



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

April 10, 2018

Variance Application VA-18-007

Applicant:	Jeanne Cabral
Owner:	Saso Damceski
Location:	14778 East Broad Street
Acreage:	1.688 acres
Zoning:	GB – General Business
Request:	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 15, 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 19 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 15 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 25 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 two (2) 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. This variance request was added after a staff review of the original submittal. An email requesting the variance be added to the application was sent to staff by the applicant and is included as part of this report. Although justification for this variance was not included as part of the applicant's narrative, staff's understanding from a conversation with the applicant is that the curbed landscape requirement would unduly reduce the area and functionality of the proposed parking lot.

The applicant is proposing a ground sign along Broad Street that would be 8 feet by 4 feet and 6 feet tall. The sign would be externally illuminated. The sign is required to be a minimum of 10 feet from the right of way. As proposed it appears that the sign would be seven (7) feet from the right-of-way. The applicant could request a variance from this requirement or adjust the sign to comply with Section 1295.09(B)(4)(A) of the Pataskala Code.

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.

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 15 feet from the edge of Broad Street. The drainage ditch along the front of the property is setback approximately 20 to 25 feet from the edge of Broad Street. As proposed, the parking lot would cover the drainage ditch. If the project were to move forward, the ditch would need to be piped under the parking lot and plans would need to be provided to the Public Service Director for review and approval. The variance from Section 1291.05(4), would actually be for the full 40 feet, rather than 25 feet as submitted, as there is no dedicated right-of-way on the property.

The Public Service Director stated that all drainage shall be accommodated appropriately, specifically as it pertains to the ditch at the front of the lot, at the waterway crossing the lot and from added impervious area if in excess of 0.2 acres. The Public Service Director also indicated that the sign location must be outside of the roadway clear zone. As proposed it does not appear that the sign would meet the zoning requirements nor would it meet the requirements for the clear zone. That being the case, even if a

variance is approved to allow for a setback reduction for the sign from 10 feet to 0 feet, the sign would still present a safety concern.

The Public-Service Director also pointed out that there appears to be a discrepancy with the applicant's site plan as it shows the edge of the roadway and the right-of-way being one and the same. As mentioned above, it appears that there is no right-of-way. The future right-of-way width along this Section of Broad Street is planned to be 120 feet to accommodate future expansion. It appears that 15 feet would fall within the roadside ditch.

In his comments, the Public Service Director stated he does not support the application as the plan does not adequately account for drainage and ditch maintenance, and would be in conflict with future expansion of Broad Street.

The City Engineer expressed similar concerns regarding the right-of-way and future expansion of Broad Street and the need for plans to address drainage issues. Furthermore, the City Engineer stated that if the variance for the L2 landscaping is not approved, it could create site distance problems for people exiting the site.

Surrounding Area:

Direction	Zoning	Land Use
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-18-008:

- 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 – See attached
- City Engineer – See attached
- SWLCWSD – No comments
- 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. The proposed ground sign shall not be permitted as its proximity to the roadway poses a safety concern.
4. The applicant shall provide plans to the City for review and approval for the piping of the existing drainage ditch and associated improvements.
5. All trees removed from the property shall comply with the tree replacement ratio pursuant to Section 1283.03.

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).”

Lisa Paxton

From: Alan Haines
Sent: Monday, April 02, 2018 3:14 PM
To: Scott Fulton
Cc: Lisa Paxton
Subject: BZA - April 10

Mr. Fulton,

Please see my comments below for the April 10 BZA hearing:

1. VA-18-006
 - a. No comment
2. VA-18-007
 - a. All drainage shall be accommodated appropriately
 - i. At the ditch at the front of the lot.
 - ii. At the waterway crossing the lot.
 - iii. From added impervious area if in excess of 0.2 acres.
 - b. Right-of-way
 - i. There appears to be a discrepancy in the applicants site plan, as it shows the edge of the roadway and the ROW being one and the same.
 - ii. The future ROW width for this section of Broad St. is planned to be 120' to accommodate future expansion of Broad St.
 - iii. It appears that 15' from the edge of pavement would fall within the roadside ditch.
 - c. Clear zone
 - i. Sign location must be outside of roadway clear zone.
 - d. As this plan does not appear to adequately account for existing drainage and ditch maintenance, and would be in conflict with future expansion of Broad St., the proposed plans are not supported by the Public Service Department.
3. VA-18-008
 - a. The Public Service Department has reviewed the plan in a pre-application meeting with the applicant, and does not have concerns with the planned improvement.

