



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

**REVISED**

November 9, 2021

#### Variance Application VA-21-024

<b>Applicant:</b>	George Moore
<b>Owner:</b>	Columbia Center Community Church
<b>Location:</b>	6408 Columbia Road SW (PID: 063-149628-01.000)
<b>Acreage:</b>	+/- 0.88-acres
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a variance from Section 1231.05(C)(3) of the Pataskala Code to allow for the construction of an addition that would fail to meet the minimum required rear yard setback.

#### Description of the Request:

The Applicant is requesting approval of a variance to allow for the construction of a shelter house connected to the church via a breezeway that would fail to meet the minimum rear yard setback.

#### 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.

Originally, the applicant requested variances from Section 1221.05(A) to allow for more than two (2) accessory building on the property and Section 1221.05(B)(1) to allow for the cumulative square footage of accessory buildings on the property exceed the maximum permitted amount on a lot less than two (2) acres in size. The application was tabled at the August 10, 2021 Board of Zoning Appeals hearing so that the applicant could explore other options that might reduce the number of, or the need for, variances.

The applicant is still planning to construct a 48-foot by 30-foot (1,440 square foot), 10-foot in height shelter house, but has amended their application to have the shelter house attached to the church via a breezeway. As a result, the variances from Sections 1221.05(A) and 1221.05(B)(1) are no longer necessary as the proposed shelter house is now part of the church, which is the principal structure on the lot. However, because the addition of the shelter house will only be set back 20-feet from the rear property line, it will fail to meet the required 25 feet pursuant to Section 1231.05(C)(3). The applicant is now requesting a variance of 5-feet.

**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 mentioned, the connection of the shelter house to the church via a breezeway makes the shelter house part of the principal structure and no longer an accessory building.

**City Engineer**

Applicant should ensure that no easements are located within the setback.

**SWLCWSD**

Water and/or sanitary sewer connection to the shelter house would require new taps.

**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 – See attached
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Licking Heights School District – No comments

**Conditions:**

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

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within one (1) year of the date of approval.

**Resolution:**

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a variance from Section 1231.05(C)(3) 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](#); [Scott Fulton](#); [Lisa Paxton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 11-09-2021  
**Date:** Saturday, October 30, 2021 11:53:36 AM

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Jack

Hull & Associates have reviewed the BZA applications for November and offer the following comments:

1. **VA-21-024 (Amended Request)**
  - a. Recommended to ensure no existing easements exist within the setback
2. **VA-21-027**
  - a. We have no engineering related comments
3. **VA-21-028**
  - a. We have no engineering related comments
4. **VA-21-029**
  - a. We have no engineering related comments

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: 614-360-0023

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

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

**Sent:** Tuesday, October 19, 2021 3:33 PM

**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; Chad Brown <cbrown@lickingcohealth.org>; Chris Gilcher <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

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

**Subject:** Pataskala BZA Review Memo for 11-09-2021

**Importance:** High

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[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 **November 9, 2021** Board of Zoning Appeals is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**VA-21-024 (Amended Request):** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines

**VA-21-027:** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Chad Brown, CJ Gilcher, Alan Haines

**VA-21-028:** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Chad Brown, CJ Gilcher, Alan Haines

**VA-21-029:** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Chad Brown, CJ Gilcher, Alan Haines

If you have any comments or concerns regarding these applications, please have them submitted to me **no later than Friday, October 29th**. They will be included in the Staff Report that is given to the Board members.

Here is a link to download the review memo:

[https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman\\_ci\\_pataskala\\_oh\\_us/Ev8dntR38iZPmDDuTx0W2RIBTKHCjdXBAhirvjD4WUG5bw?e=bpjaVq](https://pataskala-my.sharepoint.com/:f/g/personal/jkuntzman_ci_pataskala_oh_us/Ev8dntR38iZPmDDuTx0W2RIBTKHCjdXBAhirvjD4WUG5bw?e=bpjaVq)

Thank you for your assistance.

