



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

June 13, 2023

Variance Application VA-23-013

Applicant:	John Luebbe III, Connie Luebbe
Owner:	John Luebbe III, Connie Luebbe
Location:	Lot 22, Beeson's Subdivision, North End Drive, Pataskala, OH (PID:064-311172-00.000)
Acreage:	+/- 0.224-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requestion approval of two (2) Variances; the first from Section 1223.05(C)(2) for reduced side yard setbacks, and the second from Section 1221.07(b)(1)(iii) to allow for a patio to encroach into the side yard setback.

Description of the Request:

Requestion approval of two (2) Variances; the first from Section 1223.05(C)(2) for reduced side yard setbacks, and the second from Section 1221.07(b)(1)(iii) to allow for a patio to encroach into the side yard setback.

Staff Summary:

The 0.224-acre property located on North End Drive is currently vacant and undeveloped. It is lot 22 of the Beeson's Subdivision, platted in 1954, and is existing non-conforming as it does not meet the minimum requirements of the R-15 – Medium-High Density Residential zoning district; Those being: a minimum lot width of 100-feet and a minimum lot size of 10,000-square feet (currently: 75-foot lot width, 9757.44-square feet in area).

The Applicant is proposing to construct an attached two-family dwelling on the lot. As shown on the provided site plan, the structure on Lot 22 (northernmost lot) will be set back from the front (east) property line a distance of 35-feet, 17.5-feet from the side (south) property line, approximately 17.5-feet from the side (north) property line, and an unknown distance from the rear (west) property line (although per plan, it is outside the required 25-feet setback). Each unit will have its own private driveway onto North End Drive, along with a side patio to be enclosed by a fence and/or wall.

Pursuant to Section 1233.05(C)(2) of the Pataskala Code, the minimum required setback for the R-15 – Medium-High Density Residential zoning district is 20-feet. The proposed distance on both the north and south sides is 17.5-feet.

The side yard patios for the unit on Lot 2 will extend four (4) feet beyond the exterior wall of the units, encroaching into the side yard setback on the north side, and the sideyard setback on the south side. Pursuant to Section 1221.07(b)(1)(iii), patios shall meet the required side yard setbacks of the zoning district, *or*, shall not extend further into the side yard setback that the principal structure; whichever is less. As the patio is not compliant with either of those qualifications, a Variance is required.

According to the Narrative Statement as submitted by the Applicant, the Applicant believes the request(s) are warranted, as Lot 22 is an existing non-conforming lot, being narrower and smaller in area than required by the R-15 zoning district. Further stated, the Applicant noted that in 2016 and 2018, the Board of Zoning Appeals approved setback Variances for front and side yard setbacks for similar two-family attached dwellings on Beeson Avenue and Vine Street, the next streets to the west of this location.

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

In total there are two (2) Variance requests for Lot 22. They are listed below:

Variance #1: Request for a Variance from Section 1233.05(C)(2) to allow for a reduced side yard setback on both the north and south sides of the structure. Per Code, this is 20-feet, and as proposed the structure is at 17.5-feet. Therefore, the Variance request is for a reduction of 2.5-feet, or a 12.5% decrease.

Variance #2: Request for a Variance from Section 1221.07(b)(1)(iii) to allow for a patio to encroach beyond the exterior wall of the home, into the side yard setback a distance of four (4) feet.

Should the request(s) be approved, the Applicant will need to submit a New Residential Construction Permit Application with plans, and Impact Fees prior to commencing construction.

City Engineer (Full comments attached)

Proper Drainage shall be maintained. The improvements should not alter the drainage path offsite

Public Service Department (Full comments attached)

As long as drainage is maintained, no comment.

Other Departments or Agencies

No other comments from applicable Departments or Agencies were received.

Surrounding Area:

Direction	Zoning	Land Use
North	GB – General Business	Single-Family Home
East	R-15 – Medium-High Density Residential GB – General Business	Vacant Animal Hospital of Pataskala
South	R-15 – Medium-High Density Residential	Vacant (Proposed Two-Family Attached)
West	R-15 – Medium-High Density Residential	Single-Family Home

Variance Requirements:

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- 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-23-013:

- None

Department and Agency Review

- Zoning Inspector – No comments.
- Public Service – See attached.
- City Engineer – See attached.
- 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. Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Code Department within one (1) year of the date of approval.
2. Proper drainage shall be maintained.

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 1233.05(C)(2) and Section 1221.07(b)(1)(iii) of the Pataskala Code for variance application VA-23-013 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Lisa Paxton](#); [Scott Fulton](#)
Subject: RE: Pataskala BZA Review Memo for 06-13-2023
Date: Sunday, June 4, 2023 8:09:45 PM
Attachments: [image001.png](#)

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

Jack

Verdantas has reviewed the BZA Memo and offer the following comments:

1. **VA-23-011**
 - a. No Engineering Related Comments
2. **VA-23-012**
 - a. Proper Drainage shall be maintained. The improvements should not alter the drainage path offsite.
3. **CU-23-004**
 - a. No Engineering Related Comments
4. **VA-23-013**
 - a. Proper Drainage shall be maintained. The improvements should not alter the drainage path offsite.
5. **CU-23-005**
 - a. No Engineering Related Comments
6. **VA-23-014**
 - a. No Engineering Related Comments

Thanks

Scott R. Haines, PE, CPESC

Senior Project Manager

O. 740.344.5451 | D. 740.224.0839

1555 W. Main Street, Newark, Ohio 43055

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

Sent: Tuesday, May 16, 2023 10:44 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Jim Roberts <jroberts@verdantas.com>; Trent Howell <thowell@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>; Scott Morris <smorris@lickingcohealth.org>

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

Subject: Pataskala BZA Review Memo for 06-13-2023

From: [Antonio Anzalone](#)
To: [Scott Fulton](#); [Felix Dellibovi](#); [Scott Haines](#); [Jim Roberts](#); [Trent Howell](#); [Chris Sharrock](#); [Bruce Brooks](#); [Doug White](#); [kperkins@laca.org](#); [Kevin Miller](#); [laitken@lhschools.org](#); [Alan Haines](#); [Scott Morris](#)
Cc: [Jack Kuntzman](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 06-13-2023
Date: Tuesday, May 30, 2023 11:28:24 AM
Attachments: [image001.png](#)

Scott,

Please see Public Service Department's comments below.

