



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

April 12, 2022

#### Variance Application VA-22-013

<b>Applicant:</b>	Bradley Eddy
<b>Owner:</b>	North Valley Bank
<b>Location:</b>	66 East Broad Street, Pataskala, OH 43062 (PID: 064-308064-00.000)
<b>Acreage:</b>	+/- 1.00-acres
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting approval of a Variance from Section 1283.07(B) to allow for reduced perimeter screening.

#### Description of the Request:

The applicant is seeking approval of a Variance from Section 1283.07(B) of the Pataskala Code to allow for a reduced distance in the perimeter screening requirements.

#### Staff Summary:

The 1.00-acre property located at 66 East Broad Street is currently occupied by a 1,770-square foot commercial building and approximately 16,500-square feet of paved asphalt parking. Previously, the structure was used as an automotive oil change location, however, it has been vacant for some time. The property is a corner lot, with East Broad Street to the south, and Hazelton-Etna Road SW to the east. Under the current GB – General Business zoning the lot is also existing non-conforming, as it does not meet the required minimum lot size of two (2) acres, or minimum lot width requirement of 250-feet.

Access property is handled by two (2) access points onto both road frontages. A full two-way access is present at the east onto Hazelton-Etna Road SW, and a right-in-right-out is present at the south at East Broad Street. The parking lot is currently configured to provide eight (8) parking spaces plus one (1) ADA accessible space. A dumpster enclosure is located at the rear northwest area of the parking surface. Existing landscaping is present that includes a three (3) foot high mound around the perimeter of the lot, trees spaced every 30-feet, and shrubs along the north and west property lines.

The current property owner, North Valley Bank, has purchased the property with the intent to reconstruct the building as a financial services office including a new front façade and a small addition at the rear. The proposed use and structural changes meet the minimum requirements of the Pataskala Code. As part of their landscaping package several changes are proposed. The existing three (3) foot high mound at the corner of E Broad Street and Hazelton-Etna Road SW will be lowered, and replaced with a line of shrubs, three (3) feet in height, with a tree every 30-feet to bring it back into compliance with the L2 Landscaping standard required by Section 1283.07(B). Additional landscaping will be installed along the west border of the parking lot, and around the proposed ground sign. However, the Applicant would like to leave the northeastern and southwestern perimeters, between the existing access points and the property lines vacant of landscaping to allow for line-of-sight from the street to the building.

According to the Narrative Statement that was submitted by the Applicant, they believe the updated landscaping will be more aesthetically pleasing while also allowing for street visibility for the new proposed use. Further stated, the Applicant believes the requested Variance will not substantially or permanently impair the appropriate use of development of adjacent property, will not be detrimental to public welfare, and would maintain the spirit and intent of the Zoning Code.

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

Pursuant to Section 1283.07(B) of the Pataskala Code, individual lots within the GB – General Business zoning district shall provide at minimum L2 standard landscaping along the perimeter of all frontages. As the property has frontage on both East Broad Street and Hazelton-Etna Road SW, L2 shall be provided along the entire frontage facing both streets (east and south). L2 standard landscaping, as proscribed under Section 1283.06(3)(b) consists of a continuous three (3) foot in height shrub screen, with one (1) tree for every 30 lineal feet. Additionally, a three (3) foot high berm or masonry/stone wall may be substituted for the shrubs.

The property's current configuration, with a three (3) foot high berm and trees spaced every 30 feet, is complaint with Pataskala Code. The Applicant's proposal to lower the berm at the intersection of East Broad Street and Hazelton-Etna and then installing a three (3) foot high shrub line with trees every 30 feet would also still be in compliance with Pataskala Code, however, as the Applicant would like to leave the areas north of the parking lot entrance from Hazelton-Etna Road SW and west of the entrance from East Broad Street vacant of trees, a Variance is needed. The distance that will be vacant of trees is approximately 67-feet west of the entrance from East Broad Street, and approximately 54-feet north of the entrance from Hazelton-Etna Road SW. This would be at minimum four (4) additional trees and 121-feet of shrubbery.

Should this Variance be approved, the proposed landscaping changes will be included as part of their Certificate of Compliance Application. Staff has no further comments.