**JACK R. KUNTZMAN**  
City Planner  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062

**From:** [Chris Gilcher](#)  
**To:** [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); [Chad Brown](#); [Alan Haines](#)  
**Cc:** [Lisa Paxton](#); [Scott Fulton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 11-09-2021  
**Date:** Friday, October 29, 2021 11:19:21 AM  
**Attachments:** [image001.png](#)

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Jack,

Please see below for the SWLCWS District comments:

**VA-21-024 (Amended Request):** Water and/or sanitary sewer to the proposed accessory building if requested would require new taps.

**VA-21-027:** Water and/or sanitary sewer services are not available for this property.

**VA-21-028:** Water and/or sanitary sewer services are not available for this property.

**VA-21-029:** Water and/or sanitary sewer services are not available for this property.

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



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**Sent:** Tuesday, October 19, 2021 3:33 PM  
**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines

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Thank you for your assistance.

**JACK R. KUNTZMAN**

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062



# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

## VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

(Amended Oct. 15, 2021)  
George Moore

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 Railroad St SW		
City: Pataskala	State: Ohio	Zip: 43062
Phone: 614-589-6345	Email: kathy.george.moore@yahm.com	

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	

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): 1221.05(B)(1). New variance from 1231.05(C)(3), 5 - 1221.05(A) to allow for 1 additional accessory Bldg. (1,276 SF)
Describe the Project: To build a 48x30x10 Shelter-metal and concrete floor and sidewalk to existing sidewalk including breezeway attached to church 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):

*George Moore - Trustee*

Date:

*7-15-2021*

Property Owner (Required):

*Columbia Center Community Church*

Date:

*7-15-2021*



[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**





APARTMENT DATA					INCOME DATA		
#UNITS	#BDRM	#BATH	F-THS	\$MO RENT	PRICE CODE	NET LEASEABLE SF	\$ RATE SF
TOTAL UNITS		TOTAL MO RENT		PGI		NOI	
CLUBH	Y N	PAID WATER	Y N	VAC		GRM	
POOL	Y N	PAID ELEC	Y N	EGI		MOM	
TENNIS	Y N	PAID GAS	Y N	EXP		OAR	
OTHER	Y N	PAID CABLE	Y N	RES		FFE	
LIHTC	Y N	% OCCUPIED	Y N	VAL EST PER INC APPROACH			

