

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: <i>Corner of Parkland Dr. and Orchard Drive</i>		Project Name/Business Name (if applicable):	
Parcel ID No.(s) <i>025-000951</i>	Current Zoning: <i>Olde Gahanna Recreation</i>	Total Acreage: <i>1.677 Ac 3.530</i> <i>6.56 acres</i>	<i>MS 9/22</i>
Reason for request: <i>Proposed Property Transfer.</i> <i>7025-000942 625-000958</i> <i>MS 9/22</i>		Acreage to be split: <i>1.677 Ac</i>	
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): <i>Jeffrey Barr</i>		Address: <i>200 S. Hamilton Rd Gahanna, OH 43230</i>	
E-Mail: <i>Jeffrey.Barr@gahanna.gov</i>		Phone No. <i>614-342-4253</i>	
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)		Contact Information (phone no./email):	

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: *Jeffrey Barr*

Date: *9/14/2017*

INTERNAL USE ONLY

Zoning File No. _____
PC Meeting Date: _____
PC File No. _____

RECEIVED: *KAW*
DATE: *9-14-17*

PAID: *[Signature]*
DATE: *9-14-17*
CHECK#: _____

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 <u>Section 1106</u> (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓			
	3. Survey of property certified by registered surveyor (11x17" copy)	✓			
	4. Legal description of property certified by registered surveyor (11x17" copy)	✓			
	5. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)		✓		
	6. Application & all supporting documents submitted in digital format	✓			
	7. Application & all supporting documents submitted in hardcopy format	✓			
	8. 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 <u>Franklin County Recorder's Office</u> .	✓			
	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: _____ Date: _____

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.

I, Ernest C. Massie, the owner of the subject property listed on this application, hereby authorize Jeff Barr 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: [Signature] Date: 9-13-17

AUTHORIZATION TO VISIT THE PROPERTY

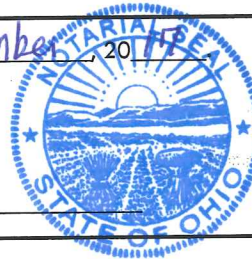
I, Ernest C. Massie, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 9-13-17

Subscribed and sworn to before me on this 13th day of September, 2017

State of Ohio County of Franklin

Notary Public Signature: Gina K. Sheppard



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

AGREEMENT TO COMPLY AS APPROVED

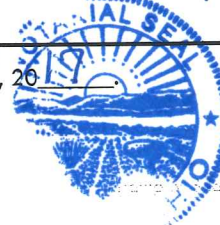
I, Jeff Barr, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: [Signature] Date: 9/14/2017

Subscribed and sworn to before me on this 14 day of September, 2017

State of Ohio County of Franklin

Notary Public Signature: Jill A. Webb



Jill A. Webb
Notary Public, State of Ohio
My Commission Expires 07-08-2020

SAVE APPLICATION

1.677 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 3.530 acre tract of land described in Deed Book 1591, Page 503, and being part of Lot 1 and Reserves A & B of "Westergaard Park Addition," of record in Plat Book 22, Page 5, and described in Deed Book 1591, Page 507, both deeds to the Veterans of Foreign Wars Post No. 4719 (see also Deed Book 2348, Page 57), (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at a ½" rebar found at the northeasterly corner of the right-of-ways of Parkland and Orchard Drives (both being 50 feet in width), as dedicated on the plat of "Bagshaw Heights," of record in Plat Book 17, Pages 161, being also a corner of said Lot 1;

thence crossing through said Lot 1, the following five (5) courses and distances:

1. North 37°02'15" East, 69.84 feet along the arc of a curve to the left (Radius=35.00 feet & Delta=114°19'47"), a chord distance of 58.82 feet to a rebar set;
2. North 20°07'40" West, 23.50 feet to a rebar set;
3. North 81°04'45" East, 102.00 feet to a rebar set;
4. North 19°45'00" West, 112.00 feet to a rebar set; And,
5. North 70°15'00" East, 74.93 feet to a rebar set in the westerly line of that 2.896 acre tract of land described in the deed to the City of Gahanna, recorded in Instrument No. 199712100164028;

thence southeasterly along said westerly line of said 2.896 acre tract, the following three (3) courses and distances:

1. South 44°40'59" East, 7.18 feet to a rebar set at a point of curvature in said line;
2. South 36°13'45" East, 41.61 feet along the arc of a curve to the right (Radius=141.00 feet & Delta=16°54'28"), a chord distance of 41.46 feet to a rebar set at a point of tangency of said line; And,
3. South 27°46'31" East, 238.65 feet to an existing fence post;

thence crossing southwesterly through aforesaid 3.530 acre tract and Reserves A & B, the following four (4) courses and distances:

1. South 55°09'45" West, 61.82 feet to a rebar set;
2. South 47°37'00" West, 153.00 feet to a rebar set;
3. North 41°23'30" West, 33.50 feet to a rebar set; And,
4. South 59°03'30" West, 154.00 feet to a rebar set in the easterly right-of-way line of said Parkland Drive;

thence northerly along said easterly line of Parkland Drive, North 4°09'00" East, 227.23 feet, returning to the 'Point of Beginning,' containing 1.677 acres of land (of which approximately 0.407 acre is out of PID:025-000958, 0.763 acre is out of PID:025-000942, 0.495 acre is out of PID:025-000951 & 0.012 acre is out of PID:025-000952), more or less, as surveyed and described in May of 2017, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

Subject, however, to all legal rights-of-way of previous record.

Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (South Zone/NAD83-2011 Adj.), as determined by GNSS observations tied to the Ohio CORS VRS Network, with the easterly right-of-way line of Parkland Drive resolved to be North 4°09'00" East. Rebar called for as set are ⅝" O.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "TERRA SURVEY/TURNER PS6702."



Carl E. Turner Jr.,
Professional Surveyor No. 6702
25 May 2017



* End of Description *



238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614.471.0663
www.terrasurveyingservices.com

LOT SPLIT SURVEY
LOCATED IN QTR. TOWNSHIP 4, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY DISTRICT
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
GAHANNA PARKS DEPARTMENT &
V.F.W. POST NO. 4719

