



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

August 10, 2021

Variance Application VA-21-024

Applicant:	George Moore
Owner:	Columbia Center Community Church
Location:	6408 Columbia Road SW (PID: 063-149628-01.000)
Acreage:	+/- 0.88-acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval two (2) Variances. First, from Section 1221.05(A) to allow for more than two (2) Accessory Buildings. And second, from Section 1221.05(B)(1) to allow for the square footage of Accessory Buildings to exceed the maximum on a lot less than two (2) acres in size.

Description of the Request:

The Applicant is requesting approval of two (2) variances, the first from Section 1221.05(A), to allow for more than the maximum of two (2) accessory buildings. The second, from Section 1221.05(B)(1), to allow for the square footage of accessory buildings on a single lot to exceed the maximum permitted.

Staff Summary:

The 0.88-acre property located at 6408 Columbia Road SW is currently occupied by the Columbia Center Community Church, an approximately 5,600-square foot structure. There is approximately 16,500-square feet of paved asphalt off-street parking with access from either Columbia Road SW or Pincott Street SW. Also present on the lot at two (2) accessory buildings: a 120-square foot shed, and a 160-square foot shed, both to the west of the main church building and north of the parking area.

Also owned by the church are the adjacent 0.22-acre and 1.21-acre lots to the west of the 0.88-acre property. The 0.22-acre lot has frontage on Pincott Street SW and is separated from the 0.88-acre lot by a small 16-foot wide public right-of-way on which the parking area slightly encroaches upon. The 1.21-acre lot extends north to the frontage on Broad Street SW.

The Applicant is proposing to construct a 48-foot by 30-foot, or 1,440-square foot, shelter house that will be 10-feet in height. The shelter house will have a concrete floor with a sidewalk to the existing walkway around the church building. Setbacks are proposed at 20-feet from the north side property line, 10-feet from the west rear property line, and 20-feet from the main church building to the east.

As stated by the Applicant the purpose of the shelter house is to allow for them to hold church functions and activities outside, such as picnics and weddings.

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:

Section 1221.05(A) of the Pataskala Code states that the maximum number of accessory buildings on a single lot shall not exceed two (2). Currently, there are two (2) existing accessory buildings: a 120-square foot shed, and a 160-square foot shed. The Applicant is requesting a Variance from this Section of code to allow for one (1) additional accessory building to be located on the lot, or a 50% increase of the maximum permitted by Pataskala Code.

Section 1221.05(B)(1) of the Pataskala Code states that on lots less than two (2) acres the maximum square footage for all accessory buildings on said lot shall be determined by the following equation:

$$((\text{Gross acreage of lot}) \times 600) + 120 \times 2 = \text{Maximum permitted square footage.}$$

Using the acreage of the lot in question, 0.88-acres, the maximum permitted square footage for the lot would be 1,296-square feet.

$$((0.88) \times 600) + 120 \times 2 = 1,296$$

The proposed shelter house is 1,440-square feet in size, which exceeds the maximum permitted square footage on the lot by 144-square feet. However, the requirement of Section 1221.05(B)(1) is cumulative of all accessory buildings on the site, including the two (2) existing sheds mentioned above; which total 280-square feet. The total square footage of accessory buildings on site would be 1,720-square feet with the two (2) sheds and proposed shelter house. Therefore; the Variance request is for an increase of 424-square feet in the allowable square footage on the lot, or a 32.7% increase from what is allowable per Pataskala Code.

The Applicant had met with Staff prior to the submission of the Variance Request to discuss possible options for a shelter house. Originally, the intent was to place the shelter house on the 1.21-acre lot, however, that would have either require a Variance from Section 1221.05(D)(4), which requires that a primary structure must be present before an accessory building could be constructed on the lot, or the Applicant could Replat the three (3) lots they do own into one (1) lot removing the need for a Variance From Section 1221.05(D)(4), as well as the need for a Variance from Section 1221.05(B)(1), as the total acreage would then exceed two (2) acres, for which there is no maximum square footage restrictions. They would still need a Variance from Section 1221.05(A) regardless, as there would be more than two (2) accessory buildings unless the Applicant were to remove one.

City Engineer

Applicant should ensure the existing drainage pattern is not altered.

Other Departments and Agencies

No other comments 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	Vacant

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-21-024:

- a) None.

Department and Agency Review

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – See attached
- SWLCWSD – No comments
- 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:

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. Applicant shall address comments from the City Engineer.

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(A) and 1229.05(B)(1) of the Pataskala Code for Variance Application VA-21-024 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Jim Roberts](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 08-10-2021 Hearing
Date: Monday, August 2, 2021 8:35:12 AM

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Jack

1. VA-21-024
 - a. The applicant should ensure the existing drainage pattern is not altered should the variance be granted.