Thank you,

Antonio Anzalone

Assistant City Engineer
City of Pataskala
621 W. Broad Street, Suite 2B
Pataskala, Ohio 43062
Office: 740.927.3873
Cell: 740.652.0685
Email: aanzalone@ci.pataskala.oh.us

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>
Sent: Tuesday, May 16, 2023 10:44 AM
To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Scott Haines <shaines@hullinc.com>; Jim Roberts <jroberts@verdantas.com>; Trent Howell <thowell@ci.pataskala.oh.us>; Chris Sharrock <csharrock@ci.pataskala.oh.us>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; kperkins@laca.org; Kevin Miller <kevin.miller@lhschools.org>; laitken@lhschools.org; Antonio Anzalone <aanzalone@ci.pataskala.oh.us>; Alan Haines <ahaines@ci.pataskala.oh.us>; Scott Morris <smorris@lickingcohealth.org>
Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: Pataskala BZA Review Memo for 06-13-2023

Good Morning Everyone,

You are receiving this email because one or more of the Application(s) submitted for the **June 13, 2023** Board of Zoning Appeals are within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

VA-23-011: Felix Dellibovi, Verdantas, Trent Howell, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department

No Comment

VA-23-012: Felix Dellibovi, Verdantas, Trent Howell, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department

As long as drainage is maintained, no comment.

CU-23-004: Felix Dellibovi, Verdantas, Trent Howell, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department

No Comment

VA-23-013: Felix Dellibovi, Verdantas, Trent Howell, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department

As long as drainage is maintained, no comment.

CU-23-005: Felix Dellibovi, Verdantas, Trent Howell, Bruce Brooks, Doug White, Kasey Perkins, Public Service Department

No Comment

VA-23-014: Felix Dellibovi, Verdantas, Bruce Brooks, Doug White, Kevin Miller, Scott Morris, Public Service Department

No Comment

If you have any comments or concerns regarding these applications, please have them submitted to me **no later than Monday, June 5, 2023**. They will be included in the Staff Report that is given to the Board members. If you have questions regarding these applications, feel free to contact me. A link to download the applications is below.

 [BZA Review Memo for 06-13-2023](#)

Thank you for your assistance.

JACK R. KUNTZMAN

City Planner

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-964-1316



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: <u>Lot 22 North End Drive Pataskala</u>	
Parcel Number: <u>064-311172-00.000</u>	
Zoning: <u>R-15</u>	Acres: <u>0.42</u>
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

Applicant Information		
Name: <u>John Luebke III / Connie Luebke</u>		
Address: <u>401 Apple Blossom Rd. SW.</u>		
City: <u>Pataskala</u>	State: <u>Ohio</u>	Zip: <u>43062</u>
Phone: <u>614-582-3632</u>	Email: <u>JL@LuebkeCompanies.com</u>	

Property Owner Information		
Name: <u>SAM</u>		
Address:		
City:	State:	Zip:
Phone:	Email:	

Staff Use
Application Number: <u>VA-23-013</u>
Fee: <u>300</u>
Filing Date: <u>5-9-23</u>
Hearing Date: <u>6-13-23</u>
Receipt Number: <u>001118</u>

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Variance Information	
Request (Include Section of Code):	<u>Variances For The Front & Side Yard Setbacks - Please See Attached</u>
Describe the Project: <u>See Attached</u>	

Documents to Submit

Variance Application: Submit 1 copy of the variance application.

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

- The reason the variance is necessary
- The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
 - a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;*
 - b) *Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
 - c) *Whether the variance requested is substantial;*
 - d) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
 - f) *Whether the variance, if granted, will be detrimental to the public welfare;*
 - g) *Whether the variance, if granted, would adversely affect the delivery of governmental services;*
 - h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
 - i) *Whether the property owner's predicament can be obviated through some other method than variance;*
 - j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
 - k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*
- A use variance must also meet the requirements described in Section 1211.07(B) of the Pataskala Code.

Site Plan: Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the variance request

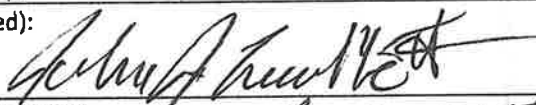
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/recording-search/>

Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this variance request.

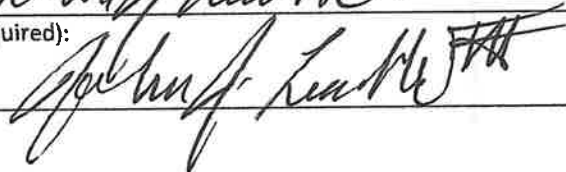
Applicant (Required):



Date:

5-9-2023

Property Owner (Required):



Date:

5-9-2023

Variance Application
Lots 13 and 22 Beeson's Subdivision
Zoned R-15

Background Information:

Lots 13 and 22 are located in Beeson's Subdivision that was platted in 1954.

Lot 13 is 65' wide by 130' deep, or approximately 8450 square feet. Lot 22 is 75' wide by 130' deep, or approximately 9750 square feet.

Lots 13 and 22 are zoned R-15. Under the current R-15 zoning, lots are required to be 100' wide and have a lot area of 15,000 square feet (1233.05(B)). Thus, Lots 13 and 22 are non-conforming lots under R-15.

The zoning code permits buildings to be erected on each non-conforming lot of record at the effective date of the zoning code even though such lots fail to meet the requirements for area or width or both for the district in which such lots are located. Thus lots 13 and 22 do not need variances for lot width or area (1285.05)

In the R-15 District, the front yard setback is 35', the side yard setback is 20' and the rear yard setback is 25'. The lots in Beeson's Subdivision are platted to have 35' front yard setbacks with a 10' building line adjacent to Third Street.