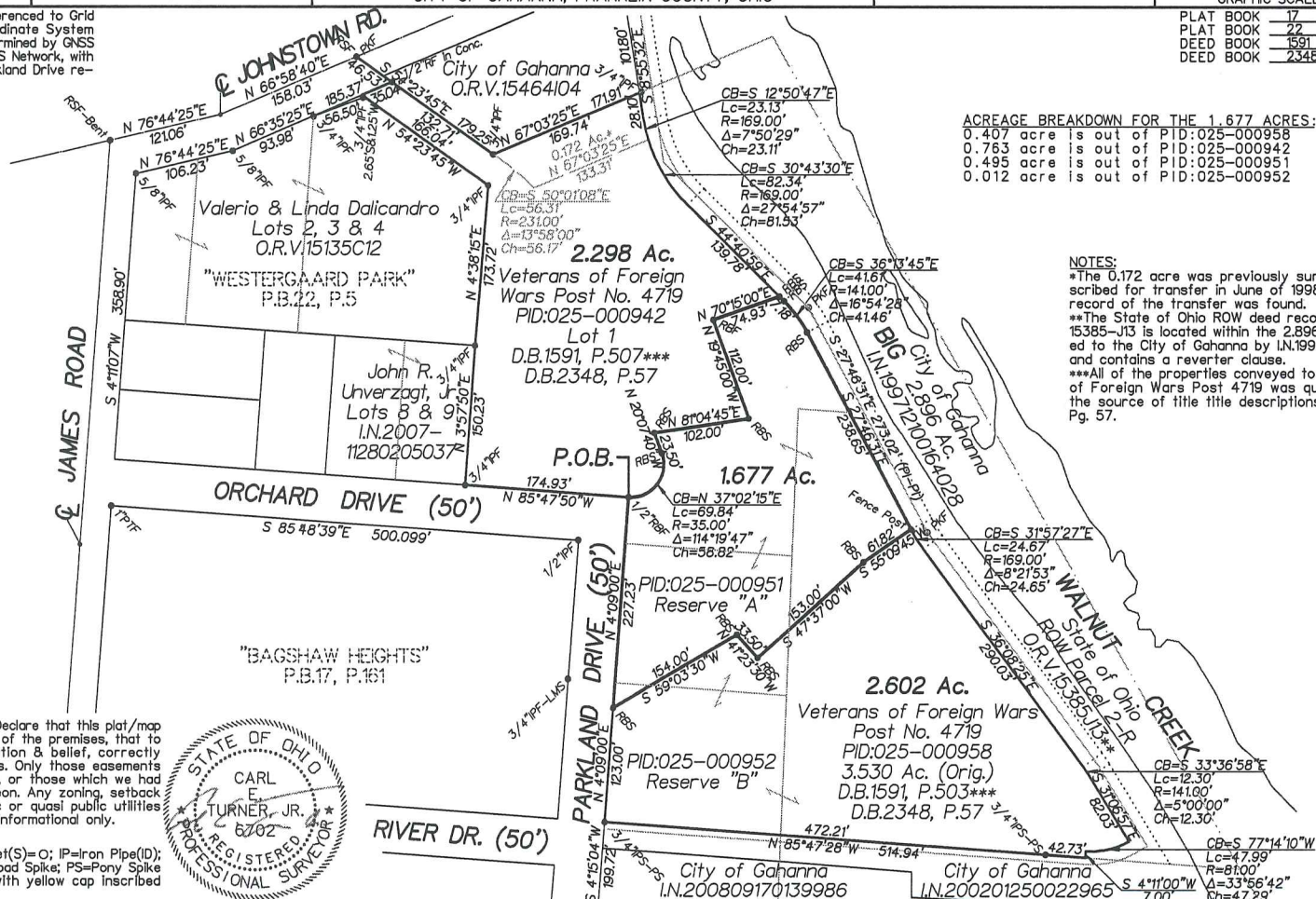
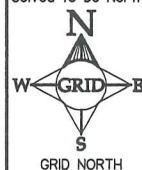
DATE: 25 MAY 2017
TERRA FILE NO. 25.1LGAH.107.17

120 00 80 60 40 20 0 120

GRAPHIC SCALE: 1"=120'

PLAT BOOK	17	PAGE	61
PLAT BOOK	22	PAGE	5
DEED BOOK	1591	PAGE	503 & 507
DEED BOOK	2348	PAGE	57

BASIS OF BEARINGS: Bearings are referenced to Grid North of the Ohio State Plane Coordinate System (South Zone/NAD83-2011 Adj.), as determined by GNSS observations tied to the Ohio CORS VRS Network, with the easterly right-of-way line of Parkland Drive re-solved to be North 4°09'00" East.



SURVEYOR'S STATEMENT: We Hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, setback or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



SURVEY MONUMENTS: Found(F)=●, Set(S)=○; IP=Iron Pipe(ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PS=Pony Spike & PK=PK Nail. RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.

©2017 TERRA SURVEYING SERVICES LLC

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE SEAL



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

September 21, 2017

Jeffrey Barr
200 S Hamilton Rd
Gahanna, OH 43230

RE: Project 75 W Johnstown Rd SWP17
75 W Johnstown Rd

Dear Jeffrey Barr:

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

Planning & Development

1. Application requires approval by Planning Commission per Ch 1106.04.

Parks

2. Looks good to me. There isn't any tree issues with this piece of property. Per Rob Wendling

Public Safety

3. No comment from the PD. Per Sheila Murphy

Zoning

4. Meets code requirements for SWP approval by PC

Building

5. No comments by the Building Division for the lot split. Per Ken Fultz

Public Service & Engineering

6. The property corners shall be pinned following completion of the split.

Fire District

7. Fire Department has no comment on Lot Splits. The Fire code does not address lot splits. Per Steve Welsh

Soil & Water Conservation District

8. No comment received.

Kelly Wicker

From: Sheila Murphy
Sent: Thursday, September 14, 2017 1:50 PM
To: Kelly Wicker
Subject: RE: Staff Comments 75 W Johnstown Rd

