



## CITY OF PATASKALA BOARD OF ZONING APPEALS

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

### STAFF REPORT

February 8, 2022

#### Conditional Use Application CU-22-003

<b>Applicant:</b>	Jerika Zuckerman
<b>Owner:</b>	Mary Kasapovski
<b>Location:</b>	14450 E Broad Street, Reynoldsburg, OH 43068 (PID: 063-142680-00.000)
<b>Acreage:</b>	+/- 0.90-acres
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for a Pest Control Business to be located on site.

#### Description of the Request:

The applicant is seeking approval of a conditional use to allow for a structure on the property at 14450 E Broad Street to be operated as a Pest Control services business.

#### Staff Summary:

The property located at 14450 E Broad Street is currently occupied by three (3) separate structures. Those being, from west to east: a 2,112-square foot commercial building built in 1986 which is currently being used as the office/garage for a used vehicle sales business (occupied by the Property Owner), a 1,152-square foot two-story structure originally constructed in 1910 as a single-family home which has since been converted to office space, and is currently vacant, and finally a 2,550-square foot commercial building built in 1997 which has two (2) units. One being occupied by a Martial Arts Instruction School, and the other being vacant.

There are currently three (3) access points into the property from its only frontage along E Broad Street. The westernmost driveway leads to the parking area and office for the used vehicle sales use. There are two (2) driveways servicing the easternmost commercial structure. A small creek runs parallel to the rear (north) property line behind the current structures on site.

The Applicant is requesting approval of a Conditional Use in order to utilize the existing 1,152-square foot former single-family home as an office space for their pest control business. The North American Industry Classification System (NAICS) 2007 identifies Exterminating and Pest Control Services as use code number 561710 and describes such uses as being “primarily engaged in exterminating and controlling birds, mosquitoes, rodents, termites, and other insects and pests (except for crop production and forestry production). Establishments providing fumigation services are included in this industry”. Pursuant to Section 1249.04(19) of the Pataskala Code, this is a Conditional Use in the GB – General Business district.

As proposed, parking for the proposed use will be situated within the eastern parking lot, which currently provides 11 spaces, including two (2) handicap accessible parking spaces. Per the Narrative Statement submitted by the Applicant, the parking needs of the pest control business are very limited, and they believe the existing shared parking lot would suffice. As stated by the Applicant, the operational hours of the Pest Control use and the Martial Arts School use do not overlap, as the Martial Arts School opens at

6:00PM and the Pest Control office will have concluded their business day by 5:30PM (Starting at 8:00AM). As such they do not believe there will be a parking conflict.

Further stated by the Applicant, currently approximately 90 percent of their administrative operations are remote. However, as the business expands the Applicant believes there would, in the future, be two (2) to three (3) administrative staff in the building during business hours. One (1) to two (2) times per week, all employees including administrative staff and technicians would gather on-site for a one (1) to (2) hour meeting. Client visits to the site would be limited to instances such as dropping off payment.

The technicians employed by the business take their trucks home at the end of the day and would typically only come to the site to either pick up additional equipment and products or to attend the employee meetings. Storage of pest control products on site would be limited, as the Applicant stated they do not make bulk purchases, only as needed. The majority of the equipment and products are stored on the trucks, which do not remain on-site. Any products on-site will be stored in compliance with Environmental Protection Agency (EPA) and Ohio Department of Agriculture (ODA) requirements including by not limited to labelling, being stored in a locked and secured manner, and stored in a manner as not to contaminate soil or bodies of water.

**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:

The Future Land Use map recommends this property as “Medium Density Mixed Use”, which the Comprehensive Plan (2021) describes as “both residential and neighborhood focused (retail/office) that primarily services residents within the surrounding neighborhoods of the City”. The proposed use would fall in line with the Comprehensive Plan.

Section 1291.16 of the Pataskala Code requires that “General, professional, or administrative business offices” shall provide one (1) parking space for each 400-square foot of gross floor area. For the 1,152-square foot building this would be a total of three (3) parking spaces. However, as the Applicant has proposed to share parking with the adjacent commercial structure to the east, Pursuant to Section 1291.08 of the Pataskala Code; two (2) or more uses may share parking facilities without providing the minimum number of on-site required spaces for each use, provided they can meet the conditions of Section 129.08.

