

LIMA-ALLEN COUNTY REGIONAL PLANNING COMMISSION

VARIANCE PETITION

CASE NO.: AU-V01-21

**DATE OF REVIEW BY THE
DEVELOPMENTAL CONTROLS
COMMITTEE:** 02-16-2021

PETITIONER(S): David Suarez and Norma Suarez
6301 McPheron Road
Lima, Ohio 45804

REASON FOR VARIANCE: **Inadequate frontage and excessive W:D ratio**

DESCRIPTION OF PARCEL: 48-1800-02-016.000

LOCATION OF PARCEL: NW 1/4 of Section 15 T4S, R8E, Auglaize Township

COMMENTS:

The subject parcel is owned by David and Norma Suarez of Lima, Ohio. The 7.06-acre parcel has access off McPheron Road and is part of the West Minster Heights Subdivision. The owner is interested in replatting the current parcel into three separate lots: a 2.174-acre section in the center of the parcel where the Suarez's house and accessory structures reside (Parcel B); a 2.188-acre section on the eastern half of the parcel (Parcel A); and a 2.505-acre section located on the western half of the parcel (Parcel C). Please see attachment A for a visual representation of the proposed splits.

Currently, Allen County Subdivision Regulations require road frontage between 170' to 200' for parcels between 2 and 3 acres (rising as acreage does). The three proposed parcels (A, B, and C) would have frontages of 161.35, 137.66, and 138 respectively, all on McPheron Road. Additionally, all three lots exceed the maximum width to depth ratio allowed by the Allen county subdivision regulations (Approximately 1:3 in this case). The three proposed lots do however meet all Auglaize township zoning requirements.

Staff cannot recommend this proposed replat for approval while it is in non-compliance with Allen County Subdivision Regulations. Staff discussed the inability to recommend approval based on the current site conditions and agreed that a variance would have to be issued by the county before the replat could proceed further. Based on the stipulations of HB 22, such a land division would need to receive a variance from the Regional Planning Commission.

STAFF RECOMMENDATION:

Staff recommends approval. This decision is based on the proposed lots similarities to the surrounding lots, its conformance with the area's comprehensive plan, and its compliance with section 109 of the Allen County Subdivision Regulations.

DCC RESPONSIBILITIES:

The Developmental Controls Committee has the responsibility to: (1) approve the variance petition as submitted; (2) approve the variance petition on conditions as specified; (3) deny the variance petition as submitted based on cause; or, (4) at the request of the petitioner table a decision until certain issues can be resolved.

Survey of Parcel #48-1800-02-016.000
 Heights Subdivision (P.B. 7, Pg. 95) and
 Section 18, Town 4 South, Range 8 East,

(Prior Deed Reference

Timothy J. &
 Christina J. Haniford
 O.R. 2017, Pg. 3432

Ryan E. Kennedy
 O.R. 2008, Pg. 7576

Parcel "C"
 Pt. of Lot #20025
 David & Norma Suarez
 D.V. 817, Pg. 240
 (2.505 acres)

Parcel "B"
 Pt. of Lot #20025
 David & Norma Suarez
 D.V. 817, Pg. 240
 (2.174 acres)

Parcel "A"
 Pt. of Lot #20025
 David & Norma Suarez
 D.V. 817, Pg. 240
 (2.188 acres)

Elmer, Jr. &
 Tonya Stevens
 O.R. 2016, Pg. 1504

Lot #20026
 Lot #20027

Lot #20017
 Travis W. Kruger
 O.R. 2006, Pg. 9140

Lot #20018
 Robert Lewis Dotson
 D.V. 842, Pg. 551

Lot #20019
 Samuel A. &
 Susan J. Crish
 O.R. 2006, Pg. 11245

Lot #20020
 Bruce A. Billings, etal
 O.R. 2014, Pg. 7599

Lot #20021
 Byron E. &
 Marquita Kaufman
 O.R. 2017, Pg. 4273

Lot #20022

633.36'

N 00°-19'-32" E ~ 833.37'

S 00°-28'-52" W ~ 735.77'

N 00°-28'-52" E ~ 639.96'

S 00°-56'-25" W ~ 524.79'

1900.53'

200.00'

138.00'

137.66'

161.35'

N 89°-58'-59" W ~ 3537.17'

McPherson Road

A

C

I

170.24'

I

167.08'

I

102.41'

98.53'

1022.26'

Lot #20022

2.71'

F

F

S

F

I

F

P.O.B. "C"

P.O.B. "B"

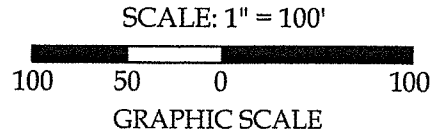
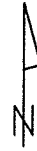
P.O.B. "A"
 P.O.C. "B & C"

Shade

Shade

D-1

being Lot #20025 of West Minster
 ing located in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of
 laize Township, Allen County, Ohio:
 (D.V. 817, Pg. 240)



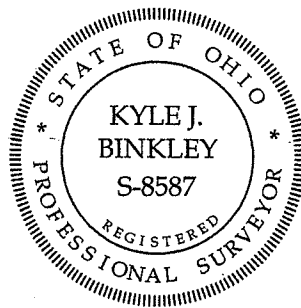
BASIS OF BEARINGS: The system of bearings for
 this plat and legal description is based on the Ohio
 State Plane - North Coordinate System NAD 83 (2011).

