



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

October 5, 2022

Replat Application REP-22-001

Applicant:	Jesse Maynard
Owner:	Jesse Maynard
Location:	466 & 468 Connor Ave SW (PIDs: 063-149988-00.000, 063-150036-00.000, 063-145308-00.000)
Acreage:	+/- 2.45-acres total
Zoning:	R-20 – Medium Density Residential
Request:	Requesting a recommendation of a replat pursuant to Section 1113.48 of the Pataskala Code to rearrange three (3) lots into two (2).

Description of the Request:

The Applicant is proposing to replat Lots 12 and 13 of the Elmwood Allotment Subdivision (1939) and Lot 90-A of the Blanche's East Broad Street Addition Replat (1996), a total of three (3) lots, into two (2) lots, pursuant to Section 1113.48 of the Pataskala Code.

Staff Summary:

There is a total of three (3) lots proposed to be reconfigured with this Replat Application. Two (2) of which are in the Elmwood Allotment Subdivision, platted in 1939, and one (1) is part of a previous replat of Lots 90-94 of the Blanche's East Broad Street Addition, which was originally platted in 1929, with Lot 90-A being re-platted in 1996. The tree lots are as follows:

- Lot 12 of the Elmwood Allotment
 - 1.00-acres
 - Zoned R-20 – Medium Density Residential
 - No frontage onto a Public Street
- Lot 13 of the Elmwood Allotment
 - 1.00-acres
 - Zoned R-20 – Medium Density Residential
 - No frontage onto a Public Street
- Lot 90-A of the Blanche's East Broad Street Addition Replat of Lots 82-94
 - 0.45-acres
 - Zoned R-20 – Medium Density Residential
 - Frontage to east onto West Avenue.

The Applicant is proposing to Re-Plat these three (3) lots into two (2) lots, both of which will now have frontage onto a Public Street, West Avenue. The first lot, "12-A", will be approximately 1.13-acres in size with about 44.5-feet of frontage on West Avenue. The other lot, "13-A" will be approximately 1.29-acres in size, with about 95-feet of frontage on West Avenue.

According to the statement provided by the Applicant, the purpose of the Replat is so that both lots will have frontage on a public street, and be buildable.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

Pursuant to Section 1113.42 of the Pataskala Code, an alteration to existing lot lines or other conditions to all or part of an existing platted subdivision shall require a Replat.

The Applicant had met with Staff prior to filing the Replat Application, and it was their intention to replat the three (3) lots into two (2). However, the Replat document incorrectly had all three (3) lots being replatted into (1). As such, you can see the handwritten notions on the survey. Should the Replat Application be approved, the Applicant will need to have their surveyor re-draw the survey appropriately to show that two (2) lots are being made out of the existing three (3).

Planning and Zoning Staff has reviewed the proposed Replat and has the following comments for revision:

- Correct survey to show the proposed two (2) lots, with accurate boundaries based on traverse with angular and linear dimensions.
- Correct Lot Numbers to reflect two (2) lots, those being Lot 12-A and 13-A.
- Correct title to read “Replat of Lots 12 & 13 of Elmwood Allotment, Plat Book... & Lot 90-A of Blanches East Broad Street Addition, Plat Book... to form Lot 12-A and Lot 13-A”.

Pursuant to Section 1113.49 of the Pataskala Code, the subdivider shall file the Replat within 30 days of the final official signature and return the recorded mylar copy to the Planning and Zoning Staff. Staff has reviewed the proposed Replat and has no additional comments.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG – Agriculture	Agricultural
East	R-20 – Medium Density Residential	Single-Family Home
South	R-20 – Medium Density Residential	Vacant
West	R-20 – Medium Density Residential	Vacant

Department and Agency Review

- Zoning Inspector – No Comments .
- City Engineer – No comments.
- Public Service – No comments
- Licking County Health Department– No comments.
- Police Department – No Comments.
- West Licking Joint Fire District – No Comments.
- Licking Heights School District – No Comments.

