

**SUBDIVISION WITHOUT PLAT APPLICATION**

Project/Property Address or Location: 3636 McCutcheon Rd.		Project Name/Business Name: 3636 McCutcheon Rd. <del>3636</del>	
Parcel ID No.(s): 025-004332		Zoning Designation: SF-3	Total Acreage: 1.746
Project Description: Splitting 0.787 Acres from an existing house lot of 1.746 Acres lot.			Acreage to be split: 0.787
APPLICANT Name -do not use a business name: Brad Southard		Applicant Address: 144 Misty Oak Pl. Gahanna OH 43230	
Applicant E-mail: brad@accidb.com		Applicant Phone No.: 614-599-2393	
BUSINESS Name (if applicable): —			
<b>ADDITIONAL CONTACTS: Please list Primary Contact person for Correspondence (please list all applicable contacts)</b>			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email): 614-599-2393 brad@accidb.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/Primary Contact Signature: 

Date: 3/22/21

INTERNAL USE

Zoning File No. SWP0118-2021

RECEIVED: KAW  
DATE: 3-24-21

PAID: \$150.00  
DATE: 3-24-21

**SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS**

FOR USE BY THE APPLICANT:
1. Review Gahanna Code Chapter <a href="#">1106</a> (visit <a href="http://www.municode.com">www.municode.com</a> )
2. Survey of property certified by registered surveyor (11x17" copy)
3. Legal description of property certified by registered surveyor (11x17" copy)
4. Application fee (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
5. Application & all supporting documents submitted in digital format
6. Application & all supporting documents submitted in hardcopy format
7. UPON APPROVAL: <u>original</u> 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 <a href="#">Franklin County Recorder's Office</a> .
8. Authorization Consent Form Complete & Notarized (see page 3)

**Please Note:**

The Public Hearing, if required, will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency.

Applications that are not consistent with the code will not be scheduled for hearing.

**ADMINISTRATIVE APPROVAL**

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 administratively approved.

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**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.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

Brad Southard  
(property owner name printed)  
[Signature]  
(property owner signature)      5/6/2021  
(date)

Subscribed and sworn to before me on this 6<sup>th</sup> day of May, 2021.  
State of Ohio County of Franklin  
Notary Public Signature: [Signature]



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

David Hodge  
applicant/representative/property owner name printed  
[Signature]  
(applicant/representative/property owner signature)      May 6, 2021  
(date)

