



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

November 8, 2016

Variance Application VA-16-026

Applicant:	Ian Aultman – MS Consultants
Owner:	AEP Ohio Transmission Co – Jim Rosing
Location:	4000 Etna Parkway
Acreage:	80 Acres
Zoning:	PM – Planning Manufacturing
Request:	Requesting a variance from Section 1253.05(I) of the Pataskala Code to allow an exemption from the required eight (8) foot visual screening on the side and rear of the parcel.

Description of the Request:

The applicant is seeking an exemption from the landscaping requirements in Section 1253.05, which requires an eight (8) foot visual screen on all side of the property.

Staff Summary:

The applicant has proposed to construct a warehouse and office building on the property with gravel laydown/storage area in the rear. The property would be used as an AEP Distribution Center. A Planned Manufacturing District Application has been submitted to the Planning Commission for review on November 2, 2016.

Eight (8) feet of visual screening on the east, west, north, and south property lines are required pursuant to Section 1253.05(I) of the Pataskala Code. The code requires eight (8) feet of visual screening with a four (4) foot berm topped with four (4) foot evergreen shrubs. According to the site plan, the required landscaping has been met along Etna Parkway with eight-foot screening along the right-of-way. The applicant is seeking a variance so as to not be required to provide any screening on the remaining three (3) property lines.

Staff Review:

The following review does not constitute recommendations but merely conclusions and suggestions based on the summary

In most cases, the L2 Landscaping standard would be required where the property is abutting a similar use. However, Section 1253.05(I) states in the Planned Manufacturing District, “screening/buffer yards shall be required as specified in Chapter 1283 and when required shall not provide less than eight feet of visual screen when installed. The lots surrounding the property are currently vacant.

Surrounding Area:

Direction	Zoning	Land Use
North	PM – Planned Manufacturing	Vacant
East	PM – Planned Manufacturing	Vacant
South	PM – Planned Manufacturing	Vacant
West	PM – Planned Manufacturing	Vacant

Variance Requirements:

According to Section 1211.07(1) of the Pataskala Code, the Board of Zoning appeals shall consider the following factors when determining if an area variance is warranted:

- a) Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;*
- b) Whether there are unique physical circumstances or conditions that prohibit the property being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
- c) Whether the variance requested is substantial;*
- d) Whether the essential character of the neighborhood would be substantially altered or the adjoining properties would suffer a substantial detriment as a result of the variance;*
- e) Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
- f) Whether the variance, if granted, will be detrimental to the public welfare;*
- g) Whether the variance, if granted, would adversely affect the delivery of government services;*
- h) Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
- i) Whether the property owner's predicament can be obviated through some other method than variance;*
- j) Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
- k) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

Furthermore, Section 1211.07(2) allows other factors to be considered, including comments from City staff, when determining if an area variance is warranted. The following factors from Section 1211.07(2) are applicable to Variance Application VA-16-026:

- None

Department and Agency Review

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- Health Department – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Licking Heights Schools – No comments
- Southwest Licking Schools – No comments

Modifications:

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

- None

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) variance from Section 1253.05(l) of the Pataskala Code for variance application VA-16-026 ("with the following modifications" if modifications are to be placed on the approval)."



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VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information	
Address: 4000 Etna Parkway	
Parcel Number: 063-140508	
Zoning: Planned Manufacturing	Acres: 180.5 → to be split to 80 Ac.
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: VA-16-026
Fee: \$300 ⁰⁰
Filing Date: 10/14/16
Hearing Date: 11/8/16

Applicant Information		
Name: Ian Aultman		
Address: 2221 Schrock Rd		
City: Columbus	State: OH	Zip: 43229
Phone: 614-898-7100	Email: iaaultman@msconsultants.com	

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

Owner Information		
Name: AEP Ohio Transmission Co - Jim Rosing		
Address: 1 Riverside Plaza		
City: Columbus	State: OH	Zip: 43215
Phone: 614-716-6856	Email: jrosing@aep.com	

Variance Information
Request (Include Section of Code): Exemption from 8' visual screening on sides and rear of parcel (1253.05.I)
Describe the Project:

Documents to Submit

Variance Application: Submit 14 copies of the variance application.

Narrative Statement: Submit 14 copies of a narrative statement explaining the following:

- The reason the variance is necessary
- The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code:
 - a) *Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;*
 - b) *Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;*
 - c) *Whether the variance requested is substantial;*
 - d) *Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;*
 - e) *Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;*
 - f) *Whether the variance, if granted, will be detrimental to the public welfare;*
 - g) *Whether the variance, if granted, would adversely affect the delivery of governmental services;*
 - h) *Whether the property owner purchased the subject property with knowledge of the zoning restriction;*
 - i) *Whether the property owner's predicament can be obviated through some other method than variance;*
 - j) *Whether the variance, if granted, will represent the minimum variance that will afford relief and represent the least modification possible of the requirement at issue; and,*
 - k) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.*

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

- All property lines and dimensions
- All existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the variance request

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

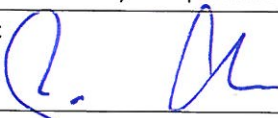
Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list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

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 variance request.

Applicant:



Date:

10/12/16

Owner:



Date:

10/12/16

From: Mapes, Kristopher
To: [Zachary Cowan](#)
Cc: [Aultman, Ian](#)
Subject: RE: AEP Transco PC submittal
Date: Friday, October 14, 2016 1:59:26 PM
Attachments: [image001.png](#)
[fee_PC.pdf](#)
[fee_Variance.pdf](#)

Zack,

Here are the narratives for the variance requests. Also, here are scans of the additional checks sent in the mail today for the second variance and the PC. We will also move the plantings out of the R/W.

Kris

Narrative 1:

We are seeking a variance for the requirement of 1279.03(1) that will not allow 6' fencing in the front yards of buildings. AEP needs the 6' fence and gate adjacent to the building to the north for security purposes. In addition, AEP is seeking a variance for the minimum parking requirement for the site. Code section 1291.16 requires 44 parking spaces for the warehouse and an additional 10 for the office building. AEP would like to only provide 20 spaces (19 regular and 1 ADA) because their largest shift at the warehouse is less than 10 people.

Narrative 2:

AEP is seeking a variance from the 8' landscaping screening requirement of 1253.05.I because all the surrounding land is zoned either general business (GB) or planned manufacturing (PM) and as such, should not need screening from a like use.

