



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

August 14, 2018

Variance Application VA-18-017

Applicant:	Pulte Homes of Ohio
Owner:	Pulte Homes of Ohio
Location:	Hazelwood Sections 4-1, 5-2 and 6-1
Acreage:	41.9 acres
Zoning:	R-7 – Village Single Family Residential
Request:	Requesting a variance from Section 1117.08(C) of the Pataskala Code to allow for a street grade that would fail to meet the minimum street grade requirement.

Description of the Request:

The applicant is seeking a variance to construct a road with a minimum street grade of 0.50 percent while a minimum street grade of 0.60 percent is required pursuant to Section 1117.08(C).

Staff Summary:

The Final Development Plan for Hazelwood Sections 4 Part 1, 5 Part 2, and 6 Part 1 was approved in April of this year and is comprised of 73 single-family lots. Following approval of the Final Plan, Engineering Plans were submitted for review and approval. During this review, the City Engineer and Public Service Director noticed the minimum street grade of 0.60 percent was reduced to 0.50 percent in four locations within the subdivision. Two instances occur on Burtwood Drive and one instance each on Burtwood Court and Kelci Jane Drive. As a result, the applicant is requesting a variance of 0.10 percent in those locations.

The applicant has stated that the hilly topography of the site lends itself to reducing the minimum street grade. As a result, the 0.50 percent street grade will allow the vertical curves to be less extreme and would not cause drainage concerns.

Pursuant to Section 1123.05 of the Pataskala Code any variance request from the requirements of the Subdivision Regulations must be heard by the Board of Zoning Appeals.

Staff Review:

The following review does not constitute recommendations but merely conclusions and suggestions based on the summary

Both the City Engineer and the Public Service Director have reviewed the plans and have no concerns with the requested variance.

Surrounding Area:

Direction	Zoning	Land Use
North	R-10 – High Density Residential	Vacant
East	R-7 – Village Single Family Residential	Single Family Homes
South	R-7 – Village Single Family Residential	Single Family Homes
West	R-7 – Village Single Family Residential	Single Family Homes Homes Under Construction

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-18-017:

- None

Department and Agency Review

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

Supplementary Conditions:

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

- None

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 variance from Section 1117.08(C) of the Pataskala Code for variance application VA-18-017 ("with the following supplementary conditions" if supplementary conditions are to be placed on the approval)."

From: [Alan Haines](#)
To: [Scott Fulton](#)
Subject: RE: Hazelwood Slope Variance
Date: Tuesday, August 07, 2018 3:46:39 PM

Mr. Fulton,

I have reviewed the requested variance, and concur with the assessment as provided by EMH&T. I believe that this is a case where the solution would be worse than the problem, and am in support the requested variance.

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

From: Scott Fulton
Sent: Tuesday, August 07, 2018 3:10 PM
To: Alan Haines <ahaines@ci.pataskala.oh.us>
Subject: Hazelwood Slope Variance

SCOTT FULTON
Director of Planning
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062
Phone: 740-927-2168
Cell: 614-440-5222

From: Jim Roberts
To: [Scott Fulton](#)
Cc: [Scott Haines](#); [Lisa Paxton](#); [Alan Haines](#)
Subject: Re: BZA review
Date: Monday, July 23, 2018 1:12:38 PM

Scott, I did the plan review for this one and Alan and I had discussed the road grade. We do not have any concerns with this variance.

Thanks. Jim

Thanks. Jim

Sent from my iPad

> On Jul 23, 2018, at 12:28 PM, Scott Fulton <sfulton@ci.pataskala.oh.us> wrote:

>

> Thanks Scott,

>

> We had a late submittal for the August 14 BZA hearing that was not included on the routing memo (attached). The application is for Hazelwood 4-1, 5-2, and 6-1 and the need for the variance came up after our meeting with Pulte and EMH&T on Wednesday. Essentially they need a variance for 0.1 percent of street grade in a couple of locations. I don't want to speak for Alan, but I got the impression that he had no issues with the request.

>

> Thanks,

>

> Scott Fulton

> Director of Planning

> City of Pataskala

> 621 West Broad Street, Suite 2-A

> Pataskala, Ohio 43062

> Phone: 740-927-2168

> Cell: 614-440-5222

>



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information	
Address: <u>Cranberry Drive</u>	
Parcel Number: <u>6406832200001</u>	
Zoning: <u>R-7</u>	Acres: <u>41.9</u>
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: <u>VA-18-017</u>
Fee: <u>\$300.00</u>
Filing Date: <u>7-18-18</u>
Hearing Date: <u>8-14-18</u>
Receipt Number: <u>22889</u>

Applicant Information		
Name: <u>Pulte Homes of Ohio, LLC</u>		
Address: <u>475 Metro Place South</u>		
City: <u>Dublin</u>	State: <u>OH</u>	Zip: <u>43017</u>
Phone: <u>614-376-1122</u>	Email: <u>Joel.West@Pulte.com</u>	

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: <u>Pulte Homes of Ohio, LLC</u>		
Address: <u>475 Metro Place South</u>		
City: <u>Dublin</u>	State: <u>OH</u>	Zip: <u>43017</u>
Phone: <u>614-376-1122</u>	Email: <u>Joel.West@Pulte.com</u>	

Variance Information
Request (Include Section of Code): <u>Requesting variance from 1117.08C requiring a minimum street grade of 0.60%, 0.50% works better with vertical curves. Occurs in a number of locations. See attached road profiles</u>
Describe the Project: <u>Single Family detached residential homes based on R-7 Zoning district consisting of 73 lots on approximately 41.9 Acres.</u>

Documents to Submit

Variance Application: Submit 1 copy of the variance application.

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

- 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:
 - a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;*
 - b) *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;*
 - c) *Whether the variance requested is substantial;*
 - d) *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;*
 - 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 governmental 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.*

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 variance 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/recording-search/>

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 variance request.

Applicant (Required):

 **PULTE LAND PROJECT MANAGER**

Date:

7-18-2018

Property Owner (Required):



Date:

7-18-2018



July 18, 2018

Mr. Scott Fulton
Director of Planning
City of Pataskala
621 West Broad Street, Suite 2-A
Pataskala, Ohio 43062

Subject: Hazelwood Section 4 Part 1, 5 Part 2, 6 Part 1

Dear Mr. Fulton,

On behalf of our client, Pulte Homes of Ohio, LLC, we are respectfully requesting a variance to allow a minimum street slope of 0.50%. Section 1117.08C requires a minimum street slope of 0.60%.