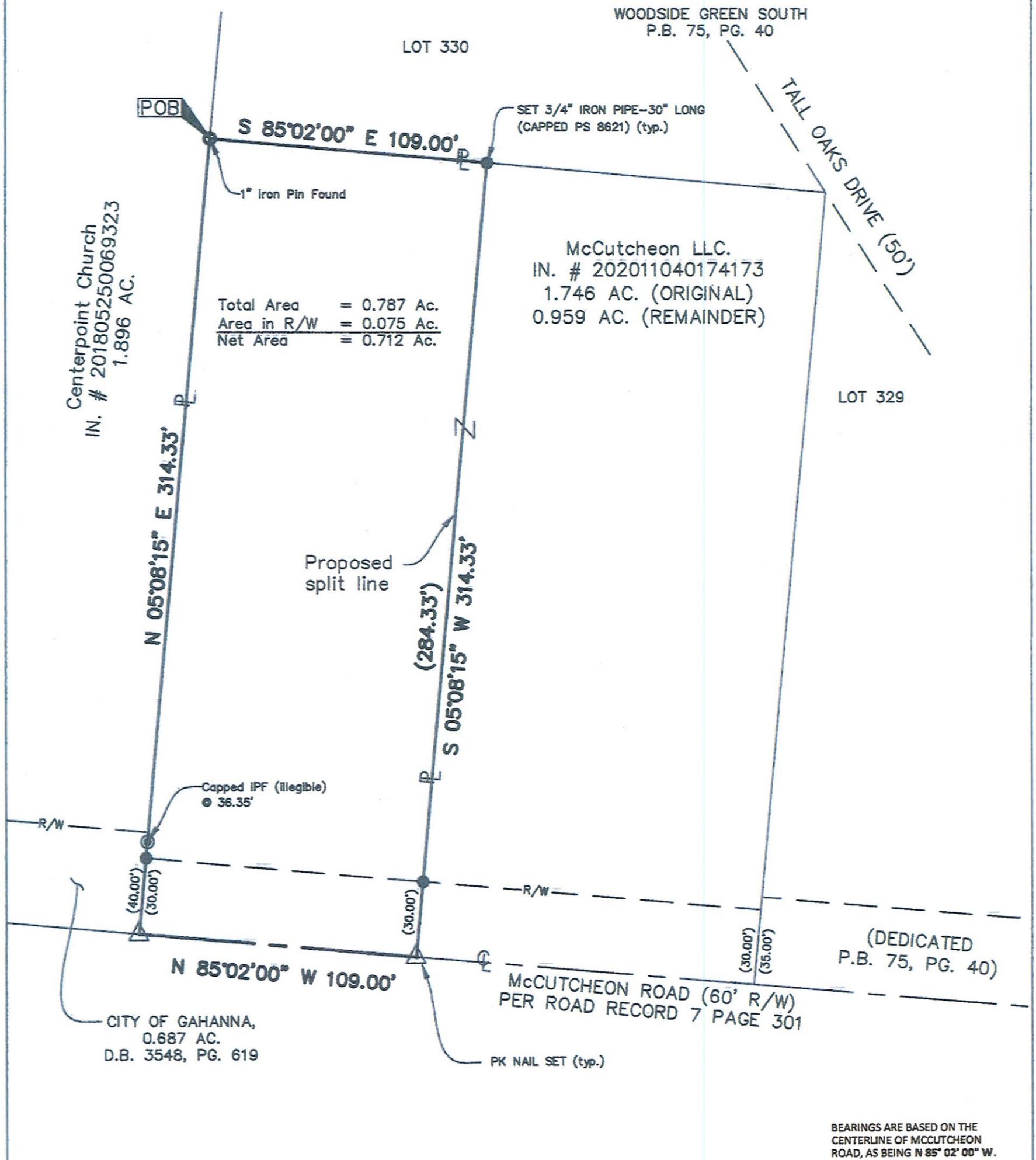
Subscribed and sworn to before me on this 6<sup>th</sup> day of May, 2021.  
State of Ohio County of Franklin  
Notary Public Signature: [Signature]



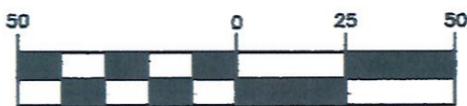
**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

# LOT SPLIT

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Quarter Township 1, Township 1, Range 17, USML, and being part of 1.746 Acre tract as conveyed to McCutcheon LLC., an Ohio Limited Liability Company, deed of record in Instrument Number 202011040174173,3, Recorder's Office, Franklin County, Ohio



## GRAPHIC SCALE



1 inch = 50 ft.

## LOT SPLIT

Situated in the State of Ohio, County of Franklin,  
and in the City of Columbus

CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICES AND BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8621 DURING DECEMBER 29th, 2020 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: *Mike Ziska*  
Michael R. Ziska REGISTERED STATE OF OHIO  
PROFESSIONAL SURVEYOR No. 8621  
DATE OF PLAT: 3/19/2021



# 0.787 ACRE LOT SPLIT

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Quarter Township 1, Township 1, Range 17, USML, and being part of a 1.746 acre tract, as conveyed to McCutcheon LLC., an Ohio Limited Liability Company, by deed of record in Instrument # 202011040174173, as recorded in the Franklin County Recorder's office and being more particularly described as follows:

**BEGINNING** at a 1" iron pin found at the Northwest corner of said 1.746 acre tract, the East line of a 1.896 acre tract, as conveyed to Centerpoint Church, by deed of record in IN # 201805250069323, and the Southwest corner of Lot Number Three hundred-thirty (330) in the WOODSIDE GREEN SOUTH SECTION 5, of record in P.B. 75, PG. 40, thence;

