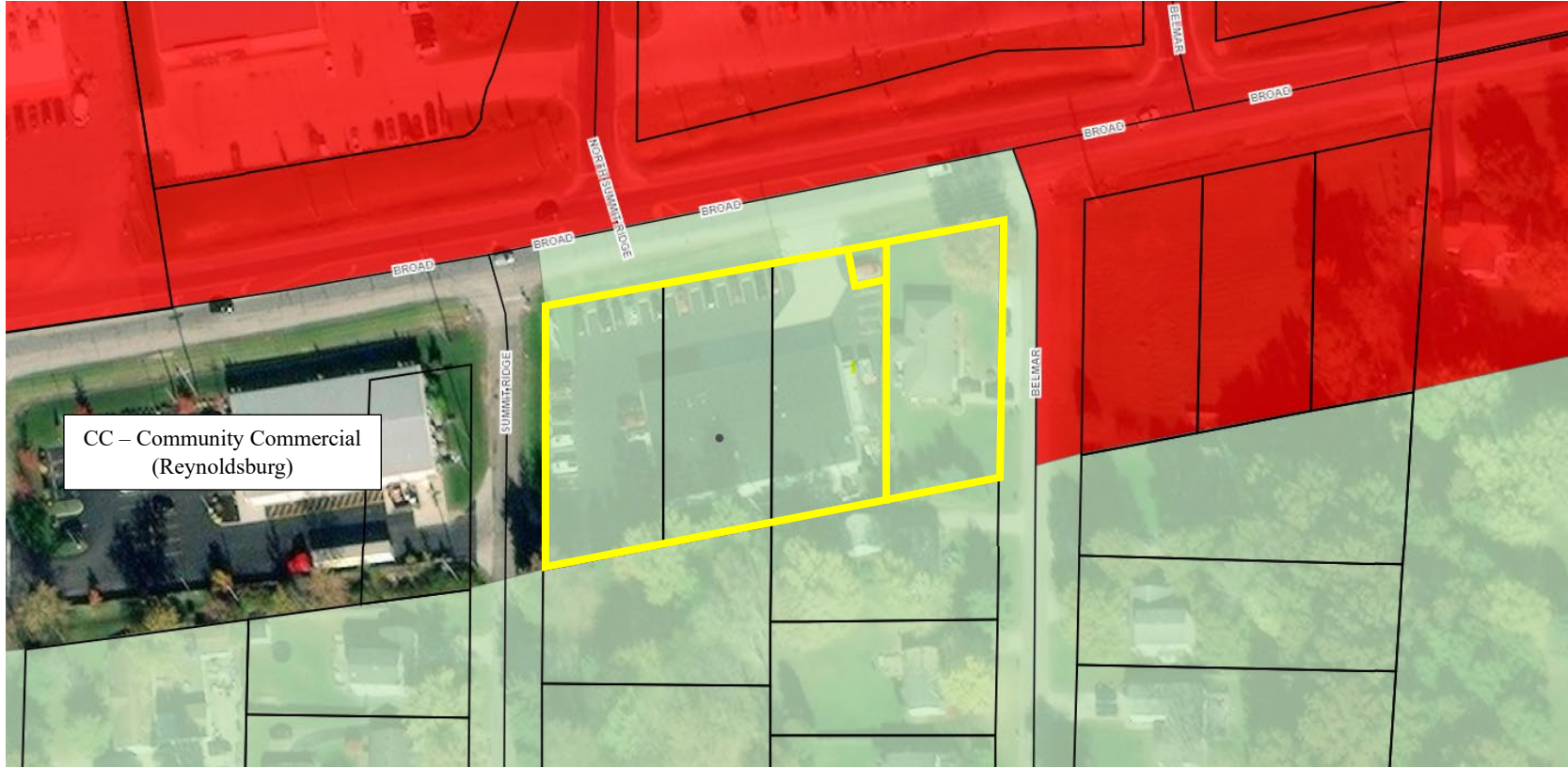
