



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

May 10, 2022

#### Conditional Use Application CU-22-005

<b>Applicant:</b>	Ben Payne co/ M+A Architects
<b>Owner:</b>	NCM Realty Company
<b>Location:</b>	144 East Broad Street, Pataskala, OH 43062 (PID: 064-309030-00.000)
<b>Acreage:</b>	+/- 6.75-acres
<b>Zoning:</b>	PRO – Professional Research-Office
<b>Request:</b>	Requesting approval of a Conditional Use to allow for the expansion of a nursing home facility.

#### Description of the Request:

The applicant is seeking approval of a conditional use to allow for the expansion of a nursing home facility located at 144 East Broad Street.

#### Staff Summary:

The property located at 14450 East Broad Street is currently occupied by the Pataskala Oaks Care Center, a 26,558-square foot facility built in 1989. Around the main building, there is approximately 30,000-square feet of paved asphalt parking, and 4,500-square feet of concrete paving. Access to the facility is via an asphalt entrance onto Buckeye Boulevard. There are also two (2) existing single-family homes present on the 6.75-acre parcel, 54 and 72 Hazelton-Etna Road. 54 Hazelton-Etna Road being 1,697-square feet, and 72 Hazelton-Etna Road being 1451.8-square feet. Both have existing gravel driveways onto Hazelton-Etna Road. North of the existing single-family homes is a 2,398.5-square foot garage, a 1,039.46-square foot car port, and a 133.39-square foot shed all serviced by a circular gravel driveway that connects with 72 Hazelton-Etna Road.

In 2017, the property was rezoned from R-20 – Medium Density Residential to PRO – Professional Research Office, in which a residential nursing home facility is a conditionally permitted use. The Property Owner the received a Conditional Use to allow for the proposed expansion on March 13, 2018 (CU-18-001), and an extension to that approval on December 12, 2018. However, the project had not progressed, and the Conditional Use approval expired on June 12, 2019.

The Applicant has since re-started the project, and as the previous Conditional Use approval has expired, a new one is required. As proposed, there will be a 15,436-square foot building addition to the existing facility, which will run north-to-south and enclose the central courtyard. Additional parking will be added by expanding the existing parking lot by approximately 5,955-square feet, with a small stub to the west. Existing parking to the direct south of the building will be re-configured for handicap accessible parking. In total, 77 parking spaces will be provided, 11 of which will be handicap accessible. The existing structures to the west (single-family homes, garages, etc.) will be retained.

According to the Narrative Statement as submitted by the Applicant, the purpose of the addition is to provide additional space for transitional care (short term stays for physical therapy). Further stated, the Applicant believes the proposed use will be harmonious with and in accordance with the general objectives of the Code, will not be hazardous or disturbing to existing or future neighboring uses, will not create excessive requirements at public cost, and that the proposed use will be served adequately by essential public facilities and services.

**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:

The Future Land Use map recommends this property as “Village Mixed Use”, which the Comprehensive Plan (2021) recommends single-family, multi-family, retail, and office uses. The proposed use would fall in line with the Comprehensive Plan, and is a Conditional Use within the PRO – Professional Research-Office zoning district.

**Parking and Loading:**

Section 1291.16 of the Pataskala Code requires that for “Hospitals, nursing facilities, homes for aged, asylums, and similar uses” shall provide one (1) parking space for each four (4) beds. As proposed, there will a total of 61 new residential rooms. At a ratio of one (1) parking space per four (4) beds, this would be a total of 16 parking spaces required. In total, 77 parking spaces will be provided which exceeds the minimum requirement.

Section 1291.03 states that any nonresidential parking area with 10 or more off-street parking spaces shall be illuminated during periods of darkness to provide an average intensity of ½ foot candles of light as measured as the parking surface. No details on proposed parking lot lighting included.

Section 1291.07 requires that all ADA accessible spaces shall have the minimum dimensions of 11-feet wide by 19-feet deep, with a 5-foot-wide access aisle on one side. As indicated on the site plan, the proposed dimensions for the ADA accessible spaces are only 9.6-feet wide by 19.1-feet deep. The width will need increased in order to comply with Section 1291.07.

Section 1291.11 of the Pataskala code requires that parking spaces shall have a minimum dimension of 9-feet wide by 19-feet deep, with parking maneuvering space between aisles being a minimum of 20-feet. As proposed, the smallest parking spaces will be 9.9-feet wide by 18-feet deep. The depth will need be increased in order to comply with Section 1291.11.

Section 1291.13 requires that parking lots providing more than 10 spaces shall provide curbed interior landscaping complying with one or a mix of the following standards:

- a. Interior landscaping shall be provided at the rate of 20 square feet per stall. At least one tree must be provided for every 200 square feet of landscaped area.
- b. One tree must be provided for every four parking spaces. The tree planting area must have a minimum dimension of 25 square feet. All island trees shall be protected from potential damage by vehicles.

No proposed interior landscaping was included on the plans.

**Landscaping:**

Pursuant to Section 1283.07(B) of the Pataskala Code, developments within the PRO – Professional Research-Office, the following landscaping standards shall apply: Front – L2, Side – L2; L3 or L4 is abutting a residential use, Rear – L2; L3 or L4 if abutting a residential use. At this location, the property abuts residential uses to the north, at the southwest corner, and partially along the east side. The Landscaping standards are as follows:

- L2 – A three (3) foot high shrub screen with one (1) tree per 30 lineal feet. A three (3) foot tall wall or berm may be substituted for the shrubs.
- L3 – A six (6) foot tall shrub screen (arborvitae) with one (1) tree per 30 lineal feet.
- L4 – A Fence no less than six (6) feet tall and 100% opaque with one (1) tree per 30 lineal feet. Chain link fencing is not permitted to be used towards the screening standards.

The proposed plans have not indicated any proposed perimeter landscaping.

**General Requirements:**

Pursuant to Section 1243.05(C), the required setbacks for structures within the PRO – Professional Research-Office zoning district are as follows:

- Front – 50 feet if using central water/sewer
- Sides – 15 feet if using central water/sewer
- Rear – 25 feet

The proposed plans indicate a setback line (long dashed line) on the plans, but only identify a 25-foot rear setback on the north side. The other setback lines should be identified at their appropriate distances, and Staff will also need to see the actual dimensions from the footprint of the structure, and from the parking lot to the nearest property lines, in order to determine compliance.

Any Signage the Applicant may want to install is subject to the requirements of Chapter 1295 and requires a Sign Permit prior to installation.

Should the Board choose to approve this Conditional Use request, the Applicant will proceed to the Construction Plan application phase of development, where the site will be engineered. Following completion of the Construction Plans, the next step would be the Zoning Permit.

Pursuant to Section 1215.09 of the Pataskala Code a Conditional Use Approval shall become null and void if such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one extension of a Conditional use for an additional six (6) months.

**Public Service Director (Full comments attached)**

1. Stormwater controls will need to be included as part of the construction plans application.
2. Based on the understanding that this expansion does not exceed 50% of the property, traffic studies will not be required; however, it is likely that future expansion will trigger the TCOD, thus requiring traffic studies and any improvements that may be necessary at that time.

City Engineer (Full comments attached)

1. Should the Conditional Use pass a full construction submittal including a stormwater report would be required.
2. ~~A sidewalk along Broad Street would need installed as part of the project.~~
  - i. Staff Correction: As this project is not subject to a TCOD, sidewalks are not required.

Pataskala Utilities (Full comments attached)

1. Fire Department has required a fire hydrant to be installed on east side of SR310, will need to see plans of that hydrant installation for review & approval.

West Licking Joint Fire District (Full comments attached)

1. Development will need two permanent means of access.
2. Additional comments regarding fire access
3. Additional hydrant needed on east side of SR310

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	R-20 – Medium Density Residential	Single-Family Homes
East	PRO – Professional Research-Office	Single-Family Homes Misc. Commercial
South	GB – General Business	Misc. Commercial
West	PRO – Professional Research-Office AG - Agricultural	Single-Family Home Golf Course

**Conditional Use Requirements:**

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
2. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
3. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*

7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
8. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
9. *Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-22-005:

#### **Department and Agency Review**

- Zoning Inspector – No comments.
- Public Service – See attached.
- City Engineer – See attached.
- Pataskala Utilities – See attached.
- Police Department – No comments.
- West Licking Joint Fire District – See attached.
- 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 submit a Construction Plans Application within six (6) months of the date of approval.
2. The Applicant shall address all comments from Planning and Zoning Staff, Public Service Director, City Engineer, Pataskala Utilities Director, and the West Licking Joint Fire District.

#### **Resolution:**

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

"I move to approve a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-22-005 ("with the following conditions" if conditions are to be placed on the approval)."

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala BZA Review Memo for 05-10-2022  
**Date:** Monday, May 2, 2022 6:24:49 PM

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Jack,

Good afternoon. My comments relating to the topics at the subject BZA hearing are as follows:

1. CU-22-005
  - a. Stormwater controls will need to be included as part of the construction plans application.
  - b. Based on the understanding that this expansion does not exceed 50% of the property, traffic studies will not be required; however, it is likely that future expansion will trigger the TCOD, thus requiring traffic studies and any improvements that may be necessary at that time.

Please let me know if questions.

Regards,

Alan W. Haines, P.E.  
Public Service Director  
City of Pataskala

621 W. Broad St.  
Suite 2B  
Pataskala, Ohio 43062

Office: 740-927-0145  
Cell: 614-746-5365  
Fax: 740-927-0228

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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Tuesday, April 19, 2022 2:20 PM  
**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.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 05-10-2022

Good Afternoon,

You are receiving this email because one or more of the Application(s) submitted for the **May 10th, 2022** Board of Zoning Appeals are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**VA-22-011 (Revised Plans):** Felix Dellibovi, Chris Sharrock, Jim Roberts, Bruce Brooks, Doug White,

**From:** [Scott Haines](#)  
**To:** [Jack Kuntzman](#); [Felix Dellibovi](#); [Chris Sharrock](#); [Jim Roberts](#); [Bruce Brooks](#); [Doug White](#); [kperkins@laca.org](#); ["Chris Gilcher"](#); [Alan Haines](#)  
**Cc:** [Scott Fulton](#); [Lisa Paxton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 05-10-2022  
**Date:** Monday, May 2, 2022 4:54:00 PM

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Good Afternoon Jack,

Verdantas has reviewed the below variances and have the following engineering related comments.

