



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

June 2, 2021

Replat Application REP-21-003

Applicant:	Hayes Law Offices
Owner:	Tyler and Travis Nighland
Location:	Lots 289-304 of the Blanches East subdivision
Acreage:	1.868 (total)
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 289-304 of the Blanches East subdivision.

Description of the Request:

The Applicant is proposing to replat Lots 289 through 304, totaling 15 individual lots, 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 (~4,791.6-square feet) 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 15 lots, numbers 289 through 304, into a single lot, 289-A. The proposed combination will create a lot 1.868-acres in size, frontage along East Avenue SW approximately 506-feet, with a depth of approximately 158.27-feet. Previously, the property was occupied by a single-family home built in 1956, however, it has since been demolished. There is an existing 'U' shaped driveway with access to a clearing off East Avenue SW on the southern ~four (4) lots, with the remaining lots being mostly forested.

The Applicant has stated that the purpose for the requested Replat is to eventually build a single-family home and pole barn on the property. Should the subject lots be replatted, any future structures would be subject to the General Requirements of the R-20 – Medium Density Residential zoning district and any other applicable sections of code.

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 only has one comment. In Paragraph three (3) of the required statements, the reference to “Licking County, Ohio” should be changed to “City of Pataskala, Ohio” 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.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 Medium-Low Density Residential	Vacant
East	AG – Agricultural	Agricultural
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-21-003 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: <u>East Ave, Pataskala, OH 43062</u>		
Parcel Number: <u>See below *</u>		
Zoning: <u>Residential</u>	Acres: <u>1.868 total</u>	
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: <u>REP-21-</u>
Fee: <u>\$500.00</u> <u>\$2,500.00</u>
Filing Date: <u>5/7/2021</u>
Hearing Date: <u>6/2/2021</u>
Receipt Number: <u>000017</u> <u>21875</u>

Applicant Information		
Name: <u>Hayes law offices</u>		
Address: <u>195 East Broad St.</u>		
City: <u>Pataskala</u>	State: <u>OH</u>	Zip: <u>43062</u>
Phone: <u>740-927-2927</u>	Email: <u>olivia@hayesoffices.com</u>	

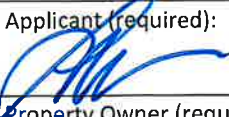

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input type="checkbox"/> Cover Letter
<input checked="" type="checkbox"/> Replat
<input checked="" type="checkbox"/> Original Final Plat
<input checked="" type="checkbox"/> Deed
<input type="checkbox"/>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

Property Owner Information		
Name: <u>Tyler & Travis Nighland</u>		
Address: <u>14441 East Broad St Reynoldsburg 43068</u>		
City:	State:	Zip:
Phone:	Email:	

Replat Information
Describe the Project: <u>combine lots to make ^{one} buildable lot.</u>
<u>* Lot 289: 063-147078-00.00, Lot 290: 063-147078-00.000</u>
<u>Lot 291: 063-147072-00.000, Lot 292: 063-147060-00.000, Lot 293: 063-147084-00.000</u>
<u>Lot 294: 063-147084-00.000, Lot 295: 063-144246-00.000, Lot 296: 063-144246-00.000</u>
<u>Lot 297: 063-144192-00.000, Lot 298: 063-144234-00.000, Lot 299: 063-144198-00.000</u>
<u>Lot 300: 063-144210-00.000, Lot 301: 063-144216-00.000, Lot 302: 063-144222-00.000</u>
<u>Lot 303: 063-144228-00.000, Lot 304: 063-144204-00.000</u>

x east to be Fixed.

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: <ul style="list-style-type: none">• 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): 	Date: 9/30/2021
x Property Owner (required): 	Date: 30-APR-2021

Pole barn →

House permit → variance

existing driveway. OR redo drive.

East Ave (SW)?

may

Client:
Plans to wait for possible
variance for pole barn. Does
not want to apply at the same
time.

APPROVALS

Approved this _____ day of _____, 2021.

Licking County Board of Health

Approved this _____ day of _____, 2021.

Director of Public Services, Pataskala, Ohio

Approved this _____ day of _____, 2021.

Planning Director, Pataskala, Ohio

Approved this _____ day of _____, 2021.

City Administrator, Pataskala, Ohio

Approved this _____ day of _____, 2021.

Chairman of Planning & Zoning Commission, Pataskala, Ohio

Approved this _____ day of _____, 2021.

City Engineer, Pataskala, Ohio

CERTIFICATE OF RECORD

Transferred this _____ day of _____, 2021.

Licking County Auditor

Filed for record this _____ day of _____, 2021.

at _____ AM - PM Fee _____

Licking County Recorder

This parcel lies within a Non Flood Hazard Area indicated as Zone 'X', as per Community Panel No. 39089C0409J of the F.E.M.A. Maps. Effective Date March 16, 2015.

