



# CITY OF PATASKALA BOARD OF ZONING APPEALS

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

## STAFF REPORT

June 12, 2018

### Variance Application VA-18-007

<b>Applicant:</b>	Jeanne Cabral
<b>Owner:</b>	Saso Damceski
<b>Location:</b>	14778 East Broad Street
<b>Acreage:</b>	1.688 acres
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting variances from Section 1291.05(4) of the Pataskala Code to allow for a parking lot that would fail to meet the required front yard setback and to allow the front landscaping requirement to be waived and from Section 1291.13(B) of the Pataskala Code to waive the requirement to install curbed landscaping in the parking lot.

#### Description of the Request:

The applicant is seeking variances to reduce the setback from the right-of-way for a parking lot from 40 feet to 25, replace the L2 landscaping requirement along the right-of-way with flower beds and to waive the requirement for curbed landscaping in the parking lot.

#### Staff Summary:

The property currently contains a 768-square foot single-family home constructed in 1960 and a shed and a deck of unknown size or date of construction. The applicant is proposing to remove the shed and the deck and use the property for a used car dealership, with the existing home to serve as the office.

The applicant is proposing to install an approximately 4,000 square foot parking lot for customer parking and display of the cars for sale. The parking lot would consist of 27 striped parking spaces, one of which would be handicapped with appropriate signage, striping and ramp to the front door. The existing driveway would be widened to 25 feet. The proposed parking area would be setback 25 feet from the edge of the right-of-way, which is also the edge of the roadway in this instance. The Code requires a minimum setback of 40 feet from the right-of-way, so the applicant's request is for a variance of 15 feet. The applicant states that cars would be too far from view, ample sight distance as proposed, limitation of cars to be displayed and little room for required spaces as required as justification for the variance.

The applicant is also planning on installing three (3) foot wide flower beds along the front of the property instead of the required L2 landscaping, which requires a three (3) foot tall hedge row or wall and one (1) tree per 30 feet of lineal landscaped area. The applicant states that the required landscaping would impede the ability of passersby to see the cars for sale.

The applicant is requesting a variance to waive the requirement for curbed landscaped within the parking lot. Section 1291.13 requires that all parking areas with more than 10 spaces will provide curbed landscaping within the parking lot at the rate of 20 square feet per stall and one tree per 200 square feet of landscaped area or one tree for every four (4) parking spaces with the tree planting area a minimum of 25 square feet. The applicant states that the curbed landscaping requirement would limit the use of the parking area for cars for sale.

Aside from the flowerbeds along Broad Street, the applicant is proposing to landscape the eastern property line in compliance with the L3 standard. The northern and eastern property lines would use existing vegetation as screening. The site plan indicates a total of six (6) trees that would be removed as part of the proposal. Those trees would need to be replaced at the appropriate ratio pursuant to Section 1283.03.

The application was tabled in April of 2018 so the applicant could prepare revised plans.

**Staff Review:** *The following review does not constitute recommendations but merely conclusions and suggestions from the summary.*

The property line for the subject property extends to the centerline of the road; therefore, there is no dedicated right-of-way for the property. Typically, the right-of-way should be 60 feet from the centerline along Broad Street. The proposed parking lot would be setback 25 feet from the edge of Broad Street.

SWLCWSD stated that the infrastructure at 12164 Broad Street was installed as a residential service; therefore, the conversion to a commercial use will require a commercial service classification. This classification would result in increased water and sewer fees and the addition of a backflow prevention device. SWLCWSD also mentioned that the curb box could potentially be located under the asphalt of the parking lot. They would like to see the curb box moved to the grass closer to the road to allow future maintenance to occur without the need to dig up asphalt. A possible supplementary condition has been added to address the comments of the SWLCWSD.

The City Engineer stated that the applicant should insure drainage does not negatively impact the adjoining properties. A possible supplementary condition has been added to address this.

