



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

STAFF REPORT

February 9, 2020

Variance Application VA-20-026

Applicant:	Jeff Cramblitt
Owner:	Craller Properties, LLC.
Location:	13524 E Broad Street, Pataskala, OH 43062
Acreage:	11.12-acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting approval of a Variance from Section 1291.02(A)(4) of the Pataskala Code to allow for the expansion of a gravel surface parking lot.

Description of the Request:

The applicant is seeking approval of a variance from Section 1291.02(A)(4) of the Pataskala Code to allow for the expansion of a gravel surface parking lot.

Staff Summary:

The 11/12-acre property is currently occupied by an 1,814-square foot single-family home, which has been converted into an office, and was built in 1912. There are also several accessory buildings on the property: a 936-square foot garage, an 864-square foot barn, and two (2) smaller sheds of an unknown size. The structures are located at the front of the approximately 2,000-foot deep lot, which has frontage along E Broad Street to the south. The remaining acreage is field and forested towards the rear. The property was previously used for residential purposes until it

A portion of the area between the existing home and accessory buildings has been paved with gravel over the years, reaching its maximum extent in 2016, and slowly degrading. The Applicant has constructed an approximate additional 7,500-square feet of gravel surface parking over what was existing.

Per the Narrative Statement submitted by the Applicant for this request: the purpose of this Variance Request is to allow for a large enough area to have delivery trucks turn around. The Applicant stated that they had bought the property for their business, and immediately began renovations, which included repairing and replacing gravel in areas where it was present before. The Applicant was not aware of any zoning restrictions when they purchased the property. Further stated, the Applicant would agree, if deemed necessary, to install a black covering on the existing fencing fronting along Broad Street, or a new wooden fence painted white or black.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

Planning and Zoning Staff:

Pursuant to Section 1291.02(A)(4) of the Pataskala Code, all off-street parking shall be hard surfaced with asphalt, concrete or pavers. Existing non-conformities, such as the existing gravel surface parking may be maintained and repaired, however, pursuant to Section 1285.02 of the Pataskala Code;

expansion of any non-conformity is not permitted, and any further parking area must be brought into compliance with the Code.

The Applicant had contacted Staff prior to purchasing the property in regard to Permitted Uses of the property, however, no further contact was had until the Zoning Inspector observed renovations and improvements being done to the property after the property had been sold. Using satellite imagery available through the Licking County Auditor's OnTrac system, Staff determined that the maximum extent of gravel surface parking existed in 2016. The Applicant has expanded upon the gravel surface parking that was existing, hence this Variance request.

Furthermore, Pursuant to Section 1283.07(B) of the Pataskala Code, uses within the M-1 – Light Manufacturing district must provide L2 type landscape screening along the frontage of the property. L2 type landscaping shall consist of a three (3) foot high continuous shrub screen, and one (1) tree per 30 lineal feet. Section 1283.06(7) of the Pataskala Code allows for the minimum standards of L2 to be waived upon presentation of an equivalent landscaping plan subject to the approval of Planning and Zoning Staff.

A Parking Lot Permit shall be required should the Variance be approved. Staff has no other concerns with the proposal.

Public Service Director

Current expansion does not require stormwater controls; however, any future expansion of impervious/semi-impervious area will require installation of stormwater control facilities.

City Engineer

The Applicant should ensure the existing drainage pattern is not altered.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	M-1 – Light Manufacturing R-87 – Medium-Low Density Residential	Railroad Tracks Single-Family Homes
East	M-1 – Light Manufacturing	Vacant
South	GB – General Business PDD – Planned Development District	Vacant Broadmoore Commons
West	M-1 – Light Manufacturing	Vacant Single-Family Homes

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-20-026:

- None

Department and Agency Review

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

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 Department within one (1) year of the date of approval
2. The Applicant shall address all comments from the City Engineer
3. The Applicant shall provide stormwater controls, to be reviewed by the Public Service Director, should any further expansion be done.
4. The Applicant shall provide L2 type landscaping along the frontage of the property.