**S 85° 02' 00" E**, a distance of **109.00 feet**, along the North line of said 1.746 acre tract, and the South line of said Lot 330, to an iron pin set, thence;

**S 05° 08' 15" W**, a distance of **314.33 feet**, crossing said 1.746 acre tract (passing an iron pin set at 284.33 feet along the north right-of-way line of McCutcheon Road (60' ROW per Road Record 7, Page 301) to a PK nail set, thence;

**N 85° 02' 00" W**, a distance of **109.00 feet**, along the centerline of said McCutcheon Road, and the South line of said 1.746 acre tract, to a PK nail set, said point being the Southwest corner of said 1.746 acre tract, and the Southeast corner of a 0.687 acre tract, as conveyed to the City of Gahanna, by deed of record in D.B. 3548, PG. 619, thence;

**N 05° 08' 15" E**, a distance of **314.33 feet**, along the West line of said 1.746 acre tract, the East line of said 0.687 acre tract, and the East line of said 1.896 acre tract (passing a illegible Capped Iron Pin found 36.35 feet north of the north right-of-way line of said McCutcheon Road) to the **TRUE POINT OF BEGINNING** and containing 0.787 acres, more or less, with the present right-of-way containing 0.075 acres, net acreage being 0.712 acres, subject to all and subject to all legal easements and rights-of-way of record.

Bearings are based on the Centerline of said McCutcheon Road, as being **N 85° 02' 00" W**.

The above description was prepared from an actual field survey made under the direct supervision of Michael Ziska, PS # 8621 on December 29th, 2020. Iron pins set are 3/4" by 30" with cap inscribed "TT 8621".

See attached Exhibit "A".