Other Departments or Agencies

No other comments from applicable Departments or Agencies were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	AG – Agricultural	Golf Course
East	PRO – Professional Research/Office	Single-Family Home Assisted Living Facility
South	GB – General Business	Misc. Commercial
West	AG – Agricultural	Golf Course

**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-22-011:

- None

**Department and Agency Review**

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- Pataskala Utilities – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Southwest Licking 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 1283.07(B) for variance application VA-22-013 ("with the following conditions" if conditions are to be placed on the approval)."



## 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:	66 E. Broad Street.
Parcel Number:	063-146820-00.000
Zoning:	GB
Acres:	0.994
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number:
VA-22-013
Fee:
\$300.00
Filing Date:
3/11/2022
Hearing Date:
4/12/2022
Receipt Number:
000502

Applicant Information		
Name: BRADLEY EDDY		
Address: 8305 DENUNE RD		
City: JOHNSTOWN	State: OHIO	Zip: 43031
Phone: 614.309.8459	Email: brad@eddybrook.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: NORTH VALLEY BANK ATTN BRENDAN UNDERWOOD		
Address: 66 E. Broad St. <del>PATASKALA</del>		
City: PATASKALA	State: OHIO	Zip: 43062
Phone: 740.605.1981	Email: BUNDERWOOD@NVBCH.BANK	

Variance Information
Request (Include Section of Code): 1283.07(B)
Describe the Project: WE WOULD LIKE TO REMOVE THE MOUND AT THE CORNER OF SR 310 AND BROAD ST AND REPLACE IT WITH LZ SCREENING. WE WOULD ALSO LIKE TO LEAVE THE AREA NORTH OF THE PARKING LOT ENTRANCE ALONG SR 310 AND WEST OF THE PARKING LOT ENTRANCE ALONG BROAD ST. VACANT OF TREES TO ALLOW FOR LINE OF SIGHT FROM THE STREET TO THE BUILDING



## 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; **NO, THE PROPERTY WILL BE MORE PLEASING AS DESIGNED**
  - 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; **NO**
  - c) Whether the variance requested is substantial; **NO**
  - 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; **NO I BELIEVE IT WOULD INCREASE THE CHARACTER**
  - e) Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property; **NO**
  - f) Whether the variance, if granted, will be detrimental to the public welfare; **NO**
  - g) Whether the variance, if granted, would adversely affect the delivery of governmental services; **NO**
  - h) Whether the property owner purchased the subject property with knowledge of the zoning restriction; **NO**
  - i) Whether the property owner's predicament can be obviated through some other method than variance; **NO**
  - 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, **YES**
  - k) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. **YES**
- 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

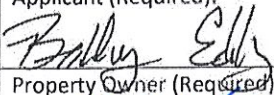
**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>.

**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.

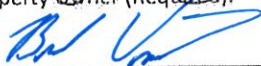
Applicant (Required):



Date:

3/11/2022

Property Owner (Required):



Date:

3/11/2022



## Landscape Design: Project Scope

Client: North Valley Bank  
Project Address: 66 E. Broad St. Pataskala, Ohio 43062  
Contact: Brendan Underwood  
Phone: 740.605.1981  
e-mail: [bunderwood@nvboh.bank](mailto:bunderwood@nvboh.bank)  
Project Name: New Banking Center-Pataskala  
Project Number: 1191

### Project Overview:

Create a one-of-a-kind landscape around a newly renovated, modern banking office located at a main intersection in Pataskala with heavy traffic. The design shall not only be aesthetically pleasing and functional to the employees and visitors of the bank but also add an interesting and inviting curb appeal to the many motorists that pass the location every day. The design should be as functional and green as possible for a commercial setting. Plant material shall be low maintenance and fit to thrive in a commercial property, yet colorful and functional to achieve the design goals.

The front of the property shall be enhanced to showcase the building but not block the view. Plants used shall be functional to the site in order to thrive after planting but not block the views for traffic. North of the building shall be designed to create more of a intimate area where meetings or employee breaks can be taken on the back patio area, as well as enhance but not block the view to the golf course. The design shall incorporate the views to the golf course to feel like part of North Valley Bank's new building.