**Surrounding Area:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-20 – Medium Density Residential	Vacant
East	GB – General Business	Single-family Home
South	GB – General Business R-20 – Medium Density Residential	Single-family Home
West	GB – General Business R-20 – Medium Density Residential	Vacant Single-family Home

**Variance Requirements:**

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- b) *Whether there are unique physical circumstances or conditions that prohibit the property being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
- c) *Whether the variance requested is substantial;*
- d) *Whether the essential character of the neighborhood would be substantially altered or the adjoining properties would suffer a substantial detriment as a result of the variance;*
- e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- f) *Whether the variance, if granted, will be detrimental to the public welfare;*
- g) *Whether the variance, if granted, would adversely affect the delivery of government services;*
- h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- i) *Whether the property owner’s predicament can be obviated through some other method than variance;*
- j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
- k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

Furthermore, Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. The following factors from Section 1211.07(2) are applicable to Variance Application VA-18-007:

- a. *To permit any yard or setback less than the yard or setback required by the applicable regulation.*

**Department and Agency Review**

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

**Supplementary Conditions:**

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

1. The applicant shall construct the parking lot as submitted within one (1) year of the date of approval.
2. The applicant shall obtain all necessary permits from the City of Pataskala prior to any improvements to the property.
3. All trees removed from the property shall comply with the tree replacement ratio pursuant to Section 1283.03.
4. The applicant shall insure drainage does not negatively impact adjacent properties.
5. The applicant shall address all comments of the SWLCWSD.

**Resolution:**

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

"I move to approve variances from Section 1291.05(4) and 1291.13(B) of the Pataskala Code for variance application VA-18-007 ("with the following supplementary conditions" if conditions are to be placed on the approval)."

**From:** Scott Haines  
**To:** [Scott Fulton](#)  
**Cc:** [Jim Roberts](#); [Alan Haines](#); [Lisa Paxton](#)  
**Subject:** 6/12/18 BZA Meeting  
**Date:** Sunday, June 03, 2018 10:25:51 PM

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Scott,

Jobes Henderson has reviewed the agenda items for the 6/12/2018 BZA Meeting. We offer the following comments:

VA-18-007

1. The applicant should insure drainage does not negatively impact adjoin property.

VA-18-012

We have no engineering related comments on this application.

VA-18-013

We have no engineering related comments on this application.

VA-18-014

We have no engineering related comments on this application.

Thank you for the opportunity to review these items and please contact us if there are any questions on our comments or if we can help in any other way.

**Scott R. Haines, P.E., CPESC**

Project Manager

**HULL** | Newark, Ohio

Environment / Energy / Infrastructure

o: 740-344-5451 | f: 740-344-8659

Follow Hull on [Facebook](#) & [LinkedIn](#)  
[web](#) | [directions to offices](#)

**From:** Lee Conkel  
**To:** [Scott Fulton](#)  
**Subject:** Rezoning App ZON-18-007  
**Date:** Tuesday, May 15, 2018 8:27:01 AM  
**Attachments:** [image002.png](#)

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Scott –

The infrastructure at 12164 Broad Street was installed as a residential service. Rezoning as a commercial enterprise will require commercial service classification. This includes the increased water and sewer service fees as well as the addition of a backflow prevention device.

Thank-you,

Leo B. Conkel, Jr.  
General Manager

Southwest Licking Community Water & Sewer District  
69 Zellers Lane  
Pataskala OH 43062

Office (740) 927-0410



**Lisa Paxton**

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**Subject:** FW: Variance Application VA-18-007

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**From:** Lee Conkel [<mailto:lconkel@swlcws.com>]

**Sent:** Thursday, April 05, 2018 2:03 PM

**To:** Scott Fulton <[sfulton@ci.pataskala.oh.us](mailto:sfulton@ci.pataskala.oh.us)>

**Subject:** Variance Application VA-18-007

Scott –

I apologize for missing the comment deadline on this application. The “big project” nobody can talk about has been eating a big chunk of my time.

Regarding this variance, the only comment the District has is the curb box would likely be under the proposed asphalt and would require it to be moved to the grass closer to the road. This will allow future maintenance to occur without digging up the asphalt.

Again I apologize for the late submittal.

