



## CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### STAFF REPORT

March 8, 2022

#### Conditional Use Application CU-22-004

<b>Applicant:</b>	Stephen Buhrts
<b>Owner:</b>	Timothy Wilson
<b>Location:</b>	14767 Morse Road SW (PID: 063-141696-06.000)
<b>Acreage:</b>	+/- 1.29-acres
<b>Zoning:</b>	RR – Rural Residential
<b>Request:</b>	Requesting approval of a Conditional Use to allow for a Home Occupation, consisting of a general automotive repair business, to be established at the property.

#### Description of the Request:

The Applicant is seeking approval of a Conditional Use to allow for a 'Type B' Home Occupation, Automotive Repair and Service, to be operated from the residentially zoned property at 14767 More Road SW pursuant to Section 1215.08 of the Pataskala Code.

#### Staff Summary:

The 1.29-acre property located at 14767 Morse Road SW is currently occupied by a 1,669-square foot single-story home built in 1977, as well as a 639-square foot Accessory Building built in 1984, and a 1,932-square foot Accessory Building built in 2008. There are two (2) accesses to the property, a concrete driveway off Morse Road SW extending to the Primary Structure (existing single-family home) and the second being a gravel driveway also off Morse Road SW running past the existing home, past the first Accessory Building and widening out to a graveled area around the rear Accessory Building. The lot is an existing non-conforming lot, as it does not meet the minimum requirements within the RR – Rural Residential zoning district, those being a minimum lot size of five (5) acres and a minimum lot width of 250-feet.

The Applicant is requesting approval of a Conditional Use in order to operate a 'Type B' Home Occupation, in this case an Automotive Repair and Service use, from the property. As indicated in the Narrative Statement, the only improvements to the property beyond existing will be a six (6) foot tall fence along the east side property line. The Applicant has also included a plan they have prepared showing locations sound readings were taken (in decibels) during business hours, along with there corresponding noise level.

'Type B' Home Occupations are defined under Section 1267.02(B) of the Pataskala Code as a Home Occupation where "either one employee or customers come to the site". Pursuant to Section 1227.04(2), 'Type B' Home Occupations are a Conditional Use when within the RR – Rural Residential Zoning District.

However, Section 1267.03(B)(1) of the Pataskala Code explicitly prohibits any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles

and their parts. The Applicant has requested a Variance (VA-22-007) from this section of code in order to remove the prohibition of such uses on the subject property. As such, this Conditional Use may only move forward should that Variance Application be approved prior to this Conditional Use request.

In the Narrative Statement that has been submitted by the Applicant, they have stated that they will take extreme care as to not exceed Pataskala Code in regard to limits on noise pollution, nuisance vehicles (non-running vehicles), dust, odor, and disturbances to the environment. Employment is strictly limited to the Applicant themselves (current resident of property) and one non-resident employee. Additionally, Hours of Operation will be limited to help limit traffic distance. Further stated, the Applicant stated they will explicitly comply with the regulations on Home Occupations as required under Chapter 1267 and those of Conditional Uses under Chapter 1215 of the Pataskala Code.

**Staff Review:** *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

Planning and Zoning Staff:

The Applicant has already established the proposed use on the property, which was done without contacting Staff or receiving prior Zoning approval. Staff received a complaint regarding the use of the property as a business on September 28, 2021. The Zoning Inspector confirmed there was a business being operated at the subject property by speaking with the resident (the Applicant), issued a Notice of Violation, and recommended that they follow up with Staff for next steps. The Applicant contacted Staff, who informed the Applicant that as Section 1267.03(B)(1) prohibits any sort of automobile related uses as a Home Occupation, it would be impossible to proceed with a Conditional Use Application to legally allow the business to remain there, unless they were first able to be granted a Variance from Section 1267.03(B)(1) to remove that prohibition.

There are additional restrictions for 'Type B' Home Occupations as listed under Chapter 1267. They are as follows:

Section 1267.03(C):

- Hours of Operation shall be limited to the hours of 7:00AM to 9:00PM
- Only one (1) non-resident employee shall be permitted.
- Only twelve (12) customers or clients may visit the site in a day.
- Retail sale of goods must be entirely accessory to any services provided on site.
  - E.g., a home hair salon may sell hair products. The primary purpose of the Home Occupation may not be retail.
- Only one (1) 'Type B' Home Occupation per dwelling unit is permitted.
- 'Type B' Home Occupations located in an Accessory Building shall be subject to the Conditional Use regulations as defined in Chapter 1215 (Conditional Use Requirements as listed below).

