

# APPLICATION FOR LARGE LOT DIVISION APPROVAL

Williams County Regional Planning Commission  
12953 County Road G  
Bryan, OH 43506

Date: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

The undersigned hereby applies for large lot division approval under Section 711.133 Ohio Revised Code, and certifies all material submitted with this application is true and correct. (Action by the Regional Planning Commission must be taken in accordance with Section 403.4 of the Williams County Subdivision Regulations).

Signature \_\_\_\_\_ Telephone No. \_\_\_\_\_

Owner of Property       Agent For Owner of Property

Agricultural or Personal Recreational Use Exemption Requested\*

**\*NOTE: This exemption will require the owner to sign the "Certification For Agricultural or Personal Recreation Exemption" form and be submitted with the conveyance.**

**Current Parcel Information:**

Township: \_\_\_\_\_ Section: \_\_\_\_\_ Quarter Section: \_\_\_\_\_

Parcel Size (acres): \_\_\_\_\_ Tax Parcel No. \_\_\_\_\_

**Large lot division approval may be granted only under the following conditions:**

1. The proposed subdivision is along an existing public road and involves no opening, widening or extension of any existing street or road, **OR** proposes a new common access drive (CAD) with proper documentation as required in Section 504.4 of the Williams County Subdivision Regulations.
2. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations. Variances can only be requested before the entire Commission or Executive Committee thereof.
3. The property has been surveyed and a "Plat of Survey" and legal description is submitted.
4. Approval is granted or review has been made where applicable by the Agencies listed.
5. If the a portion of the property is located in the flood plane, that portion may not be used for building purposes without a flood plane permit from Williams County, and any other state or federal agencies with jurisdiction. The flood maps can be viewed on the Williams County Engineer's web page at [www.wmscoengineer.com](http://www.wmscoengineer.com).

**Proposed Parcel Information:**

Proposed Split Parcel Size (acres): \_\_\_\_\_

List Buildings on New Parcel: \_\_\_\_\_

If addition to an existing parcel, list existing parcel number: \_\_\_\_\_

**STATEMENTS TO BE AFFIXED ON THE DEED**

"The lands herein conveyed and any use and improvements made on this land shall be in conformity with all existing valid planning, zoning, platting, health, setback, or other lawful rules and regulations of Williams County, Ohio for the benefit of grantor and all other subsequent owners, assigns taking title from, under or through the undersigned."

"Surveyed by \_\_\_\_\_(Surveyor) and recorded in Volume\_\_\_\_\_, Page\_\_\_\_\_ of the Williams County Survey Records in the office of the Williams County Engineer."

Grantor reserves unto himself and grants to the Williams County Commissioners an easement for highway purposes only 40 feet in width measured perpendicular to the centerline of road \_\_\_\_\_ (Insert road names here) along that portion of the property which fronts said highway."

"There shall be no construction of buildings or other structures within 90 feet of the center line of the roadway or Common Access Drive (CAD) abutting this property."

**For Information only:** Parcels in Center, Pulaski and Springfield Townships are subject to zoning, please consult zoning documents for other setback requirements in these townships) \_\_\_\_\_

**Large Lot Division Dimensions**

The minimum road frontage shall be 150 feet (200 feet in Center Township), maximum depth to width ratio shall be 3:1 (i.e., a 150 feet wide lot supports a maximum depth of 450 feet). The minimum building setback shall be 90 feet as measured perpendicular from the centerline of the right of way or centerline of the CAD.

If a CAD is being proposed as the access to the large lot, the owner shall comply with Section 504 of the Williams County Subdivision Regulations prior to Williams County issuing a building permit for the large lot.

This property shall be subject to site plan submittal and review as outlined in Section 403 of the Williams County Subdivision Regulations at the time when the property owner makes application for a building permit.

---

**FEE SCHEDULE**

At the time of submitting an application for administrative approval, the applicant, or their agent, shall complete the application for deed transfer and provide the necessary enclosures. The application will also include a fee for this transfer as follows:

**\$50.00 per large lot**

---

**NOTE: This form must be submitted to the Williams County Auditor for transfer after all departments have responded.**

**FOR OFFICIAL USE ONLY**

**Williams County Engineer**

Date Received: \_\_\_\_\_

Approved

Denied

Comments:

Is the 40 feet new right of way and 90 feet building setback shown on the deed?

Yes                       No

Is the 40 feet new right of way and 90 feet building setback shown on the survey plat?

Yes                       No

Is the minimum frontage 150 (200 feet for Center Twp)?

Yes                       No

Is the depth to width ratio less that 3 to 1?

Yes                       No

Does the property appear to have any Zone A Flood Plain?

If yes, flood insurance may be required, the property owner or agent needs to verify this requirement. If a new dwelling structure is proposed in the Zone A Flood Plain, a flood plain permit will be required prior to any construction beginning. This form is available in the County Engineer's Office.

Yes                       No

Is the parcel in Center, Pulaski or Springfield Township?

If yes, is the township zoning approval attached? If no, township zoning approval will be required before the county auditor will transfer the parcel.

Yes                       No

Is the parcel in a county Sewer District?

If yes, see division of sewer assessment information below.       Yes                       No

Date: \_\_\_\_\_

\_\_\_\_\_  
Todd J. Roth, P.E.,P.S.

**Williams County Regional Planning Commission**

Date Received: \_\_\_\_\_

Approved

Denied

Comments:

Date: \_\_\_\_\_

\_\_\_\_\_  
Planning Commission

**NOTE: THIS APPROVAL WILL EXPIRE 180  
CALENDAR DAYS FROM THE ABOVE  
DATE OF PLANNING COMMISSION  
APPROVAL.**