



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

August 4, 2021

Replat Application REP-21-006

| | |
|-------------------|--|
| Applicant: | Sean R. Campbell |
| Owner: | Sean R. Campbell |
| Location: | Lots 259-262 of the Blanche's East Broad Street Addition (0 East Avenue) |
| Acreage: | 0.488 +/- acres (total) |
| Zoning: | R-20 – Medium Density Residential |
| Request: | Requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 259-262 of the Blanches East subdivision. |

Description of the Request:

The Applicant is proposing to replat Lots 259, 260, 261 and 262; totaling 4 individual lots of the Blanche's East Broad Street Addition 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 four (4) lots, numbering 259 through 262 of the Blanche's East Broad Street Addition, into a single lot, 259-A. The proposed combination will create a lot 0.488-acres in size, with a frontage along East Avenue SW approximately 147.13-feet, and a depth of approximately 142-feet. The proposed new lot will have frontage along two (2) public rights-of-way, East Avenue SW to the east, and Adams Lane SW to the south.

The Applicant (Licking County Land Bank) stated that the purpose of the replat is to eventually build a single-family home on the property.

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

Planning and Zoning Staff:

A Replat would be needed to construct any structures on the site and have them be compliant with current City of Pataskala Zoning Codes. The R-20 – Medium Density Residential Zoning District requires a front yard setback of 50-feet, a side yard setback of 20-feet, and a rear yard setback of 25-feet. Should a house be constructed on the site in its current configuration, with the home crossing over the property lines of

the individual lots, multiple Variances would be needed for the side yard setbacks of each individual lot in which the structure is located. A Replat of the four (4) lots into one (1) can alleviate the need for multiple Variances.

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 has no additional comments.

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 | Single-Family Home |
| South | R-20 Medium-Low Density Residential AG - Agricultural | Single-Family Home Railroad |
| 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
- 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-21-006 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>0 East Ave, Pataskala, OH 43062</u> | |
| Parcel Number: <u>063-146394-02.000/063-146400-02.000/063-146358-02.000/063-146376-02.000</u> | |
| Zoning: <u>R-20</u> | Acres: <u>~0.47 (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 G.R.F.</u> |
| Filing Date: |
| Hearing Date: |
| <u>8/4/2021</u> |
| Receipt Number: |

| Applicant Information | | |
|-------------------------------|--------------------------------------|-------------------|
| Name: <u>Sean R. Campbell</u> | | |
| Address: | | |
| City: <u>Pataskala</u> | State: <u>OH</u> | Zip: <u>43062</u> |
| Phone: | Email: <u>chriscamp187@yahoo.com</u> | |

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

| Property Owner Information | | |
|----------------------------|--------|------|
| Name: <u>Same as above</u> | | |
| Address: | | |
| City: | State: | Zip: |
| Phone: | Email: | |

| Replat Information |
|---|
| Describe the Project: |
| <u>Replat of lots 259, 260, 261 and 262</u> |
| <u>on Blanche's East Broad Street Add.</u> |
| <u>totalling ~0.47 acres.</u> |
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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.

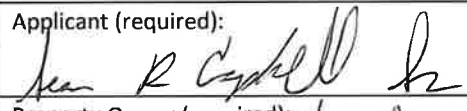
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec.

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.

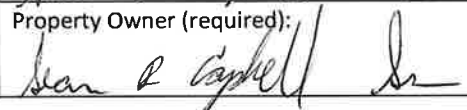
Applicant (required):



Date:

6-2-2021

Property Owner (required):



Date:

6-2-2021

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 259 THRU 262 OF BLANCHE'S EAST BROAD STREET ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 152 OF THE PLAT RECORDS AND CONVEYED TO SEAN R. CAMPBELL, SR, IN INSTRUMENT NO 202103290009156 (PN'S 063-146376-00.000 (LOT 259), 063-146358-00.000 (LOT 260), 063-146400-00.000 (LOT 261), 063-146394-00.000 (LOT 262), 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 SHOWN HEREON, HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, AND MAPPED. AND THE CREATION OF LOT 259-A ON THIS PLAT

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

Sean R. Campbell, Sr

Witness

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED SEAN R. CAMPBELL, SR, 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 , 2021

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF OHIO

APPROVALS

CITY OF PATASKALA, DIRECTOR OF PUBLIC SERVICE
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, ADMINISTRATOR
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, ENGINEER
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, CHAIRPERSON-PLANNING & ZONING
APPROVED, THIS DAY OF , 2021.