Modifications:

Should the Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall submit a Replat mylar in accordance with Sections 1113.39 and 1113.44 of the Pataskala Code after comments from Planning and Zoning Staff have been addressed.
2. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to approve Replat Application number REP-22-001 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

REPLAT APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information	
Address: 466-468 Connor Q West	
Parcel Number: 063-149988-000 063-149970-00-000 063-145308-00000	
Zoning: Residential R-20	Acres: 2.453
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking
<input type="checkbox"/> On Site	
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking
<input type="checkbox"/> On Site	

Applicant Information		
Name: Jesse Maynard		
Address: 12164 Broad St		
City: Pataskala	State: OH	Zip: 43062
Phone: 614-778-0235	Email: JessDoors@gmail	

Property Owner Information		
Name: Jesse Maynard Donna Maynard		
Address: 12164 Broad St		
City: Pataskala	State: OH	Zip: 43062
Phone: 614-778-0235	Email:	

Replat Information
Describe the Project:
Replat joining total of 3 lot
Parcel 063-149988-0000 063-149970 - 06314530800000
063-150036-00-000

Staff Use
Application Number:
REP-22-001
Fee:
\$500.00
\$2,500.00 ERF
Filing Date:
9-5-2022
Hearing Date:
10-5-2022
Receipt Number:
000835
21914

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Cover Letter
<input checked="" type="checkbox"/> Replat
<input type="checkbox"/> Original Final Plat
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Electronic Copies

Documents to Submit

Replat Application: Submit one (1) copy of the Replat application.

Cover Letter: Submit one (1) copy of a cover letter detailing the contents and purpose of the Replat submittal.

Replat: Submit 14 copies of the Replat including the following:

- Name of the subdivision located by section, range, township, or by other survey number, date, north arrow, and acreage.
- Name and address of the professional registered surveyor who prepared the replat and appropriate numbers and seals.
- Replat boundaries based on accurate traverse with angular and linear dimensions, both linear and angular shall be determined by an accurate control survey in the field, which must balance, and close within the limit of 1:10,000.
- Bearings and distances to the nearest established street lines or other recognized permanent monuments.
- The parcel identification number of the original tract(s) and the owners name(s) and parcel identification number(s) of all adjacent parcels.
- Radaii, internal angles, points of curvature, tangent bearings, lengths or arcs, all easements and right-f-way provided for public services or utilities, building setback lines with dimensions, right-of-way width, and names of all streets within and adjoining the Replat.
- New lot numbers assigned to all new or modified lots. This number shall consist of the lowest original lot number contained within the lot lines of the proposed lots and hyphenated with the letter "A", or next alphabetical letter needed to make the proposed lot unique within the subdivision.
- All lot lines with accurate dimensions in feet and hundredths, and acreage.
- Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.
- The locations and descriptions of all monuments and pins.
- When lots are located on a curve or when lot lines are at angles other than 90 degrees, the width at the building line shall be shown. If the building line is curved, the arc length shall be shown.
- Locations of all wetlands, ponds, watercourses and other naturally occurring water features on the property including a 25-foot buffer as measured from the edge of the water feature.
- Any part of the subdivision located within the 100-year flood plain as indicated on the Flood Insurance Rate Map (FIRM), or as determined by other appropriate persons.
- Required statements and signatures to be affixed on the Replat.
- If the lots being replatted have existing structures, then a separate dimensionally accurate sketch prepared by a registered surveyor illustrating the revised lot lines, together with the outlines of such structure shall be submitted.
- The Replat shall meet all applicable zoning and subdivision regulations.
- All existing easements and reserves shall be maintained on the Replat. The Planning and Zoning Commission may waive this requirement if it is determined that the existing easement would not serve a purpose as part of the replatted lots.
- Where no easements exist, a minimum five (5) foot easement along the property line of the side and rear yards if determined to be necessary by the City Administrator or their designee.

Original Final Plat: Submit 14 copies of the original Final Plat.

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

Electronic Copies: Submit an electronic copy of the Replat as a Portable Document Format (pdf) file or other acceptable format.

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Replat request.