Prepared By:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PH: 740-928-8680, 740-323-0644
email: saengland@surveyohio.com

LEGEND

- - 3/4" o.d. IRON PIPE FOUND
- - IRON PIN SET
5/8" x 30" reinforcing bar with red I.D.
cap labeled "S.A. ENGLAND #S-7452"
- △ - MAG SPIKE FOUND

REPLAT OF LOTS 289-304 INCLUSIVE OF BLANCHE'S EAST BROAD STREET ADDITION, PLAT BOOK 4, PAGE 152, COMBINED TO FORM LOT 289-A.

Situated in the City of Pataska, County of Licking, State of Ohio, and being a part of Quarter Township 4, Township 1N, Range 15W, of the United States Military Lands, and being all of Lots 285-304 inclusive of Blanche's East Broad Street Addition, as recorded in Plat Book 4, Page 152, in the Licking County Plat Records.

The bearings of this plat are based on the East Right of Way Line of East Street (49' Wide R/W), as being N 03°33'39" E, and is an assumed Meridian used to denote angles only.

The undersigned, Tyler Nighland & Travis William Nighland, hereby certify that the attached plat correctly represents their Replat of Lots 289-304 inclusive of Blanche's East Broad Street Addition combined to form Lot 289-A, 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 themselves and other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness thereof this _____ day of _____, 2021.

witness _____ Tyler Nighland

witness _____ Travis William Nighland

STATE OF OHIO: COUNTY OF LICKING

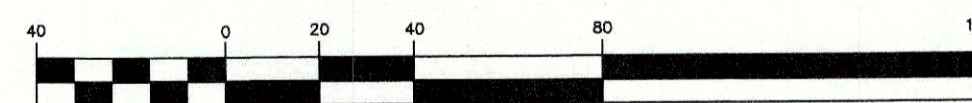
Before me a Notary Public in and for said State, personally appeared, Tyler Nighland & Travis William Nighland, who acknowledged the signing of the foregoing instrument to be of their voluntary act and deed for the uses and purposes herein expressed.

In Witness thereof, I have hereunto set my hand and affixed my official seal this

_____ day of _____, 2021.

_____ My commission
expires _____
Notary Public

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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 laws of the County of Licking and State of Ohio governing surveying, dividing and mapping 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.

Dated

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

EASE AVENUE (49' Wide R/W)

N 03°35'38" E

R/W Line

Lot 289-A: 1.868 Acres

N 86°19'19" W

Aliner Sealey: Lot 288
Deed Book 665, Page 11
P.P.N. 064-149496-00.000

Michael L. Neff, Jr.: Lot 305
Instrument No. 2019-11250026067
P.P.N. 063-142344-00.000

S 86°19'19" E 158.27'

Lot 304
P.P.N. 063-144204-00.000

Lot 303
P.P.N. 063-144228-00.000

Lot 302
P.P.N. 063-144222-00.000

Lot 301
P.P.N. 063-144216-00.000

Lot 300
P.P.N. 063-144210-00.000

Lot 299
P.P.N. 063-144198-00.000

Lot 298
P.P.N. 063-144234-00.000

Lot 297
P.P.N. 063-144192-00.000

Lot 296
P.P.N. 063-144240-00.000

Lot 295
P.P.N. 063-144246-00.000

Lot 294
P.P.N. 063-147084-00.000

Lot 293
P.P.N. 063-147084-00.000

Lot 292
P.P.N. 063-147060-00.000

Lot 291
P.P.N. 063-147072-00.000

Lot 290
P.P.N. 063-147078-00.000

Lot 289
P.P.N. 063-147078-00.000

Case No. 34751

506.03'

S 03°01'04" W

Tri H Farms, LLC: 162.262 Acres
Instrument No. 2016-1115000838
P.P.N. 064-141708-00.000

ParcelNo	LegalDesc
063-144192-00.000	LOT 297 BLANCHES E BROAD ST
063-144198-00.000	LOT 299 BLANCHES E BROAD ST
063-144210-00.000	LOT 300 BLANCHES E BROAD ST
063-144234-00.000	LOT 298 BLANCHES E BROAD ST
063-144240-00.000	LOT 296 BLANCHES E BROAD ST
063-144246-00.000	LOT 295 BLANCHES E BROAD ST
063-147060-00.000	LOT 292 BLANCHES E BROAD ST
063-147072-00.000	LOT 291 BLANCHES E BROAD ST
063-147078-00.000	LOT 289 & 290 BLANCHES E BROAD ST
063-147084-00.000	LOT 293 & 294 BLANCHES E BROAD ST
063-144216-00.000	LOT 301
063-144222-00.000	LOT 302
063-144228-00.000	LOT 303
063-144204-00.000	LOT 304

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, 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

BLANCHE S. FURR

E. M. Gibbs

LEVI W. 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 W. 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. MOORE
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.

