



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

June 10, 2019

Variance Application VA-19-015

Applicant:	The Pataskala Banking Company
Owner:	The Pataskala Banking Company
Location:	14530 E. Broad Street Pataskala, OH 43062
Acreage:	+/- 1.68acres
Zoning:	GB – General Business
Request:	Requesting approval of a variance from Section 1295.09(b)(2)(C) of the Pataskala Code to allow a freestanding ground sign to exceed the maximum permitted sign square footage of 32-square feet.

Description of the Request:

The applicant is seeking a variance to allow for the modification of an existing freestanding ground sign that will exceed the maximum permitted sign square footage.

Staff Summary:

The 1.68-acre property at 14530 E Broad Street is currently occupied by a 2,822-square foot bank building built in 1989 and features two (2) drive-thru lanes. There is an approx. 25,000-square foot parking lot surrounding the building, with two (2) access drives onto E Broad Street; one (1) to the east and one (1) to the west.

Section 1295.09(b)(2)(C) of the Pataskala Code states: “Freestanding ground signs or cantilever signs shall be no greater than 32-square feet...and no greater than 10-feet in height...and located at least 10-feet from the road right-of-way”. The bank does have an existing freestanding ground sign, located just to the east of the west access drive. Currently, it is located within 10-feet of the road right-of-way (exact distances unable to be determined due to errors in satellite data available through the Licking County Auditor’s GIS), It also exceeds the 10-foot maximum height limit. However, as this is an existing sign, it has been “grandfathered” in and those restrictions will not apply to the current sign. The current square footage of the existing sign is unknown.

The Applicant has proposed the addition of a “wrap” on the lower support of the existing sign, similar to what has been done to their Etna branch. The dimensions will be 10-feet in height and 44.5-inches in width on the front and back, with 10-feet height and 14-inch width on either side. With dimensions of 10’x3.71’x1.17’ the total signage added to the existing will be 48.75-square feet.

Initially, the Applicant had applied for a Sign Permit (Permit No.: 19-014 submitted 1/25/2019) which was not approved due to the proposed signage exceeding the maximum permitted square footage. Staff made the applicant aware that they had the option to pursue a variance, which they have chosen to do.

In the supplied Narrative Statement, the Applicant has stated that the current sign does has no verbiage or marking on the subject part of the structure, and that adding the “wrap” will yield a strong return as it will identify the location as The Pataskala Banking Company. They do not believe the essential character of the neighborhood will be altered, that the variance will not be a detriment to the public, that variance, if approved, will represent the least modification possible to afford relief, and finally that the spirit and intent of the zoning code is being upheld by not adding additional structure to obscure the environment and only wrapping the existing sign.

Staff Review: *The following review does not constitute recommendations but merely conclusions and suggestions from staff.*

Staff would like to note that the proposed signage is 48.75-square feet, which is 16.75-square feet over the maximum permitted of 32-square feet, or an increase of 52.3%. That does not take into account the existing signage, for which the current square-footage is unknown.

The existing structural support is the same dimensions of the wrap, and the Applicant will be placing signage over it. The code defines a “sign” as: “Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images”. As the existing support structure only features a small “ATM” marking, it was not counted into the overall square footage as it did not meet the definition above. However, now that the support structure is proposed to feature additional display to advertise the bank, the square footage must be counted towards the maximum permitted.

Staff has not identified any other concerns with the proposal.

No other comments from applicable Departments or Agencies were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-20 – Medium Density Residential	Single-Family Homes
East	GB – General Business	Auto Sales
South	GB – General Business RM – Multi-Family Residential	Vacant Apartment Complex
West	GB – General Business	Single-Family Home

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-19-012:

- 1211.07(2)(g): To increase the maximum allowable height or area of signs on a lot (it is suggested that the same should not be increased by more than 25%).
 - The Applicant has proposed an increase of 52.3%.

Department and Agency Review

- Zoning Inspector – No comments
- Public Service – No comments
- City Engineer – No comments
- SWLCWSD – No comments
- Police Department – No comments
- West Licking Joint Fire District – No comments
- Licking Heights School District – No comments

Supplementary Conditions:

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

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Code Department within one (1) year of the date of approval.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve variance from Section 1295.05(b)(2)(C) of the Pataskala Code for variance application VA-19-015 ("with the following supplementary conditions" if conditions are to be placed on the approval)."



VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information	
Address:	14530 East Broad Street Pataskala OH
Parcel Number:	063-142698-00.000
Zoning:	CON BUSINESS Acres: 1.68 ACRES
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

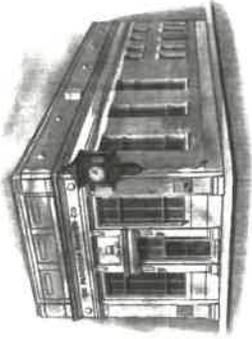
Applicant Information	
Name:	THE Pataskala Building Company
Address:	354 MAIN STREET
City:	PATASKALA
State:	OH
Zip:	43062
Phone:	740-927-4956
Email:	J.SARASVE PATASKALA BUILDING COMPANY

Property Owner Information	
Name:	SANO
Address:	
City:	
State:	
Zip:	
Phone:	
Email:	

Staff Use	
Application Number:	VA-19-015
Fee:	\$ 300
Filing Date:	5-17-19
Hearing Date:	6-10-19
Receipt Number:	499774

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"/> Area Map	

Variance Information	
Request (Include Section of Code):	12.25.09 B2A
TOTAL SQ. FEETING: 0005	
Describe the Project: NO NEW FOOTING NEEDED TO EXISTING SIGN - NO NEW JUST ASKING TO WRAP BOTTOM OF EXISTING SIGN, WILL BE SIMILAR TO THE PATASKALA BUILDING COMPANY E-TRUCK SIGN, REMOVE EXISTING "A TRUCK" PORTION.	
- Wrap size to be 44.5" x 14" x 10'	



THE PATASKALA BANKING COMPANY

ESTABLISHED 1888

354 SOUTH MAIN STREET
PATASKALA OH 43062-9626
PHONE 740-927-4956
FAX 740-927-4976

JIM SAROSY
SENIOR LENDER
NMLS# 1772489
JSAROSY@PATASKALABANK.COM

City of Pataskala
Planning & Zoning Department
621 West Broad Street
Pataskala, Ohio 43062

May 15, 2019

Sign Variance Application Narrative Statement:

The reason for the variance: Existing Sign will be wrapped on the bottom of the existing structure (sign) that covers 48 square feet.

Specific reason why variance is justified to Section 1211.07 (and b) of the Pataskala Code: As the existing sign currently has no verbiage or markings on the subject part of the structure adding the "Wrap" will yield a strong return as it will identify the location as a bank which currently does not clearly identify the location as The Pataskala Banking Company. The uniqueness of the request is that it does not add any additional structured signage only wrapping what is currently there thus minimizing the requested variance.

The essential character of the neighborhood would not be altered whatsoever again minimizing such impact of the requested variance. The variance is not a detriment to the public if granted and should be viewed as a benefit to the community identifying a financial service provider in the City of Pataskala. This request if granted will afford relief and represent the least modification possible of the requirement at issue.

The spirit and intent of the requirement is being upheld by not adding additional structure to obscure the environment but by wrapping the existing structure. The wrap is similar if not the same as the location at 9038 Hazelton-Etna Road, Pataskala Ohio 43062.

Thank you,

Jim Sarosy

The Pataskala Banking Company
NMLS# 1772489

Lisa Paxton

From: Jim Sarosy <jsarosy@pataskalabank.com>
Sent: Tuesday, April 16, 2019 4:13 PM
To: Lisa Paxton
Subject: RE: Pataskala Zoning

*Will Do
Valiana*

Will do and thank you.

Jim Sarosy

Senior Lender
NMLS 1772489
740.919.6890 (Direct)
The Pataskala Banking Company

Special Mortgage Offer for Owner Occupied New Applicants- CALL !

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of this message is not the intended recipient or authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify sender immediately by return email and delete the message and any attachments from your system.

From: Lisa Paxton [<mailto:lpaxton@ci.pataskala.oh.us>]
Sent: Tuesday, April 16, 2019 4:11 PM
To: Jim Sarosy <jsarosy@pataskalabank.com>
Subject: RE: Pataskala Zoning

Hi Jim.

The next available hearing is June 10th and deadline to submit paperwork is Friday, May 17th,

You are more than welcome to stop in and we can help with the application process.

Lisa ~

From: Jim Sarosy [<mailto:jsarosy@pataskalabank.com>]
Sent: Tuesday, April 16, 2019 3:57 PM
To: Lisa Paxton <lpaxton@ci.pataskala.oh.us>
Subject: RE: Pataskala Zoning

Please hold the check as I am wanting to appeal the decision and will get you the application this week. When do IO need to have the appeal application in for the next meeting?

Jim Sarosy

Senior Lender
NMLS 1772489
740.919.6890 (Direct)
The Pataskala Banking Company

Special Mortgage Offer for Owner Occupied New Applicants- CALL !