Thank-you,

Leo B. Conkel, Jr.  
General Manager

Southwest Licking Community Water & Sewer District  
69 Zellers Lane  
Pataskala OH 43062

Office (740) 927-0410





# CITY OF PATASKALA BOARD OF ZONING APPEALS

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

## VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

*Resubmittal*

Property Information	
Address:	14778 E. BROAD ST.
Parcel Number:	063-144900-00,000
Zoning:	GB - General Business
Acres:	1.688 AC
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: VA-18-007
Fee:
Filing Date:
Hearing Date:
Receipt Number:

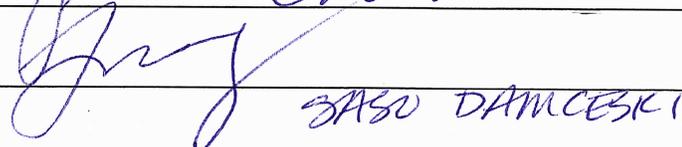
Applicant Information		
Name:	JEANNE CABRAL, ARCHITECT	
Address:	2939 BEXLEY PARK RD.	
City:	COLUMBUS	State: OH Zip: 43209
Phone:	614-239-9484	Email: jeannecabral@aol.com

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

Owner Information		
Name:	SASO DAMCESKI	
Address:	145 TRAIL EAST	
City:	PATASKALA	State: OH Zip: 43062
Phone:	614-372-7169	Email: damceski86@gmail.com

Variance Information	
Request (Include Section of Code):	1291.05(4) Reduce paving setback to 45ft from centerline of E. Broad St. thus establishing ROW @ 45' and allowing paving at 0' from R.O.W. 1283.06.(3) Delete 3ft
Describe the Project:	CAR SALES high shrubs and replace with flowerbeds
	1291.13(B) Eliminate curbed Landscaping in parking lot

<b>Documents to Submit</b>	
<b>Variance Application:</b> Submit 1 copy of the variance application.	
<b>Narrative Statement:</b> Submit 1 copy of a narrative statement explaining the following: <ul style="list-style-type: none"> <li>• The reason the variance is necessary</li> <li>• The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code: <ol style="list-style-type: none"> <li>a) <i>Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;</i></li> <li>b) <i>Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;</i></li> <li>c) <i>Whether the variance requested is substantial;</i></li> <li>d) <i>Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;</i></li> <li>e) <i>Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;</i></li> <li>f) <i>Whether the variance, if granted, will be detrimental to the public welfare;</i></li> <li>g) <i>Whether the variance, if granted, would adversely affect the delivery of governmental services;</i></li> <li>h) <i>Whether the property owner purchased the subject property with knowledge of the zoning restriction;</i></li> <li>i) <i>Whether the property owner's predicament can be obviated through some other method than variance;</i></li> <li>j) <i>Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,</i></li> <li>k) <i>Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.</i></li> </ol> </li> </ul>	
<b>Site Plan:</b> Submit 1 copy of a site plan to scale of the subject property indicating the following: <ul style="list-style-type: none"> <li>• All property lines and dimensions</li> <li>• All existing and proposed buildings and structures.</li> <li>• Setbacks from property lines for all existing and proposed buildings, structures and additions</li> <li>• Easements and rights-of-way</li> <li>• Driveways</li> <li>• Floodplain areas</li> <li>• Location of existing wells and septic/aerator systems.</li> <li>• Any other information deemed necessary for the variance request</li> </ul>	
<b>Deed:</b> Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at <a href="http://www.lcounty.com/rec">www.lcounty.com/rec</a> .	
<b>Address List:</b> Submit 1 copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.	
<b>Area Map:</b> Submit 1 copy of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at <a href="http://www.lcounty.com/taxparcelviewer/default">www.lcounty.com/taxparcelviewer/default</a> .	

