



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

November 8, 2022

Conditional Use Application CU-22-008

Applicant:	Saso Damceski
Owner:	James Muncy
Location:	11185 Broad Street SW, Pataskala, OH 43062 (PID: 063-141552-00.000)
Acreage:	+/- 5.5-acres
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use to allow for the property to be used as a motor vehicle garage for the repair and service of vehicles for a car dealership located elsewhere.

Description of the Request:

The applicant is seeking approval of a conditional use to allow for the property to be operated as a motor vehicle garage for the repair and service of vehicles.

Staff Summary:

The 5.50-acre property located at 11185 Broad Street SW is currently occupied by two structures. 11185 Broad Street, a 1,600-square foot commercial structure built in 1989 and a separately addressed 3,200-square foot commercial structure (11183 Broad Street SW) built in 1985. There are two (2) full-access points onto Broad Street SW from the property's only frontage to the north, and into the gravel surface parking area in front and to the west of the structures. There is also an existing fenced-in area between the two structures, and to the rear of the east structure.

As proposed, the Applicant is requesting a Conditional Use in order to utilize one (1) of these structures, the westernmost one, 11185 Broad Street SW, as a motor vehicle garage for the repair and servicing of vehicles. No exterior modifications are proposed. Pursuant to Section 1249.04(5) of the Pataskala Code, Motor Vehicle Garages are a Conditional Use in the GB – General Business zoning district.

According to the Narrative Statement as submitted by the Applicant, the intent is to only perform general maintenance items such as brakes, suspension, engine, etc. on the site, with no body work being done. The Applicant owns a car dealership located further west on Broad Street (114778 E Broad Street) which is currently undergoing engineering review for an expansion that was approved by the PZC in 2021 (TCOD-21-004). Until the time that their Construction Plans have been approved by the City and construction completed, they do not have the space on site to recondition vehicles for placed on sale at their dealership.

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:

As mentioned above, Section 1249.04(5) of the Pataskala Code states that Motor Vehicle Garages are a Conditional Use in the GB – General Business zoning district. However, the additional modifier is stated in this section that all operations shall be conducted within a fully enclosed building and there shall be no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.

Section 1283.07(B) requires that all uses within the GB – General Business zoning district provide L2 type screening along the frontage of the parcel. Currently, there is no screening present. As the use is being changed, the property must be brought into compliance with the current Pataskala Code and L2 will need to be provided.

Section 1291.16 of the Pataskala Code requires that for all Vehicle Service uses, parking shall be provided at a rate of one (1) per 300 square feet on gross indoor floor area. For a 1,600-square foot building, this is six (6) total parking spaces. Parking spaces shall be striped and all vehicles parked on the premises shall be parked within designated spaces.

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.

SWLCWSD (Full comments attached)

The SWLCWS District would be the water/sanitary sewer purveyor for this site. If there are open floor drains within the structure that go to the sanitary sewage system, the District will require that an oil/water separator be installed on the drainage system due to the nature of the proposed use. The District requests that the property owner allow a site visit to determine whether the oil/water separation system is needed.

West Licking Joint Fire District (Full comments attached)

Applicants shall be required to contact the Licking County Building Code Department to submit for a change of use for the building.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	AG - Agricultural	Agriculture
East	LB – Local Business R-20 – Medium Density Residential	Substation, Self-Storage Single-Family Home
South	AG – Agricultural R-20 – Medium Density Residential	Agriculture Single-Family Home
West	GB – General Business	Tractor Supply Co.

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-22-008:

- None.

Department and Agency Review

- Zoning Inspector – No comments.
- Public Service – No comments.
- City Engineer – No comments.
- SWLCWSD – See attached.
- Police Department – No comments.
- West Licking Joint Fire District – See attached.
- 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 address all comments from the SWLCWSD, West Licking Joint Fire District, and Planning and Zoning Staff.
2. Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within six (6) months of the date of approval.
3. All operations shall be conducted within a fully enclosed building and there shall be no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.

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-22-008 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Chris Sharrock](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [kperkins@laca.org](#); [Alan Haines](#); [Kevin Miller](#); [laitken@lhschools.org](#); [Scott Morris](#)
Subject: RE: Pataskala BZA Review Memo for 11-08-2022
Date: Friday, October 28, 2022 10:02:11 AM
Attachments: [image002.png](#)
[image003.png](#)

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,

Please see below:

CU-22-008 – The SWLCWS District would be the water/sanitary sewer purveyor for this site. If there are open floor drains within the structure that go to the sanitary sewage system, the District will require that an oil/water separator be installed on the drainage system due to the nature of the proposed use. The District requests that the property owner allow a site visit to determine whether the oil/water separation system is needed.

