



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, June 13, 2017

6:30 p.m.

1. Call to order
2. Pledge of Allegiance
3. Roll call of Board Members
4. New Business

Variance Application VA-17-010

Applicant:	Danny Biggers
Owner:	Danny Biggers
Location:	120 Blacks Road
Acreage:	0.2 acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum size requirement.

Variance Application VA-17-011

Applicant:	Eddie Urdak
Owner:	Eddie Urdak
Location:	303 Aberdeen Road SW
Acreage:	2 acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum size requirement.

Variance Application VA-17-012

Applicant:	Joel West - Pulte Homes of Ohio, LLC
Owner:	Pulte Homes of Ohio, LLC
Location:	Corylus Drive – 064-068322-00.001
Acreage:	57.6 acres
Zoning:	R-7 – Village Single Family Residential
Request:	Requesting a variance from Section 1117.10 of the Pataskala Code to allow for the construction of a collector street that would fail to meet the minimum radius requirement.

Variance Application VA-17-013

Applicant:	Kathleen Ayres
Owner:	Kathleen Ayres
Location:	70 1 st Street SW
Acreage:	0.2 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting a variance from Section 1203.03 of the Pataskala Code to allow for the construction of an accessory building that would be located on a lot without a principle structure.

Use Variance Application VA-17-014

Applicant:	Vickie Westbrook
Owner:	Lawyer Westbrook III
Location:	13142 East Broad St. SW
Acreage:	2.32 acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting a use-variance from Section 1211.07(B) of the Pataskala Code to allow for a portion of the property to be used as a Daycare Facility.

Variance Application VA-17-015 – Request to Table

Applicant:	Christopher & Velvet Dean
Owner:	Christopher & Velvet Dean
Location:	10500 McIntosh Rd.
Acreage:	2.5 acres
Zoning:	AG - Agriculture
Request:	Requesting a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the construction of an accessory building that would exceed the maximum size requirement.

Variance Application VA-17-016 – Request to Table

Applicant:	Christopher & Velvet Dean
Owner:	Christopher & Velvet Dean
Location:	10500 McIntosh Rd.
Acreage:	2.5 acres
Zoning:	AG - Agriculture
Request:	Requesting variances from Section 1221.05(D)(1) and Section 1221.05E(2) of the Pataskala Code to allow for the construction of an accessory building that would be located in front of the principle structure and would fail to meet the minimum setback requirement.

□ Conditional-Use Application CU-17-008

Applicant:	Matthew Buss & Stephanie Siegenthaler
Owner:	Matthew Buss
Location:	3700 Alward Rd. SW
Acreage:	11.6 acres
Zoning:	AG - Agriculture
Request:	Requesting a conditional use from Section 1273.06 of the Pataskala Code to allow the property to be used as a bed and breakfast facility.

5. Findings of Fact
6. Excuse of Absence
 - A. April 11, 2017 Hearing – TJ Rhodeback
 - B. May 9, 2017 Hearing – Bruce Ashcraft
 - C. May 9, 2017 Hearing – TJ Rhodeback
 - D. May 9, 2017 Hearing – Catherine Baird
 - E. May 9, 2017 Hearing – Robert Platte
7. Approval of Minutes
 - A. April 11, 2017 Regular Meeting Minutes
 - B. May 9, 2017 Regular Meeting Minutes
8. Other Business
 - A. None
9. Adjournment of meeting to Tuesday, July 11, 2017