Kristopher Mapes, PE

[ms consultants, inc](#) | engineers, architects, planners
2221 Schrock Road, Columbus, Ohio 43229-1547

p: 614-898-7100 Ext. 10142

f: 614-898-7570

e: kmapes@msconsultants.com

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GENERAL NOTES:

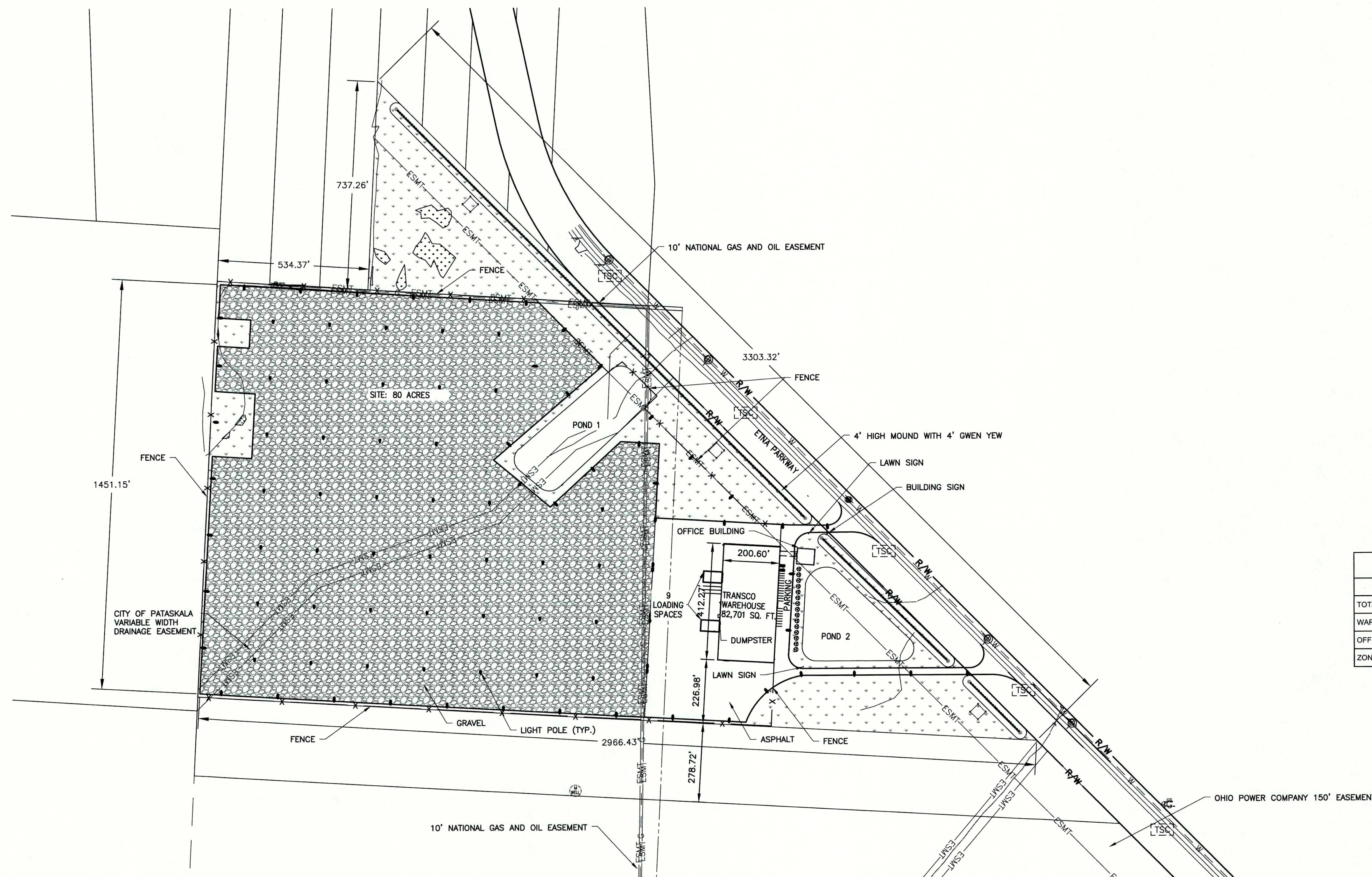
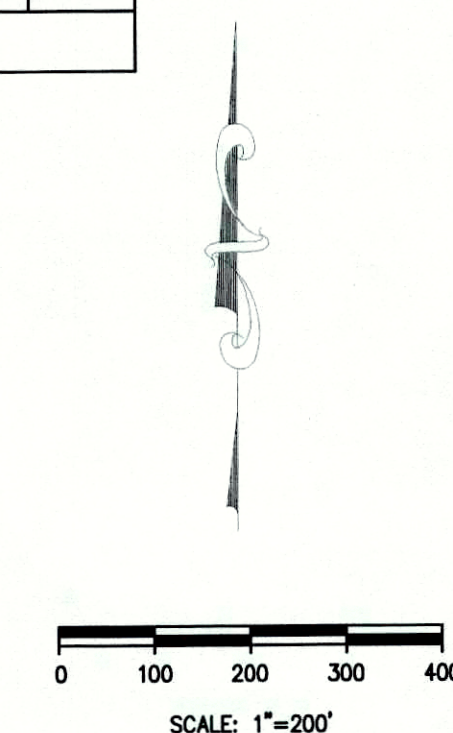
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- ALL REGULAR PARKING SPACES ARE 9' X 20'.
- ALL LOADING SPACES ARE 12' X 65'.
- SEE C1.1 FOR LANDSCAPE DETAILS.
- SEE TO C2.0 FOR FENCE AND SIGN DETAILS.
- LANDSCAPING TO BE 95% OPAQUE AND 4' HIGH WITHIN 3 YEARS.