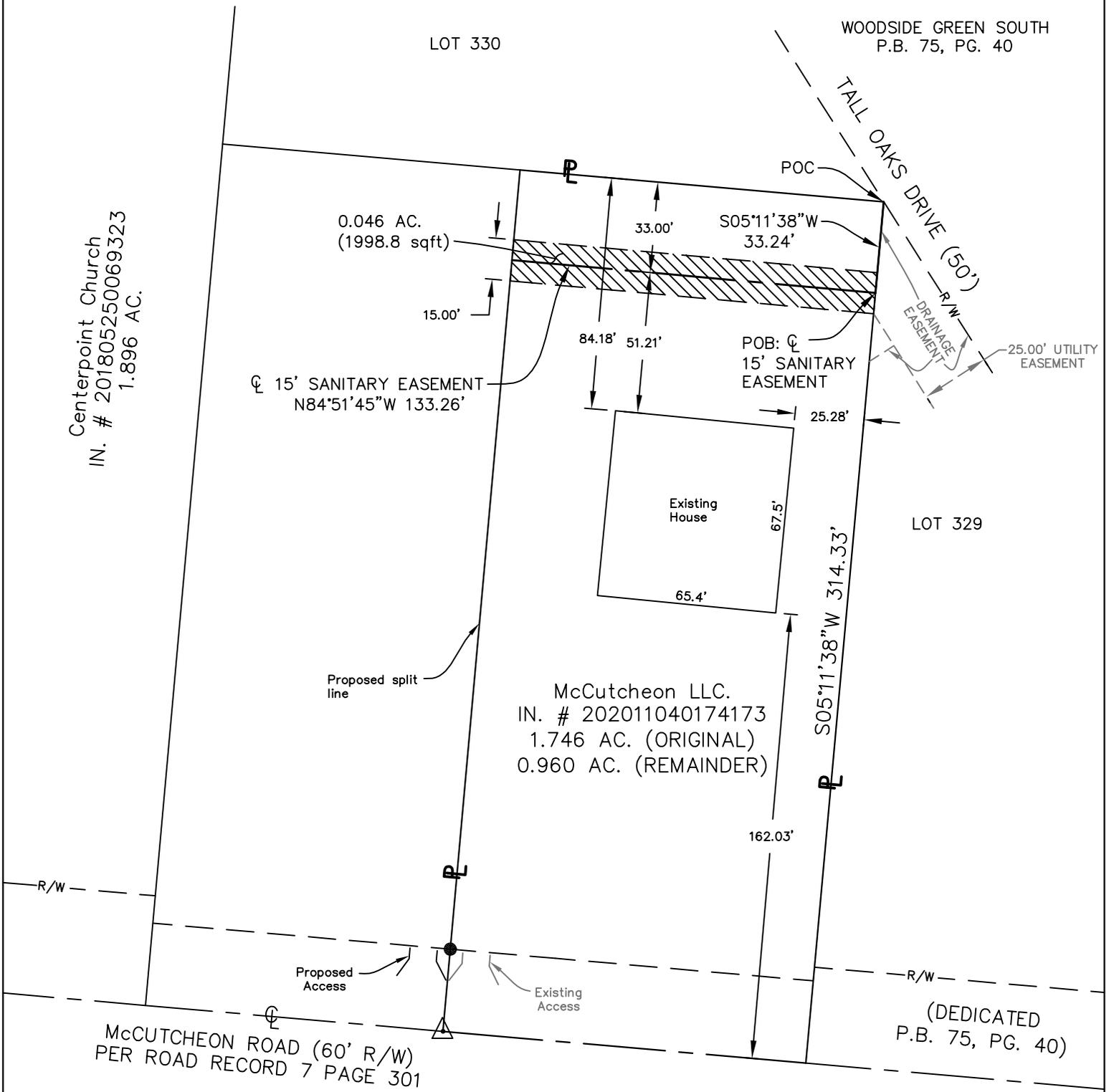
Michael R. Ziska PS 8621

3/19/2021



# 15' WIDE SANITARY EASEMENT

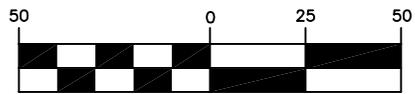
Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Quarter Township 1, Township 1, Range 17, USML, and being part of 1.746 Acre tract as conveyed to McCutcheon LLC., an Ohio Limited Liability Company, deed of record in Instrument Number 202011040174173,3, Recorder's Office, Franklin County, Ohio



BEARINGS ARE BASED ON THE CENTERLINE OF MCCUTCHEON ROAD, AS BEING N 85° 02' 00" W.



## GRAPHIC SCALE



1 inch = 50 ft.

PLAT OF EASEMENT
Situated in the State of Ohio, County of Franklin, and in the City of Columbus
<p><b>CERTIFICATION:</b> THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER &amp; ENGINEER'S OFFICES AND BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8621 DURING DECEMBER 29th, 2020 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.</p>
BY: _____ <b>Michael R. Ziska</b> REGISTERED STATE OF OHIO PROFESSIONAL SURVEYOR No. 8621 DATE OF PLAT: .....5/19/2021.....

# 0.960 ACRE LOT SPLIT

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Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of Quarter Township 1, Township 1, Range 17, USML, and being part of a 1.746 acre tract, as conveyed to McCutcheon LLC., an Ohio Limited Liability Company, by deed of record in Instrument # 202011040174173, as recorded in the Franklin County Recorder's office and being more particularly described as follows:

**BEGINNING** at a point in the Northeast corner of said 1.746 acre tract, the Southeast corner of Lot Number Three hundred-thirty (330) in the WOODSIDE GREEN SOUTH SECTION 5, of record in P.B. 75, PG. 40, the Westerly right-of-way of Tall Oaks Drive (50' ROW per P.B. 75, PG. 40), and the Northerly corner of Lot Number Three hundred-twenty nine (329) of said WOODSIDE GREEN SOUTH SECTION 5, thence;

