



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

STAFF REPORT

March 4, 2020

Replat Application REP-20-001

Applicant:	Anna & James Waddell
Owner:	Anna & James Waddell
Location:	0 Sims Rd SW (063-146730-00.000 and 063-146724-00.000)
Acreage:	1.4-acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of a replat pursuant to Section 1113.48 of the Pataskala Code for Lots 21 and 22 of the Sims Gardens Subdivision for the unimproved properties on Sims Road SW.

Description of the Request:

The applicant is proposing to Replat lots 21 and 22 of the Sims Gardens 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:

Sims Gardens subdivision was platted in July of 1960, and contained 30 lots at approximately 0.70 acres each, for a total of 22.86-acres. Of the original 30 lots, 24 remain. Lots 7 & 8, 17 & 18, and 19 & 20 have since been re-platted into a single lot. The applicant has proposed re-platting lots 21 & 22 into one lot that will be 1.4-acres in size. The proposed dimensions are 199.90 feet in width throughout and length of approximately 304.5 feet.

In the Narrative Statement supplied by the Applicant they stated that the purpose of the replat is to combine both lots into a single lot in order to construct a single-family home in the center of the newly created lot.

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 Applicant and their surveyor worked with Staff prior to the submission of this Replat Application to the Planning and Zoning Commission in order to ensure that the proposed replat was in accordance with all applicable Sections of the Pataskala Code. As such, Staff has no concerns with the proposal.

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	R-87 – Medium-Low Density Residential	Vacant
East	R-87 – Medium-Low Density Residential	Single-Family Home
South	R-87 – Medium-Low Density Residential	Single-Family Home
West	R-87 – Medium-Low Density Residential	Single-Family Home

Department and Agency Review

- Zoning Inspector – No Comments
- City Engineer – No comments
- Public Service – See above
- 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. Pursuant to 1113.49 of the Pataskala Code, the Replat shall be recorded within 30 days of the latest signature.
2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the dwelling.

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-20-001 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: Lot 21 and Lot 22 Sims Road, Pataskala, Ohio, 43062		
Parcel Number: 063-146730-00.000 and 063-146724-00.000		
Zoning: R-87	Acres: 0.7 and 0.7	
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input checked="" type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking	<input checked="" type="checkbox"/> On Site

Staff Use
Application Number: Rep-20-001
Fee: 500
Filing Date: 2-6-20
Hearing Date: 3-4-20
Receipt Number: 22104

Applicant Information		
Name: Anna and James Waddell		
Address: 4985 Dellen Road		
City: Groveport	State: Ohio	Zip: 43125
Phone: (614) 836-9449	Email: ajwaddell70@yahoo.com PJVWaddell@yahoo.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 checked="" type="checkbox"/> Deed
<input type="checkbox"/> Electronic Copies

Property Owner Information		
Name: Anna and James Waddell		
Address: 4985 Dellen Road		
City: Groveport	State: Ohio	Zip: 43125
Phone: (614) 836-9449	Email: ajwaddell70@yahoo.com	

Replat Information
Describe the Project: Purchased two adjacent 0.7 acre lots with the intent of building a family home that will be centered on the combined lots, if the replat is approved.

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):



Date:

2-3-2020

Property Owner (required):



Date:

2-3-2020

Anna & James Waddell
4985 Dellen Rd.
Groveport, Ohio 43125
(614)836-9449

February 4, 2020

City of Pataskala
Planning and Zoning Commission
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

RE: Request to replat Lots 21 & 22 Sims Rd

City of Pataskala Planning and Zoning Commission,

We recently purchased lots 21 & 22 on Sims Rd. They are located in the Sims Garden subdivision. Each lot is .7 acre and are adjacent. We are requesting to have a replat of the lots to form a single lot of 1.4 acres for residential use. Our intent is to build a single-family home centered on the newly established single parcel, if we are approved for the replat.