LEGEND

PROPOSED	DESCRIPTION
	GRAVEL PAVEMENT
	ASPHALT PAVEMENT
	SEED/LANDSCAPE AREA
	WETLAND
	EASEMENT
	WATERLINE
	FENCE
	RIGHT-OF-WAY
	LIGHT POLE

SITE DATA		
	SQ. FT.	ACRES
TOTAL SITE AREA	3,486,219	80.03
WAREHOUSE	82,701	1.90
OFFICE BUILDING	3,806	0.09
ZONING-PLANNED MANUFACTURING		

PARKING DATA		
	REQUIRED	PROVIDED
STANDARD*	54	19
TRUCK LOADING	9	9
HANDICAP**	3	1
** H.C. SPACES: 1 PER 25 STANDARD SPACES		

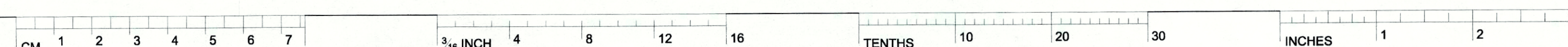


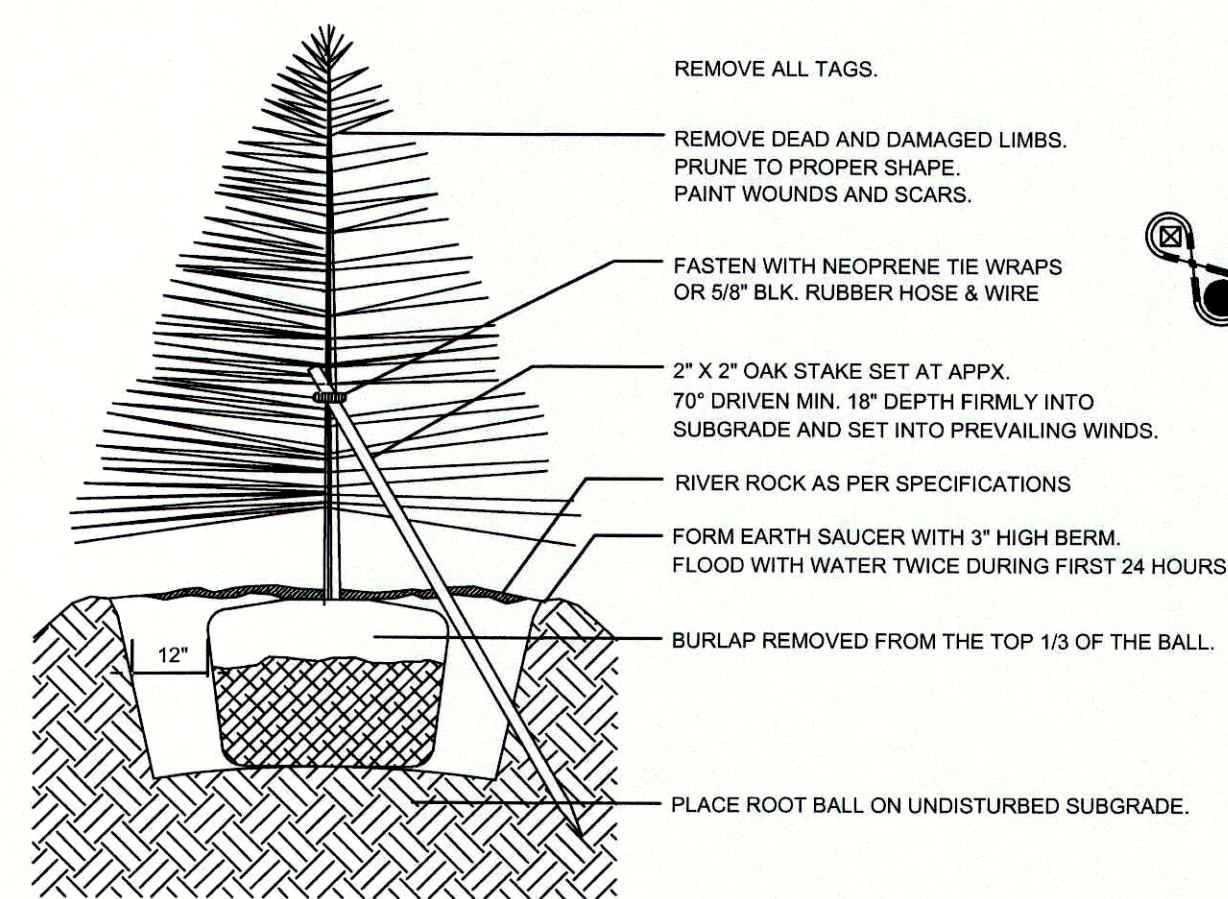
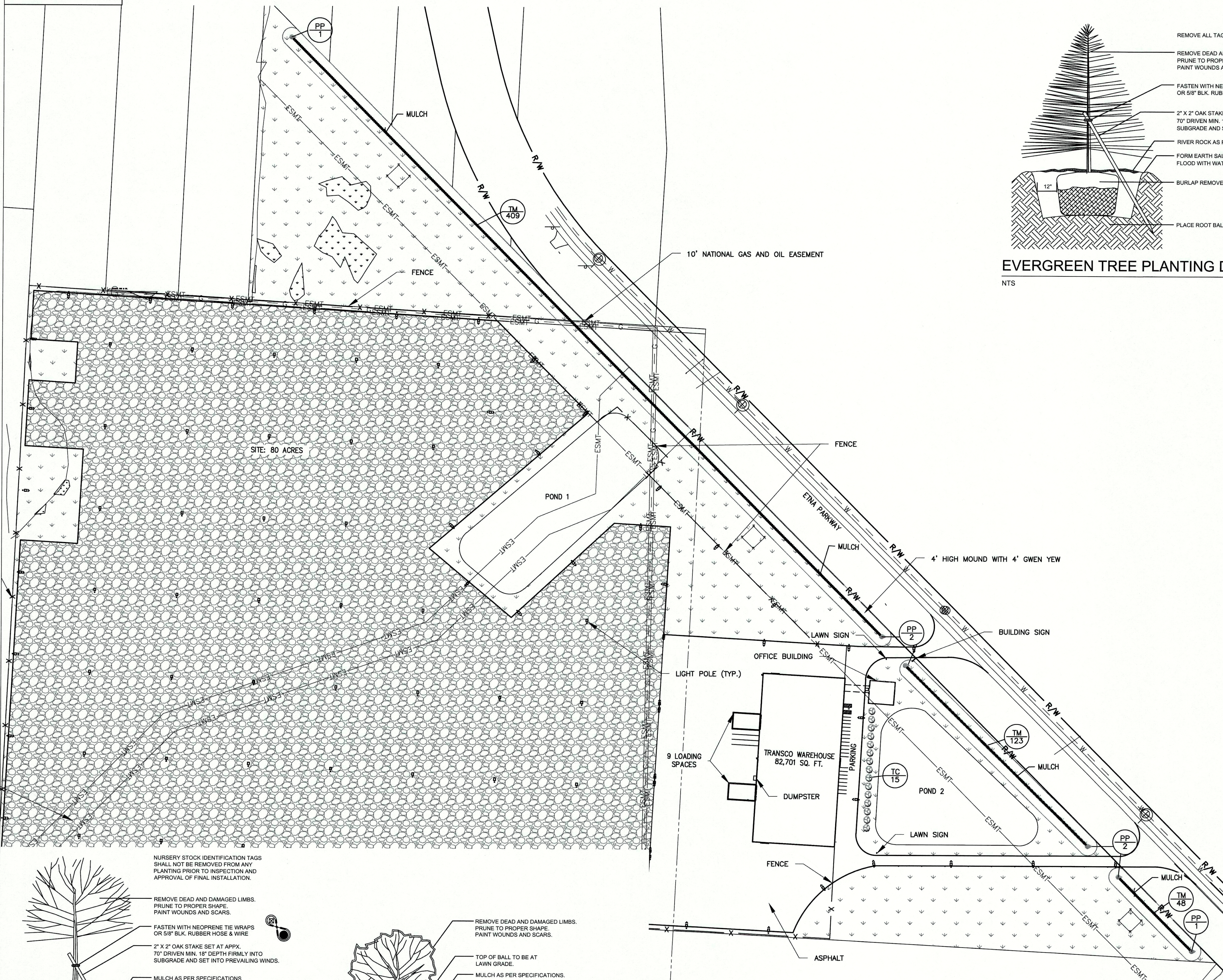
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WO#: 1 RIVERSIDE PLAZA COLUMBUS, OH 43215	ENG: IA
APPD:	CH: IA
DWG. NO. C1.0	DATE: 10/07/2016
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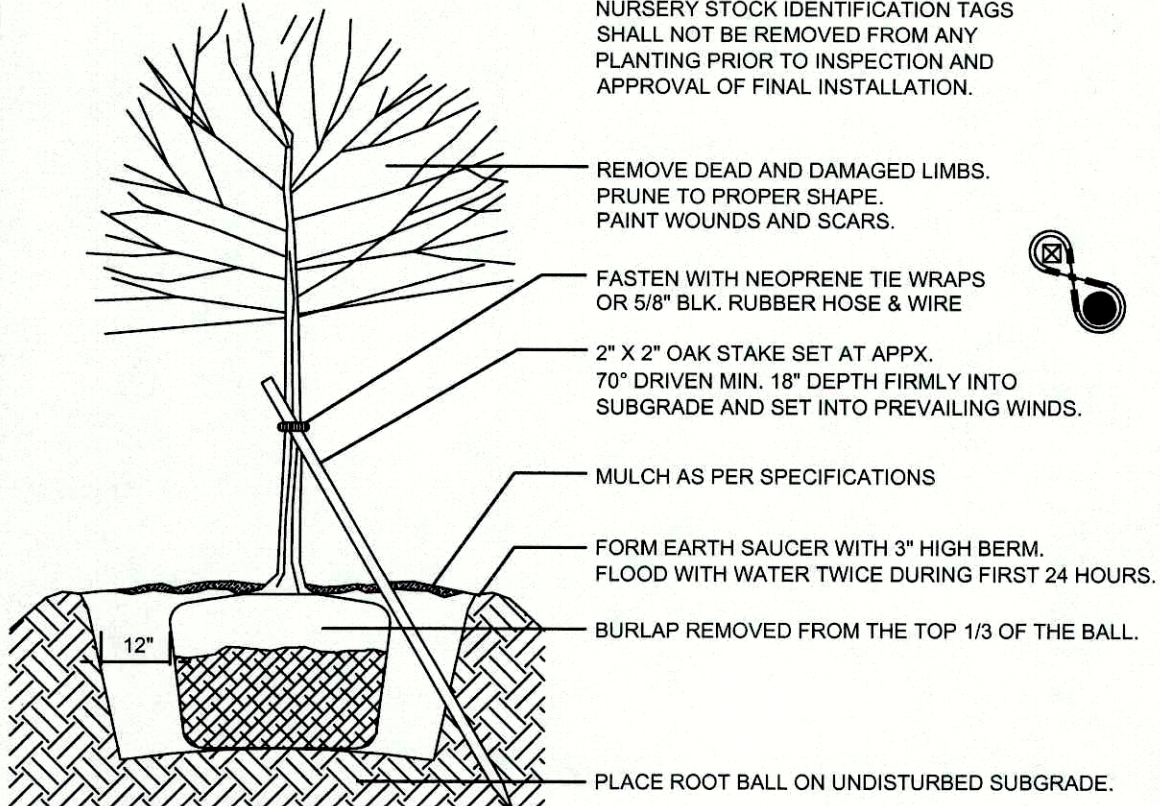
EVERGREEN TREE PLANTING DETAIL 3
NTS

