FOR OFFICE USE ONLY



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DATE RECEIVED

Master Zoning & Development Application

CASE NUMBER

Planning Commission / City Council Rezoning / Zoning Amendment Comprehensive Plan Amendment Development Plan Development Plan Extension Development Plan Minor Modification Development Plan Major Modification	 □ Preliminary Subdivision Plat □ Preliminary Subdivision Plat Extension ☑ Final Subdivision Plat □ Final Subdivision Plat Extension □ Right-of-Way Vacation □ Determination of Similar Use 	Board of Zoning Appeals Appeal Administrative Decision or Interpretation Variance Substitution of a Non-Conforming Use
Conditional Use Approval		 □ Development Plan Incidental Modification □ Zoning Determination Letter □ Minor Subdivision Lot Split / Combination □ Floodplain Letter of Interpretation □ Certificate of Zoning Compliance
Subdivision / Project Name Ames	Subdivision Addre	ess 135 Forest Ave Delaw
Acreage 1.609 Ac Parcel Number	3-15000 ro25_026_027, Number of Lots	Number of Units 2
Current Zoning R-3	Proposed Zoning	R-3
Current Land Use Residentia	Proposed Land U	use Residential
Applicant Name Devid & Debora	<u> </u>	David Ames
Applicant Address P.O. Kox 52	7 Delaware OH 4301	15
Phone 740-971-6586	Email anes rental pro	perties@gnail.con
Owner Name David & Deborah	Anes Contact Person	David Ames
Owner Address	seeabove	
Phone	Email	
Engineer/Architect/Attorney Contact		mpany Sands Decker
Address 1495 old Herelers	son Rel Columbus, C	H 43220
Phone 614-459-6992 × 25		
Owner Signature Agent Signature	eher .	pplication and authorize field inspections by City Staff. When Printed Name Kevin Beechy gent Printed Name

Situated in the State of Ohio, County of Delaware, City of Delaware, and being part of Outlots 111 and 112 of C.D. Hurlbutts Addition, as shown on the recorded plat thereof, of record in Plat Book 2, Page 294, Recorder's Office, Delaware County, Ohio, also being Inlots 2903 and 2904 in Greenwood Heights Addition to the City of Delaware, as shown on the recorded plat thereof, of record in Plat Book 3, Page 96, also being part of Vacated Mason Avenue, Ordinance No. 91–104, and containing 1.609 acres of land, more or less, and being all of those tracts of land conveyed to David G. & Deborah B. Ames, of record in Official Record 2045, Page 31.

We, the undersigned, David G. Ames and Deborah B. Ames, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our "Ames Subdivision", a subdivision of 2 lots, numbered 1 through 2 inclusive, and do hereby accept this plat.

David G. Ames	Witness	
Deborah B. Ames	Witness	
STATE OF OHIO,		
COUNTY OF DELAWARE ss:		
COUNTY OF DELAWARE ss: Before me a Notary Public in and for s	said County personally appeared David G. Am be signing of the foregoing instrument to be urposes therein expressed.	
COUNTY OF DELAWARE ss: Before me a Notary Public in and for s Deborah B. Ames, who acknowledged th voluntary act and deed for uses and po	e signing of the foregoing instrument to be	
COUNTY OF DELAWARE ss: Before me a Notary Public in and for s Deborah B. Ames, who acknowledged th voluntary act and deed for uses and po	ne signing of the foregoing instrument to be urposes therein expressed. my hand and affixed my Official Seal this	
COUNTY OF DELAWARE ss: Before me a Notary Public in and for s Deborah B. Ames, who acknowledged th voluntary act and deed for uses and po	ne signing of the foregoing instrument to be urposes therein expressed. my hand and affixed my Official Seal this	
COUNTY OF DELAWARE ss: Before me a Notary Public in and for s Deborah B. Ames, who acknowledged th voluntary act and deed for uses and po	ne signing of the foregoing instrument to be urposes therein expressed. my hand and affixed my Official Seal this	

SURVEY NOTES:

Basis of Bearings: The westerly Right of Way line of Forest Avenue was assigned a bearing of South 3°50'32" West as determined by GPS observations using the Ohio Department of Transportation CORS Network.

