

**MINUTES OF THE
CITY OF PATASKALA BOARD OF ZONING APPEALS**

Tuesday, September 12, 2017

The City of Pataskala Board of Zoning Appeals convened in Council Chambers, City Hall, 621 West Broad Street, Pataskala, Ohio, on Tuesday, September 12, 2017.

Present were:

Kathleen Hasson

Robert Platte

TJ Rhodeback

City of Pataskala Planning and Zoning Department staff:

Scott Fulton, Planning Director

Zack Cowan, City Planner

Lisa Paxton, Zoning Clerk

Vice Chairperson, TJ Rhodeback, opened the hearing at 6:36 p.m., followed by the Pledge of Allegiance.

Roll call was made. Present were: Robert Platte, Kathleen Hasson and T.J. Rhodeback. Bruce Ashcraft, and Catherine Baird were not present.

First on the Agenda, Variance Application VA-17-023 – 6396 Columbia Road

Mr. Cowan reviewed the Staff Report, noting the applicant is proposing to construct a 12' x 16' accessory building in the rear yard of the property. Mr. Cowan also noted an existing 576 square-foot garage. The proposed accessory building would increase the total accessory building square footage on the property to 772 square feet, which is 286 square feet, or 58%, over the requirement. Mr. Cowan stated by adding a common wall or a breezeway connecting the garage to the house would avoid the need for a variance; however, the applicant stated that a breezeway would not add value to the property and underground utility lines would need to be moved.

Mr. Platte asked if there have been any neighbor inquiries.

Mr. Cowan indicated there have been no inquiries.

James Tarpoff, 6396 Columbia Road, was placed under oath.

Mr. Tarpoff noted constructing the accessory building, prior to obtaining permits, as there was a misunderstanding regarding zoning and building permits. Mr. Tarpoff also noted underground electric, septic and gas lines would make it difficult to build a breezeway.

Findings of Facts were reviewed.

Mr. Platte made a motion to approve Variance Application VA-17-023, with the following supplementary conditions:

1. The applicant shall construct the accessory building within one (1) year from the date of approval.
2. The applicant shall obtain all necessary permits from the City of Pataskala prior to constructing the accessory building.

Seconded by Ms. Hasson. Mr. Platte, Ms. Hasson and Ms. Rhodeback voted yes. The motion was approved.

Next on the agenda, Findings of Fact.

Mr. Platte made a motion to approve Findings of Facts A, B, C, I, J and K for Variance Application VA-17-023. Seconded by Ms. Hasson. Ms. Hasson. Ms. Rhodeback and Mr. Platte voted yes. The motion was approved.

<u>Yes</u>	<u>No</u>	
✓		a) <i>Whether the property in question will yield a reasonable return or if there can be a beneficial use of the property;</i>
✓		b) <i>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;</i>
✓		c) <i>Whether the variance requested is substantial;</i>
✓		d) <i>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;</i>
✓		e) <i>Whether the variance, if granted, will substantially or permanently impair the appropriate use or development of adjacent property;</i>
✓		f) <i>Whether the variance, if granted, will be detrimental to the public welfare;</i>
✓		g) <i>Whether the variance, if granted, would adversely affect the delivery of government services;</i>
✓		h) <i>Whether the property owner purchased the subject property with knowledge of the zoning restriction;</i>
✓		i) <i>Whether the property owner's predicament can be obviated through some other method than variance;</i>
✓		j) <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>
✓		k) <i>Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.</i>

Next on the, Other Business.

Mr. Fulton noted amending the accessory building code.

Mr. Platte made a motion to adjourn the meeting. Seconded by Ms. Hasson. Ms. Rhodeback, Mr. Platte and

Ms. Hasson voted yes.

The meeting was adjourned at 6:54 p.m.

Minutes of the September 12, 2017 meeting were approved on

_____, 2017.

Chairperson Baird