GENERAL NOTES:

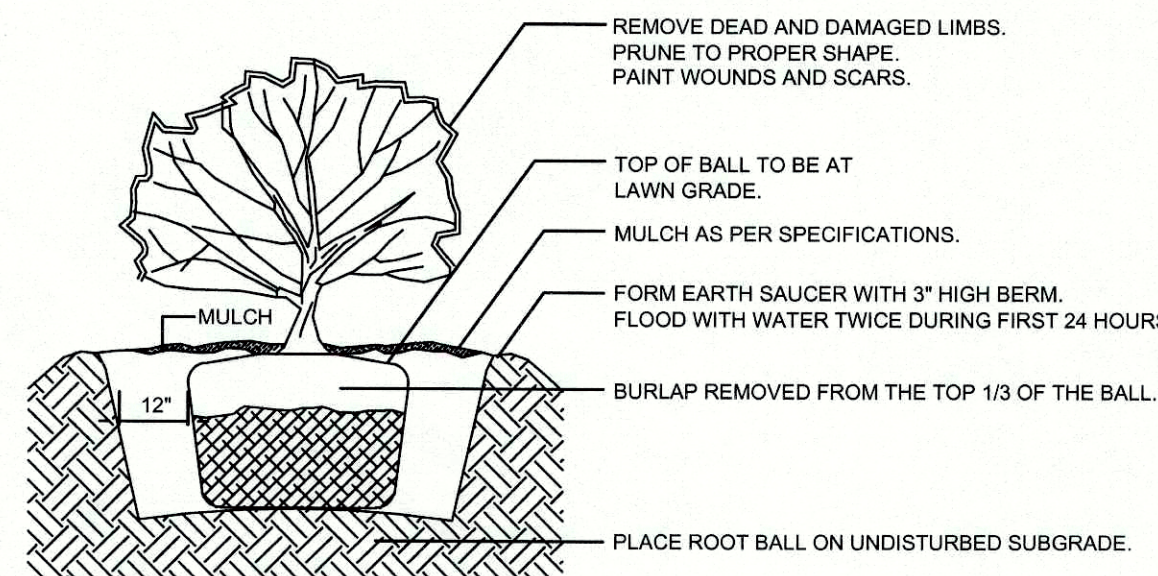
- A. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
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- C. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
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- F. SEE C1.1 FOR LANDSCAPE DETAILS.
- G. SEE TO C2.0 FOR FENCE AND SIGN DETAILS.
- H. LANDSCAPING TO BE 95% OPAQUE AND 4' HIGH WITHIN 3 YEARS.

LEGEND

- | PROPOSED | DESCRIPTION |
|----------|---------------------|
| | GRAVEL PAVEMENT |
| | ASPHALT PAVEMENT |
| | SEED/LANDSCAPE AREA |
| | WETLAND |
| | EASEMENT |
| | WATERLINE |
| | FENCE |
| | RIGHT-OF-WAY |
| | LIGHT POLE |



DECIDUOUS TREE PLANTING DETAIL 1
NTS



SHRUB PLANTING DETAIL 2
NTS

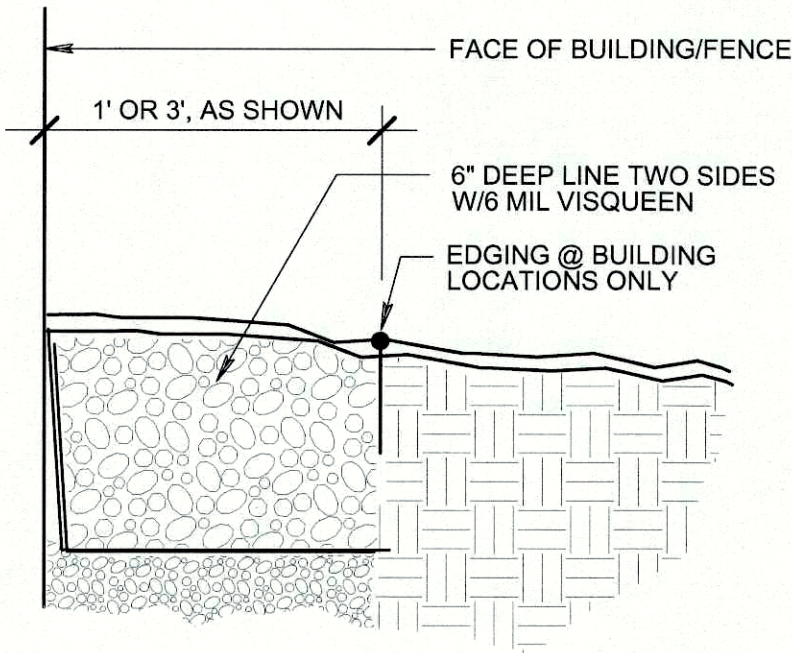
PLANT SCHEDULE

SHADE TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	QTY.	REMARKS
TC	TILIA CORDATA 'CORZAM'	CORINTHIAN LITTLELEAF LINDEN	B & B	2" CAL	15	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	QTY.	REMARKS
PP	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	B & B	3-4"	6	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.		QTY.	REMARKS
TM	TAXUS X MEDIA 'GEM'	GWEN YEW	3 GAL		580	

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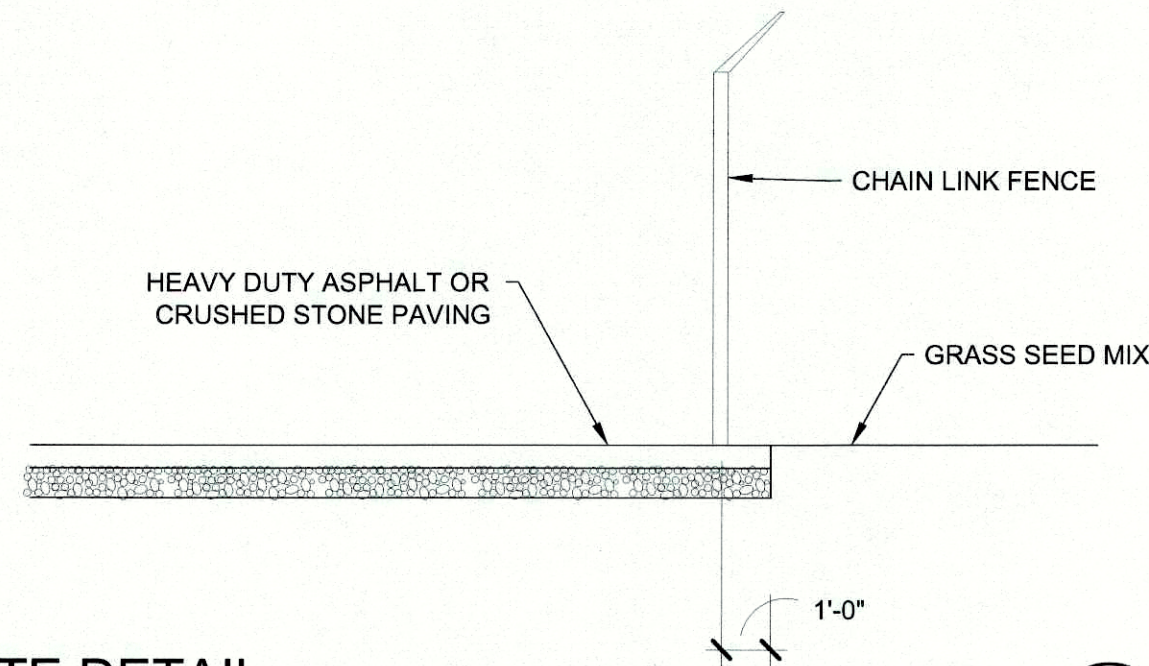
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GRAVEL MOW STRIP