All linear dimensions shown are in feet and decimal parts thereof.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with a yellow plastic cap marked "Sands Decker".

Current City of Delaware Zoning Classification: R-3 (One-Family Residential District).

All proposed lots designed to existing R-3 District Zoning Standards. Minimum Lot Area: 8,000 sq. ft. Minimum Lot Width: Minimum Lot Frontage: 35 ft. Minimum Front Yard: *30 ft.* Minimum Side Yard: 8' 40' Minimum Rear Yard:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39041 C 0112 M (Effective Date: December 21, 2023), the parcel surveyed and shown hereon lies within Zone "X" (Areas of Minimal Flood Hazard).

SITE SUMMARY:

SITE LOCATION: Southwest corner of Forest Ave. & Mason Ave.

PARENT PARCELS: David G. & Deborah B. Ames Official Record 2045, Page 31 Parcel # 519-423-15-025-000 Parcel # 519-423-15-026-000 Parcel # 519-423-15-027-000 Parcel # 519-423-15-028-000

OWNER/DEVELOPER: David G. & Deborah B. Ames 135 Forest Avenue

P.O. Box 527 Delaware, Ohio 43015

AREA SUMMARY: Total Area 1.609 Acres

> Lot (1) 1.325 Acres Lot (2) 0.284 Acre

Email: amesrentalproperties@gmail.com

AMES SUBDIVISION

SITUATED IN AND BEING PART OF OUTLOTS 111 AND 112 OF HURLBUTT'S ADDITION, PLAT BOOK 2, PAGE 294 AND ALL OF INLOTS 2903 AND 2904 OF GREENWOOD HEIGHTS ADDITION TO THE CITY OF DELAWARE, PLAT BOOK 3, PAGE 96 CITY OF DELAWARE, DELAWARE COUNTY, OHIO

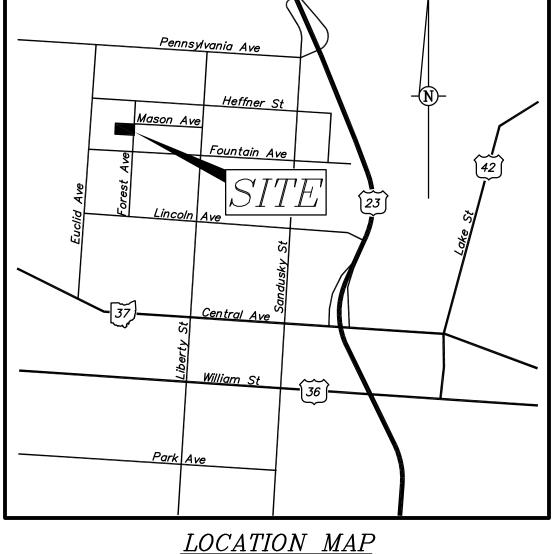


422 North Broad Street Lancaster, Ohio 43130 740-385-2140

1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992

> 507 Main Street Zanesville, Ohio 4370 740-450-1640





No Scale



We do hereby certify that we have surveyed the above premises and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated.

Ву							
	Kevin	Beechy -	Ohio	Professional	Survevor No.	7891	Date

C Case No	, Appro	ved by Plannii	ng Commissio	on on
oproved and accepted	this	day of	<u>,</u> 20	, by Ordinance No.:
oproved this	day of		_,20	Sarah Dinovo City Clerk
oproved this	day of		,20	Paul J. Brake City Manager
oproved this	day of		,20	Sandra C. Pereira, Planning and Community Development Director
oproved this	day of		,20	William L. Ferrigno, P.E. Public Works Director/ City Engineer
oproved this	day of		,20	Blake Jordan, P.E. Director of Public Utilities
COUNTY AUDITO	<u> </u>			
ransferred this	day of		,	
Pelaware County Audito	r	-		
COUNTY RECOR	<u>PDER</u>			
Recorded this	day of			

Instrument Number ______.

Stored in Plat Cabinet _____, Slide No._____.

Fee \$_____ File No. ____

Delaware County Recorder

AMES SUBDIVISION CITY OF DELAWARE 1 OF 2

