



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

December 11, 2018

6:30 p.m.

1. Call to order
2. Pledge of Allegiance
3. Roll call of Board Members
4. Old Business

A. Conditional Use Application CU-18-005 — REMAIN TABLED (Tabled September 11, 2018)

Applicant:	Brett Hatcher & Cory Bonda
Owner:	Pataskala Storage LLC, Brett Hatcher
Location:	Unimproved property on Summit Rd. (PID: 063-141402-00.000)
Acreage:	12.25 acres
Zoning:	LB – Local Business
Request:	Requesting a conditional use pursuant to Section 1247.04(22) of the Pataskala Code to allow for expansion of an existing storage facility onto adjoining lot.

B. Variance Application VA-18-020 — REMOVE FROM TABLE (Tabled November 13, 2018)

Applicant:	Faith Seed Investments
Owner:	Faith Seed Investments
Location:	21 Benton Street
Acreage:	0.13 acres
Zoning:	R-7 – Village Single Family Residential
Request:	Requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for an accessory building that would exceed the maximum permitted size.

5. New Business

A. Variance Application VA-18-022

Applicant:	Christopher Smith
Owner:	Christopher Smith
Location:	124 Shawnee Loop North
Acreage:	0.36 acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting a variance from Section 1221.07(B)(1)(iii) of the Pataskala Code to allow for a zoning permit to be issued for a concrete patio that fails to meet the required side yard setback.

B. Variance Application VA-18-023

Applicant:	Alan Hinson
Owner:	Terry Hamilton
Location:	Unimproved properties off Headleys Mill Rd SW. (PID: 063-140064-00.000 and 063-140064-00.002)
Acreage:	31.059 acres
Zoning:	AG – Agricultural District
Request:	Requesting a variance from Section 1225.05(b) of the Pataskala Code to allow for a minor subdivision that will fail to meet the minimum required lot width for the AG zoning district.

C. Variance Application VA-18-024

Applicant:	Brett Hatcher
Owner:	Brett Hatcher
Location:	14135 E Broad Street
Acreage:	1.99 acres
Zoning:	GB – General Business
Request:	Requesting a variance from Section 1295.09(b)(2)(C) of the Pataskala Code to allow for a freestanding ground sign that exceeds the maximum permitted sign face area.

D. Conditional Use Application CU-18-006

Applicant:	Randy Almendinger, Joe Kerner, and Ronald Kinietz
Owner:	Randy Almendinger, Joe Kerner, and Ronald Kinietz
Location:	350 Main Street
Acreage:	0.09 acres
Zoning:	DB – Downtown Business
Request:	Requesting approval of a conditional use pursuant to Section 1245.04(3) of the Pataskala Code to allow for One, two, three, or four-family residential dwelling units within the existing building.

6. Findings of Fact
7. Excuse of Absence from November 13, 2018 meeting.
 - A. TJ Rhodeback
8. Approval of Minutes
 - A. November 13, 2018 Regular Meeting Minutes
9. Other Business
 - A. Extension Request for CU-18-001 For Pataskala Oaks Care Center.
10. Adjournment of meeting to Tuesday, January 8, 2018