



DEPARTMENT OF PLANNING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

SUBDIVISION WITHOUT PLAT APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 3721 Stygler Rd. N. Gahanna, OH 43230		Project Name/Business Name: SF-3
Parcel #: 025-004297-00	Zoning: (see Map) Select One	Acreage: KAN 0.92

PROJECT SPECIFICATIONS	
Project Description: Lot split, Two parcels, Each tract 0.459 acres.	Proposed # of Lots: 2
	Total Acreage to be Split: 0.92

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Marlyn Ramirez	Applicant Address: 755 cross Pointe Rd Apt I Columbus, OH 43230
Applicant E-mail: Luvmykids312@gmail.com	Applicant Phone: 614-962-4119
Business Name (if applicable):	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: Marlyn Ramirez Date: 3/28/2022

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No.

SWP-0131-2022

RECEIVED

DATE:

3/28/22

PAID:

DATE:

150.00/444 1179

3/28/22

Updated
Aug 2021

SUBDIVISION WITHOUT PLAT APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code Chapter [1106](#) (visit www.municode.com)
2. Survey of new property and residual property certified by a registered surveyor (11"x 17" copy)
3. Legal description of new property and residual property certified by a registered surveyor (11" x 17" copy)
4. Application fee (in accordance with the [Building & Zoning Fee Schedule](#))
5. Application & all supporting documents submitted in digital format
6. Application & all supporting documents submitted in hardcopy format
7. 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](#).
8. Authorization Consent Form Complete & Notarized (see page 3)

PLEASE NOTE:

The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency.
Applications that are not consistent with the code will not be scheduled for hearing

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.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

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.

MARLYN RAMIREZ

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

3/28/2022
(date)

Subscribed and sworn to before me on this 30th day of March, 2022.

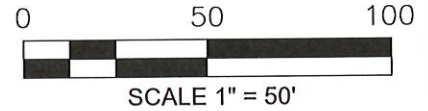
State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams



LOT SPLIT EXHIBIT

PARCEL SPLIT OUT OF THAT 0.918 ACRE TRACT OF LAND SITUATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS, LOCATED IN THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



PRELIMINARY APPROVAL

Cornell R. Robertson, P.E., P.S.

