

Application #: 2025-03

Date: 7/21/25

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

APPLICATION FOR VARIANCE

Applicant Name: Michael Wilson Phone #: 540-354-6520
Mailing Address: 4821 Hazellen - ETNA Rd SW City/State/Zip: PATASKALA OH 43062
Email Address: MHWilson@AEP.COM District & Parcel #: -025068676-0.1000
Zoning District: HARRISON TWP Existing Use: Residence

Property Address: 4821 Hazellen - ETNA Rd SW City/State/Zip: PATASKALA OH 43062

Zoning Code Article & Section # Variance applies to: _____

Description and nature of Variance request: Large Land divide to split home/pond
From Rear of property to Add Reserve A Access to Rear Plat

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): Michael Wilson Date: 7/21/25

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 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)

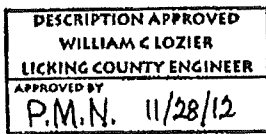
Date Received: 7-21-25 Fee Paid: 1,000.00 Check #: 101 Received by: [Signature]

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: _____



201211280028134
Pg: 6 \$60.00 T20120030713
11/28/2012 3:29PM MEPVALMER LAN
Bryan A. Long
Licking County Recorder



TRANSFERRED
Date November 28, 2012
M. O. Smith
Licking County Auditor

SEC 310.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY MW 624 00

SURVIVORSHIP DEED

Gail E. McPherson, unmarried, of Licking County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to Michael H. Wilson and Heidi C. Wilson, for their joint lives, remainder to the survivor of them, whose tax-mailing address is SIRVA Mortgage Inc., 6200 Oak Tree Blvd. Suite 300, Independence, Ohio 44131, the following real property:

SEE ATTACHED LEGAL EXHIBIT "A"

Parcel No. 025-069066-00.004
Known as: 4821 Hazelton Etna Road, Pataskala, OH 43062

Prior Instrument Reference: OFFICIAL RECORD 160, PAGE 30 AND
INSTRUMENT NUMBER 201104130007101, of the records of Licking County, Ohio.

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record. Except taxes and assessments, if any, now a lien and thereafter due and payable.

Signed and acknowledged by:

VALMER LAND TITLE AGENCY BOX
72131379

Gail E. McPherson
Gail E. McPherson

State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 16th day of November, 2012, by Gail E. McPherson the grantors.

Witness my official signature and seal on the day last above mentioned.



VALERIE S. LAMBERT
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 4-26-15

[Signature]
Notary Public

Prepared by:
Rhea E. Crank
811 Green Crest Dr., Suite 50
Westerville, OH 43081
File No. 72131379

Exhibit "A"
Legal Description
For File: 72131379

TRACT 1:

Situated in the State of Ohio, County of Licking and Township of Harrison and being further described as follows:

Being a part of Farm Lot 30, Section 2, Township 1-North, Range 14-West, and being more fully described as follows:

Commencing at a railroad spoke found in the centerline of S.R. 310 (Hazelton-Etna Road) at the southwest corner of Farm Lot 30;

Thence North 05 degrees 08' 08" East, along the centerline of S.R. 310, a distance of 581.60 feet to a railroad spike found at the northwest corner of a 5.012 acre tract owned by Edward Thomas Walker, as described in Deed Book 621, page 163; said railroad spike also marking THE TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence continuing along the centerline of S.R. 310, North 05 degrees 08' 08" East, a distance of 297.09 feet to a railroad spike found;

Thence South 84 degrees 22' 36" East, a distance of 30.09 feet to an iron pin set at the southwest corner of Lot 35 of Hillside Farm Estates, as shown and delineated upon a plat filed in Licking County Recorders Office, in Plat Book 11, page 104;

Thence South 84 degrees 35' 30" East, a distance of 310.49 feet to an iron pin found at the southeast corner of Lot 35;

Thence South 85 degrees 08' 48" East, a distance of 166.66 feet to an iron pin found at the southeast corner of Lot 36;

Thence South 84 degrees 13' 39" East, a distance of 180.83 feet to an iron pin found at the southwest corner of Lot 39;

Thence South 85 degrees 06' 24" East, a distance of 123.245 feet to an iron pin set;

Thence South 05 degrees 38' 03" West, a distance of 250.00 feet to an iron pin set;

Thence South 84 degrees 50' 06" East, a distance of 533.80 feet to an iron pin set;

Thence North 05 degrees 37' 00" East, a distance of 250.00 feet to an iron pin found at the southwest corner of Lot 42;

Thence South 84 degrees 32' 45" East, a distance of 332.00 feet to an iron pin found at the southeast corner of Lot 42;

Thence South 84 degrees 23' 00" East, a distance of 60.00 feet to an iron pin found at the southwest corner of Lot 5;

Thence South 84 degrees 37' 00" East, a distance of 126.32 feet to an iron pin set at the southwest corner of Lot 4;

Thence South 84 degrees 25' 45" East, a distance of 85.81 feet to an iron pin set;

Thence South 08 degrees 21' 50" West, a distance of 880.75 feet to an iron pin set on the south line of Farm Lot 30;

Thence South 84 degrees 46' 40" West, a distance of 948.58 feet to an iron pin set;

Thence North 07 degrees 21' 19" East, a distance of 435.25 feet to an iron pin set;

Thence South 84 degrees 46' 40" West (passing through an iron pin set at the northeast corner of a 5.00 acre tract owned by Mary W. Angevine as described in Deed Book 785, page 06, at 100.00 feet) a total distance of 420.00 feet to an iron pin set;

Thence North 05 degrees 16' 32" East, a distance of 146.16 feet to an iron pin set;

Thence North 84 degrees 43' 32" West (passing an iron pin set at the northeast corner of a 5.012 acre tract owned by Edward Thomas Walker as described in Deed Book 621, page 163, at 80.00 feet, and passing an iron pin found at 502.82 feet) a total distance of 532.82 feet to The True Place of Beginning;

Containing 24.378 acres more or less, subject to all easements, restrictions and rights-of-way of record;

Being part of the lands described in Deed Book 621, page 163, Licking County Recorders Office;

All iron pins described as set in the above description are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

The bearing system is based upon found survey markers in the centerline of S.R. 310, as shown in Plat Book 11, page 104, Licking County Recorders Office.

This description from survey taken March 28, 1984 by Franklin D. Stults, Registered Surveyor No. 4873.

EXCEPTING THERE FROM THE FOLLOWING THREE EXCEPTIONS:

Exception #1:

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

Being a part of Farm Lot 30, Section 2, Township 1-North, Range 14-West and being part of a 24.378 acre tract (Parcel G) as described in Deed Book 621 Page 163 and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of S.R. 310 (Hazelton-Etna Road) at the southwest corner of Farm Lot 30 (northwest corner of Farm Lot 31);

Thence along the centerline of said Hazelton-Etna Road, North 05° 08' 08" East a distance of 641.60 feet to a railroad spike set at THE TRUE PLACE OF BEGINNING of the herein described 2.722 acre tract;

Thence continuing along the centerline of said Hazelton-Etna Road North 05° 08' 08" East a distance of 237.09 feet to a railroad spike found at the southwest corner of Hillside Farm Estate as platted in Plat Book 11 Page 104 (said railroad spike being South 05° 05' 20" West a distance of 110.00 feet from a railroad spike found in the intersection of said Hazelton-Etna Road and Apple Blossom Road;

Thence along the southerly line of Hillside Farm Estates, South 84° 22' 30" East a distance of 30.09 feet to an iron pipe found at the southwest corner of Lot 35 of said Hillside Farm Estates;

Thence continuing along the southerly line of said Hillside Farm Estates, the following Two (2) courses and distances,

Course 1: South 84° 35' 30" East a distance of 310.49 feet to an iron pipe found at the southeast corner of Lot 35 (southwest corner of Lot 36);

Course 2: South 85° 08' 48" East a distance of 159.42 feet to a 5/8" solid iron pin set;

Thence leaving the southerly line of said Hillside Farm Estates, South 05° 08' 08" West a distance of 237.47 feet to a 5/8" solid iron pin set;

Thence North 84° 43' 32" West (passing over a 5/8" solid iron pin set at 470.00 feet) a total distance of 500.00 feet to THE TRUE PLACE OF BEGINNING.

Containing 2.722 acres more or less.

Subject to all easements, restrictions and rights of way of record.

For last conveyance refer to Deed Book 621 Page 163, Licking County Recorders Office. All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped Stults & Assoc. Bearing system based on markers found in the centerline of S.R. 310 taken from Plat Book 11 Page 104.

