

St Albans Township

Alexandria, OH 43001

APPLICATION FOR Rezoning

APPLICATION NUMBER _____

1. Name of Applicant John F. Kelly and Judi S. Kelly Trustees
Mailing Address 2736 Hazelton - Etna r.d Alexandria, OH 43001
Phone # Home _____
Business _____
Cell 614-554-5728
Email address John@jfkinc.net
2. Existing Use Residential Proposed Use Commercial
3. Current Zoning Residential, agricultural Proposed Zoning Commercial
4. Property Location 2736 Hazelton - Etna r.d
Alexandria, OH 43001

Required to submit with application

1. A vicinity at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Inspector may require.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. A list of all property owners and their mailing addresses who are within, contiguous to, directly across the street from the parcel(s) proposed to be rezoned.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee as established according to the St Albans Zoning Resolution, non-refundable.
6. A current legal description of the property proposed for zoning amendment.
7. List of all property owners and their mailing addresses who are within, contiguous to, directly across the street from the parcel(s), for which the application for Rezoning is being filed with the St. Albans Zoning Inspector.

~~~~~  
For Official Use Only

Date Issued \_\_\_\_\_ Date of Notice to parties of Interest \_\_\_\_\_ Date of Check \_\_\_\_\_

## John and Judi Kelly

2736 Hazelton-Etna rd. Alexandria, OH 43001

614-554-5728

We would like to rezone our property from residential/ agricultural use to commercial use in accordance with the future comprehensive plan showing my property as commercial use.

Property description is 066-317640-00.000 7.45 Acres

Kelly, John F. & Judi S Trustees

Thank you

John F. Kelly

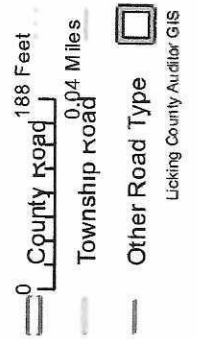
Judi S. Kelly

# OnTrac Property Map



August 12, 2024

- Street Number Only
- Owner Name & Acres
- Sales - 2024
- Sales - 2023
- Centerline Labels
- Interstate/US/State Route
- Driveway
- Interstates
- Other Road Type
- Municipal Corporations







### FIND YOUR PARCEL

Owner

Trouble Searching?

066-317640-00.000

KELLY JOHN F & JUDI S TRUSTEES

2736 HAZELTON-ETNA RD

ALEXANDRIA, OH 43001

Acres: 7.45

7.450 AC LOT 26 & 27 R14 T2 Q2

Land: \$139,300

Improv: \$211,200

Total: \$350,500

Transfer Date: 05/09/2022

Amount: \$0

Conveyance: 11111

Valid Sale: No

Homestead: No

Owner Occ: Yes

Foreclosure: No

Certified Delq: No

# Fiduciary's Deed

Statutory Form Ohio Revised Code Section 5302.09

KNOW ALL MEN BY THESE PRESENTS THAT John F. Kelly and Judi S. Kelly, Trustees of the John F. and Judi S. Kelly Living Trust dated April 17, 2009, Grantors, by the power conferred by the trust agreement, and every other power, for Ten and 00/100 Dollars (\$10.00) paid, grant with fiduciary covenants to John F. Kelly and Judi S. Kelly, Trustees of the John F. and Judi S. Kelly Living Trust dated April 17, 2009, whose tax mailing address is 2736 HAZELTON-ETNA RD, ALEXANDRIA, OH 43001, the following real property: situated in the Township of St. Albans, County of Licking, State of Ohio:

See attached Exhibit "A" for Legal Description.

Permanent Parcel No(s): 066-317640-00.

out of 66-317640-00.000  
66-317634-00.001

Prior Instrument Reference: Instrument Number 200905070009712.

IN WITNESS WHEREOF, the Grantors hereunto set their hands the 13 day of APRIL, 2022.

### GRANTORS:

1623542  
Stewart Title Company  
259 W. Schrock Road  
Westerville, OH 43081

2023

[Signature]  
John F. Kelly, Trustee

[Signature]  
Judi S. Kelly, Trustee

STATE OF OHIO            )  
FRANKLIN COUNTY        ) SS

BEFORE ME, a Notary Public in and for said County and State, personally appeared John F. Kelly and Judi S. Kelly and acknowledged that they did sign this instrument and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 13 day of APRIL, 2022. This is an acknowledgment clause, No oath or affirmation was administered to the signer(s).



JOSEPH E. BUDDE  
Notary Public-State of Ohio  
Attorney-at-Law, Lifetime Commission

[Signature]  
NOTARY

This Instrument Prepared By:  
JOSEPH E. BUDDE, ESQ., Atty.Reg.No. 0004666  
259 W SCHROCK RD  
WESTERVILLE, OH 43081  
614-764-0000  
Joe@BuddeRealEstateLaw.com

## EXHIBIT A

DESCRIPTION  
7.450 ACRE SPLIT

Situated in part of Lot 26 and in part of Lot 27, 2nd Quarter, Township 2 North, Range 14 West, United States Military Lands, St. Albans Township, County of Licking, State of Ohio, and being part PARCEL ONE and PARCEL TWO of the John F. and Judi S. Kelly Trustees lands, as recorded in Instrument Number 200905070009712, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at a railroad spike found at the centerline intersection of Hazelton Etna Road, a.k.a. State Route 310, and Jug St. Road, a.k.a. County Road 22, said point being the southwest corner of the Sharon L. Covert Trustee parcel, as recorded in Instrument Number 202202140003715;

