



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

May 5, 2021

#### Replat Application REP-21-002

<b>Applicant:</b>	Anthony Ransom / TR Craft LLC
<b>Owner:</b>	Anthony Ransom / TR Craft LLC
<b>Location:</b>	0 East Avenue (PIDs: 063-142176-00.000, 063-142176-00.000, 063-142188-00.000, 063-142194-00.000)
<b>Acreage:</b>	0.417-acres total
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a Replat pursuant to Section 1113.48 of the Pataskala Code for four (4) lots on East Avenue.

#### Description of the Request:

The Applicant is proposing to Replat four (4) lots ,196 through 199, 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:

The properties are currently occupied by a gravel driveway onto East Avenue. A shed was previously located within the lots; however, it has since been removed. The gravel driveway was constructed without an approved Zoning Permit from the City of Pataskala, and the property owner was informed of violation by the Zoning Inspector, however, the Planning and Zoning Department could not issue a permit for the driveway as it did not meet the requirements of the code, namely that it must be at least three (3) feet from a side property line and constructed of a durable and dust-free surface such as concrete, asphalt, or pavers. The driveway could not meet the required side yard setback as it crossed the property line between two of the lots, and as the Applicant intended to build on the lot in the future they have chosen to Replat this property.

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, those being a minimum lot size of 20,000-square feet (0.459-acres) and a minimum lot width of 100-feet.

The Applicant is proposing to replat four (4) of these lots, 196 through 199, into a single lot, 196-A. The proposed combined lot with be 0.417-acres in size with the dimensions of 128.0-feet by 142-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 1113.44(c) of the Pataskala Code new lot numbers shall consist of the lowest original lot number to be hyphenated with the letter "A". On the proposed Replat, the lot number is "196A", it should be "196-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 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.

City Engineer

The dates on the cover page should be revised to 2021.

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

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

**Department and Agency Review**

- Zoning Inspector – No Comments
- City Engineer – See attached.
- 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 once comments from Planning and Zoning Staff and the City Engineer 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-21-002 pursuant to Section 1113.48 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

Jack

Hull & Associates have review the PZC Review Memo and offer the following comments:

1. PP-21-001
  - a. Consideration should be given for a secondary access due to the number of homes in the subdivision.
  - b. Consideration should be given for Fannin Drive to be revise to a 33' typical for potential secondary access.
  - c. Streets shall remain at the angle of intersection for a minimum of at least 100 feet beyond the point of intersection per 117.10. (This need confirmed at Larkspur Dr & Deagle Dr, Larkspur Dr & Redbud Ridge Rd, & at Creekside Dr & Redbud Ridge Dr )
  - d. Recommend the Storm Sewer Trunk Line remain in the Right of Way and not at the rear property line.
  - e. Future engineering review will be conducted during required submissions.
2. REP-21-002
  - a. The dates on the cover page should be revised to 2021.

Please let us know if there are any questions regarding our comments. We appreciate the opportunity to provide these services for the city.

Thanks

**Scott R. Haines, P.E., CPESC**

Senior Project Manager

**HULL** | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

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[web](#) | [directions to offices](#)

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**From:** Jack Kuntzman <[jkuntzman@ci.pataskala.oh.us](mailto:jkuntzman@ci.pataskala.oh.us)>

**Sent:** Wednesday, April 14, 2021 2:29 PM

**To:** Steven Blake <[sblake@ci.pataskala.oh.us](mailto:sblake@ci.pataskala.oh.us)>; Jim Roberts <[jroberts@hullinc.com](mailto:jroberts@hullinc.com)>; Scott Haines <[shaines@hullinc.com](mailto:shaines@hullinc.com)>; Bruce Brooks <[bbrooks@pataskalapolice.net](mailto:bbrooks@pataskalapolice.net)>; Chris Sharrock <[csharrock@ci.pataskala.oh.us](mailto:csharrock@ci.pataskala.oh.us)>; Doug White <[DWhite@westlickingfire.org](mailto:DWhite@westlickingfire.org)>; Philip Wagner <[pwagner@lhschools.org](mailto:pwagner@lhschools.org)>; Perkins, Kasey (Southwest Licking Local Schools) <[kperkins@laca.org](mailto:kperkins@laca.org)>; Alan Haines <[ahaines@ci.pataskala.oh.us](mailto:ahaines@ci.pataskala.oh.us)>; Chris Gilcher <[cgilcher@swlcws.com](mailto:cgilcher@swlcws.com)>

**Cc:** Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>; Lisa Paxton <[lpaxton@ci.pataskala.oh.us](mailto:lpaxton@ci.pataskala.oh.us)>

**Subject:** Pataskala PZC Review Memo for 05-05-2021

**Importance:** High

Good afternoon everyone.



