



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

June 3, 2020

Replat Application REP-20-002

Applicant:	Patrick A. Allen
Owner:	Patrick A. Allen & Susan E. Allen Trustees
Location:	163 Meadow Way SW
Acreage:	0.46-acres
Zoning:	R-20 – Medium-Low Density Residential
Request:	Requesting approval of a Replat of lots 35 and 54 of the Broad Main Heights subdivision pursuant to Section 1113.48 of the Pataskala Code

Description of the Request:

The applicant is proposing to Replat lots 35 and 54 of the Broad Main Heights subdivision, creating one single lot. Pursuant to Section 1113.42 of the Pataskala Code, alterations to an existing plat require a Replat to be approved by the Planning and Zoning Commission.

Staff Summary:

Broad Main Heights was platted in October of 1958 and consisted of 105 lots at approximately 0.46-acres each. The subdivision includes the streets Meadow Way SW, Summit Glen Road SW, Arbor Lane SW, and the unbuilt but named street Woodland Drive SW. Lots 29 through 44, which front on the unbuilt Woodland Drive SW were never developed. Of the total lots in the subdivision, only lots 88 and 87 have been replatted into a single lot (71 Summit Glen Road SW) since originally being platted.

The Applicant is proposing to replat lot 35 (0.47-acres) and lot 54 (0.46-acres) to a single lot which will be 0.927-acres in size and width of 138 feet by a length of 292.60 feet. There is a five (5) foot easement on both sides of the rear (north) property line of Lot 54, for a total ten (10) foot easement through the middle of the lots proposed to be replatted. Currently, lot 54 is occupied by a single-family home 1,404 square feet in size and constructed in 1997, and an approximately 150 square foot shed. Access to the home is via a concrete driveway onto Meadow Way SW.

The Applicant did not submit a Narrative Statement with their Application but did state that the purpose of the replat is to build a garage on lot 35.

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.

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.

The survey submitted by the Applicant is accurate enough to determine the outline of the proposed replat, however, when the Applicant submits the replat for signatures and for recording with the county it shall be drawn on matte mylar material on sheets 18 inches by 24 inches in size with the name and address of the subdivider (Applicant), the required statements, and appropriate signature lines pursuant to Sections 1113.39 and 1113.44 of the Pataskala Code.

Public Service Director (Full comments attached)

Pursuant to Section 1113.44(f) the Public Services Director has the authority to require easements of 5' minimum to be placed upon the property lines of the rear or side yards. The Public Services director has commented that no easements will be necessary.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	Planned Development District	Homesteads of the Border Place
East	R-20 Medium-Low Density Residential	Single-Family Home
South	R-20 Medium-Low Density Residential	Single-Family Home
West	R-20 Medium-Low Density Residential	Single-Family Home

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No comments
- Public Service – No comments
- SWLCWSD – 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.
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-20-002 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: 163 MEADOW WAY Rd.	
Parcel Number: 063-143958-00,000 063-144060-00,000	
Zoning:	Acres: 0.927
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: Rep-20002
Fee: 500
Filing Date: 4-20-20
Hearing Date: 6-3-20
Receipt Number: 21216

Applicant Information		
Name: PATRICK A. ALLEN SUSAN E. ALLEN TRUSTEES		
Address: 163 MEADOW WAY Rd		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614-905-0276	Email: DARNADDRESS@OUTLOOK.COM	

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 type="checkbox"/> Deed
<input checked="" type="checkbox"/> Electronic Copies

Property Owner Information		
Name: SAME		
Address:		
City:	State:	Zip:
Phone:	Email:	

Replat Information
Describe the Project: BUILD A NEW GARAGE

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): ..

Susan E Allen Patrick B. Allen

Date:

4/20/2020

Property Owner (required):

Susan E Allen Patrick B. Allen

Date:

4/20/2020

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	<i>4-8-20</i>

BLUE-J SURVEYING, LLC
14450 State Route 56 West
Mount Sterling, Oh 43143
PH. 614-774-8577

Description of 0.927 Acre Tract

Situate in the State of Ohio, County of Licking, City of Pataskala, and being all of Lots 54 (PID:63-143958-00.000) being conveyed to Patrick A. & Susan E. Allen Trustees, by deed of record in Instrument Number 201001250001542 and Lot 35 (PID:63-144060-00.000) and Patrick A. & Susan E. Allen Trustees, by deed of record in Instrument Number 201409040017045, as shown in the Broad-Main Heights Subdivision as shown and delineated in Plat Book 7, Page 50, all records herein are from the Recorder's Office, Licking County, Ohio, said 0.927 acre tract being more particularly

