



RPet# 22-26 ZON

For Office Use Only

Application#: HTZC 26-05

Date Received: 8-3-26

Hearing Date/Time: 9-8-26

@ 7:40pm

Harlem Township Zoning Commission
3883 S St. Rt. 605, Galena, Ohio, 43021
www.harlemtwp.com

Application for Amendment of Township Zoning Map

Note: All information on Page 1 shall be completed by the applicant. Information is to be typed or printed with black ink.

Application will be received only at a meeting of the Harlem Township Zoning Commission – as posted on the Harlem Township website.

Name of Owner(s): Riga and Family LLC

Mailing Address: 5676 State Route 521, Suite A

City, State, Zip: Delaware, Ohio 43015

Telephone (Home): 614-893-8205

Telephone (Work): 614-893-8205

Subdivision Name if applicable: N/A

Parcel ID: 31622001092014

Current Zoning District: AR-1

Proposed Zoning District: FR-1

Current Use: Residential

Proposed Use: Residential

Gross Acreage to be Rezoned: 5.925

Net Acreage to be Rezoned: 5.684

Property Legal Description: Applicant shall include a complete legal description and matching surveyor's rendition of the property. Such LEGAL DESCRIPTION shall include a copy of the deed and if the landowner(s) are not present a power of attorney for rezoning of said land. This data shall be submitted on additional sheets and attached to this application.

Property Owners and Map: Use the Neighboring Properties Worksheet to identify the names and addresses of all property

owners on file at the Delaware County Treasurer or Auditor's Office that are ADJACENT, ADJOINING, CONTIGUOUS TO, OR ACROSS FROM the property that is to be rezoned.

All applications for a change in zoning shall contain 11" x 17" maps showing all properties contiguous, adjoining, adjacent, and across from the applicant's property, keyed to a separate list with the County Parcel ID Number for each property and the name(s) and address(es) of all property owners and/or trustees. The name(s) and address(es) given must be the address of the owners of the property appearing on the County Auditor's current tax list. Maps smaller than 11" x 17" may be submitted as part of an application for a change in zoning if they are fully legible.

The undersigned certifies that this application and attachments thereto contain all information required by the Zoning Commission Procedural Guidelines and that all information contained herein is true and accurate and is submitted to induce the amendment of the zoning map. Applicants agree to be bound by the provisions of Harlem Township Zoning Resolution, Delaware County.

Garrett Gandee, Attorney for
Riga and Family LLC

Applicant Written name: _____ Applicant Written Name: _____

Applicant Signature: _____ Applicant Signature: _____

NOTE: A Rezoning Application shall include all applicable fees required at time of submittal in accordance to the current Harlem Township Schedule of Zoning Fees. **All payments must be made online prior to submitting an application. A receipt for the payment must be submitted with the application.**



Scioto Land Surveying Service
A CIVIL SOLUTIONS COMPANY

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

kcoffman@civilsolutions.net

Description of a 5.925 acre tract for
Riga and Family LLC
For Zoning Purposes

March 28, 2026

Situated in the Township of Harlem, County of Delaware, State of Ohio, being part of Farm Lot 6 in Quarter-Township 2, Township 3, Range 16 of the United States Military Lands, being all of a 5.925 acre tract conveyed to Riga and Family LLC in Instrument #2026-00003863 and being more particularly described as follows:

COMMENCING at the intersection of the centerline of County Road 23 (Woodtown Road) and the west line of Farm Lot 11;

thence along the said centerline of County Road 23 **North 86° 36' 52" West 438.28 feet** to the southwest corner of a 9.522 acre tract conveyed to Ashton and Anastasia Gevas-Farmer in Official Records Volume 2100, Page 179, being the **TRUE POINT OF BEGINNING** of the following described tract;

thence continuing along the said centerline of County Road 23 **North 86° 36' 52" West 350.00 feet** to the southeast corner of WOODTOWN FARMS CAD SUBDIVISION, recorded in Official Records Volume 2006, Page 2366;

thence along an east line of the said subdivision, and Lot 588 therein, **North 03° 40' 33" East 739.02 feet** to a southwest corner of the aforesaid 9.522 acre tract;