Section 1221.07(b)(1)(iii) states: "Decks and patios shall meet the required side yard setbacks of the zoning district in which they are located or shall not extend further into the side yard setback than the principal structure on the lot, whichever is less".

Variance Request:

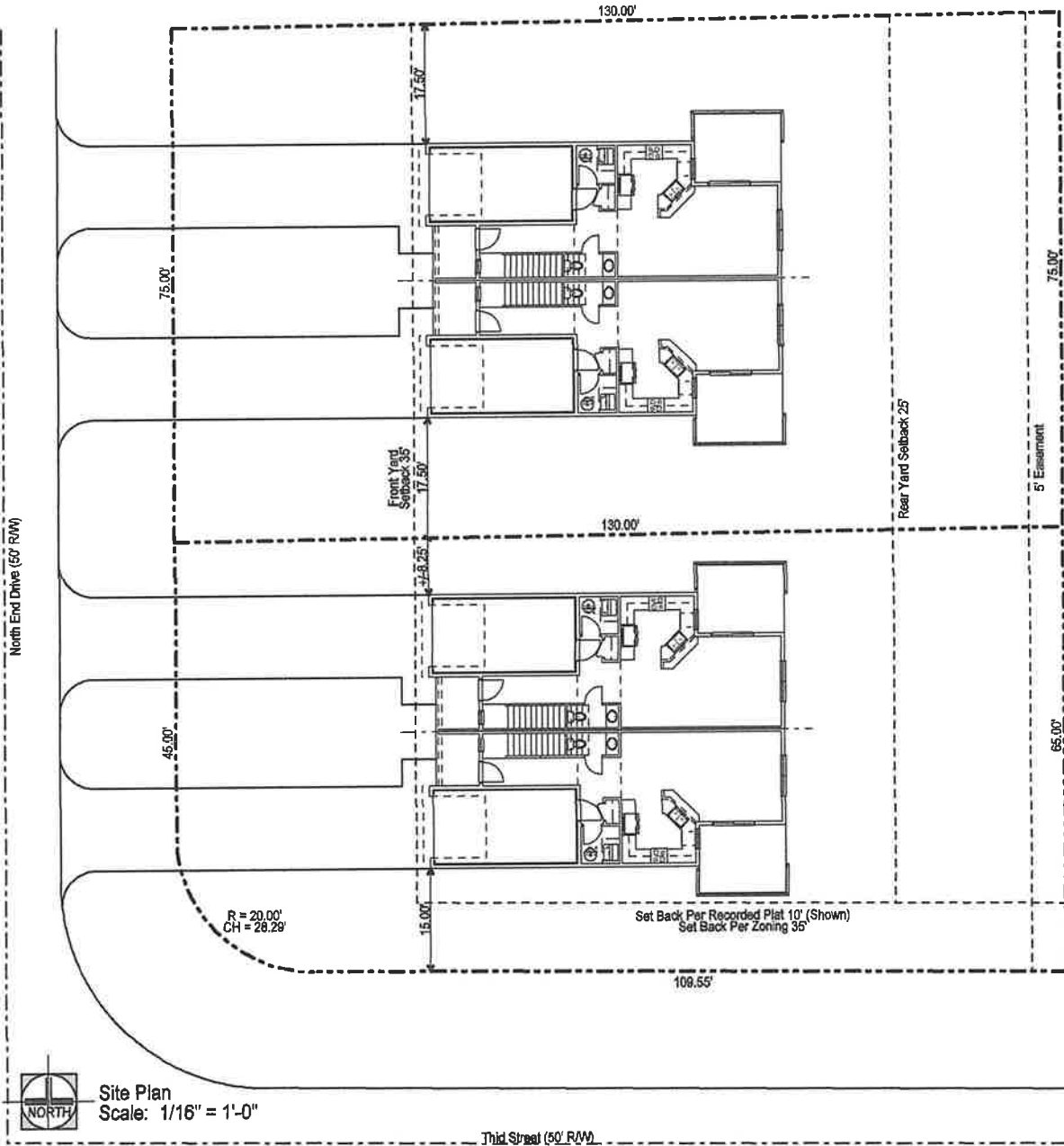
Lot 22 (northern lot):

- 1223.05(C)(2) to allow for reduced side yard setbacks from 20' to 17.5'.
- 1221.07(b)(1)(iii) to allow for a patio to encroach into the side yard setback required by the zoning district by an additional amount of 4'.

Lot 13 (southern lot)

- 1223.05(C)(1) to allow for a reduced front yard setback on the south side (fronting 3rd Ave) from 35' to 15'.
- 1223.05(C)(2) to allow for a reduced side yard setback on the north side from 20' to ~8.25'.
- 1221.07(b)(1)(iii) to allow for a patio to encroach into the side yard setback required by the zoning district by an additional amount of 4'.
- 1221.07(b)(1)(i) to allow for a patio to encroach into the required front yard setback of the zoning district by an additional amount of 4'.

NOTE: In October 2016 and August of 2018 the Board of Zoning Appeals approved conditional uses to allow for the construction of two-family dwellings on three similar lots to the west on Beeson Avenue. Setback variances were also granted for front yard and side yard setbacks. The proposed two-family dwellings are similar in size and design of those constructed on Beeson Avenue.