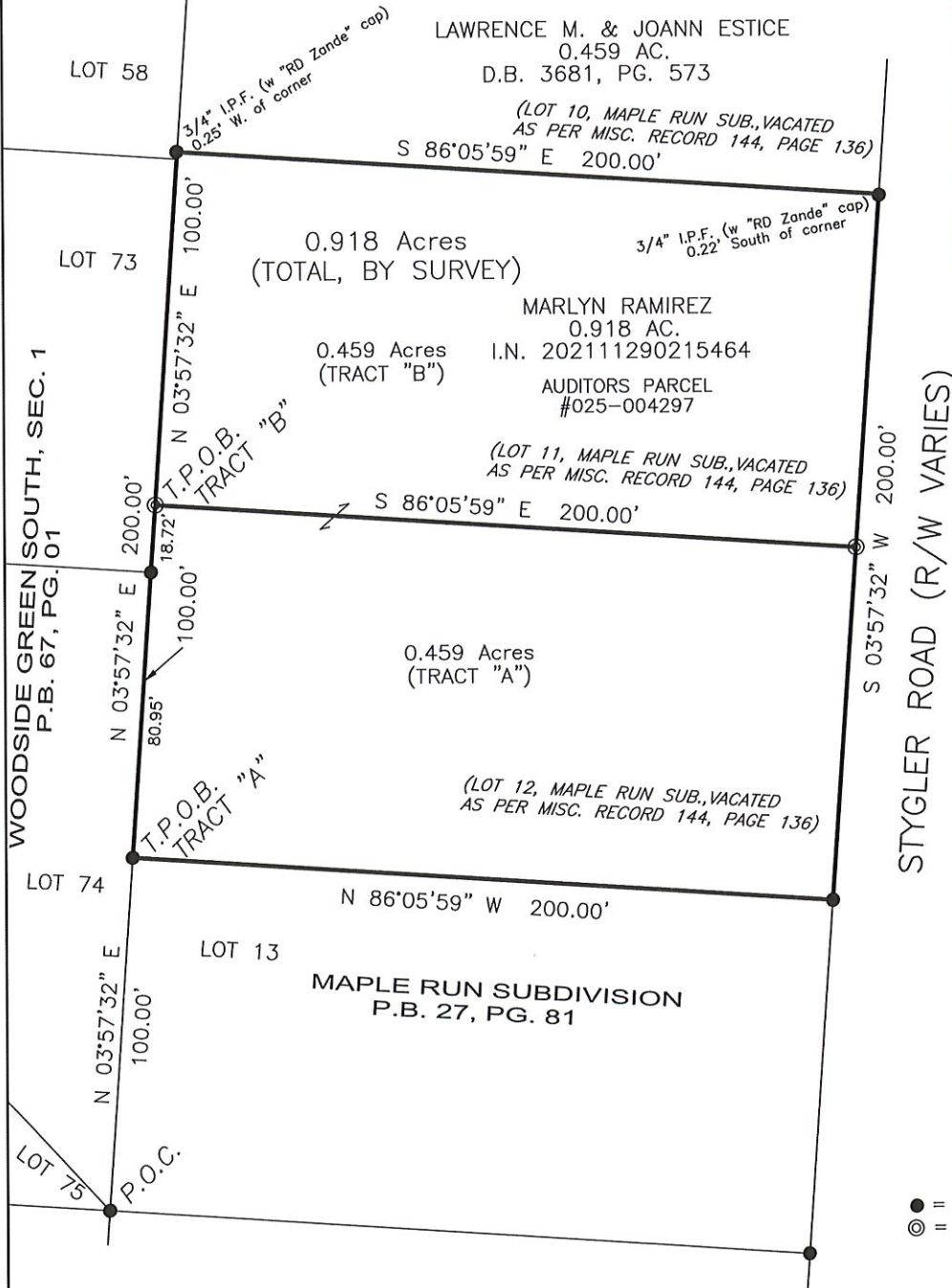
BY: jwiggins
02/22/2022

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



LEGEND:

- = 3/4" IRON PIPE FOUND (or noted)
- ⊙ = 5/8" REBAR SET (w/ "B.L. Surveying, P.S. #7980" CAP)

I hereby certify that this SURVEY EXHIBIT was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

Bearings are based on S 03° 57' 32" W, as shown hereon for the westerly right-of-way line of Stygler Road, as derived from GPS observations, utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment).

William D. Beer
Registered Professional Surveyor No. 7980

Date

BENCHMARK LAND SURVEYING

3501 Manila Drive,
Westerville, Ohio 43081
(614) 794-9609 ~ Office
E-mail: bmlsurveying@yahoo.com

February 18, 2022
DESCRIPTION OF A 0.459 ACRE TRACT, TRACT "A"

Located in the City of Gahanna, County of Franklin, State of Ohio, situated in Quarter Township 1, Township 1, Range 17, U.S.M.L., being 0.459 acres out of that 0.918 acre tract conveyed to Marlyn Ramirez in Instrument Number (I.N.) 202111290215464, said tract formerly known as Lot 12 in Maple Run, a subdivision of record in Plat Book 27, Page 81 and vacated (in part) as per Miscellaneous Record 144, Page 136, said 0.918 acres being more particularly described as:

Commencing, for reference, at a ¾-inch iron pin found at the southeasterly corner of Woodside Green, South, Section 1, a subdivision of record in Plat Book 67, Page 01, the same being the southeasterly corner of Lot 75 and the southerly corner of Lot 74 in said subdivision and being the southwesterly corner of Lot 13 in said Maple Run subdivision; thence, North 03° 57' 52" East, with the easterly line of said Lot 74 and with the westerly line of said Lot 13, a distance of 100.00 feet to a ¾-inch iron pipe found in the easterly line of said Lot 74, being the northwesterly corner of said Lot 13, the southwesterly corner of said 0.918 acres and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING; North 03° 57' 52" East, with the easterly lines of said Lot 74 and Lot 73 in said Woodside Green South, Section 1 subdivision and with the westerly line of Lot 13 in said Maple Run subdivision, passing a ¾-inch iron pipe found at a distance of 80.95 feet, a total distance of 100.00 feet to a rebar set in the easterly line of said Lot 73, the same being in the westerly line of said 0.918 acres;