**S 05° 11' 38" W**, a distance of **314.33 feet**, along the East line of said 1.746 acre tract, and the West line of said Lot 329, (passing a point at 284.33 feet along the north right-of-way line of McCutcheon Road (60' ROW per Road Record 7, Page 301) to a point, thence;

**N 85° 02' 00" W**, a distance of **132.99 feet**, along the centerline of said McCutcheon Road, and the South line of said 1.746 acre tract, to a PK nail found, said point being on the South line of said 1.746 acre tract, thence;

**N 05° 08' 15" E**, a distance of **314.33 feet**, going through said 1.746 acre tract, to a found  $\frac{3}{4}$ " iron pipe found (PS 8621), being on the North line of said 1.746 acre tract, and the South line of said Lot 330, thence;

**S 85° 02' 00" E**, a distance of **133.30 feet**, along the North line of said 1.746 acre tract, and the South line of said Lot 330, to the **TRUE POINT OF BEGINNING** and containing 0.960 acres, more or less, subject to all and subject to all legal easements and rights-of-way of record.

Bearings are based on the Centerline of said McCutcheon Road, as being **N 85° 02' 00" W**.

See attached Exhibit "A".

Michael R. Ziska PS 8621

4/30/2021



**Katarina S. Karac**  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

P: 614.335.9336  
F: 614.335.9329  
katarina@uhlawfirm.com

May 6, 2021

Kelly Wicker, Zoning Clerk  
City of Gahanna  
200 South Hamilton Road  
Gahanna, Ohio 43230

**Re: Disposition of Staff Review Comments for 3636 McCutcheon Road Subdivision  
without a Plat (Lot Split) Application**

Dear Ms. Wicker,

Our office represents the Property Owner/Applicant, 3636 McCutcheon LLC/Brad Southard. This letter is the Applicant's response to City of Gahanna's Staff Review Comments dated April 12, 2021. We believe we have provided all required information and documentation. Should you need anything else, please do not hesitate to contact us.

**Fire District:**

1. The Fire Division has no objection to the subdivision without plat application. This type [of an] application is not referenced in the 2017 Ohio Fire Code.

*Comment: None.*

**Engineering:**

2. Will the existing access drive be shared between the two properties? If so, an access easement should be established and recorded with Franklin County Auditor's office.

*Comment: The existing access drive will not be shared between the two properties. Each property will have its own access to its respective parcel.*

**Community Development:**

3. Please submit a signed owners' authorization as required by the application.

*Comment: Please see the attached Owner's Authorization Form.*

4. A legal description was submitted for only one lot. Please submit a legal description for the .959 acre parcel.

*Comment: Please see the attached Legal Description for the proposed 0.960 acre parcel.*

5. The survey needs to have dimensions for the .959 acre parcel. The survey needs to show buildings and structures and their setbacks from the new property line. The lot split cannot create an inconsistency with the zoning code without variance approval.

*Comment: Please see the attached revised survey which shows the existing structure and the setbacks. The lot split will not create an inconsistency with the zoning code.*

If you have any questions or need additional information, please feel free to contact me at [katarina@uhlfirm.com](mailto:katarina@uhlfirm.com) or 614-465-6458.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Karac', with a long horizontal line extending to the right.

Katarina S. Karac



**Katarina S. Karac**  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

P: 614.335.9336  
F: 614.335.9329  
katarina@uhlawfirm.com

May 20, 2021

Kelly Wicker, Zoning Clerk  
City of Gahanna  
200 South Hamilton Road  
Gahanna, Ohio 43230

**Re: Disposition of Staff Review Comments for 3636 McCutcheon Road Subdivision  
without a Plat (Lot Split) Application**

Dear Ms. Wicker,

Our office represents the Property Owner/Applicant, 3636 McCutcheon LLC/Brad Southard. This letter is the Applicant's response to City of Gahanna's Staff Review Comments dated May 12, 2021. We believe we have provided all required information and documentation. Should you need anything else, please do not hesitate to contact us.

**Fire District:**

1. The Fire Division has no objection to the subdivision without plat application. This type application is not referenced in the 2017 Ohio Fire Code.