Let me know if questions or concerns.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad Street
Suite 2B
Pataskala, Ohio 43062

Office: 740-927-0145
Cell: 614-746-5365
Fax: 740-927-0228

Lisa Paxton

From: Scott Haines <shaines@hullinc.com>
Sent: Sunday, April 01, 2018 9:35 PM
To: Scott Fulton
Cc: Lisa Paxton; Jim Roberts; Alan Haines
Subject: 4/10/2018 BZA Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Scott,

Jobs Henderson has reviewed the agenda items for the 4/10/2018 BZA Meeting. We offer the following comments:

VA-18-006

1. We have no engineering related comments on this application.

VA-18-007

1. The ROW just west of the applicants property is much wider. Should the city need to increase the ROW in the future, this request would have a negative impact to the city.
2. The applicant is requesting of 1291.05.4 (Setback) and 1283.06.3 (Landscaping). It should be noted that provided 1291.05.4 is approved and 1283.06.3 is not approved there would be a concern with the landscaping interfering with drivers line of sight exiting the applicants property.
3. Additional engineering review will be required for drainage, erosion control, etc.

VA-18-008

It is noted within the application regarding drainage and meetings with the Public Service Director. Provided the Public Service Director is satisfied the applicate is addressing the drainage on surrounding properties, we have no other 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

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[web](#) | [directions to offices](#)



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)

Property Information	
Address: 14770 E. BROAD ST.	
Parcel Number: 063-144900-00.000	
Zoning: GB-Gen. Business	Acres: 1.688 AC
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input checked="" type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: VA-18-007
Fee: \$ 300-
Filing Date: 3-16-18
Hearing Date: 4-10-18
Receipt Number: 20862

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 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"/> Address List
<input checked="" type="checkbox"/> Area Map

Owner Information		
Name: SASO DAMCESKI		
Address: 145 TRAIL EAST		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614-377-7169	Email: damceski86@gmail.com	

Variance Information
Request (Include Section of Code): 1291.05.4 Reduce Setback from 40' to 15' (paving) from ROW
1283.06.3 Delete 3 ft. high shrubs @ setback from
Describe the Project: R.O.W
Commercially zoned residential property to be used for used car sales. New paving, widen curbcut, new fence & landscaping. House to be converted to use as office.

1291.13(B) to waive the requirement to install curbed landscaping in the parking lot

Documents to Submit	
Variance Application: Submit 1 copy of the variance application.	
Narrative Statement: Submit 1 copy of a narrative statement explaining the following: <ul style="list-style-type: none"> • The reason the variance is necessary • 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"> <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> <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> <i>Whether the variance requested is substantial;</i> <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> <i>Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;</i> <i>Whether the variance, if granted, will be detrimental to the public welfare;</i> <i>Whether the variance, if granted, would adversely affect the delivery of governmental services;</i> <i>Whether the property owner purchased the subject property with knowledge of the zoning restriction;</i> <i>Whether the property owner's predicament can be obviated through some other method than variance;</i> <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> <i>Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.</i> 	
Site Plan: Submit 1 copy of a site plan to scale of the subject property indicating the following: <ul style="list-style-type: none"> • All property lines and dimensions • 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 variance request 	
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec .	
Address List: 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.	
Area Map: 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 www.lcounty.com/taxparcelviewer/default .	

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 variance request.	
Applicant: 	Date: 3/15/18
Owner: 	Date: 3/15/18

SASO DAMCESKI

From: jeannecabral@aol.com
To: [Scott Fulton](mailto:Scott.Fulton)
Cc: danceski86@gmail.com
Subject: Re: Additional Variance Request
Date: Wednesday, March 21, 2018 2:21:34 PM

Dear Scott,

Regarding the Variance request for 14778 E. Broad St., please add the variance as you stated below.

Thanks,
Jeanne

Jeanne M. Cabral, Architect, NCARB
Cabral Architects
2939 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484 Office
614-537-2654 Cell
614-754-5113 Fax
jeannecabral@aol.com
www.jeannecabral.com
*Registered in Ohio, Colorado
and Pennsylvania*

In a message dated 3/21/2018 11:53:23 AM Eastern Standard Time,
sfulton@ci.pataskala.oh.us writes:

Ms. Cabral,

Would you like me to add a variance from Section 1291.13(B) of the Pataskala Code to waive the requirement to add curbed landscaping to the parking lot?