1. **CU-22-005**

- a. Should the Conditional Use pass a full construction submittal including a stormwater report would be required.
- b. A sidewalk along Broad Street would need installed as part of the project.

There are no engineering related comments on the other applications.

Thank You

**Scott R. Haines, PE, CPESC**

**Senior Project Manager**

O. 740.344.5451 | D. 740.224.0839

59 Grant Street, Newark, Ohio 43055

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

**Sent:** Tuesday, April 19, 2022 2:20 PM

**To:** Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.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 05-10-2022

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Good Afternoon,

You are receiving this email because one or more of the Application(s) submitted for the **May 10th, 2022** Board of Zoning Appeals are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**From:** [Chris Sharrock](#)  
**To:** [Doug White](#); [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Scott Haines](#); [kperkins@laca.org](#); ["Chris Gilcher"](#); [Alan Haines](#)  
**Cc:** [Scott Fulton](#)  
**Subject:** RE: Pataskala BZA Review Memo for 05-10-2022  
**Date:** Friday, April 22, 2022 8:39:03 AM  
**Attachments:** [image001.png](#)

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Jack,

If the Fire Department is going to require a fire hydrant to be installed on the East side of SR 310, I will need to see plans for that hydrant installation so that I can review it for approval. I would like this comment to replace my previous "No Comment" response for CU-22-005.

Thank you,

Chris Sharrock  
City of Pataskala  
Utility Director  
430 South Main Street  
[csharrock@ci.pataskala.oh.us](mailto:csharrock@ci.pataskala.oh.us)  
Office: (740) 927-4134  
Cell: (614) 554-2799



***"The soldier is the Army. No army is better than its soldiers."*** – Gen George Patton

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**From:** Doug White <DWhite@westlickingfire.org>  
**Sent:** Friday, April 22, 2022 8:19 AM  
**To:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>; Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; kperkins@laca.org; 'Chris Gilcher' <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>  
**Cc:** Scott Fulton <sfulton@ci.pataskala.oh.us>  
**Subject:** RE: Pataskala BZA Review Memo for 05-10-2022

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# WEST LICKING JOINT FIRE DISTRICT

[www.westlickingfire.org](http://www.westlickingfire.org)

## District Headquarters

851 East Broad Street  
Pataskala, Ohio 43062  
740-927-8600 [Office]  
740-964-6621 [Fax]  
[www.westlickingfire.org](http://www.westlickingfire.org)

4/26/2022

Subject: Plan review / Pataskala Oaks

**CU-22-005**

Jack,

The West Licking Fire District has reviewed the civil plans for Pataskala Oaks and we have the following comments.

- 1) Per the Fire Districts regulations section I note (c): The West Licking Joint Fire District requires 2 permanent means of access for all developments.
- 2) Per the Fire Districts regulations section I: A fire apparatus access drive shall be installed off of the existing south driveway off of State Route 310. The access drive shall connect into the main parking lot and the access drive that will be required along the total length of the new addition. **(refer to comment 3 for additional access drive)**
- 3) Per the Fire Districts regulations section I note (b): The fire apparatus access drive shall comply with the requirements of this paragraph and shall extend to within 150' of all portions of the exterior walls of the first story of the building addition. An access drive shall also be installed along the total length of the new addition and it shall connect with the main parking lot.
- 4) Refer to the Fire Districts regulations section I note (d) for the dimensions of the fire apparatus access drives.
- 5) Per the Fire District regulation section I note (e): The fire apparatus access drives shall be designed and maintained to support the imposed loads of an apparatus weighing at least 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. **(i.e. asphalt)**.
- 6) Marking of the fire apparatus access drive shall comply with the Fire Districts regulations section I note(f).
- 7) The property owner shall maintain the fire apparatus access drives at all times.
- 8) Because the public hydrants are located on the west side of State Route 310, a hydrant shall be installed on the east side of State Route 310 next to the entrance of the fire apparatus access drive.
- 9) The Fire Districts regulations can be found on our website at [westlickingfire.org](http://westlickingfire.org)

This concludes our comments at this time. If you have any questions please feel free to contact me.

Regards,

# WEST LICKING JOINT FIRE DISTRICT

[www.westlickingfire.org](http://www.westlickingfire.org)

Doug White

[dwhite@westlickingfire.org](mailto:dwhite@westlickingfire.org)

Fire Marshal

West Licking Fire District

851 E. Broad St.

Pataskala Oh 43062

Office Phone # 740-927-3046 Opt. 2

[Westlickingfire.org](http://Westlickingfire.org)





# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

## CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: 144 E Broad St, Pataskala, Oh 43062	
Parcel Number: 064-309030-00.000	
Zoning: PRO	Acres: 6.75
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: CU-22-005
Fee: 300
Filing Date: 4-14-22
Hearing Date: 5-10-22
Receipt Number: 000572

Applicant Information		
Name: Ben Payne co/ m+a architects		
Address: 775 Yard St Su 325		
City: Columbus	State: Oh	Zip: 43212
Phone: 614-389-0783	Email: benp@ma-architects.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: NCM Realty Company		
Address: 7265 Kenwood Rd Su 300		
City: Cincinnati	State: Oh	Zip: 45236
Phone: 513-793-8804	Email: gscharf@ncmgnt.com	

Conditional Use Information
Request (Include Section of Code):
Requesting Conditional Use of nursing home within professional-research office district
Describe the Project:
Proposing an addition to the existing nursing home to provide transitional care (short term stay for physical therapy ).

## Documents to Submit

**Conditional Use Application:** Submit 1 copy of the conditional use application.

**Narrative Statement:** Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
  1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
  2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
  3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
  4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
  5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
  7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
  8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
  9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(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 conditional use 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/paxworld/>

**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 conditional use request.

Applicant (Required):



Date:

22 04-11

Property Owner: (Required):



Date:

4/11/22

April 11, 2022

Scott Fulton  
Director of Planning  
City of Pataskala  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062



### Pataskala Oaks – Conditional Use Narrative

Scott,

We are proposing a:

1. Short term stay physical and occupational therapy addition (nursing home) to the Pataskala Oaks Nursing Home within a currently zoned Professional-Research-Office district.

Please note the following reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:

1. The current zoning of Professional-Research-Office allows conditional use for nursing homes as a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.
2. The proposed addition will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.
3. The proposed addition will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4. The proposed addition will not be hazardous or disturbing to existing or future neighboring uses.
5. The proposed addition will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
6. The proposed addition will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. The proposed addition will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.
8. The proposed addition will use the existing vehicular approaches to the property. Its current so design does not create interference with traffic on surrounding public thoroughfares.

9. The proposed addition will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.

If you have any questions regarding our proposal, please do not hesitate to contact me. We look forward to working with The City of Pataskala on this project.

Sincerely,



A handwritten signature in blue ink that reads "Benjamin H Payne". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Benjamin H Payne, AIA  
Project Manager  
M+A Architects



SITE DATA:

OEPA NPDES GENERAL PERMIT #: OHC000005

OWNER/DEVELOPER: NCM REALTY CO.  
144 E BROAD ST  
PATASKALA, OHIO 43062

PLAN DESIGNER: OSBORN ENGINEERING  
130 E CHESTNUT ST - SUITE 401  
COLUMBUS, OH 43215  
PHONE: 614-556-4272  
EMAIL: WDAVIS@OSBORN-ENG.COM

AUDITOR'S PID NO: 064-309030-00.000  
ADDRESS: 144 E BROAD ST  
PATASKALA, OHIO 43062

DEVELOPMENT: HEALTHCARE BUILDING ADDITION AND PARKING LOT ADDITION.  
SITE GROUND COVER: OPEN FIELD, HEALTH CARE FACILITY, PARKING LOT

SITE DRAINS TO: SOUTHERN CATCH BASIN ON EAST BROAD STREET  
WESTERN EXISTING STREAM ALONG STATE ROUTE 310

ZONING INFORMATION:

ZONING DISTRICT: PRO - PROFESSIONAL RESEARCH-OFFICE

ADJACENT PROPERTIES USES:

- NORTH PROPERTY USE
- SOUTH PROPERTY USE
- EAST PROPERTY USE
- WEST PROPERTY USE

EXISTING USE: SHORT AND LONG TERM CARE FACILITY

PROPOSED USE: SHORT AND LONG TERM CARE HEALTHCARE FACILITY

BUILDING SETBACK:

- FRONT SETBACK: 50'
- SIDE SETBACK: 15'
- REAR SETBACK: 25'