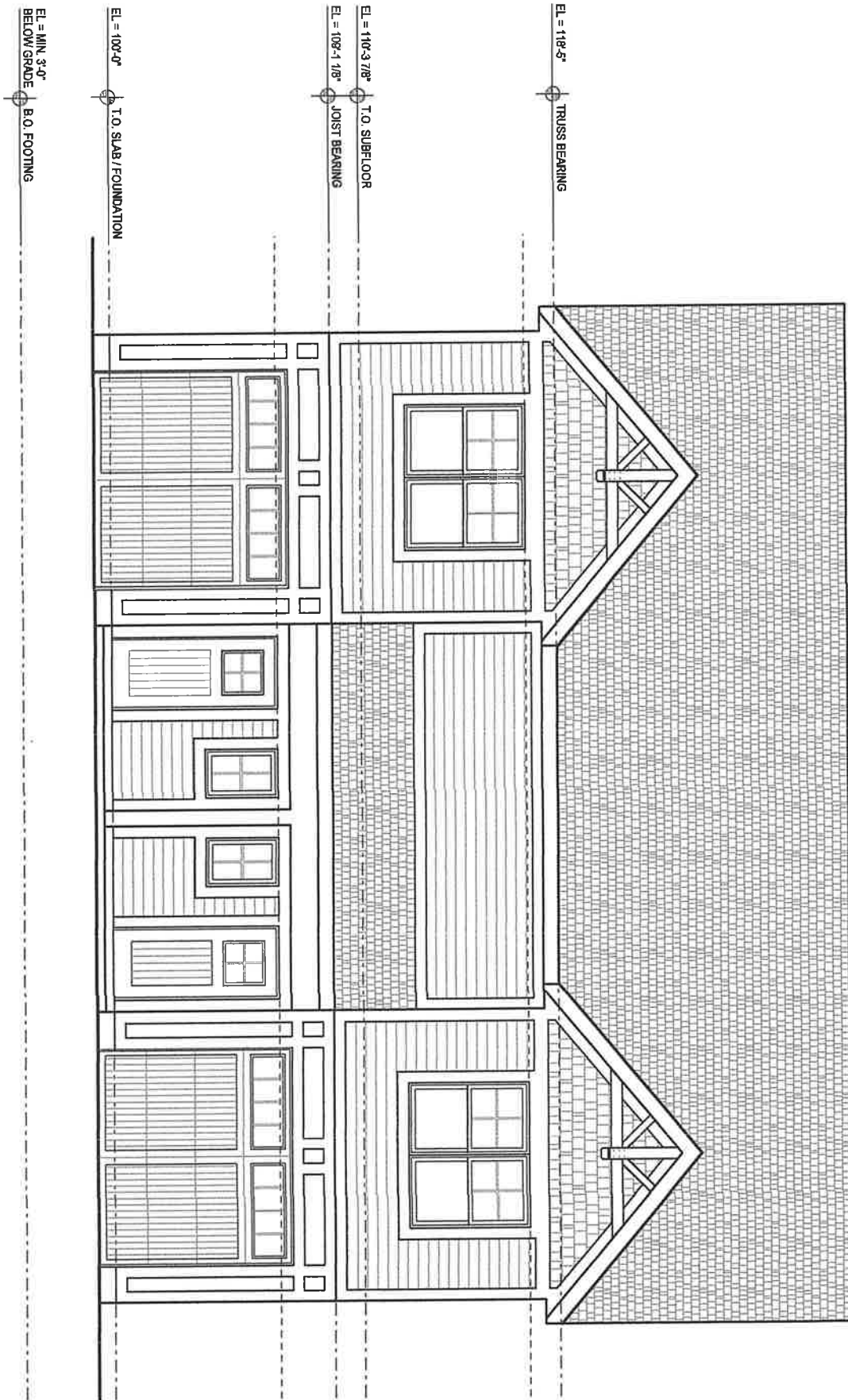


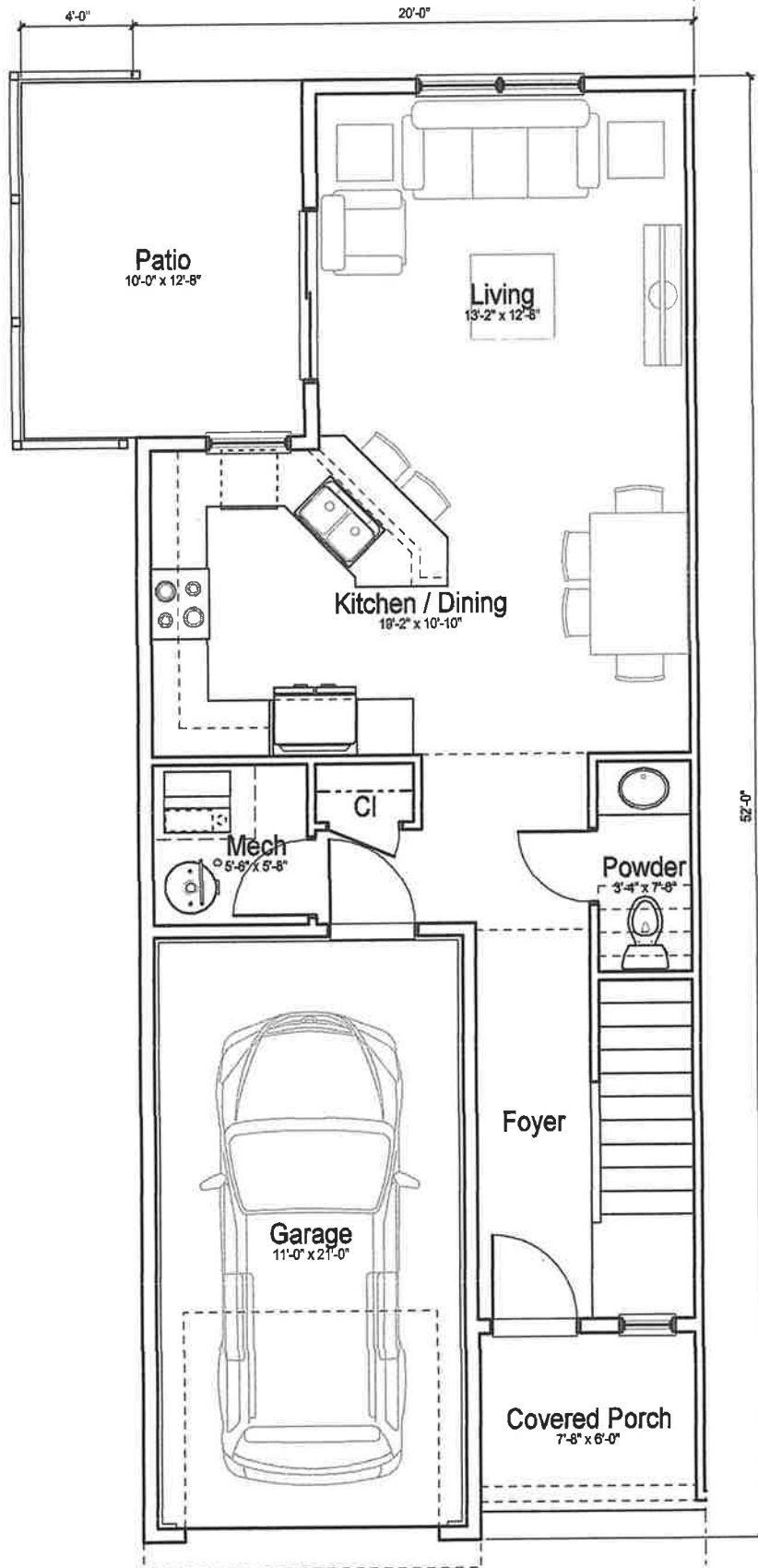
**KEISER
DESIGN
GROUP**

www.keiserdesigngroup.com

NE

3 Townhomes





First Floor Plan
Scale: 1/4" = 1'-0"
Area: 655 S.F.

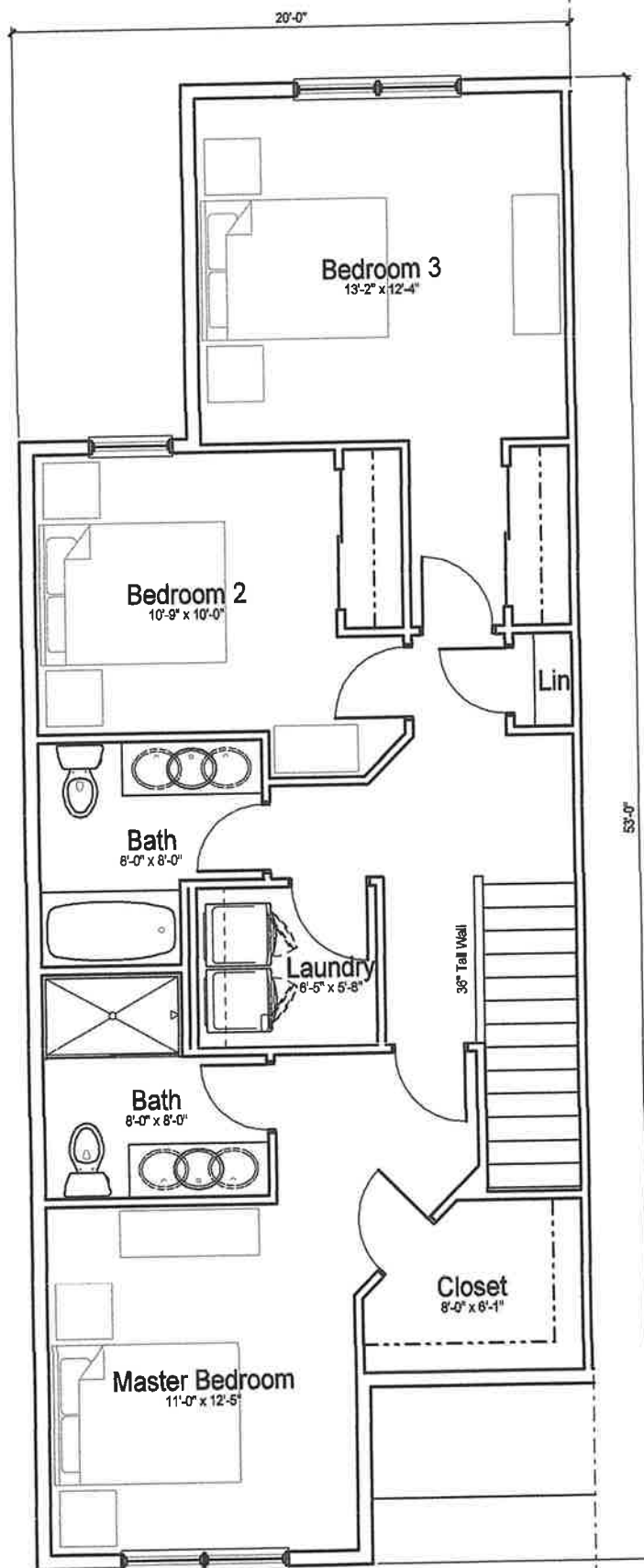


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NE

3 Townhomes



Second Floor Plan
Scale: 1/4" = 1'-0"
Area: 893 S.F.



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NE

3Townhomes

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JM Apr 03, 2023
01150584105143013000
01150584605143025000

TRANSFERRED

Apr 04, 2023
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: AB 270.00

InstrID:202304040005642	4/4/2023
Pages:3	F: \$42.00 8:47 AM
Bryan A. Long	T20230006879
Licking County Recorder	

WARRANTY DEED
By a Limited Liability Company
FIRST OHIO TITLE INSURANCE CO.



