



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**

November 8, 2016 Hearing: The following applications are scheduled to be heard at the November 8, 2016 Board of Zoning Appeals hearing:

- Application VA-16-025: Robert King is requesting a variance from Section 1237.05(C)(1) of the Pataskala Code to allow for the construction of a home addition that would fail to meet the required front yard setbacks for the property located at 176 West Mill Street.
- Application VA-16-026: Ian Aultman is requesting a variance from Section 1253.05(I) of the Pataskala Code to allow for an exemption from the required eight (8) foot visual screening on the sides and rear of the parcel for the project located at 4000 Etna Parkway.
- Application VA 16-027: Ian Aultman is requesting variances from Section 1279.03(1) of the Pataskala Code to allow a fence to exceed the maximum permitted height in the front yard and from Section 1291.16 to allow for a reduction to the minimum parking requirement for the property located at 4000 Etna Parkway.
- Application VA-16-028: Todd Fields is requesting variances from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size and from Section 1203.03 to allow an accessory building to be located on a lot without a principle structure for the property located at 5444 Mink Street.
- Application CU-16-007: Jason Carsey is requesting a conditional use pursuant to Section 1233.04(7) of the Pataskala Code to allow for the property to operate an automotive repair facility for the property located at 299 Broad Street.
- Application CU-16-008: Christine Charlyton and John Elliot are requesting conditional uses pursuant to Section 1267.02(B) and 1225.04(1) of the Pataskala Code for a home occupation and a commercial stable for the property located at 4151 Mill Street.
- Application CU-16-010: Rosemary Morgan Trust is requesting a conditional use pursuant to Section 1249.04(14) of the Pataskala Code to allow the property to be used for a mini-storage facility for the property located at 7095 Summit Road.

➤ **Planning and Zoning Commission:**

November 2, 2016 Hearing: The following applications are scheduled to heard at the November 2, 2016 Planning and Zoning Commission hearing:

- Application PM-16-001: Ian Aultamn is requesting approval of a Planned Manufacturing district application pursuant to Section 1253.07 of the Pataskala Code for the property located at 4000 Etna Parkway.
- Application ZON-16-007: The Planning and Zoning Commission is requesting to rezone the property located on at 124 Coors Boulevard from the PRO – Professional Research Office district to the RM – Multi-Family Residential District.

➤ **Split Zoned Parcels**

- While working to update the zoning map, the Planning and Zoning Department has identified dozens of parcels that are split zoned or have two separate zoning classifications on the same property.
- The Planning and Zoning Department contacted the Law Director regarding this matter who states that split zoning is “clearly impermissible” based upon case law.
- The Law Director presented some options to rectify these issues and staff is currently exploring the best route to take to do so.