BEGINNING at a 5/8" iron rebar set at the southeast corner of said Lot 54, the southwest corner of Lot 53 as being conveyed to James Eric Messer, Trustee, by deed of record in Instrument Number 201212040028685, and being in the north right-of-way line of Meadow Way (50' R/W) as shown in Plat Book 7, Page 50;

Thence North 86°36'08" West, a distance of 138.00 feet, along the line common to said Lot 54 and the northerly right-of-way line of said Meadow way, to a 3/4" iron pipe found at the southerly corner common to said Lot 54 and Lot 55 as being conveyed to Catherine A. and Shawn E. Menz, by deed of record in Instrument Number 201304300011057;

Thence North 03°40'52" East, a distance of 292.60 feet, passing a 3/4" iron pipe found at a distance of 145.05 feet, to a 3/4" iron pin found at the northerly corner of said Lot 35 and Lot 34 as being conveyed to Catherine A. and Shawn E. Menz, by deed of record in Instrument Number 201409040017047 and the southerly right-of-way line of Woodland Drive (50' R/W) as shown in Plat Book 7, Page 50;

Thence South 86°36'08" East, a distance of 138.00 feet, along the line common to said Lot 35 and Woodland Drive, to an iron rebar set at the northerly corner common to said Lot 35 and Lot

36 as being conveyed to James Eric Messer, Trustee, by deed of record in Instrument Number 201212040028687;

Thence South 03°40'52" West, a distance of 292.60 feet, passing a 3/4" iron pin found at a distance of 148.22 feet, to the POINT OF BEGINNING, containing 0.927 acres of land more or less. Of which being 0.459 acres lies within Lot 54 and 0.468 acres lies within Lot 35. Being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the centerline of Meadow Way as being North 86°36'08" West, as being observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in February, 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