<b>Signatures</b>	
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 variance request.	
Applicant: 	Date: 5/11/18
Owner: 	Date: 5/10/18

# Jeanne Cabral Architects

2939 Bexley Park Road  
Columbus, OH 43209-2236  
614-239-9484  
614-537-2654 Cell  
614-754-5113 Fax  
e-mail: [jeannecabral@aol.com](mailto:jeannecabral@aol.com)

**Applicant: Jeanne Cabral**

**DAMCESKI PROPERTY  
14778 E. BROAD ST.  
PARCEL 063-144900-00.000  
PATASKALA, OH 43062**

#

**5-15-18**

## **Statement of Hardship**

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The subject property is currently zoned GB (General Business) and it is located at 14778 E. Broad St. Pataskala, OH 43062 (Parcel number: 063-144900-00.000) located in City of Pataskala, Licking County.

This is an existing property with a single family house. The applicant proposes to use this property as a commercial enterprise selling used cars. The applicant is requesting a variance (per 1291.05.4) for paving closer to the ROW than 40 ft. (request is for paving to be 45 ft. from centerline of E. Broad St. as there is no ROW on this property). The applicant is also requests a variance (per 1283.06(3)) to not install 3 ft. high landscaping in the area between the paving and the street and install low flower beds instead. The flower beds will be within the 45' space from the centerline of E. Broad St. A variance is requested to eliminate the requirement for curbed landscape beds in the parking lot per 1291.13(B).

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1. 1291.05(4)

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The existing site is zoned GB which will be retained. The applicant seeks a variance from the requirement under 1291.05.4 that requires the paving to be set back 40 ft. from the ROW. We are requesting the parking setback be 45 ft. from the centerline of E. Broad St with the flower beds 42 feet back from the centerline of E. Broad St. This property does not have a ROW.

The existing house is set back 106 ft. from the ROW. Keeping to the standard would not allow two rows of parking between the setback and the house. There would not be enough maneuvering room (less than 15 feet) for two way traffic to and from the entry. The slope of the land is such that the land drops off to the back at the half point of the house. The only good surface area is in the front. The building will be for commercial use as the sales office.

The applicant seeks this variance under the hardship 1) that the inability of the property owner to showcase his vehicles on this property leaves the cars too far from view 2) there will still be ample sight clearance from cars exiting and entering the property 3) it would severely limit the number of cars that

can be displayed 4) there would be little room for encumbered required spaces.

There are a number of other properties in this stretch of E. Broad St. that have their paving at approximately 15 feet from the ROW. This request is not detrimental to safety concerns or the nature of E. Broad St.

If unsuccessful in this variance request, the applicant may not be able to successfully run his car sales business that he is relocating from another site in Pataskala.

The applicant requests a 45 foot setback of the paving from the centerline of E. Broad St. The flower beds will begin 42 feet back from the centerline of E. Broad St.

2. 1283.06(3)

Applicant requests a variance to delete the required L2 landscaping between the paving and the ROW. The current requirement is a continuous 3 foot high line of shrubbery. Installing shrubbery at this height would obscure the view of the cars for sale.

The applicant seeks this variance under the hardship that the inability of passersby to see the cars for sale would severely limit customers viewing cars and then coming on to the lot for a look and test drive.

Applicant proposes low flower beds with flowers or low ground cover no higher than 12" at 423' from the centerline of E. Broad St.

3. 1291.13(B)

Applicant requests a variance to not install curbed landscape beds in the parking lot.

Curbed landscape beds would limit the use of the parking area for cars for sale.

#

The applicant respectfully requests all of the hardship variance above for the aforementioned reasons. In summary, these variance requests:

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- affect the ability of the site to effectively function as a viable car sales business;
- are necessary for the applicant to have the ability to promote the business; and
- optimally use the available flat land in front of the house/office; and
- have the land use contribute to the Return on Investment on the purchase of the property; and
- is not detrimental to E. Broad St.;

#

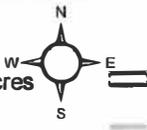
For all the reasoning mentioned, the applicant seeks a hardship variances from the sections mentioned, allowing the applicant to have paving closer to the ROW without landscaping blocking the view of the cars.