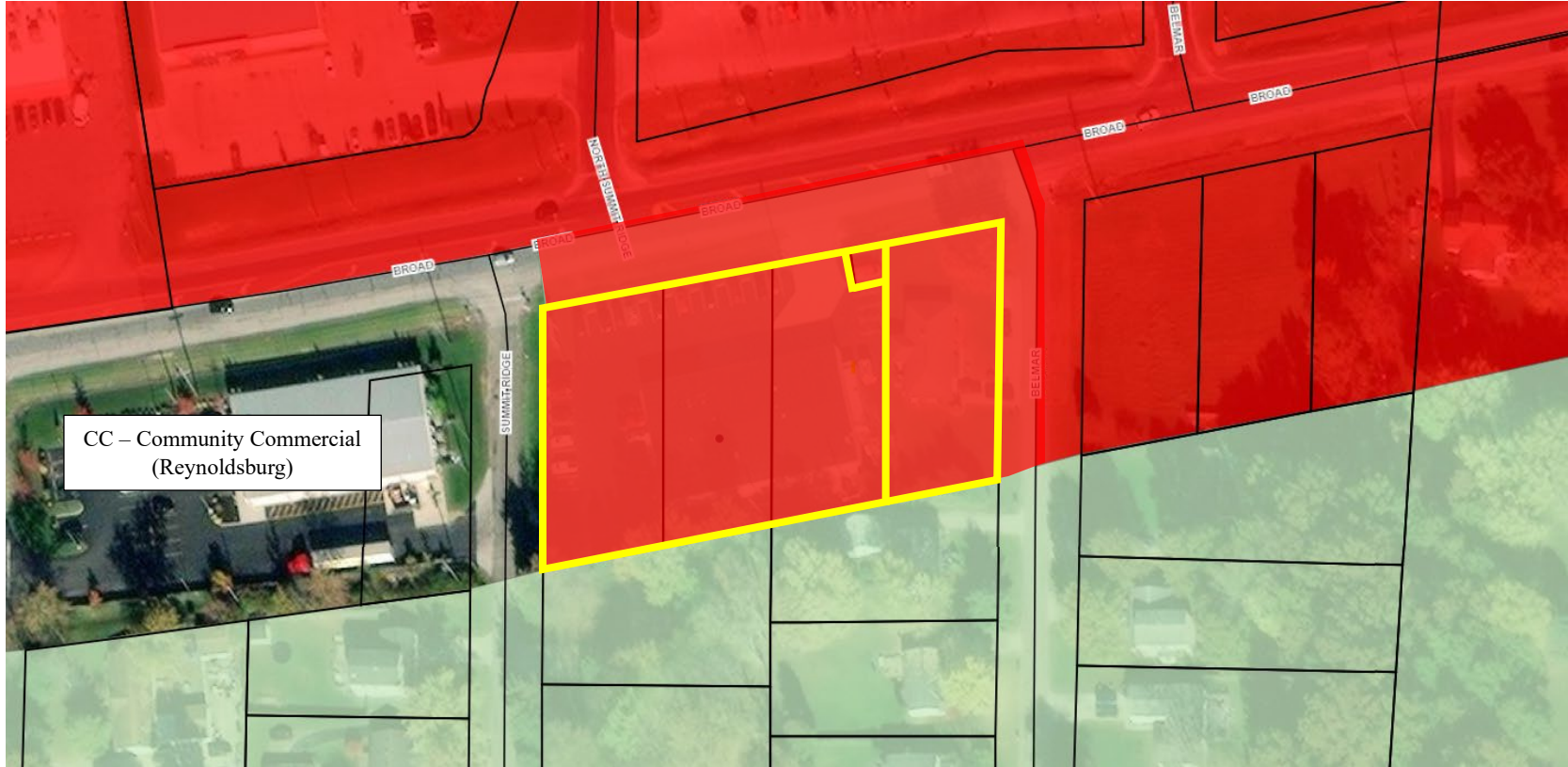


