



December 5, 2022

Dear Neighbor,

I'm reaching out to you on your concerns for the multi family we are planning to build on Rose Ave.

- 1) I understand the neighborhood is predominantly single family homes with some multi family located to the rear of the houses on both sides of the street and a few multi family on the street.
 - a. The design intent was to keep the single family characteristics found on the street
 - i. Common porch
 - ii. Single wide driveways off Rose, as many houses have similar driveways
 - iii. Set back of the house based on the majority of the homes on the same side of the street and within the guidelines of current set backs
 - b. The design intent for the duplex is the units are designed for older generations
 - i. Main living, utilities and laundry are on the main floor
 - ii. No step or 1 step in the front or rear patio of duplex
 - iii. Larger than standard door openings
 - iv. Provide a single family style atmosphere for the tenants
 - v. Low to no maintenance for the tenants
 - c. The design intent for the carriage house it to provide more housing for young professionals that are moving
 - i. Many times a 2 bedroom apartment is occupied buy a professional couple with the second bedroom used as an office or just a guest bedroom
 - d. The design intent within the Grove City 2050 Plan
 - i. Town Center and Beulah Park
 1. Unique and Growing Town Center Housing
 2. Variety of housing for all groups, young professionals, seniors, and families,
 - a. projected growth of 38% from 2015 to 2050
 3. Walkable to Town Center Core
 - a. Please see included map

614-679-2273 

Patrickcastro232@gmail.com 



4. Redevelopment within Town Center Core

- a. Primary use Multi-Family residential
- b. Development of under-utilized land adjacent to existing development already served by infrastructure.

2) Impact on parking:


- a. I understand this concern as we live on a street in downtown Grove City that has a similar issue. This is why when we originally looked at the number of parking spots for the buildings on Rose we had 3 spots per unit that is more than the required 2.5 spots per unit per the city. The development department asked us to reduce the width of the driveway on the alley to the width of the garage door. This reduced the spots to 2.6 per unit that is still above the 2.5 required.
- b. We are actively working with the city to add back in one spot to increase to 3 spots per unit


3) Truck Traffic:

- a. Fedex, Amazon, UPS adding 2 units vs 1 unit on Rose will have little impact on more of these on the street that currently has 18 units on the street
- b. Construction traffic will be the same if we built a similar sized single family
 - i. During construction we will work with contractors to park in the gravel driveways to reduce on street parking.

4) I understand there may be other concerns for having a single family lot developed into a multi family.

- a. Trash, as designed the trash cans will have a specified location adjacent to the carriage house and be screened from view
- b. Maintenance and Noise I have been a landlord for over 25 years and have not had any issue with either.
 - i. Currently have 5 properties that are personally owned and managed by us.
 1. 4016 Arbutus Ave Grove City is local
 - ii. Currently have 2 commercial properties within Grove City that are owned thru our company, that has been in Grove City since 1986 and are managed by me
 1. 6150 and 6200 Enterprise Pkwy Grove City
- c. Overall property maintenance
 - i. Property maintenance provided by myself and my contractors
 - ii. Buildings to be built with vinyl siding, trim, and windows for low maintenance
 - iii. Landscape to be planted per Grove City code and maintained by a professional service

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We are open to hearing and addressing your concerns as we move forward with being a good neighbor and continued investments within our city of Grove City.

Feel free to call me anytime 614-679-2273 or email me at patrickcastro232@gmail.com

Warm regards,

Patrick Castro Jr
Property Owner

614-679-2273 

Patrickcastro232@gmail.com 



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

ALLEY (12' WIDE)
EDGE OF PAVEMENT

LOT 22

LOT 23
0.1893±
ACRES
(BY THIS SURVEY)

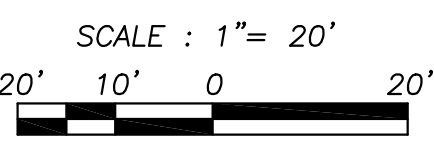
LOT 24

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

Property Address	Parcel	Owner	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