# OnTrac Property Map



March 16, 2018

Owner Name & Acres  
Centerlines\_0315



- County Road
- Township Road
- Municipal Road

- Other Road Type
- Interstates
- Municipal Corporations



- Jurisdictional Townships
- Historical Townships Line
- County Boundary

Licking County Auditor GIS

LICKING COUNTY TAX MAP

14778 E. BROAD ST.  
063-144900-00.000

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER  
APPROVED BY  
*[Signature]* 2-27-18



201802280003805  
Pg:2 \$28.00 T20180001862  
2/28/2018 10:56 AM MEPGRF,AT AMFR  
Bryan A. Long Licking County Recorder

TRANSFERRED  
Date FEB 28, 2018  
*[Signature]*  
Licking County Auditor  
SEC. 319.202 COMPLIED WITH  
MICHAEL L. SMITH, AUDITOR  
BY: *[Signature]* 420.00

(space above this line reserved for county engineer, county auditor and county recorder)

28 GENERAL WARRANTY DEED

*[Signature]*  
Roger Allen McBride and/or his wife Beverly Joan McBride as Trustees of the Roger Allen McBride and Beverly Joan McBride Revocable Living Trust dated June 30, 2009, ("Grantor"), for valuable consideration paid, grants, with fiduciary and general warranty covenants, to Saso Damceski, ("Grantee"), whose tax mailing address is

145 Trail East, Pataskala, OH 43062

the following real property:

Situated in the State of Ohio, County of Licking and City of Pataskala:

Being Tract No. 7 of an unrecorded plat, being in Section 3, Township 1, Range 15, beginning at a point in the center line of Columbus-Granville Road at an iron bolt found where the W line of Lot 30 crosses the center line of said road; thence N 04°26'E, passing an iron pipe at 30.5', 490' to an iron pipe in the W line of Lot 29 and in the NW corner of the 12-acre tract deeded to Uri Beach December 12, 1928, by deed in DB 322, page 529; thence N 89°52'E 137.4' to an iron pin in the N line of said 12-acre tract; thence S, passing an iron pipe at 426.01', 456.51' to a point in the center line of Columbus-Granville Road; thence along the center line of said road S 79°29'W 178.2' to the place of beginning, containing 1.688 acres, more or less, subject to all legal highways. And the improvements having an address of 14778 Columbus Road SW, Reynoldsburg, OH 43068.

Subject to any and all easements, covenants and/or restrictions of record, and/or any and all governmental zoning regulations which may pertain to the above-described property.

Prior Instrument Reference: Instrument No. 200907150015631

Property Address: 14778 East Broad Street, Reynoldsburg, OH 43068

Parcel Number: 063-144900-00.000

Exceptions to the general warranty covenants: (a) such encroachments and recorded restrictions, easements and conditions, including without limitations subsurface rights, which do not materially adversely affect the Property's use or value; (b) zoning ordinances, if any; (c) taxes and assessments, whether general or special, which are a lien on the Property but are not yet payable; (d) all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.



Executed this 6 day of February 2018.

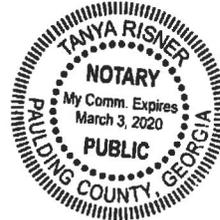
*Beverly Joan McBride* (Seal)  
Beverly Joan McBride as Trustees of the  
Roger Allen McBride and Beverly Joan  
McBride Revocable Living Trust dated June  
30, 2009

*BGMCB.*  
STATE OF GA } ss  
COUNTY OF DeKalb

BE IT REMEMBERED, That on this 6 day of February, 2018, before me, a Notary Public in and for said County and State, personally came as **Beverly Joan McBride as Trustees of the Roger Allen McBride and Beverly Joan McBride Revocable Living Trust dated June 30, 2009**, in the foregoing deed, who acknowledged the signing of the same to be his/her/their voluntary act and deed.