File 101125

KNOW ALL MEN BY THESE PRESENTS; That **Front Porch Investments, LLC**, a limited liability company organized and existing under the laws of the State of Ohio, the Grantor, for valuable consideration paid, grants, with general warranty covenants, to **John J. Luebbe, III** and **Connie S. Luebbe**, husband and wife, for their joint lives, remainder to the survivor of them, Grantee(s), whose Tax Mailing Address will be 401 Apple Blossom Road, Pataskala, Ohio 43062, the following described real property:

Situated in the State of Ohio, County of Licking, and in the City of Pataskala (formerly Lima Township) and bounded and described as follows: Being a part of Quarter Township #4, Township #1, Range #15, U.S.M. Lands, and bounded and described as follows: Being Lot Number Thirteen (13) and Twenty Two (22) of Beeson's Subdivision , as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, Page 143 and 144, Recorder's Office, Licking County, Ohio

Parcel Number(s): 064-311172-00.000

Known as: 0 North End Drive Pataskala, OH 43062


This conveyance is subject to all taxes and assessments which are now or hereafter become liens on said premises, and is subject to all covenants, easements, restrictions, conditions, reservations, reverters, legal highways, zoning laws and ordinances, and governmental regulations, if any, of record, and all coal, oil, gas and other mineral rights and interests previously conveyed, transferred, or reserved of record.


Prior Instrument Number: Instrument Number 202102120004738 of the Records of the
Office of the Recorder, Licking County, Ohio


IN WITNESS WHEREOF, Front Porch Investments, LLC, the Grantor, has caused its name to be subscribed hereto by Randy L. Colvin, Jr., Erin C. Gervais, Michael J. Kirkwood, Robert H. Nash, III and Latrenda L. Thompson, its Authorized Members.

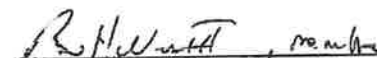
Signed and acknowledged:

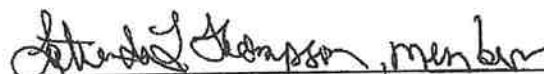
Front Porch Investments, LLC


By: Randy L. Colvin, Jr., Authorized Member


By: Michael J. Kirkwood, Authorized Member


By: Erin C. Gervais, Authorized Member


By: Robert H. Nash, III, Authorized Member


By: Latrenda L. Thompson, Authorized Member

State of Ohio)
 County of Licking) SS:

BE IT REMEMBERED, that on this 31 day of MARCH 2023, 2023, before me, the subscriber, a Notary Public in and for said state, personally came Randy L. Colvin, Jr., Erin C. Gervais, Michael J. Kirkwood, Robert H. Nash, III and Latrenda L. Thompson, Authorized Members of Front Porch Investments, LLC, the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be the free act and deed of said limited liability company, pursuant to the authority of its Members, and his/her/ their free act and deed personally and as such member(s). This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

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

 Notary Public
 Commission Expiration
 Date: _____

This instrument was prepared by:
 Thomas J. Olix, Attorney at Law
 Olix & Associates, Co., L.P.A.
 1303 Durness Ct
 Columbus, Ohio 43235
 File 101125



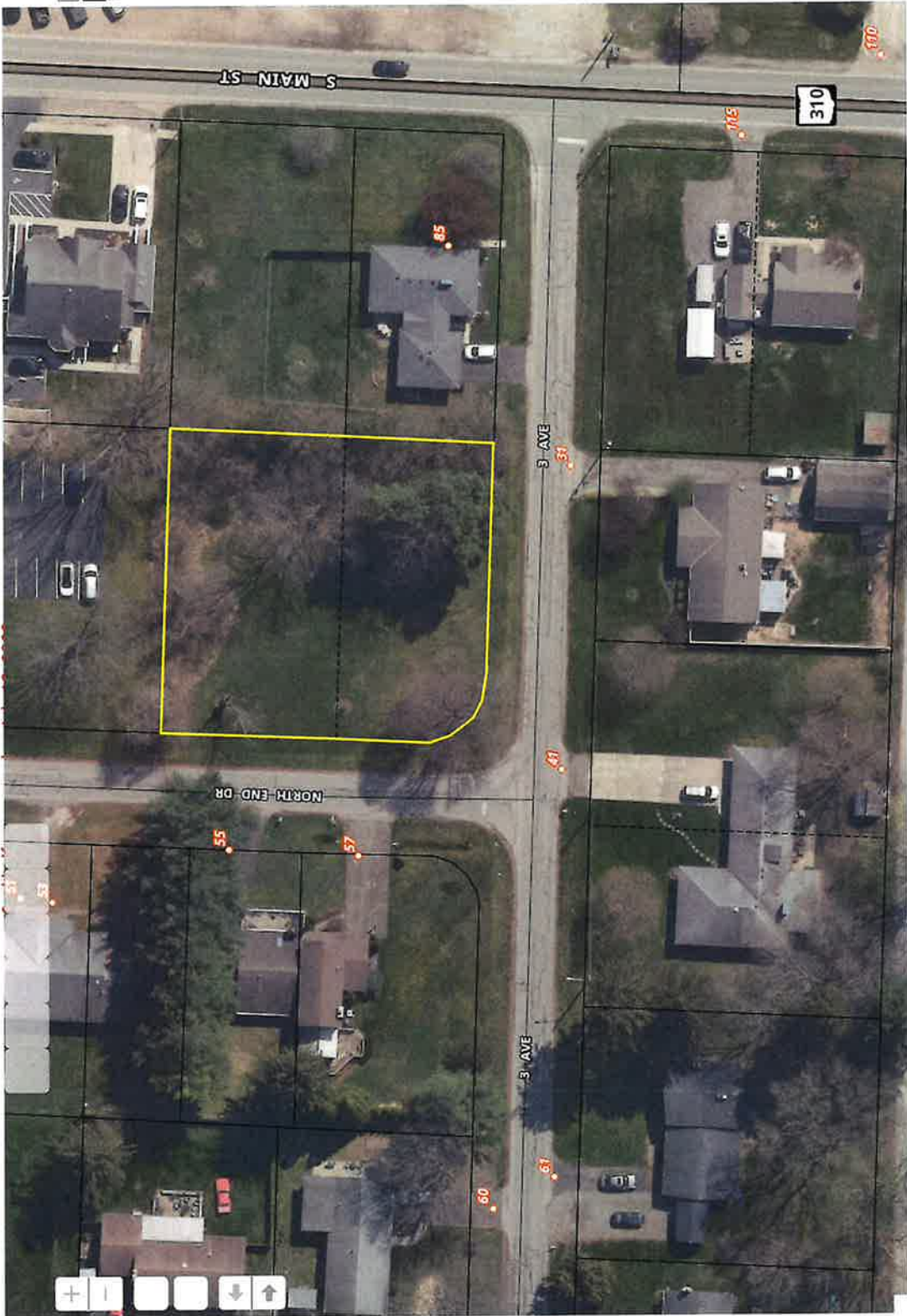
John Robey
 Notary Public, State of Ohio
 My Commission Expires
 May 18, 2023