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: 614-360-0023

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

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

Sent: Tuesday, July 20, 2021 3:58 PM

To: 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>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>

Subject: Pataskala BZA Review Memo for 08-10-2021 Hearing

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

You are receiving this email because one or more of the Applications submitted for the August 10, 2021 Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.



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: 6408 Columbia Road	
Parcel Number: 063-149628-01-000	
Zoning: R-20	Acres: 0.88
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-21-024
Fee: 300
Filing Date: 7-15-21
Hearing Date: 8-10-21
Receipt Number: 000161

Applicant Information		
Name: George Moore		
Address: 76 Rail Road St SW		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 614-589-6345	Email: kathy.george.moore@yahoo.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: Columbia Center Community Church		
Address: 6408 Columbia Road		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 614-589-6345	Email: N/A	

Variance Information
Request (Include Section of Code): 1221.05(A) to allow for 1 additional accessory Bldg. 1221.05(B)(1) to exceed max. SF permitted by 424 SF. (1,296 SF)
Describe the Project: To build a 48x30x10 Shelter-metal and concrete floor and sidewalk to existing sidewalk For Picnics, Weddings etc. existing #1: 10x12 existing #2: 10x16 30x48

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:

Heather Moore - Trustee

7-15-2021

Property Owner (Required):

Date:

Columbia Center Community Church

7-15-2021

[BOR](#)
[Card](#)
[CAUV](#)
[Documents](#)
[Land](#)
[Map](#)
[Parcel](#)
[Pictometry](#)
[Sketch](#)
[Street View](#)
[Structures](#)
[Taxes](#)
[Transfers](#)
[Values](#)

[Help](#)
[Login](#)



[Address](#) ▼

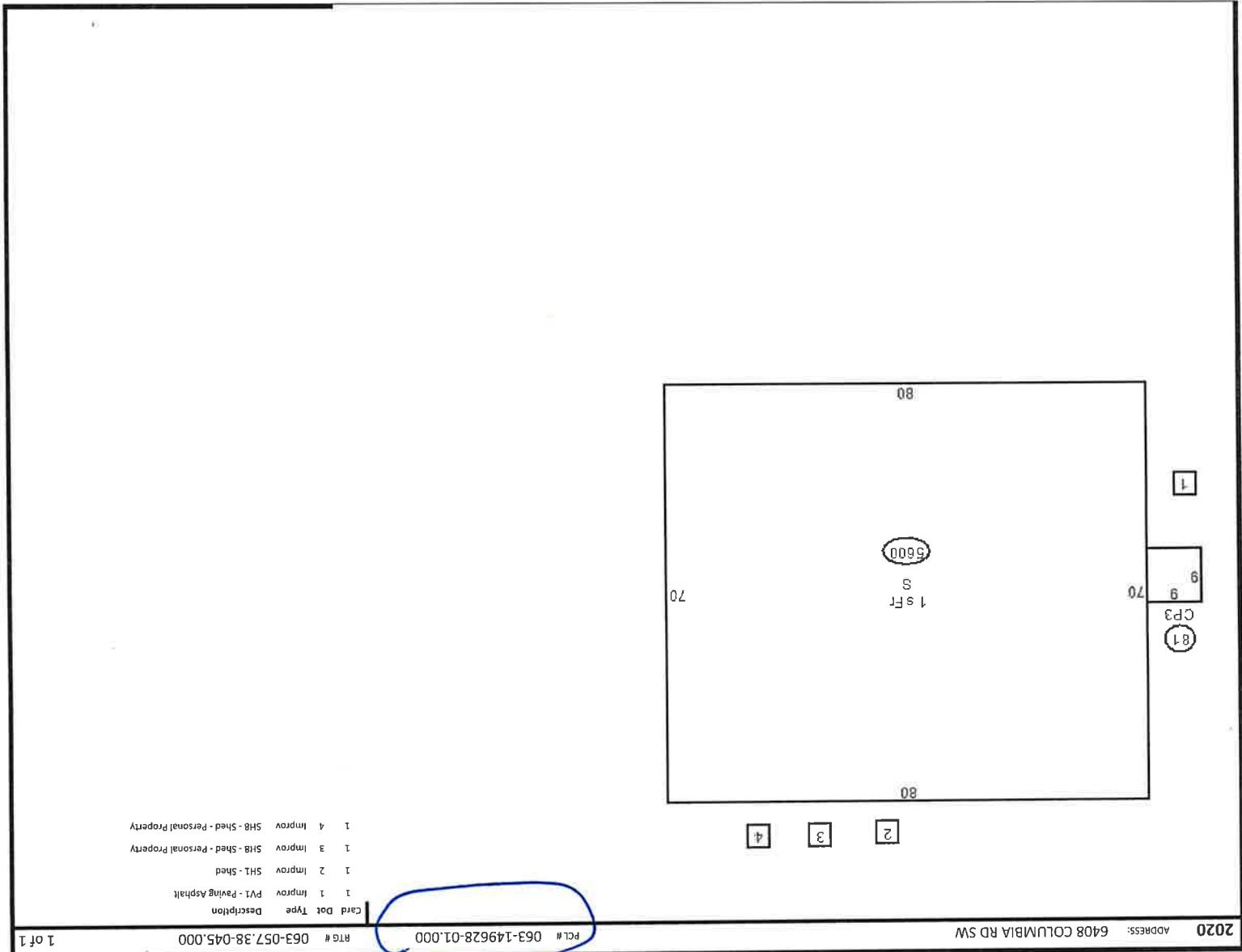
 Trouble Searching?