# 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: 153 EAST Ave Pataskala OH	
Parcel Number: 063-14217600-500, 063-142182, 063-142188, 063-142194	
Zoning: Residential	Acres: 0.417
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	

Applicant Information		
Name: TR Craft LLC		
Address: 1050 Morning Star Ct.		
City: Reynoldsburg	State: OH	Zip: 43068
Phone: (740) 755-9282	Email: Transom166@yahoo.com	

Property Owner Information		
Name: Anthony Ransom / TR Craft, LLC		
Address: 1050 Morning Star Ct.		
City: Reynoldsburg	State: OH	Zip: 43068
Phone: 740-755-9282	Email: Transom166@yahoo.com	

Staff Use
Application Number: 28P-21-002
Fee: 500
Filing Date: 4-7-21
Hearing Date: 5-5-21
Receipt Number: 21776

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input type="checkbox"/> Cover Letter
<input 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:
Replating to combine 4 lots

## 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](http://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:

3-23-2021

Property Owner (required):

Date:

3-23-2021



DEDICATION

SITUATED IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 15 WEST, UNITED STATES MILITARY LANDS, CITY OF PATASKALA, LICKING COUNTY, OHIO AND BEING ALL OF LOTS 196 THRU 199 OF BLANCHE'S EAST BROAD STREET ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 152 OF THE PLAT RECORDS AND CONVEYED TO TR Craft, LLC., IN INSTRUMENT NO 201911250026080 (PN'S 063-142176-00.000 (LOT 196), 063-142182-00.000 (LOT 197), 063-142188-00.000 (LOT 198), 063-142194-00.000 (LOT 199), ALL REFERENCES THE RECORDS OF LICKING COUNTY RECORDER.

THE UNDERSIGNED OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS LOTS 196 THRU 199 OF BLANCHE'S EAST BROAD STREET ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 152 OF THE PLAT RECORDS AND CONVEYED TO TR Craft, LLC., IN INSTRUMENT NO 201911250026080 (PN'S 063-142176-00.000 (LOT 196), 063-142182-00.000 (LOT 197), 063-142188-00.000 (LOT 198), 063-142194-00.000 (LOT 199), ALL REFERENCES THE RECORDS OF LICKING COUNTY RECORDER.

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 THE CITY OF PATASKALA AND LICKING COUNTY, OHIO FOR BENEFIT OF HIMSELF/HERSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

STATE OF OHIO

Anthony L. Ransom, Sole Member

Witness

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED ANTHONY L. RANSOM, SOLE MEMBER OF TR CRAFT, LLC, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL, THIS DAY OF , 2020

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF OHIO

APPROVALS

CITY OF PATASKALA, DIRECTOR OF PUBLIC SERVICE  
APPROVED, THIS DAY OF , 2020.

CITY OF PATASKALA, ADMINISTRATOR  
APPROVED, THIS DAY OF , 2020.

CITY OF PATASKALA, ENGINEER  
APPROVED, THIS DAY OF , 2020.

CITY OF PATASKALA, CHAIRPERSON-PLANNING & ZONING  
APPROVED, THIS DAY OF , 2020.

CITY OF PATASKALA, DIRECTOR OF PLANNING  
APPROVED, THIS DAY OF , 2020.

SWLCWSD, INTERIM DIRECTOR  
APPROVED, THIS DAY OF , 2020.