Resolution:

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

"I move to approve a variance from Section 1291.02(A)(4) of the Pataskala Code for application VA-20-026 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Alan Haines](#)
To: [Jack Kuntzman](#)
Subject: RE: BZA Review Memo for 02-09-2021
Date: Tuesday, February 2, 2021 4:51:22 PM

Jack,

My comments for the 2-9-21 BZA hearing are as follows:

1. VA-20-026
 - a. Current expansion does not require stormwater controls; however, any future expansion of impervious/semi-pervious area will require installation of stormwater control facilities.
2. VA-21-001/002/003/004
 - a. It appears that the parking spaces will extend into the public right-of-way on both Depot St. and Wood St. There are no current issues with this plan, but it should be noted that placing this improvement in the right-of-way is at the risk of the owner. In other words, parking in the area is needed, and there are no objections to this project; however, the City makes no guarantees that the improvements that are in the right-of-way will be maintained, and may be removed in the future if the needs of the City so dictate.
 - b. In light of the Utility Director's commentary, the sidewalk at the corner of Wood St. and Depot St. will need to be re-routed such that the fire hydrant at this location is not in concrete. This condition must be met, but the proposed improvement would be a benefit to the area, and there is willingness to find a mutually agreeable solution. Coordination with the Public Service and Utility Director's is recommended.
 - c. Final plans shall be provided that show the right-of-way, address the sidewalk, and also show proposed stormwater drainage including routing, inlets and tie-in's to City infrastructure.
3. VA-21-005
 - a. No comment.
4. CU-20-012
 - a. No comment
5. VA-20-022
 - a. No comment

Let me know if questions.

Regards,

Alan W. Haines, P.E.
Public Service Director
City of Pataskala

621 W. Broad St.
Suite 2B
Pataskala, Ohio 43062

From: [Scott Haines](#)
To: [Jack Kuntzman](#)
Cc: [Jim Roberts](#); [Lisa Paxton](#); [Alan Haines](#)
Subject: BZA Review Memo for February 9, 2021
Date: Sunday, January 31, 2021 7:18:15 PM

Jack

Hull & Associates have reviewed the BZA Review Memo and offer the following comments

1. VA-20-026
 - a. The applicant should ensure the existing drainage pattern is not altered should the variance be approved.
2. VA-21-001, VA-21-002, VA21-003, & VA21-004
 - a. The applicant should ensure the existing drainage pattern is not altered should the variances be approved.
 - b. The city should consider drainage improvements and/or detention be required for the improvements per Chapter 1119.
3. VA-21-005
 - a. We have no engineering related comments on this application
4. CU-20-012
 - a. We have no engineering related comments on this application
5. VA20-022
 - a. We have no engineering related comments on this application

Please let us know if there are any questions regarding our comments. We appreciate the opportunity to provide these services for the city.

Thanks

Scott R. Haines, P.E., CPESC

Municipal Engineering Practice Leader
Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

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[web](#) | [directions to offices](#)



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

VARIANCE APPLICATION

(Pataskala Codified Ordinances Chapter 1211)

Property Information	
Address: 13524 Broad ST.	
Parcel Number: 063-141312-00.000	
Zoning: M-1	Acres: 11.12
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

Staff Use
Application Number: VA-20-026
Fee: 300
Filing Date: 12-17-20
Hearing Date: Feb. 9, 21
Receipt Number: 21625

Applicant Information		
Name: Jeff Cramblin		
Address: 13524 Broad ST-SW		
City: PATASKALA	State: OH:0	Zip: 43062
Phone: 614-284-6369	Email: JEFF@BuildPro360.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" 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

Property Owner Information		
Name: Craller Properties		
Address: 572 EAST Broad ST Suite 311		
City: PATASKALA	State: OH	Zip: 43062
Phone: 614-284-6369	Email: JEFF@BuildPro360.com	

Variance Information
Request (Include Section of Code): 1291.04(A)(2)
Describe the Project: Resurfacing existing Gravel Lot expanding onto The grounds inside of the fenced Lot.