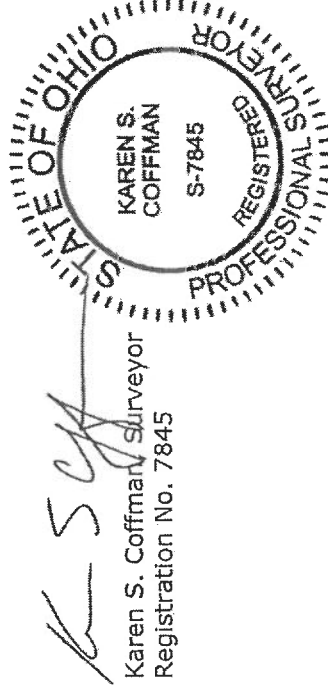
thence along a south line of the said 9.522 acre tract
South 86° 06' 03" East 350.00 feet;

thence along a west line of the said 9.522 acre tract **South 03° 40' 33" West 735.89 feet** to the **TRUE POINT OF BEGINNING;**

containing 5.925 acres, more or less;

there being 5.684 net acres, exclusive of the existing road right-of-way;

This description is for zoning purposes only and is not a boundary survey pursuant to Chapter 4733-37 of the Administrative Code of the State of Ohio. Basis of bearings is the centerline of County Road 23 (Woodtown Road) (N86°36'52"W) per Instrument #2026-00003863.





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ZONING EXHIBIT FOR

RIGA & FAMILY LLC

PART OF FARM LOT 6, QUARTER-TOWNSHIP 2, TOWNSHIP 3, RANGE 16, U.S.M.L.
HARLEM TOWNSHIP, DELAWARE COUNTY, OHIO

**ORIGINAL 5.925 Ac.
INSTR. #2026-00003863**

WOODTOWN FARMS CAD SUBDIVISION
O.R.V. 2006, PG. 2366

*Ashton & Anastasia
Gevas-Farmer
9.522 Ac.
O.R.V. 2100, PG. 179*

S 86° 06' 03" E

350.00'

5.925 Ac.
5.684 Ac. NET
(exclusive of R/W)

739.02'

N 03° 40' 33" E

735.89'

S 03° 40' 33" W

FARM LOT 6
FARM LOT 11

TRUE POINT
OF BEGINNING

POINT OF
COMMENCEMENT

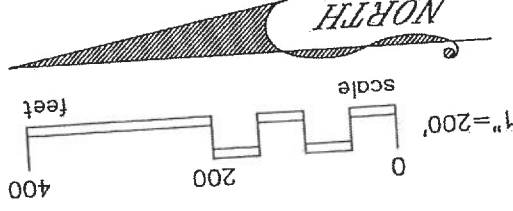
438.28'

350.00'

CO. RD. 23 N 86° 36' 52" W WOODTOWN ROAD

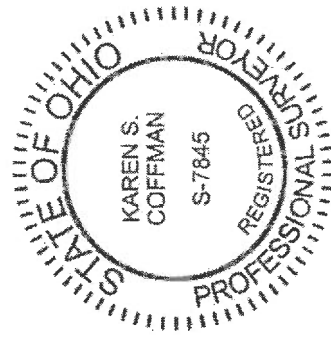
Jamel Balti
4.422 Ac.
O.R.V. 1833, PG. 2119

*Joseph B. &
Anna M. Walton*
3.562 Ac.
O.R.V. 1865, PG. 2769



RECORDS USED
Deeds as shown.

BASIS OF BEARINGS
Centerline of Woodtown Rd
per Instr. #2026-00003863
(N 86° 36' 52" W)



THIS DRAWING IS FOR ZONING PURPOSES ONLY, BASED ON THE DEEDS OF RECORD,
AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE.

K S Coff
KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

MARCH 28, 2026
DATE OF SURVEY