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From: Lisa Paxton [mailto:lpaxton@ci.pataskala.oh.us]

Sent: Tuesday, April 16, 2019 12:41 PM

To: jsarosy@pataskalabank.com

Subject: Pataskala Zoning

Hi, James.

I am mailing Pataskala Banking Company's Check No. 092466, dated 01/25/2019, back to your attention. Since we have had it more than 30 days and the City planner noted a variance would be required (due to the sign exceeding the maximum permitted square footage) and we haven't received any follow up regarding a variance request.

Please email or call if you have any questions.

Thank you.

Lisa ~



Lisa Paxton

Planning & Zoning Clerk

621 W. Broad Street, Suite 2A

Pataskala, OH 43062

(740) 927-4910

Office Hours M-F

8:00 a.m. – 4:00 p.m.

The Pataskala Bank Company

Summit Branch

14530 East Broad Street
PATASKALA, OH 43062



12/19/2018

EXISTING
SIGN

EXISTING BUILDING



File No: 9600405

**SURVIVORSHIP DEED *
WARRANTY**

JOHN C. BURDITT and THERESE M. BURDITT, husband and wife, of Licking County, Ohio for valuable consideration paid, grants with general warranty covenants to SCOTT A. BERGER and JANICE L. BERGER, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 1945 Palmetto Street, Florence, SC 29501

the following REAL PROPERTY:

Situated in the Township of Granville, County of Licking and State of Ohio:

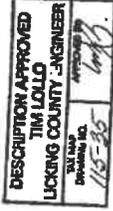
Being Lot No. 7 in CARMARTHAN WOODS II SUBDIVISION, Section II as the same is recorded in Plat Book 13 at pages 364 and 365 of the Plat Records of Licking County, Ohio.

More Commonly Known As: 16 Brescob Circle, Granville, Ohio 43023

EXCEPTION TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restrictions of record, if any, and except real estate taxes for the year 1995 and thereafter, for which taxes and adjustment has been made between the parties and which, therefore, the grantees herein assume and agree to pay.

Parcel Number: 19-042498-00.007

Prior Instrument Reference: Official Record Volume 616, Page 624



In witness whereof the said, JOHN C. BURDITT, by JAMES R. COOPER, his Attorney-in-Fact and THERESE M. BURDITT, by JAMES R. COOPER, her Attorney-in-Fact, have hereunto set their hands this 16th day of September, 1996.

Signed and acknowledged in presence of:

Leslie A. Baughman
WITNESS

James F. O'Rmond
JAMES F. O'RMOND
WITNESS

James R. Cooper
JOHN C. BURDITT, by JAMES R. COOPER,
his Attorney-in-Fact

James R. Cooper
THERESE M. BURDITT, by JAMES R.
COOPER, her Attorney-in-Fact

By Power of Attorney DTD 9/12/96
Recorded 9/16/96, LICKING COUNTY
RECORDED

State of OHIO,
County of LICKING, ss:

BE IT REMEMBERED, That on this 16th day of September, 1996, before me, the subscriber, a Notary Public in and for said county and state, personally came JOHN C. BURDITT, by JAMES R. COOPER, his Attorney-in-Fact, and THERESE M. BURDITT, by JAMES R. COOPER, her Attorney-in-Fact, the above named Grantors in the foregoing deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.



IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.
SEC. 319.202 COMPLIED WITH
GEORGE D. BUCHANAN, AUDITOR
BY George D. Buchanan 548.00
NOTARY PUBLIC
My Commission Expires

Witnessed by: E. Louis Klank, Attorney-at-Law
51 North Third Street
Newark, Ohio 43055

Leslie A. Baughman
Notary Public - State of Ohio
My Commission Expires June 18, 1997

*See Section 5302.11 Ohio Revised Code

TRANSFERRED
Date September 19 1996
George D. Buchanan
Licking County Auditor

RECEIVED & RECORDED SEP 18 1996
AT 2:10 O'CLOCK P.M. IN OFFICIAL RECORD
VOL. 637, PAGE 80. FEE 14.00
ROBERT E. WISE, LICKING COUNTY RECORDER



- Map
- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values
- Help

Michael L. Smith, Auditor
Olivia C. Parkinson, Treasurer

Taxes Due July 17th



Search by: Address
Search for:
063-142698-00.000
PATASKALA BANKING CO
14530 E BROAD ST
REYNOLDSBURG, OH
43068
Acre: 1.68
LOT 1, 2, 3 BASE-SMITH
DEVELOPMENT
Land: \$256,800
Improv: \$163,200
Total: \$420,000
Sale Date:
Amount:
Conveyance:
Valid Sale:
Homestead: No
Owner Occ: No
Foreclosure: No
Certified Delq: No
On Contract: No
Bankruptcy: No