Section 1267.04:

- Signs shall be limited to one (1) non-illuminated sign
  - Not more than two (2) square feet in area if located less than 15-feet from the public right-of-way.
  - Not more than six (6) square feet in area if located 15 or more from the public right-of-way
- All activities associated with 'Type B' Home Occupations must be in completely enclosed structures except for exercise or play areas related to day care.

- No repair or service of vehicles, or parts of vehicles (painting, mechanical work, body work, etc.) may take place outside of an Accessory Building.
- Exterior storage or display of goods or equipment is prohibited.
  - Equipment, tools, vehicle parts, etc. must be stored within an Accessory Building
- The Dwelling and Site must remain residential in appearance and characteristics. External changes which will make the dwelling appear less residential in nature are prohibited (examples include construction of parking lots, paving of required setbacks, or adding commercial-like exterior lighting).

Section 1267.05:

- Home Occupations are subject to the nuisance regulations contained in Chapter 1287 of the Pataskala Code regarding vibration, odor, air pollution, glare, water pollution, etc. excepting noise, which is regulated as follows:
- Maximum noise level for a home occupation is 50 dBA (a-weighted decibels).
- No more than one truck, associated with the home occupation, may be parked on-site. The maximum size of said truck shall not exceed 6,500 lbs.
- Truck deliveries or pick-ups of supplies or products associated with business activities are allowed at the home only between 8:00AM and 5:00PM.

The Applicant has provided a sound survey they performed themselves at various points of the property line. It appears that a few of the readings taken identified under “worst case generated noise” exceed the maximum noise level permitted under Section 1267.05(C), which is 50 dBA. However, Staff is unsure of what the “worst case” scenario entails. Additional information confirming compliance with the other requirements of Chapter 1267 was not provided, however, the Applicant did state within their Narrative Statement that they would comply with all regulations of Chapter 1267 and Chapter 1215.

Should this Application be approved, the Applicant will need to apply for a Home Occupation Permit, for which Staff will need to see additional information confirming compliance with the requirements of Chapter 1267 and which Accessory Building(s) will be utilized for the proposed use.

Pursuant to Section 1215.09 of the Pataskala Code a Conditional Use Approval shall become null and void if such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one extension of a Conditional use for an additional six (6) months.

Zoning Inspector (Full comments attached)

- Violation reported September 28, 2021. Operating a business from a residentially zoned district without permitting.
- Applicant has been forthcoming, responsive, and in communication with Zoning Inspector the entire duration of the process. They have indicated they are in the process of purchasing the property from the current owner, and currently resides at the property.

Licking County Health Department (Full comments attached)

- Health Department will need to know what the intended use of each building will be. Will they have restrooms/sinks? Will they utilize a septic system? Will access be public or private?
- Health Department has no records of a septic system or well on this lot.

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	RR – Rural Residential	Single-Family Home
East	RR – Rural Residential	Single-Family Home
South	RR – Rural Residential	Single-Family Home
West	RR – Rural Residential	Single-Family Home

**Conditional Use Requirements:**

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
2. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
3. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
8. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
9. *Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-22-004:

- None

**Department and Agency Review**

- Zoning Inspector – See attached.
- Public Service – No comments.
- City Engineer – No comments.
- Licking County Health Department – See attached.
- Police Department – No comments.
- West Licking Joint Fire District – No comments.
- Licking Heights School District – No comments.

**Conditions:**

Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The Applicant shall obtain all necessary permits from the City of Pataskala, the Licking County Health Department, and the Licking County Building Department within six (6) months of the date of approval.
2. Variance Application VA-22-007 must be approved by the Board of Zoning Appeals before this Conditional Use may come into effect.
3. The Conditional Use approval shall only apply to the Applicant, and only to this property (Parcel ID: 063-141696-06.000).
4. Applicant shall adhere to all applicable Home Occupation requirements of Chapter 1267.

**Resolution:**

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-22-004 ("with the following conditions" if conditions are to be placed on the approval)."

**From:** [Felix Dellibovi](#)  
**To:** [Jack Kuntzman](#)  
**Cc:** [Scott Fulton](#); [Lisa Paxton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 03-08-2022  
**Date:** Tuesday, February 22, 2022 11:50:45 AM  
**Attachments:** [image001.png](#)

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Please see the below information regarding **CU-22-004** and **VA-22-007**:

Stephen Buhrts: 14767 Morse Road Southwest Pataskala, Ohio 43062 (parcel # 063-141696-06.000)  
Property/parcel is owned by Timothy L. Wilson (unknown address).