K
No comment from the PD.
Thanks
S

From: Kelly Wicker
Sent: Thursday, September 14, 2017 11:43 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Staff Comments 75 W Johnstown Rd

STAFF COMMENTS September 14, 2017

DUE: Wednesday September 20th – 12 pm

If you are not a LAMA user Email your comments to kelly.wicker@gahanna.gov with the subject:
"Staff Comments – Project name"

Project/Property Address or Location: 75 W Johnstown Rd

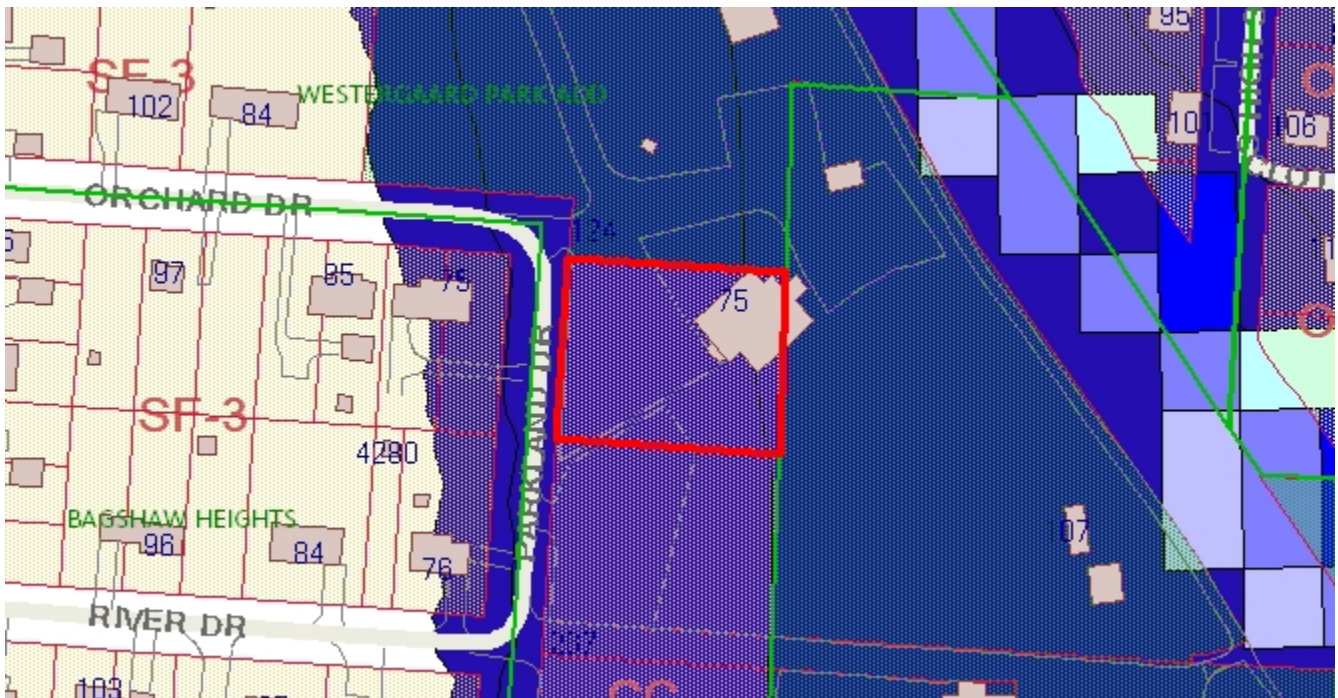
Project Name/Business Name: 75 W Johnstown Rd SWP17

SUBMITTED BY:

Name: _____ Title: _____

Department: _____

Comments:



Kelly Wicker

From: Rob Wendling
Sent: Friday, September 15, 2017 8:56 AM
To: Kelly Wicker
Subject: RE: Staff Comments 75 W Johnstown Rd

Looks good to me. There isn't any tree issues with this piece of property.