The stated budget from North Valley Bank for the landscape installation will be based on the value provided within the proposed design. Initial budget is \$25,000.00 with more available if the value of aesthetics and enhancements proposed within the design exceed expectations for North Valley Bank. Phases may be needed to achieve all the goals North Valley Bank has for the design/installation. The design shall focus on meeting all zoning requirements first and then focus on enhancing the aesthetics if the budget allows or discuss increasing the budget for the installation

### Zoning considerations:

There are some important zoning requirements to consider within the landscape design:

#### Chapter 1283- Landscaping and Screening:

- 1283.01- Within this scope the general nature of the proposed action will be defined. There are no existing flood plains, wetland areas or bodies of water located within the property. There shall be little to no potential environmental impacts on the surrounding areas.
- 1283.02- The only areas that may require a preservation zone would be the large slope on the west side of the building with a large change in elevation and the mounded area at the corner of SR 310 and Broad St. This could be seen as a buffer zone between land uses. The way that I



see this issue is that after construction the building will increase significantly aesthetically and will be something that the city will be proud to showcase and have the large number of motorists pass each day. The landscape design will be created to enhance the property and surrounding area where a mound will no longer be wanted to block the view from a previous potentially unpleasing sight. Changing this mounding per the design will be an enhancement on the over area. Any trees on site that are called out to remain on the property per the design will have the proper steps taken to protect them and their root zones.

- 1283.5- Proper consideration will be taken within the landscape design to use the appropriate plant for any location. Also consideration will be taken for any trees planted close to the street or utilities to use the recommended plants listed in this section. The designer shall provide growth habits and mature sizes on the landscape plans. The landscape design shall also take into consideration the requirements for “setbacks” for planting near utilities, fire hydrants, intersections, street, etc. Per bullet point “G” of this section none of these restricted plants shall be used or called out for within this project.
- 1283.06- Landscaping and screening Standards:
  - Number 3: The Design Shall include a L2 standard for screening. This means that a continuous three foot high and 95% year-round opaque planting along the street lot line. One tree is required every 30 linear feet.
  - Number 6: I believe this L5 (high berm) screening was required in the past along the intersection of SR310 and Broad St. to “screen both visual and noise impacts” on the community. With the change in use for this property I do not believe this type of screening will be needed. Included in the landscape plan a new solution shall be presented to remove this berm and create a new landscape meeting L2 screening that will enhance and showcase the new building.
  - Number 7: Plants materials called out for in this design shall meet the requirement when planted to reach the screening standards within 3 years of installation. Trees will have a minimum of 1.75” caliper when installed and fully branched. Within the landscape design plant sizes will be specified and only plant material that will meet the requirements within number 7 of section 1283.06.
  - Number 8: Installation and Maintenance of these plants shall be completed with the best industry practices including staking and fertilization at the time of installation. Also, Eddybrook Tree Farm and landscaping requests that it be allowed to bid on and maintain the property for at least a year after installation in order to quickly notice and address any issues that arise after installation. This will allow for Eddybrook to properly water and care for newly installed materials.
  - Number 10: This scope is to be a guide to create a landscape plan to be submitted for approval. It will be drawn to scale and include plant and material lists, sizes, quantities and placement of materials.
  - Number 11: Installation will be completed within 6 months of completion of construction being completed within the new building. Ideally installation will be completed at the end or right after construction is complete, but the best time for the plants to be installed and cared for will be taken into consideration.
  - Number 13: The trash/waste disposal unit shall be screened using a fence around the unit. The east side shall include a gate for access to the unit. The west and north sides





of the unit shall also include plant material screening to soften the look from surrounding properties.

- Number 14: No plant material shall be called for that will cause pedestrian or vehicular hazards along the intersection of SR 310 and Broad St.
- 1283.07- The “General business” requirements for screening shall be used to achieve the landscaping standards which includes L2 screening around the property and L3/L4 if the property is abutting residential use which it is not. Letter “C” of this section shall be taken into consideration within the design that the minimum landscaped distance perpendicular from the public right of way is 40’

Section 1249- General Business District:

- The requirements for buildings within this district including all required setbacks and screening shall be considered within the landscape plan.