<u>Violation Number</u>	<u>Complaint Date</u>	<u>Violation</u>	<u>Date</u>
<u>Corrected/Status</u>			
<u>2021</u>			
VIO-21-194	September 28, 2021	Business in Residential District	Pending BZA Hearing
VIO-21-224	October 14, 2021	Inoperable Vehicle	Some Vehicles removed-
Pending			

The above violations were reported to the Planning and Zoning Department on September 28, 2021. The complainant advised there was a potential automotive repair business being operated at the above stated address. Upon investigation of the complaints there was sufficient evidence observed, obtained, and by speaking with Stephen Buhrts, that there was proof of a home occupation currently in progress and/or being prepared to be in used as a business.

Mr. Buhrts has been forthcoming, responsive, and in communication with me the entire duration of his process to receive a Conditional Use, and a Variance, for "Straightaway Performance, LLC". Mr. Buhrts advised that he is in the process of purchasing the property/parcel from Timothy Wilson, and he currently resides on the property.

If you have any questions, comments, or concerns, please feel free to reach out to me.

Thank you,

**FELIX DELLIBOVI**

**Zoning Inspector**

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-927-3885

Cell: 614-774-4446

Email: [fdellibovi@ci.pataskala.oh.us](mailto:fdellibovi@ci.pataskala.oh.us)

**From:** [Scott Morris](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala BZA Review Memo for 03-08-2022  
**Date:** Wednesday, February 23, 2022 4:30:58 PM  
**Attachments:** [image003.png](#)

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**CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.**

Jack,

My comments below:

- CU-22-004: Our office will need to know what the intent of this outbuilding will be. Will it have restrooms/sinks and need to utilize a septic system? Will it have public access or is it for private use only? Our office has no records of a septic system or well on this lot. Any building must be located 10 ft from any existing well head or septic system.
- VA-22-007: Same comments apply.

Let me know if you need anything else.

Thank you,  
Scott Morris, REHS  
Environmental Health Director  
Licking County Health Department  
675 Price Rd. | Newark, OH | 43055  
Office: (740) 349-6475  
[www.lickingcohealth.org](http://www.lickingcohealth.org)



Find LCHD on Social Media:



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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

**Sent:** Tuesday, February 15, 2022 4:00 PM

**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Philip Wagner <pwagner@lhschools.org>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Scott Morris <smorris@lickingcohealth.org>; Alan Haines <ahaines@ci.pataskala.oh.us>

**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>



# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

## CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: 14767 Morhe rd SW	
Parcel Number: 063-141696-06.000	
Zoning: Rural Residential	Acres: 1.24
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input checked="" type="checkbox"/> On Site

Applicant Information		
Name: Stephen Buhrts		
Address: 14767 Morhe rd SW		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 614-499-8099	Email: Buhrts@Yahoo.com	

Property Owner Information		
Name: Timothy Wilson		
Address: 95 Hebron Church rd		
City: Saxe	State: VA	Zip: 23967
Phone: 614-266-7627	Email: Tim.Wilson.Tim1968@yahoo.com	

Conditional Use Information
Request (Include Section of Code): 1215 / 1267
Describe the Project: to create a home business

Staff Use
Application Number: CU-22-004
Fee: 300
Filing Date: 2/15/2022
Hearing Date: 3/8/2022
Receipt Number: 000449

Documents
<input checked="" type="checkbox"/> Application
<input type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map



## Documents to Submit

**Conditional Use Application:** Submit 1 copy of the conditional use application.

**Narrative Statement:** Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
  1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
  2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
  3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
  4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
  5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
  7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
  8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
  9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(B) of the Pataskala Code.

**Site Plan:** Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the conditional use request

**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/paxworld/>

**Area Map:** Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

## Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this conditional use request.

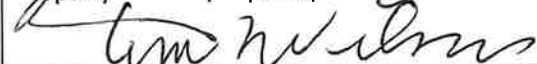
Applicant (Required):



Date:

02/11/2022

Property Owner: (Required):



Date:

11-20-2021

# Straightaway Performance, LLC

## Conditional Use Narrative Statement

### **Introduction**

This narrative is to serve as supplementary information related to the conditional use and variance permits application for a general automotive repair facility defined by the code 811111 under the NAICS classification. The applicant is Straightaway Performance, LLC. I, Stephen Buhrts, Owner of Straightaway Performance, LLC am applying for the conditional use permit for operating a business from the owner-occupied parcel located at 14767 Morse Rd SW, Pataskala Ohio 43062.