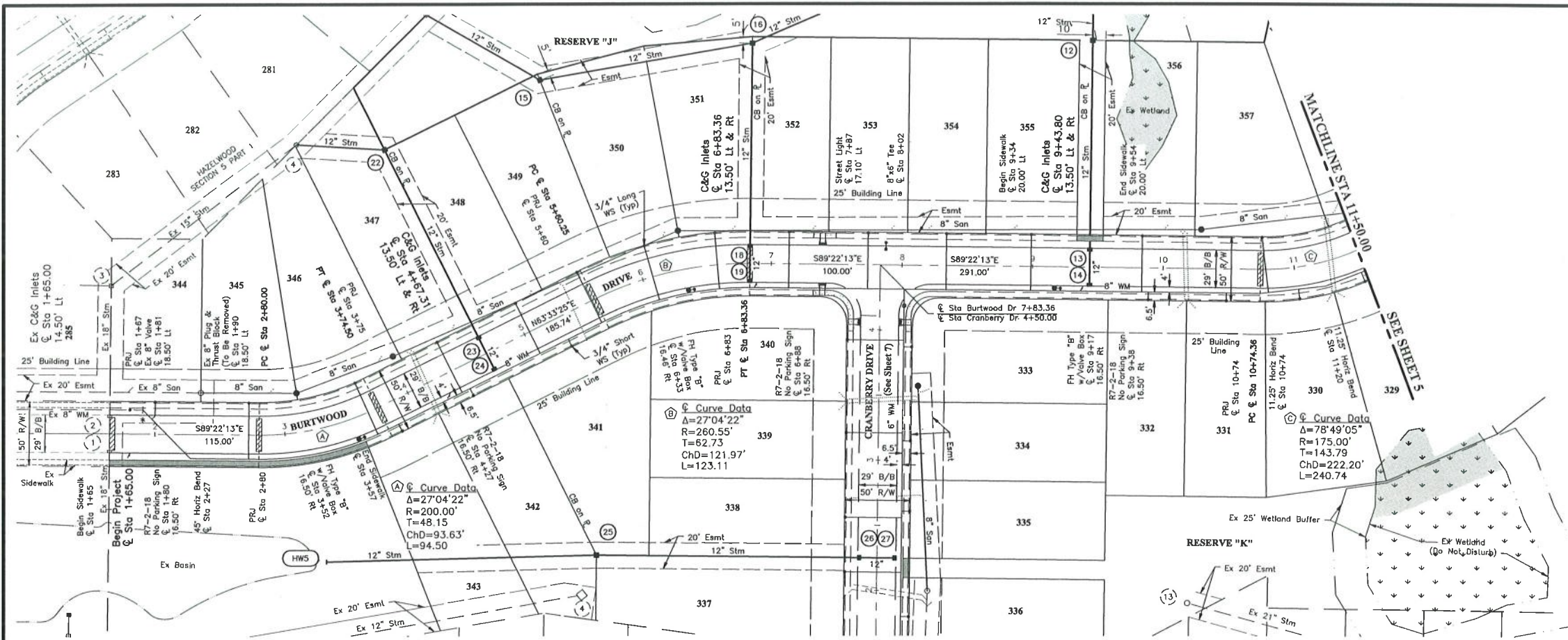
Due to the hilly topography of the existing ground on this site, the roadways require a number of vertical curves. Using a street slope of 0.50% will allow the vertical curves to be less extreme. There are no drainage concerns if a slope of 0.50% is used. This occurs at four different locations as shown on the attachments to this variance.

We feel that the variance request is justified based on the unique circumstances that are associated with this portion of the development. We therefore respectfully request the approval of the variance. Please feel free to give me a call if you have any questions.

Sincerely,

Brian Prenger, P.E.
Project Manager

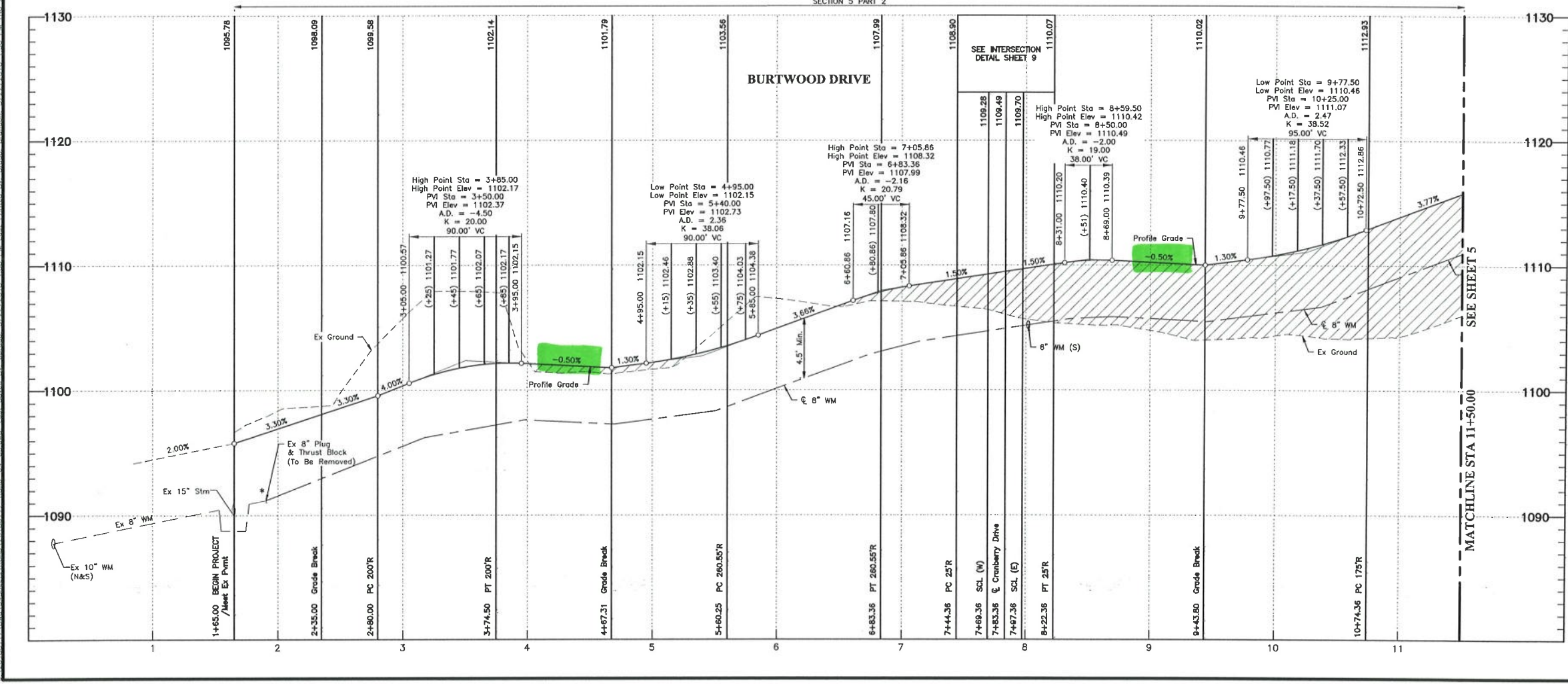
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LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Watermain
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain
- Proposed Street Light
- Pavement Relief Joint (PRJ)
- Prop Curb Ramp
- Prop Sidewalk (By Developer)
- Prop Sidewalk (By Home Builder)
- Ex Wetland Area (To Be Impacted)
- Ex Wetland (Do Not Disturbed)
- No Parking Anytime Sign

GRAPHIC SCALE
1 inch = 50 feet



NOTES:

- † Deflect WM Under Storm. Min. 18" Clearance
- # Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation between any sanitary or storm sewer piping and structures and all proposed water mains. For instances where ten (10) feet of horizontal separation cannot be maintained from sewer structure, the water line shall be installed such that the structure is centered between the pipe joints on a full length (18 foot minimum) piece of water pipe.
- * Contractor to expose and verify location and elevation of existing utilities prior to construction. If a discrepancy is identified the contractor shall notify the engineer prior to construction.