NTS TYPICAL AT ALL LAWN AREAS ADJACENT TO BUILDING OR FENCES INCLUDING MULCHED AREAS

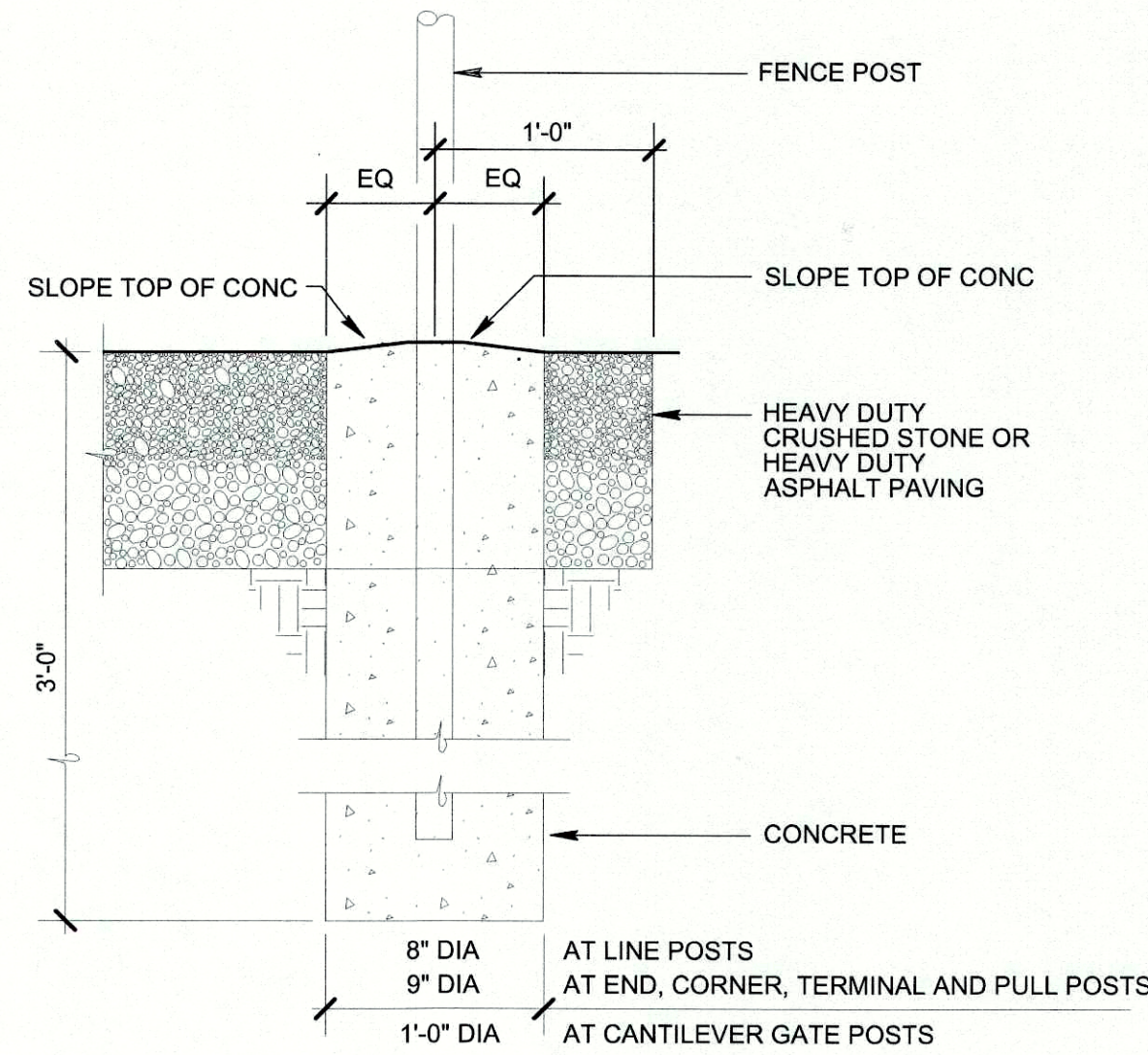
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SITE DETAIL

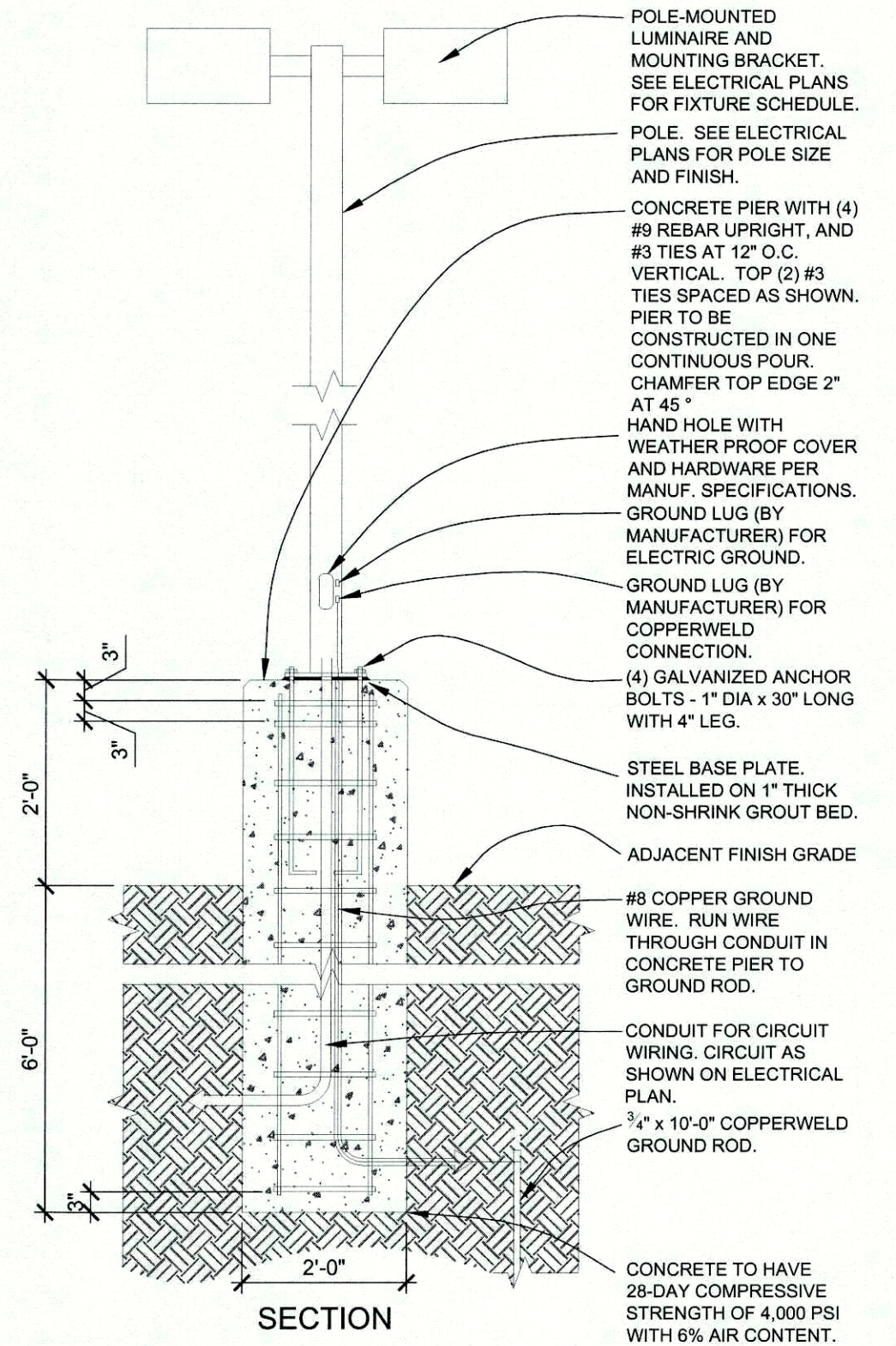
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2