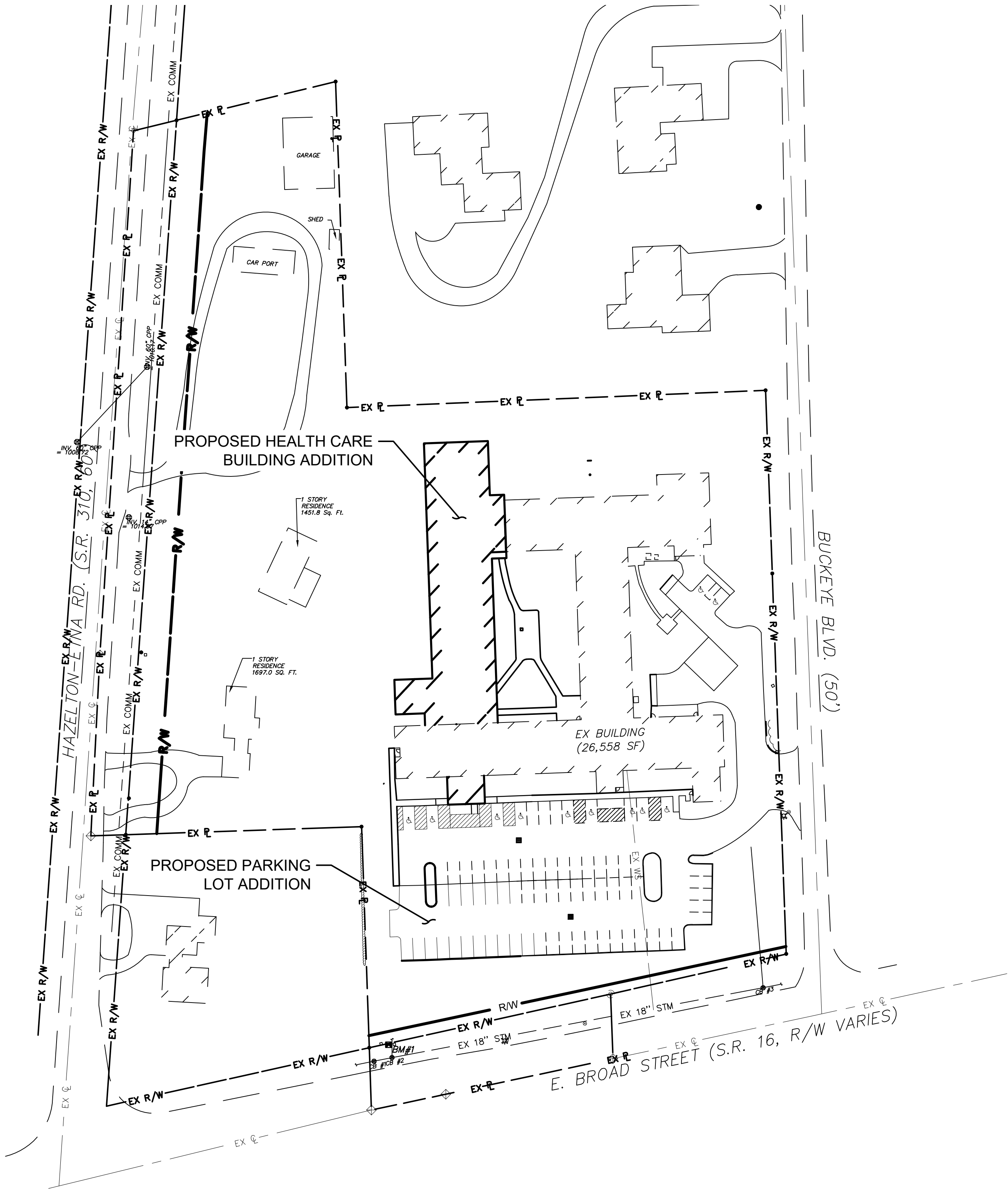
PARKING SETBACK:

- R/W SETBACK: 15'

ZONING CALCULATIONS:

- OFFSITE PARKING CALCULATIONS
  - REQUIRED: BUILDING ADDITION - 22 ADDITIONAL BEDS
  - PROPOSED: 10 ADDITIONAL SPACES (INCLUDES 4 ADDITIONAL ADA SPACES)
- MAXIMUM LOT COVERAGE
  - MAXIMUM: 80% MAX [1243.05]
  - EXISTING: 28.28%
  - PROPOSED: 7.14%
  - POST-CONSTRUCTION TOTAL: 35.42%

PRELIMINARY SITE ENGINEERING PLANS  
FOR  
PATASKALA OAKS CARE CENTER  
SITE IMPROVEMENTS  
144 EAST BROAD STREET  
PATASKALA, OHIO 43062  
2018



VICINITY MAP  
NO SCALE



SURVEY NOTE:

TOPOGRAPHIC SURVEY PROVIDED BY BENCHMARK LAND SURVEYING  
DATED AUGUST 15, 2017.

BENCHMARK:

SOURCE BENCHMARK ~ FRANKLIN COUNTY GEODETIC SUREY (FCGS)  
MONUMENT "75WSMTT" NAVD '88 = 1085.501  
BRASS PLUG IN CONCRETE CURB LOCATED AT  
SUMMIT STATION IN LICKING OCUNTY,, N. OF E. BROAD ST., WEST OF  
SUMMIT ROAD, SOUTH OF RAILROAD TRACKS.  
BENCHMARK #1 ~ CHISLED "X" AT NORTH RIM OF SANITARY MANHOLE  
N = 729877.34 E = 1920417.19 ELEV=1024.55

BASIS OF BEARINGS:

BEARINGS ARE BASED ON S 02° 05' 55" E, AS SHOWN HEREON FOR THE  
WESTERLY RIGHT-OF-WAY LINE OF BUCKEYE BLVD., AS DERIVED FROM GPS  
OBSERVATIONS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM  
(SOUTH ZONE), NAD '83 (WITH AN NSRS ADJUSTMENT) USING ODOT VRS.

FLOOD DESIGNATION

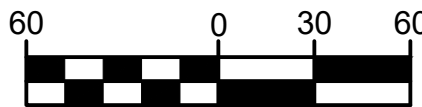
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP  
#390089C0293J, DATED MARCH 16, 2015 FOR COMMUNITY NUMBER  
390336, THIS PROPERTY IS IN ZONE X, AREA OF MINIMAL FLOOD  
HAZARD.

INDEX OF SHEETS

- G-01 TITLE SHEET
- C-01 EXISTING CONDITIONS / DEMOLITION PLAN
- C-02 SITE LAYOUT PLAN



GRAPHIC SCALE



( IN FEET )  
1 inch = 60ft.

UNDERGROUND UTILITIES  
2 WORKING DAYS  
BEFORE YOU DIG  
CALL 800-362-2764 (TOLL FREE)  
OHIO UTILITIES  
PROTECTION SERVICE  
NON-MEMBER  
MUST BE CALLED DIRECTLY



775 Yard Street, Suite 325  
Columbus, Ohio 43212  
p 614 764 0407  
f 614 764 0237  
www.ma-architects.com



1100 Superior Ave - Suite 300 | Cleveland, OH 44114  
441 Wolf Ledges Road - Suite 300 | Akron, OH 44311  
990 West Third Avenue | Columbus, OH 43212

PATASKALA OAKS CARE CENTER

144 E BROAD STREET | PATASKALA, OH 43062 |

STATUS:

REVISION:

1	03-30-22	PRELIMINARY SUBMITTAL

PROJECT NUMBER:

DRAWN BY:

PWJ

DATE:

03/30/2022

SHEET NAME:

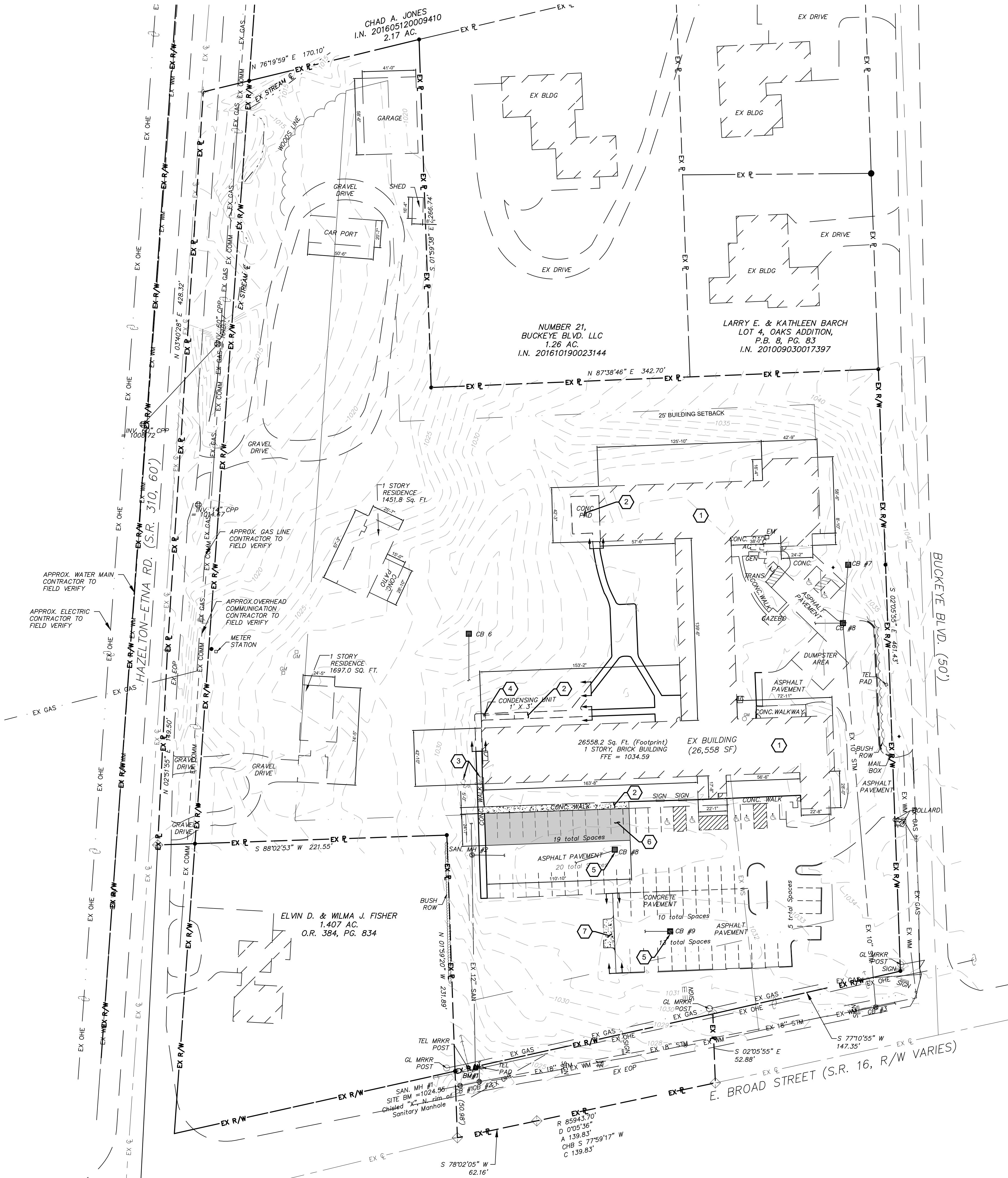
TITLE SHEET

SHEET NUMBER:

G-01

ma architects





**Legend**

- Ex. Finished Floor Elevation
- Ex. Electric Meter
- Ex. Catch Basin / Outlet Pipe
- Ex. Sanitary Manhole
- Ex. Storm Manhole
- Ex. Telephone MH
- Ex. Transformer
- Ex. Water Valve
- Ex. Hydrant
- Ex. Gas Valve
- Ex. Gas Meter
- Ex. Light Pole
- Ex. Power Pole
- Guy Wire
- Ex. Overhead Electric
- Ex. Underground Gas
- Ex. Storm Sewer
- Ex. Sanitary Sewer
- Ex. Center Line
- 3/4" IRON PIN FOUND
- 5/8", 30" LONG, REBAR SET
- SURVEY NAIL SET

**EXISTING STORM & SANITARY STRUCTURE LEGEND**

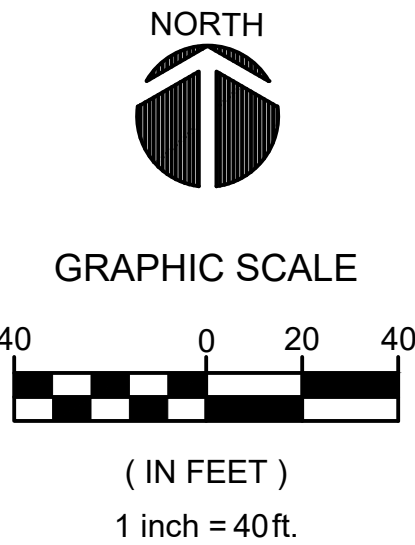
<b>CB#1</b> T.C.=1022.54 INV.18"W=1019.34 INV.18"E=1020.74	<b>CB#7</b> T.C.=1031.96 INV.6"S=1030.16
<b>CB#2</b> T.C.=1022.85 INV.18"W=1020.80 INV.18"E=1020.95 INV.12"N=1020.75	<b>CB#8</b> T.C.=1031.80 INV.8"W=1029.50
<b>CB#3</b> T.C.=1030.79 INV.18"W=1023.94 INV.10"N=1024.39 INV.18"E=1023.99	<b>CB#9</b> T.C.=1030.96 DEBRIS FILLED
<b>CB#5</b> T.C.=1030.67 INV.8"W=1029.32 INV.6"NE=1028.57 INV.10"S=1028.22	<b>SAN MH#1</b> T.C.=1024.55 INV.8"NE=1016.15 INV.8"SW=1016.05
<b>CB#6</b> T.C.=1026.11 INV.12"S=1023.31	<b>SAN MH#2</b> T.C.=1032.69 INV.12"N=1022.84 INV.12"S=1022.84 INV.8"E=1023.49

- # SITE DEMOLITION PLAN CODED NOTES:**
- EXISTING BUILDING TO REMAIN
  - EXISTING CONCRETE SIDEWALK TO BE REMOVED TO NEAREST JOINT & REPLACED
  - EXISTING CLEAN-OUT TO REMAIN
  - EXISTING CONDENSING UNIT TO REMAIN
  - EXISTING STORM CATCH BASIN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
  - EXISTING ASPHALT PAVEMENT TO BE REMOVED
  - EXISTING CONCRETE APRON TO BE REMOVED

- SITE DEMOLITION PLAN NOTES:**
- ALL ITEMS TO BE TRANSPORTED TO A LEGAL DUMPSITE.
  - CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO REMOVE CONCRETE TO NEAREST JOINT, WHERE APPLICABLE.

**SITE DEMOLITION LEGEND**

- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED TO NEAREST JOINT AND REPLACED
- LIMITS OF DEMOLITION



STATUS:

**REVISION:**

1	03-30-22	PRELIMINARY SUBMITTAL

PROJECT NUMBER:

DRAWN BY:

PWJ

DATE:

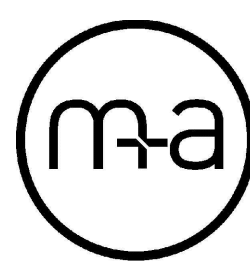
03/30/2022

SHEET NAME:

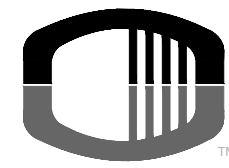
EXISTING CONDITIONS/  
DEMOLITION PLAN

SHEET NUMBER:





775 Yard Street, Suite 325  
Columbus, Ohio 43212  
p 614 764 0407  
f 614 764 0237  
www.ma-architects.com



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441 Wolf Ledges Road - Suite 300 | Akron, OH 44311  
990 West Third Avenue | Columbus, OH 43212

# PATASKALA OAKS CARE CENTER

144 E BROAD STREET | PATASKALA, OH 43062 |

STATUS:

REVISION:

1	03-30-22	PRELIMINARY SUBMITTAL

PROJECT NUMBER:

DRAWN BY:

PWJ

DATE:

03/30/2022

SHEET NAME:

SITE LAYOUT PLAN

SHEET NUMBER:

C-02

ma architects

## # SITE LAYOUT PLAN CODED NOTES:

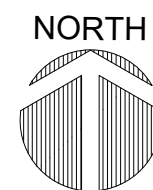
- STANDARD ADA PARKING SPACE WITH ADA PARKING SYMBOL, WHEEL STOP AND PARKING SIGN PER CITY OF PATASKALA ZONING CODE SECTION 1291.07
- VAN ACCESSIBLE ADA PARKING SPACE WITH ADA PARKING SYMBOL, WHEEL STOP AND PARKING SIGN PER CITY OF PATASKALA ZONING CODE SECTION 1291.07
- ADA RAMP
- CONCRETE SIDEWALK REPLACEMENT
- CONCRETE CURB (TO MATCH EXISTING CURB)
- ASPHALT PARKING LOT ADDITION
- BUILDING ADDITION

## SITE NOTES

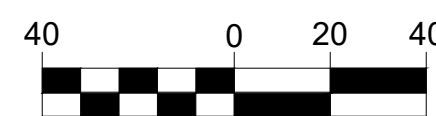
- DIMENSIONS ARE FROM FACE OF CURB, UNLESS OTHERWISE NOTED.
- EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO BE SEALED WITH HOT APPLIED JOINT SEALER.
- ALL PROPOSED PAVEMENT MARKINGS TO BE 4" IN WIDTH AND YELLOW IN COLOR, UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING IMPROVEMENTS AND DUMPSTER/TRANSFORMER ENCLOSURE DETAILS.
- REFERENCE SURVEY LEGEND ON SHEET C-101.

## SITE PLAN LEGEND

ASPHALT PAVEMENT

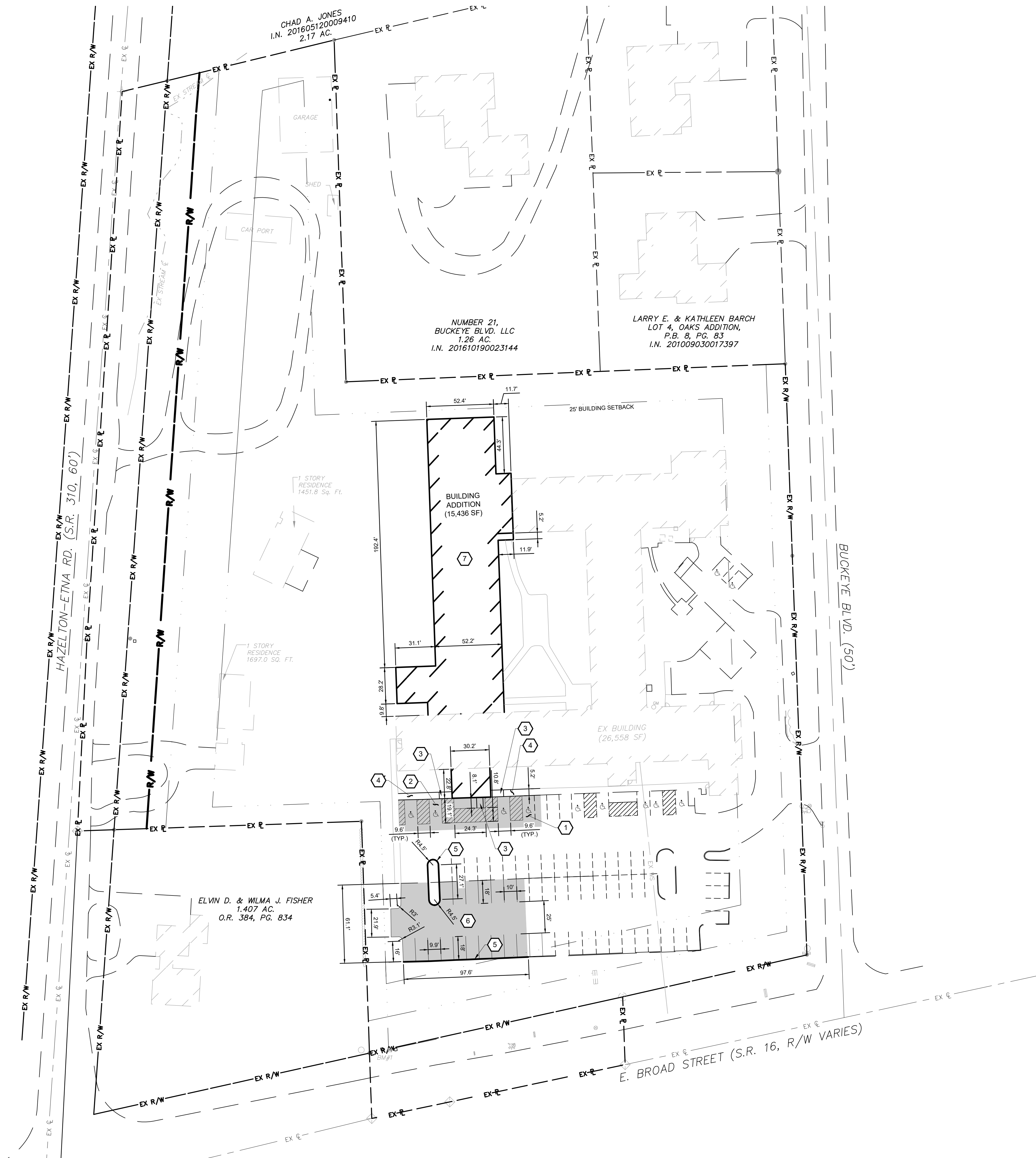


GRAPHIC SCALE



( IN FEET )