See Pavement Subgrade Note, Sheet 2.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
May 2018

REVISIONS

MARK	DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers, Surveyors, Planners
5500 New Albany Road, Columbus, OH 43248
Phone: 614.775.4800 Fax: 614.775.4801 emht.com

DATE
MAY 2018

SCALE
Horizontal: 1" = 50'
Vertical: 1" = 5'

JOB NO.
20180117

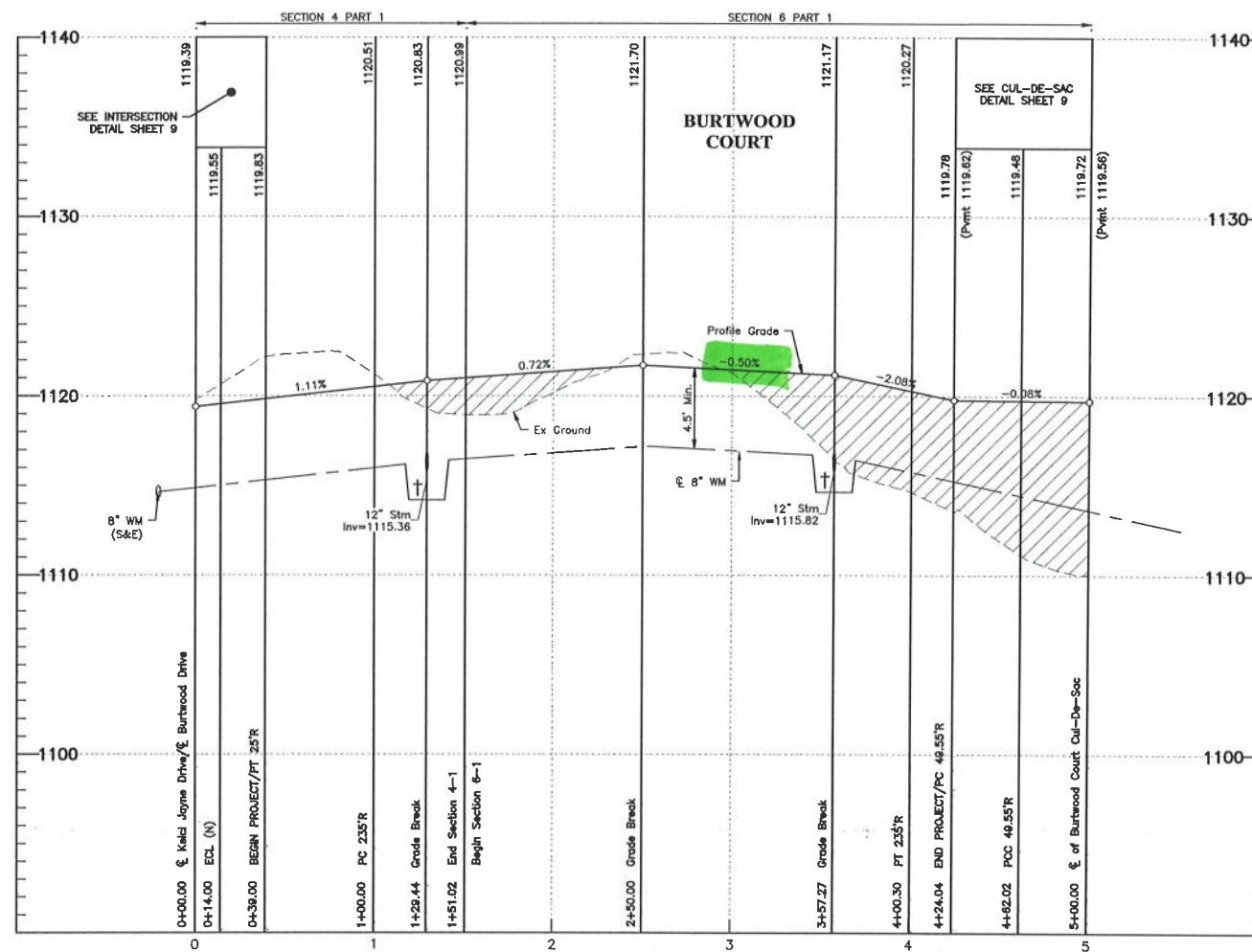
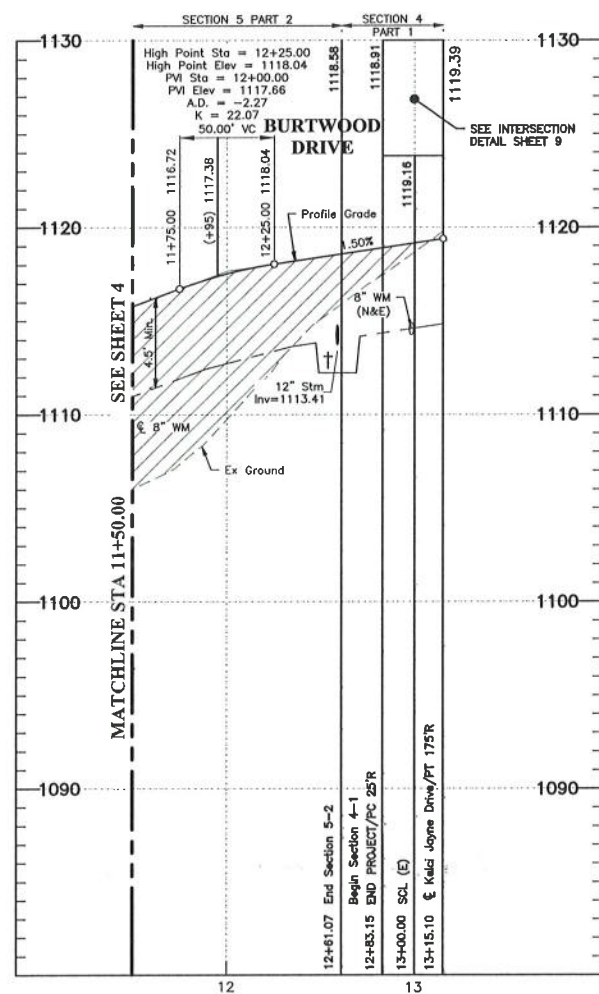
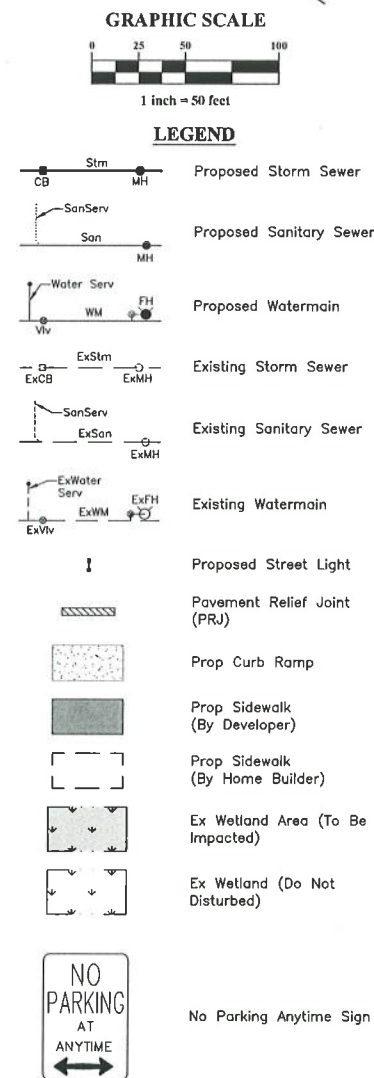
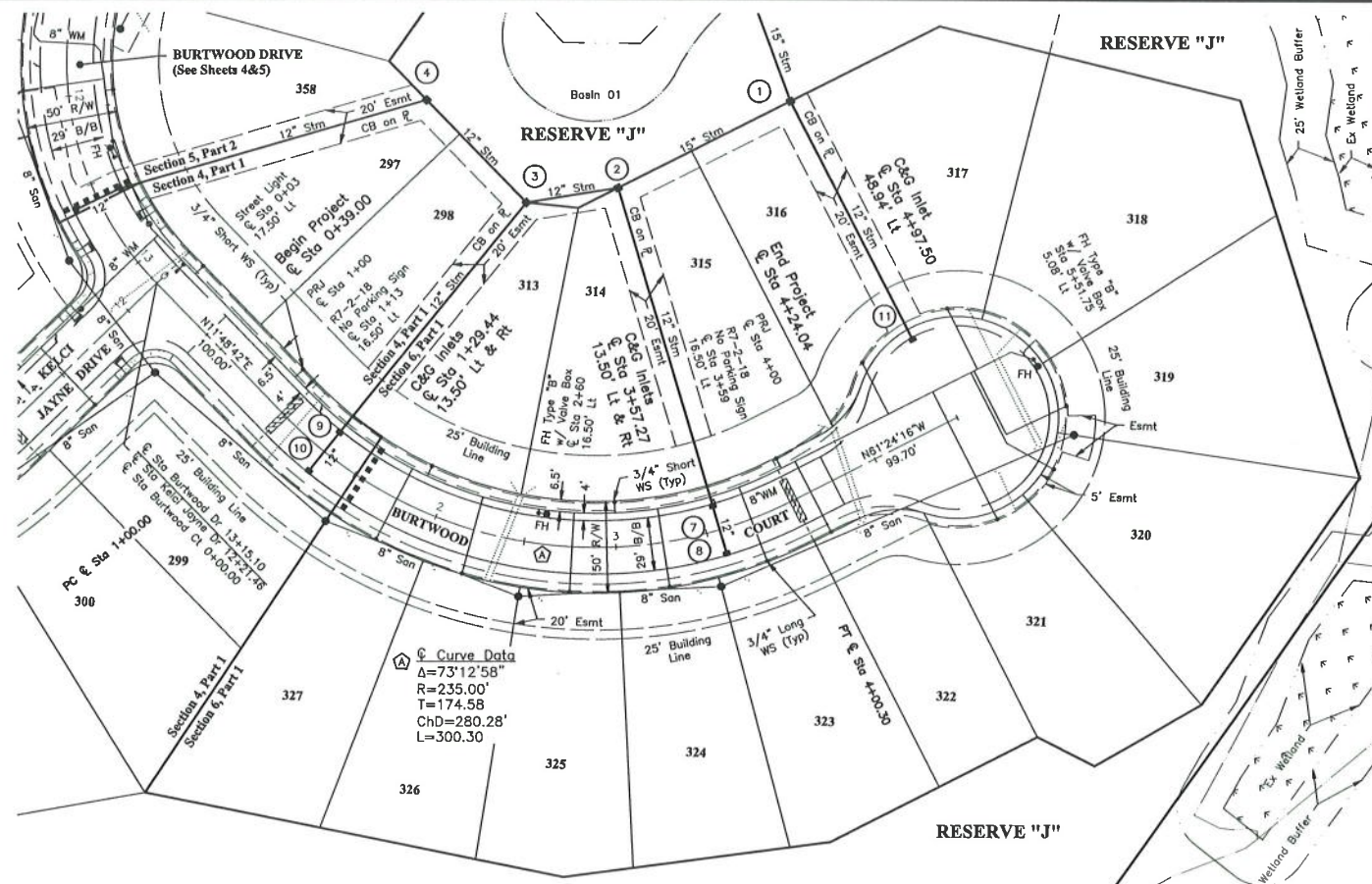
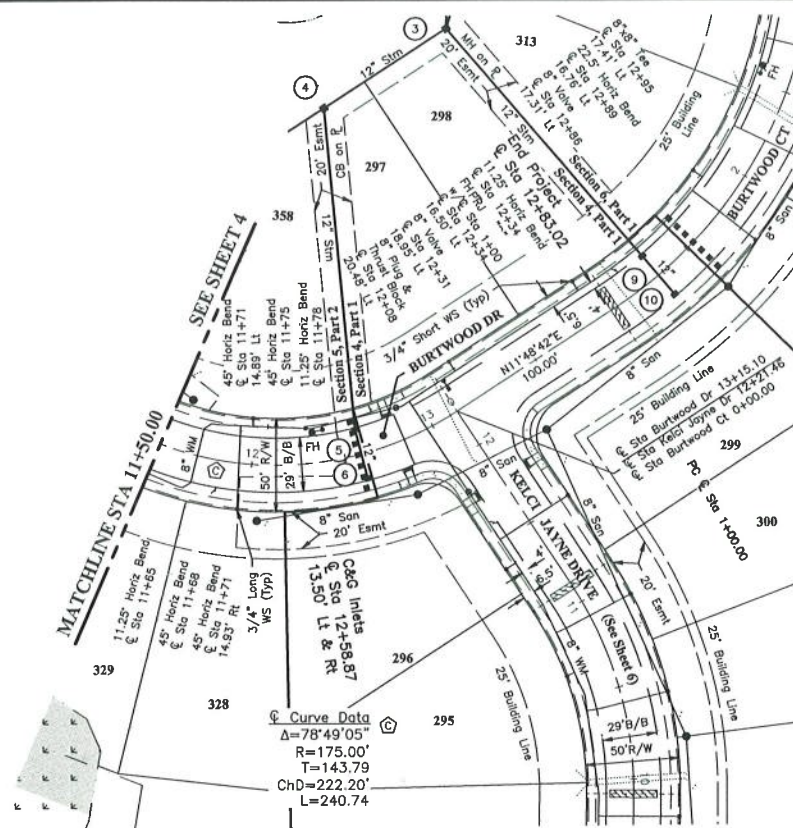
SHEET
4 / 23

SECTION 4-PT 1, SECTION 5-PT 2 & SECTION 6-PT 1
PLAN & PROFILE

HAZELWOOD
STREET, STORM SEWER & WATERLINE IMPROVEMENTS PLAN

PulteGroup

\\s0180117\Drawings\Drawings\20180117-Road-05.dwg, Last Saved: 5/22/2018 1:40 PM, Last Printed: By: Brian, 5/22/2018 1:41 PM, (No Xref)



NOTES:

- † Deflect WM Under Storm. Min. 18" Clearance
- # Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation between any sanitary or storm sewer piping and structures and all proposed water mains. For instances where ten (10) feet of horizontal separation cannot be maintained from sewer structure, the water line shall be installed such that the structure is centered between the pipe joints on a full length (18 foot minimum) piece of water pipe.
- * Contractor to expose and verify location and elevation of existing utilities prior to construction. If a discrepancy is identified the contractor shall notify the engineer prior to construction.

See Pavement Subgrade Note, Sheet 2.

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
May 2018

REVISIONS	
MARK	DATE DESCRIPTION

PulteGroup

CITY OF PATASKALA, LICKING COUNTY, OHIO
STREET, STORM SEWER & WATERLINE IMPROVEMENTS PLAN
FOR
HAZEL WOOD
SECTION 4-PT 1, SECTION 5-PT 2 & SECTION 6-PT 1
PLAN & PROFILE

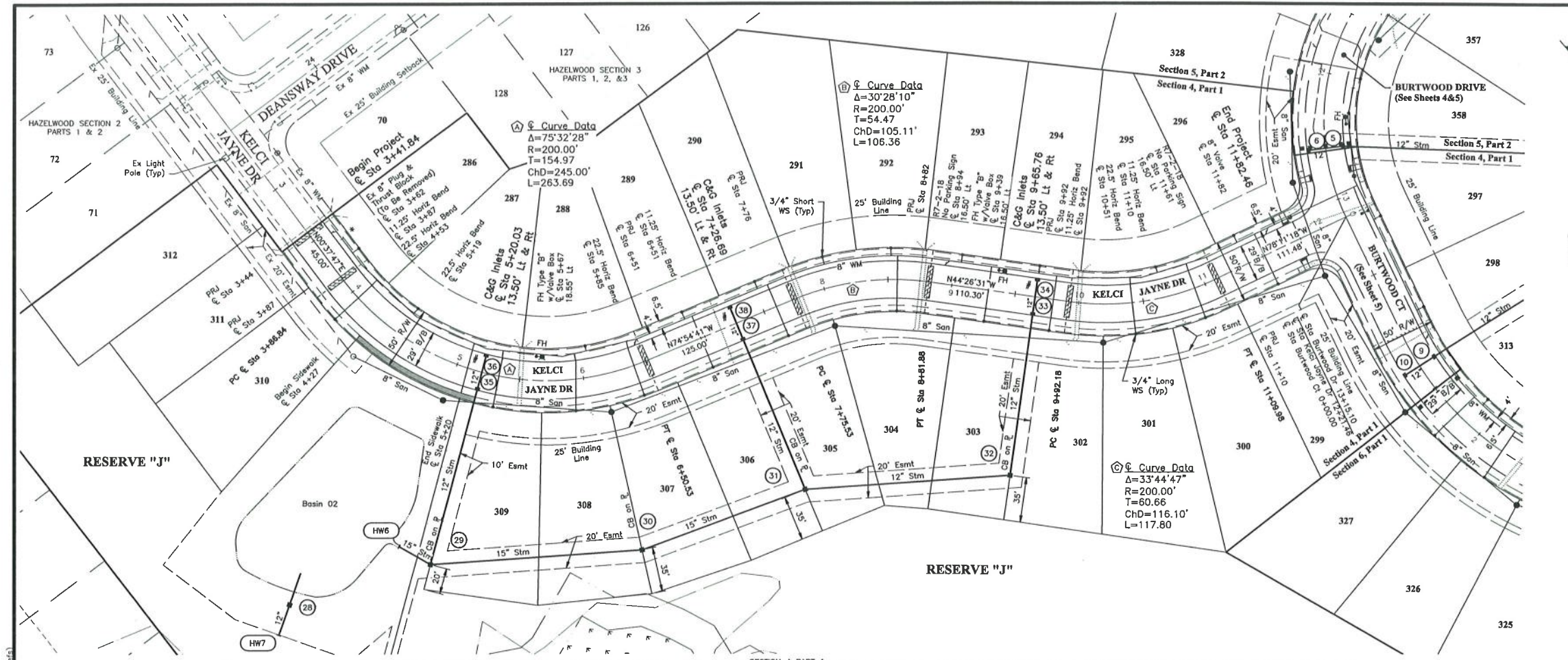
EMHT
Evans, Mechwart, Hamilton & Tilton, Inc.
Surveyors, Engineers, Planners, Scientists
5200 New Albany Road, Columbus, OH 43221
Phone: 614.775.4500
emht.com

DATE
MAY 2018

SCALE
Horizontal: 1" = 50'
Vertical: 1" = 5'

JOB NO.
20180117

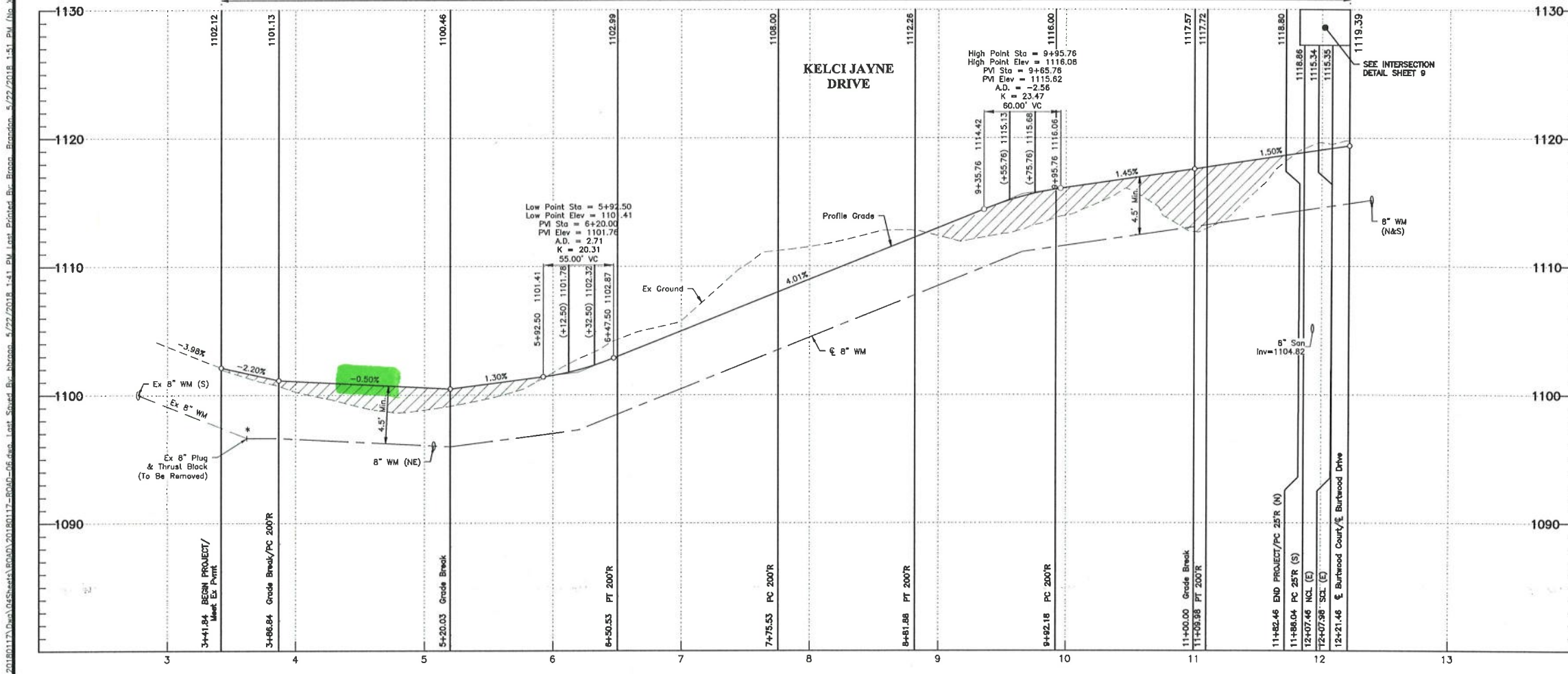
SHEET
5 / 23



LEGEND

- Proposed Storm Sewer (Line with 'S' and 'M' markers)
- Proposed Sanitary Sewer (Line with 'S' and 'N' markers)
- Proposed Watermain (Line with 'W' and 'M' markers)
- Existing Storm Sewer (Line with 'S' and 'M' markers)
- Existing Sanitary Sewer (Line with 'S' and 'N' markers)
- Existing Watermain (Line with 'W' and 'M' markers)
- Proposed Street Light (Symbol with 'S' and 'L' markers)
- Pavement Relief Joint (PRJ) (Symbol with 'P' and 'R' markers)
- Prop Curb Ramp (Symbol with 'C' and 'R' markers)
- Prop Sidewalk (By Developer) (Symbol with 'S' and 'D' markers)
- Prop Sidewalk (By Home Builder) (Symbol with 'S' and 'H' markers)
- Ex Wetland Area (To Be Impacted) (Symbol with 'W' and 'I' markers)
- Ex Wetland (Do Not Disturbed) (Symbol with 'W' and 'N' markers)
- No Parking Anytime Sign (Symbol with 'N' and 'P' markers)

GRAPHIC SCALE
1 inch = 50 feet



NOTES:

- † Deflect WM Under Storm. Min. 18" Clearance
- # Maintain eighteen (18) inches vertical and ten (10) feet horizontal separation between any sanitary or storm sewer piping and structures and all proposed water mains. For instances where ten (10) feet of horizontal separation cannot be maintained from sewer structure, the water line shall be installed such that the structure is centered between the pipe joints on a full length (18 foot minimum) piece of water pipe.
- * Contractor to expose and verify location and elevation of existing utilities prior to construction. If a discrepancy is identified the contractor shall notify the engineer prior to construction.

See Pavement Subgrade Note, Sheet 2.

REVISIONS

MARK	DATE	DESCRIPTION

HAZELWOOD
STREET, STORM SEWER & WATERLINE IMPROVEMENTS PLAN
SECTION 4-PT 1, SECTION 5-PT 2 & SECTION 6-PT 1
PLAN & PROFILE

EMHT
Everts, McWhorter, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43260
Phone: 614.775.4000 Fax: 614.775.3446 emht.com

DATE
MAY 2018

SCALE
Horiz: 1" = 50'
Vert: 1" = 5'

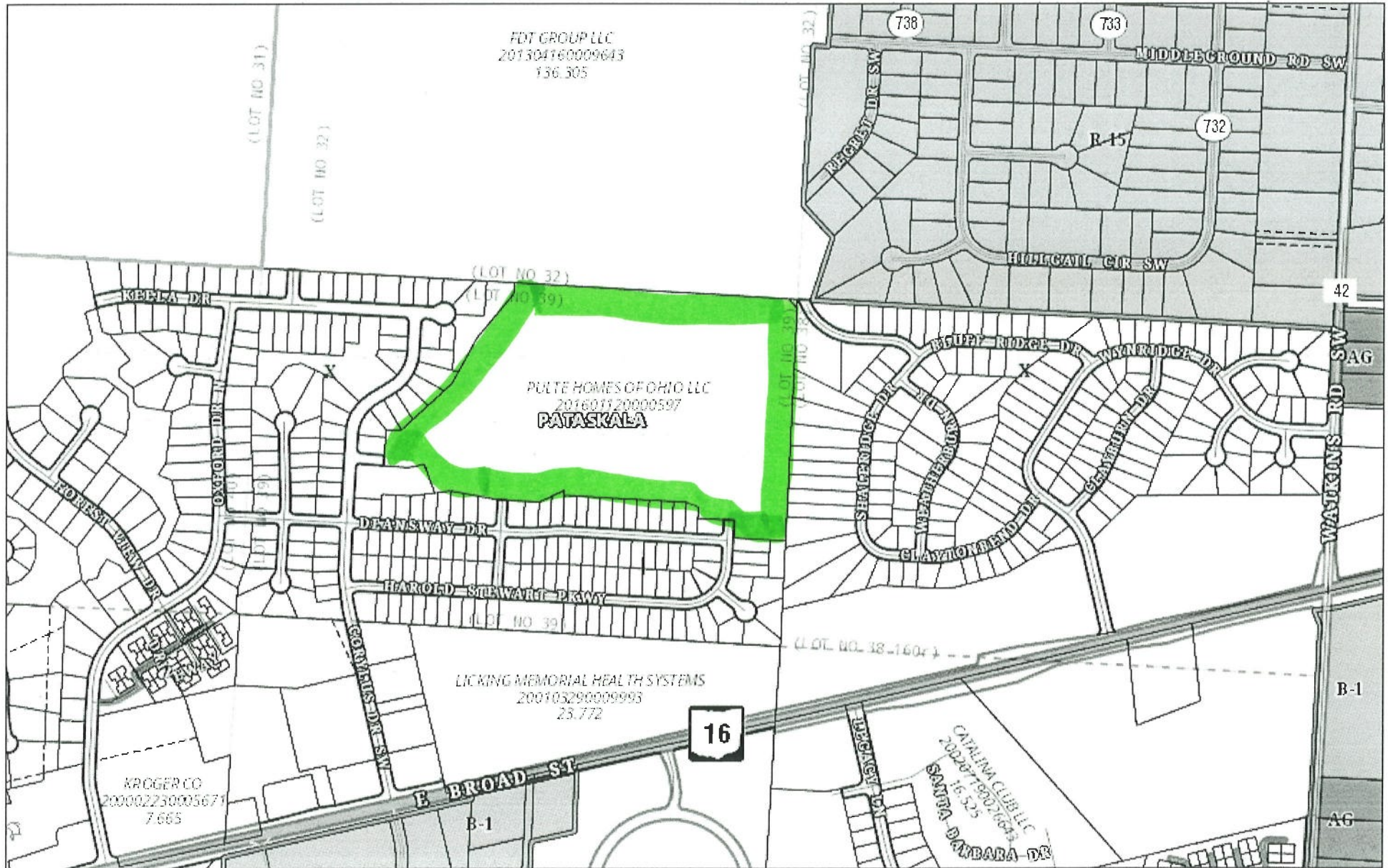
JOHN
20180117

SHEET
6 / 23

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 2018

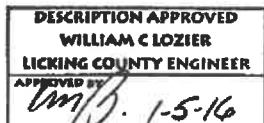
OnTrac Property Map



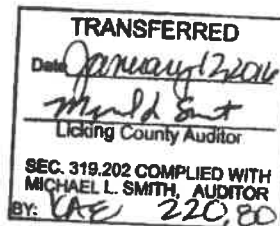
July 18, 2018



LICKING COUNTY TAX MAP



201601120000597
Pg: 5 \$60.00 T20160000728
01/12/2016 10:57AM BXPULTE
Bryan R. Long
Licking County Recorder



LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that Dominion Homes, Inc., an Ohio corporation ("Grantor"), for the sum of Ten and NO/100 Dollars (\$10.00), and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants with limited warranty covenants to Pulte Homes of Ohio LLC, a Michigan limited liability company ("Grantee"), whose tax mailing address is 4900 Tuttle Crossing Blvd., Dublin, Ohio 43016, certain real property and appurtenances thereto, located in the City of Pataskala, County of Licking and State of Ohio (the "Property"), and known as being:

See attached EXHIBIT A attached hereto and made a part hereof.

Permanent Parcel Numbers: See attached EXHIBIT A attached hereto.

Prior Instrument Reference: Dominion Homes, Inc., an Ohio corporation, by deeds filed for record August 11, 2000 in Instrument No. 200008110025802; June 19, 2001 in Instrument No. 200106190021871; and February 15, 2002 in Instrument No. 200202150006309, of the Licking County Records.

PARCELS 064-068322-00.007
064-068322-00.001

To have and to hold the Property with the appurtenances thereof, unto the said Grantee, its successors and assigns

And the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, the Property is free from all liens and encumbrances made by Grantor except (a) existing zoning and building ordinances, (b) real estate taxes and assessments not yet due and payable as of the date hereof, and (c) those matters set forth on EXHIBIT B, and that Grantor will warrant and defend said Property, with the appurtenances thereunto belonging, to said Grantee, its successors and assigns, against all

lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents as of the 21st day of December, 2015.

DOMINION HOMES, INC.,
an Ohio corporation

By: Thomas S. O'Donoghue Jr.

Thomas S. O'Donoghue, Interim CEO

STATE OF Illinois)
COUNTY OF Cook) SS:

BEFORE ME, a Notary Public in and for said County and State, appeared Thomas S. O'Donoghue, The Interim CEO of Dominion Homes, Inc., who acknowledges that he did sign the foregoing instrument for and on behalf of Dominion Homes, Inc. and that the same is his free act and deed personally and as said officer of said corporation.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at _____, this 21 day of December, 2015.

Jarese A. Wilson
Notary Public



This instrument prepared by:
Steven G. Gentry, Esq.
Gentry Law Group, LLC
2000 W. Henderson Road, Suite 355
Columbus, Ohio 43220
614-929-5008



3.800 ACRES

Situated in the State of Ohio, County of Licking, City of Pataskala, in Lots 39 and 40, Quarter Township 2, Township 1, Range 14, United States Military Lands, being part of that 60.011 acre tract of land conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200008110025802, (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin found at the common corner of Lots 17 and 18, Quarter Township 3, and Lots 39 and 40, Quarter Township 2, at the northeasterly corner of that 6.237 acre tract conveyed to Olympus Homes, Inc. by deed of record in Instrument Number 200209300036270;

Thence North 55° 23' 27" West, with the northerly line of said 6.237 acre tract, a distance of 20.01 feet to an iron pin set at the southeasterly corner of Lot 37 of the subdivision entitled "Hazelwood Section 1 Part 2", of record in Plat Book 16, Page 381;

Thence with the boundary of said "Hazelwood Section 1 Part 2" the following courses and distances:

North 00° 37' 47" East, a distance of 116.50 feet to an iron pin set;

North 18° 02' 11" East, a distance of 180.59 feet to an iron pin set;

North 00° 37' 47" East, a distance of 150.00 feet to an iron pin set;

South 89° 22' 13" East, a distance of 110.00 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, a chord bearing of South 44° 22' 13" East and chord distance of 28.28 feet to an iron pin set;

South 89° 22' 13" East, a distance of 50.00 feet to an iron pin set on the arc of a curve to the right;

with the arc of said curve, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, a chord bearing of North 45° 37' 47" East and chord distance of 28.28 feet to an iron pin set; and

South 89° 22' 13" East, a distance of 105.00 feet to an iron pin set at the northwesterly corner of Lot 31 of the subdivision entitled "Hazelwood Section 1 Part 1", of record in Plat Book 16, Page 362;

Thence with the boundary of said "Hazelwood Section 1 Part 1" the following courses and distances:

South 00° 37' 47" West, a distance of 225.00 feet to an iron pin set;

South 12° 00' 04" East, a distance of 142.41 feet to an iron pin set;

North 78° 23' 24" East, a distance of 120.00 feet to an iron pin set on the arc of a curve to the left;

with the arc of said curve, having a central angle of 03° 42' 26", a radius of 1030.00 feet, an arc length of 66.65 feet, a chord bearing of South 13° 27' 49" East and chord distance of 66.63 feet to a permanent marker set; and

South 15° 19' 02" East, a distance of 48.72 feet to a permanent marker set at the northeasterly corner of that 5.702 acre tract conveyed to D.B.M Enterprises, Ltd. by deed of record in Instrument Number 199806020020424;

Thence North 89° 22' 13" West, with the northerly line of said 5.702 acre tract and the northerly line of that 4.147 acre tract conveyed to D.B.M. Enterprises, Ltd. by deed of record in Instrument Number 200306130026640, a distance of 520.46 feet to the POINT OF BEGINNING, containing 3.800 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

3.800 ACRES

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Permanent markers set, where indicated, are one-inch diameter, thirty-inch long, solid iron pins, capped with an aluminum cap stamped EMHT INC.