Thence, South 86° 05' 59" East, crossing said 0.918 acres, a distance of 200.00 feet to a rebar set in the easterly line of said 0.918 acres, the same being in the westerly right-of-way line of Stygler Road (right-of-way varies);

Thence, South 03° 57' 32" West, with the easterly line of said 0.918 acres and with the said westerly right-of-way line, a distance of 100.00 feet to a ¾-inch iron pipe found at the southeasterly corner of said 0.918 acres, the same being the northeasterly corner of said Lot 13 and being in said westerly right-of-way line;

Thence, North 86° 05' 59" West, with the southerly line of said 0.918 acres and with the northerly line of said Lot 13, a distance of 200.00 feet to the TRUE PLACE OF BEGINNING.

Page Two (Tract "A")

Containing 0.459 acres of land. Being out of Auditor's Parcel # 025-004297.

This legal description is based upon an actual field survey, performed by and under the direct supervision of William D. Beer, P.S. #7980 in February of 2022. Said Survey of this description is attached hereto and made part thereof.

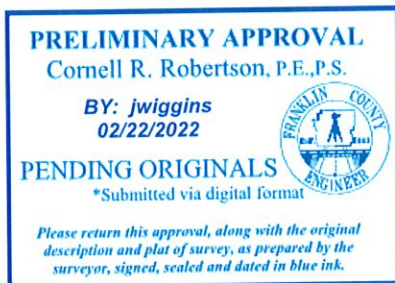
Subject to all easements, restrictions, and rights-of-way of record.

All rebar's set are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

Bearings are based on South 03°57'32" West, as derived from GPS observations for the westerly right-of-way line of Stygler Road (right-of-way varies), utilizing ODOT VRS and being based on Ohio State Plane Coordinate System (South Zone), NAD '83, with a 2011 NSRS adjustment.

All deed references are to records of the Recorder's Office, Franklin County, Ohio.

William D. Beer	Date
Registered Professional Surveyor No. 7980	



February 18, 2022, Revised February 22, 2022
DESCRIPTION OF A 0.459 ACRE TRACT, TRACT "B"

Located in the City of Gahanna, County of Franklin, State of Ohio, situated in Quarter Township 1, Township 1, Range 17, U.S.M.L., being 0.459 acres out of that 0.918 acre tract conveyed to Marlyn Ramirez in Instrument Number (I.N.) 202111290215464, said tract formerly known as Lot 12 in Maple Run, a subdivision of record in Plat Book 27, Page 81 and vacated (in part) as per Miscellaneous Record 144, Page 136, said 0.918 acres being more particularly described as:

Commencing, for reference, at a ¾-inch iron pin found at the southeasterly corner of Woodside Green, South, Section 1, a subdivision of record in Plat Book 67, Page 01, the same being the southeasterly corner of Lot 75 and the southerly corner of Lot 74 in said subdivision and being the southwesterly corner of Lot 13 in said Maple Run subdivision; thence, North 03° 57' 52" East, with the easterly line of said Lot 74, the easterly line of Lot 73 in said Woodside Green South, Section 1 subdivision, with the westerly line of said Lot 13 and with the westerly line of said 0.918 acres, passing ¾-inch iron pipes found at distances of 100.00 and 180.95 feet, a total distance of 200.00 feet to a rebar set in the easterly line of said Lot 73, being in the westerly line of said 0.918 acres and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING; North 03° 57' 52" East, with the easterly lines of said Lot 73 and Lot 58 in said Woodside Green South, Section 1 subdivision and with the westerly line of 0.918 acres, a distance of 100.00 feet to the northwesterly corner of said 0.918 acres, the same being in the easterly line of said Lot 58 and being the southwesterly corner of that 0.459 acre tract conveyed to Lawrence M. and Joann Estice in D.B. 3681, Page 573, said corner being referenced by a ¾-inch iron pipe found (with an "RD Zande" cap) directly west, a distance of 0.25 feet away;