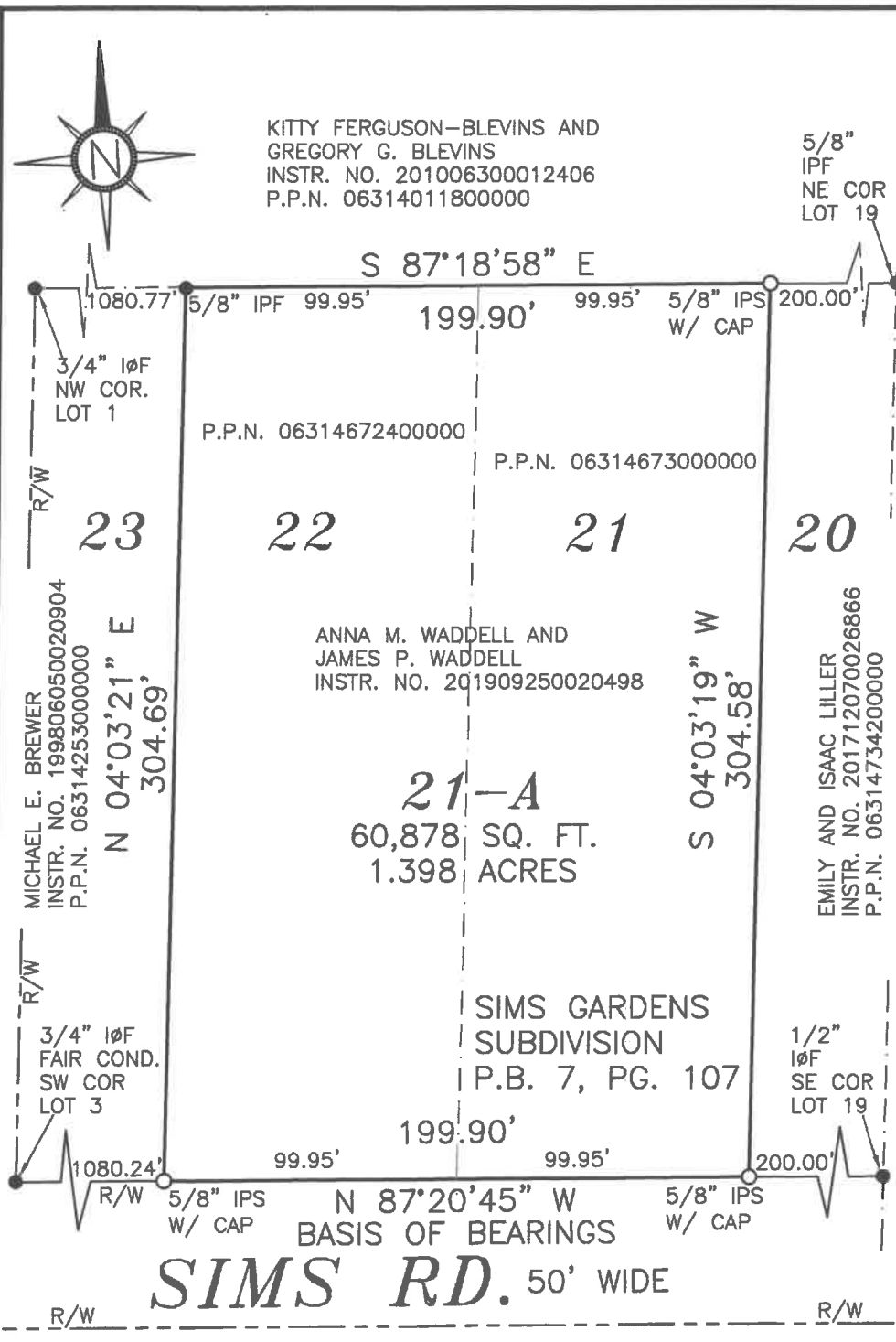
Sincerely,

Anna and James Waddell

DATE
BY
REVISIONS
SCALE 1" = 60'
DATE 1/18/20
DRN RJW
CKD RJW
APVD RJW

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
20-05



KITTY FERGUSON-BLEVINS AND GREGORY G. BLEVINS
INSTR. NO. 201006300012406
P.P.N. 06314011800000

ANNA M. WADDELL AND JAMES P. WADDELL
INSTR. NO. 201909250020498

MICHAEL E. BREWER
INSTR. NO. 199806050020904
P.P.N. 06314253000000

EMILY AND ISAAC LILLER
INSTR. NO. 201712070026866
P.P.N. 06314734200000

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

By Raymond J. Wood

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, TOWNSHIP OF LICKING, AND BEING A PART OF SECTION 6, TOWNSHIP 1, RANGE 15, U.S. MILITARY LANDS, AND BEING ALL OF LOTS 21 AND 22 OF SIMS GARDENS SUBDIVISION, P.B. 7, PG. 107, 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 NORTH RIGHT OF WAY LINE OF SIMS RD., HAVING A BEARING OF N 87°20'45" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

The undersigned Anna M. Waddell and James P. Waddell, hereby certify that the attached plat correctly represents their Replat of Lots 21 and 22 of Sims Gardens Subdivision, 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 Lynda Karen Fromm, 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 _____



ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

- 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 21 AND 22 OF SIM GARDENS SUBDIVISION, P.B. 7, PG. 107

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

Filed for record this ___ day of _____, 20__, at _____ (AM-PM).