BLUE-J SURVEYING, LLC

 4-8-2020
Jennifer L. Blue, P.S. 8382 Date

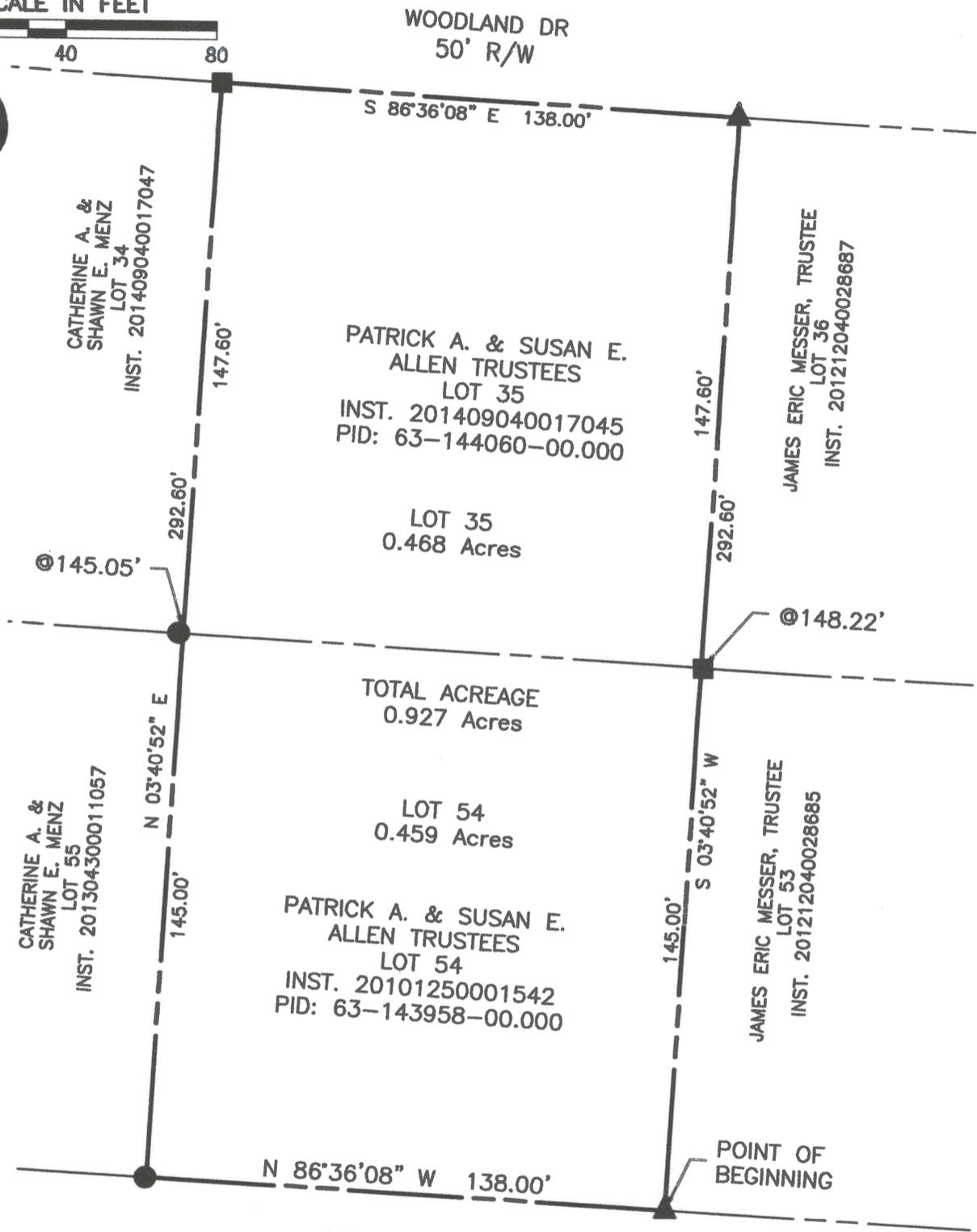


14450 St. Rt. 56 W. Mt. Sterling, OH 43143
 (614)774-8577 FAX(740)447-9865

SCALE IN FEET



NORTH



TOTAL ACREAGE
0.927 Acres

LEGEND

- ▲ 5/8" IRON REBAR SET
30" LONG YELLOW CAP ("BLUE 8382")
- 3/4" IRON PIN FOUND
- 3/4" IRON PIPE FOUND

SITUATE

Situate in the State of Ohio, County of Licking, City of Pataskala, and being all of Lots 54 (PID:63-143958-00.000) being conveyed to Patrick A. & Susan E. Allen Trustees, by deed of record in Instrument Number 201001250001542 and Lot 35 (PID:63-144060-00.000) and Patrick A. & Susan E. Allen Trustees, by deed of record in Instrument Number 201409040017045, as shown in the Broad-Main Heights Subdivision as shown and delineated in Plat Book 7, Page 50, all records hereon are from the Licking County Recorder's Office.

BASIS OF BEARINGS

The bearings are based on the right-of-way line of Meadow Way as being North 86°36'08" West, as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.



SURVEYOR'S CERTIFICATE

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN MARCH 2020.