Thence, South 86° 05' 59" East, with the northerly line of said 0.918 acres and with the southerly line of said 0.459 acres, a distance of 200.00 feet to the northeasterly corner of said 0.918 acres, the southeasterly corner of said 0.459 acres and being in the westerly right-of-way line of Stygler Road (right-of-way varies), said corner being referenced by a ¾-inch iron pipe found (with an "RD Zande" cap) directly south, a distance of 0.22 feet away;

Thence, South 03° 57' 32" West, with the easterly line of said 0.918 acres and with the said westerly right-of-way line, a distance of 100.00 feet to a rebar set in the easterly line of said 0.918 acres, the same being in said westerly right-of-way line;

Thence, North 86° 05' 59" West, crossing said 0.918 acres, a distance of 200.00 feet to the TRUE PLACE OF BEGINNING.

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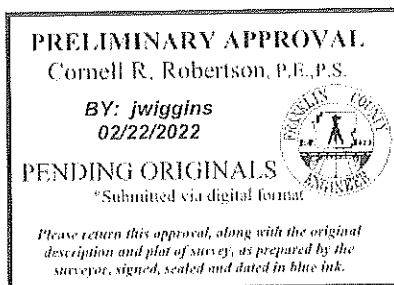
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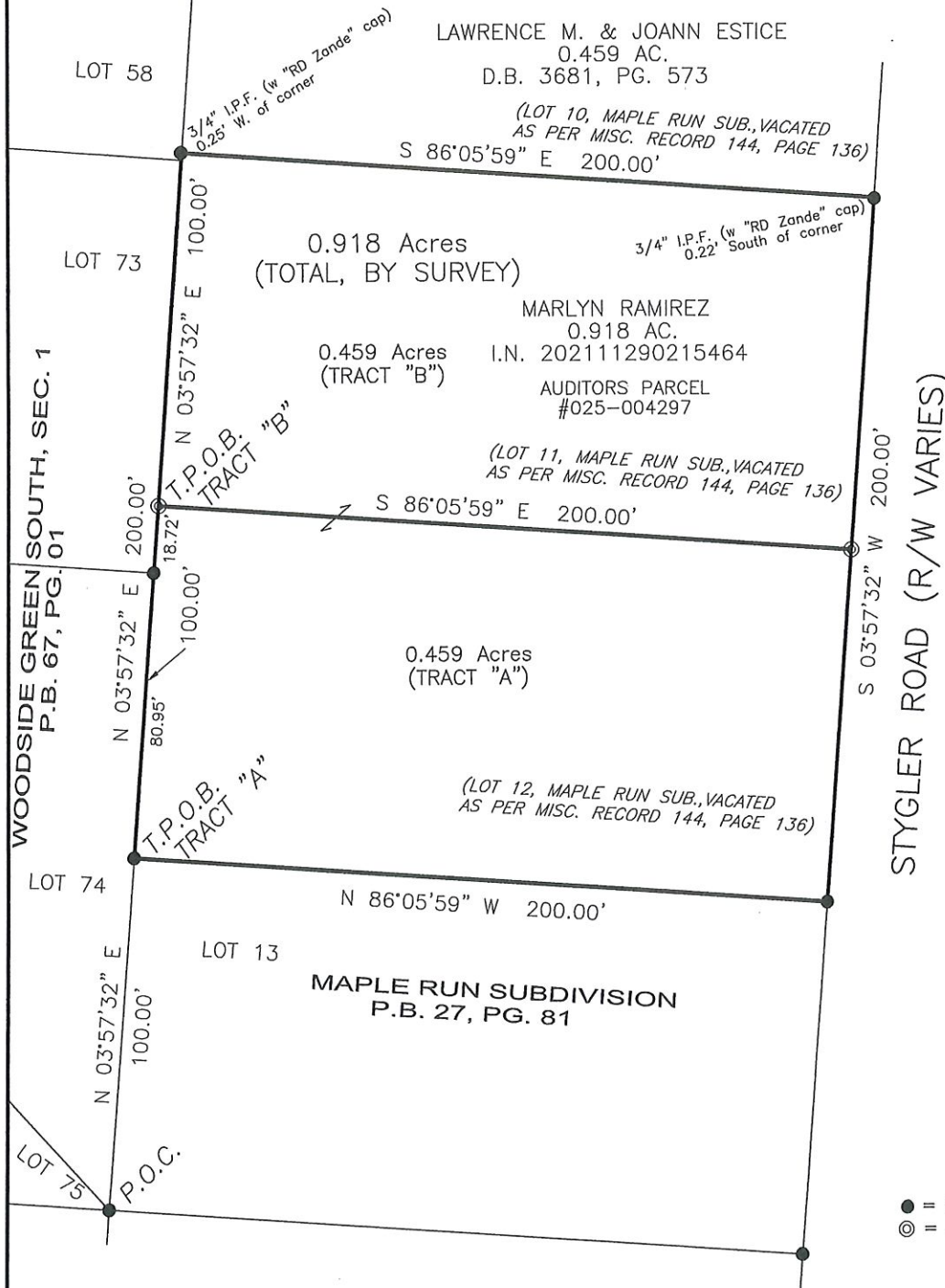
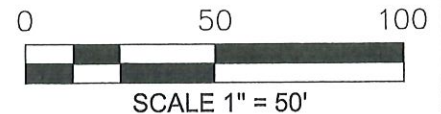
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William D. Beer	Date
Registered Professional Surveyor No. 7980	



