

CITY OF GREEN  
**Planning Department Review**  
**PLANNING & ZONING COMMISSION**

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*November 18, 2020*

**Item 20-49**

**Homewood Farm No. 4 Allotment Replat**

(R. Wood, Property Owner)

Location: 239 Luzon Circle

Subdivision Replat

Zoning: R-1

**PLANNING DEPARTMENT**

The applicant is seeking to consolidate the two parcels located at 239 Luzon Cir. The front parcel currently has a home situated on it and was the original Lot 28 of the Homewood Farm Allotment. The back parcel was recently acquired by the property owners via a Governor's Deed from the State of Ohio.

Lot 28 is currently 0.3704 acres in size. With the addition of the back parcel after the consolidation, Lot 28-R would be 0.6616 acres. The property owners plan to demolish the existing home in order to construct a new home. The successful consolidation of the two parcels would prevent any future problems with zoning setback requirements.

**DESIGN REVIEW BOARD**

**ENGINEERING**

None.

**FIRE**

None.

**ZONING**

None.

**STAFF RECOMMENDATION**

*Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the replat.*