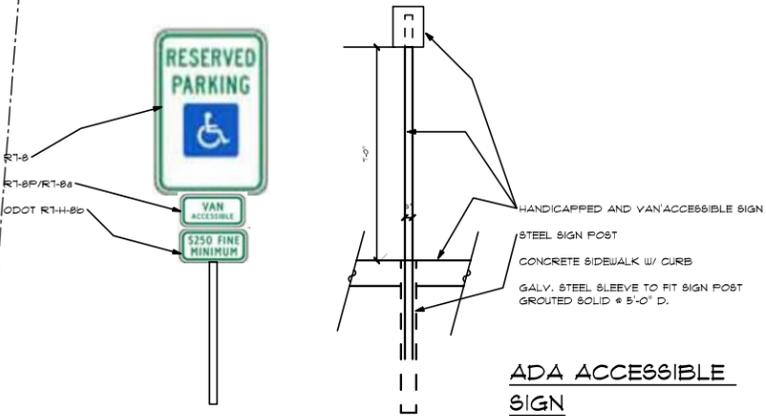
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

*Tanya Risner*  
Notary Public  
My Commission Expires: 03/03/2020



**This instrument prepared by:**  
Joshua Gropp, Esq. of Gropp Law, LLC  
File No. GATA 2017615

N89 52' 00"E 102.40' PROPERTY LINE



SITE WILL COMPLY:  
 1291 PARKING  
 1295 SIGNS  
 1221.03 SIGHT TRIANGLE  
 1283.03.01 TREE REPLACEMENT  
 (EACH TREE REMOVED THAT IS 8" TO 15" TO BE REPLACED WITH (2) 2-1/2" CALIPER TREES AND EACH TREE REMOVED THAT IS GREATER THAN 15" CALIPER TO BE REPLACED WITH (4) 2-1/2" CALIPER TREES)

**SITE DATA TABLE**

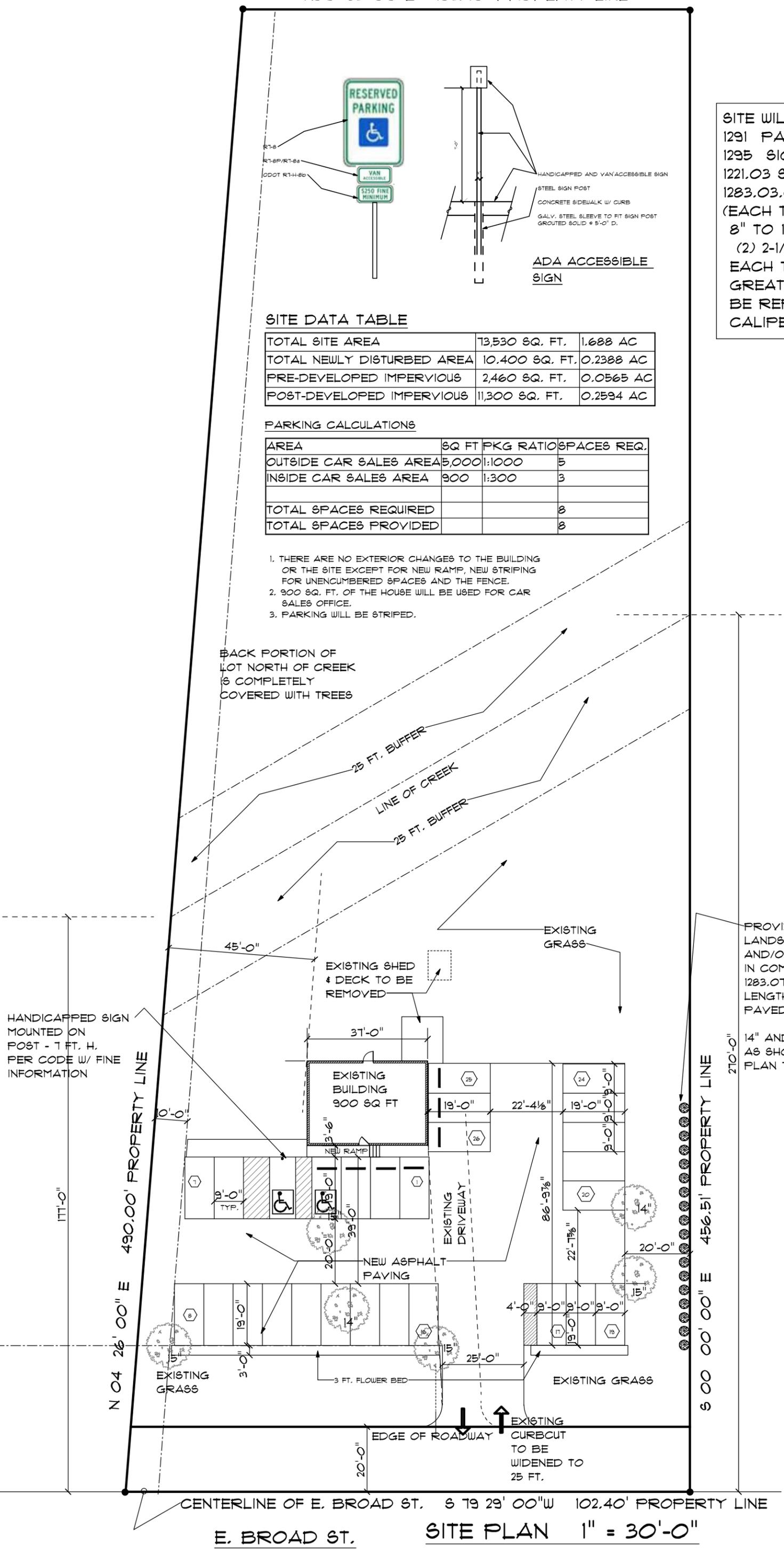
TOTAL SITE AREA	13,530 SQ. FT.	1.688 AC
TOTAL NEWLY DISTURBED AREA	10,400 SQ. FT.	0.2388 AC
PRE-DEVELOPED IMPERVIOUS	2,460 SQ. FT.	0.0565 AC
POST-DEVELOPED IMPERVIOUS	11,300 SQ. FT.	0.2594 AC