JENNIFER L. BLUE
REGISTERED LAND SURVEYOR NO.: 8382

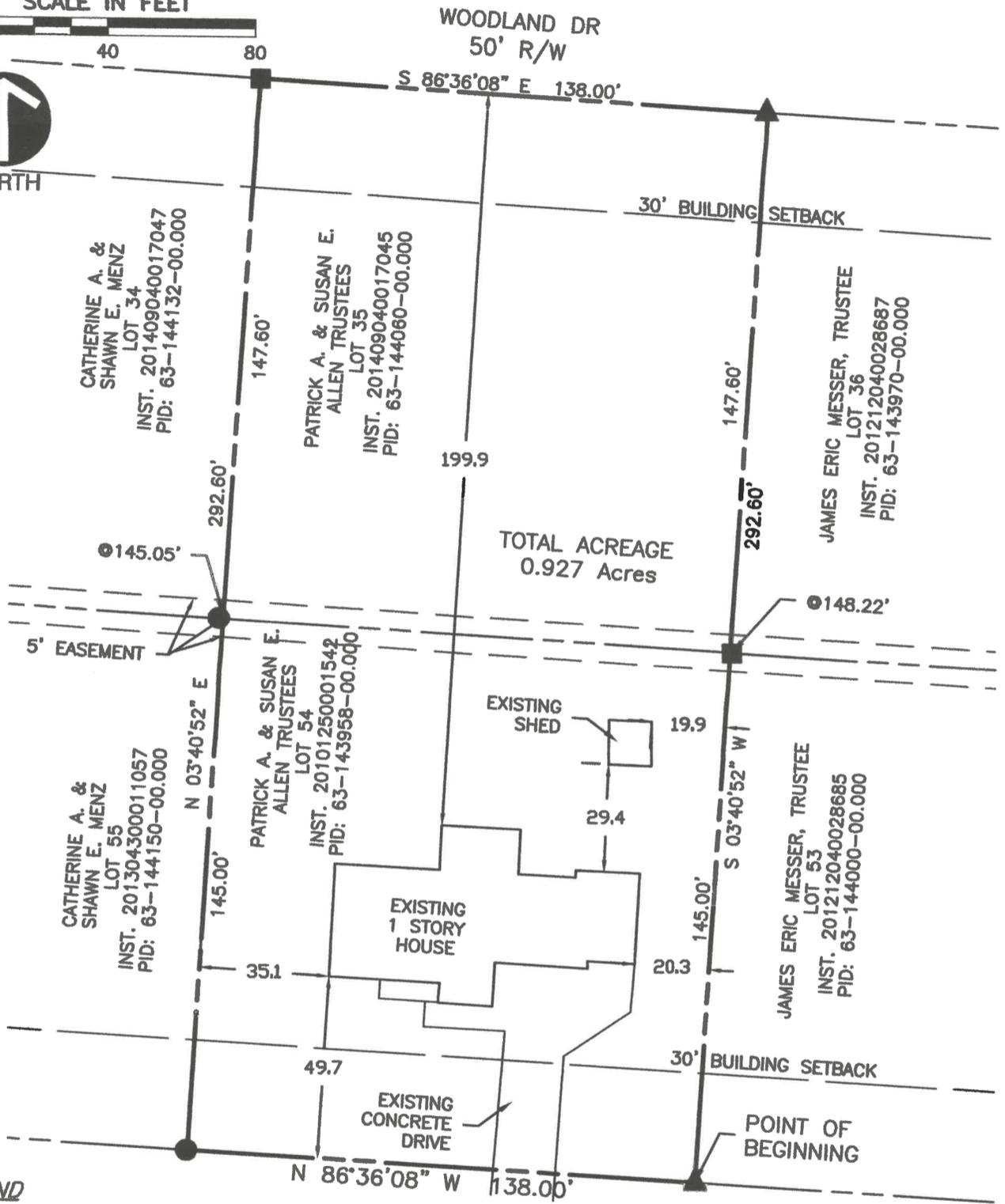
DATE: 4-8-2020

0.927 ACRES	
LYING IN	
City of Pataskala	
Section 19, Twp. 11N, Range 21W	
LIMA TWP., FAIRFIELD CNTY., STATE OF OHIO	
DRAWN BY: JB	JOB NUMBER 163 Meadow
FIELD WORK BY: JB	
DATE: 3-2020	
SCALE: 1" = 40'	



