remove part of our concrete driveway so he can access the sewage connection that runs underneath, in exchange for an agreed upon easement which will be a 36" strip of William Sharps property that butts up against our property line, in which we agree to only build a walkway upon.

Jordan Abbruzzese  
Tobias Ewing

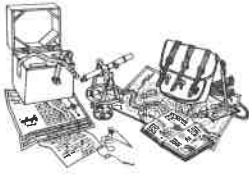
# Materials

Roof:

Black C Lock Plus Panel Metal By CMT Components made in Sardinia ,Ohio

Siding: Kaycan Vinyl Vertical Board & Batten Woodgrain WHITE 025101

Doors: Front , Rear and Garage Tricorn Black SW6258



*Jacques M. Glaze*  
*Land Surveying, LLC*

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October 19<sup>th</sup>, 2020

William M. Sharp  
1690 Nature Drive  
Grove City, Ohio 43123

**Professional Services:**

Research of existing plans, deeds, surveys, and maps, at various County Offices.

Marked with wooden lath; Iron Pipes Found at the Northwest, Northeast, and Southeast property corners of the following Lot. Being the South parts of Lots 2, 3, and 4 of Grossman Place, Grove City, VMS 1383, Franklin County, Ohio, and further situated at the northeasterly corner of Franklin Street and Sunshine Park Place.

A boundary survey was not performed in accordance with O.R.C. 4733 by the above listed work.

**Total amount due: \$476.45**

**Please make check payable to “Jacques M. Glaze.”**

Accounts 30 days past due will bear finance charges  
at the rate of 1.5% per month on the unpaid balance