The bearings for this description are based on the same meridian as the bearings shown on the subdivision plat entitled "Beechwood Trails Section 6", of record in Plat Book 12, Page 33, in which the southerly line has a bearing of South 89° 14' 18" East, Recorder's Office, Licking County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

11 MARCH 15

Date

MAK:mm
3_800 ac 20150348-VS-BNDY-02.doc



Approved for the City of Pataskala
Planning and Zoning Commission
No Plat Required

Att. Plz
Signature

12-17-15
Date

57.603 ACRES

Situated in the State of Ohio, County of Licking, City of Pataskala, in Lot 39, Quarter Township 2, Township 1, Range 14, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to Dominion Homes, Inc. by deeds of record in Instrument Numbers 200008110025802 and 200202150006309 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot 245 of the subdivision entitled "Hazelwood Section 4 Part 2", of record in Instrument Number 200405240018327, in the southerly line of that 136.305 acre tract conveyed to FDT Group, LLC by deed of record in Instrument Number 201304160009643;

Thence South 89° 14' 18" East, with said southerly line, a distance of 2302.95 feet to an iron pin set at the northwesterly corner of that 0.021 acre tract conveyed to FDT Group, LLC by deed of record in Instrument Number 201304160009643;

Thence South 44° 36' 19" East, with the westerly line of said 0.021 acre tract, a distance of 59.50 feet to an iron pin set in the westerly line of the subdivision entitled "Barrington Ridge Section 5", of record in Plat Book 17, Page 216;

Thence South 00° 01' 39" West, with the westerly line of said "Barrington Ridge Section 5" and the westerly line of the subdivision entitled "Barrington Ridge Section 4", of record in Plat Book 16, Page 105, a distance of 1132.38 feet to an iron pin set at the northeasterly corner of Reserve "C" of the subdivision entitled "Hazelwood Section 2 Part 1", of record in Plat Book 17, Page 116;

Thence with the boundary of said Section 2 Part 1 the following courses and distances:

North 89° 22' 13" West, a distance of 256.99 feet to an iron pin set;

North 00° 37' 47" East, a distance of 85.03 feet to an iron pin set; and

North 89° 22' 19" West, a distance of 180.00 feet to an iron pin set in the easterly line of the subdivision entitled "Hazelwood Section 3 Part 1", of record in Plat Book 17, Page 242;

Thence with the boundary of said Section 3 Part 1 the following courses and distances:

Thence North 00° 37' 47" East, a distance of 55.00 feet to an iron pin set;

North 70° 56' 07" West, a distance of 63.25 feet to an iron pin set;

North 89° 22' 13" West, a distance of 600.00 feet to an iron pin set;

North 00° 37' 47" East, a distance of 24.76 feet to an iron pin set;

South 62° 16' 26" West, a distance of 136.36 feet to an iron pin set;

North 89° 22' 13" West, a distance of 205.00 feet to an iron pin set;

North 81° 56' 20" West, a distance of 231.94 feet to an iron pin set;

South 80° 27' 15" West, a distance of 198.12 feet to an iron pin set;

North 89° 22' 13" West, a distance of 140.00 feet to an iron pin set; and

South 00° 37' 47" West, a distance of 25.00 feet to an iron pin set at the northeasterly corner of Lot 1 of the subdivision entitled "Hazelwood Section 1 Part 1", of record in Plat Book 16, Page 362;

Thence North 89° 22' 13" West, with the northerly line of said "Hazelwood Section 1 Part 1", a distance of 320.00 feet to an iron pin set in the easterly line of Lot 166 of the subdivision entitled "Hazelwood Section 3 Part 2", of record in Plat Book 17, Page 149;

Thence with the boundary of said Section 3 Part 2 the following courses and distances:

North 00° 37' 47" East, a distance of 595.00 feet to an iron pin set;

North 67° 47' 08" West, a distance of 125.00 feet to an iron pin set;

South 75° 23' 31" West, a distance of 70.00 feet to an iron pin set;

57.603 ACRES

-2-

South 34° 28' 35" West, a distance of 125.00 feet to an iron pin set; and

South 89° 26' 40" West, a distance of 75.00 feet to an iron pin set at the southeasterly corner of Lot 99 of the subdivision entitled "Hazelwood Section 2 Part 2", of record in Plat Book 17, Page 114;

Thence North 00° 03' 55" East, with the easterly line of said Lot 99, a distance of 100.00 feet to an iron pin set at the southeasterly corner of Lot 251 of said "Hazelwood Section 4 Part 2";

Thence with the boundary of said Section 4 Part 2 the following courses and distances:

North 00° 45' 42" East, a distance of 73.65 feet to an iron pin set;

South 89° 14' 18" East, a distance of 210.00 feet to an iron pin set;

North 00° 45' 42" East, a distance of 200.00 feet to an iron pin set;

South 89° 14' 18" East, a distance of 68.19 feet to an iron pin set; and

North 00° 45' 42" East, a distance of 199.26 feet to the POINT OF BEGINNING, containing 57.603 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings for this description are based on the same meridian as the bearings shown on the subdivision plat entitled "Beechwood Trails Section 6", of record in Plat Book 12, Page 33, in which the southerly line has a bearing of South 89° 14' 18", East Recorder's Office, Licking County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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AGOURA HILLS, CA 91301

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TSCHOPP JASON W & STANSIFER AMY
C
1128 DEANSWAY DR
PATASKALA, OH 43062

HARPER SARAH J
161 SHALERIDGE DR
PATASKALA, OH 43062

FEHRMAN JONATHAN
173 SHALERIDGE DR
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CLARK NATHAN P & JESSICA M
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BIEDRON STEVEN ANDREW &
ELIZABETH
516 DEVENCROFT RIDGE
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SMITH-KEADEY ANDREW D & AUBER
AMY L
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PATASKALA, OH 43062

CONTER ROSS & SABRINA
1136 DEANSWAY DR
PATASKALA, OH 43062

SCHROEDER MARIO
1124 DEANSWAY DR
PATASKALA, OH 43062

CANFIELD KEVIN R & DEANNA L
165 SHALERIDGE DR
PATASKALA, OH 43062

GREEN RICHARD L & PATRICIA J
177 SHALERIDGE DR
PATASKALA, OH 43062

VAUGHAN R STEVEN & MCGARRY AMY
P
189 SHALERIDGE DR
PATASKALA, OH 43062

LAY LARRY C & PAMELA K
201 SHALERIDGE DR
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WEWETZER JESSE & MARIE
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PATASKALA, OH 43062

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PULTE HOMES OF OHIO LLC
4900 TUTTLE CROSSING BLVD
DUBLIN, OH 43016

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PATASKALA, OH 43062

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BECKWITH DAVID C & WOOD JULIE A
520 DEVENCROFT RIDGE EAST
PATASKALA, OH 43062

Owner	Address	OwnerCity	OwnerState	OwnerZip
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BIEDRON STEVEN ANDREW & ELIZABETH	516 DEVENCROFT RIDGE	PATASKALA	OH	43062



*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

You received this notice because you own property in close proximity to the property requesting a variance.

The Pataskala Board of Zoning Appeals will hold a public hearing on Tuesday, August 14, 2018 at 6:30 p.m., First Floor Council Chambers, Pataskala City Hall, located at 621 West Broad Street. The Board of Zoning Appeals will discuss the following applications:

Variance Application VA-18-017: Pulte Homes of Ohio is requesting a variance from Section 1117.08(C) of the Pataskala Code to allow for a street grade that would fail to meet the minimum street grade requirement.

The application is available for review at the Pataskala Planning and Zoning Department, located at 621 West Broad Street, Suite 2A, and will be available on our website August 9, 2018:

<http://www.cityofpataskalaohio.gov/government/boards-and-commissions/board-of-zoning-appeals/>

If you plan to attend, you may contact the Zoning Clerk at 740-927-4910 the day of the hearing to confirm the application has not been postponed or rescheduled.

Planning and Zoning office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.

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