



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

M.E. Edward Paul

email: edward.paul@iconserv.com

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

SUBDIVISION WITHOUT PLAT APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location:		Project Name/Business Name (if applicable): Commercial Self Storage	
Parcel ID No(s) 025-007046	Current Zoning: O.C.T.	Total Acreage: 5.578 10.000	
Reason for request: To create a development site		Acreage to be split: 5.578	
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Jim Sapp		Address: 8070 Castleton Rd Ind. IN 46250	
E-Mail: jsapp@esapp.com		Phone No. 317-577-4995	
ATTORNEY/AGENT INFORMATION			
Name:		Address:	
E-Mail:		Phone No.:	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) Edward Paul		Contact Information (phone no./email): edward.paul@iconserv.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: [Signature] Date: 4/27/17

Zoning File No. 17070038
PC Meeting Date SNP-3-17
PC File No. _____

RECEIVED: KAW
DATE: 4/26/17

PAID: _____
DATE: 4-26-17
CHECK#: 19215

SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1106 (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Survey of property certified by registered surveyor (11x17" copy) 8 1/2" x 14"	✓		✓	
	4. Legal description of property certified by registered surveyor (11x17" copy) 8 1/2 x 14	✓		✓	
	5. Application fee (in accordance with the Building & Zoning Fee Schedule) 150	✓		✓	
	6. Application & all supporting documents submitted in digital format email	✓			
	7. Application & all supporting documents submitted in hardcopy format	✓		✓	
	8. UPON APPROVAL: original deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the Franklin County Recorder's Office.	OK			
	9. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

APPLICATION ACCEPTANCE

INTERNAL USE ONLY

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration (buildable lot).
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bronnie Mayo Date: 5/1/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

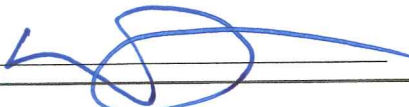
X I, Edward Paul the owner of the subject property listed on this application, hereby authorize
Mark Hazel to act as my applicant or representative(s) in all matters pertaining to the
 processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made
 by the designated representative.

Property Owner Signature: X  Date: 5/4/17

AUTHORIZATION TO VISIT THE PROPERTY

X I, Edward Paul the owner of the subject property listed on this application, hereby authorize City
 representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: X  Date: 5/4/17

X NOTARY
 Subscribed and sworn to before me on this 4 day of May, 2017.
 State of KY County of Hendon
 Notary Public Signature: 

CRAIG FELTNER
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
COMM. # 551534
MY COMMISSION EXPIRES FEBRUARY 26, 2020

AGREEMENT TO COMPLY AS APPROVED

I, _____, the contractor/applicant of the subject property listed on this application, hereby agree
 that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and
 approval to the Zoning Division staff.

Contractor/Applicant Signature: _____ Date: _____

NOTARY
 Subscribed and sworn to before me on this _____ day of _____, 20____.
 State of _____ County of _____
 Notary Public Signature: _____

SAVE APPLICATION

SEI FILE NO. 3927
PROPERTY DESCRIPTION
APRIL 24, 2017

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Lot 20 of David Taylor's Subdivision of Quarter Township 3, Township 1, Range 16, United States Military Lands and being 5.578 acres all out of that 10.000 acre tract of land described in a deed to Franklin Steel Company of record in Official Record Volume 6317 D02 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a 5/8" rebar found capped "BRH Group" on the easterly line of said Lot 20, being on the southerly right-of-way line of Eastgate Parkway (60 foot wide) and being at the northwesterly corner of Lot 3 as same is designated and delineated on the recorded plat of Eastgate Industrial Center of record in Plat Book 101, Page 87;

Thence South 03° 48' 42" West 506.54 feet, along the easterly line of said Lot 20 and the westerly line of said Lot 3, to an iron pin set at the southeasterly corner of that 6.770 acre tract described in a deed to Rollins Leasing Corp. of record in Instrument 199907130178138 and the northeasterly corner of that tract described in a deed to CQCB, Inc. of record in Instrument 201102160023625;

