

Application #: 2024-02

Date: 12-5-2024

HARRISON TOWNSHIP ZONING DEPARTMENT

6750 OUTVILLE RD., PATASKALA, OHIO 43062 (740) 927-8277

APPLICATION FOR ZONING AMENDMENT

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

1. Property Address: 3544 + 3556 Gale Rd. S.W. Granville, OH 43023 District & Parcel #: 025 069096-00.001
025 - 069096-00.014

2. Property Owner: Don Wingler Trustee Owner's Phone #: 614-989-1986

Mailing Address: 3544 Gale Rd. SW. City/State/Zip: Granville, OH 43023

Email Address: dwingler@winglerconstruction.com Total # of Acres #: 28.66

3. Current Zoning District: R-70 + AG Existing Use: Residential Home + Vacant Land

4. Proposed Zoning District: AG Proposed Use: Residential Home + Vacant Land

5. Location of property: 3544 + 3556 Gale Rd., Granville, OH 43023

Please attach a copy of the legal description of the property to be rezoned.

6. Representative(s) Mailing Address: Same

Office Phone#: - Cell Phone: -

Email Address: -

** Please attach any Names, Addresses and contact information for any Legal Representative, Attorney, Engineer or Architect assisting in the preparation of the zoning amendment.

7. Attachments and supporting documentation. Please attach the following information to the application:

- a. A vicinity map showing the property to be rezoned. This should include property lines, streets, existing, and proposed zoning district. Multiple maps may be used for this.
- b. A list of all property owners and their mailing addresses within 500 feet that are contiguous to and across the street(s) from the proposed rezoning. This list shall be typed or printed on mailing labels.
- c. A statement of how the proposed rezoning relates to the Comprehensive Plan and Future Land Use Plan map.
- d. A certified copy of the deed, from the Licking County Recorder's Office, showing the legal ownership of said property, and legal owner's consent if the applicant is not the legal owner.
- e. A statement of the proposed amendment to the zoning map or zoning resolution.
- f. All requirements of Article 6 - Amendment - Section 6.3. If requesting Planned Unit Development (PUD) zoning all requirements of Section 6.3 and Article 24- Section 24.4 must be attached. ****Please attach fifteen (15) copies of the application and supporting documentation.**

Signature: DW - Don Wingler
Property Owner(s)

Date: 12-5-2024

December 5, 2024

Harrison Township Zoning Commission
6750 Outville Rd., S.W.
Pataskala, OH 43062

RE: Rezoning Request for 28.66 +/- acres to be rezoned to Agricultural Zoning
Parcel 025-069096-00.001 & 025-069096-00.014 Don Wingler Trustee otherwise known
3544 & 3556 Gale Rd., S.W., Granville, OH 43023 Respectively

Dear Zoning Commission Members;

I own property at 3544 and 3556 Gale Road, S.W., Granville, OH 43023. My son and his family would like to build a home on the property, and I learned that the property would need to be reconfigured to allow that possibility under present zoning regulations as these properties are zoned R-70 and AG. I have a total of 300 feet of road frontage between the two lots and would like to eventually reconfigure the property to split and build an additional home for a family member. With the present R-70 zoning on the northern portion of the lots, the minimum front footage required for a split is 175'. Rather than ask for a variance, I prefer to rezone the property all to AG for consistency. This rezoning is consistent with the recommendations of the Harrison Township Comprehensive Plan future land use map which was adopted on August 1, 2022.

I have attached an application for rezoning and all supporting documentation. Please feel free to contact me if you have any questions.