NOTE: All distances on this plat are measured
 unless otherwise noted.

Legend

- A = Existing Monument Box at the SW corner of the NW $\frac{1}{4}$ of Section 18
- B = Existing Monument at the location of an old wood post in the established centerline of McPherson Road
- C = Existing 2" Iron Pipe
- D = Existing 1" Iron Pipe
- E = Existing $\frac{1}{2}$ " Iron Pipe
- F = Existing $\frac{1}{2}$ " Rebar
- G = Existing #5 Rebar
- H = Existing Mag Nail
- I = Set #5 Rebar
- J = Set Mag Nail

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on June 13, 2020.



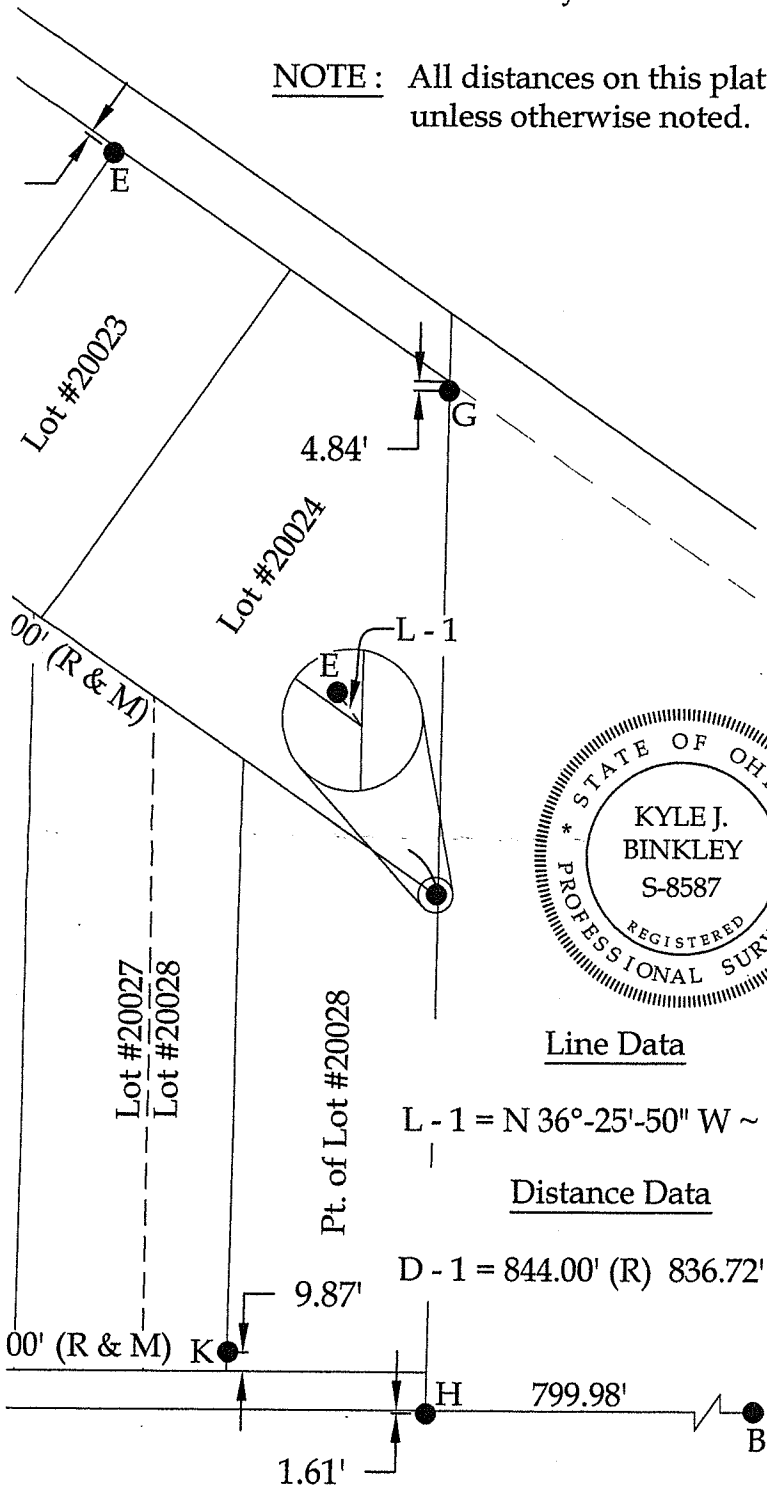
Kyle J. Binkley, P.S. #8587

Line Data

L - 1 = N 36°-25'-50" W ~ 1.37'

Distance Data

D - 1 = 844.00' (R) 836.72' (M)



Binkley
 LAND SURVEYING, LLC
 121 W. Auglaize Street
 Wapakoneta, Ohio 45895
 (419) 236-3768

CLIENT: David Suarez			
SURVEYED BY: T.E.W./T.J.S.	DATE: 07-13-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 100'	PAGE 1	OF 1	PAGES 4