



# CITY OF PATASKALA BOARD OF ZONING APPEALS

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

## BOARD OF ZONING APPEALS AGENDA

Monday, April 8, 2019  
6:30 p.m.

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

### A. Variance Application VA-19-002 — TO REMAIN TABLED (Tabled March 11, 2019)

<b>Applicant:</b>	Jason Heitmeyer
<b>Owner:</b>	Mid-Ohio Development Corp.
<b>Location:</b>	Unimproved Property on Watkins Rd SW (PID: 064-068442-00.047)
<b>Acreage:</b>	+/- 6.88 Acres
<b>Zoning:</b>	RM – Multi-Family Residential District
<b>Request:</b>	Requesting approval of a variance from section 1239.05 of the Pataskala Code to allow for a lot split that will fail to meet the required minimum lot width of the RM District.

### 5. New Business

#### A. Variance Application VA-19-004

<b>Applicant:</b>	Ross Cherneta
<b>Owner:</b>	LRC Harmon, LLC
<b>Location:</b>	40 Cypress St. Reynoldsburg, OH 43068
<b>Acreage:</b>	+/- 6.00 acres
<b>Zoning:</b>	M-1 – Light Manufacturing District
<b>Request:</b>	Requesting approval of a variance from Section 1279.03(A)(1) of the Pataskala Code to allow for a fence exceeding 48-inches in height to be erected in front of the building setback line.

#### B. Variance Application VA-19-005

<b>Applicant:</b>	Ross Cherneta
<b>Owner:</b>	LRC Harmon, LLC
<b>Location:</b>	40 Cypress St. Reynoldsburg, OH 43068
<b>Acreage:</b>	+/- 6.00 acres
<b>Zoning:</b>	M-1 – Light Manufacturing District
<b>Request:</b>	Requesting approval of a variance from Section 1291.02(A)(4) of the Pataskala Code to allow for a gravel extension to the existing parking lot to be installed.

#### C. Variance Application VA-19-006

<b>Applicant:</b>	Andrew Lust
<b>Owner:</b>	Andrew Lust
<b>Location:</b>	13797 Havens Corners Rd SW, Pataskala OH 43062
<b>Acreage:</b>	+/- 15.29 acres
<b>Zoning:</b>	RR – Rural Residential District
<b>Request:</b>	Requesting approval of a variance from Section 1221.05(D)(1) of the Pataskala Code to allow for an accessory structure to be erected in front of the Principal Structure.

**D. Variance Application VA-19-007**

<b>Applicant:</b>	Holly L. Hunt
<b>Owner:</b>	Holly L. Hunt
<b>Location:</b>	380 Warrenpoint Ln. Pataskala, OH 43062
<b>Acreage:</b>	+/- 2.04 acres
<b>Zoning:</b>	R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting approval of variance from Section 1221.05(D)(1) of the Pataskala Code to allow for an accessory building to be located in front of the principal structure.

**E. Variance Application VA-19-008**

<b>Applicant:</b>	Zachary Atkinson
<b>Owner:</b>	Zachary Atkinson
<b>Location:</b>	2027 Pine Hills Dr. Pataskala, OH 43062
<b>Acreage:</b>	+/- 0.275 acres
<b>Zoning:</b>	R-15 – Medium-High Density Residential
<b>Request:</b>	Requesting approval of a variance from Section 1297.02(B)(2) of the Pataskala Code to allow for an in-ground swimming pool to be located 0-feet as opposed to the 10-feet required from an easement line, and to locate the pool filters and pumps 15-feet from the property line as opposed to the required 20-feet.

**F. Variance Application VA-19-009**

<b>Applicant:</b>	Rebecca Hannah
<b>Owner:</b>	Rebecca Hannah
<b>Location:</b>	93 Harrison St. Pataskala, OH 43062
<b>Acreage:</b>	+/- 0.23 acres
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a variance from Section 1279.03(A)(1) of the Pataskala Code to allow for a fence exceeding 48-inches in height to be erected in front of the building setback line.

**6. Findings of Fact**

**7. Approval of Minutes**

**A. March 11, 2019 Regular Meeting Minutes**

**8. Other Business**

**A. Discussion and Voting Procedures**

**9. Adjournment of meeting to Monday, May 13, 2019**