

Revised 1/7/2020



PLANNING AND ZONING COMMISSION (P&Z)
SUBDIVISION WITHOUT PLAT REVIEW APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$100
Per Fee Ordinance 2019-49

Applicant: EyeCare Professionals of Powell c/o Craig Moncrief
Address/City/State/Zip: Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215
Email Address: cjm@planklaw.com
Phone No: 614-947-8600 **Cell Phone No:** _____ **Fax No:** 614-228-1790
Property Owner: Insight Business Development LLC c/o Jason Miller
Address/City/State/Zip: 9711 Sawmill Parkway, Powell, Ohio 43065
Email Address: drmiller@eyecarewpowell.com
Phone No: 614-947-8600 **Cell Phone No:** _____ **Fax No:** _____
Property Address: 265 North Liberty Street
Parcel Number(s)/Subdivision: 319-426-01-004-000

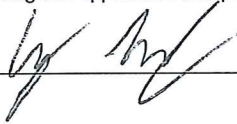
Checklist:

- ☐ Preliminary Plan requirements set forth in Section 1105.04
- ☐ Other plat plan requirements as set forth by the Zoning Administrator.
- ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☐ Attach **5 plat plans** containing all drawings, text, any other items, and application.
- ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☐ Attach the required fee - \$100.
- ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035

Public notice sign details found [here](#).

(SEE OVER)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant:  Date: 10/21/21

Office Use
Received

Office Use
Type/Date: <u>C/C# 4475 10/21/2021</u>
Base Fee: <u>\$100.00</u>
Prepared by: <u>PF</u>
Reviewed by: <u> </u>
PAYOR: <u>PLANK LAW FIRM, LPA</u>
RECIEPT # <u>008509</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

Exhibit A

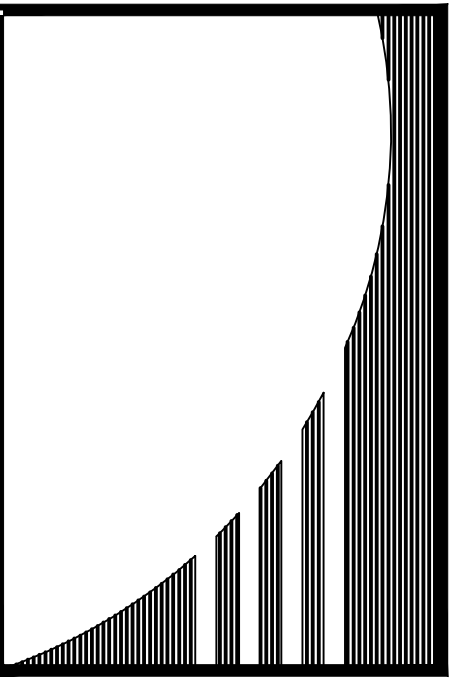
Subdivision Without Plat Review – Additional Information

Applicant is the owner of the 1.75 +/- acre parcel of real property located at 265 North Liberty Street, Powell, Ohio 43065, known as Delaware County Auditor Tax Parcel Id. No. 319-426-01-004-000 (the "Property"). The Property is improved with two (2) commercial buildings, two (2) parking lots and driveways, trees, and landscaping. Applicant purchased the Property in 2019 and combined the two (2) former parcels into one (1) parcel of real property.

The Property is located in the PC – Planned Commercial District. On April 21, 2021, the City of Powell City Council approved an ordinance approving a major amendment to an approved development plan for the Property (Ordinance 2021-04). The amendment permitted Applicant to renovate the existing structure for its optometry business, construct a one-story addition of approximately 1,600 square feet to the north side of the south building, add parking spaces, and construct a driveway connecting the two (2) parking lots on the Property.