CERTIFICATE OF RECORD

063-142176-00.000 (LOT 196), 063-142182-00.000 (LOT 197),  
063-142188-00.000 (LOT 198), 063-142194-00.000 (LOT 199)

TRANSFERED THIS DAY OF , 2020

AUDITOR, LICKING COUNTY, OHIO

FILED FOR RECORD THIS DAY OF , 2020 AT (AM-PM)

RECORDER, LICKING COUNTY, OHIO

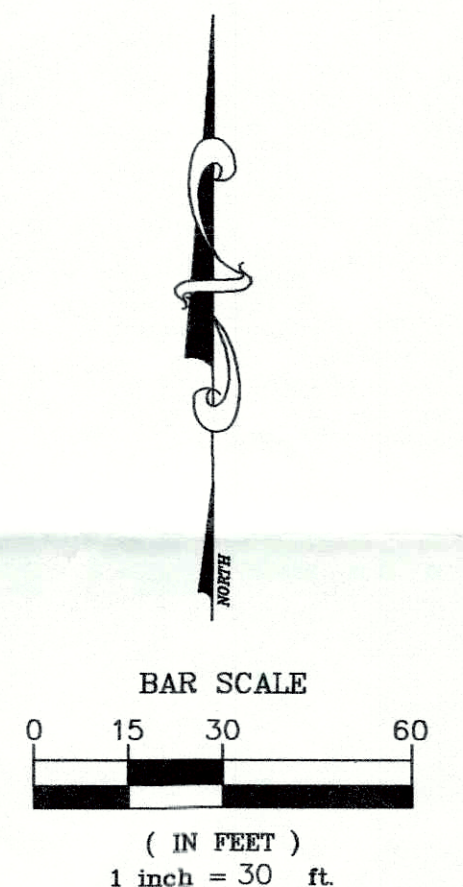
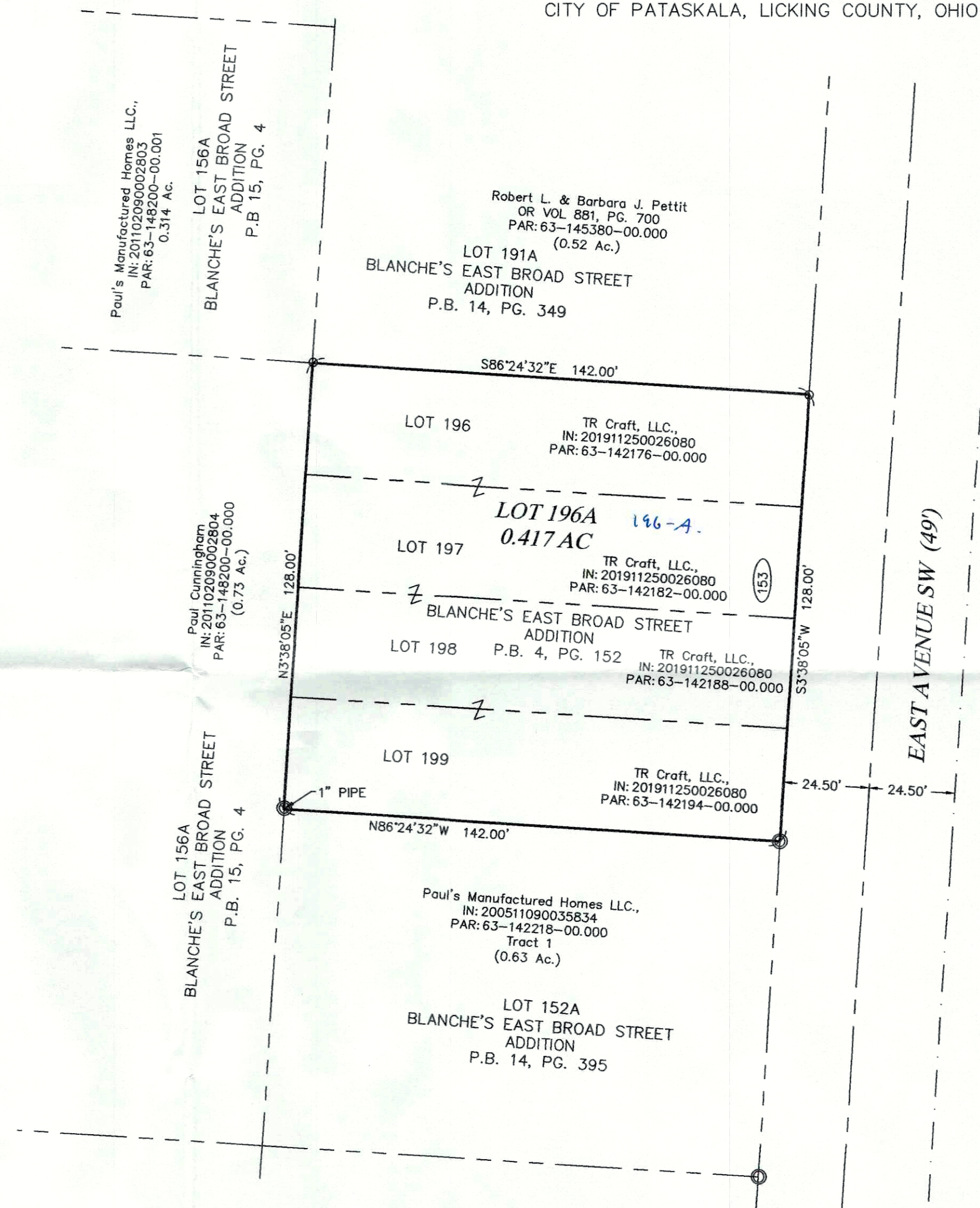
BASIS OF BEARINGS:  
Ohio State Plane Grid, South Zone,  
NAD83(2011)