Thence, North  $03^{\circ} 03' 37''$  East, 130.00 feet, along the centerline of said Hazelton-Etna Road, to a point, said point being the northwest corner of said Covert parcel, said point being the **True Point of Beginning** for the parcel herein described;

Thence, North  $03^{\circ} 03' 37''$  East, 384.04 feet, continuing along the centerline of said Hazelton-Etna Road, to a point;

Thence, North  $03^{\circ} 36' 08''$  East, 218.50 feet, continuing along the centerline of said Hazelton-Etna Road, to a point, said point being the southwest corner of the Kevin C. and Bridgett J. Reeves parcel, as recorded in Instrument Number 201308220021620;

Thence, South  $86^{\circ} 05' 03''$  East, 360.94 feet, along the south line of said Reeves parcel, passing a  $5/8''$  dia. iron pin found at 30.00 feet, to an iron pin set at the southeast corner of said Reeves parcel;

Thence, South  $86^{\circ} 05' 03''$  East, 324.44 feet, across said PARCEL ONE, to an iron pin set on the west line of the Patricia J. Bennett parcel, as recorded in Instrument Number 201807030013578;

Thence, South  $03^{\circ} 26' 12''$  West, 332.50 feet, along the west line of said Bennett parcel, to a  $5/8''$  dia. iron pin found at the northeast corner of the Susan J. Dalton parcel, as recorded in Instrument Number 201401090000639;

Thence, North  $86^{\circ} 05' 27''$  West, 326.15 feet, along the north line of said Dalton parcel, to a  $5/8''$  dia. iron pin found at the northwest corner of said Dalton parcel;

Thence, South  $03^{\circ} 43' 53''$  West, 269.93 feet, along the west line of said Dalton parcel, to a pin set at the northeast corner of said Covert parcel;


Thence, North  $86^{\circ} 05' 27''$  West, 355.95 feet, along the north line of said Covert parcel, passing an iron pin set at 325.94 feet, to the **True Point of Beginning**.

Containing 7.450 Acres, more or less, 4.967 acres in Parcel Number 66-317640-00.000 & 2.483 acres in Parcel Number 66-317634-00.001, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the supervision of Todd D. Willis in February 2022,  
Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

  
2-25-2022

## John and Judi Kelly

2736 Hazelton-Etna rd. Alexandria, OH 43001  
614-554-5728

These are my surrounding property owners contiguous to and directly across the street.

David Stylger

9056- Jug st.

Alexandria OH 43001

Patricia Bennett

8840 - Jug st.

Alexandria .OH 43001

Anthony Foshee

8725- Hazelton-Etna rd.

Alexandria OH 43001

Kevin and Bridgette Reeves

2548-Johnstown -Alexandria Rd.

Alexandria OH 43001

Susan Dalton

8856- Jug st.

Alexandria OH 43001

Thank you

John Kelly

Judi Kelly



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### FIND YOUR PARCEL

Owner

Trouble Searching?



066-319710-00.000  
 STYGLER DAVID A II  
 9056 JUG STREET RD  
 ALEXANDRIA, OH 43001

Acres: 1.06  
 1.06 AC LOT 27 2ND RING  
 2ND DIV R14 T2 Q2

Land: \$46,200  
 Improv: \$98,700  
 Total: \$144,900

Transfer Date: 06/16/2022  
 Amount: \$0  
 Conveyance: 99999  
 Valid Sale: No

Homestead: No

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Homestead



Taxes



Other



### FIND YOUR PARCEL

Owner

Trouble Searching?



066-320316-00.000  
FOSHEE ANTHONY H  
2735 HAZELTON-ETNA  
RD  
ALEXANDRIA, OH 43001

Acres: 3.03  
3.03 AC LOT 27 2ND RING  
2ND DIV R14 T2 Q2

Land: \$88,900  
Improv: \$155,000  
Total: \$243,900

Transfer Date: 05/09/2018  
Amount: \$0  
Conveyance: 99999  
Valid Sale: No



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### FIND YOUR PARCEL

Owner

Trouble Searching?

066-318834-00.001  
REEVES KEVIN C &  
BRIDGETT J  
HAZELTON-ETNA RD  
ALEXANDRIA, OH 43001

Acres: 63.79  
63.791 AC LOT 26 & 27  
2ND RNG 2ND DIV R14 T2  
Q2

Land: \$559,900  
Improv: \$0  
Total: \$559,900

Transfer Date: 05/09/2022  
Amount: \$0  
Conveyance: 11111  
Valid Sale: No

Homestead: No  
Owner Occ: No

Foreclosure: No  
Certified Delq: No

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### FIND YOUR PARCEL

Owner ▼

Trouble Searching?

066-317634-00.002  
 DALTON SUSAN J  
 8856 JUG STREET RD  
 ALEXANDRIA, OH 43001

Acres: 3.00  
 3.00 AC LOT 26 2ND RNG  
 2ND DIV R14 T2 Q2

Land: \$94,000  
 Improv: \$201,300  
 Total: \$295,300

Transfer Date: 01/09/2014  
 Amount: \$0  
 Conveyance: 99999  
 Valid Sale: No

Homestead: No  
 Owner Occ: Yes

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

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Other



### FIND YOUR PARCEL

Owner

Trouble Searching?

066-317634-00.000  
BENNETT PATRICIA J  
8840 JUG STREET RD  
ALEXANDRIA, OH 43001

Acres: 21.28  
21.2828 AC LOT 26 R14  
T2 Q2

Land: \$163,400  
Improv: \$283,900  
Total: \$447,300

Transfer Date: 07/03/2018  
Amount: \$0  
Conveyance: 99999  
Valid Sale: No

Homestead: Yes  
Owner Occ: Yes

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

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