Site preparations:

Site preparations to be include in the landscape plan for the final installation:

- Remove the outdated mounding that was likely previously used as L5 screening for the old purpose of the business located on the property. Because the new use will not cause visual or noise issues for the surrounding area this mound is to be removed and replaced with L2 screening to meet the zoning requirement specified in section 1283.06 number 3.
- Existing trees and shrubs along the West and North side of the property including Arborvitae, Maple and Ash trees are to be evaluated and redesigned based on plant health and the aesthetic goals of the design. Most of these plants will likely be removed in order to enhance both the look of the new building and to include views of the golf course from North Valley Bank’s new building.
- Evaluate and design around existing plants that are healthy and fit into the overall design goals.

Design Goals:

- Create and enhance the view from the intersection of SR 310 and Broad St. This area is on the Southeast corner of the property, and it should meet the required L2 screening for zoning but should exceed minimum requirements if possible. If the design allows incorporating an area with an engraved stone reading “North Valley Bank” and the address with a landscape around is a possibility. This shall be incorporated within the necessary Zoning landscaping as an enhancement to the screening. The plants for this area shall be easy to maintain and able to handle the site requirements of salt spray, reflective heat and generally rough soils normally found in commercial construction sites. Planting area shall be far enough back from the street to meet requirements in 2183.06 number 14 as to not cause visual obstruction for traffic.
- Potentially create a green space within the concrete curb directing traffic off of and onto Broad Street. This area is located on the south side of the property. Ideally this would be achieved by cutting out the concrete and creating a small planting bed. This area could include stone features to tie in with the proposed stone sign facing the intersection, very short plant material so that views for vehicular and pedestrian traffic is not affected.

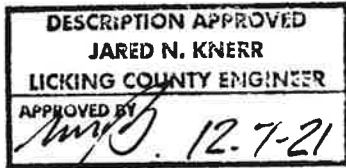


- Create an appealing and eye-catching landscape around the signage at the south west corner of the property. This shall not interfere with any zoning requirements and the view to the sign shall not be obstructed. Plants in this area shall include “4 Seasons” of color with as much interest. Plants shall be able to thrive in the site conditions including reflective heat, salt and generally bad soils found in commercial construction sites.
- Along the West and North property lines a design shall be created to incorporate the golf course behind it. Plants called for in this section shall create a sort of visual barrier between the two properties without obstructing pleasing views in either direction. Some thought shall be put into the nature of being next to a golf course and hazards that could be created. More dense plantings shall be used in selective areas where golf balls could create a hazard to the building, vehicles or visitors to North Valley Bank.
- On the North side of the building where the proposed meeting room and outdoor patio space is proposed, the design shall include an intimate space where meeting can take place or employees can take a break outside. A pergola has been mentioned as a design goal for this space as well as some shade and screening plantings without completely closing off the view to the North of the property. Some plant selections for this area would be fragrant plants that would enhance the experience of sitting outside for employees or visitors.
- There are views that the design shall consider while coming into the parking lot of North Valley Bank’s new building. Traveling South on SR310 the view approaching the building before reaching Broad St. shall be open. Also, the view while traveling East or West on Broad St. shall be open while maintaining the necessary L2 screening for zoning requirements.
- Patio, mulching and plant materials called for in this design shall be mindful of the color scheme of the building and tie into the theme surrounding the goals for the property.
- If possible, a green space along the south side of the property can be proposed. Keep in mind this will likely be very small planters and could affect the parking and foot traffic along the sidewalk into the building. A more realistic expectation may be annual planters where seasonal color can be incorporated throughout the spring, summer and fall. Then in the winter have some greenery and winter decorations incorporated into them to give all year interest.
- Mulching material would be preferred to be some sort of stone so that maintenance is easier, and mulch does not need to be applied every year. The color shall be complimentary to the color scheme of the building. In the design necessary materials such as weed mat and staples shall be called out on the design in addition to the estimated amount of stone in landscape beds.



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Bryan A. Long      Licking County Recorder



(space above this line reserved for county engineer, county auditor and county recorder)

## GENERAL WARRANTY DEED

**Pataskala Express Care, LLC, an Ohio Limited Liability Company**, the Grantor(s) for valuable consideration paid, grant, with general warranty covenants to **North Valley Bank, an Ohio Corporation**, the Grantee(s) the following **REAL PROPERTY**:

See Exhibit "A" attached hereto and made a part hereof

Prior Reference:	Instrument No. 201601140000741
Parcel Number:	064-308064-00.000
Property Address:	66 East Broad Street, Pataskala, OH 43062

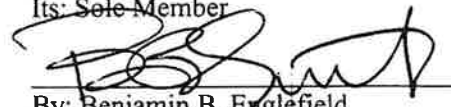
**SUBJECT** to any and all easements, rights of way, conditions and restrictions of record; all legal highways and public roadways; zoning ordinances, rules and regulations.

