

APPLICATION FOR ZONING AMENDMENT  
Jersey, Ohio

Application Number: \_\_\_\_\_

The undersigned, owner(s) of the following legally described property hereby requests the consideration of change in zoning district classification as specified below:

1. Property Owner(s) Name: John R. Hadley

Mailing Address: 401 Pecan Avenue, Fairhope, Alabama 36532

Phone Number: Home 740-405-2881 Work \_\_\_\_\_

2. Location Description: Auditor Pin: 82-107442-00.002

Section 18 Township Jersey 2 Range 15

Block \_\_\_\_\_ Lot Number N/A

3. Existing Use: 400 Commercial Vacant Land

4. Current Zoning: NB

5. Proposed Use: Commercial: Warehouse/Office

6. Proposed Zoning District: GB1

7. Supporting Information – Attach the following items to the application:

- a. (1.)A vicinity map showing property lines, streets, and existing and proposed zoning.

(2.)Legal description

(3.)Survey and description of proposed use (attached to narrative) preliminary site plan



ITEM 7 a. (2.) - Legal Description

Situated in the State of Ohio, County of Licking, Township of Jersey, and bounded and described as follows:

In the Northwest Quarter of Section Eighteen (18), Township Two (2), Range Fifteen (15), United States Military Lands, and being part of a 15.34 acre tract of land conveyed to Frances M. Smallwood by deed of record in Official Record 154, page 284 and Official Record 232, Page 14, all references being to the Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of State Route 161, said spike being the northeasterly corner of a 0.67 acre tract of land now or formerly owned by Dennis T. Taynor, etal, by deed or record in Deed Book 633, Page 249, and the northwesterly corner of a 5.648 acre tract of land now or formerly owned by John A. Kulp and Cynthia J. Kulp by deed or record in Deed Book 739, Page 154; thence, South 84°44' East, along the centerline of State Route 161 and the northerly line of Section Eighteen (18), a distance of 503.08 feet to a point, said point being the true point of beginning of the parcel herein described;

thence, South 84°44' East continuing along said centerline and northerly section line, a distance of 230.00 feet to a point;

thence, South 2°18'39" East along a new divisional line across said Smallwood tract, passing through an iron pipe set in the southerly right-of-wayline of said State Route 161 at 49.59 feet for a total distance of 852.46 feet to an iron pipe set in southerly line of said Smallwood tract and northerly line of Cole Estates Addition Two (2) or record in Plat Book 11, Pages 33 and 34;

thence, North 84°2'32" West along the southerly line of said Smallwood tract and a portion of the northerly line of said Cole Estates Addition Two(2), a distance of 342.76 feet to an iron pipe set;

thence, North 5°17'18" East along a new divisional line across said Smallwood tract, passing through an iron pipe set in the southerly right-of-wayline of said State Route 161 at 794.61 feet for a total distance of 840.88 feet to the point of beginning.

It is understood that the tract of land described above contains 5.539 acres, more or less, subject to all legal right-of-ways and easements or record.

The basis of bearings is to the centerline or survey of State Route 161, as per right-of-way plans FRA-161-23.21, LIC-161-0.00, sheet 12 of 17.

This description is based upon an actual field survey made by Charles H. Murphy, Registered Surveyor No. 6950 on May 6, 1989.

THE BASIS FOR BEARINGS IS TO THE CENTERLINE OF THE SURVEY OF STATE ROUTE 161 AS PER STATE OF OHIO RIGHT-OF-WAY PLANS FRA-161-23.21, LIC-161-0.00 SHEET 12 OF 17.



DENNIE T. TAYNOR, ETAL.  
VOL. 633 PG.249

JOHN A. KULP & CYNTHIA J. KULP  
VOL. 739 PG. 165

CLARENCE W. HEADLY  
VOL. 753 PG. 852

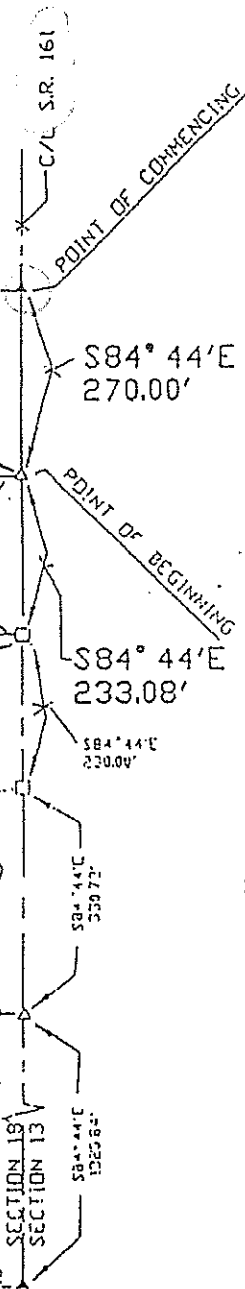
COLE ESTATES ADDITION, 2  
PLAT BOOK 11 PG. 33,34

