



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

July 14, 2020

Variance Application VA-20-009

Applicant:	Joseph R. Ponzio
Owner:	Joseph R. Ponzio
Location:	133 Annette Drive SW, Reynoldsburg, OH 43068
Acreage:	0.56-acres total
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of Three (3) variances from Sections 1221.05(D)(4), 1221.05(E)(1), 1221.05(D)(1) to allow for the construction of a detached garage on a separate lot, and two (2) variances from Section 1121.13 to allow for the construction of a driveway across two (2) separate lots.

Description of the Request:

The applicant is seeking approval of three (3) variances to allow for the construction of a detached garage on lot that adjoins the lot where the primary structure is present, and two (2) variances to allow for a circular driveway that will not meet the required side yard setback for driveways.

Staff Summary:

Currently, the Applicant owns two adjacent properties, both with the address 133 Annette Drive and both lots are 0.28-acres in size. The south lot is occupied by a single-family home, 1,456-square feet in size, and built in 1960. There is also a 80 square foot gazebo. Access to the south lot is via a paved asphalt driveway onto Annette Drive SW. The north lot is occupied by two (2) sheds, 90 square feet and approximately 100 square feet, and a gravel driveway from Annette Drive SW running approximately 120-feet into the lot.

The Applicant is proposing to build a 22' x 22', or 484-square feet, detached garage on the north lot. As proposed, it will be directly on the property line between the two lots the Applicant owns and set back from the front property line 48-feet. The shed nearest the rear property line will be removed, leaving only the 10' x 9' (90-square foot) shed. Section 1221.05(E)(1) of the Pataskala Code states that on lots less than two (2) acres, an accessory building shall be set back from the property line a minimum of five (5) feet. As proposed, it will be 0-feet.

Pursuant to Section 1221.05(D)(4) of the Pataskala Code; an accessory building shall not be located on a lot without a principal structure. As these two lots are separate, and the proposed structure will not be on the lot where the principal structure is located, a variance is required. Additionally, pursuant to Section 1221.05(D)(1) of the Pataskala Code; an accessory building shall be located even with or behind the front of a principal structure within the side or rear yard. As there is no existing principal structure on the lot in which the proposed garage will be built, it must be within the side or rear yard. The Applicant has proposed the garage to be built at 48-feet from the front property line, which is in the required front yard for the R-20 – Medium Density Residential zoning district. Pursuant to 1231.05(C)(1) the required front yard setback in the R-20 district is 50-feet.

Also proposed is a circular driveway that will utilize the existing entrances onto the right-of-way, but cross directly over the property line between both lots. The driveway will be paved asphalt and terminate at the proposed detached garage. Pursuant to Section 1121.13 of the Pataskala Code; driveways shall be located not less than three (3) feet from the side lot line. As the driveway will be crossing over the property line, the proposed setback will be 0-feet on both sides, and as they are separate lots, a variance is required for each setback on each lot.

In the Narrative Statement supplied by the Applicant; they stated that except for a small shed on the north parcel, the parcel is virtually useless without a variance. They believe the proposed variances are minor and will not detrimentally effect the surrounding properties and would in no way effect the delivery of government services. Further, they believe with the current zoning restrictions, there does not seem to be any other way to build the garage without the requested variances.

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

Planning and Zoning Staff

In summary, the Applicant is requesting a total of five (5) variances total. They are:

1. Section 1221.05(D)(4): An accessory structure shall not be located on a lot without a principal structure.
 - a. North Parcel (Parcel No.: 063-145470-00.000) does not have an existing principal structure.
2. Section 1221.05(D)(1): An accessory building shall be located even with or behind the front of a principal structure within the side or rear yard.
 - a. Because the north parcel has no existing principal structure, the proposed accessory building must be “within the side of rear yard”. The front yard in the R-20 zoning district is 50-feet pursuant to Section 1231.05(C)(1). As proposed the Accessory Structure is only 48-feet from the front property line. Therefore; the Applicant is requesting a variance of two (2) feet, or a 4% decrease.
3. Section 1221.05(E)(1): An accessory building shall be set back from the side and rear property lines a minimum of five (5) feet for lots less than two (2) acres.
 - a. Applicant has proposed the accessory building to be set back from the parcel line dividing the north and south parcels approximately zero (0) feet. Applicant is requesting a variance of five (5) feet, or a 100% decrease.
4. Section 1121.13: Driveways shall have a maximum grade of 10 percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side. Driveways shall conform to the City standard driveway construction drawing.
 - a. Applicant is proposing a circular driveway that will cross over the parcel line between the north and south parcels. Since the driveway will be on both parcels, a variance for each parcel is required. In this case, the Applicant is requesting a variance of three (3) feet from the side yard setback, or a 100% decrease *both* the south (Parcel No.: 063-145458-00.000) and north (Parcel No.: 063-145470-00.000) lots. One variance is for the north lot, one is for the south lot.
5. Section 1121.13: As mentioned above, a variance is required for both parcels. ne variance is for the north lot, one is for the south lot.

Pursuant to Section 1221.05(A) the number of accessory buildings on a single lot shall not exceed two (2). Currently, there are two (2) existing accessory structures on the north lot. The Applicant has proposed to remove the shed closest to the rear (east) of the property, negating the need for an additional variance. Possible modification added to ensure this is done.

The Applicant Stated in their Narrative that “with the current zoning restrictions, there doesn’t seem to be any other way to build the garage without the proposed variances”. However, the Applicant had discussed with Staff about Re-platting the two (2) lots in a single lot but decided to request the variances instead. Re-platting the lot would remove the need for any variances, albeit that the applicant would still need to remove one (1) of the existing sheds.

Staff has not identified any other concerns with the proposal.

City Engineer

1. The Applicant shall ensure the existing drainage patterns are maintained.

Southwest Licking Community Water & Sewer District

2. The District requests that the water and sanitary sewer services for Lot #59 (063-145470-00.000) not be paved owner. The property owner can request OUPS to locate for the District and mark the lines.

Other Departments or Agencies

No other comments from applicable Departments or Agencies were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 – Medium Density Residential	Single-Family Home
East	R-20 – Medium Density Residential	Single-Family Home
South	R-20 – Medium Density Residential	Single-Family Home
West	R-20 – Medium Density Residential	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-20-009:

- None

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 conditions may be considered:

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.
2. The Applicant shall remove one (1) of the existing sheds on Parcel Number 063-145470-00.000 prior to construction of the new Accessory Building.
3. The Applicant shall address all comments from the City Engineer and the Southwest Licking Community Water & Sewer District.

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 Sections 1221.05(D)(4), 1221.05(E)(1), 1221.05(D)(1) of the Pataskala Code, a variance from Section 1121.13 of the Pataskala Code for the north lot (063-145470-00.000), and a variance from Section 1121.13 of the Pataskala Code for the south lot (063-145458-00.000) for variance application VA-20-009 (“with the following supplementary conditions” if conditions are to be placed on the approval).”

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Alan Haines](#); [Jim Roberts](#); [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala Board of Zoning Appeals - Review Memo for 07-14-2020
Date: Sunday, June 28, 2020 7:51:21 PM

Jack

Hull and Associates has reviewed the agenda items for the July 14, 2020 BZA Meeting and offer the following comments:

VA-20-007

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

VA-20-009

1. Applicant shall ensure the existing drainage patterns are maintained

VA-20-010

1. Applicant shall ensure the existing drainage patterns are maintained

VA-20-011

1. Applicant shall ensure there are no existing easements are located within the setback area that would be affected.
2. Applicant shall ensure the existing drainage patterns are maintained

Thank You

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-973-9070

Follow Hull on [Facebook](#) & [LinkedIn](#)

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

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

Sent: Tuesday, June 16, 2020 10:45 AM

To: Steven Blake <sblake@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; kperkins@laca.org; Greg Chumney <gchumney@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>

Subject: Pataskala Board of Zoning Appeals - Review Memo for 07-14-2020

Importance: High

Good morning Everyone,

You are receiving this email because one or more of the Applications submitted for the July 14, 2020 Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

VA-20-007 (Revised Plans): Steven Blake, Jim Roberts, Chris Sharrock, Bruce Brooks, Doug White, Kasey Perkins, Alan Haines

VA-20-009: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

VA-20-010: Steven Blake, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Greg Chumney, CJ Gilcher, Alan Haines

VA-20-011: Steven Blake, Jim Roberts, Doug White, Bruce Brooks, Philip Wagner, CJ Gilcher, Alan Haines

Please review the applications, and if you have any comments or concerns regarding them have them submitted to me on or before June 26th. They will be included in the Staff Report that is given to the Board members.

And if you have any questions about the Applications themselves, feel free to contact me.

Here is a link to download the review memo: https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman_ci_pataskala_oh_us/EheMFm2HtMVJv7IFhzgI1_OBCeAnGDNvIzIt0IzUjuqXsQ?e=02wi27

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Steven Blake](#); [Chris Sharrock](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [kperkins@laca.org](#); [Greg Chumney](#); [Alan Haines](#)
Cc: [Scott Fulton](#)
Subject: RE: Pataskala Board of Zoning Appeals - Review Memo for 07-14-2020
Date: Wednesday, June 24, 2020 10:56:53 AM
Attachments: [image001.png](#)

Jack,

Please see below:

VA-20-009 – The District requests that the water and sanitary sewer services for Lot #59 (063-145470-00.000) not be paved over. The property owner can request a OUPS locate for the District to mark the lines.

VA-20-010 – Extension of water and sewer services to the proposed facility if requested would require additional tap and capacity fees.

VA-20-011 – No comments at this time.

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

CJ Gilcher
Utilities Superintendent
8718 Gale Road
Hebron, Ohio 43025
Ph: 740-928-2178 Cell: 614-348-6627



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Tuesday, June 16, 2020 10:45 AM
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JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316



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: 133 Annette Drive SW, Reynoldsburg, OH. 43068		
Parcel Number: 063-145470-00.000 (garage) + 063-145458-00.000 (house)		
Zoning: R-20	Acres: .28 Acres + .28 Acres	
Water Supply:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site
Wastewater Treatment:		
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking	<input type="checkbox"/> On Site

Staff Use
Application Number: VA-20-009
Fee: 300
Filing Date: 6-10-20
Hearing Date: 7-14-20
Receipt Number: 21290

Applicant Information		
Name: Joseph R. Ponzio		
Address: 133 Annette Drive SW		
City: Reynoldsburg	State: Ohio	Zip: 43068
Phone: (614) 581-5700	Email: zapme1@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"/> Area Map

Property Owner Information		
Name: Joseph R. Ponzio		
Address: 133 Annette Drive SW		
City: Reynoldsburg	State: Ohio	Zip: 43068
Phone: (614) 581-5700	Email: zapme1@aol.com	

Variance Information	
Request (Include Section of Code):	1) Section 1221.05(D)(4): To allow for an accessory structure on a lot without a principal structure. 2) Section 1221.05(E)(1): requesting a variance of five (5) feet from the required five (5) feet side and rear property line setback. 3) Section 1221.05: To allow for an accessory structure to be located within the front yard, technically a variance of two (2) feet from the required 50 feet of the R-20 zoning district.
Describe the Project:	4) Section 1121.13: To allow for a 0 foot side property line setback for a driveway on North lot 5) Section 1121.13: To allow for a 0 foot side property line setback for a driveway on South lot
Project: Building a 22x22 Detached Garage on a parcel with only a 10x9 Shed. The adjoining parcel (same address / owner) has only a ranch style home. Each parcel currently has its own driveway that will be joined (half circle) in front of new garage. (5) total minor variances are requested to complete this project! (see additional attached narrative)	

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.*
- A use variance must also meet the requirements described in Section 1211.07(B) of the Pataskala Code.

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

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the 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): 	Date: 6/4/2020
Property Owner (Required): 	Date: 6/4/2020

Narrative Statement (Variance Application)

6/4/2020

Joseph R. Ponzio
133 Annette Dr SW
Reynoldsburg, OH. 43068
(614) 581-5700

- The reason the variance is necessary
 - To build a 22'x 22' Detached Garage on adjoining parcel (same address/owner)

- 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;*
 - Except for a small existing storage shed, the parcel is virtually useless. A detached garage will greatly improve the usefulness & value of the property!

 - 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;*
 - The addition of a garage and connection of (2) existing driveways are not possible without the proposed variances since these items either cross or come close to the parcel lines!

 - c) *Whether the variance requested is substantial;*
 - The proposed variances are very minor! Most involve a variance change of only a few feet, and in no way affect any other property.

 - 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;*
 - There will be absolutely no change in the character of the neighborhood nor any affect at all on adjoining neighbor properties!

 - e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
 - The proposed variances will in no way impair the use of any adjacent properties!

 - f) *Whether the variance, if granted, will be detrimental to the public welfare;*
 - The proposed variances will in no way impact public welfare!

 - g) *Whether the variance, if granted, would adversely affect the delivery of governmental services;*
 - Delivery of Governmental Services will not be adversely affected in any way!

- h) Whether the property owner purchased the subject property with knowledge of the zoning restriction;*

 - *When purchased, there were no plans to add a detached garage, so there was no knowledge of the zoning restrictions!*

- i) Whether the property owner's predicament can be obviated through some other method than variance;*

 - *With the current zoning restrictions, there doesn't seem to be any other way to build the garage without the proposed variances!*

- 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,*

 - *The proposed variances do represent the minimum needed as well as the least modification possible to perform the required work!*

- k) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

 - *Granting the proposed variances will have a very positive impact on the neighborhood as well as the adjoining properties! The spirit & intent of the zoning requirements would be observed & justice done....*



ANNETTE DR SW

133

133

PONZIO
JOSEPH R
0.28

PONZIO
JOSEPH R
0.28





65 ft
48 ft
(garage to parcel line)

Shed
10x9

PONZIO
JOSEPH R
0.28

(proposed)
Garage
22x22

57 ft
40 ft

PONZIO
JOSEPH R
0.28



133

North Driveway

133

South Driveway

ARIZONA DR SW

DESCRIPTION APPROVED
JARED N. KNERR
 LICKING COUNTY ENGINEER
 APPROVED BY: *[Signature]* 9-20-19

201909200020153
 Pg: 1 \$28.00 T20190016911
 9/20/2019 2:48 PM BK HAYES
 Bryan A. Long Licking County Recorder

TRANSFERRED
 Date: Sept. 20, 2019
[Signature]
 Licking County Auditor
 SEC. 319.202 COMPLIED WITH
 MICHAEL L. SMITH, AUDITOR
 BY: Alan \$ 450.00

FIDUCIARY DEED
 STATUTORY FORM
 (O.R.C. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

That, *Cathy D. Nelson, Executor of The Estate of Stanley M. Greene*, by the power conferred by the Licking County Common Pleas Court, in Case Nos. 20180575 and 20180575A in the Probate Court of Licking County, for ONE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$150,000.00) grants with fiduciary covenants to *Joseph R. Ponzio*, unmarried, whose tax mailing address is _____, the following real property:

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

Being Lot Number Fifty Nine and Sixty (59 and 60) of Summit Ridge Heights, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, Page 89, Recorder's Office, Licking County Ohio.

Prior Deed Reference: *Official Records Book 791, Page 183, Recorder's Office, Licking County, Ohio*
 Also known as: *133 Annette Drive Southwest, Reynoldsburg, OH 43068*
 Auditor's Parcel No.: *063-145470-00.000 & 063-145458-00.000*

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

Executed this 20th day of September, 2019.

Cathy D. Nelson, Executor
 Cathy D. Nelson, Executor of The
 Estate of Stanley M. Greene

STATE OF OHIO
 COUNTY OF LICKING SS:

The foregoing instrument was acknowledged before me this 20th day of September, 2019, by Cathy D. Nelson, Executor of The Estate of Stanley M. Greene.



KELLY E HARTFIELD
 Notary Public, State of Ohio
 My Comm. Expires Nov. 30, 2021

[Signature]
 NOTARY

This document prepared by:

HAYES
 LAW OFFICES, INC.
 A Legal Professional Association

- MELINDA G. SEEDS
- C. DANIEL HAYES
- LAURIE R. WELLS
- WILLIAM SCOTT HAYES
- SHEENA A. SJÖSTRAND-POST





Search by:
Address ▾
Search for:



063-145458-00.000
PONZIO JOSEPH R
133 ANNETT DR
REYNOLDSBURG, OH
43068

Acres: 0.28
LOT 60 SUMMIT RIDGE
HTS

Land: \$28,600
Improv: \$59,900
Total: \$88,500

Sale Date: 09/20/2019
Amount: \$150,000
Conveyance: 3175