Thence North 84° 50' 24" West 736.62 feet, along the southerly line of said 6.770 acre tract, to a 3/4" hollow iron pin found capped "Hockaden" (0.2' below grade) at the southwest corner of said 6.77 acre tract, on the southerly curved right-of-way line of Blatt Boulevard (60 foot R/W in Plat Book 50, Page 54), the northeasterly corner of said 10.000 acre tract and THE TRUE POINT OF BEGINNING for the herein described 5.578 acre tract;

Thence South 36° 15' 08" East 523.13 feet, leaving said right-of-way line, along the easterly line of said 10.000 acre tract and the westerly line of said CQCB, Inc. to a 3/4" hollow iron pin found capped "Hockaden" at the southeasterly corner of said 10.000 acre tract, on the northerly right-of-way line of the Columbus and Ohio River Railroad Co. of record in Instrument 200601090004340;

Thence South 72° 54' 33" West 689.83 feet, along said railroad right-of-way line and the southerly line of said 10.000 acre tract, to an iron pin set;

Thence North 06° 10' 46" East 557.71 feet, crossing said 10.000 acre tract with a new division line, and along the easterly line of that easement for two high pressure gas lines recorded in Official Record 4997 I15, to an iron pin set on the southerly right-of-way line of Blatt Boulevard;

Thence South 86° 18' 32" East 40.92 feet, along said right-of-way line to a point of curvature, witness a 3/4" hollow iron pin found at South 31° 09' 44" East 0.32 feet;

Thence northeasterly along said right-of-way line, being the arc of a curve to the left, having a radius of 380.00 feet, a central angle of 39° 56' 22", the chord of which bears North 73° 43' 18" East 259.56 feet, an arc length of 264.89 feet, to the True Point of Beginning, containing 5.578 acres of land more or less and subject to any easements, restrictions or right-of-ways of previous record.

NOTE: The iron pins set are 5/8" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC." Bearings are used for the determination of angles only. For the purpose of this description, a bearing of South 03° 48' 42" West was used on the west line of Eastgate Industrial Center as shown on Plat Book 101, Page 87 Franklin County Recorder's Office.

The above description was prepared from an actual field survey during April, 2017 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A Hazel ps
Mark A. Hazel
Professional Surveyor No. 7039

4-24-17
Date



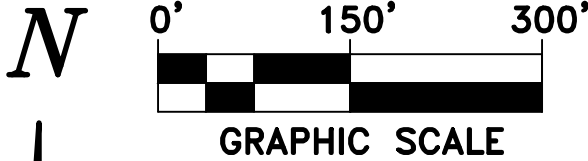
SITE ENGINEERING, INC.