Recorded December 11, 1929

W. V. Boggs Recorder
Licking County

Price \$33.50 Paid

	West Ave	North Part	3.445 Acres
	South		.247
East	-----	3.445	"
South St	-----	.386	"
First	-----	.206	"
Second	-----	.208	"
North	-----	.293	"
Reserve A	-----	1.030	"
" B	-----	2.332	"

54	356	356	356
93	355	355	355
92	354	354	354
91	353	353	353
90	352	352	352
89	351	351	351
88	350	350	350
87	349	349	349
86	348	348	348
85	347	347	347
84	346	346	346
83	345	345	345
82	344	344	344
81	343	343	343
80	342	342	342
79	341	341	341
78	340	340	340
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76	338	338	338
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74	336	336	336
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49	311	311	311
48	310	310	310
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46	308	308	308
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44	306	306	306
43	305	305	305
42	304	304	304
41	303	303	303
40	302	302	302
39	301	301	301
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37	299	299	299
36	298	298	298
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34	296	296	296
33	295	295	295
32	294	294	294
31	293	293	293
30	292	292	292
29	291	291	291
28	290	290	290
27	289	289	289
26	288	288	288
25	287	287	287
24	286	286	286
23	285	285	285
22	284	284	284
21	283	283	283
20	282	282	282
19	281	281	281
18	280	280	280
17	279	279	279
16	278	278	278
15	277	277	277
14	276	276	276
13	275	275	275
12	274	274	274

NORTH ST.

SECOND ST.

FIRST ST.

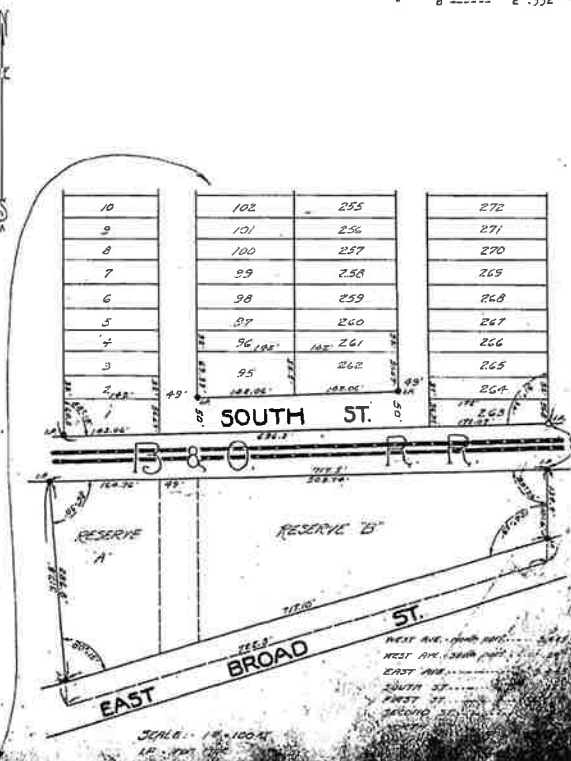
WEST

EAST

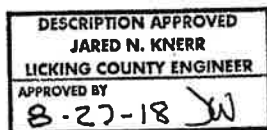
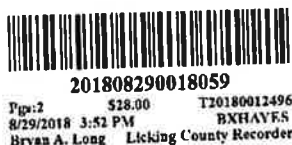
AVENUE.

AVENUE

0 1 2 3 4 inches



Book 4 Page 132



QUIT CLAIM DEED

^T
Tyler Nighland, unmarried, for valuable consideration paid, grants to *Tyler Nighland*, unmarried, and *Travis William Nighland*, unmarried, to be held for their joint lives, remainder to the survivor of them, whose tax mailing address is 14441 East Broad Street, the following real property:

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

Being Lots No. 289-304 of Blanche's East Broad Street Addition, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 152, Recorder's Office, Licking County, Ohio.

Subject to all valid and existing zoning laws, ordinances and regulations, to all valid and existing building and other restrictions and conditions of record and to any valid and existing easements of record, including any easements for highway purposes.

Prior Deed Reference: *Instrument Numbers 201803060004219 and 201610060021880, Recorder's Office, Licking County, Ohio*

Also known as: *0, 9, 66, and 74 East Avenue, Pataskala, Oh 43062*

Auditor's Parcel No: *063-147078-00.000, 063-147072-00.000, 063-147060-00.000, 063-147084-00.000, 063-144246-00.000, 063-144240-00.000, 063-144192-00.000, 063-144234-00.000, 063-144198-00.000, 063-144210-00.000, 063-144216-00.000, 063-144222-00.000, 063-144228-00.000, and 063-144204-00.000*

Executed this 24 day of August, 2018.

Tyler Nighland

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me this 24 day of August, 2018 by Tyler Nighland.



KATHY KENDALL
Notary Public, State of Ohio
My Comm. Expires 04-14-2019

NOTARY

This document prepared by:

HAYES
LAW OFFICES, INC.
A Legal Professional Association

- ☐ MELINDA G. SEEDS
- ☐ C. DANIEL HAYES
- ☒ LAURIE R. WELLS
- ☐ WILLIAM SCOTT HAYES
- ☐ SHEENA A. SJÖSTRAND-POST



01150564504152030000



01150564504152031000



01150564504152040000



01150564504152032000



01150564504152041000



01150564504152033000



01150564504152042000



01150564504152034000



01150564504152043000



01150564504152035000



01150564504152044000



01150564504152036000



01150564504152037000



01150564504152038000



01150564504152039000