



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

January 12, 2021

Variance Application VA-20-024

Applicant:	Gary A. Pennington
Owner:	Gary A. Pennington.
Location:	6357 Summit Road SW, Pataskala, OH 43062
Acreage:	0.17-acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of three (3) variances total. One (1) to allow for a garage to not meet the front setback, One (1) for reduced rear setback of an Addition, One (1) to allow a porch to not meet the front yard setback.

Description of the Request:

The Applicant is seeking approval of three (3) variances. 1229.05(C)(1) to allow for a reduced rear yard setback for the construction of an addition to the primary structure. 1221.09(b) to allow for a Porch to encroach into the front yard setback. 1229.05(C)(4) to allow for an Accessory Building to encroach into the front yard setback.

Staff Summary:

The parcel located at 6357 Summit Road SW is an Existing Non-Conforming parcel in the R-87 Zoning District. Pursuant to Section 1229.05(B) of the Pataskala Code, lots within the R-87 district shall have a minimum width of 200-feet, and an area of not less than two (2) acres. The lot in its current configuration is only 0.17-acres and approximately 50-feet wide. It is currently occupied by a 1,310-square foot single-family home built in 1917, and an approximately 200-square foot shed built in 1900. The lot has frontage on three (3) public rights-of-way; Summit Road SW to the west, Broad Street SW to the north, and an unnamed alley to the east.

The Applicant is proposing to remove the rear awning and construct a 20-foot by 26-foot (520-square feet) addition to the rear of the existing home. The addition will maintain the side yard setbacks of the existing home at 13-feet, 11-inches on the south side and 9-feet, 8-inches feet on the north side. It will be set back from the rear property line 73-feet, 8-inches. A 6-foot wide covered porch projecting 7-feet, 3-inches from the north side of the home, and a 34-foot long, 4-foot wide access ramp running east to the proposed garage is included.

Also proposed is a 24-foot by 18-foot (432-square feet) detached garage (Accessory Building) with a 4-foot wide concrete landing for the access ramp on the west side of the garage. The detached garage will be set back from the north property line 12-inches (1-foot), and from the rear property line a distance of 37-feet, 10-inches. There is an existing garage currently located where the proposed one would go, however, it is to be demolished and replaced.

As stated in the Applicant's Narrative Statement, the lots that exist within this neighborhood were originally part of Lima Township, and quite small compared to the requirements of the R-87 district. A variance is required, in their opinion, to reasonably be able to make improvements to the property and

construct a first-floor master bedroom and bath as there is difficulty in climbing the stairs to the second floor of the home. They believe the variances requested are minimal to meet their needs, and that the character of the neighborhood would not be altered by granting the requested variances. Further stated, the Applicants were unaware of the requirements of the Zoning Code, as they purchased the house in 1978.

Staff Review:

The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.

Planning and Zoning Staff:

As stated in the Staff Summary, the parcel is Existing Non-Conforming, because it does not meet the minimum lot size, and lot width requirements of the R-87 zoning district. The lot is currently approximately 50-feet wide, and 147-feet deep. The required setbacks of the R-87 zoning district, under Section 1229.05(C), are 75-feet from the front *and* rear property lines, and 25-feet from both side property lines; making any further improvements to the property impossible without a variance. The existing home is also Existing Non-Conforming, as it does not meet these setback requirements.

The Applicant is proposing three (3) different improvements to the property; an Addition, a Porch, and an Accessory Building. All three (3) require a different variance to be viable. First, for the Addition, it will only be set back from the rear property line 73-feet, 8-inches. As this lot has frontage on three (3) public rights-of-way, Section 1229.05(C)(4) would apply. Meaning, that all Principal Structures shall have the same minimum setback distance from all street right-of-way lines as required for the front yard. Pursuant to Section 1229.05(C)(1), the required front yard setback for Principal Structures in the R-87 district is 75-feet. Therefore; the Applicant is requesting a variance 1-foot, 4-inches, or a 1.8% decrease from the requirement.

Second, the Porch. Pursuant to Section 1221.09(b) of the Pataskala Code, all Porches and Balconies shall meet all required setbacks for a Principal Structure in the zoning district in which they are located. Again, Section 1229.05(C)(4) would apply. Meaning, that all Principal Structures shall have the same minimum setback distance from all street right-of-way lines as required for the front yard. As mentioned above, the front yard setback in the R-87 district is 75-feet. The Applicant is proposing for the porch to be set back from the property line on Broad Street SW a distance of 1-foot, 8-inches, and is requesting a Variance from Section 1221.09(b) to allow for the porch to encroach into the required front yard setback a distance of 73-feet, 4-inches, or a 97.8% decrease,

And lastly, the Accessory Building, in this case a detached garage. As mentioned above, Section 1229.05(C)(4) applies because of the multiple road frontages. The Applicant is proposing that the Accessory Building be set back from the side property line on Broad Street SW a distance of 1-foot, and from the unnamed alley a distance of 37-feet, 10-inches. The Applicant is requesting a Variance from Section 1229.04(C)(4) to allow for an Accessory Building to encroach into the front yard setback when fronting a public right-of-way a distance of 74-feet (98.7% decrease) on the north side, and a distance of 37-feet, 2-inches (49.3% decrease) on the east side.