ORDINANCE 2024-4464 - EXHIBIT A



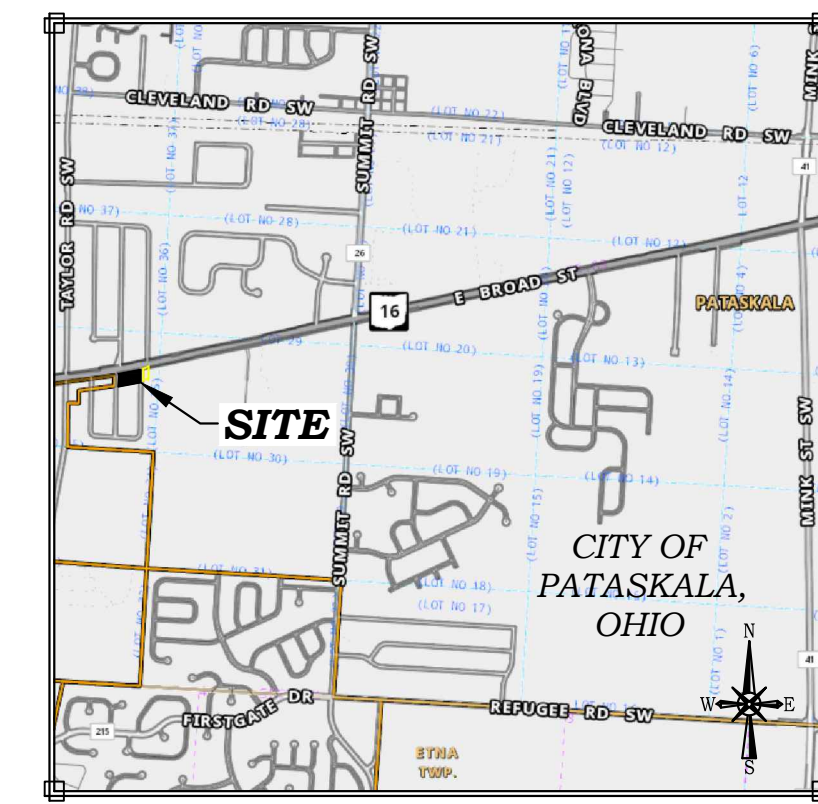
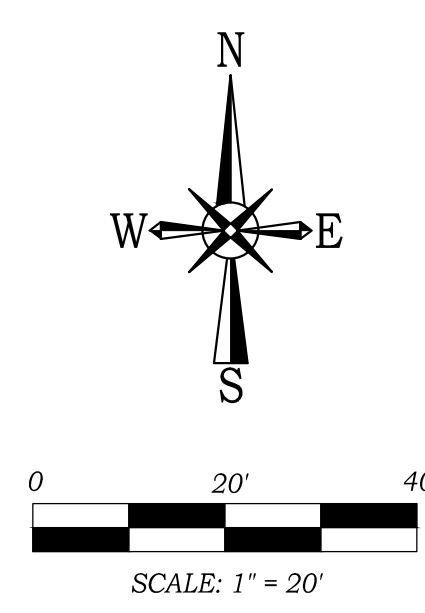
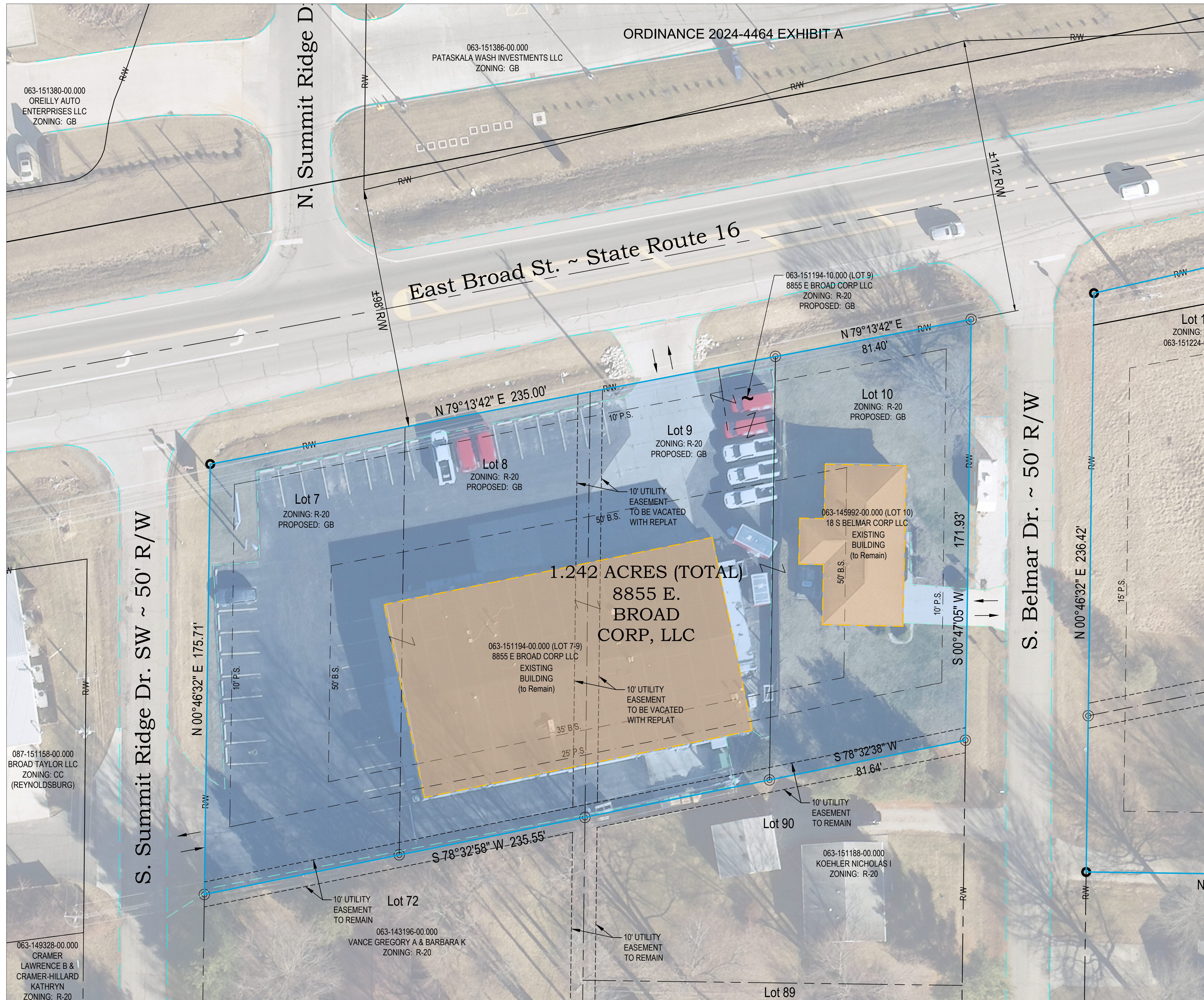
CURRENT ZONING – MEDIUM DENSITY RESIDENTIAL (R-20)

