# Gallia County Planning Commission Appendix B – Application for Approval

All applications must include the following:

- survey drawing (map)
- a legal description, and
- the required fees.

Separate applications must be submitted for each lot subdivided.

♦ Please note that parcel splits in a floodplain area may NOT be approved by the Health Department for residential purposes. It is important that you work closely with the Health Department and Floodplain Administrator to determine the correct Special Flood Hazard Area of your proposed lot split before a large investment is made.

#### **Minor Subdivision: (ORC Section 711.131)**

According to **Section 302** of the *Gallia County Subdivision Regulations* the Gallia County Planning Commission may grant approval of a <u>minor</u> subdivision (*lot splits less than 5 acres*) if the proposed division of a parcel of land meets <u>all</u>\* of the following conditions:

- 1. The proposed subdivision is located along an existing public road and involves no opening, widening, or extension of any street or road.
- 2. No more than five (5) lots are involved after the original parcel has been completely subdivided.
- 3. The proposed subdivision is not contrary to applicable subdivision or zoning regulations.
- 4. The property has been surveyed and a sketch and legal description of the property is submitted with the application.
- 5. Approval is granted in order, by the agencies listed in this application.

#### Large Lot Development: (ORC Section 711.133)

According to **Section 303** of the *Gallia County Subdivision Regulations* the Gallia County Planning Commission may grant approval of a Large Lot Development (*lot splits between 5 –20 acres*) if the proposed development meets **all\*** of the following conditions:

- 1. The proposed division of a parcel of land involves the establishment of a parcel within the acreage of 5.01 to 20.00.
- 2. The proposed division of a parcel of land is along an existing public street, and involves no opening, widening, or extension of any street, road or access easement.
- 3. The proposed division is not contrary to any applicable zoning, health, sanitary, or access management regulations, or regulations adopted under division (B)(3) of section 307.37 of the Ohio Revised Code regarding existing surface or subsurface drainage, including, but not limited to, rules governing household sewage disposal systems.
- 4. Parcel within the proposed division meets the following lot frontage and width to depth ratios:

Minimum	Lot Frontage	85 fee
Width to D	epth Ratio	1 to 4

Divisions applicable to the approval requirements for Large-Lot developments shall be **exempt** when said divisions are designated as **agricultural** or **personal recreational** use only. Local zoning regulations may take precedence over these requirements.

\*If the lot split or large lot development does **not** meet ALL of the above requirements, you must request a *Variance* from the full commission at their next regular meeting. (Appendix C of the Gallia County Subdivision Regulations)

A ten-(10) dollar fee shall be charged for each lot and/or each easement; payable to Gallia County Planning Commission at the time of approval. (Appendix E of the Gallia County Subdivision Regulations)

Lot split requests expire if not recorded within (1) year of initial fee payment.

I have read and understand the above requirements and apply my signature below requesting approval under the stated sections of the Ohio Revised Code and certify all material submitted with this application is true and correct. I also understand that approval signatures must be obtained from various agencies on the next page, in the order listed.

(For the) Grantor	Date	(For the) Grantee	Date
Phone		Phone	

**Gallia County Planning Commission** Appendix B – Application for Approval **Grantor/Grantee:** Acreage □ Minor Subdivision □ Large Lot Development □ Easement □ Resurvey □Other Floodplain The proposed lot split is located in the following Special Flood Hazard Area: Date: \_\_ **YES** – (Split may be denied for residential purposes by the Health Department) Zone A Zone AE 0 FIRM Panel # Floodway NO - Zone X **Unknown** - elevation survey required to determine zone. No Approval Necessary - Resurvey Only Floodplain Administrator Comments: Health Department Date: Meets Section 3701.29 of the Ohio Administrative Code regarding household sewage treatment. Meets Section 6117.51 of the Ohio Revised Code regarding public sewer connection. If a sewage system is installed, altered, repaired, or replaced, owner MUST contact the Gallia County Health Department for approval PRIOR to construction. This parcel must be transferred only to an adjoining property owner and cannot be used as a separate residential building site or, granted a variance from the Gallia County Health Department. An Ohio EPA NPDES Permit may be required if lot was created prior to 2007. No Approval Necessary -Resurvey only **Environmental Health** Comments: Septic will be sized as a 4-bedroom dwelling due to Ohio Department of Health sewage code revisions, unless otherwise denoted. Planning Commission Date: (This form is designed for property located in the Un-Incorporated area ONLY; if property is located in the city or a village their requirements must be met and signature obtained.) Action: (Information checked below must be included on deed.) Minor Lot - Under 5-acres, No plat required under ORC 711.131 Large Lot - No plat required under ORC 711.133 Large Lot - EXEMPT - For agricultural or personal recreational use only. (No approval or plat required under ORC 711.133) (date) - Section of Gallia County Subdivision Regulations. Variance granted TO ADJOINER ONLY, not to be used as a separate building site or transferred as an independent parcel in the future without

planning commission approval.

No Approval Necessary (resurvey only or proposed lot is over 20-acres)

Maintenance Agreement MUST BE RECORDED WITH DEED

Planning Commission Director

## **Gallia County Planning Commission**

### Appendix B – Application for Approval

Auditor	Date:
*Action	
Assigned Parcel ID Number(s):	
★Form below must be completed before Audit	
NO transfers will be made without the comple	SALLIA COUNTY AUDITOR
	VALUATION ON SPLIT/CHANGE OF ACREAGE
Auditor's Parcel ID#	Township:
TO THE AUDITOR OF GALLIA COUNTY: Based on the new surveyed parcel, we submit the	following information:
SURVEY IS TO CHANGE ACREAGE OF According to the new survey, the above parce	
SURVEY IS TO SPLIT A PARCEL:  (1) The new survey contains acre_ acres in the Auditor's records.	s from the above Auditor's parcel, which is presently carried as
(2) The parcel is being divided as follows:	
Grantor(s) Name	Acreage
Grantee(s)Name	Acreage
(3) Based on the new survey, please indicate the Homesite Pastu  Tillable Other (explain)	
(4) Are any structures located on the new split pa	
If yes, please list the type and size of structu	ires:
Date:	Grantor(s)
	Grantee(s)

Note: In accordance with the requirements of Sec. 319.20 Revised Code of Ohio, when a PART ONLY of a tract of land or lot is conveyed, no transfer will be made in the Auditor's Duplicate unless the above "Agreed Division of Valuation" blank signed by both grantor and grantee is presented.