As proposed, the improvements are in compliance with all other applicable regulations. Staff does not have any further concerns.

Southwest Licking Community Water & Sewer District

The District has an 8" sanitary main along the south side of Broad Street SW located within the public right-of-way that is approximately 10' off the property line. Please see attached plan sheet for additional information.

City Engineer

The Applicant should clarify the offset distance to the cover stoop. On the Site plan the stoop shows 8' with an 1'-8" offset from the R/W line. On the rear elevation the Stoop is labeled as 8'-0", however the roofline overhangs this distance.

Other Departments and Agencies

No other comments received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-87 – Medium-Low Density Residential	Single-Family Home
East	R-87 – Medium-Low Density Residential	Single-Family Home
South	R-87 – Medium-Low 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:

- *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- *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;*
- *Whether the variance requested is substantial;*
- *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;*
- *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- *Whether the variance, if granted, will be detrimental to the public welfare;*
- *Whether the variance, if granted, would adversely affect the delivery of government services;*
- *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- *Whether the property owner's predicament can be obviated through some other method than variance;*
- *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,*

- *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-20-024:

- 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

Modifications:

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

- 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.
- The Applicant shall address all comments from the City Engineer.
- The Applicant shall not impair any public utilities with the proposed improvements.

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 1229.05(C)(1), 1229.05(C)(4), and 1221.09(b) of the Pataskala Code for Variance Application VA-20-024 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Chris Gilcher](#)
To: [Jack Kuntzman](#); [Steven Blake](#); [Chris Sharrock](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Perkins, Kasey \(Southwest Licking Local Schools\)](#); [Philip Wagner](#); [Alan Haines](#); [Chad Brown](#)
Cc: [Scott Fulton](#)
Subject: RE: BZA Review Memo for 01-12-2021
Date: Thursday, December 17, 2020 3:57:37 PM
Attachments: [image001.png](#)
[VA-20-24 \(Broad Street SW Sanitary\).pdf](#)

Jack,

Please see below for the comments from SWLCWSD.

VA-20-24 – The District has an 8” sanitary main along the south side of Broad Street SW located within the public right-of-way that is approximately 10’ off of the property line. Please see attached plan sheet for additional information.

VA-20-25 – The District does not have any comments at this time.

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

Thanks,

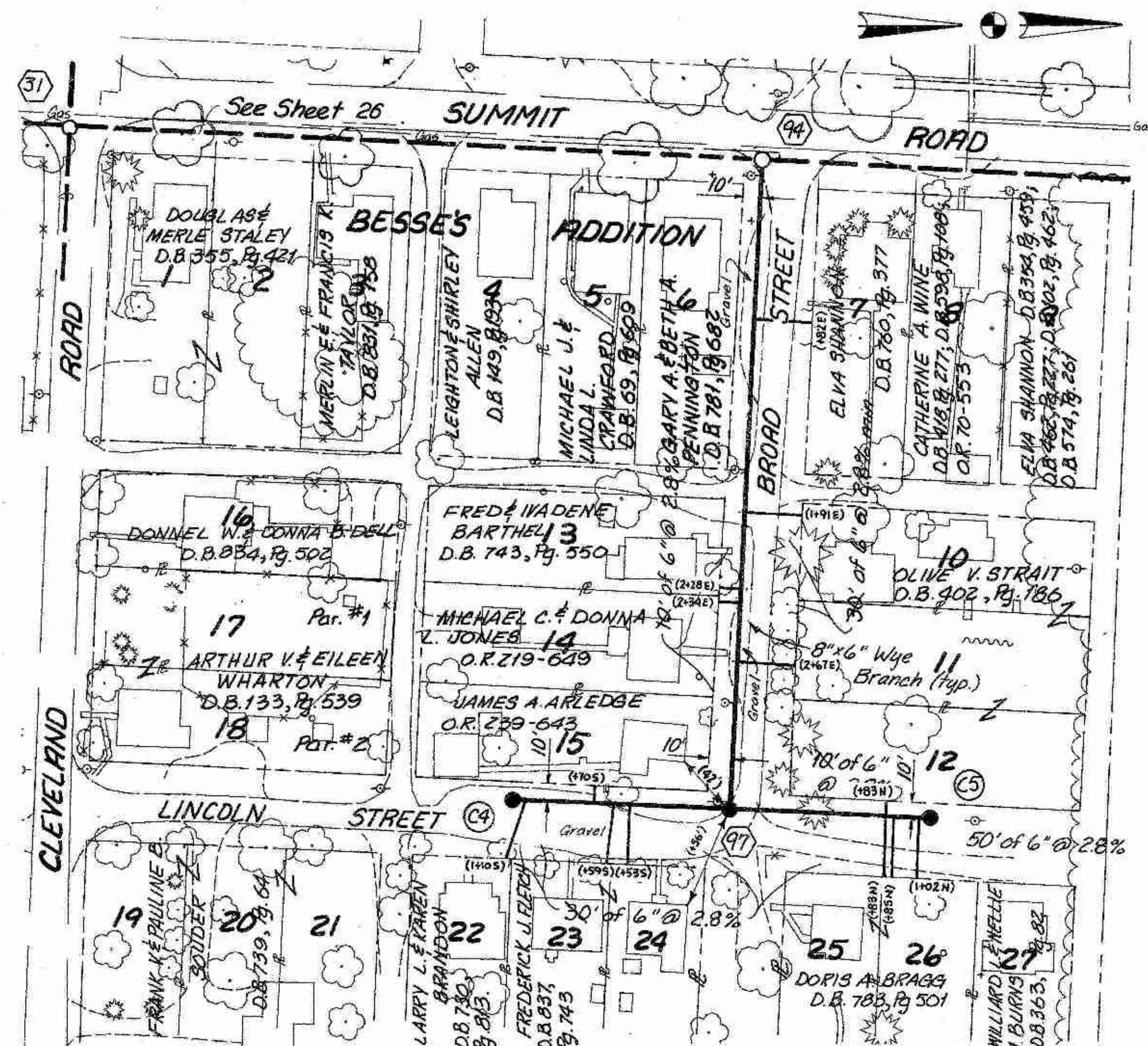
CJ Gilcher
Utilities Superintendent
8718 Gale Road
Hebron, Ohio 43025
Ph: 740-928-2178 Cell: 614-348-6627



From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Wednesday, December 16, 2020 10:52 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>; Perkins, Kasey (Southwest Licking Local Schools) <kperkins@laca.org>; Philip Wagner <pwagner@lhschools.org>; Alan Haines <ahaines@ci.pataskala.oh.us>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>
Subject: BZA Review Memo for 01-12-2021

Existing utilities shown on this sheet are approximate only. It shall be the Contractors responsibility to locate and verify, in the field, the horizontal and vertical locations and elevations of all existing utilities, whether shown on this sheet or not. Prior to any construction the "Ohio Utilities Protection Service" shall be notified, at 1-800-362-2764.

Notification to the Utility Companies shall be done by the contractor, as the power poles may need to be anchored (by the utility co.) prior to construction.

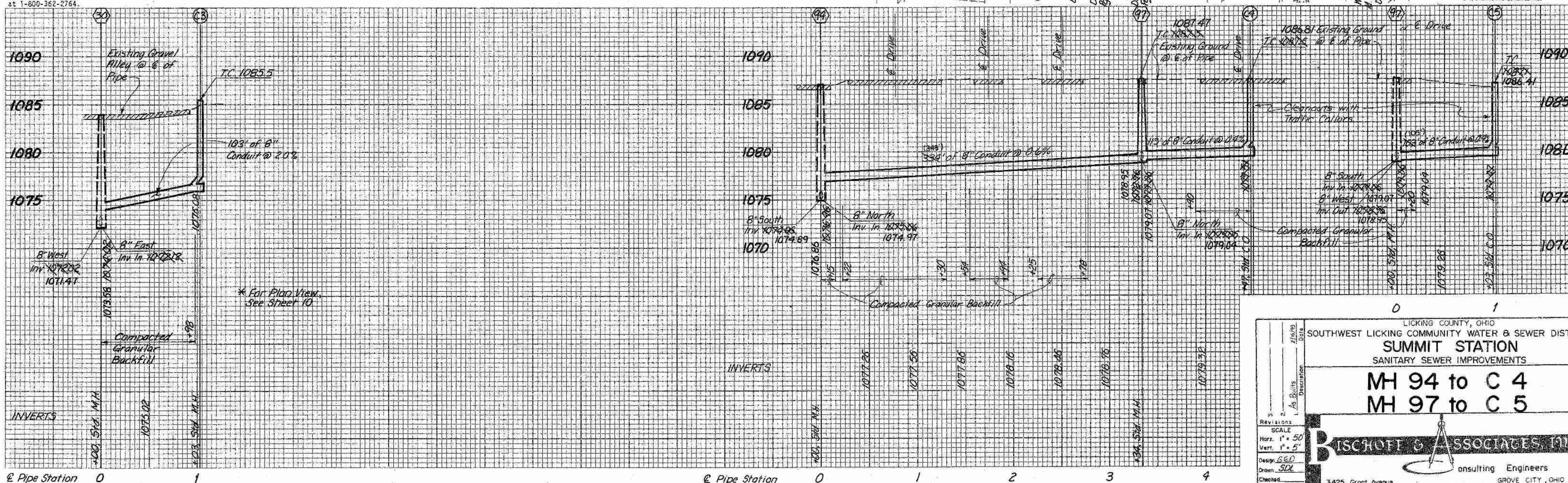


**CORRECTED TO CONFORM TO
CONSTRUCTION RECORDS**

Bischoff & Associates, Inc. has corrected these drawings to conform to the information contained in the available construction records. Bischoff & Associates, Inc., assumes no liability for any errors or omissions which may have been incorporated into these drawings.

Drafted By: JPK
Checked By: [Signature]

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE



These drawings are instruments of professional service prepared by Bischoff & Associates, Inc., for the designated project. Bischoff & Associates, Inc., assumes no liability for any unauthorized use of these drawings, specifications, and documents.

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MODEL NO. 8005

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Jim Roberts](#); [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: BZA Review Memo for 01-12-2021
Date: Saturday, January 2, 2021 11:17:01 AM

Jack

Hull & Associates have review the BZA Review Memo and offer the following comments

1. CU-20-010 (Revised)
 - a. We have no engineering related comments on this application
2. VA-20-018 (Revised)
 - a. We have no additional engineering related comments on this application
3. CU-20-011 (Revised)
 - a. We have no engineering related comments on this application
4. VA-20-019 (Revised)
 - a. The City should ensure that no existing easements are located within the setback variance's requested.
5. VA-20-020 (Revised)
 - a. We have no engineering related comments on this application
6. VA-20-023
 - a. We have no engineering related comments on this application
7. VA-20-24
 - a. The applicant should clarify the offset distance to the cover stoop. On the Site plan the stoop shows 8' with an 1'-8" offset from the R/W line . On the rear elevation the Stoop is labeled as 8'-0", however the roofline overhangs this distance.
8. VA-20-25
 - a. We have no engineering related comments on this application

Please let us know if there are any questions regarding our comments. We appreciate the opportunity to provide these services for the city.

Thanks

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](#)



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: 6357 Summit Rd., Pataskala, Ohio 43062	
Parcel Number: 063-142986-00.000	
Zoning: R-87	Acres: .17
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

Applicant Information		
Name: Gary A. Pennington		
Address: 6357 Summit Rd		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 740-927-0221	Email: flint.steel@gmail.com	

Property Owner Information		
Name: SAME AS ABOVE		
Address:		
City:	State:	Zip:
Phone:	Email:	

Staff Use
Application Number: VA-20-024
Fee: 300
Filing Date: 12-10-20
Hearing Date: 1-12-21
Receipt Number: 21618

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

Variance Information
Request (Include Section of Code): Section 1229.05(c)(4) for Garage ; Section 1229.05(c)(1) for Addition ; Section 1221.09(b) for porch/ramp
Describe the Project: Remove existing garage, replace with larger one and build an addition with barrier free bedroom + bathroom, relocate the rear entry door to the north wall and rebuild porch, steps, handicap ramp added to new garage

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):

Gary A. Pennington

Date:

10 Dec. 2020

Property Owner (Required):

Gary A. Pennington

Date:

10 Dec. 2020

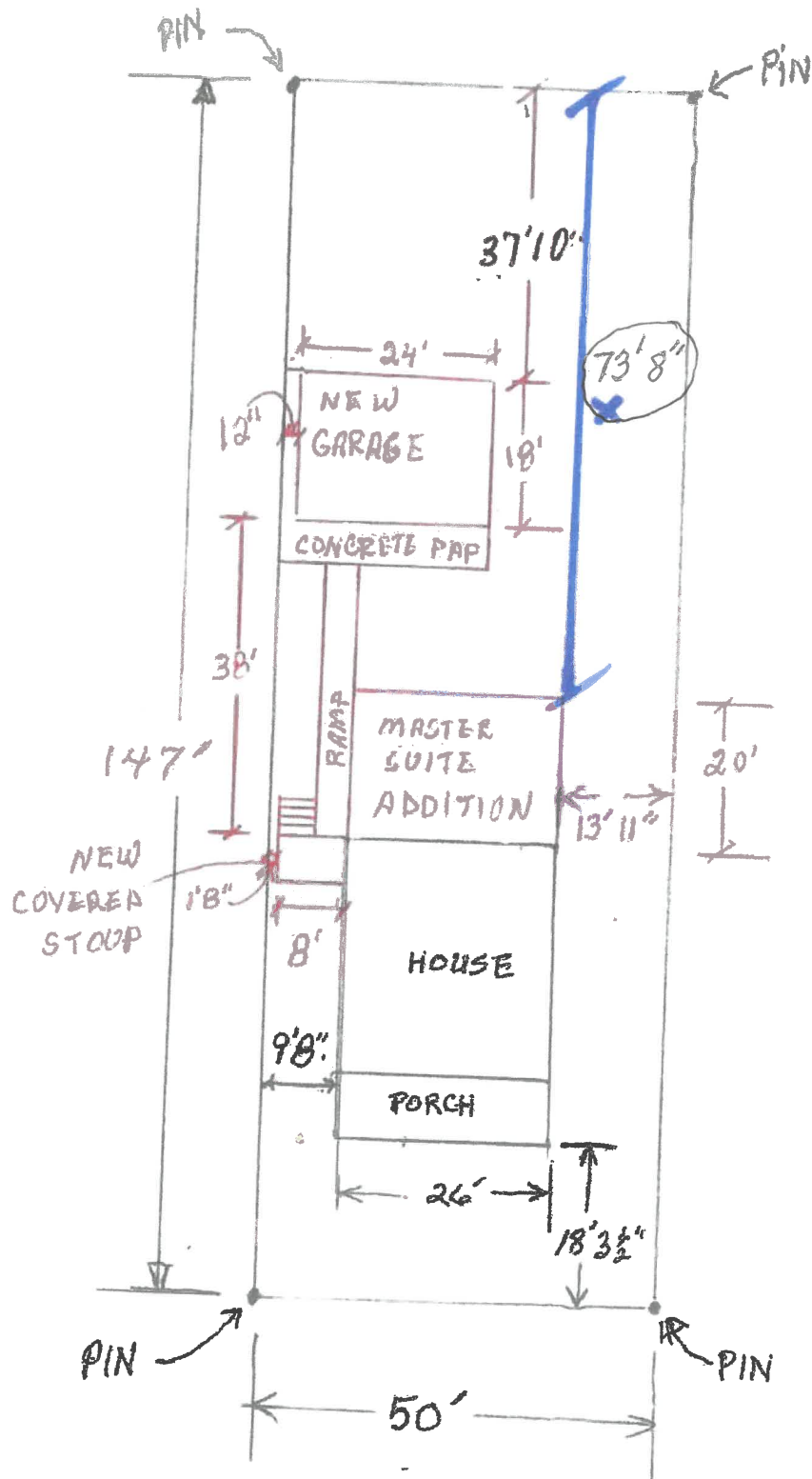
Narrative Statement

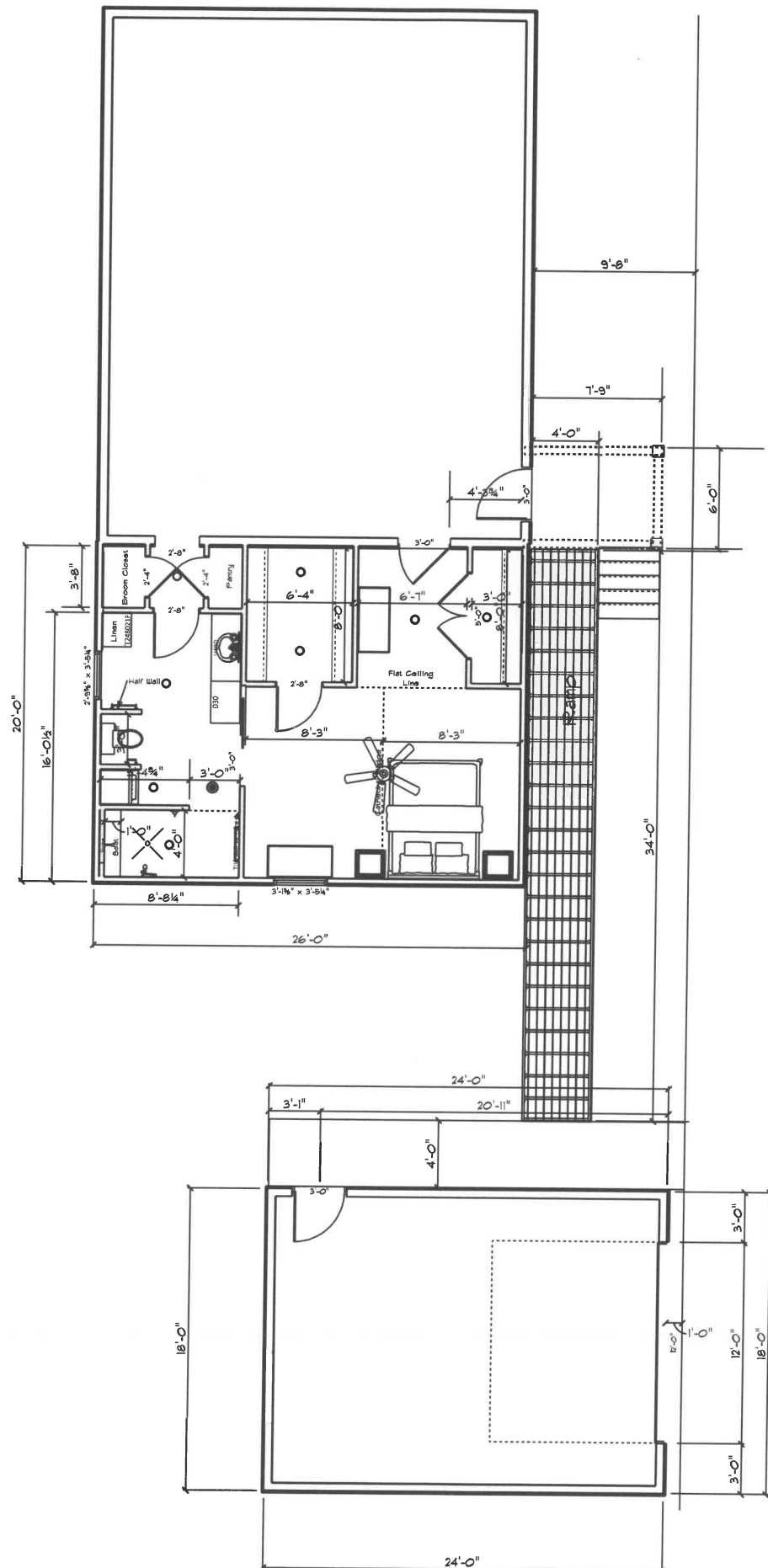
re: Variance Application for 6357 Summit Rd., Pataskala, Ohio, 43062

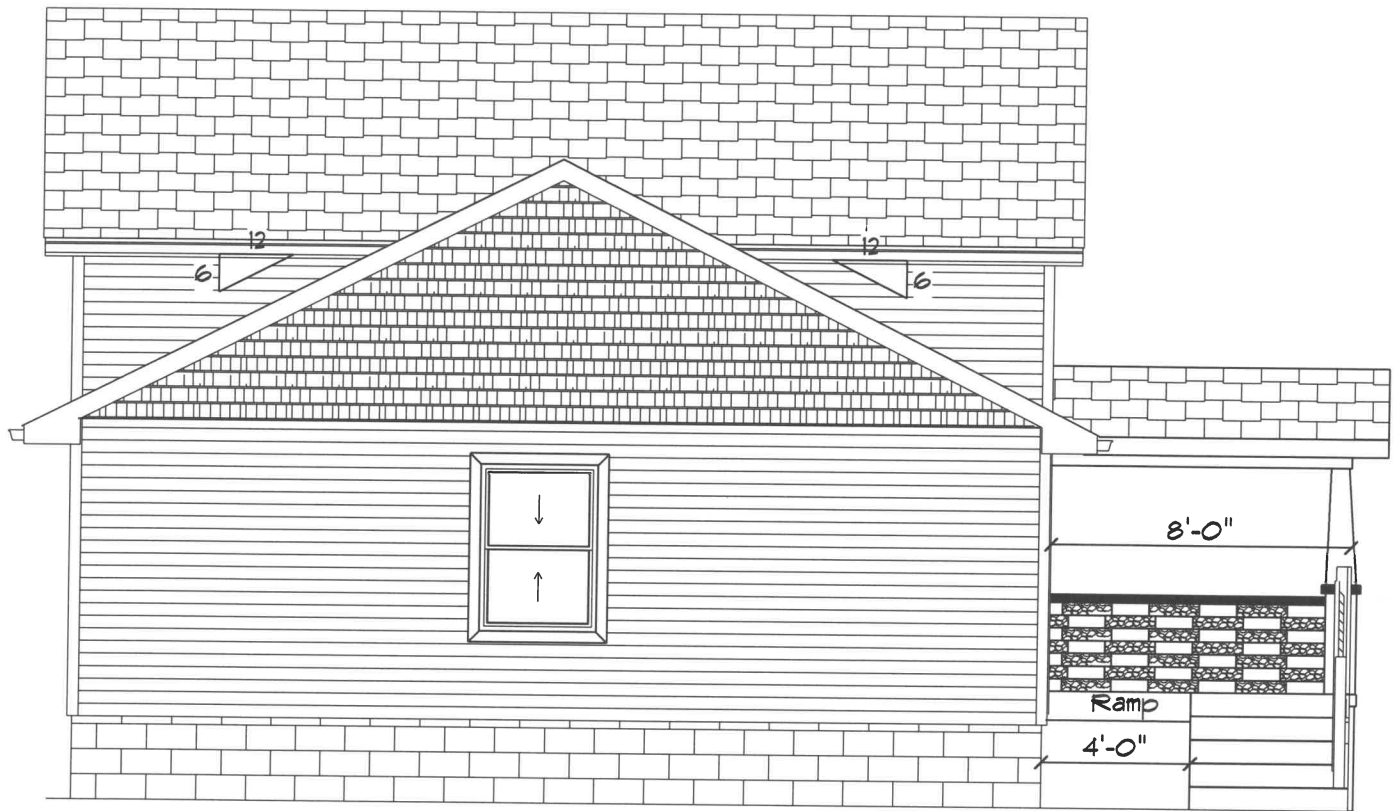
The variance is necessary so that the addition, garage and new entryway can be constructed to relieve the issue of my wife and myself climbing stairs to the second story bedrooms and bath and to make first floor barrier free access for my family.

- a. I feel the home and property will be greatly enhanced by all 3 portions of this project but without being able to do these improvements we would eventually be unable to continue living in our home.
- b. Each of the lots that exist in this addition were once part of Lima Township and are pretty small. This is why we seek variance from the code to be able to reasonably make the changes that will meet our current needs.
- c. The variances requested are minimal to get our needs met.
- d. The character of our neighborhood would not be altered but certainly enhanced without detriment to others.
- e. Will not affect other properties.
- f. No.
- g. No.
- h. No, we purchased in 1978.
- I. No
- j. Yes.
- k. Yes

Gary Pennington - 6357 Summit Rd., Pataskala, Ohio







Rear Elevation

55284

MORTGAGE DEED

Know all Men by these Presents That Gary A. Pennington and Beth A. Pennington

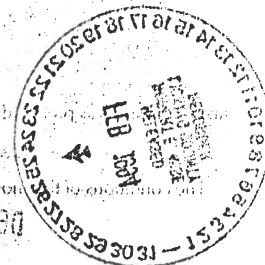
husband and wife

(single) (husband and wife), GRANTOR, for and in consideration of the sum of NINETEEN THOUSAND EIGHT HUNDRED NINETY EIGHT AND 91/100 Dollars (\$ 19,898.91), received from SOCIETY NATIONAL BANK, 800 Superior Avenue, Cleveland, Ohio 44114.

GRANTEE, the receipt of which is hereby acknowledged by Grantor, does hereby give, grant, bargain, sell and convey unto Grantee, its successors and assigns, the following described premises, situated in the City of XXXX Township of XXXX County of Franklin and State of Ohio and known as: Lima

Being Lot No. Six (6) of BESSE ADDITION to the Village of Summit Station, as the same is numbered and delineated upon the recorded plat thereof of record filed July 7, 1908, recorded July 8, 1908 and recorded in Vol. 3, pages 149 and 150, Plat Records, Licking County, Ohio.

The T.S.T. Box 89/65



be the same more or less, but subject to all legal highways, together with the privileges and appurtenances thereunto belonging, and all the rents, issues and profits which may arise therefrom; and all right, title and interest of Grantor in and to said premises; to have and to hold the above-described premises, with all buildings, structures, improvements, easements, privileges and appurtenances thereunto belonging unto Grantee, its successors and assigns; forever. Grantor covenants that at and until the execution and delivery of these presents, Grantor is well seized of the above-described premises in fee simple and has good right and full power to give, grant, bargain, sell and convey the same in the manner and form here written, and that the same are free from all encumbrances whatsoever, except building and use restrictions, zoning ordinances, taxes and assessments not yet overdue, if any, and a mortgage held by Yerke Mortgage Company in Mortgage Record 680, Page 213.

_____ and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging against all lawful claims or demands whatsoever, except those herein set forth.

And for a valuable consideration each of the undersigned does hereby remise, release and forever quitclaim unto Grantee, its successors and assigns, all right, title and expectancy of dower in the above-described premises.

The condition of this mortgage deed is such that, whereas Grantor has executed and delivered to Grantee a promissory note dated Sept. 10, 1992, 19____, payable in installments at the times and with interest as therein specified, the final installment thereof being payable on Sept. 10, 2002

AND WHEREAS Grantor further covenants and agrees that:

1. Grantor will not commit or permit waste, will keep the mortgaged premises in good order and condition and will permit Grantee and its agents and representatives to inspect any part or portion of the mortgaged premises, including the interior of any buildings and improvements located thereon.

2. Grantor will keep all improvements now existing or hereafter erected on the above-described premises insured in companies approved by Grantee against loss by fire and such other hazards, casualties and contingencies and in such amounts as Grantee may require and will pay promptly when due any premiums on such insurance.

3. Grantor will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines or impositions, levied upon said premises and, upon request, Grantor will promptly deliver the official receipts therefore to Grantee.
4. In addition to the debt or other obligations secured hereby, this mortgage shall also secure unpaid balances of advances made by the Grantee (Grantee's option) with respect to the mortgaged premises, for the payment of taxes, assessments, insurance premiums or costs incurred for the protection of the mortgaged premises as provided for in Section 5301.233 of the Revised Code of Ohio.
5. Upon a default in any of the terms of the note secured hereby, or upon a breach of any condition or covenant of this mortgage deed Grantee may take possession of said premises, rent the same and collect all rents due on said premises, and after deducting its reasonable charges, therefore, apply the proceeds to the payment of said note, and may continue to do so until the note has been paid in full.
6. If, without the written consent of Grantee, said premises, or any part thereof, are sold, conveyed or encumbered, or if there is any change of ownership, by operation of law or otherwise, or if any judicial proceedings shall be instituted to foreclose Grantor's equity of redemption, the entire balance of the indebtedness secured hereby, shall, at the option of the Grantee, at once become due and payable, notice of the exercise of said option being hereby expressly waived by Grantor.
7. Upon a default in any of the terms of the note secured hereby, or upon a breach of any condition or covenant of this mortgage deed, foreclosure proceedings may be instituted, at the option of Grantee. In any such action, Grantee shall be entitled, without notice and without regard to the adequacy of the security of the debt, to the appointment of a receiver of the rents and profits of the mortgaged premises. If, in contemplation of legal proceedings, by reason of any default hereunder, Grantee shall incur expenses for title examination, Grantee shall have an immediate claim against Grantor therefore together with a lien on said premises under this mortgage deed for the amount thereof.

8. AND Gary A. Pennington and Beth A. Pennington, husband and wife

_____ do hereby
remise, release and forever quit-claim unto Grantee, its successors and assigns, all their rights, title and expectancy of dower in the mortgage property.

NOW, THEREFORE, if Grantor shall well and truly perform all the conditions of this deed and pay said note and all other liabilities which shall be secured hereby, then this deed shall be void, otherwise it shall remain in full force and effect.

The covenants herein contained shall bind the heirs, executors, administrators, successors and assigns of Grantor, and any holder hereof shall succeed to all rights, powers and options herein given to Grantee.

IN WITNESS WHEREOF, Grantor has executed this mortgage deed this 10th
day of September, 19 92.

Signed and acknowledged in the presence of

Julie Stratton
Julie Stratton
Carol Collins
Carol Collins

Gary A. Pennington
GARY A. PENNINGTON
Beth A. Pennington
BETH A. PENNINGTON

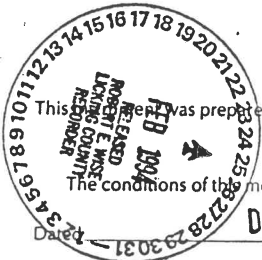
Witnesses

Grantor

FRANKLIN COUNTY

Before me, a Notary Public in and for said county and state, personally appeared the above named Grantor, who acknowledged that THEY did sign the foregoing instrument and that the same is THEIR free act and deed to testimony Whereof, I have (the, she, they) (his, her, their)

hereunto subscribed my name and affixed my official seal at Reynoldsburg, Ohio, this 10th
day of September, 19 92.