**EXCEPTED** from the general warranty covenants are the real estate taxes and assessments which shall be prorated between the Grantor(s) and Grantee(s) to the time of closing and those taxes and assessments due and payable thereafter.



Executed this 3 day of Dec, 2021.

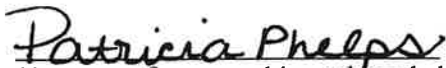
Pataskala Express Care, LLC  
 By: B and B Realty Holdings LLC  
 Its: Sole Member

  
 By: Benjamin B. Englefield  
 Its: Member

This is an acknowledgement certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

STATE OF OHIO  
 COUNTY OF LICKING

The foregoing instrument was acknowledged before me this 3 day of October, 2021 by Benjamin B. Englefield, Member of B and B Realty Holdings LLC, sole Member of Pataskala Express Care, LLC, on behalf of the Limited Liability Company.



Signature of person taking acknowledgment  
 Title or Rank  
 Serial number

**This instrument prepared by:**

Reese Pyle Meyer PLL  
 36 N. Second St., P.O. Box 919  
 Newark, Ohio 43058-0919.  
 (740) 345-3431



**PATRICIA PHELPS**  
 Notary Public, State of Ohio  
 My Commission Expires  
 03-19-2023

## EXHIBIT "A"

### Legal Description

Situated in the City of Pataskala, County of Licking, State of Ohio, and being part of Lot 13 in the 4th Quarter of Township 1, Range 15, U.S.M. Lands, and more fully described as follows:

Beginning for a point of reference at a point in the North line of said Quarter and in the North line of said Lot 13 extended east into Harrison Township, said point being South  $86^{\circ} 27'$  East, 40 feet from an iron pin on said Quarter section line, in the West line of S.R. #310;

Thence on a survey line parallel to the East line of said quarter and the East line of said Lot 13, and parallel to the center line of said highway, as determined by the aforesaid iron pin and Ohio Department of Highways Mon. set 120.4 feet left of center of S.R. #16 at Sta.  $286 + 93.5$  (as per 1953 center line Survey of S.R. #16) and measuring along the west edge of said Harrison Township, South  $3^{\circ} 33'$  West, 1778.25 feet to a point;

Thence across S.R. #310, South  $77^{\circ} 54'$  West, 41.52 feet to an iron pin at the true place of beginning;

Thence along the West line of said highway, South  $3^{\circ} 33'$  West, 189.58 feet to an Ohio Department of Highways Mon. set 40 feet of said S.R. #16 at Station  $286 + 40$ ;

Thence along the right-of-way of said S.R. #16, South  $56^{\circ} 02'$  West, 21.97 feet to a highway mon. set in the north line of said S.R. #16, 30' left of center at Station  $286 + 15$ ;

Thence along the north line of said S.R. #16, South  $77^{\circ} 54'$  West, 200 feet to an iron pin set North  $77^{\circ} 54'$  East, 4.93 feet from an Ohio Dept. of Highways Mon. set 30' left of center at Station  $284 + 10$ ;

Thence North  $3^{\circ} 33'$  East, 200 feet to an iron pin;