RESERVE 'A'

16  
17  
18  
19  
20  
21  
22

12345-WORTHINGTON RD.  
(5.539 ACRES)

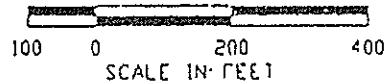
(5.300 ACRES)



LEGEND:

- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- IRON PIPE FOUND
- IRON PIPE SET
- P.K. NAIL FOUND
- POINT

NORTH-SOUTH QUARTER  
LINE OF SECTION 18



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

*Charles H. Murphy*  
CHARLES H. MURPHY  
REGISTERED SURVEYOR NO 6950

SURVEY OF A 4.492 ACRE TRACT  
for  
FRANCES M. SMALLWOOD

Situate in the Northwest Quarter of Section 18, Township 2, Range 15, United States Military Lands and being part of a 15.331 Acre Tract of Land in Jersey Township, Licking County, Ohio.

Date: 5-16-89

Scale 1"=200'

CHICAGO-TITLE BOX

- b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.

John R. Hadley Lot ("Hadley Lot")

12345 Worthington Road, Pataskala, Ohio

Licking County, Parcel No. #082-107442-00.002

Currently zoned "NB" Neighborhood Business

Adjacent Owners

West of Hadley Lot (Capital City Pools)

EPIN:	02150000500000075000
AUDITOR'S PIN:	<u>8210744200000</u>
OWNER 1:	TURNER LAND OWNERSHIP L L C (mailing address same)
OFFICIAL RECORD	<u>200712270032646</u>
TAX ACREAGE	4.49t
STREET NUMBER	12555
STREET NAME	WORTHINGTON RD NW

East of Hadley Lot

EPIN:	02150000500000077000
AUDITOR'S PIN:	<u>8210744200001</u>
OWNER 1:	SCUDERI GROUP L L C (309 N Bend Dr, Pataskala, Ohio 43062)
OFFICIAL RECORD	<u>200806090013398</u>
TAX ACREAGE	5.3
STREET NUMBER	12323
STREET NAME	WORTHINGTON RD NW
DEED ACREAGE	5.3

North of Hadley Lot (across the street)

EPIN: 0215000050000060000  
AUDITOR'S PIN: 3510661400000  
OWNER 1: JBRET PROPERTIES L L C (782 Heathermoor Lane,  
Perrysburg Ohio 43551)  
OFFICIAL RECORD 201201090000553  
TAX ACREAGE 36.376  
STREET NUMBER 12148  
STREET NAME WORTHINGTON RD NW  
DEED ACREAGE 39.886

South of Hadley Lot (East to West) – Cole Estates

EPIN: 02151102911033010000  
AUDITOR'S PIN: 8210802400000  
OWNER 1: RONALD H HARDIN (227 Glenn Dr SW, Pataska, Oh 43062)  
OFFICIAL RECORD 738-0019  
TAX ACREAGE 0  
PLATTED LOT # 18  
STREET NAME GLENN DR SW  
DEED ACREAGE 0

Cole Estates Reserve Area of Subdivision – Known as Reserve A

EPIN: 02151102911033012000  
AUDITOR'S PIN: 8210799400000

OWNER 1:	TROY S WILSON (241 Glenn Dr SW, Pataska, Oh 43062)
OWNER 2:	TITICA A WILSON (same)
OFFICIAL RECORD	<u>200009200029868</u>
TAX ACREAGE	0
PLATTED LOT #	RES "A"
STREET NAME	GLENN DR
DEED ACREAGE	0
EPIN:	02151103011033001000
AUDITOR'S PIN:	<u>8210806000000</u>
OWNER 1:	TROY S WILSON(241 Glenn Dr SW, Pataska, Oh 43062)
OWNER 2:	TITICA A WILSON
OFFICIAL RECORD	<u>200009200029868</u>
TAX ACREAGE	0
PLATTED LOT #	19
STREET NUMBER	241
STREET NAME	GLENN DR SW
DEED ACREAGE	0
EPIN:	02151103011033002000
AUDITOR'S PIN:	<u>8210812600000</u>
OWNER 1:	JAMES A DUFOUR (261 Glenn Dr, Pataskala, Oh 43062)
OFFICIAL RECORD	<u>201501070000244</u>
TAX ACREAGE	0

PLATTED LOT #	20
STREET NUMBER	261
STREET NAME	GLENN DR SW
DEED ACREAGE	0



- c. A statement of how the proposed rezoning relates it to the Comprehensive Plan.