Applicant (required):

Jesse Maynard

Date:

9-9-22

Property Owner (required):

Jesse Maynard

Date:

I Jesse MAYNARD

WANT TO REPLOT THESE LOTS
INTO 2 LOTS THESE LOTS DONT HAVE
ACCESS

Jesse Maynard
614-778-0235

DEDICATION

Know All Men by These Presents, that I, Cora V. Saum, owner of the land embraced in the annexed Plat, have caused the said land to be surveyed, laid out and platted as herein shown, to be known as Elmwood Allotment (to be on Street), situated in Lima Township, Licking County, Ohio, and do hereby dedicate the same to public use forever, the streets indicated on said Plat.

IN WITNESS WHEREOF, I have subscribed my name at Newark, Ohio, this 23rd day of July, 1942.

Cora V. Saum
Cora V. Saum

STATE OF OHIO LICKING COUNTY SS:

On this 23rd day of July, 1942, before me a Notary Public in and for said County, personally came the above named Cora V. Saum, known to me to be the person who executed the annexed dedication and acknowledged the same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 23rd day of July, 1942.

(Notary Seal)

E. Harold Hughes
Notary Public
E. Harold Hughes
Notary Public, Licking County, Ohio.
My commission expires Sept. 10, 1942.

CERTIFICATE

I hereby certify that the annexed Plat is correct and that I have surveyed the same and set monuments as indicated.

(Surveyor's Seal)

Ealy E. Algeo
Ealy E. Algeo, Surveyor
Registration No. 2174

APPROVAL: The undersigned, County Commissioners of Licking County, Ohio, certify that on the 1st day of August, 1942, Cora V. Saum, owner, filed the annexed Plat and dedication in the office of the County Commissioners of Licking County, Ohio, and that we do hereby approve the same.

John H. Holman
Geo. Jones
F. R. Dunn
County Commissioners

#32512

Transferred August 10, 1942
Received August 10, 1942
At 1:09 o'clock P. M.
Recorded August 12, 1942
LOWELL W. VERMILION, Recorder
Fee \$13.10

ELMWOOD ALLOTMENT

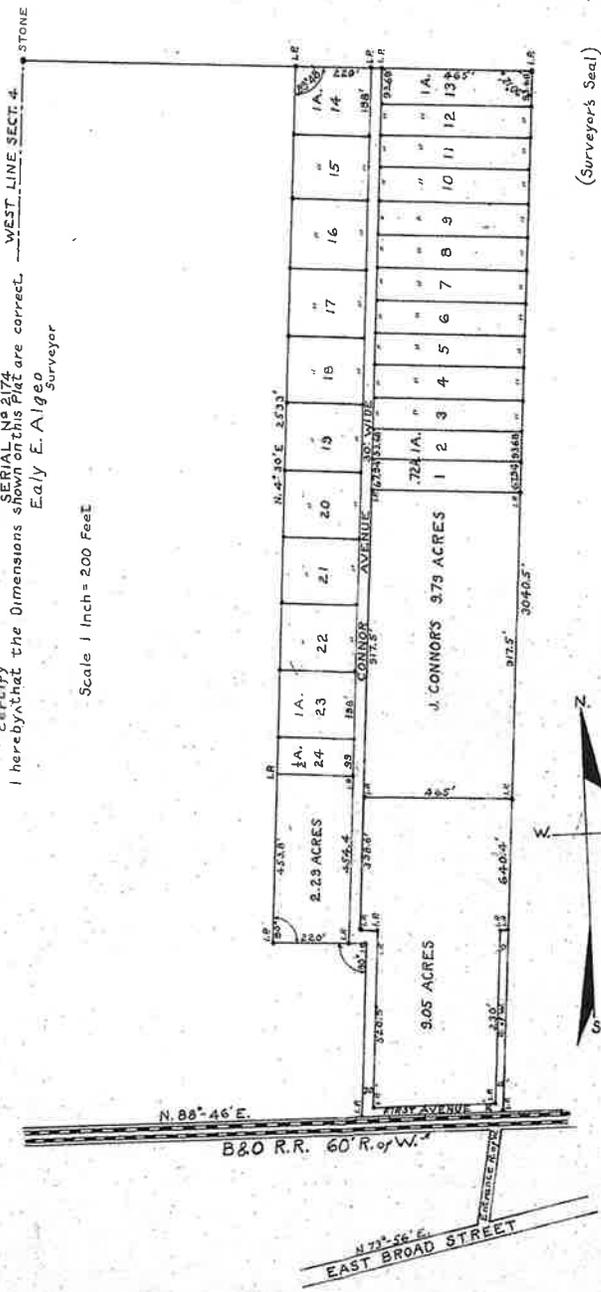
EAST BROAD STREET

SURVEYED FOR C.V. SAUM

MAY 15 TH, 1939 BY EALY E. ALGEO

Certify that the Dimensions shown on this Plat are correct.
Ealy E. Algeo
Surveyor