*Response: No response/comment needed.*

**Engineering:**

2. Sanitary service to the existing residence is provided via a public sewer main which terminates near the northwestern corner of 329 Tall Oaks Drive. For the proposed .79 acre lot to be served by sewer, this main would need to be extended. Please incorporate a 20-ft easement for a future sewer extension across the remainder parcel, and extending onto the proposed parcel into this application. Coordinate the location of this easement with Jim Turner, Water Resources Engineer, 614-342-4004.

*Response: The Applicant's surveyor has worked with the City to resolve the issue. Please see the attached Plat of Easement.*

If you have any questions or need additional information, please feel free to contact me at katarina@uhlawfirm.com or 614-465-6458.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Katarina S. Karac', written in a cursive style.

Katarina S. Karac



June 1, 2021

Southard Brad  
188 Academy Woods Dr  
Gahanna, OH 43230

RE: Project 3636 Mccutcheon Rd Subdivision Without Plat

Dear Southard Brad:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Fire District**

1. The Fire Division has no objection to the subdivision without plat application. This type application is not referenced in the 2017 Ohio Fire Code.

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant

## STAFF REPORT

### Summary

Request to create two lots from a 1.746 acres parcel. The property is zoned Single Family (SF-3). SF-3 requires a minimum lot size of 11,000 square feet. One parcel is .787 acres or 34,000 square feet and the other parcel, which has an existing home, is .959 acres or 41,700 square feet. Both parcels far exceed the minimum parcel size required by the zoning. Both parcels also exceed the minimum lot frontage requirements of 80’.

No variances are necessary. The existing improvements meet all applicable code requirements.

### Subdivision without Plat

Subdivisions without plat shall be referred to Planning Commission if the division of land is into parcels less than five acres.

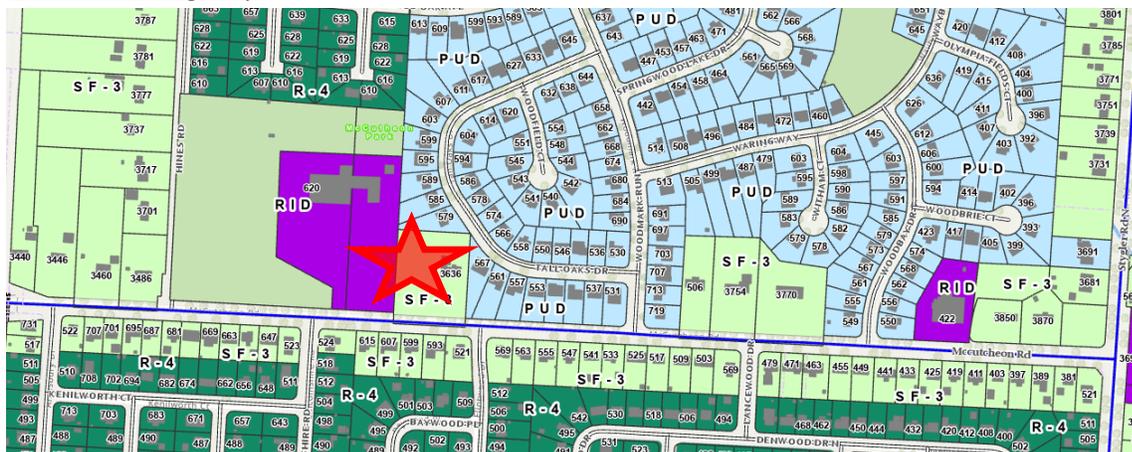
Planning Commission shall approve the subdivision without plat application if the following is met:

- All lots of the resulting subdivision are contiguous to a dedicated public street right-of-way for such distance as required by the zone district.
- No opening, widening or extension of any road is involved.
- No more than five lots are involved after the original tract is completely subdivided.
- The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

### Recommendation

Staff recommends approval of the request as submitted. Both lots meet all applicable zoning requirements.

### Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning