



## CITY OF PATASKALA PLANNING & ZONING COMMISSION

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### STAFF REPORT

August 3, 2016

#### TCOD Application TCOD-16-004

<b>Applicant:</b>	Jeff Mogavero
<b>Owner:</b>	Jeff Mogavero
<b>Location:</b>	11377 Broad Street
<b>Acreage:</b>	4 acres
<b>Zoning:</b>	GB – General Business District
<b>Request:</b>	Requesting approval of a Transportation Corridor overlay District application pursuant to Section 1259.07 of the Pataskala Code.

#### Description of the Request:

The applicant is seeking approval of a Transportation Corridor Overlay District application for a 4,480 square foot expansion of an existing pole building and an extension of the driveway.

#### Staff Review:

The property currently contains 1,160 square foot single-family home and an 888 square foot garage built in 1940, a 624 square foot garage constructed in 1958 and a 6,400 square foot pole building constructed in 1997. The applicant is proposing to construct a 40 foot by 112 foot (4,480 square foot) addition to the southern side of an existing pole building. The addition would increase the total size of the pole building to 10,880 square feet.

The applicant is also planning on adding a new driveway extension off of the existing driveway that would lead to the pole building expansion. The driveway would be approximately 6,241 square feet in size.

The proposed pole building extension would fail to meet the minimum required side yard setback of 25 feet in the GB – General Business district. At the furthest point, the pole building expansion would be 24 feet from the side property line. The applicant's site plan does not indicate the setback distance from the closest point. As a result, the Planning and Zoning Commission would have to waive the setback requirement should the application be approved.

In November of 2015 the Board of Zoning Appeals revoked the applicant's conditional use permit that allowed the property to be used for automotive repair because the applicant did not abide by the conditions of approval. Therefore, the applicant would not be permitted to use the property for automotive repair, or related uses, without first obtaining a conditional use permit. The applicant has indicated the pole building addition and driveway will not be used for commercial purposes at this time, but plans on obtaining a conditional use in the future to operate an automotive repair business. At this

time the project is for residential purposes only, but because of the property's location, approval from the Transportation Corridor Overlay District is required.

**Surrounding Area:**

Direction	Zoning	Land Use
North	AG – Agricultural	Farm Field
East	GB – General Business	Vacant
South	AG – Agricultural	Farm Field
West	GB – General Business	Commercial Complex

**Department and Agency Review**

- Zoning Inspector – No comments
- City Engineer – See attached
- SWLCWSD – No comments
- Police Department – No comments
- Public Service Director – No comments
- West Licking Joint Fire District – No comments
- Licking Heights Schools – No comments

**Modifications:**

Should the Board choose to approve the applicant's request, the following modifications may be considered:

1. The site plan shall be updated to include the following:
  - a. The distance between the south east corner of the proposed pole building expansion and the eastern property line.
  - b. L2 landscaping along Broad Street from the existing driveway to the eastern property line pursuant to Section 1283.07 of the Pataskala Code.
  - c. The dimensions of the space in front of the pole building expansion and proposed landscaping pursuant to Section 1259(G)(4) of the Pataskala Code.
  - d. An eight (8) foot paved multi-use path from the existing driveway to the eastern property line. A fee in-lieu of construction may be considered.
2. No commercial activity shall be conducted from the property unless the appropriate permits are obtained.
3. The pole building addition shall not cause drainage issues on the abutting properties.
4. The applicant shall work with the Zoning Inspector to address any zoning violations on the property and shall have them resolved within one (1) year of the date of approval.
5. The pole building addition, driveway addition, multi-use path and landscaping shall be constructed within one (1) year of the date of approval.

6. The applicant shall receive all necessary permit from the City of Pataskala and the Licking County Building Department prior to the construction of the pole building addition, driveway and multi-use path.

**Resolution:**

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to (approve/disapprove) a Transportation Corridor Overlay District Application pursuant to Section 1259.07 of the Pataskala Code for application TCOD-16-004 ("with the following modifications" if modifications are to be placed on the approval)."

**From:** [Jim Roberts](#)  
**To:** [Scott Fulton](#); [Alan Haines](#)  
**Cc:** [Scott Haines](#); [Lisa Paxton](#)  
**Subject:** August BZA  
**Date:** Friday, July 15, 2016 2:10:40 PM

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Gentlemen,

Per your request, JHA has reviewed the application TCOD-16-004 (11377 Broad Street) that is on the agenda for the August 3, 2016 BZA meeting. We do not have any major comments, but do offer a couple of thoughts for consideration:

1. The drawing shows the new structure encroaching over the set-back line for the property. This would presumably require a separate variance to the set-back limits.
2. The owner will need to ensure the new structure does not direct any drainage to the abutting property.
3. No easements are shown on the drawing, but the owner must ensure that there are no existing easements that are impacted by this building.
4. Just an item for consideration:
  - a. The Tax Map indicates that the Right-of-Way for Broad Street is only 60' wide at this property, and is narrower than the R/W on both sides of the property. For a roadway as major as Broad Street, the city will ultimately need to have a widening project that would require a R/W wider than 60'.
    - i. This would then put the new building even closer to a new set-back limit if additional right-of-way is acquired.
    - ii. The city may want to approach the property owner now to see if we can clean up the property line.