Exception #2:

Situated in the State of Ohio, County of Licking, Township of Harrison, being a part of Lot 30 located in the 2nd Quarter, Township -1, Range -14, United States Military Lands, and being 0.129 acres of that 21.656 acre tract as conveyed to Robert L. and Gail E. McPherson by deed of record in Official Record Volume 160, Page 30, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 0.129 acres being more particularly bounded and described as follows:

Beginning for reference at the point in the centerline of State Route 310, also known as Hazelton-Etna Road, marking the southwesterly corner of that 2.72 acre tract as conveyed to Fred K. and Linda S. Townsend by deed of record in Official Record Volume 418, Page 571;

Thence leaving said centerline, South 84° 45' 34" East, along the southerly line of said Townsend tract, passing an iron pin at 30.00 feet, a total distance of 499.55 feet to a 5/8" rebar found marking the southeasterly corner of said Townsend tract and being the True Point of Beginning for the following described 0.129 acre parcel;

Thence North 05° 05' 54" East, along the easterly line of said Townsend tract, a distance of 237.28 feet to a 5/8" rebar found marking the northeasterly corner of said Townsend tract and also being in the southerly line of Lot 36 of that subdivision entitled, "Hillside Farm Estates", of record in Plat Book 11, Page 104;

Thence along the southerly line of "Hillside Farm Estates" the following courses and distances;

South 84° 50' 22" East, a distance of 7.78 feet to the point marking the southeasterly corner of Lot 36 and the southwesterly corner of Lot 37; and ...

South 84° 27' 03" East, a distance of 16.05 feet to an iron pin set in southerly line of Lot 37;

Thence leaving the southerly line of Lot 37, South 05° 05' 54" West, a distance of 237.21 feet to an iron pin set;

Thence North 84° 45' 34" West, a distance of 23.83 feet to the True Point of Beginning and containing 0.129 acres, more or less, according to a survey made by Jobes Henderson & Associates, Inc., during February of 1997.

All iron pins set are rebar 5/8" in diameter by 30" in length, with red identification caps marked "J&H, PS#6878".

The bearings in the above description are based upon the bearings shown on the plat of that subdivision entitled, "Hillside Farm Estates", of record in Plat Book 11, Page 104.

Subject to all valid and existing easements, restrictions, and conditions of record.
Lawrence E. Ball, P.S. Reg. Surveyor No. 6878, March 3, 1997.

This conveyance is made subject to a driveway easement set forth in Instrument #200001110001222.

Exception #3:

Situated in the Township of Harrison, County of Licking, State of Ohio, being part of Lot 30, Section 2, Township 1, Range 14 of the United States Military Lands, and being more particularly bounded and described as follows:

Beginning at the Southwest corner of Lot #42 of the Hillside Farm Estates as recorded in Plat Book 11, Page 104 of the Licking County Plat Records;

Thence S 84° 32' 45" E along the south line of said Lot #42, 332.00 feet to the Southeast corner of said Lot #42;

Thence South 5° 37' 00" West, 125 feet to an existing iron pin;

Thence North 84° 32' 45" West 332.00 feet, to an existing iron pin in the southeasterly corner of the John R. & Sandra A. Hopler property, (Deed Reference: Official Records Book 218, Page 299 of the Licking County Deed Records);

Thence North 5° 37' 00" East, 125 feet, along the easterly line of the said Hopler property to the point of beginning, containing 0.939 acres, more or less.

Subject to all valid and existing easements, restrictions, and conditions of record.

TRACT 2:

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

Parcel #1

Being a part of Farm Lot 30, Section 2, Township 1-North, Range 14-West, and being more fully described as follows:

Commencing at an iron pin found at the southwest corner of Lot 41 of Hillside Farm Estates, as shown and delineated upon plat filed in the Licking County Recorder's Office, in Plat Book 11, Page 104;

Thence South 05 degrees 38' 03" West a distance of 125.00 feet to an iron pin set, marking THE TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence South 85 degrees 46' 37" East a distance of 183.77 feet to an iron pin set;

Thence South 05 degrees 37' 00" West a distance of 125.00 feet to an iron pin set;

Thence North 85 degrees 46' 37" West a distance of 183.80 feet to an iron pin set;

Thence North 05 degrees 38' 03" East a distance of 125.00 feet to The True Place of Beginning;

Containing 0.527 of an acre more or less, subject to all easements, restrictions and rights of way of record, Being part of the lands described in Deed Book 621, page 163, Licking County Recorder's Office;

All iron pins described as set in the above description are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC."