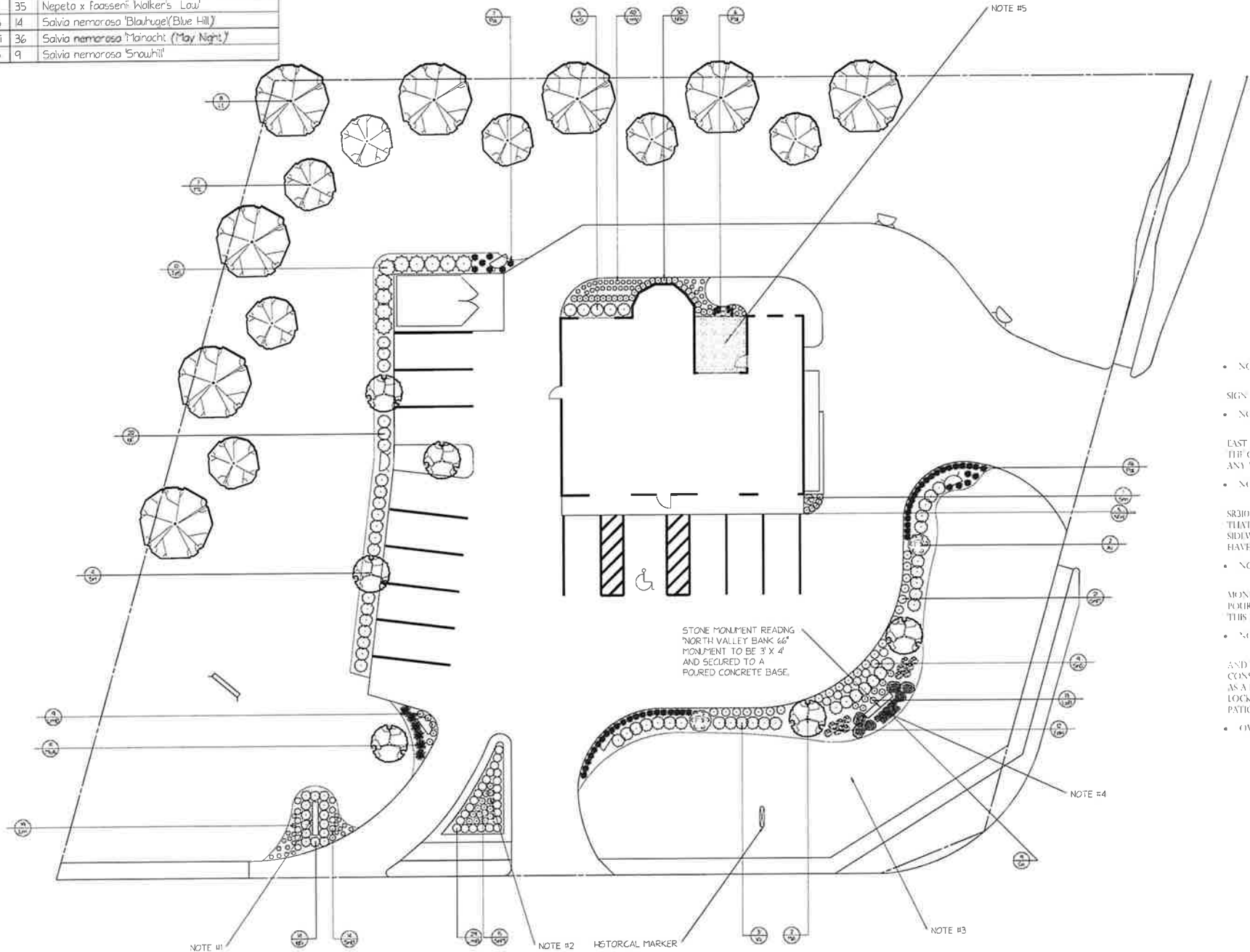
Thence North  $77^{\circ}$  East, 222.16 feet to the place of beginning. Containing .9954 of an acre.

Together with all of Grantors' right, title and interest in and to a strip of land adjacent and contiguous to the above described parcel, which strip of land constitutes so much of S.R. #16 and S.R. #310 from the right-of-way line of each such road to the center line thereof.





Key	Qty	Botanical Name
Trees		
Ac	2	Amelanchier canadensis
Lt	6	Liriodendron tulipifera
Ml	7	Magnolia x loebneri Leonard Messel
MA	2	Morus Adirondack
Sr	4	Syringa reticulata Ivory Silk
ToS	10	Thuja occidentalis Emerald
Shrubs		
gc	20	Ilex glabra Compacta
gs	14	Ilex glabra Shamrock
lvS	5	Ilex virginica Sprich pp#0988 (Proven Winners)
Sm	1	Syringa meyeri
Vc	31	Viburnum carlesii
Ornamental Grasses		
MsA	9	Miscanthus sinensis Autumn Light
Pa	59	Pennisetum alopecuroides Lumen Gold
Perennials and Annuals		
EpiW	12	Echinacea purpurea White King
Gs	9	Geranium sanguineum
LsB	13	Leucanthemum x superbum Becky
Lm	19	Liriope muscari
LmB	38	Liriope muscari Big Blue
LmV	40	Liriope muscari Variegata
NFW	35	Nepeta x faasseni Walker's Low
SnB	14	Salvia nemorosa Blauhugel (Blue Hill)
Sm	36	Salvia nemorosa Maracht (May Night)
SnS	9	Salvia nemorosa Snowhill