CITY OF PATASKALA, DIRECTOR OF PLANNING
APPROVED, THIS DAY OF , 2021.

SWLCWSD, INTERIM DIRECTOR
APPROVED, THIS DAY OF , 2021.

CERTIFICATE OF RECORD

(PN'S 063-146376-00.000 (LOT 259), 063-146358-00.000 (LOT 260), 063-146400-00.000 (LOT 261), 063-146394-00.000 (LOT 262),

TRANSFERED THIS DAY OF , 2021

AUDITOR, LICKING COUNTY, OHIO

FILED FOR RECORD THIS DAY OF , 2021 AT (AM-PM)

RECORDER, LICKING COUNTY, OHIO

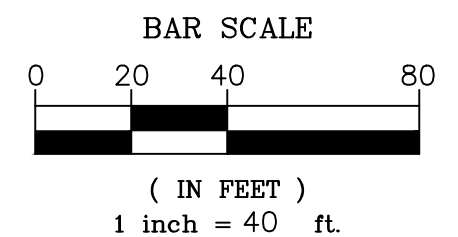
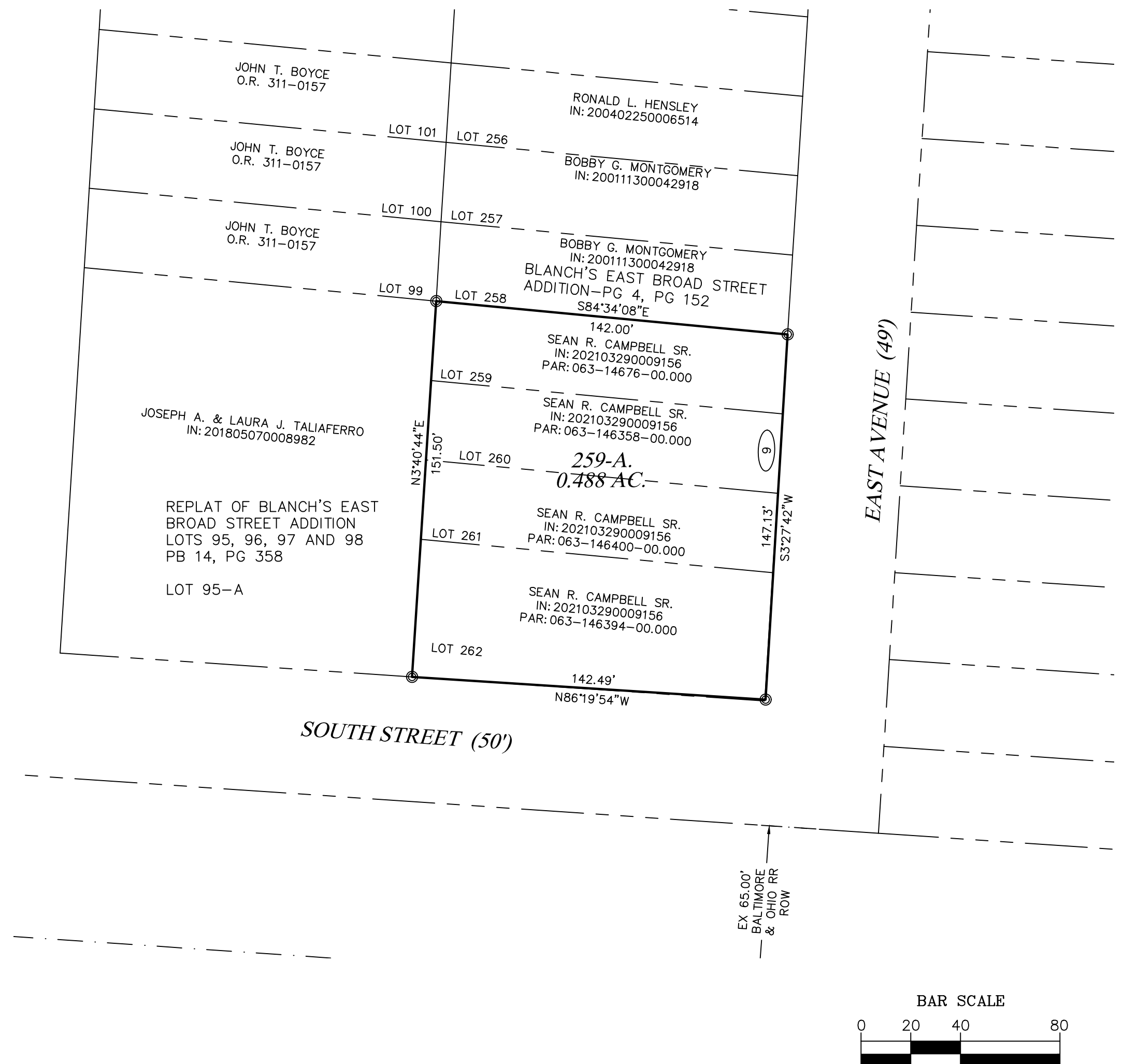
BASIS OF BEARINGS:
Ohio State Plane Grid, South Zone,
NAD83(2011)