INTERIOR FEATURES																						
CODE/DESC	LENGTH x WIDTH		FPM	SQ FT-LF-STOPS	RATE	O	QTY	VALUE														
	LF x HGT	LBS CPCTY																				
									AG1	AG - Misc Stuc	MH1	MFD Home Single	BC1	Balcony								
									BA1	Barn No Value	MH2	MFD Home Double	CP1	Canopy Unfin								
									BA2	Barn, Flat	MH3	MFD Home Pwd	CP2	Canopy Avg								
									BA3	Dairy Barn	MH4	Mobile Home PP	CP3	Canopy Good Finish								
									BA4	Poultry Barn	MH5	Mobile Home Adn	CP4	Canopy Elaborate								
									BA5	Horse Barn Stable	MK1	Milk House	CP5	Canopy Elaborate +								
									BA6	Hog Barn	MO1	Modular Office	CP6	Canopy - PP Pump								
									BB1	Bank Barn	MS1	Miscellaneous	CS1	Carport								
									BC1	Balcony	MS2	Masonry Stoop	DO1	Dock Conc								
									BD1	Boat Dock	OF1	Office	DO2	Dock Cb								
									BH1	Boat House	OP1	Open Porch	DO3	Dock Conc Steel								
									BI1	Grain Bin, Steel	PA1	Patio Concrete	EB2	Brzway End Fr Br								
									BI2	Grain Bin PP	PA2	Patio Asphalt	EC1	Entry End Fr								
									BR1	Built-In-Rm Bld	PA3	Patio Stone	EC2	Entry End Masonry								
									BU1	Bsmt Unfinished	PA4	Patio Brick	EP1	End Porch								
									CA1	Condo Cmn Area	PB1	Pole Barn Dflr 4 Side	EP2	End Br St Porch								
									CB1	Cabin	PB2	Pole Barn Slab 4 Side	GA1	Attch Cb GRG								
									CC1	Corn Crib Frame	PB3	Pole Barn Dflr 3 Side	GA15	Attch Br St GRG								
									CC2	Corn Crib Wire	PB4	Pole Barn Slab 3 Side	GA8	Attch Fr GRG								
									CH1	Chicken Coop	PB5	Pole Barn Qtr Up Slab	GH2	Greenhouse								
									CO1	Concession Stand	PB6	Pole Barn Qtr Up	GZ1	Gazebo								
									CP1	Canopy Unfin	PB7	Pole Barn Unf Ltr Slab	MS2	Masonry Stoop								
									CP2	Canopy Avg	PB8	Pole Barn Unf Ltr	OB2	Brzway Open Fr Br								
									CP3	Canopy Good	PH1	Pump House	OP1	Open Porch								
									CP4	Canopy Elaborate	PL1	Pool Stndrd In Grnd	OS1	1 Sly Fr Bldg								
									CP5	Canopy Elaborate +	PL2	Pool Lap	OS2	1 Sly Masonry Bldg								
									CP6	Canopy - PP Pump	PL3	Pool Diving Well	PA1	Patio Concrete								
									CS1	Carport	PL4	Pool Therapeutic	PA2	Patio Asphalt								
									CS2	Carport - PP	PL5	Pool Whirlpool	PA4	Patio Brick or Stone								
									CT1	Cell Bldg	PL6	Pool Sauna	SH1	Shed								
									CT2	Cell Fence	PL7	Pool Municipal	TP1	Truck Pad								
									CT3	Cell Paving	PL8	Pool Above Grnd PP	TW1	TruckWl Conc Walls								
									CT4	Cell Twr Frndn	PV1	Paving Asphalt	TW2	TruckWl Cb Walls								
									DG1	Dugout	PV2	Paving Asphalt Indst	TW3	TrainWl Conc Walls								
									EP1	End Porch	PV3	Paving Concrete	TW4	TrainWl Cb Walls								
									EP2	End Masonry Porch	PV4	Paving Concrete Indst	TW5	TruckWl Br Pav								
									EQ1	Equipment Bld	PK1	Press Box	TW6	TruckWl Conc Pav								
									FBI	Flat Barn	QU1	Quonset	WD1	Wood Deck Avg								
									FE1	Fence Chain Link	QU2	Quonset CF	WD2	Wood Deck Econ								
									FE2	Fence Wood Plank	RN1	Running Track	WD3	Wood Deck Elab								
									FE3	Fence Vinyl	RP1	Report										
									FE4	Fence Hollow Tube	RS1	Rail Spur	BF1	BANK LESS FEAT								
									GC1	Golf Course	SBI	Steel Building	BF2	BANK AVG FEAT								
									GC2	Golf Course Plich	SE1	Septic Only	BF3	BANK DLX FEAT								
									GD1	Det Cb GRG	SH1	Shed	BT1	BATH FIXTURE								
									GD2	Det CB GRG NV	SH2	Shelter House Econ	EN1	ENCL F D OFCLAB								
									GD3	Det CB GRG Bsmt	SH3	Shelter Average	EN2	ENCL F O OFC								
									GD4	Det CB GRG Fin Attic	SH7	Shed NV	EN3	ENCL F O RYL DIN								
									GD5	Det CB GRG Ful Qtr	SH8	Shed PP	EN4	ENCL F O STRG								
									GD6	Det CB GRG Hfl Qtr	SI1	Silo NV	EN5	ENCL SEMI FIN								
									GD7	Det CB GRG Unf Ltr	SI2	Silo C-Slave	FL1	FP (3 OPENING)								
									GD8	Det FrStcPole GRG	SI3	Silo - No Roof	FL2	FLOORING								
									GD9	Det FrStcPole GRG NV	SI4	Silo -Steel	KI1	KITCHEN UNITS								
									GD10	Det FrStcPole GRG Bsmt	SI5	Silo P-Concrete	LI1	LIGHTING								
									GD11	Det FrStcPole GRG Fin Atc	SP1	Shop	M21	MEZZ UF LT UTIL								
									GD12	Det FrStcPole GRG Ful Q	ST1	Stall Building	M22	MEZZ SF HV MFG								
									GD13	Det FrStcPole GRG Hfl Q	ST2	Stable	M23	MEZZ RYL DIN LBY								
									GD14	Det FrStcPole GRG Unf Ltr	ST3	Stadium	M24	MEZZ FD OFC LAB								
									GD15	Det Br Sin GRG	SW1	Sea Wall	PT1	PTNS CB EQUAL								
									GD16	Det Br Sin GRG NV	TE1	Tennis Sindr	PT2	PTNS BR EQUAL								
									GD17	Det Br Sin GRG Bsmt	TE2	Tennis Dlx Clay	PT3	PTNS DW EQUAL								
									GD18	Det Br Sin GRG Fin Attic	TE3	Tennis Sindr Clay										
									GD19	Det Br Sin GRG Ful Qtr	TE4	Tennis Dlx Clay										
									GD20	Det Br Sin GRG Hfl Qtr	TES	Mull Purp Court										
									GD21	Det Br Sin GRG Unf Ltr	TF1	Synthetic Turf										
									GH1	Greenhouse Econ	TP1	Truck Pad										
									GH2	Greenhouse Avg	UF1	Unf Dwelling										
									GH3	Greenhouse PP	UF2	Unl Comm Ind										
									GN1	Grzanary	UT1	Utility Building										
									GU1	Gaze or Grd Hse	WD1	Wood Deck Econ										
									GZ1	Gazebo	WD2	Wood Deck Avg										
									KE1	Dog Kennel	WD3	Wood Deck Elab										
									LT1	Lean To	WL1	Well Only										
									LT2	Lean To CF	WS1	Well and Septic										
									MA1	Mausoleum	WT1	Water Plant										
									MC1	Modular Classroom	WT2	Water Tower										
									MG1	Miniature Golf	WT3	Sewage Plant										
TOTAL								1,800														
TOTAL								1,800														
TOTAL								1,800														
TOTAL								1,800														
TOTAL								1,800														
TOTAL								1,800														
TOTAL								1,800														

