



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects & Issues

➤ **Board of Zoning Appeals**

August 9, 2016 Hearing: The following applications were heard at the August 9, 2016 Board of Zoning Appeals hearing:

- Application VA-16-018: The Board of Zoning Appeals approved a request by Matt Piatt for a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for an addition to an accessory building that would exceed the maximum permitted size for the property located at 335 Edenderry Lane with the following conditions:
 1. The applicant shall construct the accessory building addition as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to construction of the accessory building addition.
 3. The accessory building addition shall be setback the same distance or further from the property line than the front line of the main dwelling.
 4. The accessory building addition shall be a minimum of 10 feet from the well head and any part of the existing household sewage treatment system.

- Application CU-16-006: The Board of Zoning Appeals approved a request by Anna M. Smith for a conditional use pursuant to Section 1249.04(19) of the Pataskala Code to allow the property to be used for a martial arts and fitness business for the property located at 89 East Broad Street with the following condition:
 1. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to operating the business.

September 13, 2016 Hearing: The following application is scheduled to be heard at the September 13, 2016 Board of Zoning Appeals hearing. The application deadline is August 12, 2016.

- Application VA-16-019: Chris Gray is requesting a variance from Section 1203.03 of the Pataskala Code to allow for an accessory building to be located on a property without a principal building.
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➤ **Planning and Zoning Commission:**

August 3, 2016 Hearing: The following application was heard at the August 3, 2016 Planning and Zoning Commission hearing:

- **Application TCO-16-004:** The Planning and Zoning Commission approved a request by Jeff Mogavero for approval of a development plan pursuant to 1259.069(2)(a) of the Pataskala Code for the property located a 11377 Broad Street with the following conditions:
 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.

September 7, 2016 Hearing: The following application is scheduled to be heard at the September 7, 2016 Planning and Zoning Commission hearing:

- **Application ZON-16-005:** The Fraker Family trust is requesting to rezone property from the AG – Agricultural District to the R-20 – Medium Density Residential district for the property located at 7000 Creek Road.

➤ **Old Summit Town**

- Violations letters were sent by certified mail on July 28th stating that the sign needed to be removed and the grass/weeds needed to be mowed within seven (7) days of the receipt of the letter.
- The letters were received on August 4th and upon inspection, the sign had been removed and the grass/weeds had been mowed.

➤ **Deck Regulations**

- At the August 1, 2016 Council meeting, this ordinance was tabled. Attached is a revised set of regulations that addresses some of the comments that we received. This attachment is for discussion purposes only and staff will revise the regulations as necessary based upon Council input. Once revised, staff will amend Ordinance 2016-4267 with the new regulations.



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

ATTACHMENT A

REVISED

1203 – DEFINITIONS

Deck: A platform not fully located under a roof freestanding or attached to the principle structure that is supported by pillars or posts.

Porch: A fully roofed platform attached to the principle structure. A porch is external to the walls of the principle structure but it may be enclosed in certain types of frames including walls, column or screens.

Patio: A hard-surfaced area on the ground adjoining the principle structure. Common materials used for patios include concrete, stone, bricks, tiles, or cobbles.

Balcony: A platform attached to the principle structure projecting from the wall above the ground floor.

1221.07- ARCHITECTURAL IMPROVEMENTS.

Structures and projections such as porches, decks, balconies, patios and similar uses shall be considered architectural improvements.

- A. Permitted: Architectural improvements shall be permitted in all zoning districts.
- B. Setbacks:
 - 1. Residential:
 - i. Front: An architectural improvement shall meet all front yard setbacks of the zoning district in which it is located.
 - ii. Rear: An architectural improvement shall not extend more than 25 percent into the required rear yard setback of the zoning district in which it is located.
 - iii. Side: An architectural improvement shall meet the required side yard setbacks of the zoning district in which it is located or shall not extend further into the side yard setback that the principal building on the lot, whichever is less.
 - 2. Commercial:
 - i. Front: An architectural improvement shall meet all front yard setbacks of the zoning district in which it is located.
 - ii. Rear: An architectural improvement shall not extend more than 25 percent into the required rear yard setback of the zoning district in which it is located.
 - iii. Side: An architectural improvement shall not extend more than 25 percent into the required side yard setback of the zoning district in which it is located.
- C. Height: The floor of an architectural improvement shall not be higher than the highest floor level of the principal structure on the lot

- D. Appearance: An architectural improvement shall have a finish that is compatible with the principal building on the lot.
- E. Location:
 - 1. An architectural improvement shall not be located in a recorded easement.
 - 2. An architectural improvement shall not infringe on sanitary or water systems and shall comply with all applicable Licking County Health Department and/or Ohio Environmental Protection Agency regulations.
- F. Commercial Use: No commercial use shall be permitted from an architectural improvement on a residentially zoned lot unless approved as part of a home occupation as outlined in Chapter 1267.
- G. Off-Site Impacts: An architectural improvement shall not adversely affect neighboring properties so as to result in its loss of value or interfere with its use or enjoyment.
- H. Materials: All architectural improvement materials shall be approved materials recognized by the Ohio Building Code.
- I. Maintenance: An architectural improvement shall be maintained in good repair at all times.