Thanks,

SCOTT FULTON

Director of Planning

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-927-2168

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

Applicant: Jeanne Cabral

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

3-15-18

Statement of Hardship

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. (to be 15 ft.). The applicant is also requests a variance (per 1283.06.3) to not install landscaping in the area between the paving and the street ROW per the L2 standards so as to allow the cars for sale to be seen.

1. 1291.05.4

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.

The existing house is set back 106 ft. from the ROW. Keeping to the standard of 40 ft. would not allow two rows of parking between the 40 foot 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 only 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 15 foot setback of the paving from the ROW.

2. 1283.06.3

Applicant request 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.

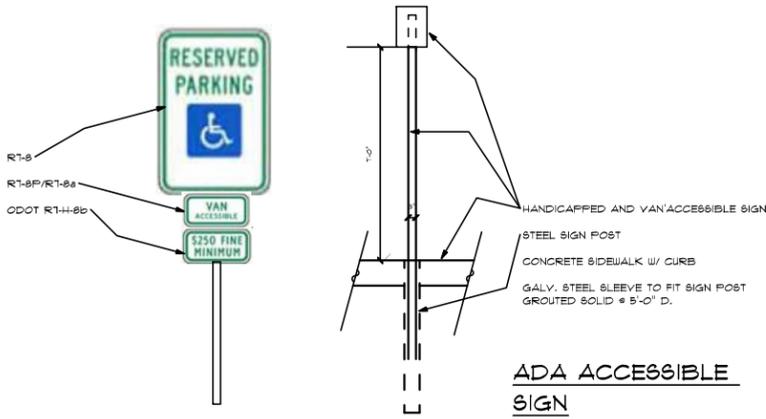
Applicant proposes low flower beds with flowers or low ground cover no higher than 12".

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

- 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.

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

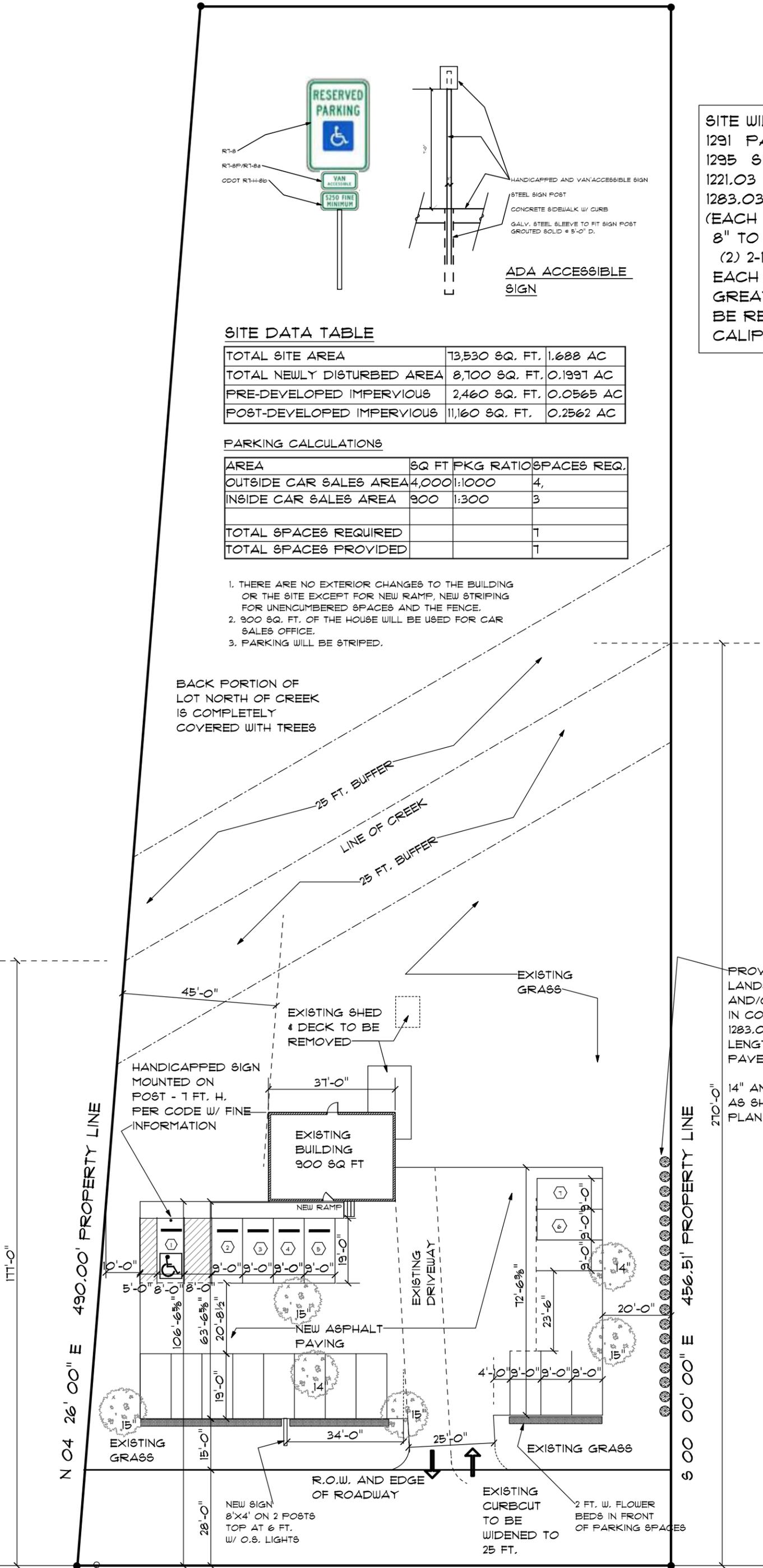
TOTAL SITE AREA	13,530 SQ. FT.	1.688 AC
TOTAL NEWLY DISTURBED AREA	8,700 SQ. FT.	0.1997 AC
PRE-DEVELOPED IMPERVIOUS	2,460 SQ. FT.	0.0565 AC
POST-DEVELOPED IMPERVIOUS	11,160 SQ. FT.	0.2562 AC