The bearing system is based upon found survey markers in the centerline of S.R. 310 as shown in Plat Book 11, page 104, Licking County, Recorder's Office.

Parcel #2

Being a part of Farm Lot 30, Section 2, Township 1-North, Range 14-West, and being more fully described as follows:

Commencing at an iron pin found at the southwest corner of Lot 41 of Hillside Farm Estates, as shown and delineated upon a plat filed in the Licking County Recorder's Office, in Plat Book 11, page 104;

Thence South 05 degrees 38' 03" West, a distance of 125.00 feet to an iron pin set, marking THE TRUE PLACE OF BEGINNING of the tract herein to be described;

Thence South 05 degrees 38' 03" West a distance of 125.00 feet to an iron pin set;

Thence North 84 degrees 50' 06" West a distance of 350.00 feet to an iron pin set;

Thence North 05 degrees 38' 03" East a distance of 125.00 feet to an iron pin set;

Thence South 84 degrees 50' 06" East a distance of 350.00 feet to The True Place of Beginning;

Containing 1.004 acres more or less, subject to all easements, restrictions and rights-of-way of record;

Being part of the lands described in Deed Book 621, page 163, Licking County Recorder's Office;

All iron pins described as set in the above description are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

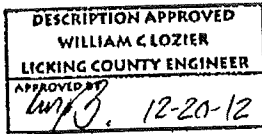
The bearing system is based upon found survey markers in the centerline of S.R. 310 as shown in Plat Book 11, page 104, Licking County Recorder's Office.

Both above-described parcels being from a survey taken March 28, 1984 by Franklin D. Stults, Registered Surveyor No. 4873.

CONTAINING IN ALL 20.588 ACRES MORE OR LESS

Known As: 4821 Hazelton Etna Road, Pataskala, OH 43062
Parcel No. 025-069066-00.004





201212200030259
Pgs 1 \$28.00 T20120032673
12/20/2012 10:51AM BXAYES BOX
Bryan A. Long
Licking County Recorder



TRANSFERRED
Date December 20, 2012
Michael L. Smith
Licking County Auditor
SEC. 319.202 COMPLIED WITH
MICHAEL L. SMITH, AUDITOR
BY BF \$8.00

GENERAL WARRANTY DEED

Fred K. Townsend and Linda S. Townsend, husband and wife, of Licking County, Ohio, for valuable consideration paid, grants with general warranty covenants to **Michael H. Wilson and Heidi C. Wilson**, husband and wife to be held for their joint lives, remainder to the survivor of them, whose tax mailing address is 4821 Hazelton-Etner Rd Pataskala, OH 43062, the following real property:

Situated in the State of Ohio, the County of Licking, the Township of Harrison,

Being RESERVE "A" of the HILLSIDE FARMS ESTATE, according to the recorded plat thereof as shown in Plat Book 11, page 104 of the Licking County Plat Records.

Prior Deed Reference: Book 178, Page 109, Licking County Recorder's Office, Licking County, Ohio.

Also known as: 0 Apple Blossom Road, Pataskala, Ohio 43062
Auditor's Parcel #025-068676-01.000

Excepting conditions, easements, restrictions, rights of way and zoning and other governmental regulations of record and taxes and assessments not yet due and payable which Grantees assume and agree to pay as a part of the consideration herein.

Executed this 19th day of December, 2012.