14450 St. Rt. 56 W. Mt. Sterling, OH 43143
 (614)774-8577 FAX(740)447-9865

SCALE IN FEET



LEGEND

- ▲ 5/8" IRON REBAR SET 30" LONG YELLOW CAP ("BLUE 8382")
- 3/4" IRON PIN FOUND
- 3/4" IRON PIPE FOUND

SITUATE

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SURVEYOR'S CERTIFICATE

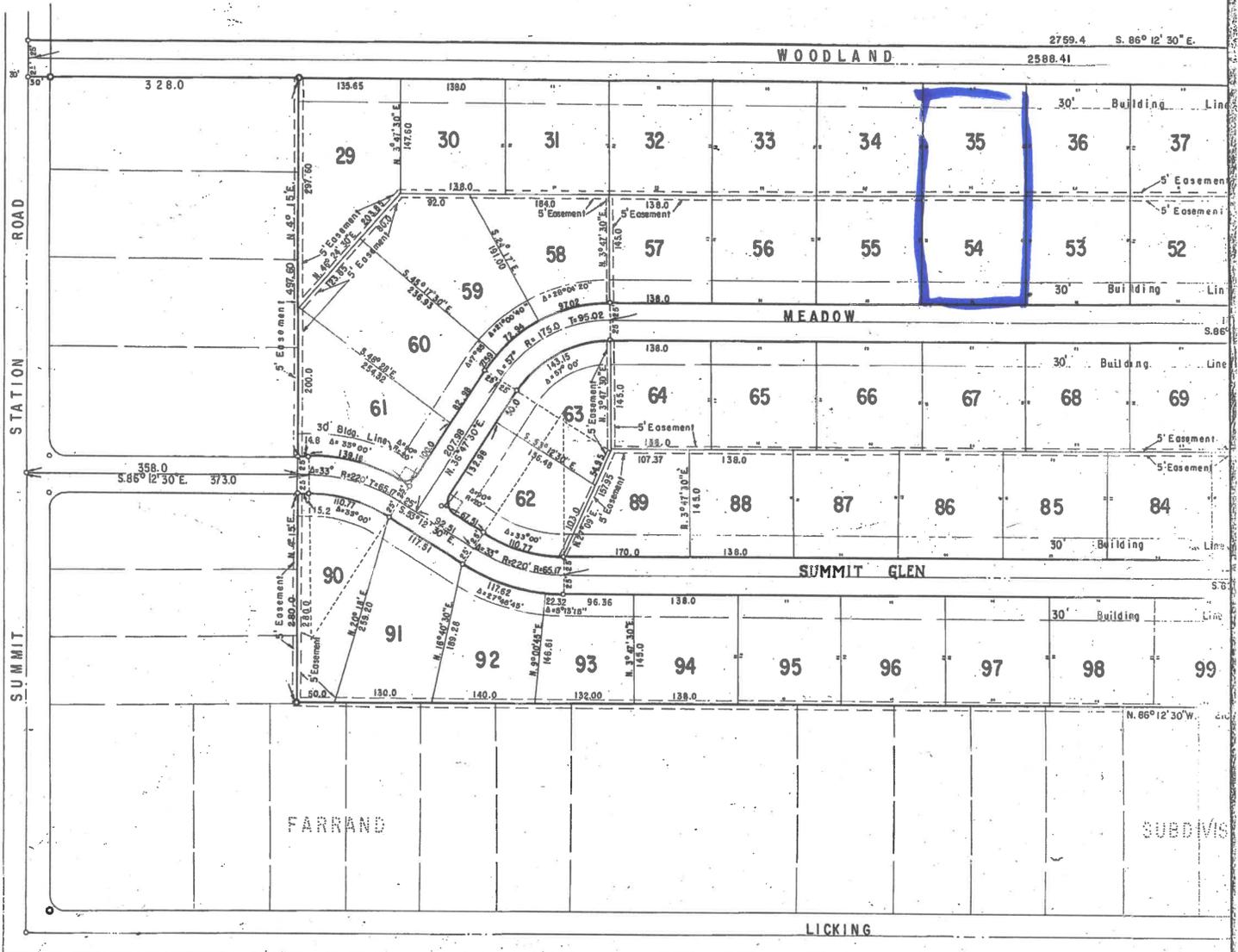
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JENNIFER L. BLUE
REGISTERED LAND SURVEYOR NO.: 8382

DATE: 4-8-2020

0.927 ACRES LYING IN City of Pataskala Section 19, Twp. 11N, Range 21W LIMA TWP., FAIRFIELD CNTY., STATE OF OHIO	
DRAWN BY: JB	JOB NUMBER
FIELD WORK BY: JB	163 Meadow
DATE: 3-2020	
SCALE: 1" = 40'	

BROAD MAIN H



Situated in the State of Ohio, County of Licking, Township of Lima, and being part of the south seven-tenths of Lot Number 17 in the Third Quarter of said Lima Township, containing 49.33 acres and being all of the tract conveyed to JACQUES H. FARRAND and HELLEN M. FARRAND by deed of record in Deed Book 497 Page 587 Recorder's Office, Licking County, Ohio.

The undersigned, JACQUES H. FARRAND and HELLEN M. FARRAND, owners of the tract platted herein, do hereby certify that the attached plat correctly represents their "BROAD MAIN HEIGHTS," do hereby accept this plat of same and dedicate to public use as such all or parts of the roads, way, and drive shown hereon and not heretofore dedicated.

Easements shown hereon are for the construction, operation and maintenance of public utility lines and where necessary are for the construction, operation and maintenance of service connections to adjacent lots.

