



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

February 3, 2021

Replat Application REP-21-001

Applicant:	Ho Diep Duy Bui
Owner:	Ho Diep Duy Bui
Location:	169 West Ave SW, Pataskala, OH 43062 (PIDs: 063-1515723-00.000, 063-151584-00.000, 063-151590-00.000, 063-151632-00.000)
Acreage:	0.417-acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a Replat of four (4) lots within the Blanche's East Broad Street Addition pursuant to Section 1113.48 of the Pataskala Code.

Description of the Request:

The Applicant is proposing to Replat four (4) lots ,76 through 79, of the Blanche's East Broad Street Addition in order to create a 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:

Blanche's East Broad Street Addition was platted on December 11, 1929 and contained 365 lots at approximately 0.11-acres each, and two reserve lots for a total of 50.78-acres. Many of these small lots have been replatted over the years to accommodate single-family homes. The remaining 0.11-acre lots are all Existing Non-Conforming, as they do not meet the minimum requirements of the R-20 zoning district.

The Applicant is proposing to replat four (4) of these lots into a single lot, 76 through 79, into a single lot, 76-A. The proposed combined lot will be 0.417-acres in size with the dimensions of 128.0-feet by 141.97-feet. The Applicant intends to build a single-family home on the property in the future.

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.

Staff has reviewed the proposed Replat, and it is compliant with Section 1113.44 of the Pataskala Code. 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.

Public Service Director (Full comments attached)

1. 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.
2. A right-of-way permit will be required prior to installation of driveway and culvert if needed.

Southwest Licking Community Water and Sewer District

- Water and sanitary sewer services are available to the site. District has no additional comments at this time.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 Medium-Low Density Residential	Vacant
East	R-20 Medium-Low Density Residential	Vacant
South	R-20 Medium-Low Density Residential	Single-Family Home
West	R-20 Medium-Low Density Residential	Vacant

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No comments
- Public Service – See attached.
- SWLCWSD – See attached.
- 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-21-001 pursuant to Section 1113.48 of the Pataskala Code. (“with the following modifications” if modifications are to be placed on the approval).”

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: Pataskala PZC Review Memo for 02-03-2021
Date: Tuesday, January 26, 2021 10:20:17 AM

Jack,

Good morning. My comments for the February 3rd PZC hearing are as follows:

1. REP-21-001
 - a. Note only that a right-of-way permit will be required prior to installation of driveway and culvert if needed.
2. ZON-21-001
 - a. No comment

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad St.
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, January 13, 2021 10:56 AM
To: Scott Fulton <sfulton@ci.pataskala.oh.us>; Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 02-03-2021

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the February 3, 2021 Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

REP-21-001: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Chad Brown, CJ Gilcher, Alan Haines

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Scott Fulton](#); [Steven Blake](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Chad Brown](#); [Alan Haines](#)
Subject: RE: Pataskala PZC Review Memo for 02-03-2021
Date: Wednesday, January 20, 2021 12:37:57 PM
Attachments: [image001.png](#)

Jack,

Please see the District's comments below:

REP-21-001: Water and sanitary sewer services are available to the site. The District does not have any additional comments at this time.

ZON-21-001: Water and sanitary sewer services are available to the site. The District does not have any additional comments at this time.

If you have any questions, please feel free to contact me at any time.

Thanks,

CJ Gilcher
Utilities Superintendent
8718 Gale Road
Hebron, Ohio 43025
Ph: 740-928-2178 Cell: 614-348-6627



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, January 13, 2021 10:56 AM
To: Scott Fulton <sfulton@ci.pataskala.oh.us>; Steven Blake <sblake@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>
Subject: Pataskala PZC Review Memo for 02-03-2021

Good afternoon everyone.

You are receiving this email because one or more of the Applications submitted for the February 3,



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: 169 West Ave SW, Pataskala, OH 43062	
Parcel Number: 063151920000, 063156320000, 0631558470000, 063155720000	
Zoning: R-20	Acres: 7.2 0.417 ac
Water Supply: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site	
Wastewater Treatment: <input type="checkbox"/> City of Pataskala <input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site	

Applicant Information		
Name: Ho Diep Duy Bui		
Address: 5547 Cedarvale Dr		
City: Westerville	State: OH	Zip: 43081
Phone: 804 714 9112	Email: buiduyhodiep@yahoo.com	

Property Owner Information		
Name: Ho Diep Duy Bui		
Address: 169 West Ave SW		
City: Pataskala	State: OH	Zip: 43062
Phone: 804 714 9112	Email: buiduyhodiep2@yahoo.com	

Staff Use
Application Number: REP-21-001
Fee: \$500.00
Filing Date: 1/8/2021
Hearing Date: 2/3/2021
Receipt Number: 21645

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

Replat Information
Describe the Project: combine 4 lots together to create one lot to build the house.