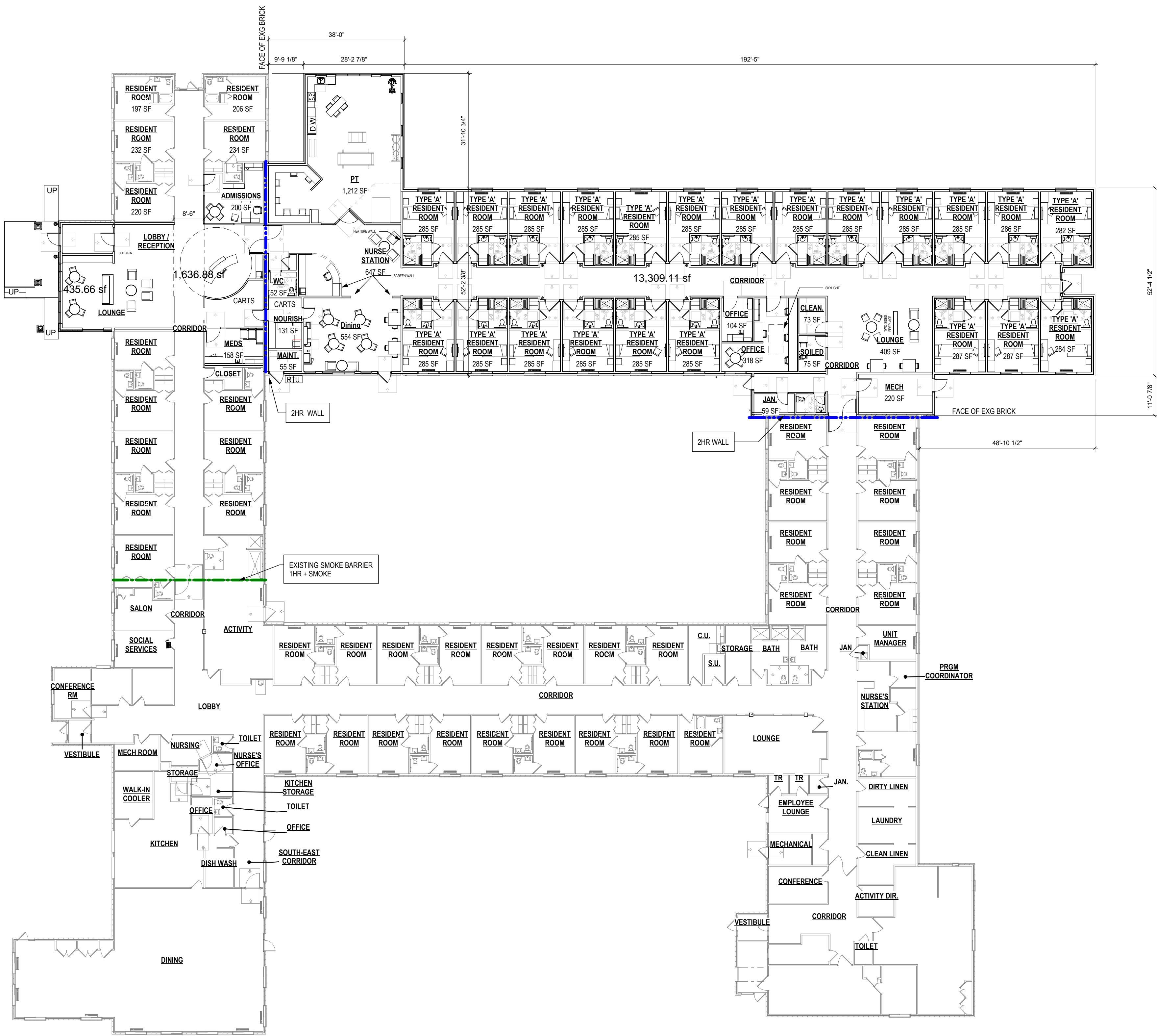
1 inch = 40ft.



13,750 SF OF NEW ADDITION  
1,650 SF OF INTERIOR MODIFICATIONS

UNIT COUNT  
22 NEW TRANSITIONAL CARE ROOMS  
39 EXISTING RESIDENT ROOMS  
61 TOTAL ROOM COUNT PROPOSED

NOTE: 6 EXISTING UNITS TO BE REMOVED FOR  
NEW LOBBY, RECEPTION AREA



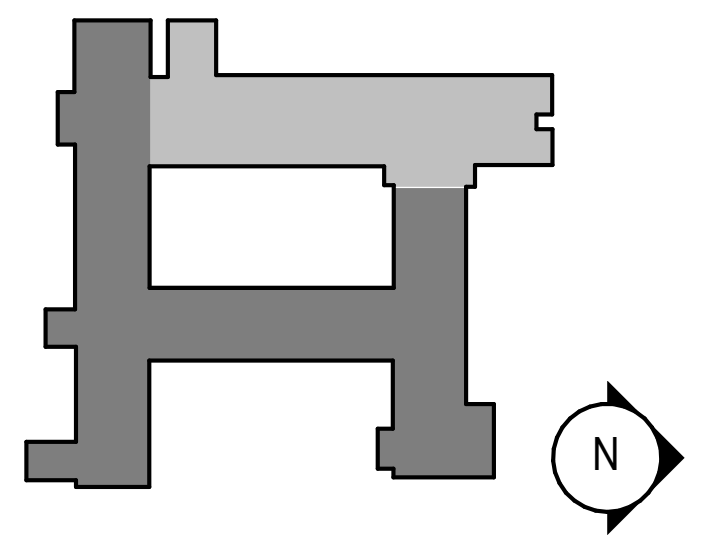
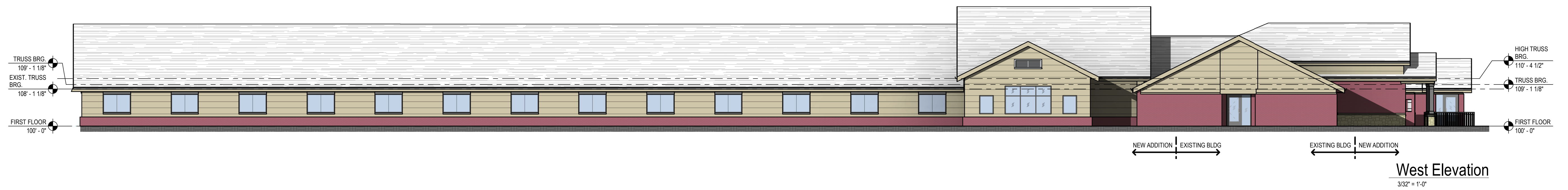
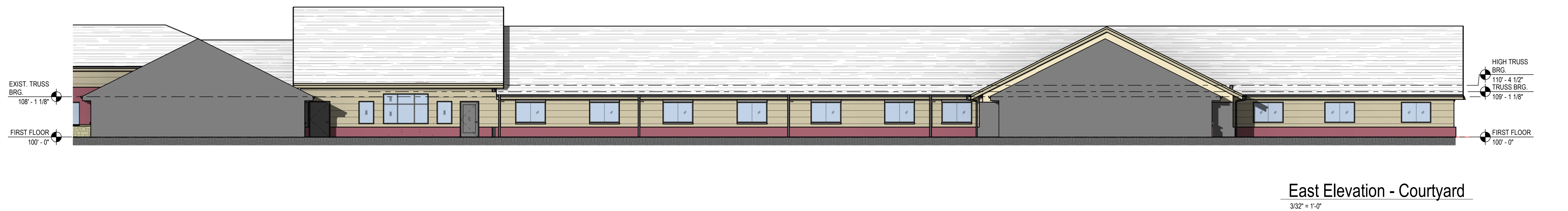
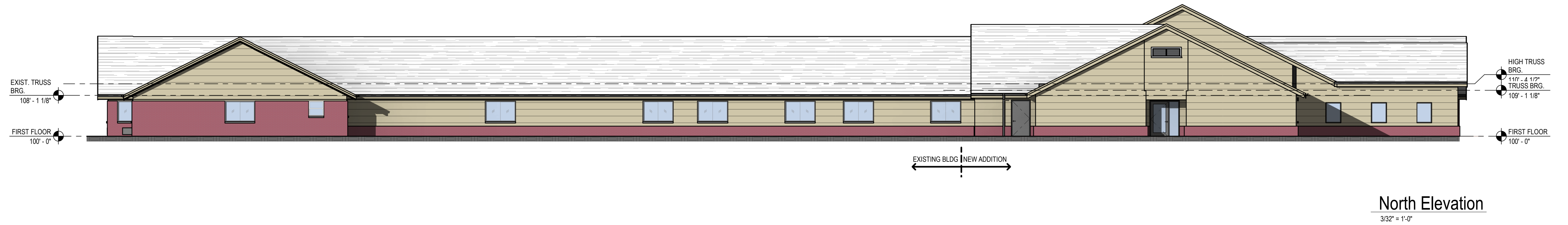
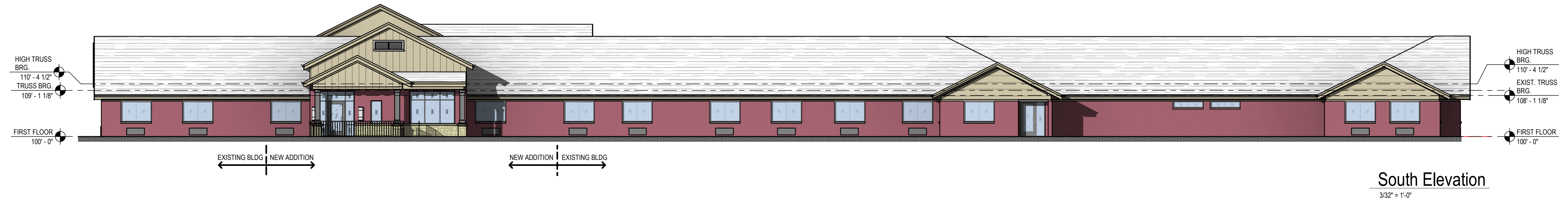
1 ADDITION SPACE PLAN  
EXHIBIT B 1/16" = 1'-0"