*The proposed rezoning fits within the Township's Plan as the intended use of the subject property will add to the commercial improvement of the area, increases the tax base, and provides the opportunity for employment of Township residents. The subject property is currently vacant land. The Applicant intends to use the property for commercial purposes (office/warehouse). Currently, several neighboring contiguous parcels are designated as GB1, therefore rezoning the property will provide consistency for properties in that area. Additionally, the proposed commercial use fits within the 161 corridor development plan. Applicant is also aware that in May, 2016 the Jersey Township Zoning Commission conducted a public meeting on the future land use of 1481 Mink Street, Pataskala, Ohio for purposes of updating the future Land Use Map and the new interchange planned for St. Rt. 161 and Mink (Rt. 41), and affected areas (Worthington).*

*Further, when the property is developed it will comply with and enhance the appearance of the general area. It will become the site of two newly constructed buildings, landscaped and fenced in.*

*It will not be hazardous or disturbing to existing or future neighboring uses.*

*It will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*

*It will have vehicular approaches to the property, which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*

*It will not result in destruction, loss or damage of a natural, scenic or historic feature of major importance.*

*The operations of the Applicant will not cause any additional stress on public resources and be an overall boost to the economic welfare of the community.*

- d. A narrative of the proposed amendment to the zoning map or text.

*The proposed Amendment seeks a change of the current zoning of NB to GB1. The proposed use is commercial consisting of two buildings to be built including a warehouse and office building. The construction of the two buildings is within the permitted 40,000 square feet of structure area*

*including principal structure and accessory structure per lot allowed by Section 11.01(A) of the Zoning Resolution dated 1965, amended September 28, 2015, October 28, 2015 (the "Code").*

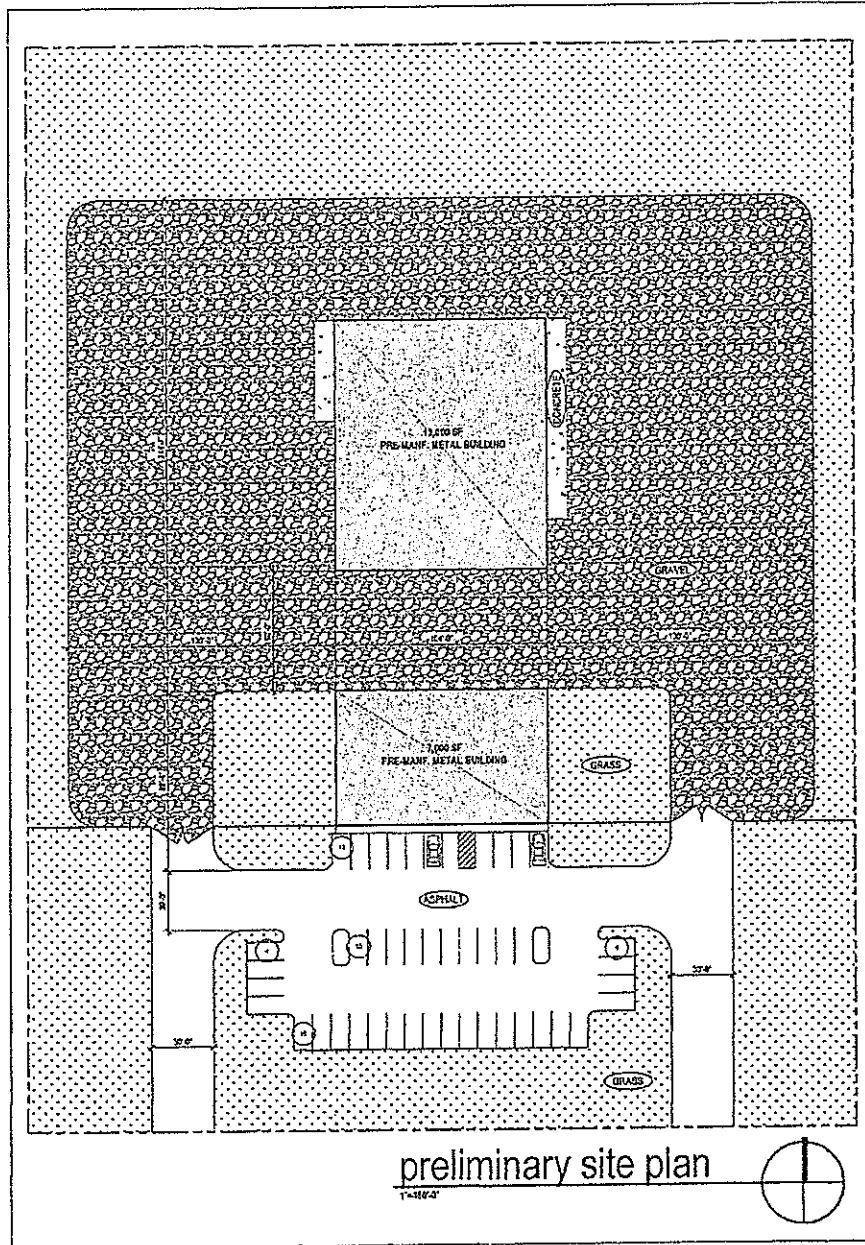
*The Applicant is a contractor in the telecommunications and power industries. It provides construction, engineering, project management, pole placement, splicing, maintenance and emergency restoration. Applicant is dedicated to provide a safe environment for its employees and keeping a well maintained fleet of equipment and tools. The intended use of Applicant is within the acceptable codes for Permitted Uses under the Code, including NAICS codes 237130 (power and communication line and related structures construction); 541330 (engineering services); and 811213 (communication equipment repair and maintenance), 812930 (parking lots and garages).*