LEGEND

- 3/4" O.D. Iron Pipe Found or as denoted
- 5/8" Dia. Iron Pin Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
- 1120 PROPERTY ADDRESS

BLANCHE'S EAST BROAD STREET ADDITION  
REPLAT LOTS 196 THROUGH 199

SITUATED IN SECTION 4, TWP 1N, RNG 15W, U.S.M.L.,  
CITY OF PATASKALA, LICKING COUNTY, OHIO



CERTIFICATE OF ACCURACY

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF LICKING AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, AND MATERIAL ARE CORRECTLY SHOWN.

PREPARED BY: WILLIS ENGINEERING & SURVEYING

12512 West Bank Drive  
Millersport, OH 43046  
(740) 739-4030

REG. SURVEYOR NO. 7996, TODD D. WILLIS  
SEPTEMBER, 2020

PROJ. NO. 20227



# BLANCHE'S —EAST BROAD STREET ADDITION.

I Blanche S. Furr owner of a tract of ground containing 50.76 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, dead recorded in Deed Book No 288 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

C. C. 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

(Notarial Seal)

JOHN S. FARRAR  
Notary Public Franklin County, Ohio

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. GPOVE  
Auditor Licking County Ohio

Filed for record October 15 1929

At 1:30 o'clock P. M.

Recorded December 11, 1929

W. V. HOGGE Recorder  
Licking County

Price \$33.50 Paid

West Ave	North Part	South
3.445	3.445	.247
East "	3.445	
South St	.326	
First "	.208	
Second	.208	
North	.293	
Reserve A	1.030	
B	2.332	

94	356
93	355
92	354
91	353
90	352
89	351
88	350
87	349
86	348
85	347
84	346
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12	274

NORTH ST.

SECOND ST.

FIRST ST.

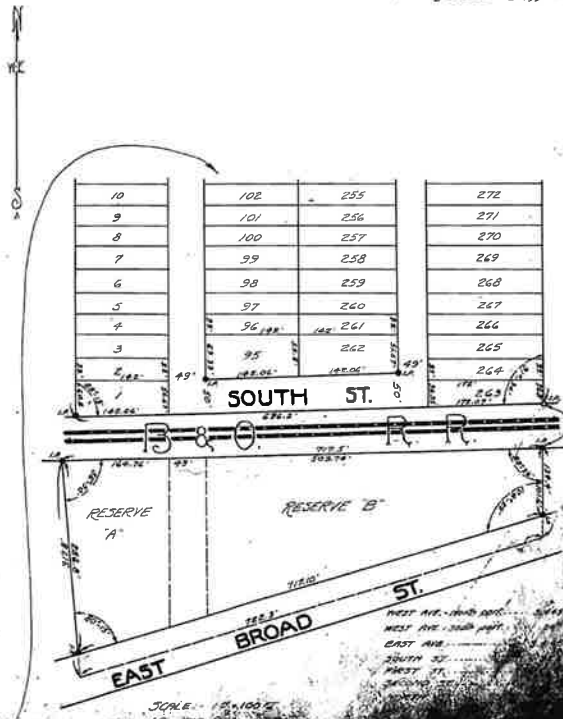
WEST

EAST

AVENUE.