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR CAUV Dog License Downloads Forms GIS Homestead Taxes Other



- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values
- Help
- Login



FIND YOUR PARCEL

Parcel # Search

Trouble Searching?

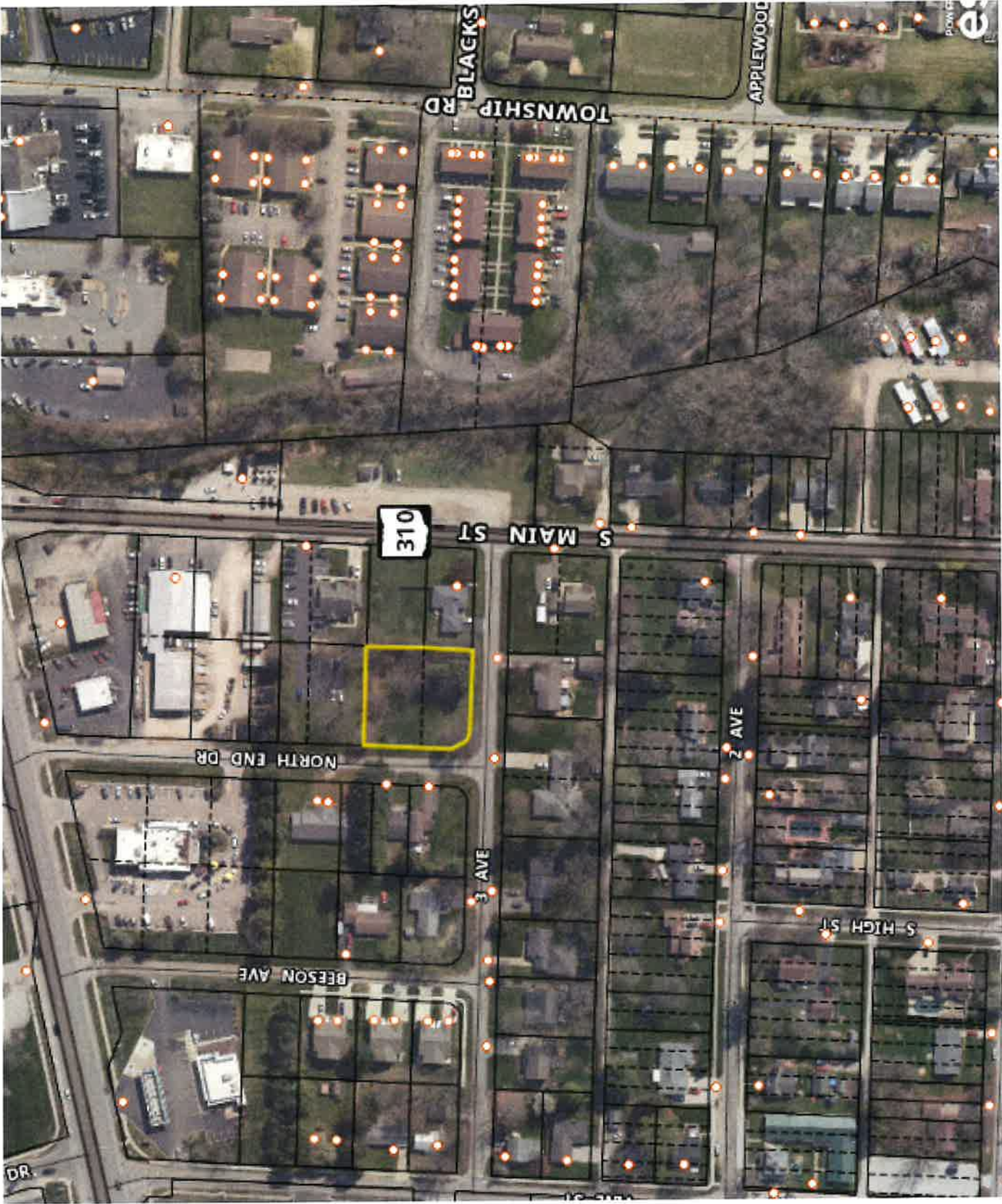
064-311172-00.000
LUEBBE JOHN J III &
CONNIE S
N END DR
PATASKALA, OH 43062
Acres: 0.42
LOT 13 & 22 BEEBSON'S
SUB