**PARKING CALCULATIONS**

AREA	SQ FT	PKG RATIO	SPACES REQ.
OUTSIDE CAR SALES AREA	5,000	1:1,000	5
INSIDE CAR SALES AREA	900	1:300	3
<b>TOTAL SPACES REQUIRED</b>			<b>8</b>
<b>TOTAL SPACES PROVIDED</b>			<b>8</b>

1. THERE ARE NO EXTERIOR CHANGES TO THE BUILDING OR THE SITE EXCEPT FOR NEW RAMP, NEW STRIPING FOR UNENCUMBERED SPACES AND THE FENCE.
2. 900 SQ. FT. OF THE HOUSE WILL BE USED FOR CAR SALES OFFICE.
3. PARKING WILL BE STRIPED.

BACK PORTION OF LOT NORTH OF CREEK IS COMPLETELY COVERED WITH TREES



Copyright © 2018 Jeanne M. Cabral.  
 Use of these drawings is limited to the client and project noted. Drawings & design are property of Jeanne M. Cabral and may not be reproduced, altered or otherwise used in any manner without the written consent of Jeanne M. Cabral

2939 Bexley Park Road  
 Columbus, OH 43209-2236  
 Office (614) 239-9484  
 Fax (614) 754-5113  
 Cell (614) 537-2654  
 e-mail: jeannecabral@aol.com

**JEANNE CABRAL ARCHITECTS**

**CAR SALES**  
 PARCEL 063-144900-00.000  
 14778 E. BROAD ST.  
 PATASKALA, OH 43062

These drawings are not to be submitted for permits without the Architect's seal below

DATED: 3-15-18

3-21-18  
 5-15-18

CM.1318

SITE PLAN

SP-1

PROVIDE L3 LANDSCAPING AND/OR FENCE IN COMPLIANCE WITH 1283.01 ALONG THE LENGTH OF THE PAVED PARKING  
 14" AND 15" TREES AS SHOWN ON SITE PLAN TO BE REMOVED.

HANDICAPPED SIGN MOUNTED ON POST - 7 FT. H. PER CODE W/ FINE INFORMATION

N 04 26' 00" E 490.00' PROPERTY LINE

5 00 00' 00" E 456.51' PROPERTY LINE

CENTERLINE OF E. BROAD ST. S 79 29' 00"W 102.40' PROPERTY LINE

E. BROAD ST. SITE PLAN 1" = 30'-0"