

Application #: 2025-02

Date: June 11, 2025

HARRISON TOWNSHIP ZONING DEPARTMENT
6750 OUTVILLE RD., PATASKALA, OHIO 43062 (740) 927-8277

APPLICATION FOR ~~VARIANCE~~ APPEAL

Applicant Name: Allen T. Lewis Phone #: (630) 740-2225
Mailing Address: 7676 Smoke Rd. City/State/Zip: Pataskala, OH 43062
Email Address: atlewismd@sfcOhio.com District & Parcel #: 025 - 069054-00.16
Zoning District: R-15/B-1 Existing Use: residential
Property Address: 7676 Smoke Rd. City/State/Zip: Pataskala, OH 43062
Zoning Code Article & Section # Variance applies to: Article 3 and Article 13.1
Description and nature of ^{Appeal} Variance request: (see attached) Notice of Appeal

The undersigned is applying for a Variance for the following use, said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, according to Article 4 Sections 4.12 through 4.18 of the Harrison Township Zoning Resolution.

Property Owner's Signature (Authorized Representative): Nick Cavalari Date: 6/11/25
(Nick Cavalari, attorney (614) 419-2252)

Attachments and supporting documentation needed:

- ✓ 1. A certified copy of the deed, from the Licking County Recorder's Office, showing the legal ownership of said property, and legal owner's consent if the applicant is not the legal owner.
- ✓ 2. A drawing of the proposed site for the variance showing the location of all buildings, parking & loading area, traffic access, traffic circulation, open spaces, landscaping, refuse & service areas, utilities, signs, & yards. Note additional information may be required by the BZA at the time of the hearing.
- ✓ 3. A narrative statement demonstrating that the requested variance conforms to the requirements of Article 4.12.1.a through 4.12.1.d for a Use Variance or Article 4.12.2.a through 4.12.2.g for an Area Variance.
- ✓ 4. Names & addresses of adjoining property owners within 500 feet of the property, including across the roadway. This list shall be typed or printed on mailing labels.

****Please attach fifteen (15) copies of the application & all supporting documentation.**

(For Township Use Only)

Date Received: 6-11-2025 Fee Paid: No Charge Check #: N/A Received by: [Signature]

Date Forwarded to BZA: _____ Publication Date: _____ BZA Hearing Date: _____

Variance Decision: ☐ Approved ☐ Approved with Conditions ☐ Denied

Comments/Conditions: _____

Zoning Inspector's Printed Name Zoning Inspector's Signature Date: _____

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Oct 10, 2023
01140000600000013000

TRANSFERRED

Oct 10, 2023
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: AB 2399.70

InstrID:202310100018490	10/10/2023
Pages:3	F: \$42.00
Bryan A. Long	11:35 AM
Licking County Recorder	T20230020274

SURVIVORSHIP DEED

FIRST OHIO TITLE INSURANCE BOX ① File # 70853STA

KNOW ALL MEN BY THE PRESENTS THAT; Caroline Huddleston, Married, Grantor(s), for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant, with general warranty covenants, to Allen T. Lewis and Kristin M. Lewis, Husband and Wife, Grantee(s), for their joint lives, remainder to the survivor of them, whose Tax Mailing Address will be Riverside Bank of Dublin, 555 Metro Place N, Ste 200, Dublin, Ohio 43017

The following described real property:

SEE ATTACHED EXHIBIT "A"

Parcel Number: 025-069054-00.016
Known as: 7676 Smoke Road
Pataskala, OH 43062

This conveyance is subject to all taxes and assessments which are now or may 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 201702160003103 and Instrument 200710250027802, of the Records of the office of the Recorder, Licking County, Ohio

Vicki Lynn Smith Spouse of Grantor hereby releases all rights of Dower therein.

Witness his/her/their hand(s) this 10/2/23

Caroline Huddleston
Caroline Huddleston
Vicki Lynn Smith
Vicki Lynn Smith

State of Ohio)
County of Licking) SS

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **Caroline Huddleston**, and **Vicki Lynn Smith** Spouse of Grantor who acknowledged that they/he/she did sign this Warranty Deed and the same is their/his/her free act and deed.

10/2/23 In Testimony Whereof, I have hereunto set my hand and official seal, this



Tami L. Williams
Notary Public, State of Ohio
My Commission Expires
May 25, 2025

[Signature]
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 # 70853STA

EXHIBIT "A"

Situated in he Township of Harrison, County of Licking, and the State of Ohio.