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.
- Radial, internal angles, points of curvature, tangent bearings, lengths or arcs, all easements and right-of-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.

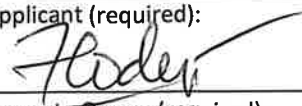
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

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.

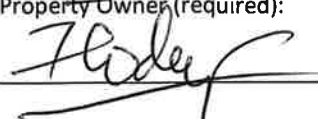
Applicant (required):



Date:

01/08/2021

Property Owner (required):



Date:

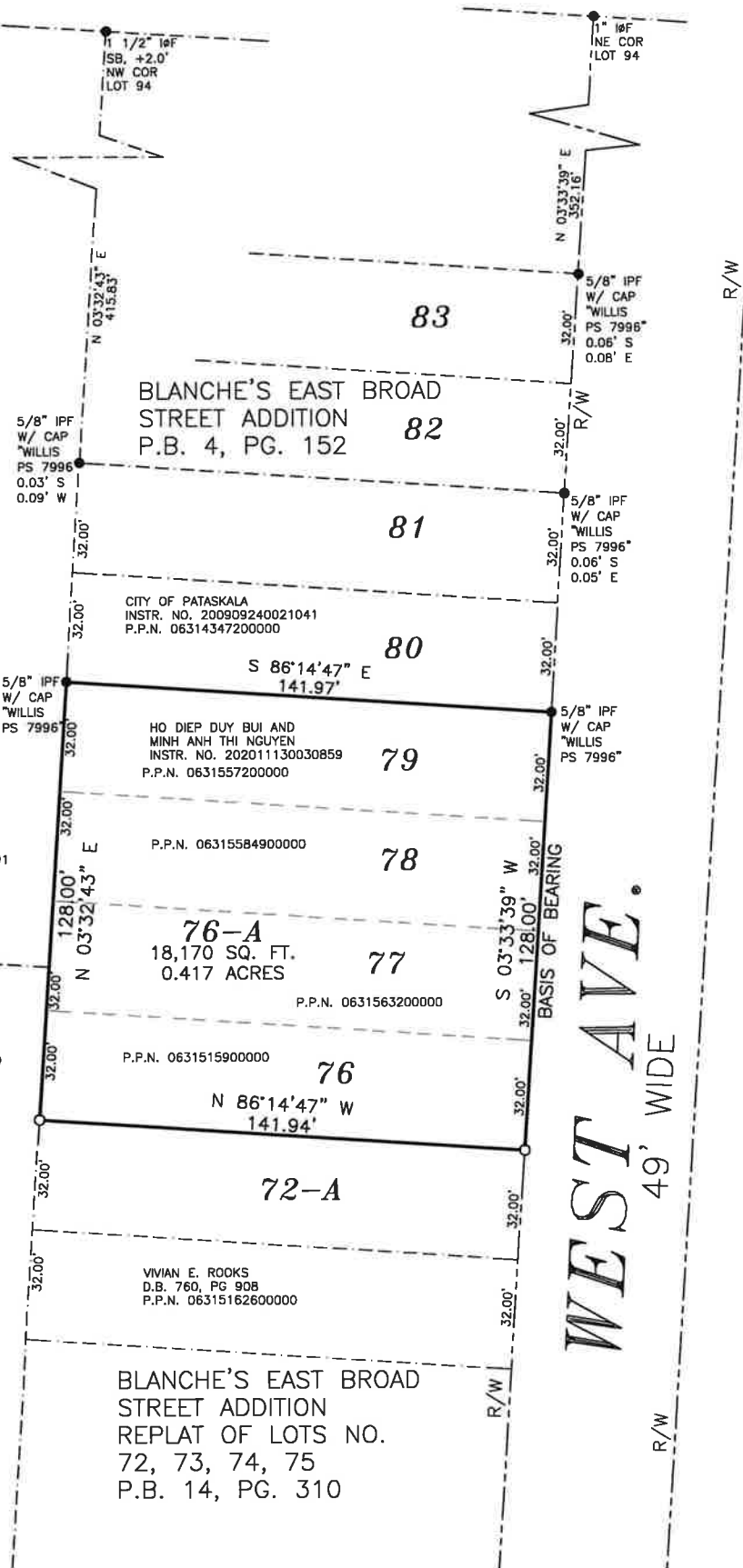
01/08/2021



ELMWOOD ALLOTMENT
ADDITION
P.B. 4, PG. 184

CITY OF PATASKALA
PARCEL A
INSTR. NO. 201011020022191
P.P.N. 06315001800000

NELLIE R. MACKAY
INSTR. NO. 200406290023379
P.P.N. 06314995200000



SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF PATASKALA, AND BEING A PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 15, U.S. MILITARY LANDS, AND BEING ALL OF LOTS 76, 77, 78, AND 79 OF BLANCHE'S EAST BROAD STREET ADDITION, P.B. 4, PG. 152, LICKING COUNTY RECORDER'S OFFICE;