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● = 3/4" IRON PIPE FOUND (or noted))
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William D. Beer 2/22/2022
Date
Registered Professional Surveyor No. 7980

BENCHMARK LAND SURVEYING
3501 Manila Drive,
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E-mail: bmlsurveying@yahoo.com

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William D. Beer 2/22/2022
William D. Beer Date
Registered Professional Surveyor No. 7980

February 18, 2022, Revised February 22, 2022
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William D. Beer 2/22/2022
William D. Beer Date
Registered Professional Surveyor No. 7980



May 17, 2022

Marlyn Ramirez
755 Cross Pointe Rd Ste I
Columbus, OH 43230-7045

RE: Project 3721 Stygler Rd Subdivision Without Plat

Dear Marlyn Ramirez:

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 3721 Stygler Road lot split – Ramirez SWP22.

Parks

2. No comments Per Julie Predieri

Engineering

3. No comments

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

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator



STAFF REPORT

Request Summary

Applicant is requesting approval to split a vacant 0.918-acre parcel at 3721 Stygler Road into two parcels each with 0.459 acres. The property is zoned SF-3 – Single Family Residential which requires a minimum of 11,000sqft lots and a minimum 80-foot frontage width. Both parcels will meet the minimum requirements with a 20,000sqft area and a 100-foot width. No variances are necessary.