 063-149628-01.000
COLUMBIA CENTER COMM CH
 6408 COLUMBIA RD SW
 PATASKALA, OH 43062
 Acres: 0.88
 LOT 47A
 Land: \$66,900
 Improv: \$217,100
 Total: \$284,000
 Transfer Date:
 Amount:
 Conveyance:
 Valid Sale:
 Homestead: No
 Owner Occ: No
 Foreclosure: No
 Certified Delq: No
 On Contract: No
 Bankruptcy: No
 Tax Lien: No

Michael L. Smith, Auditor
 Roy Van Atta, Treasurer

Taxes Due July 21st

[illegible][illegible]



OWNER: COLUMBIA CENTER COMM CH										NEIGHBORHOOD: 07700 Pataskala - SE Quarter										ADDRESS: 6408 COLUMBIA RD SW										TAX DIST: 063 - PATASKALA LK HGHTS LSD-WLFD										SCHOOL DIST: LICKING HEIGHTS LSD										LEGAL DESC: LOT 42-A										LUC: 685 Churches, etc										C & I NBRHD										C & I NBRHD TYPE										UTILITIES 6 All										RTG #: 063-057.38-045.000										PCL #: 063-149628-01.000										1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
NOTES										ADJUSTMENTS										VALUE										FLOORNC 1-1-18 NEW SHED 100% COMPL & 2 ADD'L PP SHEDS										-04/18/2017 - (\$)										PC										.81										0.00										0										85,000.00 Y										68,950										68,900										0										RW										.07										0										.00 Y										0										TOTALS:										ACRE 0.88										BEFORE NEIGH. ADJ. 68,900										LAND NEIGH. ADJ./O										100 / No										LAND VALUE										68,900										RECHECK										No										INTS-DATE-ENTRY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TYPE										EFF. FRONTAGE										SQ FT / ACRE										FRONTAGE										DEPTH										UNIT RATE										FACTOR										BASE VALUE										CODE										FACTOR										VALUE										PC										.81										0.00										0										85,000.00 Y										68,950										68,900										0										RW										.07										0										.00 Y										0										TOTALS:										ACRE 0.88										BEFORE NEIGH. ADJ. 68,900										LAND NEIGH. ADJ./O										100 / No										LAND VALUE										68,900										RECHECK										No										INTS-DATE-ENTRY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
BUILDING PRICING KEYS & CHARACTERISTICS										5600										PERMETER RATIO										5										AGE - LIFE										40										YEAR BUILT										1980										YEAR REMODELED										CONDITION										Average										1980										EXT FEATURES										1,800										FIN/UNIT/\$										/ 0										537,700										GRADE & DESIGN										90										483,900										DEFN / OBS										242,000										50 /										242,000										# IDENT BLDGS										1										North / Override										100 / No										263,800										SALES HISTORY										# PCLS TYPE										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12										FRAMING										1										HVAC										Yes										PLMB										Yes										SPRK										No										535,900										VALUE										FLOOR TOTAL										535,900										CONV # V LO PREVIOUS OWNER										FLOOR TOTAL										535,900										FLOOR LEVEL										1										PRICE CODE										118										AREA FACTOR %										100										HEIGHT										12									



Know all Men by these Presents

That Mrs. William Stout, Mrs. Leo Howell, and Mrs. Robert Reid,

Trustees of the Columbia Center Community Church of Pataskala, Ohio
and their successors in trust

of the State of Ohio, County of Licking
Grantors, in consideration of the sum of
One Dollar and other good and valuable considerations
to them paid by Mrs. William Stout, Mrs. Leo Howell and Mrs. Robert
Reid, Trustees of the Columbia Center Community Church of Pataskala, Ohio
and their successors in trust

of the State of Ohio, County of Licking
Grantees, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said Grantees
Mrs. William Stout, Mrs. Leo Howell and Mrs. Robert Reid, Trustees of the
Columbia Center Community Church of Pataskala, Ohio and their successors in
trust

following Real Estate situated in the County of Licking
in the State of Ohio, heirs and assigns forever, the
and in the following described as follows:

The property described and set forth in Appendix "A" attached hereto.