ORDINANCE 2024-4464 - EXHIBIT A



PROPOSED ZONING – GENERAL BUSINESS (GB)

ORDINANCE 2024-4464 EXHIBIT A



VICINITY MAP
N.T.S.

- SITE DATA:**
- SITE LOCATION: E. BROAD ST., PATASKALA, OH 43062
 - CURRENT OWNER: 8855 E. BROAD CORP, LLC
 - OWNER ADDRESS: 8855 E. BROAD ST., REYNOLDSBURG, OH 43068
 - 3 TOTAL TRACT: 1.252 ACRES (COMBINATION OF LOTS 7-10)
 - PIN NO: 063-151194-00.000, 063-151194-01.000 & 063-145992-00.000
- ZONING:**
- CURRENT ZONING: R-20 MEDIUM DENSITY RESIDENTIAL
 - PROPOSED ZONING: GB GENERAL BUSINESS
- MINIMUM BUILDING SETBACKS (B.S.):**
- FRONT: 50 FT
 - SIDE: 25 FT
 - REAR: 33 FT
- MINIMUM PAVEMENT SETBACKS (P.S.):**
- FRONT: 10 FT
 - SIDE: 10 FT
 - REAR: 25 FT
- FLOOD HAZARD: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - DFIRM MAP 39089C0407H, 5/2/2007**
- WATER & SEWER: SERVICED BY THE SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT.**

SCHUSTER
8855 E. BROAD CORP, LLC
(BREATH AIR SYSTEMS)
CITY OF PATASKALA

ZONING & REPLAT
EXHIBIT

NOT FOR RECORDATION, CONVEYANCES OR SALES

614-332-3998 / badger@badgerlandconcepts.com
 P.O. Box 8656 / Newark, Ohio 43058-8656

Project Number: **23-005** Date: **02/08/2024** Sheet: **1 of 2**