Being situated in Quarter Township Three (3), Township One (1), Range Fourteen (14) of the United States Military Lands, Harrison Township, Licking County, State of Ohio and being 11.328 acres of that land of record in Official Record 19, Page 519 and 1.155 acres of that land of record in Official Record Volume 18, Page 746 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning at an iron pin on the Lima- Harrison Township Line bearing South 0° 51' 27" West a distance of 850.79 feet from the Southwest corner of River Forest Estates of record in Plat Book 11, Page 35 in the Licking County Recorder's Office;

Thence from the place of beginning South 79° 00' 55" East a distance of 1444.69 feet to an iron pin;

Thence South 0° 24' 41" West a distance of 406.40 feet to an iron pin;

Thence South 89° 31' 40" East a distance of 1257.85 feet (passing over an iron pin at 1227.85 feet) to a point in the centerline of Smoke Road (Township Road 152);

Thence South 0° 24' 22" West along the centerline of Smoke Road a distance of 40.00 feet to a point;

Thence North 89° 31' 40" West a distance of 1297.86 feet (passing over an iron pin at 30.00 feet) to an iron pin;

Thence North 0° 24' 41" East a distance of 110.00 feet to an iron pin;

Thence North 79° 02' 31" West a distance of 1406.60 feet to an iron pin;

Thence North 0° 51' 27" East along the Lima-Harrison Township Line, being the Easterly boundary of Pearl Beeson (D.V. 564, Page 561) and Irina Angevine (D.V. 406, Page 188) a distance of 344.00 feet to the place of beginning-containing 12.483 acres.

The above description was prepared from a survey made by Samuel W. Vance, Registered Surveyor No. 6553 in July, 1984.

Be the same more or less, but subject to all legal highways.

SAVE AND EXCEPT easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

Parcel No. 025-069054-00.016

OnTrac Property Map



June 11, 2025

Owner Name & Acres

Centerline Labels

County Road

Township Road

Other Road Type

Interstate/US/State Route

Driveway

Interstates

Municipal Corporations

376 Feet

0.07 Miles

Jurisdictional Townships

Historical Townships Line

County Boundary

Licking County Auditor GIS

LICKING COUNTY TAX MAP

**IN THE BOARD OF ZONING APPEALS
HARRISON TOWNSHIP, OHIO**

Dr. Allen T. Lewis
7676 Smoke Rd.
Pataskala, OH 43062,
Appellant,

v.

Harrison Township Bd. Of Zoning Appeals
and Valerie L. Hans, Zoning Inspector,
6750 Outville Rd.
Pataskala, OH 43062,
Appellees.

NOTICE OF APPEAL

Allen T. Lewis (hereinafter "Appellant") hereby appeals to the Harrison Township Board of Zoning Appeals the decision of Harrison Township Zoning Inspector Valerie Hans denying Appellant's application for a home occupation at 7676 Smoke Road, Pataskala, Ohio. The June 2, 2025 letter denying Appellant's home occupation application received from Valerie Hans, Zoning Inspector for Harrison Township, is attached hereto as Exhibit A. Appellant meets the elements of the "Home Occupation" definition in Article 3 of the Harrison Township Zoning Resolution and home occupations are permitted uses in all residential districts under Article 13.1 of the Zoning Resolution.

Respectfully submitted,



Nicholas C. Cavalaris (0062344)
Of Counsel
Underhill & Hodge, LLC
8000 Walton Parkway, Suite 120
New Albany, OH 43054
(614) 335-9336, phone
nick@uhlfirm.com, email
Counsel for Appellant

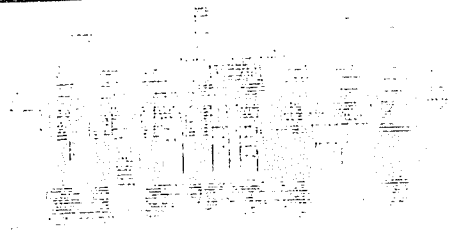
CERTIFICATE OF SERVICE

I hereby certify that an original copy of this Notice of Appeal was personally served upon the Harrison Township Board of Zoning Appeals, and Valerie Hans, Harrison Township Zoning Inspector, 6750 Outville Road, Pataskala, OH 43062 on this 11th day of June, 2025.



Nicholas C. Cavalaris
Counsel for Appellant

HARRISON TOWNSHIP



6750 Outville Road - Pataskala, OH 43062 Phone (740) 927-8277

June 2, 2025

Mr. Allen T. Lewis
7676 Smoke Rd., S.W.
Pataskala, OH 43062

Re: Home Occupation Permit Application for 7676 Smoke Rd., Pataskala, OH 43062

Dear Mr. Lewis,

After reviewing your Application for Home Occupation and the zoning regulations, I am not able to approve the application currently as a doctor's office is not a permitted use in the R-15 Residential District. Please be aware that you may choose to appeal this decision to the Harrison Township Board of Zoning Appeals in accordance with Article 4.10 of the Harrison Township Zoning Resolution.

Article 4.10 states, "Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Resolution may be taken by any person aggrieved or by any officer or bureau of the legislative authority of the Township affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) days after the decision by filing with the Zoning Inspector and with the Board of Zoning Appeals, a notice of appeal specifying the grounds upon which the appeal is being taken. The Zoning Inspector shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appeals form was taken."

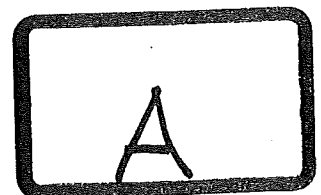
Please feel free to contact me at 740-927-8277 if you have any further questions or need additional assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "Valerie L. Hans".

Valerie L. Hans, Zoning Inspector

/vlh



TRUSTEES: Mark Van Buren, Eric Smith, Ray Foor **FISCAL OFFICER:** Carolyn Elder