Scale 1 Inch = 200 Feet

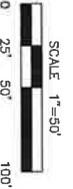
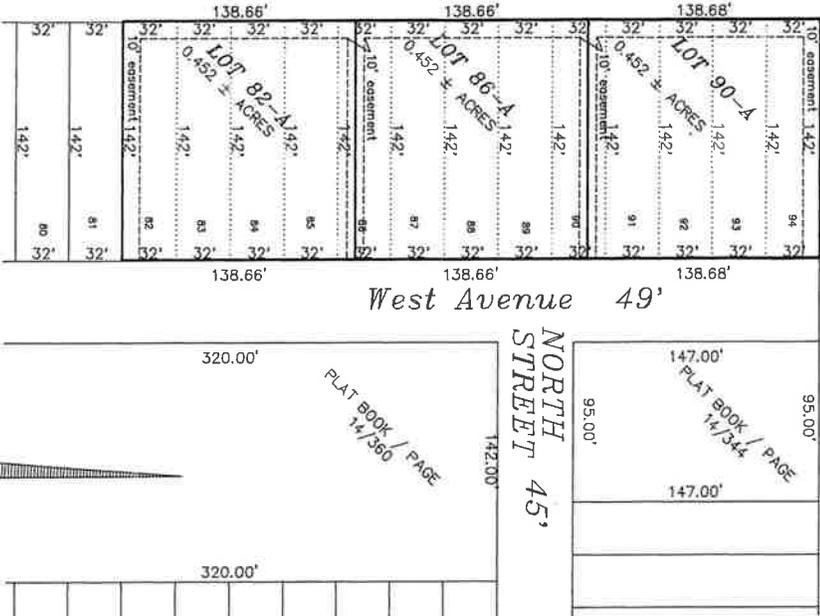


(Surveyor's Seal)



BLANCHER'S EAST BROAD STREET ADDITION

Replot of Lots No. 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94



Situated in the state of Ohio, county of Licking, township of Lima, and being a part of Section 4, Township 1, Range 15, of the U.S. Military Lands, and containing 1.256 Acres more or less being the same tract of land conveyed to Frederick L. Easley as shown in Official Record (317) 84-3) Licking County Recorder's Office.

The undersigned Frederick L. Easley hereby certifies that the attached plat correctly represents his BLANCHER'S EAST BROAD STREET ADDITION Subdivision. A re-subdivision of Lots (82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94) inclusive, and do hereby except this plat of some and dedicates to public use all roads shown hereon and not heretofore dedicated.

Easements are reserved where indicated on plat for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground.

In witness whereof Frederick L. Easley have hereunto set his hands this 7th day of March, 1995.

Frederick L. Easley
 Frederick L. Easley
 Witness: *John Hopkins*
 John Hopkins
 Witness: *Donny Dyer*
 Donny Dyer

STATE OF OHIO
 COUNTY OF LICKING

Before me a notary public in and for said county and state personally appeared Frederick L. Easley who acknowledged the signing of the foregoing instrument to be his own free act and deed.

In witness whereof, I have hereunto set my hand and affixed my seal this 7th day of March, 1995.

John Hopkins
 Notary Public

APPROVED THIS 15th DAY OF July, 1995

John Hopkins
 SOUTHWEST LICKING COMMUNITY WATER & SEWER DISTRICT REPRESENTATIVE

APPROVED THIS 2nd DAY OF January, 1996

John Hopkins
 LICKING COUNTY PLANNING COMMISSION

APPROVED THIS 8th DAY OF January, 1996 Whereas the ROADS dedicated hereon are accepted as such by Licking County, Ohio.