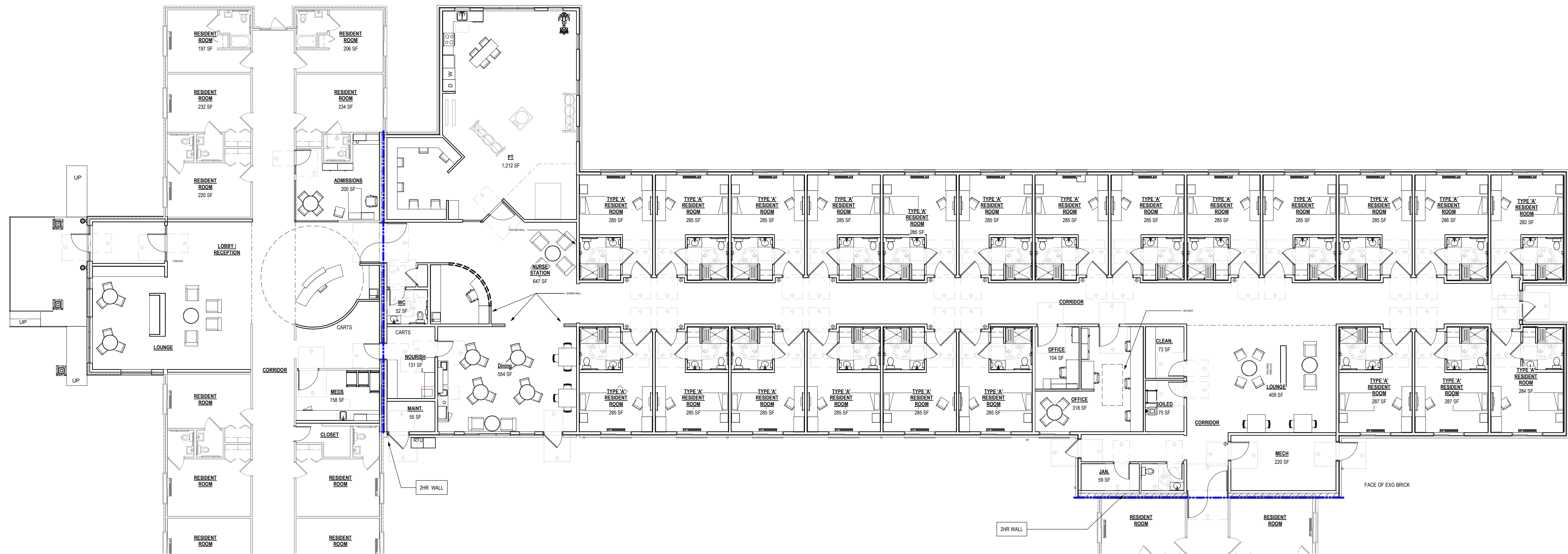


# PATASKALA OAKS CARE CENTER

## SPACE PLAN







NEW ADDITION SPACE PLAN  
1/8" = 1'-0"



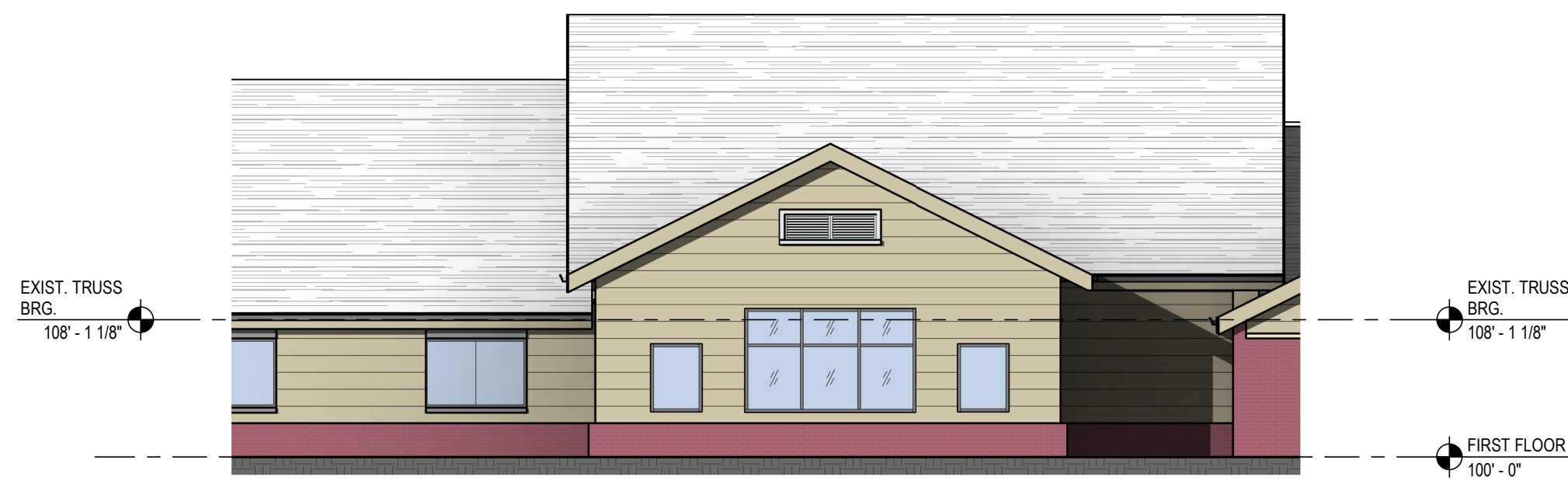
# PATASKALA OAKS CARE CENTER

## NEW ADDITION - FLOOR PLAN





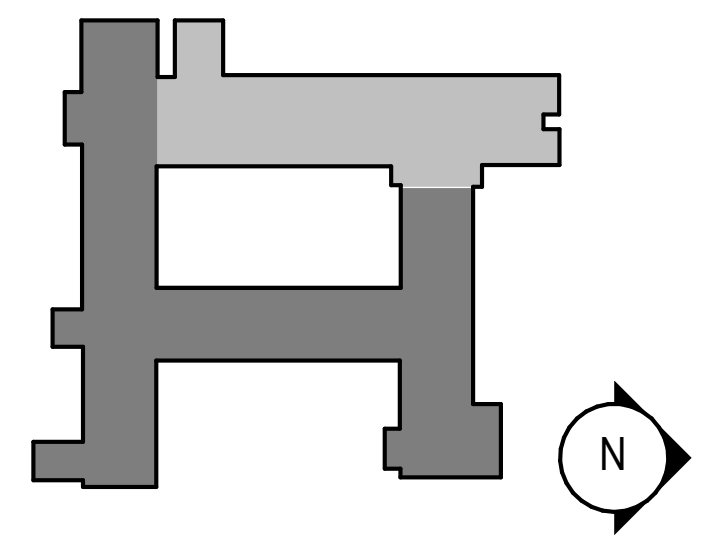
New entrance - south  
1/8" = 1'-0"

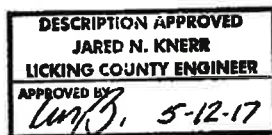


Pt room - west  
1/8" = 1'-0"



New entrance - north  
1/8" = 1'-0"





**Deed of Executor, Administrator, Trustee,  
Guardian, Receiver of Commissioner\***

Karen J. Davis, Trustee of the Karen J. Davis Trust Agreement Dated April 22, 1987, grants,  
with fiduciary covenants, to NCM Realty Company, an Ohio General Partnership

whose tax-mailing address is 7265 Kenwood Rd., Suite 300, Cincinnati, Ohio 45236

the following REAL PROPERTY: Situated in the County of Licking in the State of Ohio and in  
the Village of Pataskala:<sup>2</sup>

See Attached Exhibit "A"

Subject to taxes and assessments which are now or may hereafter become liens on said premises  
and conditions and restrictions and easements, if any, of record for said premises, subject to all  
of which this conveyance is made.

Parcel No.: 064-309102-00.000  
Address: 72 Hazelton Etna Rd., Pataskala, Ohio 43062

Prior Instrument Reference: Instrument No. 200711200029886, 200711200029885 and Official  
Record 163, Page 164 of the Deed Records of Licking County, Ohio.

Grantor(s) has executed this deed this 11 day of May, 2017.

Karen J. Davis Trustee  
Karen J. Davis, Trustee of the Karen J.  
Davis Trust Agreement Dated April 22,  
1987



State of Ohio

County of Franklin ss.

**BE IT REMEMBERED**, That on this 11 day of May, 2017, before me, the subscriber, a notary public in and for said state, personally came, Karen J. Davis, Trustee of the Karen J. Davis Trust Agreement Dated April 22, 1987 the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public



TAMMY K. BESECE  
Notary Public, State of Ohio  
My Commission Expires January 24, 2022

This instrument was prepared by: Michael J. Weisz, Esq., 536 S. Wall St., Columbus, OH 43215.

- (1) Executor of the Will of Administrator of the Estate of, Trustee under, Guardian of, Receiver of, Commissioner.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Execution in accordance with Chapter 5301 Ohio Revised Code.