FENCE POSTS

3



SECTION

SECTION

PLAN

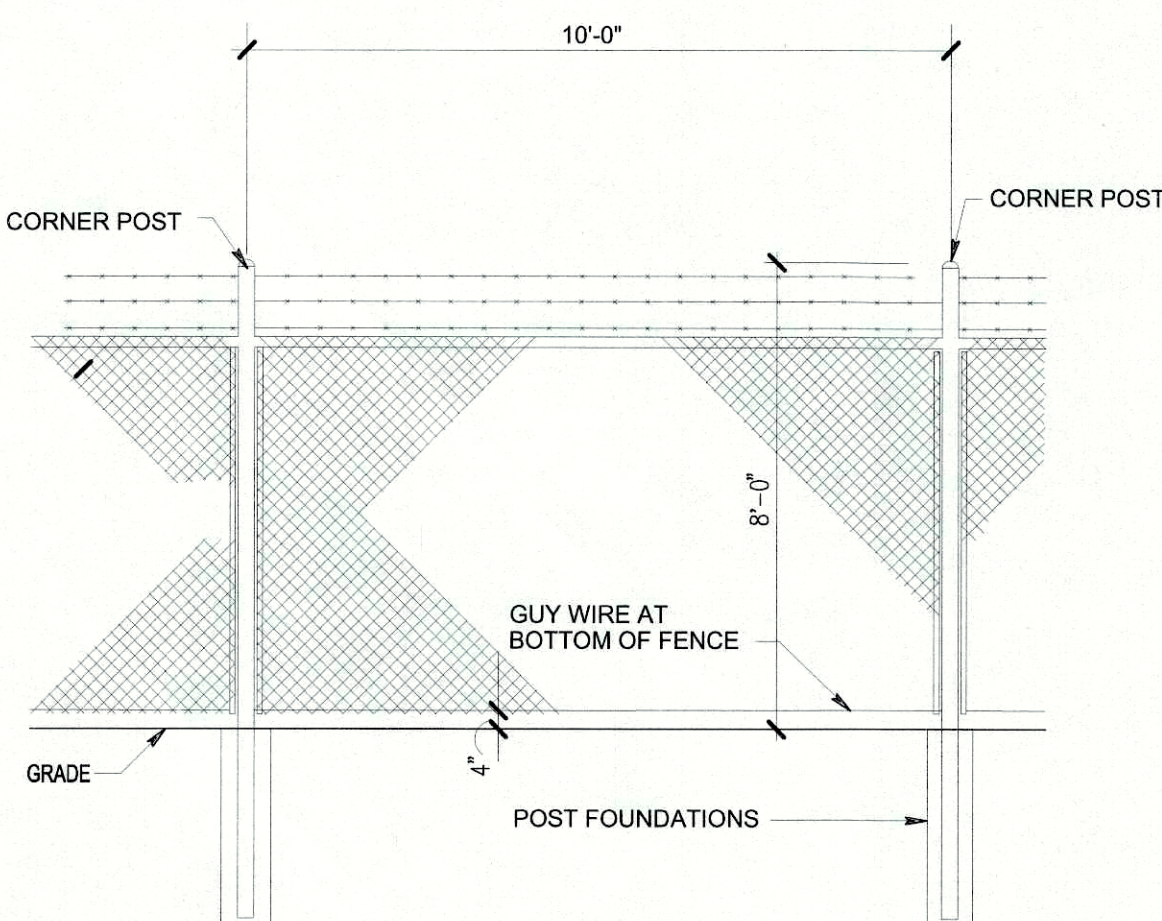
NOTES

- A. FLOOD LIGHTS, POLE SIGNS, BUILDING SIGNS AND ACCENT LIGHTING ARE TO BE SWITCHED ON/OFF THROUGH A LIGHTING CONTROLLER (WITH PHOTO CELL) AND TIME CLOCKS. SEE ELECTRICAL SHEETS FOR DETAILS.
- B. GENERAL CONTRACTOR TO COORDINATE BASE PLATE AND ANCHOR BOLT LAYOUT WITH POLE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- C. GENERAL CONTRACTOR TO CONFIRM EXTENT OF ITEMS INDICATED TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR PRIOR TO CONSTRUCTION.