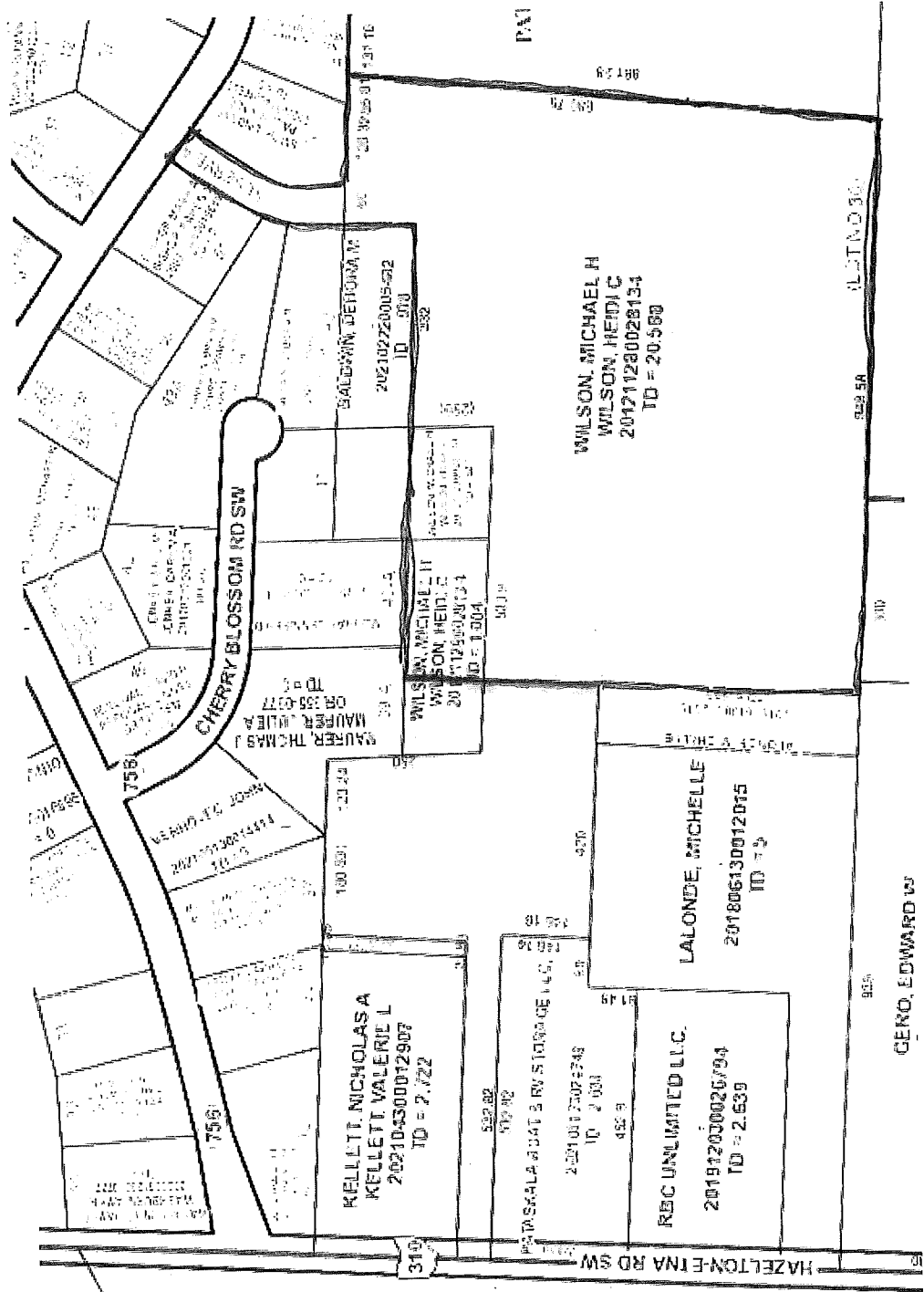
Fred K. Townsend
Fred K. Townsend

Linda S. Townsend
Linda S. Townsend

State of Ohio
County of Licking SS:

The foregoing instrument was acknowledged before me this 19th day of December, 2012 by Fred K. Townsend and Linda S. Townsend.

Laurie Wells
NOTARY PUBLIC
LAURIE WELLS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.
Prepared by
Laurie Wells, Esq.
Hayes Law Offices
195 E. Broad St., Pataskala, OH 43062
740.927.2927



July 21, 2025

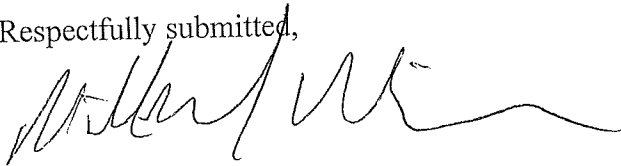
Harrison Township
Valerie L. Hans, Zoning Inspector
6750 Outville Rd., S.W.
Pataskala, OH 43062

Dear Ms. Hans,

We are respectfully requesting a variance to reconfigure our 2 parcels of land. Parcel A where the existing home is located will have 56 feet of road frontage each on Hazelton Etna Road. Parcel B which is vacant land will have 60 feet of road frontage on Apple Blossom Lane. If approved, we are able to meet all other Harrison Township zoning requirements.

Please feel free to contact me at 614-381-3584 if you have any questions or need additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mike Wilson", with a long horizontal flourish extending to the right.

Mike Wilson