### **Conditional Use Business Description**

Straightaway Performance, LLC is proposing to operate a small (owner, and one non-resident employee) general automotive repair facility in accordance with any and all city ordinances. Operating in a harmonious capacity with the surrounding area using an existing accessory building within the property lines. Maximizing all previous constructed driveways, parking stalls, and structures to minimize additional hazards to throughfare traffic, wildlife, vegetation, and the economic standing of the surrounding properties. Special care will be taken to maintain neighboring property values, through the use of fencing and sound insulation.

### **Pataskala City Code Compliance**

Straightaway performance intends to meet and exceed all applicable Pataskala city codes. These city codes include all restrictions on home occupations, as well as conditional use of property with the only exceptions listed in the Variance section. Extreme care will be taken to exceed the codes that concern valuation of and disturbance to neighboring properties, including limiting noise pollution, excess traffic, eyesores (non-running vehicles), dust (smells), and disturbances to the environment. Employment will be strictly limited to the owner of the parcel, and one non-resident employee. Additionally, hours of operation will be strictly limited to help limit traffic, disturbance, and neighboring property valuation

The Property is zoned RR, Rural Residential District. Pursuant Section 1267.01-02

Listed below are specific sections that are understood, and will be explicitly complied with:

- Section 1215 Conditional Uses (Except 1215.05 A1, 1215.05 A2)
- Section 1267 Home Occupations (Except 1267.03 B1)

### Conditional Use Variances Needed

A small number of variances are required for this conditional use application. Including a variance to the definition of home occupation, as well as specific conditions inside of the conditional use code. The specific variances are listed below:

- **1267.03 B1 (NAICS 811111)** - Definition of Home Occupations
- ~~1267.03 B1 (NAICS 811111) - Definition of Home Occupations~~  
~~The minimum distance from a residential property to a place of business is 200 feet from place of business is the owner's residence at 150 feet.~~

Additional details quoted directly from Pataskala City Code:

- Accessory home occupations are activities accessory to uses in the Household Living category. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use, and that the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effects on the surrounding neighborhood.

Type B. A Type B home occupation is one where either one employee or customers come to the site. Examples are counseling, tutoring, daycare, and hair cutting and styling.

- Allowed uses. The intent of the regulations of this chapter is to establish performance standards for all accessory home occupations rather than to limit the allowed uses to a specific list. Uses which comply with the standards of this chapter are allowed by right unless specifically listed in subsection B. below.

#### Prohibited uses.

1. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited.

### Concessions

Straightaway Performance LLC is wanting and willing to make this venture painless for all surrounding properties as to not disturb their daily lives. The First step will be a 6ft property fence along the properties east line back to the easement shown on the site plan. Care will be taken to use sound insulation where necessary to keep noise at or below ambient at nearby residences (as tested in the sound survey document). Straightaway Performance, LLC welcomes

any city official oversight, and is willing to continuously make improvements to limit working hours or make additional modifications to the business or property as deemed necessary by the city.

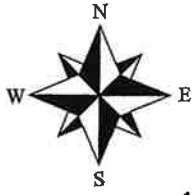
### **Conclusion**

In conclusion, I, Stephen Buhrts and Straightaway Performance are requesting a conditional use permit to use this property for a small work-from-home automotive repair business. Extreme care will be taken to observe all city codes that could cause devaluation or disturbance to neighboring properties. Any required exceptions to the city code will be appropriately covered with a variance. Thank you for your consideration.

### **Additional Comments for Consideration**

On behalf of Straightaway Performance, LLC and I, Stephen Buhrts, greatly appreciate your time and consideration in this manner. Over the last few years, I have witnessed my life and the world around myself flipped on its head. Years of work stripped from myself and left wondering how to pick up the pieces. With your approval of the conditional permit, you would be allowing me to lay the foundation for myself to maintain and support my family and community through my business. Straightaway Performance, LLC will strive to maintain all codes within the city ordinances and to help promote community in the neighborhood as a whole.