From: Kelly Wicker
Sent: Thursday, September 14, 2017 11:43 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Staff Comments 75 W Johnstown Rd

STAFF COMMENTS September 14, 2017

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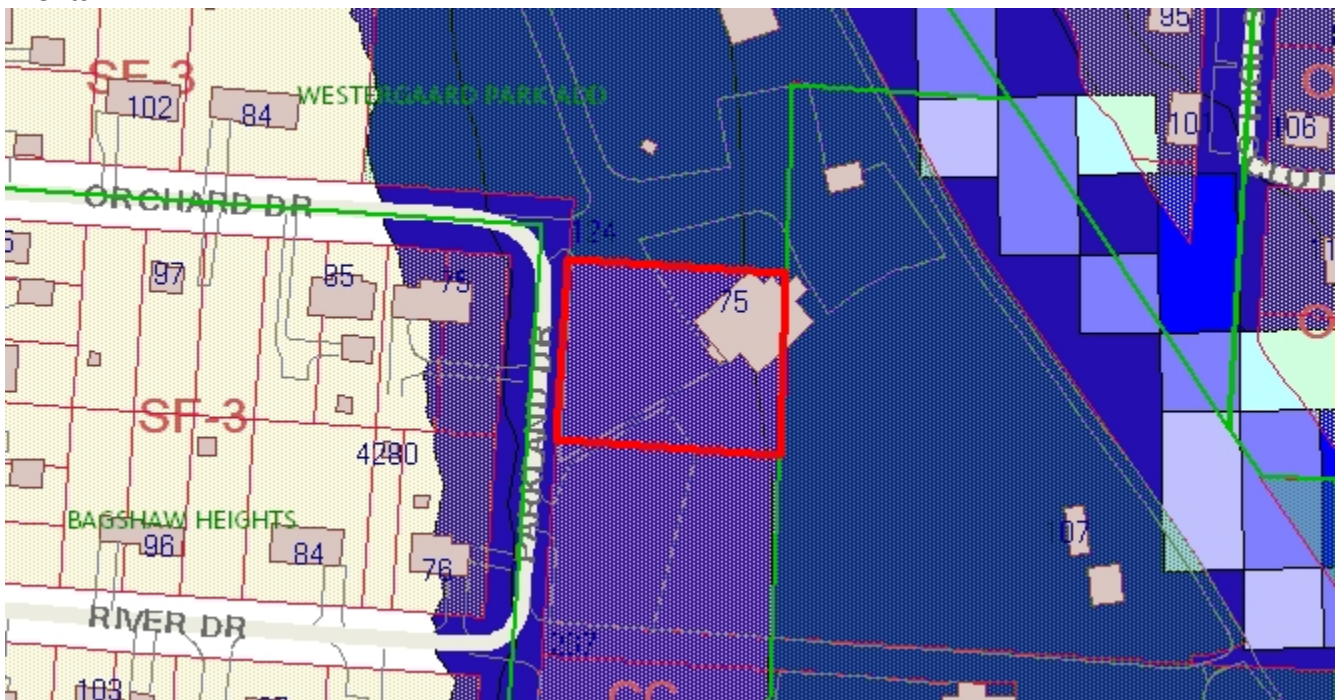
Project Name/Business Name: 75 W Johnstown Rd SWP17

SUBMITTED BY:

Name: _____ Title: _____

Department: _____

Comments:



Kelly Wicker

From: Ken Fultz
Sent: Thursday, September 14, 2017 11:56 AM
To: Kelly Wicker
Subject: Staff Comments 75 W Johnstown Rd

No comments by the Building Division for the lot split.

See response below listing no comments.

Ken

KENNETH W. FULTZ, P.E.