Thanks,

CJ Gilcher
Utilities Superintendent
8718 Gale Road
Hebron, Ohio 43025
Ph: 740-928-2178



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Friday, October 21, 2022 12:11 PM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Scott Morris <smorris@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>

From: [Doug White](#)
To: [Jack Kuntzman](#)
Cc: [damceski86@gmail.com](#); [jamuncy@gmail.com](#)
Subject: RE: Pataskala BZA Review Memo for 11-08-2022
Date: Monday, October 24, 2022 9:31:07 AM
Attachments: [image004.png](#)

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.

All,

The West Licking Fire District has reviewed the conditional use application CU-22-008 and the applicant shall be required to contact the Licking County Building Code Department to submit for a change of use for the building.

If you have any questions please feel free to contact me.

Regards,

Doug White
dwhite@westlickingfire.org
Fire Marshal
West Licking Fire District
851 E. Broad St.
Pataskala Oh 43062
Office Phone # 740-927-3046 Opt. 2
Westlickingfire.org



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Friday, October 21, 2022 12:11 PM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@verdantas.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Alan Haines <ahaines@ci.pataskala.oh.us>; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Scott Morris <smorris@lickingcohealth.org>; 'Chris Gilcher' <cgilcher@swlcws.com>
Subject: Pataskala BZA Review Memo for 11-08-2022

Good Afternoon,



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: 11185 Broad St. SW Pataskala, OH	
Parcel Number: 063-141552-00 000	
Zoning: AB	Acres: 5.5
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

Staff Use
Application Number: CU-22-008
Fee: 300
Filing Date: 10-14-22
Hearing Date: 11-8-22
Receipt Number: 000886

Applicant Information		
Name: Saso Damceski		
Address: 145 trail East		
City: Pataskala	State: OH	Zip: 43062
Phone: 614-377-7169	Email: damceski86@gmail.com	

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

Property Owner Information		
Name: James Munay		
Address: 4267 Headleys Mill		
City: Pataskala	State: OH	Zip: 43062
Phone: 740 9277469	Email: JAMunay@gmail.com	

Conditional Use Information	
Request (Include Section of Code): 1249.04 (A)(5)	
Describe the Project: Maintenance of vehicles for dealership	

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:

10-14-22

Property Owner: (Required):

Date:

10-14-22

Lisa Paxton

From: Saso Damceski <damceski86@gmail.com>
Sent: Friday, October 14, 2022 3:32 PM
To: Lisa Paxton
Subject: Re: FW: Pataskala Zoning

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.

We are a used car dealership that is looking to use this building as a recondition shop for our vehicles we sell. We will not do any body work in this building. We will only maintenance repairs on vehicles for example, brakes, suspension, engine repair etc. Most of the work will be internal meaning only vehicles we sell with limited retail work.

On Fri, Oct 14, 2022 at 3:15 PM Lisa Paxton <lpaxton@ci.pataskala.oh.us> wrote:

Yes.



Lisa Paxton
Zoning Clerk
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062
Office: (740) 927-4910
Email: lpaxton@ci.pataskala.oh.us



****Permit approval may take up to 30 days**** Section 1209.05 of the Pataskala Code

Permit Application link: <http://www.cityofpataskalaohio.gov/city-departments/planning-zoning/permits/>

From: Saso Damceski <damceski86@gmail.com>
Sent: Friday, October 14, 2022 3:08 PM
To: Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Re: FW: Pataskala Zoning

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.

Check would need to be signed to City of Pataskala?

12. Furniture and appliance stores and repair.
13. Motion picture or recording studios.
14. Grocery stores.
15. All permitted uses as allowed in the PRO and LB Districts.
16. All uses marked as "Permitted Uses" in the General Business District (GB) as listed in the NAICS Classification and Zoning District Matrix.
(Ord. 2008-3843. Passed 7-21-08.)

1249.04 CONDITIONALLY PERMITTED USES.

A conditional use permit may be issued in accordance with Chapter 1215, and the other provisions of these regulations provided that the applicant can demonstrate that the proposed use is consistent with those general principles outlined in Section 1215.04 as well as any additional standards in accordance with any or all of those standards found in Section 1215.05 or other conditions as required by the Board of Zoning Appeals and conditions referred to in the following descriptions:

1. Hospital. Refer to Section 1215.05A.(1.,8.), E. (4.,5.,7. as applies), F.1., standards outlined in Sec. 916-d (1-5).
2. Watercraft and/or recreational vehicle storage. Refer to Section 1215.05A.9.
3. Electronic communications broadcasting station and towers (applies to commercial stations and equipment only).
4. Automobile service station, provided all pumps are set back at least forty (40) feet from the right-of-way line of the street, and parking and/or service areas are separated from adjoining residential properties by suitable visual screen or solid fence or wall at least six (6) feet in height. Refer to Section 1215.05E. (as applies) and Chapter 1281, Gasoline Service Stations.
5. Motor vehicle garage for the repair and servicing of vehicles, provided all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.
6. Newspaper publishing plant, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings.
7. Vehicle carwash, provided off-street paved parking area, capable of accommodating not less than one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises, and for such space to contain at least two hundred (200) square feet per waiting vehicle; and no safety hazard or impediment to traffic movement is created by the operation of such an establishment.
8. Veterinary or kennel (commercial), provided any structure shall be no closer than two hundred (200) feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements are maintained within the facility, and it will not be audible beyond the property line from the use of outside runs or exercise areas. Refer to Section 1214.04B.6. et seq.
9. Wholesale stores. Refer to Section 1215.05A.(8.,9.,10.), B.3., E. (as applies).
10. Outlet and discount stores. Refer to Section 1215.05A.(8.,9.,10.), B.3., E. (as applies).
11. Supermarkets/department stores - provided that the facilities do not create undue traffic congestion. Refer to Section 1215.05A.(3.,9.,10.,11.), B.3.,E. (as applies).
12. Building trade equipment materials and sales including concrete, electrical, masonry, sheet metal, plumbing, heating and other building shops, if conducted in an entirely enclosed building.



will be due February 15, 2023

15

ROAD 54 SW

POWERED BY
esri

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values
- Help
- My OnTrac
- My Email
- My Parcels
- My Password
- Lists/Reports
- Logout

2022 taxes (payable in 2023) will be calculated on January 1, 2023
will be due February 15, 2023

- Download
- Forms
- GIS
- Homestead
- Taxes
- Other

FIND YOUR PARCEL
Owner Search

Module Searching?



0003 10 1553 00 0000
MUNCY JAMES A &
MARJORIE A
11183 BROAD ST SW
PATASKALA, OH 43062

Acres: 5.50
5.50 AC LOT 15 B35 15
Q8

Land: \$106,500
Improv: \$26,000
Total: \$200,000

Transfer Date:
Amount:
Conveyance:

Valid Sale:
Homestead: No
Owner Occ: No

Foreclosure: No
Certified Delit: No
On Contract: No
Bankruptcy: No
Tax Lien: No



DESCRIPTION OF 5.497 ACRE TRACT

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

Being in Lot 15, Fourth (4th) Quarter Section, Township One (1) North, Range Fifteen (15) West, United States Military Lands, and being a 5.864 acre tract, more particularly described as follows:

Beginning for reference, at the intersection of the centerline of State Route 16 and County Road #38; thence S. 77° 55' West, 840.00 feet in the centerline of State Route #16, to a point marking the principal place of beginning of the tract herein to be conveyed; thence S. 3° 31' W. 239.54 feet to an iron pipe found marking the N.W. corner of Lot 61 of the Reese and Robertson's Addition to the Village of Columbia Center; thence N. 86° 21' W. 60.00 feet in the north line of West Street, to an iron pipe; thence S. 3° 31' W. 313.58 feet in the west line of West Street, to an iron pipe; thence N 86° 15' W. 176.06 feet to an iron pipe; thence S. 3° 31' W. 254.58 feet to an iron pipe in the north right of way line of the B & O Pennsylvania R.R. (100 feet wide); thence N. 87° 58' W. 157.90 feet in the north line of the above said railroad, to an iron pipe found which marks the southeast corner of Russell and Maxine Hite's property. Thence N. 4° 11' E. 703.30 feet in the line common to Russell and Maxine Hite's, to a point in the centerline of State Route #16 and passing at 672.05 feet a concrete right of way marker; thence N. 77° 55' E. 400.15 feet in the centerline of State Route #16, to the principal place of beginning, containing 5.864 acres, more or less.

EXCEPTING 0.367 acre tract conveyed to the Columbus and Southern Ohio Electric Company by deed of record in deed volume 714, page 889 and described as follows:

Beginning at a spike in the centerline of State Route 16 and being the northeasterly corner of the said 5.864 acre tract; thence South 03° 33' 49" West, a distance of 173.75 feet along an easterly line of the said 5.864 acre tract to an iron pin being in the easterly line of the said 5.864 acre tract, passing an iron pin in the southerly right-of-way line of said State Route 16 at 50.17 feet; thence North 86° 26' 11" West, a distance of 100.00 feet to an iron pin; thence North 03° 33' 49" East, a distance of 145.75 feet to a spike in the centerline of said State Route 16 and the northerly line of the said 5.864 acre tract, passing an iron pin in the southerly right-of-way line of said State Route 16 at 100.00 feet; thence North 77° 55' 00" East, a distance of 103.85 feet along the centerline of said State Route 16 and the northerly line of the said 5.864 acre tract to the place of beginning, containing 0.367 acres of land, subject however to all legal rights-of-way and easements. The right-of-way for State Route 16 contains 0.109 acres out of the above described 0.367 acre tract.

