



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Received By:
Grove City Development
10/27/22

10/19/22

Nick Karakaian
Nestrs
1366 Eastview Avenue
Columbus, OH 43212

Via email: nick@nestrs.com

Dear Mr. Karakaian,

Staff has reviewed your Preliminary Development Plan application for the Castro property on Rose Avenue. The control number for this application is #202210040051 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

Site Plan

1. The driveways should be shifted toward the property lines and sides of the proposed duplex structure to be more in character with area residences and to create a larger green space in front of the primary structure. Plans should also be modified to show driveways extending to the edge of Rose Lane, not the property line as currently shown. [Completed](#)
2. In order to reduce impervious surfaces on the lot, the driveway width to access the carriage house garage should be narrowed. [Turned carriage house and narrowed driveway to garage door width](#)
3. Clarify in the project narrative if the intention is for parking (including garage) to be used by property tenants or for other purposes. [For use of tenant of carriage house and storage of maintenance equipment for owner](#)

Buildings

4. Additional architectural elements should be added to the Rose Avenue frontage of the proposed duplex, such as shutters, thicker window framing, and railings to frame the front porch to be more compatible with existing residences along Rose Avenue. Please be advised that more formal architectural standards will be established during the rezoning application to ensure that the proposed home is in character with the surrounding area. [Completed](#)
5. Any material not to be utilized on proposed buildings and illustrated on proposed elevations should be removed from the exterior elevation legends. [Completed](#)
6. Show locations of any proposed exterior lighting fixtures on both proposed structures. [Completed](#)
7. Preliminary color samples should be provided of the proposed gray and off-white colors described in the project narrative. [KP Vinyl Siding in Slate with White Trim](#)
8. The dimensions of the carriage house are not consistent between Site Plan A0.1 and Proposed Plans A4.1. Both plans show the outside dimensions as 30x32, but the orientations conflicts. [Completed](#)

Landscaping

9. A preliminary landscape plan should be submitted. The requirements are as follows:

- Duplex Structure: two (2) 2" caliper trees per dwelling unit. Additionally, one-third of the façade fronting the street is to be landscaped with five (5) shrubs a minimum of 24" in height at time of planting [Trees added and 6 shrubs](#)
- Carriage House: two (2) 2" caliper trees per dwelling unit. Additionally, one-third of the façade fronting the street is to be landscaped with five (5) shrubs a minimum of 24" in height at time of planting [Completed](#)
- Any additional shrubs or trees proposed on site.

10. Please clarify if plantings are to be planted in the landscaped area shown between the driveway areas, or if this area will remain grass. [landscape rock and plantings](#)

Utilities

11. Provide utility plan sheet showing location of proposed sanitary lateral connection to existing sanitary sewer. Plan sheet to include location of existing sanitary sewer, label with pipe size and plan number. [Completed](#)

The following engineering comments were generated during review, but do not need to be addressed as part of the Preliminary Development Plan

12. It appears that the garage will be located above sanitary lateral. Provide cleanouts on lateral just outside of garage foundation footprint on both sides of carriage house. It is recommended that a backflow prevention device be installed on the sanitary lateral. Confirm with building department that all building/plumbing codes are met with lateral beneath building.

[Moved to the outside of the building](#)

13. A grading plan will need to be provided with the Final Development plan to verify drainage patterns and show the location and routing of downspouts.

[Completed](#)

14. Confirm with the City of Columbus if a water service plan is needed given the number of dwelling units. Per the City of Columbus, only one tap per property is allowed.

[Confirmed 1" line required](#)

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed to the OneDrive folder provided to you by 12:00pm on Friday October 28th, 2022.

This will allow us time to review the revisions prior to finalizing the agenda for the November Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the December Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full-scale (24" X 36") set of all plan sheets by November 2nd.**

Planning Commission will hear your request on Tuesday, November 8th, 2022, in Council Chambers of City Hall at 1:30 p.m. The staff report for your application will be sent out by the end of day Friday November 4th, 2022. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at (614) 277-3024 or email dlogan@grovecityohio.gov.

Sincerely,



Dash Logan
Development Planner

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.

Rose Castro
Rose Ave
.1893 acres

Application # _____

Exhibit "A"

Planned Unit Development---Residential (PUD-R)

Applicant: Patrick Castro

Developer: Patrick Castro

Builder: TBD

Zoning Text & Development Standards

September 12, 2022

I. Project Introduction

The project consists of 1 lot located on Rose Ave with rear ally access. The build out will consist of a duplex with 3 bedrooms and 2 baths per side and a detached carriage house for 2 plus cars and 2 bedroom 1 bath apartment

1. The house will be dark in color with light trim

II. Building

1. The lot will be developed with 2 buildings with, consisting of a duplex of 2,635 sq ft, 2+ car garage and 873 sq ft apartment

2. The building with have the architectural features illustrated on the Elevations.

III. Parking

1. 2 Approx 12' X 29' driveways with apron on Rose Ave

2. 32' X 15' driveway on the ally side and 2+ car garage

IV. Lighting

1. Will be coach style lights at the rear entrance and garage doors. Front porch lights to be can lights

V. Landscape

1. 2 medium caliber trees to be planted on either side of the house with center bed between the front driveways.

