

Application #: 2025-04

Date: 7-25-2025

## HARRISON TOWNSHIP ZONING DEPARTMENT

6750 OUTVILLE RD., PATASKALA, OHIO 43062 (740) 927-8277

### APPLICATION FOR CONDITIONAL USE PERMIT

Applicant Name: Sunny Smiles Daycare<sup>LLC</sup> Phone #: 740 919 1306  
Mailing Address: P.O. Box 276 City/State/Zip: Etna, OH, 43018  
Email Address: Sunnysmiles.Daycare District & Parcel #: 025 - 069438-00.001  
Zoning District: M-1 Existing Use: Vacant Commercial Bldg.  
Property Address: 6621 Outville Rd. S.W. City/State/Zip: Pataskala, OH 43062  
Zoning Code Article & Section # Conditional Use applies to: 16.2  
Description and nature of Conditional Use request: Request to use the property for  
a day care center

The undersigned is applying for a Conditional Use 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, pertaining to Article 4 Sections 4.19 through 4.23 of the Harrison Township Zoning Resolution.

Property Owner's Signature (Authorized Representative):

Date: 7/25/25

#### 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 conditional use 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 evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor fumes & vibration on adjoining property; & a discussion of the general compatibility with adjacent & other properties in the zoning district.
- ✓ 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: 7-25-2025 Fee Paid: 1,000.00 Check #: Counter Received by: 6621  
check

Date Forwarded to BZA: 7-25-2025 Publication Date: \_\_\_\_\_ BZA Hearing Date: \_\_\_\_\_

Conditional Use Decision: ☐ Approved ☐ Approved with Conditions ☐ Denied

Comments/Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Zoning Inspector's Printed Name

Zoning Inspector's Signature

DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER

Approved By JR Jan 04, 2021  
01140603202364010000

TRANSFERRED

Jan 05, 2021  
Michael L. Smith  
LICKING COUNTY AUDITOR  
SEC 319.902 COMPLIED WITH  
MICHAEL L. SMITH  
By: SLM 360.00

InstrID:202101050000207	1/5/2021
Pages:2 F: \$34.00	9:15 AM
Bryan A. Long	T20210000192
Licking County Recorder	

### GENERAL WARRANTY DEED

Sadi Yigitbasi, unmarried for valuable consideration paid, grants with general warranty

covenants, to Dezalovsky Investments, LLC, an Ohio Limited Liability

Company, whose tax mailing address is 850 North Hamilton Rd,

Gahanna, OH 43230 the following real property situated in the State of Ohio,

County of Licking, and in the Township of Harrison and bounded and described as follows:

Being the West One-half (W 1/2) of Lot Number Eighteen (18) in the VILLAGE OF OUTVILLE, OHIO, excepting three (3) feet off the north side thereof, as the same appears of record on the recorded plat of the said Village of Outville, Ohio, in Volume 2 at page 364 of the Plat Records of Licking County, Ohio.

Property Address: 6621 Outville Road, Pataskala, OH 43062

Permanent Parcel: 025-069438-00.001

Prior Instrument Reference: Deed filed for record and recorded as Instrument Number 200308120038820, Recorder's Office of Licking County, Ohio.

The warranties of this Deed are subject to any mortgages assumed by Buyer, such restrictions, conditions, easements and encroachments as do not materially adversely affect the use or value of the property, zoning ordinances and taxes and assessments, both general and special, not yet due and payable.