Sincerely,

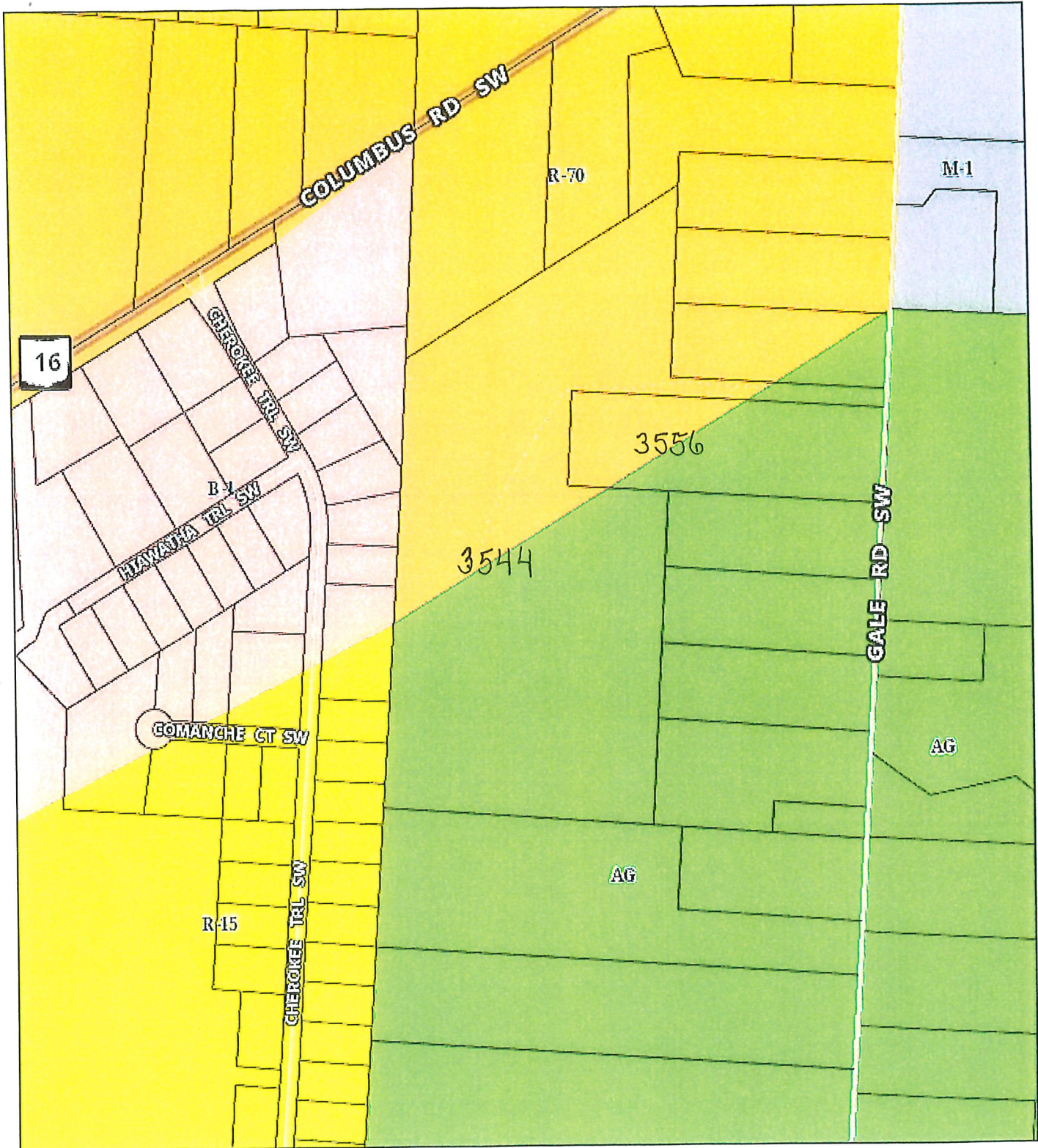
Don Wingler

DW~

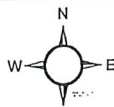
12-5-24

Attachments

OnTrac Property Map



December 5, 2024



Owner Name & Acres

Interstates

Centerline Labels

Municipal Corporations

— Interstate/US/State Route

Jurisdictional Townships

— County Road

--- Historical Townships Line

--- Township Road

==== County Boundary

— Other Road Type

----- Ohio Counties

— Driveway

----- Ohio Boundary

LICKING COUNTY TAX MAP

TRANSFERRED
Date February 4, 2020
Minda Smit
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: KGS ext



