



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 14, 2023

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-23-001

Applicant:	Patrick Allen
Owner:	Patrick Allen
Location:	163 Meadow Way, Pataskala, OH 43062 (PID:063-143958-00.000)
Acreage:	+/- 0.92-acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a Variance from Section 1291.02(A)(4) of the Pataskala Code to allow for a gravel driveway within a Platted Subdivision.

B. Variance Application VA-23-002

Applicant:	Adam Craycraft - Columbus Hardscapes, LLC.
Owner:	Jenese Bandy
Location:	2010 Pine Hills Drive, Pataskala, OH 43062 (PID:064-068322-00.406)
Acreage:	+/- 0.25-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting approval of a Variance from Section 1221.07(e)(1) of the Pataskala Code to allow for a residential patio to encroach two (2) feet within a recorded easement.

C. Variance Application VA-23-003

Applicant:	Curtis Hayman – Milmar Buildings
Owner:	Ryan Nicol
Location:	3750 Alward Road SW, Pataskala, OH 43062 (PID:063-140922-00.001)
Acreage:	+/- 4.5-acres
Zoning:	AG - Agricultural
Request:	Requesting approval of a Variance from Section 1221.05(C)(2) of the Pataskala Code to allow for an increase in height of eight (8) feet over the maximum of 25-feet for an Accessory Building on a lot greater than two (2) acres.

D. Variance Application VA-23-004

Applicant:	EMH&T, Inc.
Owner:	M/I Homes of Ohio, LLC.
Location:	0 Hazelton-Etna Road (PIDs:255-067746-00.000 and 255-069072-00.000)
Acreage:	+/- 128.12-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting approval of a Variance from Section 1117.10 of the Pataskala Code to allow for four (4) intersections within the Forest Ridge single-family residential subdivision to not meet the requirement that streets shall remain in the angle of an intersection for at least 100-feet beyond the point of intersection.

E. Variance Application VA-23-005

Applicant:	EMH&T, Inc.
Owner:	M/I Homes of Ohio, LLC.
Location:	0 Hazelton-Etna Road (PIDs:255-067746-00.000 and 255-069072-00.000)
Acreage:	+/- 128.12-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting approval of a Variance from Section 1117.10 of the Pataskala Code to allow for reduced intersection separation at Fannin Drive, Waterlily Way, and Ruby Road within the Forest Ridge Subdivision.

F. Variance Application VA-23-006

Applicant:	EMH&T, Inc.
Owner:	M/I Homes of Ohio, LLC.
Location:	0 Hazelton-Etna Road (PIDs:255-067746-00.000 and 255-069072-00.000)
Acreage:	+/- 128.12-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting approval of a Variance from Section 1117.07 of the Pataskala Code to allow for three (3) locations within the Forest Ridge Subdivision to have less than the minimum of 100-feet between reverse curves.

G. Conditional Use CU-23-001

Applicant:	Kim Sims
Owner:	Kim Sims
Location:	239 Sims Road SW, Pataskala, OH 43062 (PID:063-147342-00.000)
Acreage:	+/- 1.36-acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of a Conditional Use to allow for a Type B Home Occupation (Dog Boarding and Training) within an existing Accessory Building.

6. Findings of Fact

7. Approval of Minutes

A. January 10, 2023, Organizational Meeting Minutes

B. January 10, 2023, Regular Meeting Minutes

8. Other Business

A. None.

9. Adjournment of Meeting to Tuesday, April 11, 2023