E-mail: [bm1surveying@yahoo.com](mailto:bm1surveying@yahoo.com)



# Sound Survey

Lot 6 in MORSE VIEW, a subdivision of record in Plat Book 13, Page 45, located in the City of Pataskala, Licking County, Ohio

14767 MORSE RD. (CR 111, R/W VARIES)

S 85°57'36" E 125.02'

CONC. DRIVE

97.6

75' B.L.

EXISTING RESIDENCE  
68.3'

24.3'

27.7'

7

78.0'

24.3'

26.3'

GARAGE

84.6'

16.1'

N 03°05'17" E 454.88'

GRAVEL

98.3'

6

32.1'

OUT BLDG.  
60.2'

5

22.4'

70.5'

4

30' EASEMENT

N 87°52'07" W 125.01'

N 87°52'07" W 125.01'

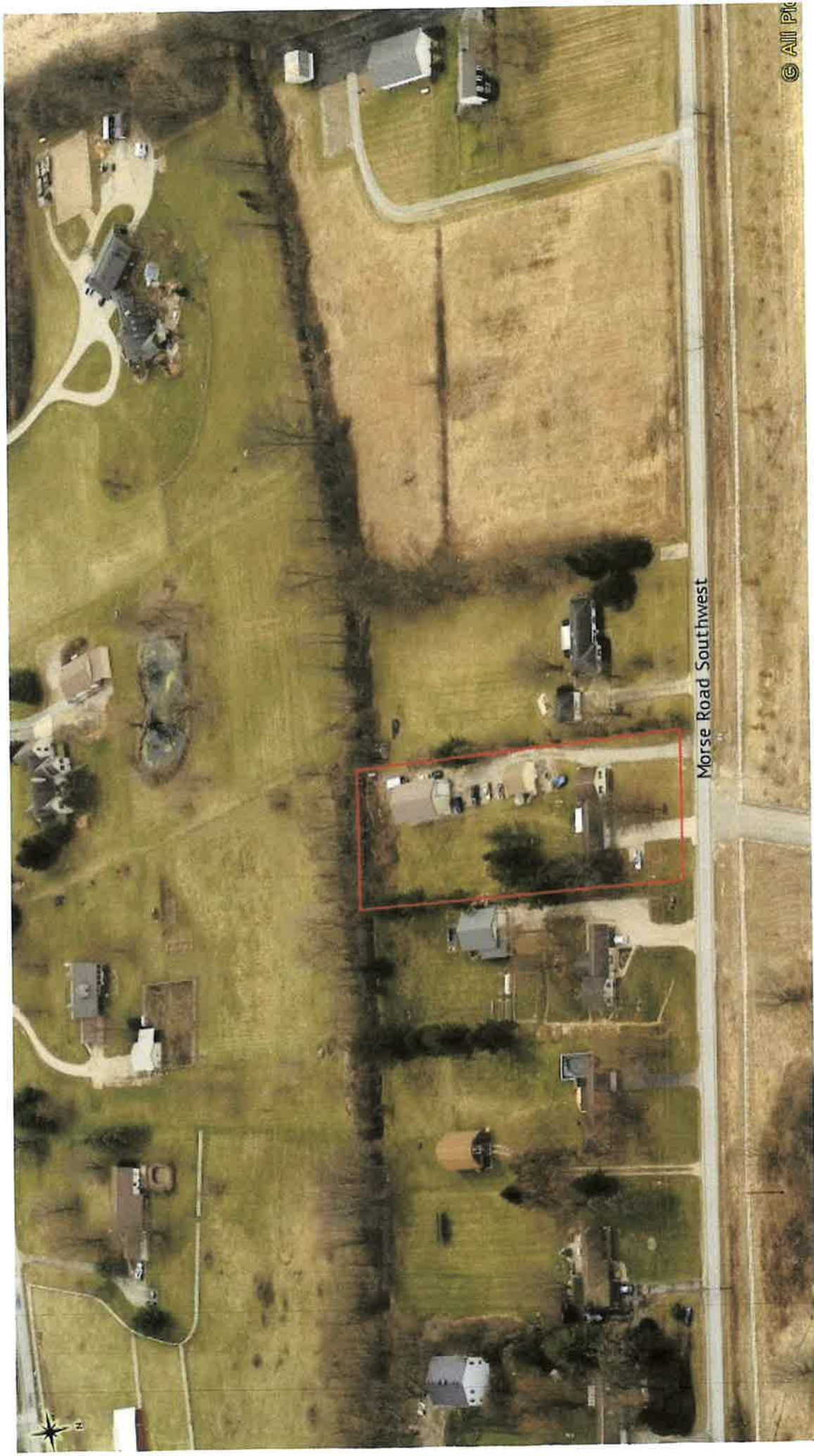


SCALE 1" = 60'