Documents to Submit
Variance Application: Submit 1 copy of the variance application.
Narrative Statement: Submit 1 copy of a narrative statement explaining the following: <ul style="list-style-type: none"> The reason the variance is necessary The specific reasons why the variance is justified as it pertains to Section 1211.07 of the Pataskala Code: <ol style="list-style-type: none"> <i>Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property without the variance;</i> <i>Whether there are unique physical circumstances or conditions that prohibit the property from being developed in strict conformity with the zoning regulation such that a variance is necessary to enable the reasonable use of the property;</i> <i>Whether the variance requested is substantial;</i> <i>Whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance;</i> <i>Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;</i> <i>Whether the variance, if granted, will be detrimental to the public welfare;</i> <i>Whether the variance, if granted, would adversely affect the delivery of governmental services;</i> <i>Whether the property owner purchased the subject property with knowledge of the zoning restriction;</i> <i>Whether the property owner's predicament can be obviated through some other method than variance;</i> <i>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,</i> <i>Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.</i> A use variance must also meet the requirements described in Section 1211.07(B) of the Pataskala Code.
Site Plan: Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following: <ul style="list-style-type: none"> All property lines and dimensions Location and dimensions of all existing and proposed buildings and structures. Setbacks from property lines for all existing and proposed buildings, structures and additions Easements and rights-of-way Driveways Floodplain areas Location of existing wells and septic/aerator systems. Any other information deemed necessary for the variance request
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: https://apps.lcounty.com/recorder/recording-search/
Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: https://www.lickingcountyohio.us/

Signatures	
I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this variance request.	
Applicant (Required):	Date: 12-16-20
Property Owner (Required):	Date: 12-16-20



December 16, 2020

Upon purchasing the property at 13524 Broad St. SW Build Pro 360 immediately began renovations. During this process it was discovered that the existing driveway, as well as the areas in between the house, garage and barn contained gravel as part of the surface at one point but had been grown over through the years. Based on this information Build Pro then applied a new layer of gravel to the same space.

The application of additional gravel was necessary in order to have an area large enough for delivery trucks to turn around. This also allowed the region behind the home to be used for this purpose and prevented the need for additional square footage to be added to the driveway and existing parking space already graveled, which would have resulted in a change in the aesthetic curb appeal of the property. Furthermore, this enabled Build Pro to maintain the original integrity of the home and site as was originally intended based on our findings.

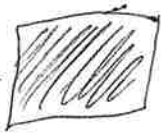
In addition, after completing a cost analysis it has been determined that installation of a hard surface in the location would cause Build Pro to have an overall investment exceeding the appraisal value of the property. Build Pro was unaware of any restrictions when purchasing the site and would not have proceeded with the sale had they Known.

If deemed necessary, Build Pro would agree to installation of a black covering on the existing fencing frontage to Broad St. between the garage and house and house to the east property line . A secondary option could be a new Wooden fence pant white or black. This would assist in blocking the back of the property from street view.

In conclusion, Build Pro was unaware of any property restrictions and only added additional gravel to the areas where it was already in existence per findings during general demo of the old sheds. Installation of a hard surface would cause a financial hardship and in turn have a negative affect on the economic value of the location.

Sincerely –

Jeff Cramblitt & Chad Miller



no gravel
in this location

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

InstrID:202005260011982	5/26/2020
Pages:3	F: \$42.00
Bryan A. Long	12:56 PM
Licking County Recorder	T20200010293

Approved By JR May 22, 2020
0115PA00500000055000

TRANSFERRED

May 26, 2020
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: SAS 600.00

DEED OF TRUSTEES

**DIANE C. RADER, TRUSTEE OF THE DONALD R. RADER AND DIANE C. RADER
DECLARATION OF TRUST U-A-D JANUARY 30, 2006**, Grantors, of Licking County,
Ohio, for valuable consideration paid, grants, with fiduciary covenants to **CRALLER
PROPERTIES, LLC**, Grantee, whose tax-mailing address is 13524 EAST BROAD STREET,
PATASKALA, OH 43062, the following described **REAL PROPERTY**:

See Attached Exhibit "A"

Prior Instrument Reference: Document NO. 201012200026233
Parcel No.: 063-141312-00.000
Property Address: 13524 East Broad Street, Pataskala, OH 43062

61438799
MAIL TO: LANDESL TITLE
961 N HAMILTON RD, #100
GAHANNA OH 43230

IN WITNESS WHEREOF, the said Grantors, **DIANE C. RADER, TRUSTEE OF THE DONALD R. RADER AND DIANE C. RADER DECLARATION OF TRUST U-A-D JANUARY 30, 2006**, have hereunto set their hands, this 30 day of APRIL, 2020, as authorized by the Trust Agreement and/or any amendment thereto.