# OnTrac Property Map



July 25, 2025

Street Number Only

Owner Name & Acres

Sales - 2025

Sales - 2024

## Centerline Labels

Interstate/US/State Route

Licking County Auditor GIS

47 Feet

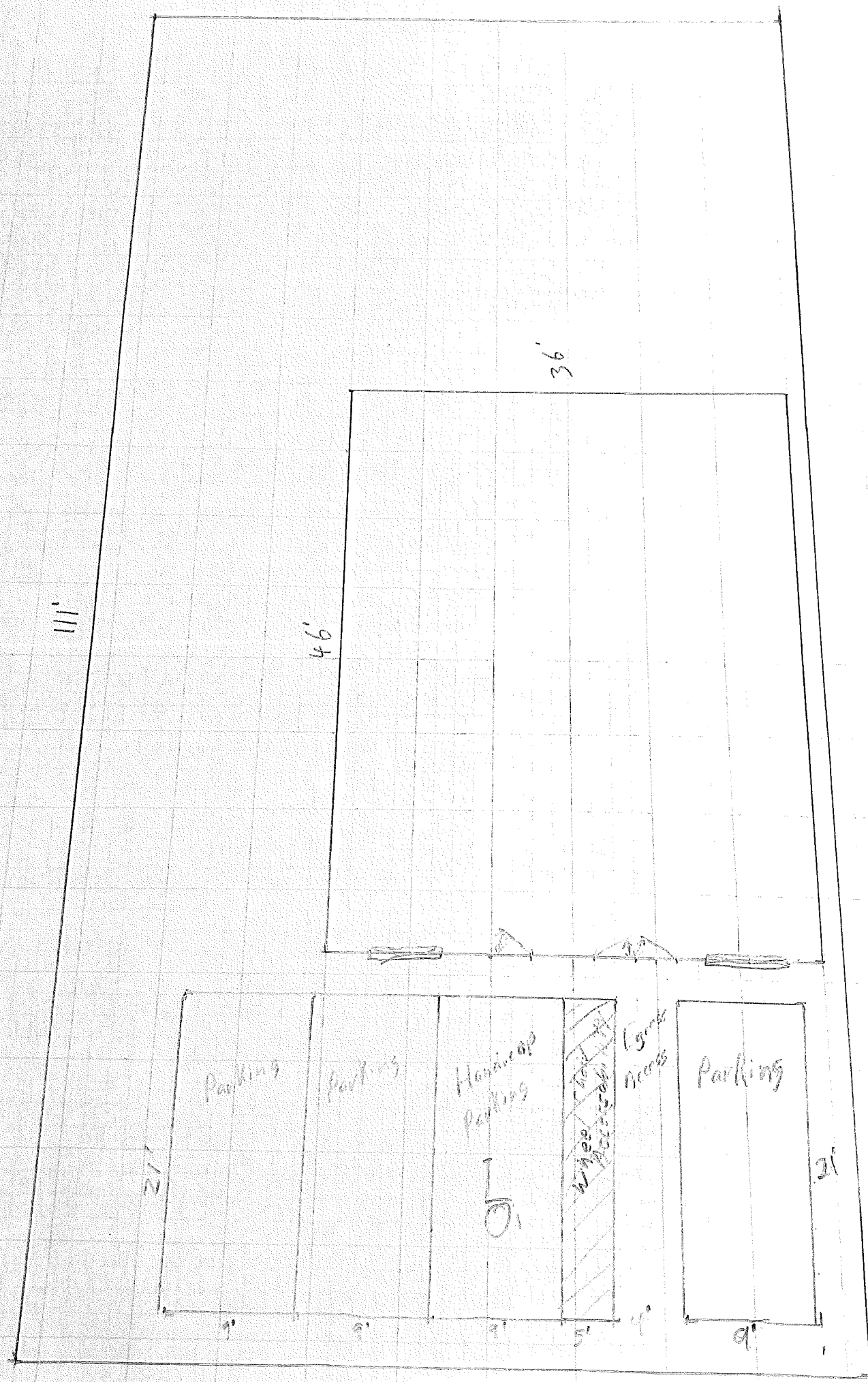
Driveway

## Interstates

Municipal Corporations

LICKING COUNTY TAX MAP





July 25, 2025

Harrison Township  
Valerie L. Hans, Zoning Inspector  
6750 Outville Rd., S.W.  
Pataskala, OH 43062

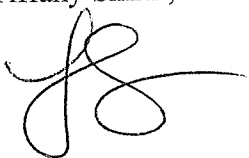
Dear Ms. Hans,

We are respectfully requesting a conditional use to operate a daycare in the M-1 Manufacturing District. The building we are planning to use is located at 6621 Outville Rd. and was formerly used as a pizza shop. We have already created a parking plan that meets all of the Harrison Township Zoning requirements. If approved, we are able to meet all other Harrison Township zoning requirements as well.

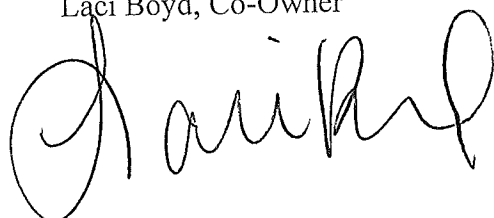
Please feel free to contact me at 740-919-1306 if you have any questions or need additional information.

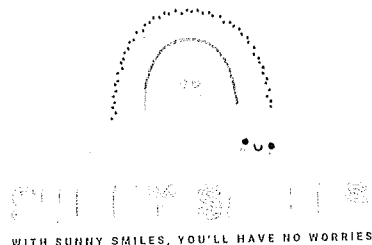
Respectfully submitted,

Tiffany Smith, Co-Owner

A handwritten signature in black ink, appearing to be 'Tiffany Smith', written in a cursive style.

Laci Boyd, Co-Owner

A handwritten signature in black ink, appearing to be 'Laci Boyd', written in a cursive style.



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## Vision & Philosophy Statement

At Sunny Smiles LLC, our vision is to provide a warm, nurturing, and inclusive environment where children can learn, laugh, and grow. Since opening our doors in November 2024, our center—founded and lovingly operated by Laci Boyd and Tiffany Smith—has flourished thanks to our dedication, passionate care, and growing reputation within the community. As we continue to expand, we are proud to have outgrown our current location and are excited about the opportunity to grow into a space that meets the evolving needs of our families.

Our philosophy is simple: children learn best through play and meaningful, structured activities. We believe in balancing creative freedom with guided learning, giving children the chance to explore, imagine, and engage in purposeful learning. Our teaching strategy includes daily morning lessons focused on shapes, colors, numbers, and letters, woven into weekly educational themes that spark curiosity and joy.

At the heart of Sunny Smiles is a strong foundation of trust, safety, and parent communication. Our number one priority is always the safety and well-being of the children in our care, and we strive to give parents peace of mind by maintaining high standards in all areas—from health practices to educational quality.

We are proud to reflect and celebrate diverse cultures and backgrounds, creating an environment that is inclusive, welcoming, and respectful of all families. We aim to make quality care accessible and affordable, ensuring that every child has the opportunity to thrive socially, cognitively, physically, and emotionally.

### Our Qualified Leadership:

- Tiffany Smith, co-owner, holds a Child Development Associate (CDA), with over 10 years of experience. She is certified in First Aid, CPR, Communicable Disease Control, and Child Abuse Prevention.