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
- 9 PROPERTY ADDRESS

BLANCHE'S EAST BROAD STREET ADDITION
REPLAT LOTS 259 THROUGH 262

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
MAY, 2021

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| 12 | 268 | 268 | 268 |

WITNESSED BY

BLANCHE S. FURR
LEVI M. FURR

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.

(Notarial Seal)

JOHN S. FARRAN
Notary Public Franklin
County, Ohio

W. A. HOGLE
Civil Engineer

J. A. GROVE
Auditor Licking County
Ohio

West Ave North Port 3.445 Agree
" " South " .247 "

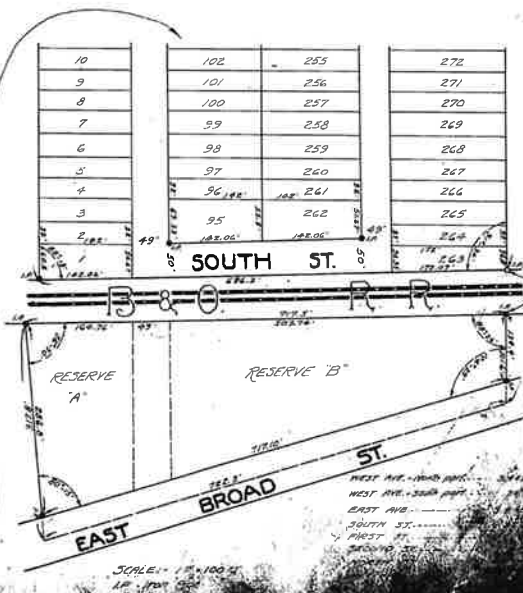
Recorded December 11,

Recorded December 11, 1929

W. V. Boggs Recorder
Licking County

Price \$33.50 Paid

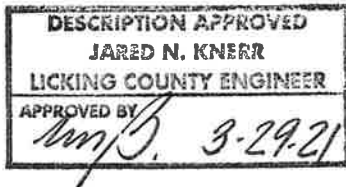
| | |
|-----------|-------|
| East | 3.445 |
| South St | .326 |
| First | .208 |
| Second | .208 |
| North | .293 |
| Reserve A | 1.030 |
| B | 2.332 |





202103290009156

Pgs:2 S34.00 T20210008783
3/29/2021 2:16 PM MEPSEAN CAMPB
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 Sean R. Campbell Sr., ("Grantee"), whose tax mailing address is 674 South Burgess Avenue, Columbus, OH 43204, the following real property:

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

Being Lot Number 259, 260, 261, and 262 of BLANCHE'S EAST BROAD STREET, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book Volume 4, page 152 Recorder's Office, Licking County, Ohio.

Commonly known as: Lots 259, 260, 261, and 262 East Avenue, Pataskala, Ohio 43062

Parcel Id: 063-146376-00.000, 063-146358-00.000, 063-146400-00.000, 063-146394-00.000

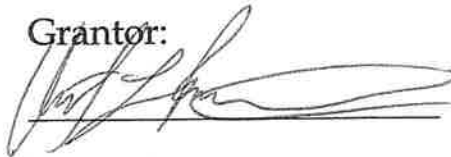
Prior Instrument Number: 202012300035959



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 26 day of March, 2021

Grantor:



TR Craft, LLC

State of Ohio)

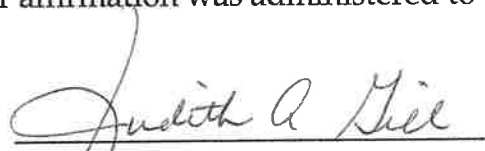
County of Licking)

The foregoing instrument was acknowledged before me this 26 day of March 2021, by TR Craft, LLC.

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



JUDITH A. GILL
Notary Public, State of Ohio
My Commission Expires
June 17, 2024


Notary Public

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