DESCRIPTION
APPROVED
JOHN N. WATKINS
Licking County Engineer

TAX MAP
DWG. NO.

57-38

BY:

7/14/51

Last Transfer: Deed Record Volume , Page

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantee Mrs. William Stout, Mrs. Leo Howell
and Mrs. Robert Reid, Trustees of the Columbia Center Community Church of
Pataskala, Ohio and their successors in trust heirs and assigns forever.

And the said Grantors Mrs. William Stout, Mrs. Leo Howell and Mrs. Robert
Reid, Trustees of the Columbia Center Community Church of Pataskala, Ohio
and their successors in trust

do hereby covenant with the said Grantee for and heirs,

heirs and assigns, that they lawfully seized of the premises
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

and that ^{to} they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, Mrs. William Stout, Mrs. Leo Howell, and Mrs. Robert Reid, Trustees of the Columbia Center Community Church of Pataskala, Ohio and their successors in trust ^{heirs and assigns} against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantors Mrs. William Stout, Mrs. Leo Howell, and Mrs. Robert Reid, Trustees of the Columbia Center Community Church of Pataskala, Ohio and their successors in trust

who hereby release ~~hereunto set~~ hand, this ~~right of dower in the premises, by~~ day of in the year of our Lord one thousand nine hundred and eighty (1980)

Signed and acknowledged in presence of

Rex L. Miller & Louis
Jack D. Miller

Mrs. Doris Stout
Mrs. Leo Howell
Mrs. Robert Reid

The State of Ohio, Franklin

County ss.

Be it Remembered That on this 26th day of September, A.D. 1980, before me, the subscriber, a Notary Public in and for said county, personally came the above named Mrs. William Stout, Mrs. Leo Howell, and Mrs. Robert Reid, Trustees of the Columbia Center Community Church of Pataskala, Ohio and their successors in trust

in the foregoing Deed, and acknowledged the signing of the same to be ^{the Grantors} their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Kelly Henley

KELLY F. HENLEY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES ON EXPIRATION DATE

APPENDIX A

PARCEL NUMBER ONE

Situated in the County of Licking, State of Ohio, Township of Lima and Town of Columbia Center and bounded and described as follows: Beginning at the southwest corner of a piece of land conveyed to the Trustees of the First Congregational Church of Columbia as recorded in Vol. 105, page 541, Deed Records, Recorder's Office, Licking County, Ohio which point is located on a part of Lot 41 as the same numbered and delineated upon the recorded plat of town of Columbia Center of record in the Recorder's Office, Licking County, Ohio; thence, in a westerly direction with the southern line of said Lot 41, a distance of 70 feet; thence in a northerly direction, across Lots 41 and 42 and continuing across the southern line of a 4.4 acre tract of land owned by said Vickers, 8 feet to a point therein; thence, in an easterly direction and parallel with said Vickers tract, a distance of 124 feet; thence, south 8 feet to the southeast corner of said Vickers 4.4 acres; thence W 54' to northwest corner of said church property; thence south 82' to the place of beginning.

Prior Instrument Deed Book 623 Page 649

PARCEL NUMBER TWO

Situated in the State of Ohio, County of Licking, Township of Lima and Town of Columbia Center and bounded and described as follows:

Being part of Section 4 in Township 1 and Range 15 of the United States Military Lands and being the westerly part of Lots 41 and 42 of Reece and Robertson Addition, as per recorded plat thereof, and further bounded and described as follows:

Beginning at a point in the northeast corner of said Lot 42 and the westerly right of way line of Township Road 38 (Main Street); Thence due North, passing along said westerly right of way line of Township Road 38, 8.00 feet to a point and the true place of beginning for the following described parcel of land:

Thence South $89^{\circ} 42' 21''$ West, passing along the northerly line of the Columbia Center Community Church property, (deed reference, Volume 623, page 609, of the Deed Records of Licking County, Ohio), 124.00 feet to a point in the northwest corner of said Church property;

Thence due South, passing along the westerly line of said Church property, 90.00 feet to a point;

Thence South $89^{\circ} 42' 41''$ West, passing along the southerly line of said Lot 41, 59.55 feet to an iron pin;

Thence North $0^{\circ} 54'$ West, passing along the westerly lines of said Lots 41 and 42, and passing an iron pin at 81.00 feet, a total distance of 90.68 feet to an iron pin;

Thence North $89^{\circ} 34' 36''$ East, 184.98 feet to an iron pin in the said westerly right of way line of Township Road 38;

Thence due South, passing along said westerly right of way line of Township Road 38, 1.09 feet to the true place of beginning:

Containing 0.13 acres, more or less.