202002040002983

Page: 3 \$42.00 T20200002700
2/4/2020 3:38 PM MFPSTTTERLEY
Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER
APPROVED BY
2-4-20 JW

WARRANTY DEED

Ohio Revised Code §5302.06

KNOW ALL MEN BY THESE PRESENTS THAT **Don Wingler, a.k.a. Donald L. Wingler, unmarried**, of Licking County, State of Ohio, for valuable consideration, paid, grants with General Warranty Covenants to **Don Wingler, Trustee of The Don Wingler Revocable Trust dated April 26, 2005**, whose tax mailing address is 3544 Gale Road, Granville, OH 43023, the following described real estate:

See Exhibit "A" attached hereto and incorporated herein.

All of Parcel #25-069096-00.014 and all of Parcel 025-069096-00.001
Property Address: 3556 Gale Road, Granville, OH 43023
Last Ref: Instrument No. 200204160014409

All of Parcel 025-069096-00.001
Property Address: 3544 Gale Road, Granville, OH 43023
Last Ref: Volume 731, Page 372 Official Records of Licking County, Ohio.

This instrument is executed and delivered by the grantor(s) and accepted by the grantee(s) subject to the same conditions and restrictions contained in former instruments of record concerning said premises and subject to all easements, leases, rights of way of record and legal highways.

Signed this 30th day of January, 2020.

D L Wingler
Donald L. Wingler

State of Ohio, Fairfield County, ss:

Before me, a notary public, in and for said County and State, personally appeared the above named **Don Wingler, a.k.a. Donald L. Wingler** who acknowledged the signing of the foregoing instrument and that the same is by free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Lancaster, Ohio, this 30 day of January, 2020.



CRAIG M. VANDERVOORT
Notary Public, State of Ohio
Lifetime Commission as Attorney

Craig M. Vandervoort
Notary Public

Exhibit "A"

PARCEL ONE:

Situated in the County of Licking, in the State of Ohio, and in the Township of Harrison:

Being a part of Lot 1; Township Quarter Section 1; Township 1 North; Range 14 West; Harrison Township; Licking County; State of Ohio; and more particularly described as follows:

Commencing at a P/K Nail set in State Route #16 at the intersection of Township Road #141 and Township Road #148;

thence South 03 degs. 21' 06" West, with the center line of Township Road #141, a distance of 1554.96 feet to a railroad spike set and the true place of beginning;

thence South 03 degs. 21' 06" West, with the center of Township Road #141, a distance of 250.00 feet to a railroad spike set;

thence North 86 degs. 22' 15" West, a distance of 875.00 feet to an iron pin set;

thence North 03 degs. 21' 06" East, a distance of 250.00 feet to an iron pin set;

thence South 86 degs. 22' 15" East, a distance of 875.00 feet to the place of beginning. Containing 5.022 acres of land, more or less, and subject to all legal highways, right-of-ways, easements, restrictions, and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick L.S. 6816". The above description is based upon a survey by Jan K. Garverick, L.S. 6816: Dated January 1994.

All of Parcel #25-069096-00.014
Property Address: 3556 Gale Road, Granville, OH 43023
Last Ref: Instrument No. 200204160014409 Official Records Licking County, Ohio

PARCEL TWO:

Situated in the County of Licking in the State of Ohio and in the Township of Harrison.

Being a part of Lot 1; Township Quarter Section 1; Township 1 North; Range 14 West; Harrison Township; Licking County; State of Ohio; and more particularly described as follows:

Commencing at a P/K Nail set in State Route #16 at the intersection of Township Road #141 and Township Road #148;

Thence South 03 degrees, 21 minutes, 06 seconds West; with the center of Township Road # 141, a distance of 1504.96 feet to a railroad spike set and the true place of beginning;

Thence South 03 degrees, 21 minutes, 06 seconds West; with the center of Township Road #141, a distance of 50.00 feet to a railroad spike set;