2. 3 screening evergreens on each side of the rear patio / corner of the house

3. Between rear driveway and property lines on both sides, there will be beds with ornamental grass and small caliber trees

4. 2 medium caliber trees to the planted between the duplex and carriage house

PLAT REFERENCE

LOT 23
EESLEY'S ADDITION
PB 10 PG 395
PARCEL No. 040-000742-00

LEGEND

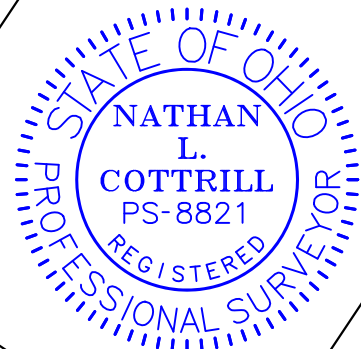
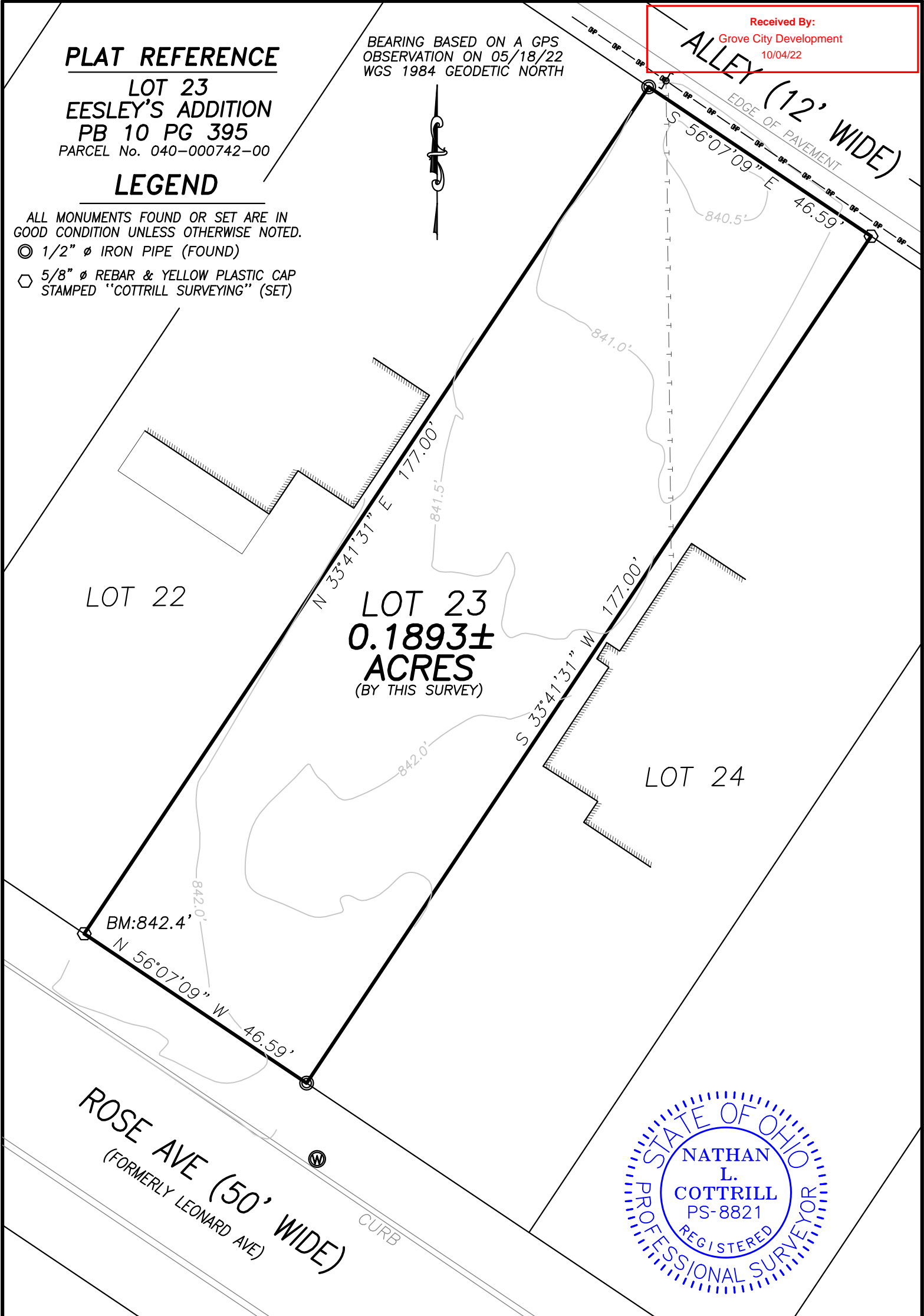
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

⊙ 1/2" ∅ IRON PIPE (FOUND)

⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

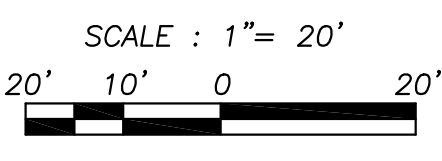
BEARING BASED ON A GPS OBSERVATION ON 05/18/22 WGS 1984 GEODETIC NORTH

Received By:
Grove City Development
10/04/22



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

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