THE BEARINGS SHOWN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE WEST RIGHT OF WAY LINE OF WEST AVE., HAVING A BEARING OF S 03°33'39\"/>

The undersigned Ho Diep Duy Bui and Minh Anh Thi Nguyen, hereby certify that the attached plat correctly represents their Replat of Lots 76, 77, 78, and 79 of Blanche's East Broad Street Addition, and to hereby accept this plat of same. The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Licking County, Ohio, for the benefit of herself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof ____ day of _____, 20____.

Witness _____

Signed _____

Witness _____

Signed _____

Before me, a Notary Public in and for said State personally appeared Ho Diep Duy Bui and Minh Anh Thi Nguyen, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for use and purposes therein expressed.

In witness thereof, I have hereunto set hand and affixed by official this ____ day of _____, 20____.

By _____

My Commission Expires _____

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.

DRAFT

By _____
Raymond J. Wood

REPLAT OF LOTS 76, 77, 78, AND 79 OF BLANCHE'S EAST BROAD STREET ADDITION, P.B. 4, PG. 152

Approved this ____ day of _____, 20____.

Licking County Board of Health

Approved this ____ day of _____, 20____.

Director of Public Services, Pataskala, Ohio

Approved this ____ day of _____, 20____.

Planning Director, Pataskala, Ohio

Approved this ____ day of _____, 20____.

City Administrator, Pataskala, Ohio

Approved this ____ day of _____, 20____.

Chairman Planning and Zoning Commission,
Pataskala, Ohio

Approved this ____ day of _____, 20____.

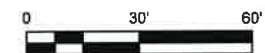
City Engineer, Pataskala, Ohio

Transferred this ____ day of _____, 20____.

Licking County Auditor

STAMP

Licking County Recorder



ALL MONUMENTS FOUND ARE NOTED
WITH SIZE, CONDITION, AND GRADE.
ALL IRON PINS SET ARE 5/8\"/>

LEGEND

- P.B. PLAT BOOK
- INSTR. INSTRUMENT
- IPF IRON PIN FOUND
- IPF IRON PIPE FOUND
- 87 LOT NUMBER
- MONUMENT FOUND
- IRON PIN SET



REPLAT OF LOTS 76, 77, 78,
AND 79 OF BLANCHE'S EAST
BROAD STREET ADDITION,
P.B. 4, PG. 152

J & J SURVEYING SERVICES, INC.
7509 E. MAIN ST., SUITE 104
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
JOE.WOOD@JJSURVEYINGOHIO.COM

© 2020 J. & J. SURVEYING SERVICES, INC.

JOB NUMBER
20-77

BLANCHE'S —EAST BROAD STREET ADDITION—

I Blanche S. Furr owner of a tract of ground containing 50.78 Acres in Township 1 Range 15 and part of Section 4 U. S. Military Lands Lima Township Licking County, Ohio, being the same tract conveyed to me by George A. Weaver and wife, deed recorded in Deed Book No 286 Page 99 Recorder's Office Licking County, Ohio, do hereby certify that I have caused the above described tract to be divided into Lots, Avenues, Streets and Reserves as shown on the annexed plat to be known as Blanche's East Broad Street Addition, all dimensions are given in feet and decimal parts thereof, all Streets Avenues and Reserves are reserved.

WITNESSED BY

G. O. Harris
E. M. Gibbs

BLANCHE S. FURR
LEVI M. FURR

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

Before me a Notary Public in and for said County on the 10th day of October 1929 personally appeared the above Blanche S. Furr and Levi M. Furr her husband who acknowledged the foregoing Signatures as their Voluntary act and deed for the purposes herein expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal this 10th day of October 1929

JOHN S. FARRAN
Notary Public Franklin
County, Ohio

(Notarial Seal)

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

W. A. HOGLE
Civil Engineer

Transferred this 15th day October 1929

J. A. GROVE
Auditor Licking County
Ohio

Filed for record October 15 1929
At 1:30 o'clock P. M.