Chief Building Official
Department of Public Service and Engineering



CITY OF GAHANNA
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4010
614.342.4113(fax)
ken.fultz@gahanna.gov
www.gahanna.gov



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Sent: Thursday, September 14, 2017 11:43 AM
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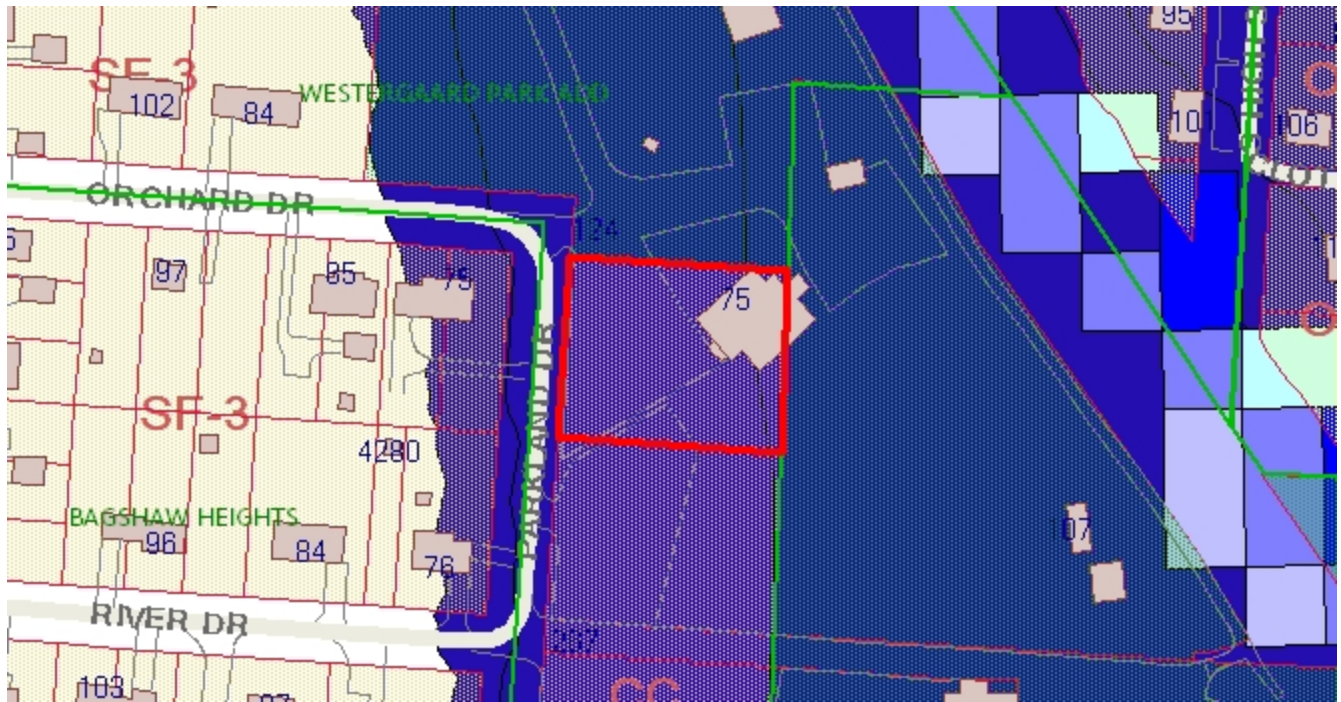
Project Name/Business Name: 75 W Johnstown Rd SWP17

SUBMITTED BY:

Name: Kenneth W. Fultz, P.E. Title: Chief Building Official

Department: Building Division; Public Service and Engineering Department

Comments: None



KELLY WICKER

Zoning Clerk

Department of Public Service

Division of Building and Zoning



CITY OF GAHANNA

200 S. Hamilton Rd.

Gahanna, Ohio 43230

614.342.4025

614.342.4111(fax)

kelly.wicker@gahanna.gov

www.Gahanna.gov

Twitter @CityOfGahanna

APPLICATION STAFF COMMENTS

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: 75 W. Johnstown Road

Project Name/Business Name: City of Gahanna

SUBMITTED BY:

Name: Bonnie Gard **Title:** Planning & Zoning Administrator

Department: Service

- (a) All lots of the resulting subdivision are contiguous to a dedicated public street right-of-way for such distance as is required by the applicable zoning category.
- (b) No opening, widening or extension of any road, street or other public way 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.