Donny Dyer
 LICKING COUNTY COMMISSIONERS

TRANSFERRED THIS 18th DAY OF January, 1996

Donny Dyer
 LICKING COUNTY AUDITOR

FILES THIS 18 DAY OF Jan, 1996 AT 11:28 A.M. FILE NO. 54407

Robert E. Berry
 LICKING COUNTY RECORDER

NORTH POINT SURVEYING

BY
 6202 Oakville Road SW
 Pataskala, Ohio 43062-9526
 Phone (614) 927-2474
 Fax (614) 927-2474

BY
 MARK A. BERRY
 PROFESSIONAL SURVEYOR NO. 7081

I HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

LEGEND

- PROPERTY LINE
- ⊙ 1" IRON PIPE FOUND
- ⊗ 1.5" IRON PIPE FOUND
- ⊙ 5/8" x 30" REBAR & CAP STAMPED "CENTRAL SURV. CO., LTD.", SET

EXHIBIT "B"

HOWARD P. EMSWILER & ROSEMARY A. EMSWILER, TRUSTEES
 INST. #202009170024197, 214.8377 ACRES
 PID: 063-140586-00

REPLAT OF LOTS 12 & 13 OF ELMWOOD ADDITION, PLAT BOOK 4, PAGE 184 & LOT 90-A OF BLANCHES EAST BROAD STREET ADDITION, PLAT BOOK 15, PAGE 204

APPROVED THIS ____ DAY OF _____, 2022

LICKING COUNTY BOARD OF HEALTH

APPROVED THIS ____ DAY OF _____, 2022

DIRECTOR OF PUBLIC SERVICES, PATASKALA, OH.

APPROVED THIS ____ DAY OF _____, 2022

PLANNING DIRECTOR, PATASKALA, OH.

APPROVED THIS ____ DAY OF _____, 2022

CITY ADMINISTRATOR, PATASKALA, OH.

APPROVED THIS ____ DAY OF _____, 2022

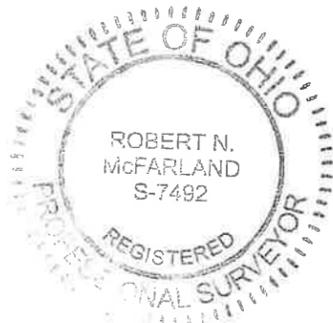
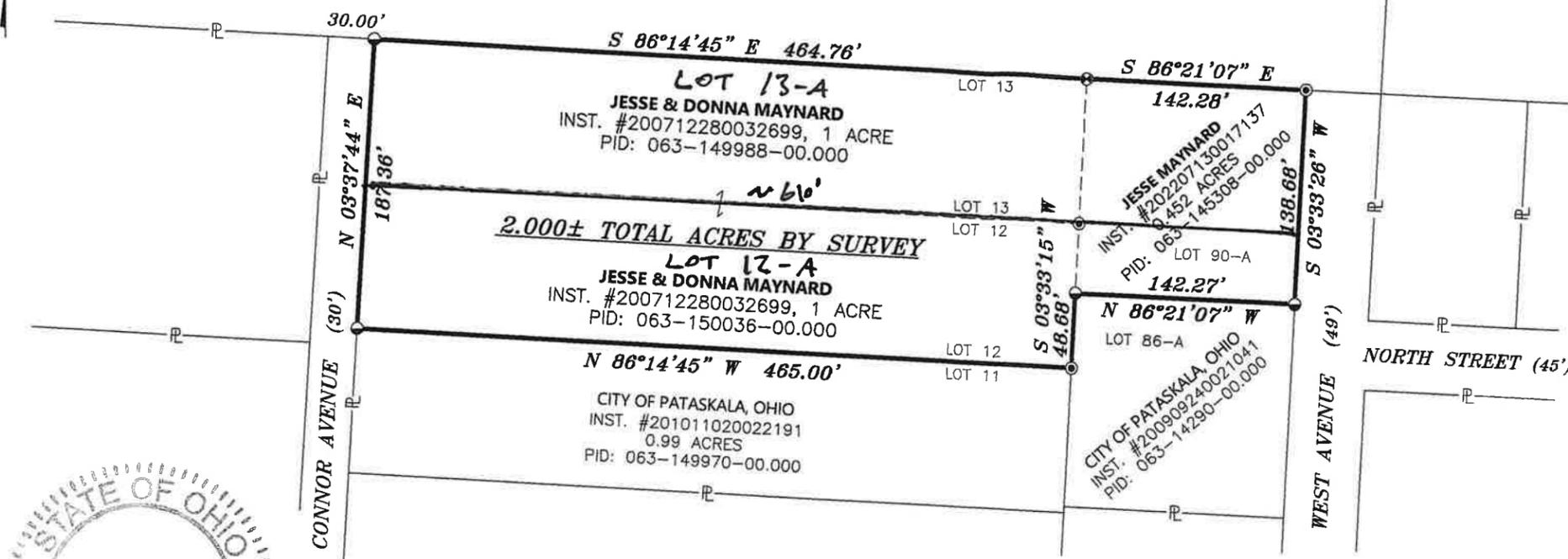
CHAIRMAN, PLANNING & ZONING COMMISSION, PATASKALA, OH.