Signed and acknowledged by:

THE DONALD R. RADER AND DIANE C. RADER DECLARATION OF TRUST U-A-D JANUARY 30, 2006

By: Diane C. Rader, Trustee
DIANE C. RADER, TRUSTEE

STATE OF OHIO

COUNTY OF Licking

Be it remembered that, on this 30th day of April, 2020, before me, the subscriber, personally came the above-named **DIANE C. RADER, TRUSTEE OF THE DONALD R. RADER AND DIANE C. RADER DECLARATION OF TRUST U-A-D JANUARY 30, 2006**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed as authorized by the Trust Agreement and/or any amendment thereto.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Scott Lewis
Notary Public
My commission expires _____

This instrument prepared by:
Thorp Law, LLC
c/o LandSel Title Agency, Inc.
961 N. Hamilton Road, Suite 100
Gahanna, Ohio 43230
Phone: 614-266-8165

File No. GH-38799JML



SCOTT LEWIS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 8/23/2024

Exhibit "A"

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of Quarter Township 3, Township 1N, Range 16W, of the United States Military Lands and being more particularly described as follows:

Being a survey of a parcel conveyed to Donald R. & Diane C. Rader, as recorded in Instrument No. 2006-02080003855, in the Licking County Deed Records, and being further described as follows:

Commencing at the intersection of the centerline of East Broad Street (State Route 16) (Right of Way width varies) and the West line of Lot 13; said intersection bears S. 02° 17' 20" E. 31.02 feet from a concrete O.D.O.T. Right of Way monument found;

Thence, North 75° 38' 45" E. 280.22 feet with the centerline of said East Broad Street, to the Southeast corner of a parcel conveyed to Sally Wells Morris & Donald L. Beckett, Co-Trustees, as recorded in O.R. Volume 142, Page 99, and being the PRINCIPAL PLACE OF BEGINNING of the 11.124 acre parcel herein to be described;

Thence leaving said East Broad Street with the East line of said parcel conveyed to Morris & Beckett, with the following five (5) courses and distances:

- 1) N 01° 36' 19" W. 808.02 feet to a 1" o.d. iron pipe found, and passing over a 1" o.d. iron pipe found at 46.14 feet;
- 2) N. 04° 09' 39" E. 439.76 feet to a 1" o.d. iron pipe found;
- 3) N. 04° 04' 07" W. 423.03 feet to a p.k. nail found in the top of a post;
- 4) N. 32° 12' 51" E. 27.80 feet to an angle point;
- 5) N. 00° 49' 19" E. 284.95 feet to a p.k. nail found marking the Northeast corner thereof in the top of a post on the South Right of Way Line of the Baltimore & Ohio Railroad;

Thence, N. 88° 57' 34" E. 230.09 feet with the South Right of Way Line of said Railroad, to an iron pin found marking the Northwest corner of a parcel conveyed to Keystone Freight Corporation, as recorded in Instrument No. 1999-08260036073;

Thence, S. 00° 44' 30" E. 1916.32 feet with the West line of said parcel conveyed to Keystone Freight Corporation, to the centerline of said East Broad Street marking the Southwest corner, thereof, and passing over an iron pin set at 1883.93 feet;

Thence, S. 75° 38' 45" W. 261.09 feet with the centerline of East Broad Street, to the PRINCIPAL PLACE OF BEGINNING, and containing 11.124 acres, more or less, and is subject to all legal easements, rights of way, restrictions, and zoning ordinances of record.

Subject to an easement for an underground gas line.

Bearings of the above description are based on the centerline of East Broad Street (State Route 16) (variable width) as being S. 75° 38' 45" W. and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. England #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2007.





Search by:

Owner 

Search for:



063-141312-00,000
CRALLER PROPERTIES LLC
13524 E BROAD ST
PATASKALA, OH 43062

Acres: 11.12
11.124 AC LOT 12 & 13
R15 T1 Q3

Land: \$133,000
Improv: \$46,800
Total: \$199,800

Sale Date: 05/28/2020
Amount: \$200,000
Conveyance: 1442
Valid Sale: Yes

Homestead: No
Owner Occ: No
Foreclosure: No
On Contract: No
Bankruptcy: No
Tax Lien: No