## LEGEND:

Noise Floor	Worst Case Generated Noise
1 - 45-80 dBA	1 - No Change
2 - 48 dBA	2 - 49 dBA
3 - 46 dBA	3 - 56 dBA
4 - 49 dBA	4 - No Change
5 - 48 dBA	5 - 51 dBA
6 - 48 dBA	6 - 66 dBA
7 - 48 dBA	7 - 49 dBA





+1 6149819317

angelettianthony@gmail.com

## ADDRESS

Stephen Buhrts  
14767 Morse Rd  
Pataskala, Ohio 43062 Licking

DATE  
12/01/2021

TOTAL  
\$3,297.94

EXPIRATION  
DATE  
12/01/2022

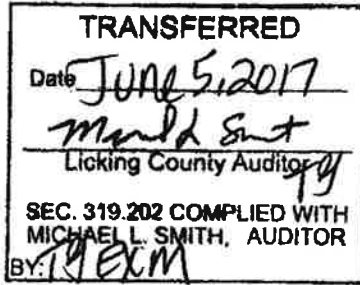
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	(Removal) Remove 8 Norway Spruce trees located left side of home. Also remove 1 dead Black Cherry tree located in the rear of home behind garage.	1	1,850.00	1,850.00T
	Services	(ALL MATERIAL LEFT ON SITE) (Class 1 Prune) Prune the large Pin Oak tree closest to home. Prune to clear service wires 6-8 ft, lightly prune/remove interior, and trunk sprouts, and remove all deadwood 1in dia and larger.	1	700.00	700.00T
	Services	(ALL MATERIAL LEFT ON SITE) (Stump Grinding) Removal of the 8 Spruce stumps. Also remove several stumps located to the right of the driveway close to the garage.	1	525.00	525.00T
		(ALL MATERIAL LEFT ON SITE)			
		SUBTOTAL			3,075.00
		TAX			222.94
		TOTAL			\$3,297.94

THANK YOU.

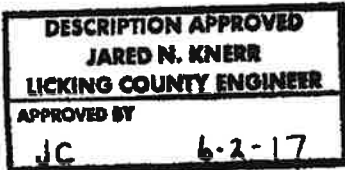
Accepted By

Accepted Date





201706050011606  
Pgs: 2 \$28.00 T20170013295  
06/05/2017 11:17AM MEPVENARD SOS  
Bryan A. Long  
Licking County Recorder



Q U I T - C L A I M D E E D

(Section 5302.11 Ohio Revised Code)

Deborah A. Wilson, divorced and unremarried, of the State of Ohio, for valuable consideration paid, grants to Timothy L. Wilson, the following **REAL PROPERTY**:

See Attached Exhibit A

This instrument is executed and delivered by the grantor and accepted by the grantee subject to the same conditions and restrictions contained in former instruments of record concerning said premises and subject to all easements, leases, rights of way of record and legal highways.

Deborah A. Wilson, the Grantor, has hereunto set her hand this 10<sup>th</sup> day of May, 2017.

[Signature]  
Deborah A. Wilson

STATE OF OHIO  
COUNTY OF LICKING: ss

**BE IT REMEMBERED**, That on this 10<sup>th</sup> day of May, 2017, before me, the subscriber, a Notary Public in and for said state, personally came Deborah A. Wilson, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature]  
Notary Public  
1001

EXHIBIT A

Situated in the County of Licking in the State of Ohio and in the former Township of Lima, now the City of Pataskala, and bounded and described as follows:

Being Lot Number Six (6), of MORSE-VIEW SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 13, Page 46, Recorder's Office, Licking County, Ohio.

Parcel No.: 63-141696-06.000  
Last Transfer: Instrument #199905180020787  
Tax Mailing Address: Corelogic Tax Services, Escrow Reporting  
3001 Hackberry Road, Irving, TX 75063  
Address of Property: 14767 Morse Road, Pataskala, OH 43062



01150913313046002000

# OnTrac Property Map



December 1, 2021

Street Number Only

Sales - 2021

Owner Name & Acres



Centerline Labels

Interstate/US/State Route

County Road

0 188 Feet

Township Road

Other Road Type

Interstates

Municipal Corporations

Jurisdictional Townships

LICKING COUNTY TAX MAP

Licking County Auditor GIS