APPROVED THIS ____ DAY OF _____, 2022

CITY ENGINEER, PATASKALA, OH.

TRANSFERRED THIS ____ DAY OF _____, 2022

LICKING COUNTY AUDITOR



CENTRAL SURVEYING CO., LTD.

Robert N. McFarland 8/11/22
 ROBERT N. McFARLAND, P.S. 7492 DATE: 08/11/22

THE UNDERSIGNED, JESSE MAYNARD AND DONNA MAYNARD, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR REPLAT OF LOTS 12 & 13 OF ELMWOOD ADDITION AND LOT 90-A OF BLANCHE'S EAST BROAD STREET ADDITION COMBINED TO FORM LOT ____ AND TO HEREBY ACCEPT THIS PLAT OF SAME.

IN WITNESS THEREOF ____ DAY OF _____ 2022.

WITNESS: _____ SIGNED: _____

WITNESS: _____ SIGNED: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JESSE AND DONNA MAYNARD, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR USE AND PURPOSES EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL THIS ____ DAY OF _____, 2022.

BY: _____ MY COMMISSION EXPIRES _____

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, U.S. SURVEY FOOT, NORTH AMERICAN DATUM OF 1983, SHOWING THE NORTH LINE OF ELMWOOD ADDITION BEING S 86°14'45" E.

SITUATE:

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA, TOWNSHIP 1, RANGE 15, SECTION 4, UNITED STATES MILITARY LANDS, BEING ALL OF LOTS 12 AND 13 IN ELMWOOD ALLOTMENT (EAST BROAD STREET), AS RECORDED IN PLAT BOOK 4, PAGE 184, AND BEING ALL OF LOT 90-A IN BLANCHE'S EAST BROAD STREET ADDITION (REPLAT), AS RECORDED IN PLAT BOOK 15, PAGE 204, ALSO BEING ALL OF THE SAME LANDS CONVEYED TO JESSE MAYNARD AND DONNA MAYNARD, AS RECORDED IN INSTRUMENT NO. 200712280032699 AND ALL OF THE SAME LANDS CONVEYED TO JESSE MAYNARD, AS RECORDED IN INSTRUMENT NO. 202207130017137. ALL REFERENCES CONTAINED HEREIN ARE TO LICKING COUNTY RECORDER'S RECORDS, NEWARK, OHIO.

NOTES:

THIS DRAWING HAS BEEN COMPILED USING EXISTING PUBLIC RECORDS ALONG WITH FIELD COLLECTED INFORMATION AND IS SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.



SCALE IN FEET
 SCALE: 1 INCH = 100 FEET

Central Surveying Co., Ltd.
 7563 East Main Street
 Reynoldsburg, Ohio 43068

FOR: **JESSE & DONNA MAYNARD**

BOUNDARY SURVEY- 2.453 ACRES

Drawn By: RNM	Checked By: DS
Scale: 1"=100'	Date: 08/11/22
File Name: 22-0719-MAYNARD	Drawing Number:
Revisions: -	2022-0719