Applicant filed this Subdivision Without Plat Review Application in conjunction with a Board of Zoning Appeals (BZA) Application For Variance in order to split the Property back into two (2) parcels. The proposed lot split will return the Property to its original two (2) parcel designation; however, the new parcels will be similar in size and dimensions. Applicant understands that this Subdivision Without Plat Review Application is contingent on certain area variances being approved by the Board of Zoning Appeals. We will request the following variances from the City of Powell Planning and Zoning Code (the "Zoning Code") in the variance application:

- 1.) Section 1143.15(a) of the Zoning Code provides for a minimum street frontage of one hundred and sixty feet (160'). The Property currently has approximately two hundred and ninety-nine feet (299') of street frontage. After the split, the northern parcel will have approximately one hundred and seven feet (107') of street frontage.
- 2.) Section 1143.15(a) of the Zoning Code provides for a minimum side yard of twenty-five feet (25'). After the split, the building on the northern property will be nineteen feet and five inches (19'-5") from the new property line.



5844 North High St.
Worthington, Ohio 43085
Phone: 614.436.5800
Cell: 740.814.6639
www.lafontainearchitecture.com

EYECARE PROFESSIONALS
SCHEMATIC DESIGN
POWELL, OH 43065

Job Number: 20205
Permit Set Resubmit
Date: 09.09.2021

Seal:

SITE LAYOUT
PLAN

C3.0



0.766 ACRE LOT SPLIT

Situated in the State of Ohio, County of Delaware, Village of Powell, Being part of Farm Lot 33, Section 4, Township 3, Range 16 of the United States Military Lands, and being out of a 1.751 acre tract as conveyed to Insight Business Development, LLC., of record in IN # 201900033303, Recorder's Office, Delaware County, Ohio, said 0.766 acre tract of land being more particularly described as follows:

BEGINNING at a 3/4" capped iron pin (Stultz) found at the Southeasterly corner of Unit 22 as conveyed to Elizabeth Mccoy, of record in Brookehill Village Condominiums, in ORV 208, PG. 274, the Northeast of said 1.751 acre tract, and on the Westerly of a parcel conveyed to the City of Powell (vol. 1118, pg. 667), **S 06° 30' 03" E**, a distance of **107.26 feet**, to an iron pin set on an Easterly line of said 1.751 acre tract, and the Westerly line of said parcel conveyed to the City of Powell, thence;

S 83° 27' 06" W, a distance of **259.50 feet**, going through said 1.751 acre tract to an iron pin set, being on the Westerly line of said 1.751 acre tract and the Easterly line of a 17.537 acre tract as conveyed to the Village of Powell (vol.523, pg. 788), thence;

N 06° 30' 03" W, a distance of **149.96 feet**, to a 3/4" capped iron pin (Stultz) found at the Southwesterly corner of Unit 35 as conveyed to Valerie Lilko, of record in said Brookehill Village Condominiums, the Northwest corner of said 1.751 acre tract, and a Northeasterly corner of said 17.537 acre tract, thence;

S 83° 27' 06" W, a distance of **259.50 feet**, going through said 1.751 acre tract to an iron pin set, being on the Westerly line of said 1.751 acre tract and the Easterly line of a 17.537 acre tract as conveyed to the Village of Powell(vol.523, pg. 788), thence;

S 87°12' 08" E, a distance of **262.95 feet**, along the South line of said Unit 35 and 22, the North line of said 1.751 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.766 acre, more or less.

Bearings are based on the centerline of Liberty Road (Co. Rd. 9) as being S 06° 30' 03" E. All monumented corners are set with a 30" long by 3/4" iron pipe with stamped cap "PS 8621".

See attached Exhibit "A".