Recorded this ___ day of _____, 20__, as instrument number _____.

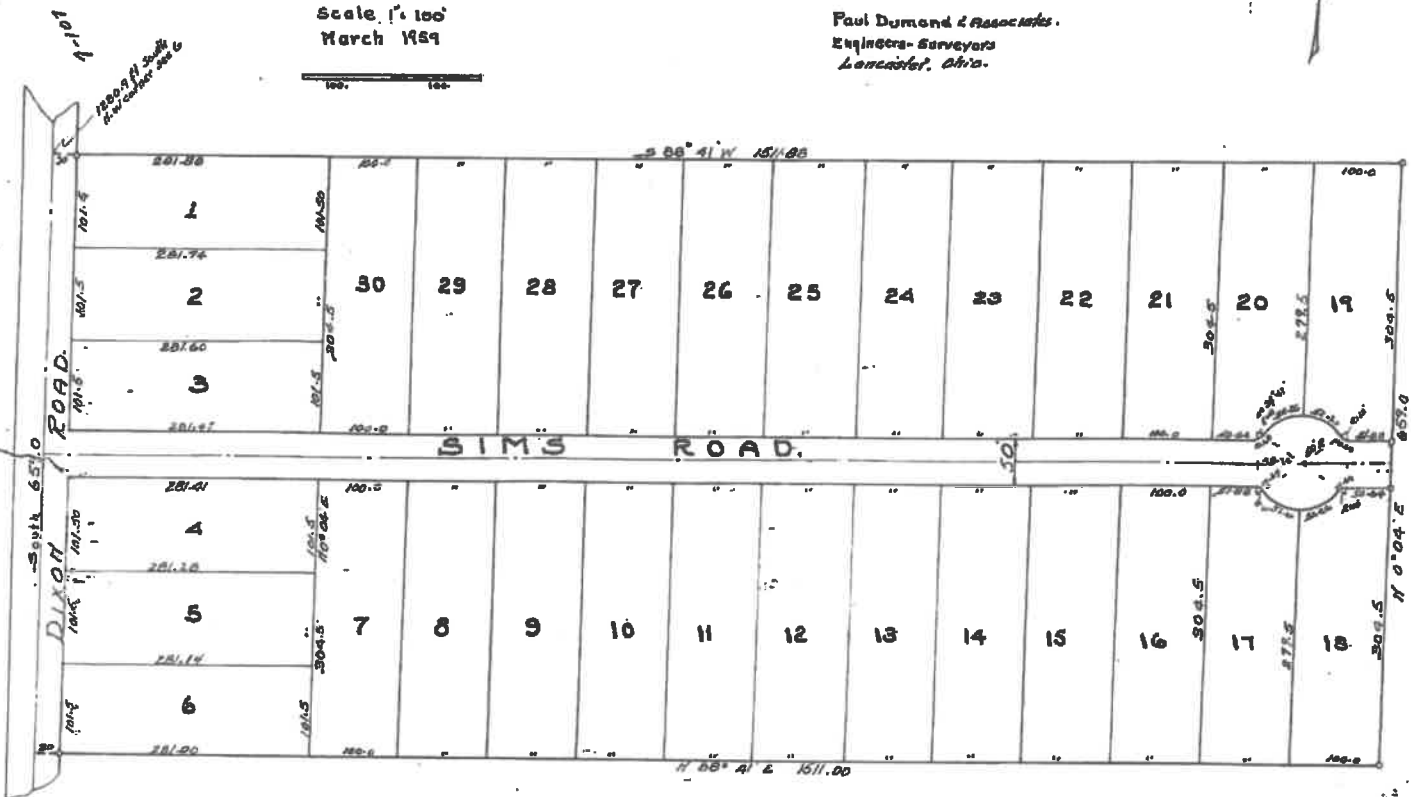
Licking County Recorder

SIMS GARDENS

A SUB DIVISION IN SEC. 6.
LIMA TWP LICKING CO. OHIO.

Scale 1" = 100'
March 1959

Paul Demond & Associates.
Engineers-Surveyors
Lancaster, Ohio.



I hereby certify the above plat is correct as surveyed and plotted by us.