Subdivision without Plat

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

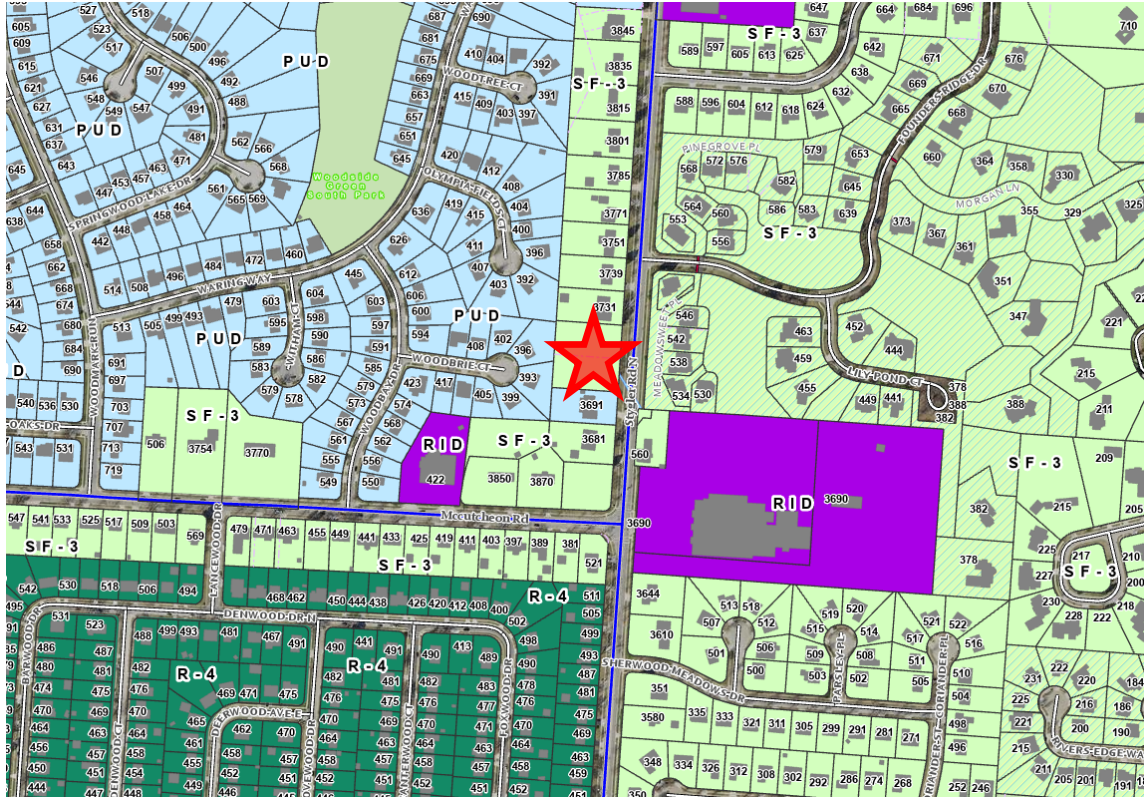
Planning Commission shall approve the subdivision without plat application if the following is met:

- a. 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.
- b. No opening, widening or extension of any road is involved.
- c. No more than five lots are involved after the original tract is completely subdivided.
- d. The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

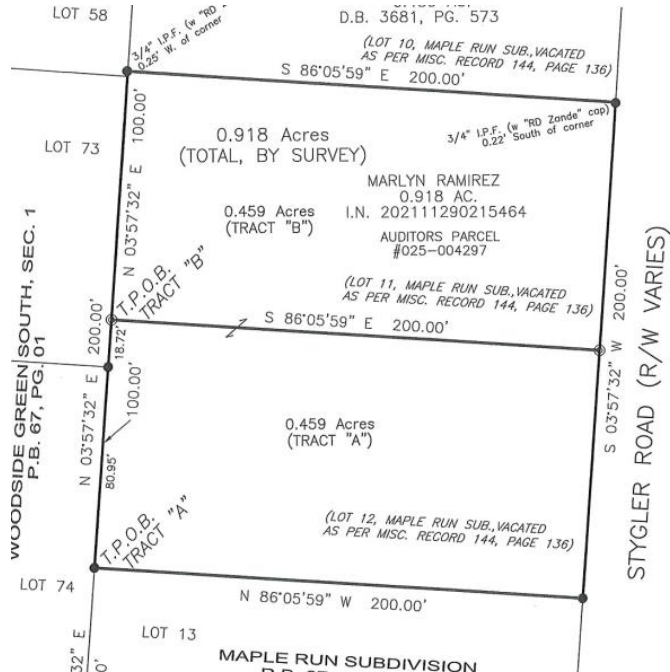
Recommendation

Staff recommends approval of the request as submitted. The proposed lot split meets the minimum zoning requirements. It should be noted that the lots were originally platted in this area at the proposed lot sizes and then they were combined at some point. Combining of lots is handled by the County and does not require any action by the City. Therefore, the City does not have record of exactly when the two lots were combined. If approved, the two parcels will revert back to how they were originally configured.

Location/Zoning Map:



Proposed Lot Configuration:



Respectfully Submitted By:

Zack Cowan, AICP