PARKING CALCULATIONS

AREA	SQ FT	PKG RATIOS	SPACES REQ.
OUTSIDE CAR SALES AREA	4,000	1:1000	4,
INSIDE CAR SALES AREA	900	1:300	3
TOTAL SPACES REQUIRED			7
TOTAL SPACES PROVIDED			7

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



PROVIDE L3 LANDSCAPING AND/OR FENCE IN COMPLIANCE WITH 1283.07 ALONG THE LENGTH OF THE PAVED PARKING

14" AND 15" TREES AS SHOWN ON SITE PLAN TO BE REMOVED.

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 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

JEANNE M. CABRAL, LICENSE #9018
 EXPIRATION DATE 12-31-2019

DATED: 3-15-18
 3-21-18

CM.1318

SITE PLAN

SP-1

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

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

HOY LAND SURVEYING
 39 Village Green Drive
 Westerville, Ohio 43082
 Phone: 614-679-1186



JOB NUMBER #: 115-2017 S DATE OF DRAWING 1-19-18

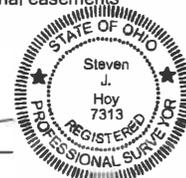
TITLE AGENCY GREAT AMERICAN TITLE LENDER KEYBANK NATIONAL ASSOC. BUYER DAMCESKI
 LEGAL DESC. 1.688 ACRES - PART OF SECTION 3, TOWNSHIP 1, RANGE 15, UNITED STATES MILITARY LANDS INST. 200907150015631 COUNTY LICKING
 CITY/TWP. ETNA TOWNSHIP DRN. SJH CK. SS DRAWING SCALE 1" = 80'
 FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39089C 0407H MAP DATE 5-02-07



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner and is not to be used to erect fences or other structures. Easements shown on this plat were taken from the subdivision plat of record. Additional easements affecting this property may exist.

ENCROACHMENT INFORMATION
None Noted

By Steven J. Hoy

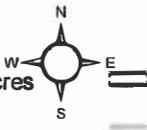


OnTrac Property Map



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
Jared N. Knerr 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
Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY: *MS 420.00*

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

28 GENERAL WARRANTY DEED

u
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.

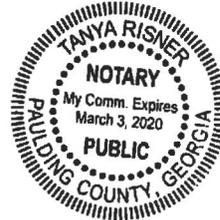
Beverly Joan McBride (Seal)
Beverly Joan McBride as Trustees of the
Roger Allen McBride and Beverly Joan
McBride Revocable Living Trust dated June
30, 2009

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