Michael R. Ziska

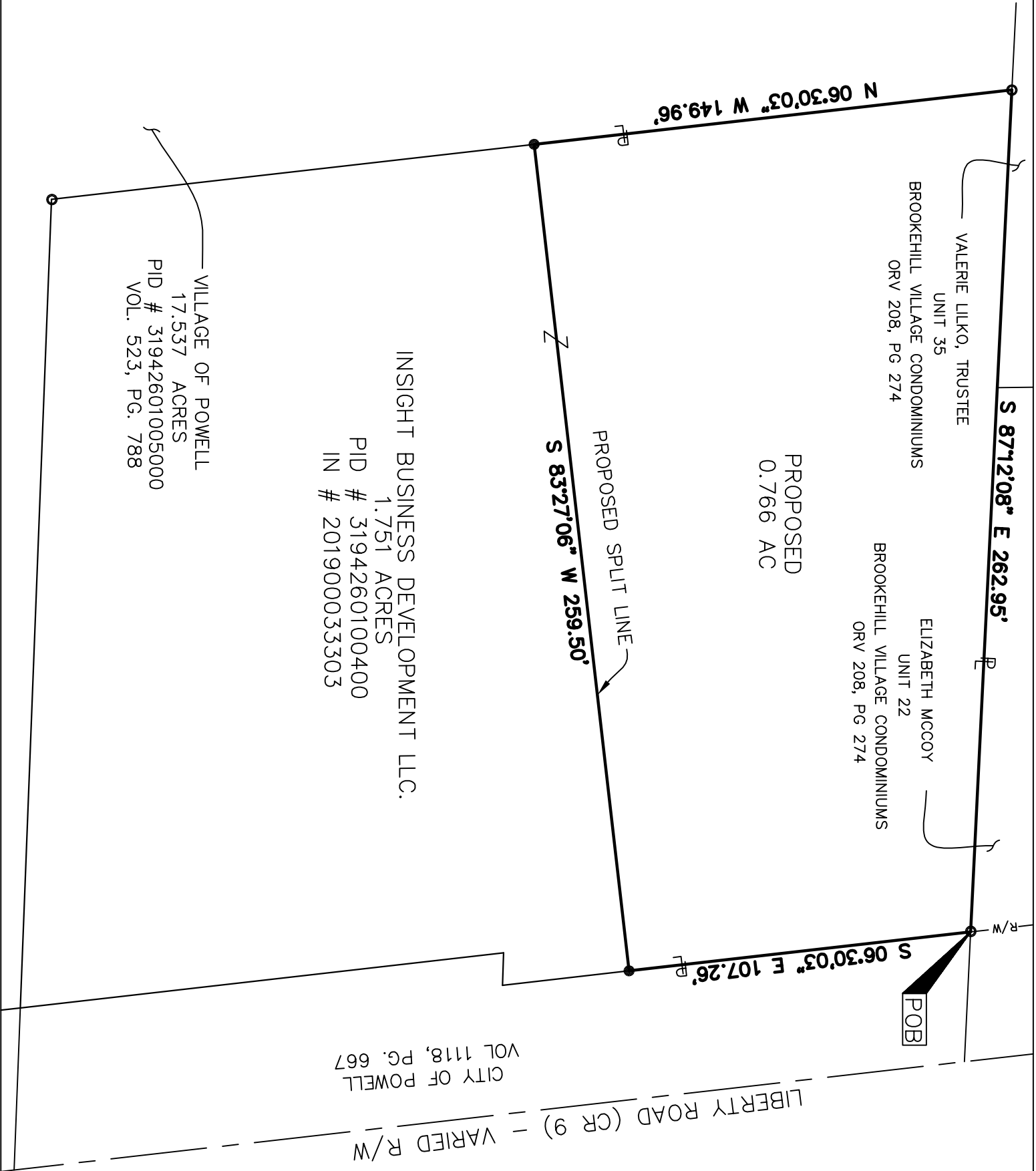
11/1/2021

Professional Surveyor No.8621

LOT SPLIT

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, FARM LOT 33, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LAND.

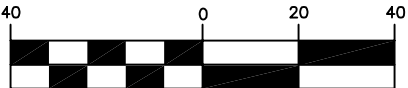


LEGEND

- 3/4" CAPPED IRON PIN FOUND (STULTZ)
- SET 3/4" IRON PIPE-30" LONG (CAPPED PS 8621)



GRAPHIC SCALE



1 inch = 40 ft.

BASIS OF BEARINGS
Bearings are based
on the Centerline of
Liberty Road (CO.
RD. 9), as being S
06° 30' 03" E



LOT SPLIT

CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE DELAWARE 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 MAY 21, 2021 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: Michael R. Ziska REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621
DATE OF PLAT: 6/15/2017