
Rose Castro Property

000 Rose Ave Grove City Ohio

Parcel 040-000742-00

I'm writing today with the narrative to improve the usage of the empty lot I own on Rose Ave.

We plan to construct 2 building on the lot:

The 1st Being a duplex built above a crawl space consisting of an open floor plan on the first floor with wider doorways for the bedroom and bathroom / laundry on the first floor for the aging population. The first floor will also include the HVAC and water heater. On the second floor will be 2 additional bedrooms and a bathroom.

This building is designed to blend into the neighborhood with a single covered front porch.

The setback is currently designed to flow with the majority of the houses on the north side of the street and will be forward of the houses to the right and left.

The 2nd Being a Carriage House on a slab foundation. The first floor will consist of a oversized 2 car garage with driveway and doors facing the ally and a half bath utility closet. The second floor will be a 2 bedroom 1 bathroom open concept apartment.

Both structures to have board and batten vinyl siding in gray and vinyl soffits and trim in a off white color.

Property Address	Parcel	Owner	Adjacent Owners	Mailing address	Location
3300 Rose Ave	040-000741	C Armor Management LLC		9800 Roberts Rd Galloway, Ohio 43119	Left side of lot
3290 Rose Ave	040-000743	Scott and Kimberly Hoy		5349 Merrybell Ln Grove City, Ohio 43123	Right side of the lot
3299 Rose Ave	040-000735	Thomas and Merilee Dempsey		3299 Rose Ave, Grove City, Ohio 43123	Across the street
3293 Rose Ave	040-000734	David Fouts		3293 Rose Ave, Grove City, Ohio 43123	Across the street
3669-3697 Broadway	040-000483	Broadway Grove Apartments LLC		815 N High Street, Columbus Ohio 43215	Rear of lot

LOT 22

LOT 23
0.1893±
ACRES
(BY THIS SURVEY)

LOT 24

BM:842.4'
N 56°07'09" W 46.59'

N 33°41'31" E 177.00'

S 33°41'31" W 177.00'

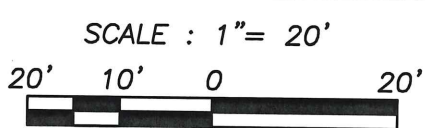
ROSE AVE (50' WIDE)
(FORMERLY LEONARD AVE)

CURB



LOT 23 OF EESLEY'S ADDITION,
VMS 1388, GROVE CITY,
FRANKLIN COUNTY, STATE OF OHIO.
RESURVEYED FOR CASTRO.

COTTRILL SURVEYING, INC
15882 US 62, MT. STERLING, OH 43143
www.cottrillsurveying.com
PHONE 740.869.3811



FIELD CREW: NC
DRAWN BY: NC
JOB No.: S220335
DATE DWN.: 05/2022

I HEREBY CERTIFY THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821.

Nathan Cottrill DATE: 05/19/22