\*See Section 5302.09 Ohio Revised Code

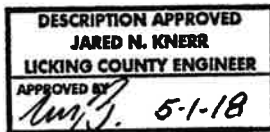
Exhibit "A"

Situated in the County of Licking, in the State of Ohio and in the former Village of Pataskala, Now by Merger, City of Pataskala and bounded and described as follows:

Being a part of Lot #18 in the Third Quarter of Township 1, Range 14, U.S.M.  
Lands, bounded and described as follows:

Beginning at a point at the intersection of center line of East Broad Street (State Route 16) with the center line of State Route 310 (west line of Harrison Township); thence along center line of State Route 310, north 430.1 feet to the place of beginning; thence along center line of State Route 310, north 432.9 feet to a point in center of said road; thence north 74 deg. 07' east (passing an iron pipe at 36.9 feet) 170.1 feet to an iron pipe in said line of James A. Lamp, et al., premises; thence along east line of said James A. Lamp, south 5 deg. 37' east, 463.3 feet to a pipe for a corner; thence south 85 deg. 03' west (passing an iron pipe at 171.35 feet) 208.90 feet, to the place of beginning, containing 1.94 acres.





201805010008429  
Pg: 5 \$52.00 T20180006137  
5/1/2018 10:24 AM MEPDINSMORE &  
Bryan A. Long Licking County Recorder

The Space Above This Line is Reserved for the Recorder's and Auditor's Use

### QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS; that NCM Realty Company, an Ohio general partnership, grants to NCM Realty Company, an Ohio general partnership, having a tax mailing address of 7265 Kenwood Road, Suite 300, Cincinnati, Ohio 45236, the following real property:

See attached Exhibit A

Property Address: 72 N Hazelton-Etna Rd, Pataskala, OH 43062  
Parcel No.: 06-4309102-00.000  
Prior Instrument Reference: Instrument Number 201705120009865,  
Recorder's Office, Licking County, Ohio.

Property Address: 54 Hazelton-Etna Rd, Pataskala, OH 43062  
Parcel No.: 064-311526-00.000  
Prior Instrument Reference: Instrument Number 199810060038023,  
Recorder's Office, Licking County, Ohio.

Property Address: 54 Hazelton-Etna Rd, Pataskala, OH 43062  
Parcel No.: 064-311520-00.000  
Prior Instrument Reference: Instrument Number 199810060038023,  
Recorder's Office, Licking County, Ohio.

Property Address: 144 E Broad St, Pataskala, OH 43062  
Parcel No.: 064-309030-00.000  
Prior Instrument Reference: Instrument Number 198906270008090,  
Recorder's Office, Licking County, Ohio.



01140584708083001000



01140760208083016000



01140760100000004000



01140760208083017000

SUBJECT TO all easements and restrictions of record, legal highways and taxes and assessments now a lien but not yet due and payable.

There is no monetary consideration being paid herein and this conveyance is one in which Grantor is also the Grantee, therefore this transfer is exempt from transfer tax by Ohio Revised Code 5302.18.

Executed this 26 day of April, 2018.

**NCM REALTY COMPANY,  
an Ohio general partnership**

By: Michael Scharfenberger  
Print Name: Michael Scharfenberger  
Its: GENERAL PARTNER

STATE OF OHIO,  
COUNTY OF Hamilton, ss:

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2018, by Michael Scharfenberger, the Partner of NCM Realty Company, an Ohio general partnership, on behalf of said partnership.

Elaine Frazier  
Notary Public

This Instrument Prepared By:  
Barbara J. Jordan, P.E., S.I., Esq.  
Dinsmore & Shohl LLP  
191 W. Nationwide Boulevard, Suite 300  
Columbus, Ohio 43215

**ELAINE FRAZIER**  
Notary Public, State of Ohio  
My Commission Expires June 13, 2019



August 12, 2017  
DESCRIPTION OF A 6.759 ACRE LOT COMBINATION

Situated in the City of Pataskala, County of Licking, State of Ohio, located in Lot 18, Third Quarter, Township 1, Range 14, U.S.M.L. and being all of the following four Parcels of land, all owned by NCM Realty Company: that 1.94 acre tract conveyed in I.N. 201705120009865 (Auditors Parcel No. 6430910200000); that 0.5 acre tract conveyed as "Tract One" (Auditors Parcel No. 6431152600000) and that 0.15 acre tract, conveyed as "Tract Two" in I.N. 199810060038023 (Auditors Parcel No. 6431152000000) and that 4.161 acre tract partially comprised of Lot Numbers 1, 2 and 3 in the Oaks Addition, a subdivision of record in Plat Book 8, Page 83, said 4.161 acres conveyed in O.R. 275, Page 623 (Auditors Parcel No. 6430903000000); said 6.759 acres being more particularly described as:

Beginning at a 3/4-inch iron pin found at in the westerly right-of-way line of Buckeye Boulevard (50'), the same being the southeasterly corner of Lot 4 in said Oaks Addition, being the northeasterly corner of said Lot 3 and being the northeasterly corner of said 4.161 acres;

Thence, from said TRUE PLACE OF BEGINING, South 02°05'55" East, with the easterly line of said 4.161 acres and with said westerly right-of-way line, a distance of 461.43 feet to a 3/4-inch iron pipe found at the southeasterly corner of said 4.161 acres;

Thence, South 77°10'55" West, with a southerly line of said 4.161 acres and with the northerly right-of-way line of East Broad Street (S.R. 16, right-of-way varies), a distance of 147.35 feet to a rebar set;

Thence, South 02°05'55" East, with an easterly line of said 4.161, a distance of 52.88 feet to a survey nail set in the centerline of said E. Broad Street;

Thence, with the arc of a curve to the right, having a radius of 85,943.70 feet, a delta angle of 00°05'36", an arc length of 139.83 feet and a chord that bears South 77°59'17" West, a chord distance of 139.83 feet to a survey nail set at an angle point;

Thence, South 78°02'05" West, with the southerly line of said 4.161 and with said centerline, a distance of 62.16 feet to a survey nail set in the centerline of said E. Broad Street;

Thence, North 01°59'20" West, with the westerly line of said 4.161 and with an easterly line of that 1.407 acre tract conveyed to Elvin D. and Wilma J. Fisher in O.R. 384, Pg. 834, passing a 3/4-inch iron pin found at a distance of 50.98 feet, a total distance of 231.89 feet to a 3.4-inch iron pipe found in the westerly line of said 4.161 acres, the same being the northeasterly corner of said 1.407 acres and being the southeasterly corner of said "Tract Two" (0.15 acres);

Thence, South 88°02'53" West, with the southerly line of said "Tract Two" and with the northerly line of said 1.407 acres, passing a 3/4-inch iron pin found at a distance of 192.97 feet, a total distance of 221.55 feet to a survey nail set in the centerline of Hazelton-Etna Road (S.R. 310, 60');;

Thence, North 02°51'55" East, with the westerly lines of said "Tract Two" and said "Tract One" (0.5 acres) and with said centerline, a distance of 149.50 to a survey nail set in an angle point in said centerline, the same being the northwesterly corner of said "Tract One" and the southwest corner of said 1.94 acres;

**Page Two (6.759 acres)**

Thence, North 03°40'28" East, with the westerly line of said 1.94 acres with said centerline, a distance of 428.32 feet to a survey nail set at the northwesterly corner of said 1.94 acres, the same being the southwesterly corner of that 2.17 acre tract conveyed to Chad A. Jones in I.N. 201605120009410;

Thence, North 76°19'59" East, with the northerly line of said 1.94 acres and with the southerly line of said 2.17 acres, passing a ¾-inch iron pipe found at a distance of 36.19 feet, a total distance of 170.10 to a ¾-inch iron pipe found at the northeasterly corner of said 1.94 acres, the same being in the southerly line of said 2.17 acres and being the northwesterly corner of that 1.26 acre tract conveyed to Number 21, Buckeye Blvd. LLC in I.N. 201610190023144;

Thence, South 01°59'38" East, with the easterly line of said 1.94 acres with the westerly line of said 1.26 acres, a distance of 266.74 feet to a ¾-inch iron pipe found at the southwesterly corner of said 1.26 acres;

Thence, North 87°38'46" East, with the northerly line of said 4.161 acres, with the southerly line of said 1.26 acres and with the southerly line of said Lot 4, a distance of 342.70 feet to the TRUE PLACE OF BEGINNING.

Containing 6.759 acres, by survey. Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South 02°05'55" East, as obtained by GPS observations for the westerly right-of-way line of Buckeye Boulevard, based on Ohio State Plane Coordinate System, NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

All references are to records of the Recorder's Office, Licking County, Ohio.



*William D. Beer* 8/15/16  
 William D. Beer Date  
 Registered Professional Surveyor No. 7980

Approved by the Board of Pataaskala  
 Planning and Zoning Commission  
 No Plat Required

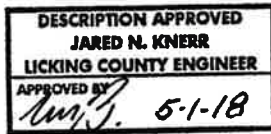
*[Signature]*  
 Signature

12/19/17  
 Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	3/14/18







201805010008429  
Pg:5 \$52.00 T20180006137  
5/1/2018 10:24 AM MEPDINSMORE, &  
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Parcel No.: 064-311526-00.000  
Prior Instrument Reference: Instrument Number 199810060038023,  
Recorder's Office, Licking County, Ohio.

Property Address: 54 Hazelton-Etna Rd, Pataskala, OH 43062  
Parcel No.: 064-311520-00.000  
Prior Instrument Reference: Instrument Number 199810060038023,  
Recorder's Office, Licking County, Ohio.

Property Address: 144 E Broad St, Pataskala, OH 43062  
Parcel No.: 064-309030-00.000  
Prior Instrument Reference: Instrument Number 198906270008090,  
Recorder's Office, Licking County, Ohio.



01140584708083001000



01140760208083016000



01140760100000004000



01140760208083017000

SUBJECT TO all easements and restrictions of record, legal highways and taxes and assessments now a lien but not yet due and payable.

There is no monetary consideration being paid herein and this conveyance is one in which Grantor is also the Grantee, therefore this transfer is exempt from transfer tax by Ohio Revised Code 5302.18.

Executed this 26 day of April, 2018.

**NCM REALTY COMPANY,**  
an Ohio general partnership

By: Michael Scharfenberger  
Print Name: Michael Scharfenberger  
Its: GENERAL PARTNER

STATE OF OHIO,  
COUNTY OF Hamilton, ss:

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2018, by Michael Scharfenberger, the Partner of NCM Realty Company, an Ohio general partnership, on behalf of said partnership.

