



# CITY OF PATASKALA BOARD OF ZONING APPEALS

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

## BOARD OF ZONING APPEALS AGENDA

Tuesday, March 9, 2021

6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Board Members
4. Old Business
- A. None
5. New Business

### A. Variance Application VA-21-013

<b>Applicant:</b>	Red Rock Investment Partners, LLC.
<b>Owner:</b>	Amanda Reeves; Howard P. Emswiler Trustee; Red Chip Farms, Inc.
<b>Location:</b>	7409 Mink St SW & PIDs: 063-140724-00.000, 063-140508-00.000, 064-152898-00.001
<b>Acreage:</b>	179.2-acres total
<b>Zoning:</b>	PM – Planned Manufacturing
<b>Request:</b>	Requesting approval of a Variance from Section 1253.05(B) of the Pataskala Code to allow a reduced lot width from 500-feet to 100-feet.

### B. Variance Application VA-21-014

<b>Applicant:</b>	Red Rock Investment Partners, LLC.
<b>Owner:</b>	Amanda Reeves; Howard P. Emswiler Trustee; Red Chip Farms, Inc.
<b>Location:</b>	7409 Mink St SW & PIDs: 063-140724-00.000, 063-140508-00.000, 064-152898-00.001
<b>Acreage:</b>	179.2-acres total
<b>Zoning:</b>	PM – Planned Manufacturing
<b>Request:</b>	Requesting approval of a Variance from Section 1259.05(D) of the Pataskala Code to allow for a trash receptacle without screening.

### C. Variance Application VA-21-015

<b>Applicant:</b>	Red Rock Investment Partners, LLC.
<b>Owner:</b>	Amanda Reeves; Howard P. Emswiler Trustee; Red Chip Farms, Inc.
<b>Location:</b>	7409 Mink St SW & PIDs: 063-140724-00.000, 063-140508-00.000, 064-152898-00.001
<b>Acreage:</b>	179.2-acres total
<b>Zoning:</b>	PM – Planned Manufacturing
<b>Request:</b>	Requesting approval of a Variance from Section 1259.05(C) of the Pataskala Code to allow for Loading Docks to be located on the front of a structure.

**D. Variance Application VA-21-006**

<b>Applicant:</b>	Jesse Maynard
<b>Owner:</b>	Jess Maynard
<b>Location:</b>	36 East Ave, Pataskala, OH 43062
<b>Acreage:</b>	1.01-acres
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a Variance from Section 1221.05(B)(1) of the Pataskala Code to allow for an accessory building to exceed the maximum square footage permitted.

**E. Variance Application VA-21-007**

<b>Applicant:</b>	Jaclyn DiPietro
<b>Owner:</b>	Jaclyn DiPietro
<b>Location:</b>	5024 Summit Rd SW, Pataskala, OH 43062
<b>Acreage:</b>	1.377-acres
<b>Zoning:</b>	R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting approval of a Variance from Section 1221.05(E)(1) to allow for a reduced side yard setback for an accessory building.

**F. Variance Application VA-21-008**

<b>Applicant:</b>	Santa Lanna
<b>Owner:</b>	Broad Street Investment Co. Ltd.
<b>Location:</b>	87 E Broad Street, Pataskala, OH 43062
<b>Acreage:</b>	2.37-acres
<b>Zoning:</b>	GB - General Business
<b>Request:</b>	Requesting approval of a Variance from Section 1285.07 of the Pataskala Code to allow for the re-construction of a gas pump canopy after the one (1) year re-construction time has expired.

**G. Variance Application VA-21-009**

<b>Applicant:</b>	Timothy & Cynthia O’Cain
<b>Owner:</b>	Timothy & Cynthia O’Cain
<b>Location:</b>	3560 Mink St SW, Pataskala, OH 43602
<b>Acreage:</b>	2.00-acres
<b>Zoning:</b>	R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting approval of three (3) variances. Two (2) to allow for a lot split that does not meet the minimum size or width, and one (1) to allow for reduced front yard setback of a new primary structure.

**H. Variance Application VA-21-010**

<b>Applicant:</b>	Timothy & Cynthia O’Cain
<b>Owner:</b>	Timothy & Cynthia O’Cain
<b>Location:</b>	3560 Mink St SW, Pataskala, OH 43602
<b>Acreage:</b>	2.00-acres
<b>Zoning:</b>	R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting approval of four (4) variances. Two (2) to allow for a lot split that does not meet the minimum size or width. Two (2) to allow for the existing structure to not meet the required front or side yard setbacks.

**I. Variance Application VA-21-011**

<b>Applicant:</b>	Connie J. Klema
<b>Owner:</b>	Magoo Properties, LLC.
<b>Location:</b>	8065, 7621, 7625 Mink St SW, Pataskala, OH 43062 (PIDs: 063-141516-00.000, 063-140682-00.000, 063-140682-00.001)
<b>Acreage:</b>	93.79-acres total
<b>Zoning:</b>	PDD – Planned Development District, R-87 – Medium-Low Density Residential, GB – General Business
<b>Request:</b>	Requesting approval of a Variance from Section 1259.05(C) of the Pataskala Code to allow for Loading Docks to be located on the front of a structure.

**J. Variance Application VA-21-012**

<b>Applicant:</b>	Cassandra Helm
<b>Owner:</b>	Cassandra Helm
<b>Location:</b>	6379 Summit Road SW, Pataskala, OH 43062
<b>Acreage:</b>	0.17-acres
<b>Zoning:</b>	R-87 – Medium-Low Density Residential
<b>Request:</b>	Requesting approval of a Variance from Section 1279.03(A)(1) to allow for the construction of a fence that will exceed the maximum height within the front yard setback, and a Variance from Section 1291.02(A)(4) to allow for the construction of a gravel driveway.

- 6. Findings of Fact
- 7. Approval of Minutes
  - A. February 9, 2021 Regular Meeting Minutes
- 8. Other Business
  - A. None
- 9. Adjournment of Meeting to Tuesday, April 13, 2021