This deed was prepared by SOCIETY NATIONAL BANK

SATISFACTION

Society NATIONAL BANK

The conditions of this mortgage deed have been fully complied with, and the same is hereby satisfied and discharged.

by Bruce DeFabio, Loan Service & Support Officer

Kim D. Edmondson
LOAN OPERATIONS
OFFICER

COMPARED X 55284°
MORTGAGE DEED
From Gary A. Pennington
And _____
To _____
207317332

Received for Record

19

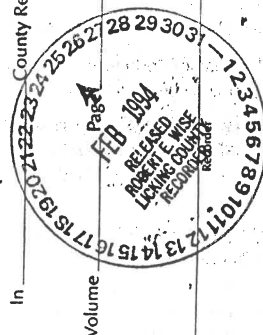
at _____ o'clock _____ M

19

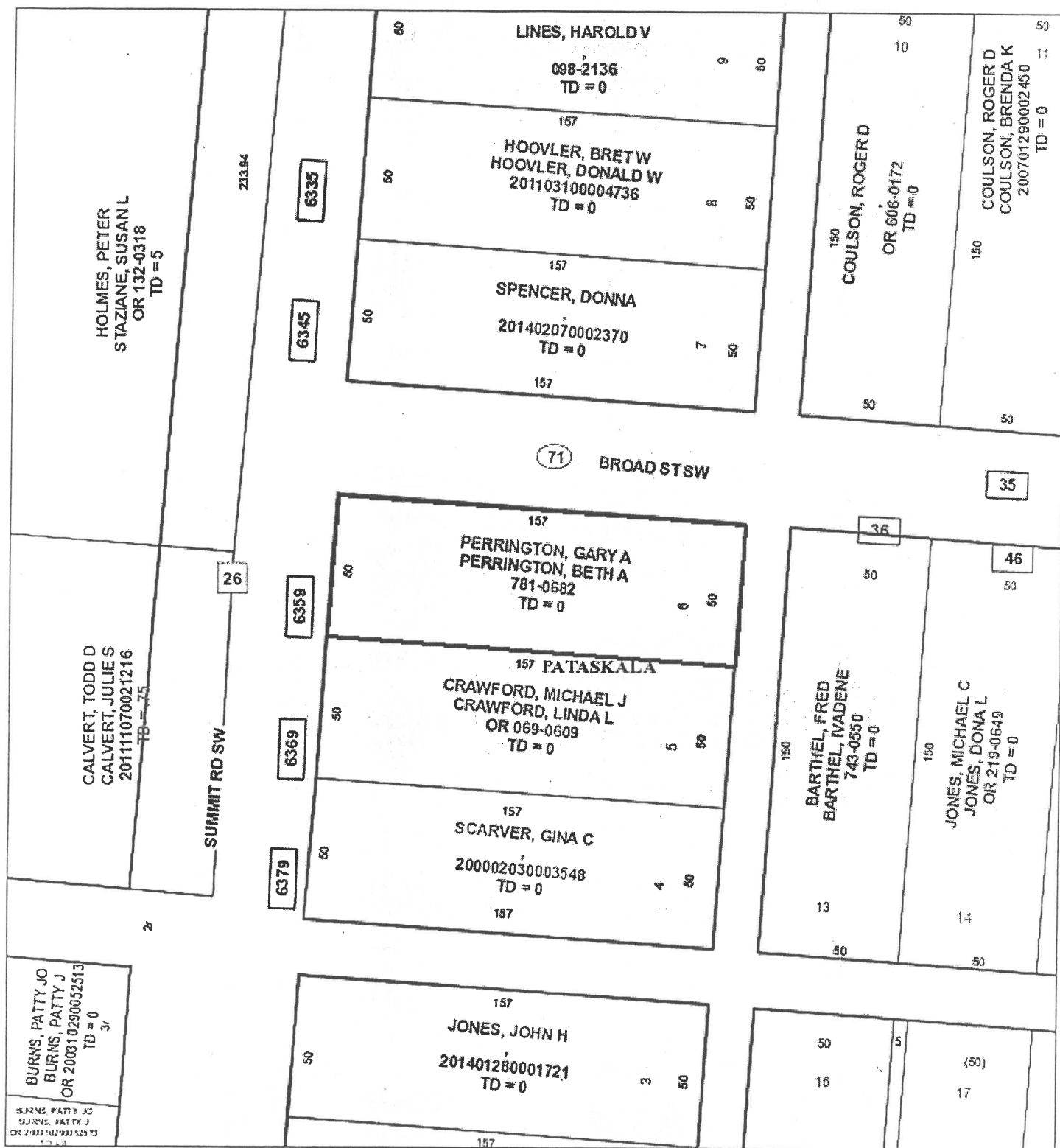
Recorded

In _____ County Records

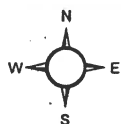
Volume



RECEIVED & RECORDED SEP 11 1992
at 10:40 a.m. A M IN OFFICIAL RECORD
VOL 473 PAGE 580 FEE 10.00
ROBERT E. WISE, LICKING COUNTY RECORDER



September 18, 2014



0 50 Feet
0.01 Miles

LICKING COUNTY TAX MAP

ISDEPT