7453 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
PHONE: (614) 759-9900

FILE #3927
DATE: APRIL 17

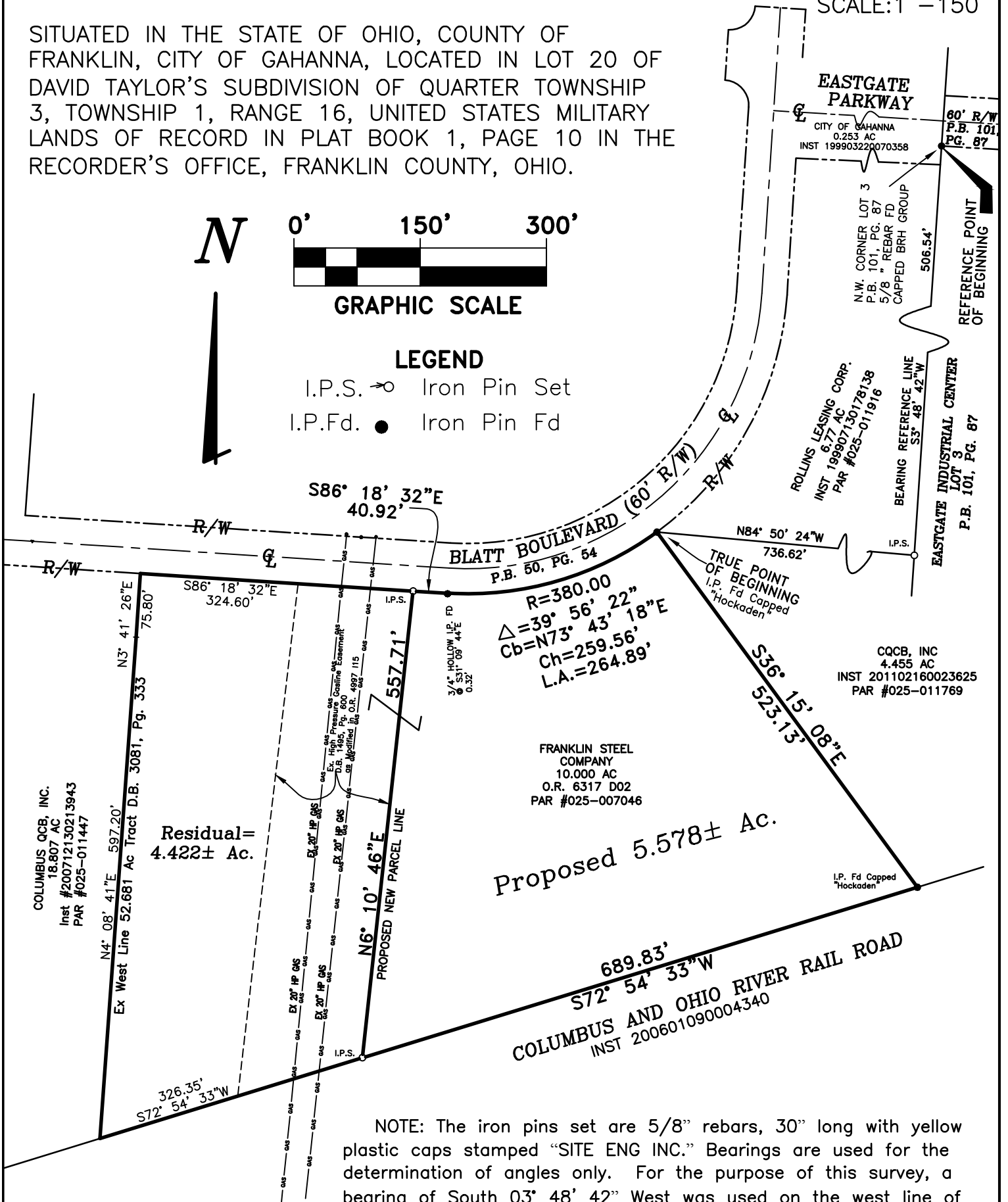
SCALE: 1" = 150'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN LOT 20 OF DAVID TAYLOR'S SUBDIVISION OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS OF RECORD IN PLAT BOOK 1, PAGE 10 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



LEGEND

- I.P.S. Iron Pin Set
- I.P.Fd. Iron Pin Fd



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SITE ENGINEERING, INC.

By Mark A. Hazel 4-24-17
Mark A. Hazel Date
Professional Surveyor No. 7039





CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Blatt Blvd. Lot Split

Project Name/Business Name: Blatt Blvd. Lot Split

SUBMITTED BY:

Name: Kenneth W. Fultz **Title:** Chief Building official

Department: Building Department

No. Comments.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Blatt Boulevard – Proposed address of 1509 Blatt Blvd.

Project Name/Business Name: Commercial Self Storage

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

Subdivision Without Plat Application

General

- Once the split is recorded, an address of 1509 Blatt Boulevard will be officially certified.
- The parcel directly adjacent to this parcel to the east appears to be landlocked. As a condition of this split, there should be the requirement to dedicate a cross access easement on this parcel to provide access to the property located to the east which is Parcel # 025-011769.
- The legal description and exhibit shall be pre-approved by Franklin County.

Respectfully Submitted By: Robert S. Priestas, P.E.



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response 2017050303

Applicant **Blatt Blvd. Lot Split**
 Gahanna, OH 43230

The fire division has no comment on the lot split since there are no fire code requirements pertaining to lot splits.

Additional requirements and comments could follow after plans are submitted and the review process starts

May 3, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh".

Steve Welsh, Captain, Fire Marshal

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Parcel 025-007046 Blatt Blvd.

Project Name/Business Name: To create a buildable lot

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks approval to split off a 5.578 acre parcel from a 10 acre parcel located on Blatt Blvd. This will create a buildable lot for a new business wishing to locate in Gahanna.