These are our only comments. Please let us know if there are any questions or we can help in any other way.

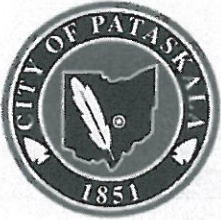
Thank you for the opportunity to work with the city on this project.

Have a great weekend! JIm

**James G. Roberts, P.E.**  
PRESIDENT

**Jobes Henderson**  
A HULL COMPANY

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[www.hullinc.com](http://www.hullinc.com)



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers  
621 West Broad Street  
Pataskala, Ohio 43062

### TRANSPORTATION CORRIDOR OVERLAY DISTRICT APPLICATION

(Pataskala Codified Ordinances Chapter 1259)

Property Information	
Address: 11377 East Broad St.	
Parcel Number: 063-140976-01.000	
Zoning: GB	Acres: 4
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number:
TCOD-16-004
Fee:
\$150.00
Filing Date:
7-11-16
Hearing Date:
8-3-16

Applicant Information		
Name: Jeff Mogavero		
Address: 11377 Broad St		
City: Pataskala	State: OHIO	Zip: 43062
Phone: 614-738-4506	Email:	

Owner Information		
Name: Same Applicant		
Address:		
City:	State:	Zip:
Phone:	Email:	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Development Plan
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/> Area Map

Transportation Corridor Overlay District Information
Describe the Project:
ADDITION TO EXISTING POLE BARN

## Documents to Submit

**Transportation Corridor Overlay District Application:** Submit 14 copies of the T.C.O.D. application.

**Development Plan:** Submit 14 copies of a development plan including the following:

- All proposed structures including square footage, entrances, service and pedestrian areas.
- All points of ingress and egress onto public roadways, traffic flow patterns, traffic control points and traffic safety measures as required in Section 1259.05A.
- A traffic study of the affected area according to Ohio Department of Transportation standards.
- A parking layout including vehicular and pedestrian routes.
- All proposed landscaping including type, size, materials, locations and berms in accordance with Section 1259.05G.
- Location, dimensions and design of all signage.

**Site Plan:** Submit 14 copies of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions of the lot.
- Location and dimensions of all existing and proposed buildings and structures.
- The proposed use of all parts of the lot and structures.
- All reserve parcels and anticipated development phases.
- The use of land and location of structures on adjacent property within 100 feet of the property line.
- Existing trees that are six (6) inches or greater in diameter measured five (5) feet above the ground located within the setback.

**Deed:** Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at [www.lcounty.com/rec](http://www.lcounty.com/rec).

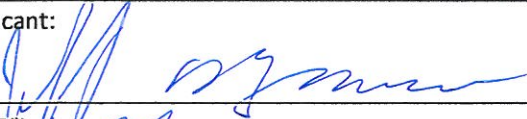
**Address List:** Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.

**Area Map:** Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at [www.lcounty.com/taxparcelviewer/default](http://www.lcounty.com/taxparcelviewer/default).

## Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this Transportation Corridor Overlay District request.

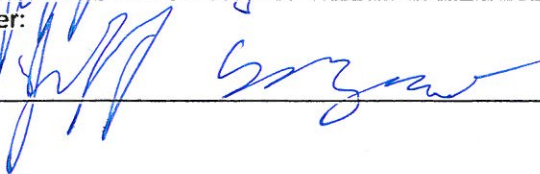
Applicant:



Date:

7/11/16

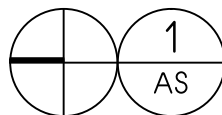
Owner:



Date:

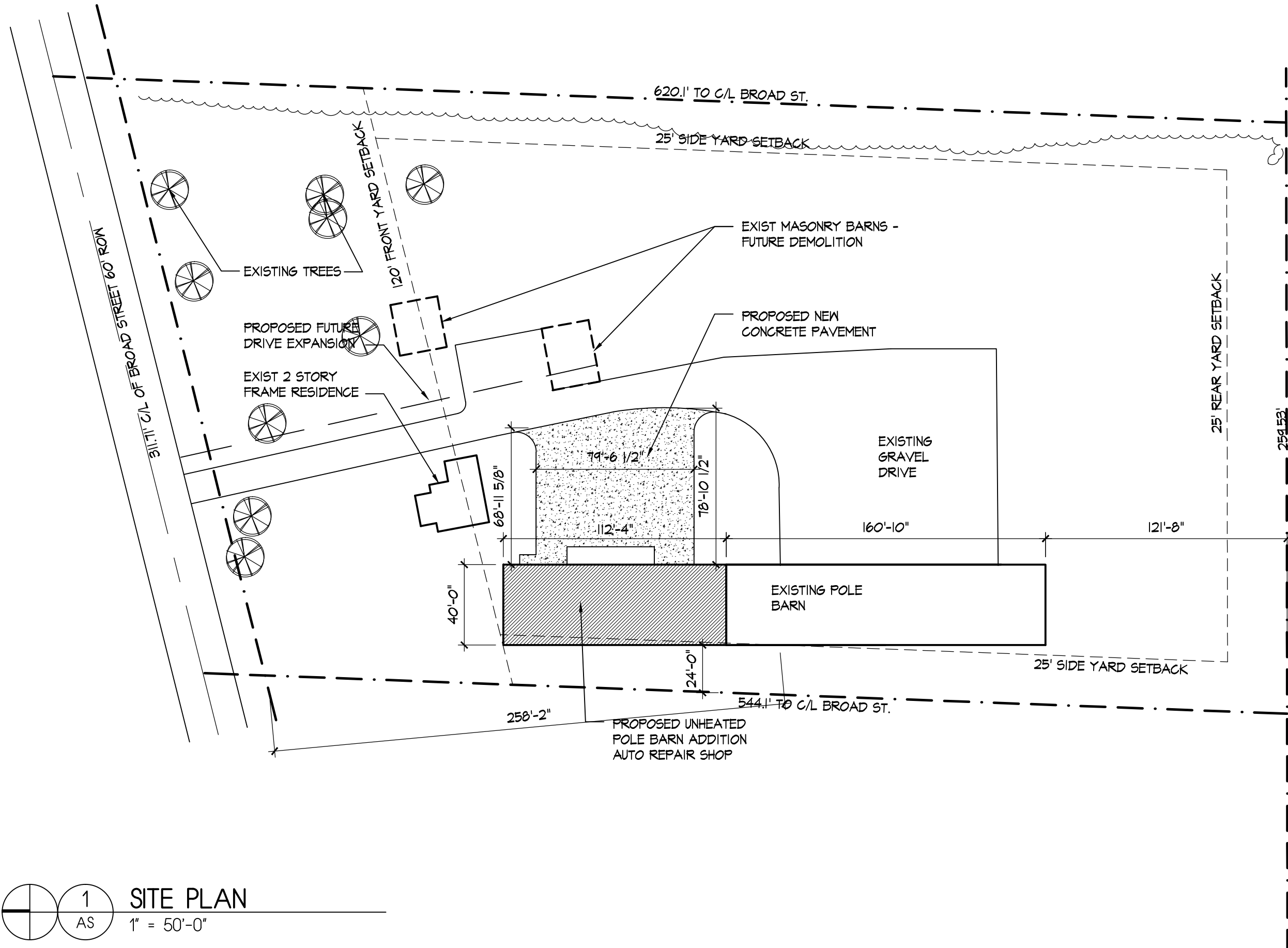
7/11/16





# SITE PLAN

1" = 50'-0"



MICHAEL W MURPHY  
ARCHITECT, LEED AP  
2919 SOUTHFIELD VILLAGE DRIVE  
GROVE CITY, OHIO 43123  
EMAIL: MURPH\_2014@yahoo.com

## THE MOGAVERO PROPERTY POLE BARN ADDITION

11377 EAST BROAD ST.  
PATASKALA, OH 43062

DESIGN DEVELOPMENT:

ISSUED FOR PERMIT:  
07 11 2016  
CONST. REVISIONS:

SHEET CONTENT:

All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PROJECT NUMBER: MOGAVERO

DRAWN BY:

CHECKED BY:

SHEET NUMBER:



MOORE, RONALD G  
MOORE, JOYCEL  
149-0888  
TD = 11.372

The map shows a residential development with the following details:

- Central Area:** A large circular area labeled "JEFFERSON PARK DR".
- Top Left:** A lot owned by "RIGHTER REALTY LLC" with ID "2014032200004942" and "ID = 0". The acreage is "0.15".
- Top Right:** A lot owned by "PACIFIC INTERIOR CONCRETE" with ID "106" and "108.21". The acreage is "0.05".
- Middle Left:** A lot owned by "WGD PROPERTIES LLC" with ID "2014012520005235" and "ID = 0". The acreage is "0.15".
- Middle Right:** A lot owned by "WGD PROPERTIES LLC" with ID "2014032200004942" and "ID = 0". The acreage is "0.15".
- Bottom Left:** A lot owned by "WGD PROPERTIES LLC" with ID "201112060023652" and "ID = 0". The acreage is "0.15".
- Bottom Center:** A lot owned by "WGD PROPERTIES LLC" with ID "2014032200004942" and "ID = 0". The acreage is "0.15".
- Bottom Right:** A lot owned by "WGD PROPERTIES LLC" with ID "2014032200004942" and "ID = 0". The acreage is "0.15".
- Far Right:** A lot owned by "WGD PROPERTIES LLC" with ID "2014032200004942" and "ID = 0". The acreage is "0.15".
- Far Bottom Right:** A lot owned by "WGD PROPERTIES LLC" with ID "2014032200004942" and "ID = 0". The acreage is "0.15".

MOGAVERO, JEFFREY S  
201005140009223  
TD = 4

EDWARDS REAL ESTATE GROUP L L C,  
201311010027162  
TD = 4.987

WEARSTLER, JOHN S  
200802190003659  
TD = 49.92

11309