Land: \$56,900
Improv: \$0
Total: \$56,900

Transfer Date: 04/04/2023
Amount: \$90,000
Conveyance: 821
Valid Sale: No

Homestead: No
Owner Occ: No

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



VINE ST

UNITED DAIRY FARMERS INC 0.2

UNITED DAIRY FARMERS INC 0.19

FRONT PORCH INVESTMENTS LLC 0.2

FRONT PORCH INVESTMENTS LLC 0.19

FRONT PORCH INVESTMENTS LLC 0.2

FRONT PORCH INVESTMENTS LLC 0.19

FRONT PORCH INVESTMENTS LLC 0.16

FRONT PORCH INVESTMENTS LLC 0.17

THOMPSON CHARL 0.17

BEESON AVE

BEESON DAVID J 0.23

LUTCH KIMBERLY CHARLES 0.23

FREDERICK MITAH CHARLES & KATHERINE J & C FREDERICK 0.18

BEESON DOUGLAS J & FLUCKE JANE 0.23

BEESON DOUGLAS J & FLUCKE JANE 0.11

LEKANIDS MILLEJO 0.14

KNIDANS KYLE L 0.21

60

61 AVE

NEVL GREGORY A 0.23

BRANNON ERIC J & HOLLAND BRIGID A 0.34

HUCKINS GAILER M & JORDAN E 0.17

NORTH END DR

BEESON DOUGLAS J & FLUCKE JANE 0.23

BEESON DOUGLAS J & FLUCKE JANE 0.12

REUBEN MAC REAL ESTATE HOLDINGS LLC 0.35

REUBEN MAC REAL ESTATE HOLDINGS LLC 0.35

LUEBBE JOHN J III & CONNIE S 0.42

PARVULINARAYAN & P RAJULI PABITRA 0.22

GILBER 249,900 & LANE 0.19

CONAWAY RANDALL L 0.24

CONAWAY CODY L 0.39

310

1/23/2023

PENDING

94 Feet
County Road

Driveway

LICKING COUNTY TAX MAP

Centerline Labels

Township road

Interstates

Interstates

Sales - 2022

Sales - 2022

Sales - 2022

Interstate/US State Route

Other Road Type

Municipal Corporations

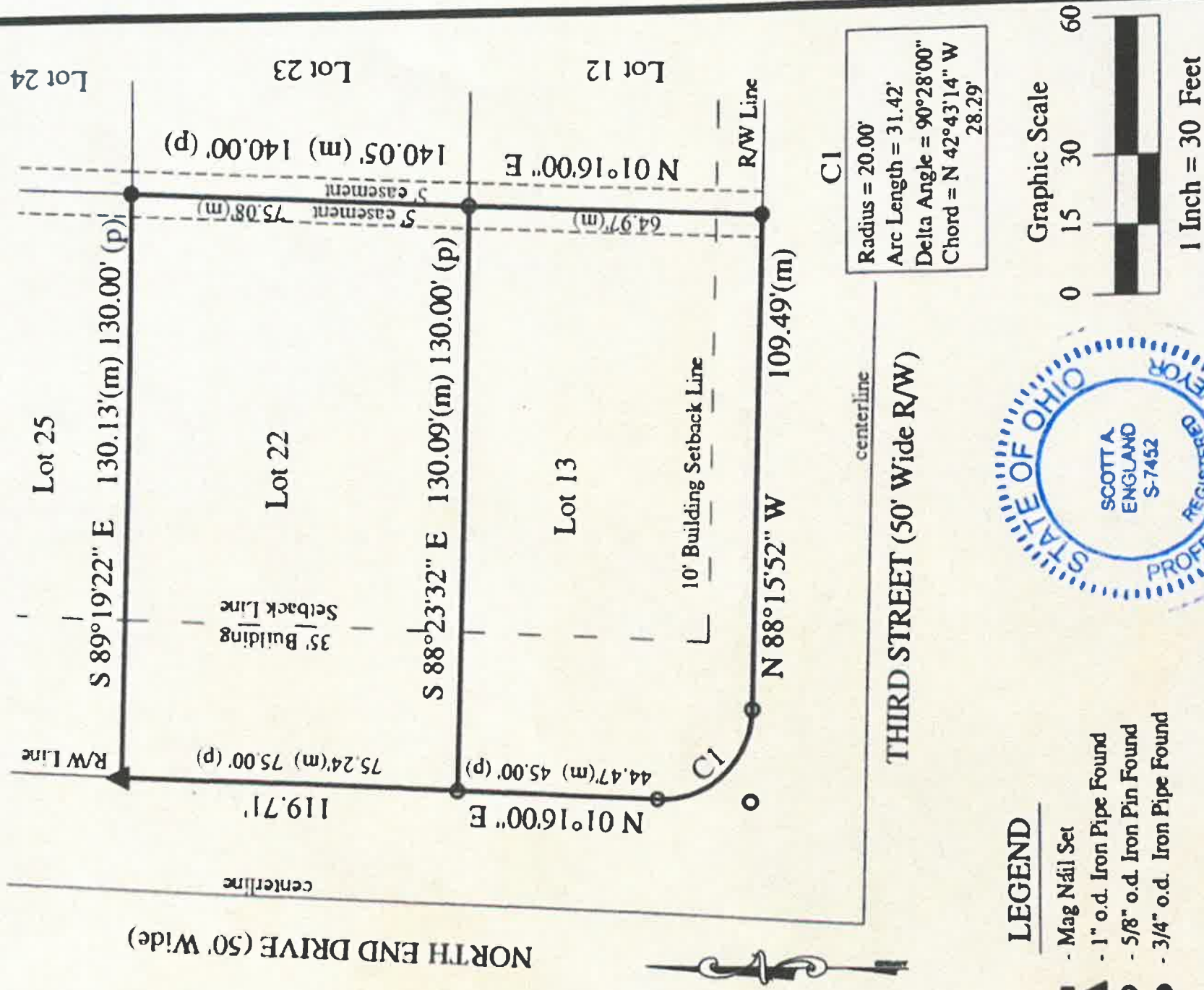
Licking County Auditor GIS

Plat of Survey

City of Pataskala, County of Licking, State of Ohio, being Lot 13 & Lot 22 of Beesong Subdivision. (Plat Book 5, Pages 143-144)

BASIS OF BEARING

The bearings of this plat are based using the O.D.T. CORS Network System, Ohio State Plane Coordinates South Zone, 2011(NAD83)



LEGEND

- - Mag Nail Set
- ▲ - 1" o.d. Iron Pipe Found
- - 5/8" o.d. Iron Pin Found
- - 3/4" o.d. Iron Pipe Found



I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

5/17/13

Date

Scott A. England, P.S.

Ohio Registered Surveyor #S-7452

PREPARED BY

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770

Buckeye Lake, Ohio 43008
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