The property intended to be conveyed herein consists of 5.497 acres more or less.

SUBJECT TO the specific exceptions, reservations, covenants and exclusive right-of-way contained in Warranty. Deed recorded in deed volume 581, page 87, excepting and reserving an easement for ingress and egress over the following part of the above described tract:

Beginning for reference, at the Southwest corner of the above described 5.864 acre tract; thence S 87° 58' E. 157.90 feet to an iron pipe; thence N 3° 31' E. 254.58 feet to an iron pipe marking the principal place of beginning of the herein described easement; thence continuing N 3° 31' E. 60.01 feet to a point; thence S 86° 15' E. 176.06 feet, to an iron pipe; thence S 3° 31' W. 60.01 feet to an iron pipe; thence N 86° 15' W 176.06 feet to the principal place of beginning.

ALSO SUBJECT TO all restrictions, conditions and easements of record, if any, along with zoning ordinances and all legal highways and rights-of-way, plus all taxes and assessments, which, as a part of the consideration herein, the grantees assume and agree to pay by their acceptance and filing of this Deed.

1141

DESCRIPTION APPROVED	
JERRY H. WRAY	
LICKING COUNTY ENGINEER	
TAX MAP DRAWING NO. 7	APPROVED BY [Signature]

REC. \$18.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY [Signature] 30.00

TRANSFERRED
Date February 7 1984
George D. Buchanan
Licking County Auditor

ESTATE by the ENTIRETIES with SURVIVORSHIP DEED*

MARIAN M. SNYDER, widowed and not remarried⁽¹⁾, of Lehigh County, Pennsylvania
for valuable consideration paid, grant(s)⁽²⁾ with general warranty covenants, to
James A. Muncy and Marjorie A. Muncy husband and wife,
for their joint lives, remainder to the survivor of them, whose tax-mailing address is
4267 Headleys Mill Road S.W., Pataskala, Ohio 43062
the following **REAL PROPERTY**: Situated in the County of Licking in the State
of Ohio and in the Township of Lima⁽³⁾

Being 5.497 acres more or less more particularly described in Exhibit "A"
attached hereto and incorporated herein.

Prior Instrument Reference: Vol. 693 Page 493 of the Deed Records of Licking
County, Ohio.

~~Grantor, MARIAN M. SNYDER, widow, do hereby~~ Witness her hand(s) this 31 day
of Jan 19 84

Signed and acknowledged in the presence of:

Shirley B. Gilbert
WITNESS
Dwaine Martin
WITNESS

Marian M. Snyder
Marian M. Snyder

State of Ohio

County of Lehigh ss.

BE IT REMEMBERED, That on this 31 day of Jan 19 84, before me,
the subscriber, a Notary Public in and for said county, personally came,
Marian M. Snyder the Grantor(s) 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 seal this day
and year aforesaid.

SHIRLEY B. GILBERT, Notary Public
ALLENTON, OH, LEHIGH COUNTY
MY COMMISSION EXPIRES JULY 6, 1985
Member, Pennsylvania Association of Notaries

This instrument was prepared by John I. Peters, Attorney at Law
212 Melody Lane, Pataskala, Ohio 43062

- (1) Name of Grantor(s) and marital status.
(2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
(3) Description of land or interest therein, and encumbrances, reservations, and exceptions, laws and assessments if any.
(4) Delete whichever does not apply.
(5) Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamp

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

BOR
Card
CAUV
Documents
Land
Map
Parcel
Pictometry
Sketch
Street View
Structures
Taxes
Transfers
Values
[Help](#)
[My OnTrac](#)
[My Email](#)
[My Parcels](#)
[My Password](#)
[Lists/Report](#)
[Logout](#)

Select the layer you want to swipe

Addresses



FIND YOUR PARCEL

Owner: Search

Trouble Searching?



MUNCY JAMES A &
MARJORIE A
11183 BROAD ST SW
PATASKALA, OH 43062

Acres: 1.74
5.00 AC (15.7) 15.7 AC (15.7)
0.1

Land: 5'06.00
Improv: 1.00
Total: 5.06

Transfer Date:
Amount:
Conveyance:
Valid Sale:

Homestead: No
Owner Occ: No

Foreclosure: No
Certified Delq: No
On Contract: No
Bankruptcy: No
Tax Lien: No

2022 taxes (payable in 2023) will be calculated on January 1, 2023 - 1st payment
will be due February 15, 2023