In general, those are that shared parking must contain at least the minimum required spaces for the largest individual use, parking spaces cannot be reserved for a specific individual or use, and that no changes shall be made to the shared parking which would reduce the parking provided. The overall required number of spaces may be reduced by 20 percent for uses which overlap in hours of operations, and 60 percent for those that do not. In the case of this shared parking arrangement, the largest individual use would be the existing Martial Arts School, occupying roughly half of the 2,550-square foot building, with the other half vacant. Overall, between the structures and uses sharing the parking lot, 10 parking spaces are required. Because the hours of operation do not overlap, a 60 percent reduction is permitted bringing the total required to four (4). Currently, there are 11 parking spaces provided.

Any Signage the Applicant may want to install is subject to the requirements of Chapter 1295 and requires a Sign Permit prior to installation. Staff has no further comments on the request.

Pursuant to Section 1215.09 of the Pataskala Code a Conditional Use Approval shall become null and void is such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one extension of a Conditional use for an additional six (6) months.

Other Departments and Agencies

No other comments were received.

**Surrounding Area:**

Direction	Zoning	Land Use
North	R-20 – Medium Density Residential	Single-Family Home Church
East	GB – General Business	Single-Family Home
South	RM – Multi-Family Residential	Apartments
West	GB – General Business	Bank (Vacant)

**Conditional Use Requirements:**

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

- 1. Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
- 2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
- 3. Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- 4. Will not be hazardous or disturbing to existing or future neighboring uses.*
- 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
- 7. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
- 8. Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
- 9. Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-22-003:

**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.

**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 six (6) months 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 a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-22-003 ("with the following conditions" if conditions are to be placed on the approval)."



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: 14450 E Broad st, Pataskala OH 43062	
Parcel Number: 063-142680-00.000	
Zoning: EB	Acres: 0.879
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: CU-22-003
Fee: \$300.00
Filing Date: 1/14/2022
Hearing Date: 2/8/2022
Receipt Number:

Applicant Information		
Name: Zuckerman & Co LLC		
Address: 6368 Summit Rd SW		
City: Pataskala	State: OH	Zip: 43062
Phone: 740 334 5787	Email: JerikaZ@ZpestManagement.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: Vele & Mary Kasapovskis		
Address: 1141 Harley Run Drive		
City: Blacklick	State: OH	Zip: 43004
Phone: 614-928-4098	Email: markkasapovska@yahoo.com	

Conditional Use Information
Request (Include Section of Code): 1249.04 (19) Use of location for pest control business
Describe the Project: See attached narrative

## Documents to Submit

**Conditional Use Application:** Submit 1 copy of the conditional use application.

**Narrative Statement:** Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
  - The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
- yes* 1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
  - yes* 2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
  - yes* 3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
  - yes* 4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
  - yes* 5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  - yes* 6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
  - yes* 7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
  - yes* 8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
  - yes* 9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
  - Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(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:

- 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 conditional use 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/paxworld/>

**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 conditional use request.

Applicant (Required):

Date:

1/18/2022

Property Owner: (Required):

Date:

1/18/22

Mary Kasapovska

# Conditional Use Application

## Narrative Statement

Zuckerman & CO LLC *DBA* Zuckerman's Pest Management offers pest control and nuisance wildlife removal. We plan to use 14450 E. Broad St as an administrative office building for the business. Our parking needs are very limited and will be covered with the current parking lot on the property as shown on the site map. There are approximately 11 parking spots shared between our office, the Karate DoJo and a vacant unit of approximately 900 sq ft. There is no parking conflicts at this time due to the operational hours. The DoJo open at or after 6 pm, which is after the conclusion of our standard business hours of 8:30-5:30.