VALUE HISTORY			CARD IMPROV VALUES		
2017	2018	2019			
L 68,900	L 68,900	L 68,900			
B 211,100	B 217,100	B 217,100			
T 280,000	T 286,000	T 286,000			

2020 ADDRESS: 6408 COLUMBIA RD SW PCL # 063-149628-01.000 RTG # 063-057.38-045.000 1 of 1

Card	Dot	Type	Description
1	1	Improv	PV1 - Paving Asphalt
2	1	Improv	SH1 - Shed
3	1	Improv	SH8 - Shed - Personal Property
4	1	Improv	SH8 - Shed - Personal Property

80 70 80 70

1 2 3 4

5600 S 1 s Ft

CP3



# 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 *County of* Licking  
and State of *Ohio* 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 *County of* Licking  
and State of *Ohio* 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* and in the *heirs and assigns forever, the*  
and bounded and 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:

*JN*

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 a 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 <sup>to</sup> 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 <sup>heirs and assigns</sup> 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. W. & Louis  
Jack D. Miller

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

The State of Ohio, Franklin

County ss.

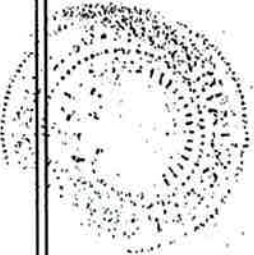
**Be it Remembered** That on this 26<sup>th</sup> day of September, A.D. 1980, before me, the subscriber, a Notary Public, in and for said county, personally came the above named Mrs. William Stout, Mrs. Leo Howell, and Mrs. Robert Reid, Trustees of the Columbia Center Community Church of Pataskala,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

in the foregoing Deed, and acknowledged the signing of the same to be <sup>the Grantors</sup> 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