*The rezoning to GB1 will permit Applicant to build an approximate improvements, which shall consist of a 13,000 square foot warehouse building and a 7,000 square foot office building, both of which will be premanufactured structures. A parking lot will face the office building. Fencing and landscaping will be done to enhance the safety and aesthetics of the property. A copy of the preliminary site plan is attached as Schedule I to Item 7d.*

*The following specific information pursuant to the Code applies:*

- 1. Section 11.01 B "Uses" Intended uses include: a warehouse and office building including outside storage and parking for commercial purposes*
- 2. Section 11.01 C "Lot Standards". The property consists of 5.539 acres exclusive of road right of way, flood plane, wetlands, bodies of water and easements of record.*
- 3. Section 11.01D "Minimum Frontage and Lot Width". Frontage: 230.00; Lot width from front (230.00) to rear (233.09).*
- 4. Section 11.01 E "Setbacks". Setback will be:  
Front N/A  
Side N/A  
Rear N/A*
- 5. Section 11.01 F "Structure Standards". Height: will not exceed 48 feet  
Percentage of lot covered by structures: less than 75%  
Square footage: building one 13,000; building two 7,000.*
- 6. Section 11.01 G "Structure Limitations". Each building will have a side set back of at least 60 feet from the other.*
- 7. Section 11.01 H and I: n/a*
- 8. Section 11.01 J "Parking Standards". Parking and loading will be located at the front of the office building.*
- 9. Section 11.01 K "Signs". All signage will meet signage requirements under Article 20.*

Schedule 1 to 7d




preliminary site plan  
1"=300'-0"



THAYER POWER & COMMUNICATION  
SITE PLAN

DATE: 1/15/11  
SCALE: 1/4"=1'

Signature:   
TIMOTHY LUDEN, CEO OF THAYER  
POWER AND COMMUNICATION LLC

Date: 11/21/16

Bud Whitney.

614-226-6635.

[bwhitney@jerseytownship.com](mailto:bwhitney@jerseytownship.com).

11/20/2016

To Jersey Township Zoning:

John Hadley of 511 Horton Lane Fairhope Alabama, 36532

[Sundancer57@Hotmail.com](mailto:Sundancer57@Hotmail.com) 740-405-2881

Concent has been given to Timothy Luden and or Thayer Power and Communication to submit an Application for Zoning Amendment.

Please contact me if you have any questions

A rectangular box containing a handwritten signature in cursive script that reads "John Hadley".

**For Official Use Only**

\_\_\_\_\_ Planning (Zoning) Commission

Date of Notice in Newspaper \_\_\_\_\_

Date of Notice of Adjacent Property Owner \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Decision of Board of Zoning Appeals: \_\_\_\_\_

If approved the following conditions and safeguards were prescribed:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

If denied, reason for denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ Board of Zoning Appeals

\_\_\_\_\_  
Chairman

Note: One (1) copy to be filed with the Zoning Administrator and two (2) with the Board of Zoning Appeals.