Elaine Frazier  
Notary Public

This Instrument Prepared By:  
Barbara J. Jordan, P.E., S.I., Esq.  
Dinsmore & Shohl LLP  
191 W. Nationwide Boulevard, Suite 300  
Columbus, Ohio 43215

**ELAINE FRAZIER**  
Notary Public, State of Ohio  
My Commission Expires June 13, 2019



August 12, 2017  
DESCRIPTION OF A 6.759 ACRE LOT COMBINATION

Situated in the City of Pataskala, County of Licking, State of Ohio, located in Lot 18, Third Quarter, Township 1, Range 14, U.S.M.L. and being all of the following four Parcels of land, all owned by NCM Realty Company: that 1.94 acre tract conveyed in I.N. 201705120009865 (Auditors Parcel No. 6430910200000); that 0.5 acre tract conveyed as "Tract One" (Auditors Parcel No. 6431152600000) and that 0.15 acre tract, conveyed as "Tract Two" in I.N. 199810060038023 (Auditors Parcel No. 6431152000000) and that 4.161 acre tract partially comprised of Lot Numbers 1, 2 and 3 in the Oaks Addition, a subdivision of record in Plat Book 8, Page 83, said 4.161 acres conveyed in O.R. 275, Page 623 (Auditors Parcel No. 6430903000000); said 6.759 acres being more particularly described as:

Beginning at a ¾-inch iron pin found at in the westerly right-of-way line of Buckeye Boulevard (50'), the same being the southeasterly corner of Lot 4 in said Oaks Addition, being the northeasterly corner of said Lot 3 and being the northeasterly corner of said 4.161 acres;

Thence, from said TRUE PLACE OF BEGINING, South 02°05'55" East, with the easterly line of said 4.161 acres and with said westerly right-of-way line, a distance of 461.43 feet to a ¾-inch iron pipe found at the southeasterly corner of said 4.161 acres;

Thence, South 77°10'55" West, with a southerly line of said 4.161 acres and with the northerly right-of-way line of East Broad Street (S.R. 16, right-of-way varies), a distance of 147.35 feet to a rebar set;

Thence, South 02°05'55" East, with an easterly line of said 4.161, a distance of 52.88 feet to a survey nail set in the centerline of said E. Broad Street;

Thence, with the arc of a curve to the right, having a radius of 85,943.70 feet, a delta angle of 00°05'36", an arc length of 139.83 feet and a chord that bears South 77°59'17" West, a chord distance of 139.83 feet to a survey nail set at an angle point;

Thence, South 78°02'05" West, with the southerly line of said 4.161 and with said centerline, a distance of 62.16 feet to a survey nail set in the centerline of said E. Broad Street;

Thence, North 01°59'20" West, with the westerly line of said 4.161 and with an easterly line of that 1.407 acre tract conveyed to Elvin D. and Wilma J. Fisher in O.R. 384, Pg. 834, passing a ¾-inch iron pin found at a distance of 50.98 feet, a total distance of 231.89 feet to a 3.4-inch iron pipe found in the westerly line of said 4.161 acres, the same being the northeasterly corner of said 1.407 acres and being the southeasterly corner of said "Tract Two" (0.15 acres);

Thence, South 88°02'53" West, with the southerly line of said "Tract Two" and with the northerly line of said 1.407 acres, passing a ¾-inch iron pin found at a distance of 192.97 feet, a total distance of 221.55 feet to a survey nail set in the centerline of Hazelton-Etna Road (S.R. 310, 60');;

Thence, North 02°51'55" East, with the westerly lines of said "Tract Two" and said "Tract One" (0.5 acres) and with said centerline, a distance of 149.50 to a survey nail set in an angle point in said centerline, the same being the northwesterly corner of said "Tract One" and the southwest corner of said 1.94 acres;



Page Two (6.759 acres)

Thence, North 03°40'28" East, with the westerly line of said 1.94 acres with said centerline, a distance of 428.32 feet to a survey nail set at the northwesterly corner of said 1.94 acres, the same being the southwesterly corner of that 2.17 acre tract conveyed to Chad A. Jones in I.N. 201605120009410;

Thence, North 76°19'59" East, with the northerly line of said 1.94 acres and with the southerly line of said 2.17 acres, passing a ¾-inch iron pipe found at a distance of 36.19 feet, a total distance of 170.10 to a ¾-inch iron pipe found at the northeasterly corner of said 1.94 acres, the same being in the southerly line of said 2.17 acres and being the northwesterly corner of that 1.26 acre tract conveyed to Number 21, Buckeye Blvd. LLC in I.N. 201610190023144;

Thence, South 01°59'38" East, with the easterly line of said 1.94 acres with the westerly line of said 1.26 acres, a distance of 266.74 feet to a ¾-inch iron pipe found at the southwesterly corner of said 1.26 acres;

Thence, North 87°38'46" East, with the northerly line of said 4.161 acres, with the southerly line of said 1.26 acres and with the southerly line of said Lot 4, a distance of 342.70 feet to the TRUE PLACE OF BEGINNING.

Containing 6.759 acres, by survey. Subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on South 02°05'55" East, as obtained by GPS observations for the westerly right-of-way line of Buckeye Boulevard, based on Ohio State Plane Coordinate System, NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

All references are to records of the Recorder's Office, Licking County, Ohio.



*William D. Beer* 8/15/16  
 William D. Beer Date  
 Registered Professional Surveyor No. 7980

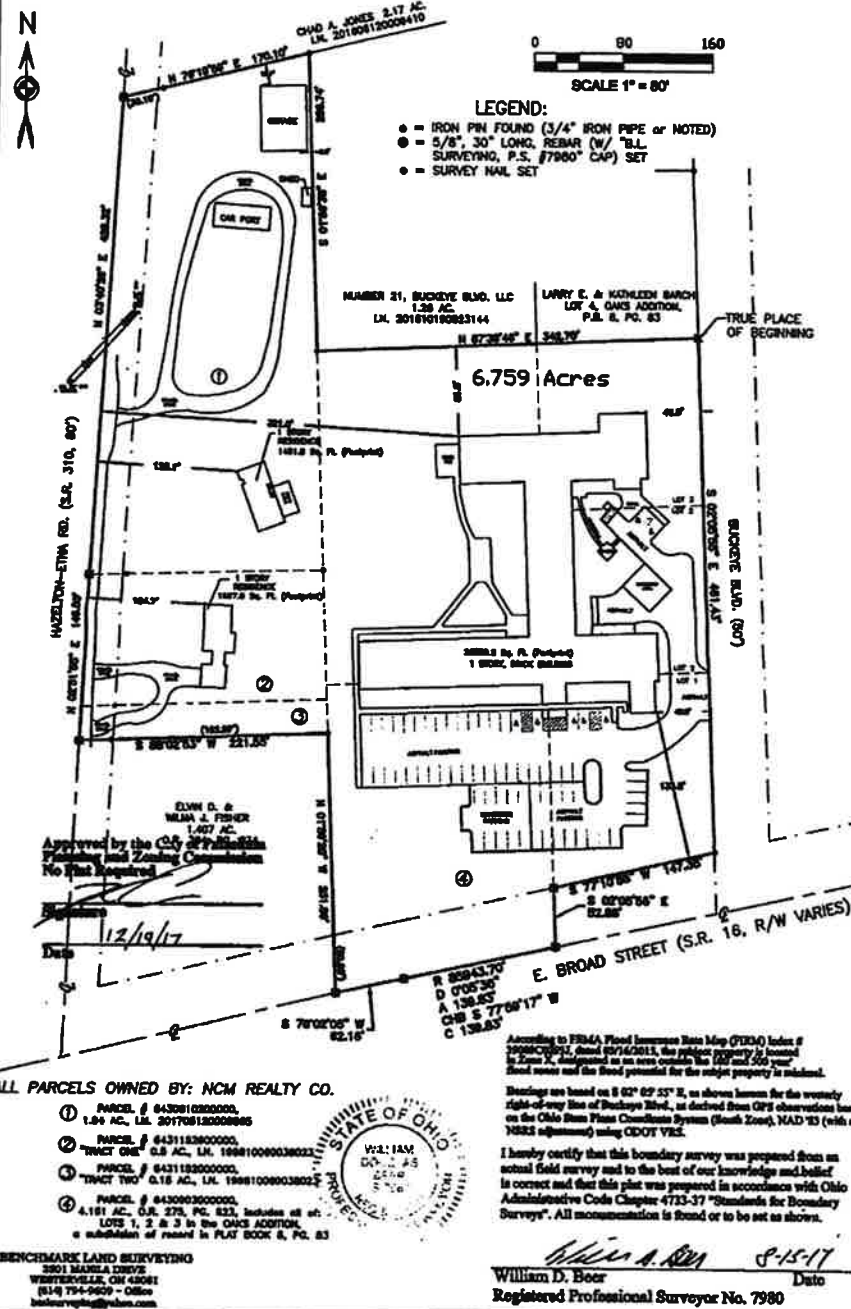
Approved by the City of Pataaskala  
 Planning and Zoning Commission  
 No Plat Required

*[Signature]*  
 Signature

12/19/17  
 Date

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: 3/14/18	

**BOUNDARY RETRACEMENT & LOT COMBINATION SURVEY:**  
being 6.579 acres, comprised of four Auditors Parcels (listed below), situated in LOT 18, THIRD  
QUARTER, TOWNSHIP 1, RANGE 14, U.S.M.L., City of Pataskala, Licking County, Ohio





OnTrac Property Map



April 11, 2022

○ Street Number Only

● Sales - 2022

Owner Name & Acres

**Centerline Labels**

- Interstate/US/State Route
- County Road

- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships

- Historical Townships Line
- County Boundary
- Ohio Counties
- Ohio Boundary
- Parcels
- Split Listed Hooks

Tract Lines

LICKING COUNTY TAX MAP

Licking County Auditor GIS