Thence North 86 degrees, 22 minutes, 15 seconds West; a distance of 875.00 feet to an iron pin set;



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01140961500000004000

Thence South 03 degrees; 21 minutes, 06 seconds West; a distance of 250.00 feet to an iron pin set;

Thence South 86 degrees, 22 minutes, 15 seconds East; a distance of 275.00 feet to an iron pin set;

Thence South 03 degrees, 21 minutes, 06 seconds West; a distance of 882.50 feet to an iron pin set;

Thence North 86 degrees, 22 minutes, 15 seconds West; with Grantor's South line, a distance of 742.39 feet to an iron pin found in the West line of Lot 1 (East line of Lot 2) and the East line of Indian Hills Addition #1;

Thence North 03 degrees, 39 minutes, 25 seconds East; with the West line of Lot 1 (East line of Lot 2) and the East line of Indian Hills Addition #1, a distance of 1197.67 feet to an iron pin set;

Thence North 59 degrees, 25 minutes, 10 seconds East; a distance of 887.07 feet to an iron pin set;

Thence South 03 degrees, 21 minutes, 06 seconds West; a distance of 513.92 feet to an iron pin set;

Thence South 86 degrees, 22 minutes, 15 seconds East; a distance of 600.00 feet to the place of beginning.

Containing 23.648 acres of land, more or less, and subject to all legal highways, right-of-ways, easements, restrictions, and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped "Garverick L.S. 6816".

The above description is based upon a survey by Jan K. Garverick, L.S. 6816; dated January 1994.

All of Parcel 025-069096-00.001

Property Address: 3544 Gale Road, Granville, OH 43023

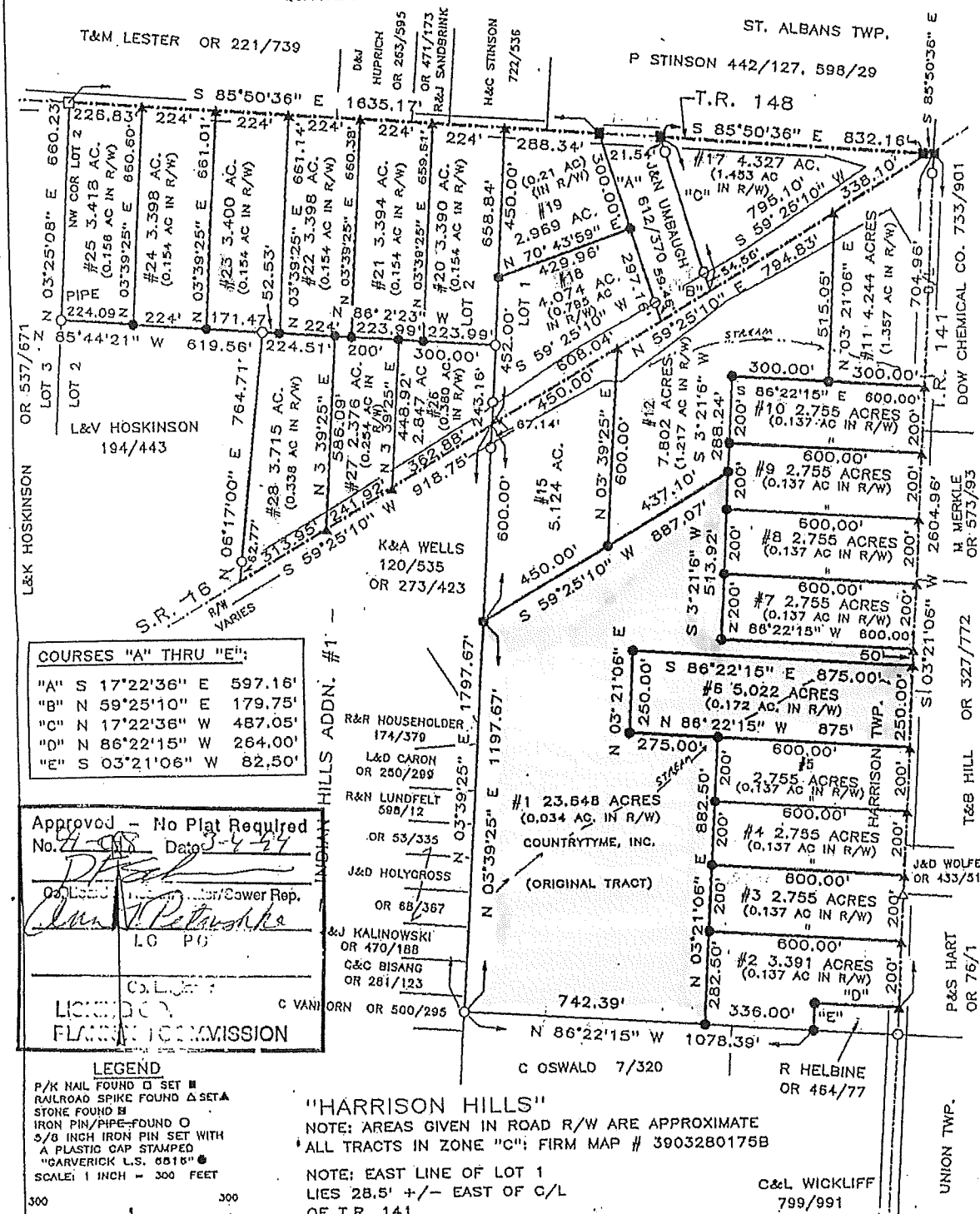
Last Ref: Volume 731, Page 372 Official Records of Licking County, Ohio