Subject to all valid and existing easements of record.

The above description is based upon a survey by William B. Henderson, registered surveyor No. 5242

Being part of the same premises conveyed to Grantor herein by deed recorded in Volume 742, page 584, Deed Records, Recorder's Office, Licking County, Ohio.

PARCEL NUMBER THREE

Situated in the State of Ohio, County of Licking, Township of Lima and Town of Columbia Center and bounded and described as follows:

Being part of Quarter 4 in Township 1 and Range 15 of the United States Military Lands and further bounded and described as follows:

Beginning at a point at the intersection of the centerlines of State Route 16 and Township Road 38 (Main Street);

Thence due South, passing along the said centerline of Township Road 38, (Main Street), 439.10 feet to a point and the true place of beginning for the following described parcel of land:

Thence continuing due South, passing along the said centerline of Township Road 38 (Main Street), 34.16 feet to a point;

Thence South 89° 42' 21" West, 30.00 feet to a point in the westerly right of way line of said Township Road 38 (Main Street);

Thence due North, passing along said westerly right of way line of Township Road 38 (Main Street), 9.09 feet to an iron pin;

Thence South 89° 34' 36" West, 184.98 feet to an iron pin;

Thence North 0° 54' West, 25.00 feet to a point;

Thence North 89° 34' 36" East, passing through the westerly right of way line of said Township Road 38 (Main Street) at 185.37 feet, a total distance of 215.37 feet to the true place of beginning:

Containing 0.13 acres, more or less.

Subject to all valid and existing easements of record.

This description of land prepared by Alvin R. Jobes, Registered Surveyor No. 5006.

Prior Instrument; Deed Book 789, Page 16

PARCEL NUMBER FOUR

Situate in the State of Ohio, the County of Licking, the Township of Lima, the Town of Columbia Center, being part of the Fourth Quarter of Township No. 1, Range No. 15, U.S.M. Lands, also being part of those premises conveyed to Milton F. and Betty Jo Shrigley, as the same is shown of record in Deed Book No. 742, page no, 588,

34

in the records of the Recorder's Office, Licking County, Ohio
and being more particularly described as follows:

Beginning at a point in the centerline of Township Road No. 38
(Main Street), said point being, South, a distance of 122.50 feet
from the Notheasterly corner of those premises conveyed to Milton
F. and Betty Jo Shrigley, above mentioned, said point also being,
South, a distance of 361.80 feet from the centerline of State Route
16 (Broad Street); thence from said point of beginning, South and
along the centerline of Township Road No. 38 (Main Street), a
distance of 77.30 feet to a point; thence South 89° 34' 36" West
and passing the Westerly right-of-way line of Township Road No.
38 (Main Street) a distance of 30.00 feet, a distance of 215.37
feet to a point; thence North 00° 54' 00" West, a distance of
80.92 feet to an iron pin; thence South 89° 28' 00" East and
passing an iron pin on line in the Westerly right-of-way line
of Township Road No, 38 (Main Street) at 186.65 feet, a distance
of 216.65 feet to the place of beginning and containing 0.392
acres, subject to all easements and/or restrictions shown of record,
also subject to all legal right-of-way.

The above description prepared by Richard C. Jensen, Registered
Surveyor No. 5631.

Prior Instrument: Vol. 794 Page 228 of the Deed Records of Licking
County

This instrument prepared by Keith Henley
Attorney At Law

25821
Deed
Mrs. William Stout, Mrs. Leo Howell,
and Mrs. Robert Reid, Trustees of the
Columbia Center Community Church of
Pataskala, Ohio

TO

Mrs. William Stout, Mrs. Leo Howell,
and Mrs. Robert Reid, Trustees of the
Columbia Center Community Church of
Pataskala, Ohio and their successors
in trust.

Transcript
Notary Public
Pataskala, Ohio
1980

County Auditor
1980

Recorder's Office, Licking Co. Ohio
Received May 5 1980
at 9:06 o'clock PM
Recorded May 6 1980
In Vol. 809 Page 29
Of 1
Robert E. Wise, Recorder
Fee 2.00