Paul Demond
Paul Demond & Associates

Description:

Being a part of Section 6 T 1 R 15 Lima Township, Licking County, Ohio, and bound as follows: Beginning at a point in the west line of sec 6, 1280.9 ft. south of the northwest corner of sec 6; thence south with sec. line and center of road 667.0 ft. to a point; thence N 85° 41' E 1511.0 ft. to an iron pin, passing an iron pin at 30.0 ft.; thence N 0° 04' E 629.0 ft. to an iron pin; thence S 85° 41' W 1511.0 ft. (passing an iron pin at 141.0 ft.) to the place of beginning, containing 23.86 acre.

The lots are as represented on the plat, with dimensions given in ft. and decimals of a foot.

We the undersigned Charles W. Ballman and Helen J. Ballman, husband and wife, owners of the land delineated on this plat, do hereby acknowledge the making and signing of this plat to be our free act and deed. We do hereby dedicate all alleys or roads or any part of same within the limits of this plat to public use as such.

James L. Bates
John T. Hentz
Witness

Charles W. Ballman
Helen J. Ballman
OWNER

State of Ohio County of FRANKLIN

Be it remembered that on this 22 day of June 1960 before me a notary public, within and for said county, personally came the above named Charles W. Ballman and Helen J. Ballman, who then and there acknowledged the making and signing of the above plat to be their voluntary act. In testimony whereof I have hereunto set my hand and seal the day and the year aforesaid.

John T. Hentz
NOTARY PUBLIC.

This plat accepted this 14 day of July 1960 by the Licking County Board of Commissioners.

JOHN T. HENTZ
NOTARY PUBLIC, FRANKLIN COUNTY, OH
MY COMMISSION EXPIRES 2-1-62

Co. COMMISSIONERS: { H. J. ...
Paul W. ...

This plat transferred on the tax duplicate this 14 day of July 1960 County Auditor Licking County

82941

Paul E. Coffman
AUDITOR.
JUL 25 1960

This plat received for record at 10:38 AM, this 14 day of July 1960.
Recorded this 14 day of July 1960 on page 227 RB 7 Licking County Ohio.

Lewell W. Veranilion
LICKING COUNTY RECORDER.

Fee \$1.25

This instrument was prepared by Paul Demond



201909250020498
 Page: 2 \$28.00 T20190017154
 9/25/2019 9:25 AM MEPTITLE CO L
 Bryan A. Long Licking County Recorder

TRANSFERRED
 Date September 25, 2019
Michael Smith
 Licking County Auditor
 SEC. 319.202 COMPLIED WITH
 MICHAEL L. SMITH, AUDITOR
 P.V. lne 174.00

DESCRIPTION APPROVED
 JARED N. KNERR
 LICKING COUNTY ENGINEER
 APPROVED BY J. Knerr 9-25-19

GENERAL WARRANTY DEED*

James A. Weber II, married, of Franklin County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to Anna M. Waddell and James P. Waddell, wife and husband, for their joint lives remainder to the survivor of them

whose tax mailing address is 4985 Dellen Road, Groveport, Ohio 43125

the following REAL PROPERTY: Situated in the State of Ohio, County of Licking, and in the City of Pataskala, formerly Township of Lima, and more particularly described as follows:

Being Lots Numbered Twenty-One (21) and Twenty-Two (22) of SIMS GARDENS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 107, Recorder's Office, Licking County, Ohio.

Subject to taxes and assessments, which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, of record for said premises, subject to all of which this conveyance is made.

*Parcel Number: 063-146730-00.000 and 063-146724-00.000
 Address: Lot 21 and Lot 22, Sims Road, Pataskala, Ohio 43062*

Prior Instrument Reference: Instrument No. 199808110030692 of the Deed Records of Franklin County, Ohio.

Kathleen M. Weber, wife of James A. Weber II, releases all rights of dower therein.

Grantor(s) James A. Weber II and Kathleen M. Weber, his wife signing to release dower executed this deed this 19th day of September, 2019.

James A. Weber II
 James A. Weber, II

Kathleen M. Weber
 Kathleen M. Weber, signing to release dower

01150910307107013000

01150910307107014000

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 19th day of September, 2019, before me, the subscriber, a notary public in and for said state, personally came, James A. Weber II, married, and Kathleen M. Weber, signing to release dower, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public



TAMMY K. BESEC
Notary Public, State of Ohio
My Commission Expires January 24, 2022

This instrument was prepared by: Michael J. Weisz, Esq., 536 S. Wall Street, Columbus, Ohio 43215

*See Sections 5302.05 and 5302.06 Ohio Revised Code