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: 1/22/00	

PLAT OF SURVEY

REQUESTED BY: COUNTRYTYME INC.

(QUARTER TWP) SECTION: 1 V.M.S.#: --- TOWNSHIP: HARRISON
 LOT: 1&2 TOWNSHIP: IN COUNTY: LICKING
 QUARTER: --- RANGE: 14W STATE OF OHIO



COURSES "A" THRU "E":

"A"	S 17°22'36"	E 597.16'
"B"	N 59°25'10"	E 179.75'
"C"	N 17°22'36"	W 487.05'
"D"	N 86°22'15"	W 264.00'
"E"	S 03°21'06"	W 82.50'

Approved - No Plat Required
 No. 4-98 Date 3-4-94
 Co. Clerk
 LICKING COUNTY
 FLAUSCH COMMISSION

LEGEND
 P/K NAIL FOUND □ SET ■
 RAILROAD SPIKE FOUND △ SET ▲
 STONE FOUND ■
 IRON PIN/PIPE FOUND ○
 5/8 INCH IRON PIN SET WITH
 A PLASTIC CAP STAMPED
 "GARVERICK L.S. 6816"
 SCALE: 1 INCH = 300 FEET

"HARRISON HILLS"
 NOTE: AREAS GIVEN IN ROAD R/W ARE APPROXIMATE
 ALL TRACTS IN ZONE "C"; FIRM MAP # 3903280175B
 NOTE: EAST LINE OF LOT 1
 LIES 28.5' +/- EAST OF C/L
 OF T.R. 141
 CERTIFIED TO: HUMMEL TITLE

I HEREBY STATE THAT THE ABOVE PLAT AND THE
 FIELD SURVEY IT REPRESENTS ARE TRUE TO THE
 BEST OF MY KNOWLEDGE
 Jan K. Garverick
 L.S. 6816
 JANUARY 1994
 DATE OF SURVEY



GARVERICK SURVEYING
 1200 RIVIERA DRIVE
 MARION, OHIO 43302
 614-358-3139
 4380 U.S. 42 NORTH
 CARINGTON, OHIO 43316
 419-804-8820

REFERENCE MATERIALS
 1) PB 8, PG 185
 2) PRIOR & ADJOINING DEEDS OF RECORD
 3)
 4)
 5)
 PRIOR DEED:
 BASIS OF BEARINGS ASSUMED

DRWN: CHKDI FILE: 1616 A

HARRISON
 TWP #1