AVENUE

0 1 2 3 4 inches



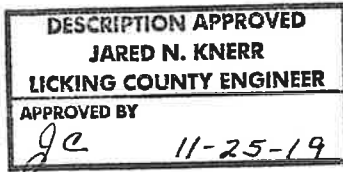
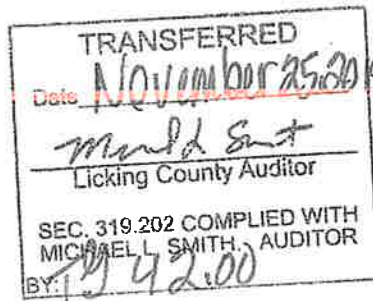
Book 4 Page 132





201911250026080

Pgs:2 \$34.00 T20190021978  
11/25/2019 11:35 AM MEPBARBARA PE  
Bryan A. Long Licking County Recorder



## Quitclaim Deed

O.R.C. 5302.11

Robert L. Pettit and Barbara J. Pettit, husband and wife, for valuable consideration paid, grant to TR Craft, LLC, an Ohio limited liability company, whose tax mailing address is 1050 Morning Star Ct. Reynoldsburg, OH 43068, the following real property:

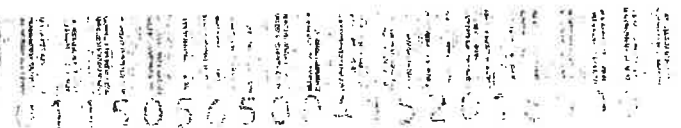
Situated in the State of Ohio, County of Licking and in the City of Pataskala:

Being Lot Numbers 196, 197, 198 and 199 of BLANCHE'S EAST BROAD STREET ADDITION, as the same are numbered and delineated upon the recorded plat thereof, in Plat Book 4, page 152, on file in the office of the Recorder of Licking County, Ohio, subject to the obligations and restrictions expressed and imposed as set forth in the deed recorded in Volume 409, page 196 of the deed Records, Recorder's Office, Licking County, Ohio.

Property Address: East Ave., Pataskala, OH 43062  
Parcel Number: 063-142176 -00.000 (Lot 196) 063-142182-00.000 (Lot 197) 063-142188-00.000 (Lot 198) and 063-142194-00.000 (Lot 199)

Prior Instrument Reference: Instrument Number 200810020021887, Recorder's Office, Licking County, Ohio.

Subject to all valid and existing building and other restrictions and conditions of record, to all valid and exiting 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 22 day of November, 2019.


  
Robert L. Pettit

  
Barbara J. Pettit

State of Ohio )

County of Lucas )

The foregoing instrument was acknowledged before me this 22 day of November, 2019, by Robert L. Pettit. This is an acknowledgment clause. No oath or affirmation was administered to the signer with regard to this notarial act.


  
CATHERINE J. BAIRD  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

  
Notary Public

State of Ohio )

County of Lucas )

The foregoing instrument was acknowledged before me this 22 day of November, 2019, by Barbara J. Pettit. This is an acknowledgment clause. No oath or affirmation was administered to the signer with regard to this notarial act.

  
CATHERINE J. BAIRD  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

  
Notary Public

This instrument was prepared by: Catherine J. Baird, Esq.  
Fisher, Skrobot, & Sheraw, LLC 471 East Broad St., Suite 1810 Columbus, Ohio 43215  
740-927-2567

File # PT-19539 Prepared at request of grantor and grantee. No search performed or legal advice given.

0112056300415201000

0112056300415201000



Search by:

Owner:

Search for:



054-186940-00.000  
**LICKING COUNTY COMMISSIONERS**  
 1 COURTHOUSE SQ  
 NEWARK, OH 43055

Acres: 0.90  
**LICKING COUNTY COURTHOUSE**

Land: \$782,500  
 Improv: \$3,517,500  
 Total: \$4,300,000

Transfer Date:  
 Amount:  
 Conveyance:  
 Valid Sale:

Homestead: No  
 Owner Debt: No

Foreclosure: No  
 Certified Deed: No

POWERED BY  
**esri**



2/24/2021

WEBB DE 57,000 (3) & PAMELA DAWN

2.64