- NOTE #1  
All shrubs and plants around the sign will stay below the height of the sign and not block the view of vehicles entering or leaving the parking lot.
- NOTE #2  
It is proposed that the curb prohibiting traffic from turning east onto East Broad Street have the concrete center removed and made into green space. Only plants within this area will stay below 6" so that they do not block any visibility.
- NOTE #3  
Existing screening is a 15 screen with a mound along the intersection of SR30 and East Broad Street. We propose that it would add a better aesthetic for that intersection. To remove the mound creating a gentle slope from the sidewalk street up to the curb. At the parking lot along the parking lot we have created a 12 screen using small trees with shrubs and perennials in between.
- NOTE #4  
Within this 12 screening it is proposed to add a 3' tall and 4' wide stone monument reading "NORTH VALLEY BANK 66". This monument shall be placed on a poured concrete base that the monument will be bolted onto surrounding this monument will be boulders to accent the monument.
- NOTE #5  
It is proposed that we create a patio area between the new board room and the offices to be added onto the back of the building. The patio will be constructed with a minimum of 4" of compacted 4-1/2 limestone and 3/4" of sand as a base. Poly sand shall then be tamped in the cracks between the pavers to lock the pavers into place. If possible a pergula may be placed on top of the patio to add aesthetics and shade to the back of the building.
- OVERALL PROPERTY NOTES
  - CONTRACTOR IS TO VERIFY WITH BUILDER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES. WEATHER SHOWN ON THE PLANS OR NOT, CONTRACTOR SHALL CALL OURS AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
  - MULCH MATERIAL IS TO BE EITHER BLACK MULCH OR A DECORATIVE AGGREGATE.
  - ALL PLANTS ARE TO BE INSTALLED WITH PROPER STAKING, SOIL AMENDMENTS AND FERTILIZER.
  - IRRIGATION SYSTEM MAY BE INSTALLED THROUGHOUT THE PROPERTY.
  - LAWN IS TO BE A DWARF FESCUE BLEND.
  - ALL PLANTINGS SHALL BE WITHIN A MULCH BED.
  - PLANT LOCATIONS MAY BE ADJUSTED SLIGHTLY DUE TO UNDERGROUND UTILITIES.
  - PLANT SPACING SHALL BE DETERMINED BY THE PLANT SPECIES AND THE BEST SPACING TO ENSURE PROPER PLANT HEALTH AND DEVELOPMENT.
  - WORKSITE IS TO BE CLEANED AND KEPT FREE OF DEBRIS AS MUCH AS POSSIBLE.

NORTH VALLEY BANK  
66 E. BROAD ST. PATASKALA OHIO

DATE  
FEBRUARY 25th 2022

SCALE  
1"=10'

DRAWN BY  
1



NORTH





202112070037281

Pgs:3 \$42.00 T20210036781  
12/7/2021 3:52 PM BXSTIMSON HO  
Bryan A. Long Licking County Recorder

DESCRIPTION APPROVED JARED N. KNERR LICKING COUNTY ENGINEER APPROVED BY <i>[Signature]</i> 12-7-21
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TRANSFERRED Date <u>Dec 7 2021</u> <i>[Signature]</i> Licking County Auditor SEC. 319.202 COMPLIED WITH MICHAEL L SMITH, AUDITOR BY: <i>[Signature]</i> 2020.00
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(space above this line reserved for county engineer, county auditor and county recorder)

## GENERAL WARRANTY DEED

**Pataskala Express Care, LLC, an Ohio Limited Liability Company**, the Grantor(s) for valuable consideration paid, grant, with general warranty covenants to **North Valley Bank, an Ohio Corporation**, the Grantee(s) the following **REAL PROPERTY**:

See Exhibit "A" attached hereto and made a part hereof

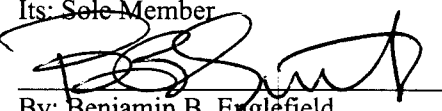
Prior Reference:	Instrument No. 201601140000741
Parcel Number:	064-308064-00.000
Property Address:	66 East Broad Street, Pataskala, OH 43062

**SUBJECT** to any and all easements, rights of way, conditions and restrictions of record; all legal highways and public roadways; zoning ordinances, rules and regulations.