Currently our operations are 90% remote and do not require a dedicated office space. As we grow and plan for the future, the following would depict a standard work week:

- 2-3 administrative individuals in the building during business hours
- 1-2X a week all additional employees will gather for a 1-2 hr meeting
- Extremely limited clientele visiting our offices, for instances such as dropping of a payment etc. (should not interfere with current traffic patterns)
- Typically, our technicians take home their truck and park at home, with very limited exceptions (should not interfere with current traffic patterns)
- Limited product will be stored on site. We do not make bulk purchases, therefore quantity of products would be limited to what is used on a day to day basis for as needed basis. 95% of products remain on trucks at all times. Any products stored at the property will be in full compliance with the EPA, ODA & label regulations to include, locked and secured from children and pets, stored in a manner as not to contaminate soil and bodies of water. Spill kits are to be kept in the locked storage and are already on every truck.



# OnTrac Property Map



January 17, 2022

☐ Street Number Only



Centerline Labels

☐ Sales - 2022

☐ Interstate/US/State Route

Owner Name & Acres

County Road

Driveway

Jurisdictional Townships

0 47 Feet  
Township road

Interstates

Other Road Type

Municipal Corporations

LICKING COUNTY TAX MAP

Licking County Auditor GIS



DESCRIPTION APPROVED  
JARED N. KNERR  
LICKING COUNTY ENGINEER

Approved By JW Jun 30, 2021

01150552414122004000

01150552414122005000

**TRANSFERRED**

Jul 01, 2021  
Michael L. Smith  
LICKING COUNTY AUDITOR  
SEC 319.902 COMPLIED WITH  
MICHAEL L. SMITH  
By: JAE 840.00

InstrID:202107010019841	7/1/2021
Pages:2	F: \$34.00 9:52 AM
Bryan A. Long	T20210019003
Licking County Recorder	

### GENERAL WARRANTY SURVIVORSHIP DEED

Know all persons by these presents, that:

**David O'Brien**

a married individual, and whose spouse is signing herein to release dower rights, the designated Grantor herein, for valuable consideration received hereby grants and assigns with general warranty covenants, to:

**Vele Kasapovski and Mary Kasapovska**

the designated Grantee herein whether one or more than one, for their joint lives with the remainder to the survivor of them, whose tax-bill mailing address is: 1141 Harley Run Drive, Blacklick, OH, 43004, unless the Mortgagee provides written instructions to the County Treasurer to the contrary, all interest in the following real property:

Situated in the State of Ohio, County of Licking and in the City of Pataskala (formerly the Township of Lima):

Being Lots Numbers Four (4) and Five (5) of the Base-Smith Development, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, page 149, Recorder's Office, Licking County, Ohio. Said lots were combined and Replattd in Plat Book 14, page 122, Recorder's Office, Licking County, Ohio.

Property Address: 14450 East Broad Street, Reynoldsburg, OH 43068

Parcel No. 063-142680-00.000

Prior Deed Reference: Instrument No. 200506150018030 of the Licking County, Ohio records.

The foregoing real property is granted by the Grantor and accepted by the Grantee except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

And for valuable consideration received, Melissa O'Brien, the spouse of David O'Brien, does hereby remise, release and forever quit-claim unto the Grantee herein, and the Grantee's heirs, successors, and assigns, all her right and expectancy of Dower in the above described premises.

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

Executed on this 29 day of JUNE, 2021.

  
David O'Brien

  
Melissa O'Brien

State of Ohio )  
County of FRANKLIN )

The foregoing instrument was acknowledged before me this 29 day of  
JUNE, 2021, by David O'Brien and Melissa O'Brien.

  
Notary Public

**Notary Stamp**



GARY MICHAEL FOSTER JR  
Notary Public  
State of Ohio  
My Comm. Expires  
September 22, 2025

This instrument prepared by:  
Stephen A. McCoy, Esq.  
The Holfinger Stevenson Law Firm  
1160 Dublin Road, Suite 500  
Columbus, OH 43215

After recording, return to:  
Northwest Title Family of Companies, Inc  
c/o Lisa Henry  
4151 Executive Parkway, Suite 190  
Westerville, OH 43081

File #1-14908

# OnTrac Property Map



January 17, 2022

☐ Street Number Only



**Centerline Labels**

☐ Sales - 2022



Interstate/US/State Route

Owner Name & Acres

County Road

0 94 Feet  
Township Road

Interstates

Other Road Type

Municipal Corporations

Driveway

Jurisdictional Townships

Licking County Auditor GIS

LICKING COUNTY TAX MAP