West Ave North Part 3.445 Acres
" " South " .247 "

Recorded December 11, 1929
W. V. Boggs Recorder
Licking County

East " ----- 3.445 "

South St ----- .326 "

First " ----- .208 "

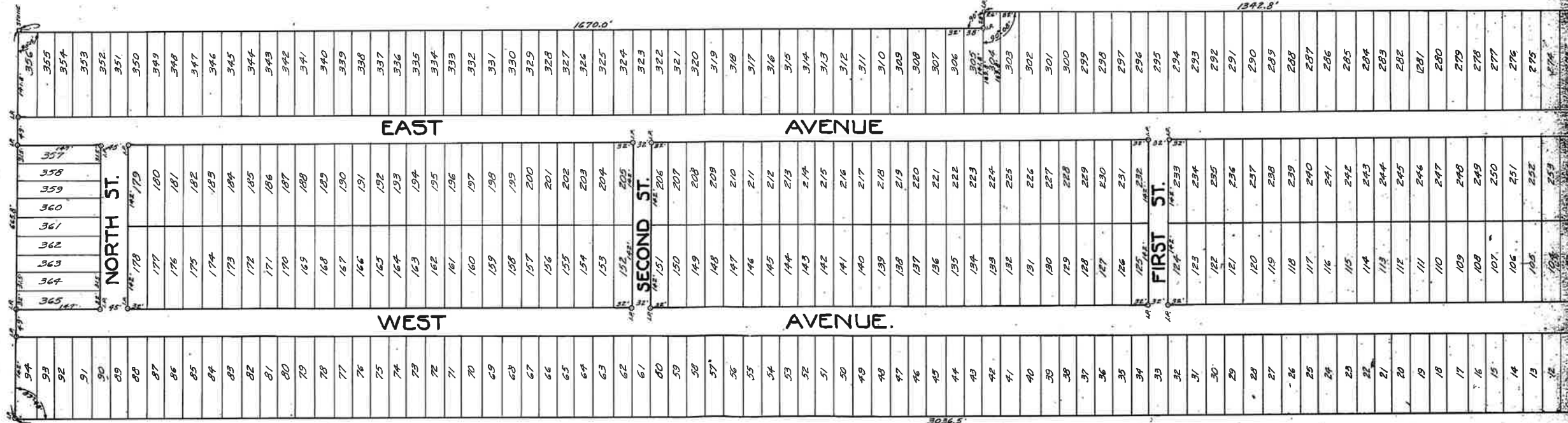
Second ----- .208 "

North ----- .293 "

Reserve A ----- 1.030 "

" B ----- 2.332 "

Price \$33.50 Paid



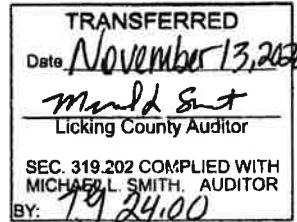
Instr. 2004091300000000
Page: 1 F \$0.00
Bryan R. Long
Licking County Recorder
09/13/2004 3:44PM
120040024000

Book 4 Page 132



202011130030859

Pgs:2 \$34.00 T20200027484
11/13/2020 10:28 AM MEPHO DIEP DU
Bryan A. Long Licking County Recorder



Quitclaim Deed

(pursuant to O.R.C. 5302.11)

TR CRAFT, LLC, an Ohio Limited Liability Company, ("Grantor"), for valuable consideration paid, grants HO DIEP DUY BUI and MINH ANH THI NGUYEN, a married couple, ("Grantee"), whose tax mailing address is 5547 Cedardale Drive, Westerville, Ohio 43081, the following real property:

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

Being Lot Number Seventy-six (76), Seventy-seven(77), Seventy-eight(78), and Seventy-nine(79) of BLANCHE'S EAST BROAD STREET, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 152 Recorder's Office, Licking County, Ohio.

Commonly known as: Lots 76, 77, 78 and 79 West Avenue, Pataskala, Ohio 43062

Parcel Id: 063-151590-00.000, 063-151632-00.000, 063-151584-00.000, 063-151572-00.000

Prior Instrument Number: 202011060029996



01150565004152001000



01150565004152003000




01150565004152002000



01150565004152004000

Subject to all valid and existing building and other restrictions and conditions of record, to all valid and existing zoning restrictions, to all valid and existing easements of record, and taxes and assessments due and payable after the date of execution hereof.

Executed this 13 day of November, 2020

Grantor:

TR Craft, LLC

State of Ohio)
County of Licking)

The foregoing instrument was acknowledged before me this 13 day of November 2020, by TR Craft, LLC.

This is an acknowledgement clause. No oath or affirmation was administered to the signers with regard to this notarial act.



JAY A DUDLEY
Notary Public, State of Ohio
My Comm. Expires Aug. 27, 2023
Recorded in Muskingum County


Notary Public

This instrument was prepared by: Lenora Ransom, 1050 Morning Star Court, Reynoldsburg, Ohio, 43068