IN WITNESS THEREOF, Jacques H. Farrand and Hellen M. Farrand have hereunto set their hands this 15th day of OCTOBER, 1958

Witnesses:

Signed:

Richard Moore
Richard Moore

Jacques H. Farrand
Jacques H. Farrand
Hellen M. Farrand
Hellen M. Farrand

COUNTY OF LICKING

STATE OF OHIO

SS

Before me, a Notary Public in and for said County, person the above named persons who acknowledged the signing of the instrument to be their own free act and deed for the uses and therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal this 14th day of October, 1958

Notary Public
Notary Public, Licking County, Ohio
My commission expires _____

SURVEYED and PLATTED
BY

EVANS, MECHWART, HAMBLETON & TILTON
Civil Engineers & Surveyors
Goshanna, Ohio

We do hereby certify that we have surveyed the above named prepared the attached plat and that said plat is correct. All dimensions shown in feet and decimal parts thereof. Dimensions shown along curved measurements.

Scale: 1" = 80'

o = Iron Pin

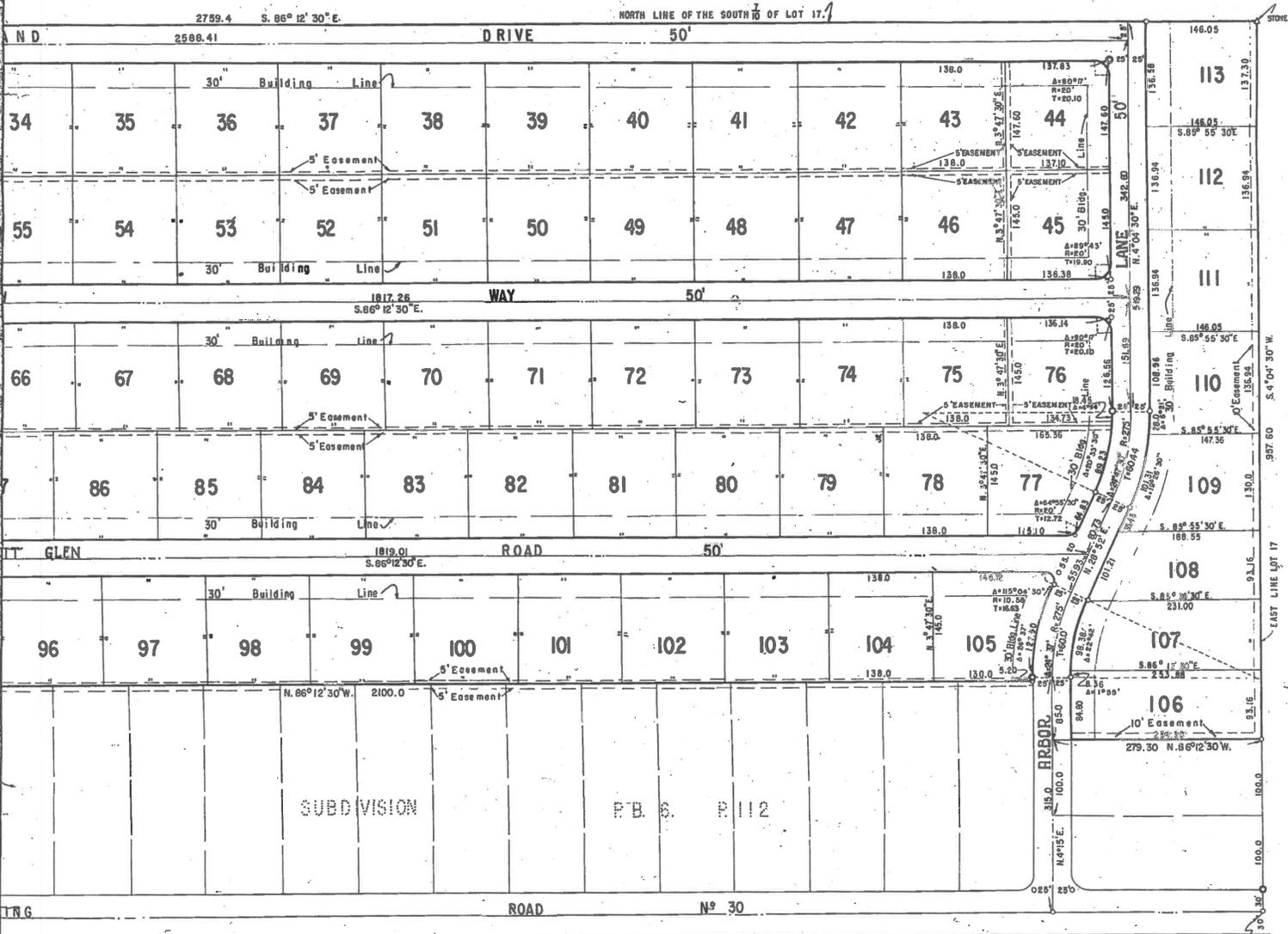
□ = Concrete Monument

April, 1958

This Instrument Prepared By

W. A. Mechwart
Registered Surveyor # 4072

BROAD MAIN HEIGHTS



COUNTY OF LICKING
STATE OF OHIO

Before me, a Notary Public in and for said County, personally came above named persons who acknowledged the signing of the foregoing instrument to be their own free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal my official seal this 15th day of October, 1958.
Royal A. Hayes
Notary Public, Licking County, Ohio
My commission expires SEPT 15, 1961

SURVEYED and PLATTED
BY
EVANS, MECHWART, HAMBLETON & TILTON
Civil Engineers & Surveyors
Gahanna, Ohio

We do hereby certify that we have surveyed the above named premises, and the attached plat and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown along curves are arc measurements.
Scale: 1" = 80'
o - Iron Pin o - Concrete Monument
April, 1958

Instrument Prepared By *McC. H. McMillan*
Registered Surveyor # 4072

Approved this _____ day of _____, 1958.

Licking County Engineer

Approved this 13 day of Oct - 1959 by Raymond W. Hambleton
Raymond W. Hambleton
Commissioner, Licking County, Ohio