**EXCEPTED** from the general warranty covenants are the real estate taxes and assessments which shall be prorated between the Grantor(s) and Grantee(s) to the time of closing and those taxes and assessments due and payable thereafter.



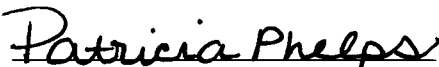
Executed this 3 day of Dec, 2021.

Pataskala Express Care, LLC  
By: B and B Realty Holdings LLC  
Its: Sole Member  
  
By: Benjamin B. Englefield  
Its: Member

This is an acknowledgement certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

STATE OF OHIO  
COUNTY OF LICKING

The foregoing instrument was acknowledged before me this 3 day of October, 2021 by Benjamin B. Englefield, Member of B and B Realty Holdings LLC, sole Member of Pataskala Express Care, LLC, on behalf of the Limited Liability Company.

  
Signature of person taking acknowledgment  
Title or Rank  
Serial number

**This instrument prepared by:**

Reese Pyle Meyer PLL  
36 N. Second St., P.O. Box 919  
Newark, Ohio 43058-0919.  
(740) 345-3431



**PATRICIA PHELPS**  
Notary Public, State of Ohio  
My Commission Expires  
03-19-2023

**EXHIBIT "A"**  
Legal Description

Situated in the City of Pataskala, County of Licking, State of Ohio, and being part of Lot 13 in the 4th Quarter of Township 1, Range 15, U.S.M. Lands, and more fully described as follows:

Beginning for a point of reference at a point in the North line of said Quarter and in the North line of said Lot 13 extended east into Harrison Township, said point being South 86° 27' East, 40 feet from an iron pin on said Quarter section line, in the West line of S.R. #310;

Thence on a survey line parallel to the East line of said quarter and the East line of said Lot 13, and parallel to the center line of said highway, as determined by the aforesaid iron pin and Ohio Department of Highways Mon. set 120.4 feet left of center of S.R. #16 at Sta. 286 + 93.5 (as per 1953 center line Survey of S.R. #16) and measuring along the west edge of said Harrison Township, South 3° 33' West, 1778.25 feet to a point;

Thence across S.R. #310, South 77° 54' West, 41.52 feet to an iron pin at the true place of beginning;

Thence along the West line of said highway, South 3° 33' West, 189.58 feet to an Ohio Department of Highways Mon. set 40 feet of said S.R. #16 at Station 286 + 40;

Thence along the right-of-way of said S.R. #16, South 56° 02' West, 21.97 feet to a highway mon. set in the north line of said S.R. #16, 30' left of center at Station 286 + 15;

Thence along the north line of said S.R. #16, South 77° 54' West, 200 feet to an iron pin set North 77° 54' East, 4.93 feet from an Ohio Dept. of Highways Mon. set 30' left of center at Station 284 + 10;

Thence North 3° 33' East, 200 feet to an iron pin;

Thence North 77° East, 222.16 feet to the place of beginning. Containing .9954 of an acre.

Together with all of Grantors' right, title and interest in and to a strip of land adjacent and contiguous to the above described parcel, which strip of land constitutes so much of S.R. #16 and S.R. #310 from the right-of-way line of each such road to the center line thereof.





Address

Trouble Searching?



064-308064-00.000  
**NORTH VALLEY BANK**  
66 E BROAD ST  
PATASKALA, OH 43062

Acres: 1.00  
0.994 AC LOT 13 R15 T1  
Q4

Land: \$209,400  
Improv: \$150,600  
Total: \$360,000

Transfer Date: 12/07/2021  
Amount: \$690,000  
Conveyance: 4876  
Valid Sale: Yes

Homestead: No  
Owner Occ: No

Foreclosure: No  
Certified Delq: No  
On Contract: No  
Bankruptcy: No  
Tax Lien: No