LIGHT POLE AND BASE

NTS

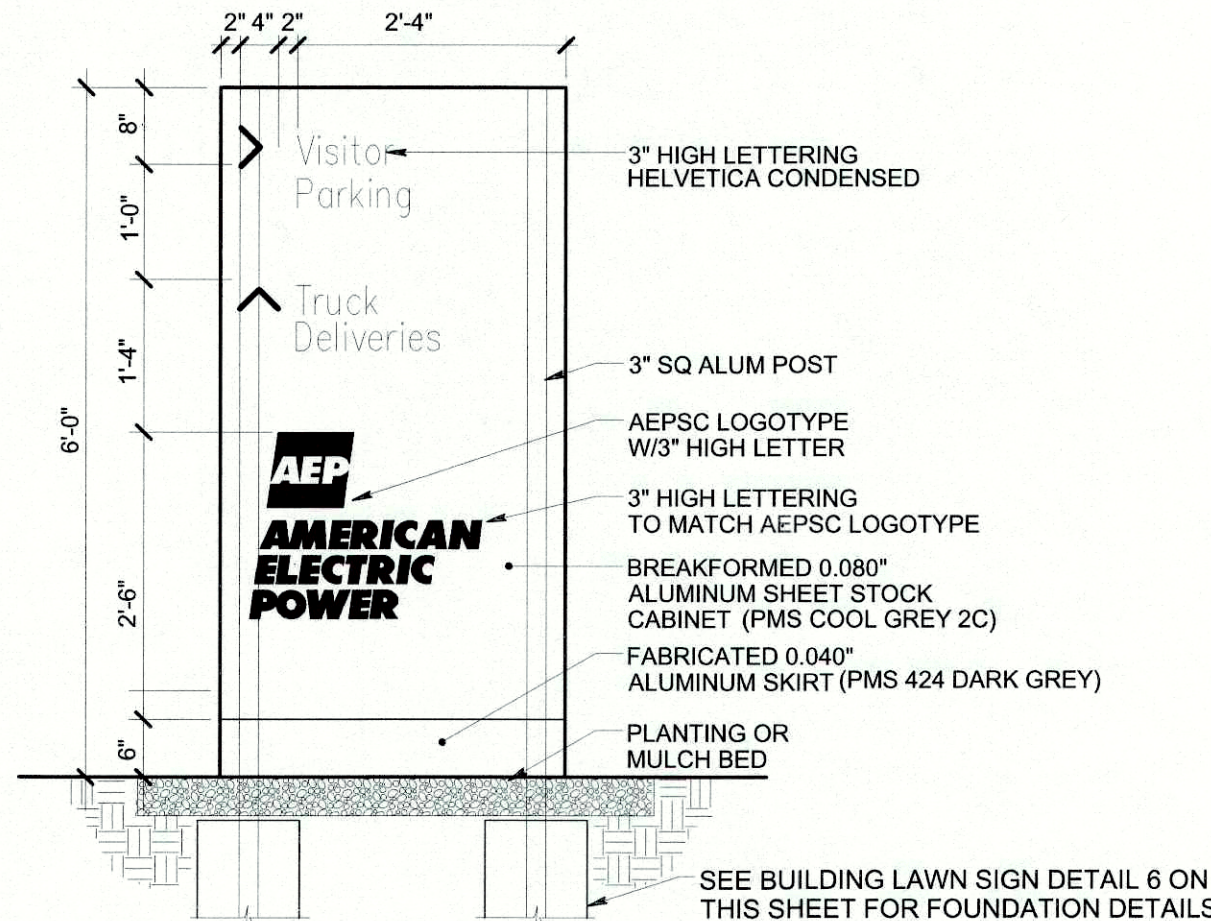
7



SITE FENCE

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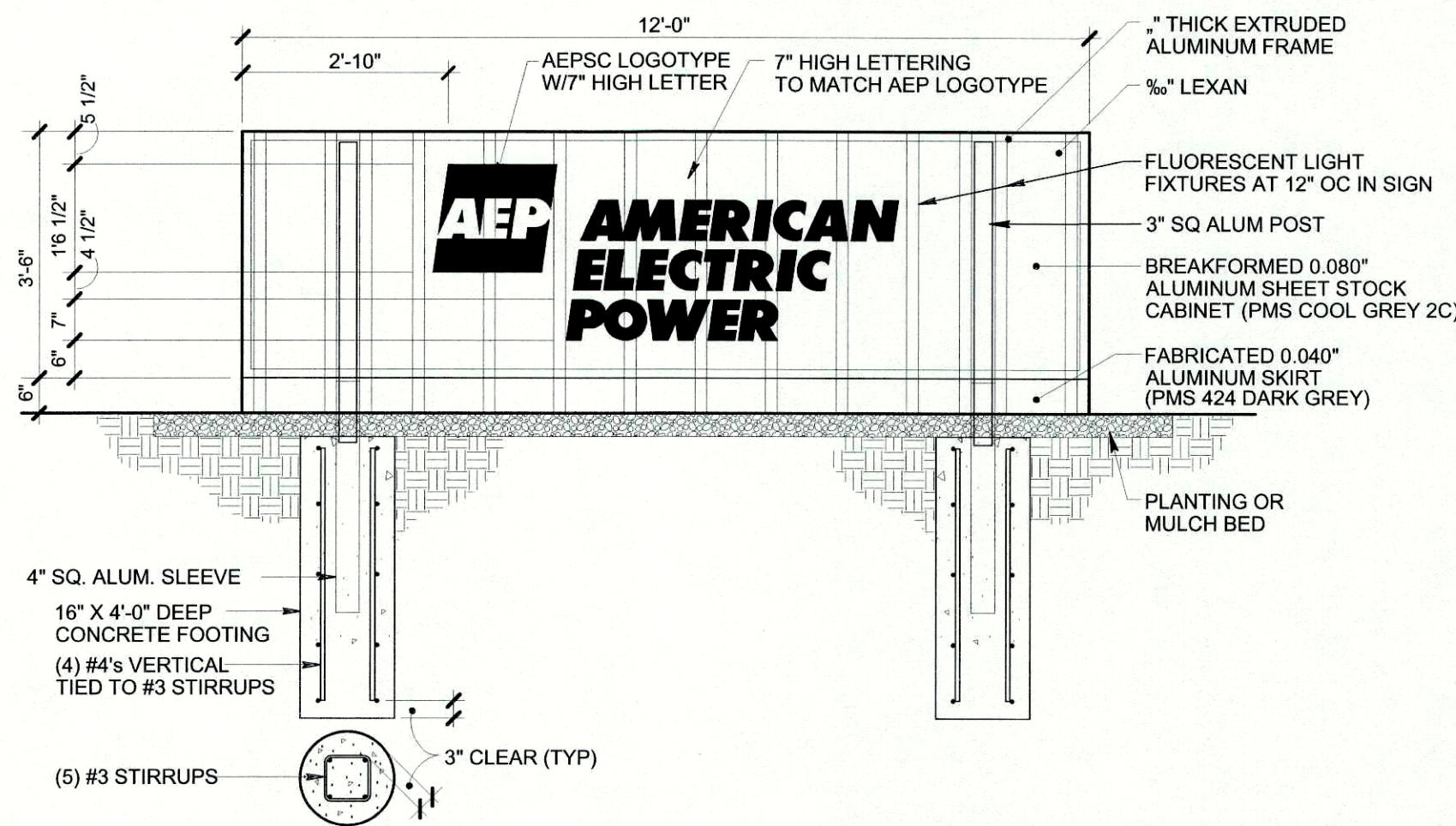
4



DIRECTIONAL LAWN SIGN

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5



BUILDING LAWN SIGN

NTS

6



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