Transferred this 15th day of October, 1958

Russell E. Coffman
Auditor, Licking County, Ohio

Filed for record this 15 day of October, 1959 at 2:35 P.M.
Recorded this 15 day of October, 1959 in Plot Book 7, Pages 50-51

Fee \$ 11.60
File No. 77020

Lowell W. Vermilion
Recorder, Licking County, Ohio





201001250001542

Pgs: 1 \$28.00 T20100001458
01/25/2010 12:42PM BXVALMER HOLD
Bryan A. Long
Licking County Recorder

QUIT-CLAIM DEED

Patrick A. Allen, married, of Licking County, Ohio, for valuable consideration paid, grants to Patrick A. Allen and Susan E. Allen, Trustees under the Allen Family Trust Agreement dated the 19th day of December, 1995, their successors and assigns, whose tax-mailing address is 163 Meadow Way, Pataskala, Ohio 43062, the following real property:

Situated in the State of Ohio, County of Licking, and City of Pataskala:

Being Lot No. 54 in BROAD-MAIN HEIGHTS, as the same is numbered and delineated in the recorded plat thereof, of record in Plat Book 7, Pages 50 and 51, Recorder's Office, Licking County, Ohio.

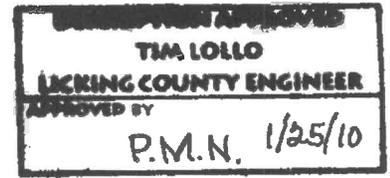
(163 Meadow Way, Pataskala, Ohio 43062)

Parcel #63-143958-00.000

Subject to easements, covenants and conditions of record.

Prior Instrument Reference: Instrument 200210010036731.

In Witness Whereof, the said Patrick A. Allen and Susan E. Allen, each of whom hereby releases all right and expectancy of dower in said premises, hereunto have set their hands, this 4th day of May, 2005.



TRANSFERRED
Date January 25 2010
[Signature]
Licking County Auditor

[Signature]
Patrick A. Allen



[Signature]
Susan E. Allen

State of Ohio
County of Franklin

The foregoing instrument was acknowledged before me this 4th day of May, 2005, by Patrick A. Allen and Susan E. Allen.

Witness my official signature and seal on the day last above mentioned.

[Signature]
NOTARY PUBLIC

This document was prepared by:
William T. Bonham, Attorney
107 West Johnstown Road
Gahanna, Ohio 43230
(614) 478-8020

VALMER LAND TITLE AGENCY BOX
72123122



WILLIAM T. BONHAM
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

SEC. 319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY [Signature]