



City of Pataskala Planning & Zoning Department
Scott Fulton, Director of Planning
Director of Planning's Report to Council

Current Projects & Issues

➤ **Board of Zoning Appeals**

October 11, 2016 Hearing: The following applications were heard at the October 11, 2016 Board of Zoning Appeals hearing:

- **Application VA-16-020:** The Board of Zoning Appeals approved a request by Alex Yazdani for a variance from Section 1279.03(A)(1) of the Pataskala Code to allow a fence to exceed the maximum height limit in the front yard and a variance from Section 1221.05(D)(1) of the Pataskala Code to allow an accessory building in the front yard for the property located at 160 Legacy Lane with the following conditions:
 1. The applicant shall construct the accessory building as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to the construction of the accessory building.
- **Application VA-16-021:** The Board of Zoning Appeals approved a request by Matthew Hollenbaugh for a variance from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property located at 5252 Mink Street with the following conditions:
 1. The applicant shall construct the accessory building as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to the construction of the accessory building.
- **Application VA-16-022:** The Board of Zoning Appeals approved a request by Tom Wilhelm for a variance from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property located at 325 Edenderry Lane with the following conditions:
 1. The applicant shall construct the accessory building addition as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to the construction of the accessory building addition.
 3. The accessory building addition shall be a minimum of 10 feet from the well head and any part of the existing household sewage system.
- **Application VA-16-023:** The Board of Zoning Appeals approved a request by Dan Fry for a variance from Section 1221.05(B)(1) of the Pataskala Code to allow an accessory building to exceed the maximum permitted size for the property at 333 Woodbridge Place with the following conditions:

1. The applicant shall construct the accessory building as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to the construction of the accessory building.
- Application VA-16-024: The Board of Zoning Appeals approved a request by Front Porch Investments, LLC for a variance from Section 1233.05(C) of the Pataskala Code to allow for the construction of two (2), Two-Family homes that would fail to meet the required front and side yard setbacks for the unimproved properties on Beason Avenue with the following conditions:
 1. The applicant shall construct the dwellings as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to the construction of the dwellings.
 - Application CU-16-008: The Board of Zoning Appeals approved a request by Front Porch Investments, LLC for a conditional use pursuant to Section 1249.04(5) of the Pataskala Code to allow for the construction of two (2), Two-Family Residential Dwellings for the unimproved properties on Beason Avenue with the followings conditions:
 1. The applicant shall construct the dwellings as submitted within one (1) year of the date of approval.
 2. The applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department prior to the construction of the dwellings.
 3. No off-street parking space, or portion thereof, shall be located closer than 10 feet to any established street right-of-way pursuant to Section 1291.05(A)(1) of the Pataskala Code.

November 8, 2016 Hearing: The following applications are scheduled to be heard at the November 8, 2016 Board of Zoning Appeals hearing:

- Application CU-16-007: Jason Carsey is requesting a conditional use pursuant to Section 1233.04(7) of the Pataskala Code to allow for the property to operate an automotive repair facility for the property located at 299 Broad Street.
- Application VA-16-025: Robert King is requesting a variance from Section 1237.05(C)(1) of the Pataskala Code to construct an addition that would fail to meet the required front yard setback for the property located at 176 Mill Street.
- Application CU-16-008: Christine Charlyton and John Elliot are requesting conditional uses pursuant to Section 1267.02(B) and 1225.04(1) of the Pataskala Code for a home occupation and a commercial stable for the property located at 4151 Mill Street.

➤ **Planning and Zoning Commission:**

October 5, 2016 Hearing: No applications were submitted; however, the meeting was still held to discuss upcoming applications.

November 2, 2016 Hearing: The following applications are scheduled to heard at the November 2, 2016 Planning and Zoning Commission hearing:

- Application PM-16-001: The Planning and Zoning Commission approved a request by the Fraker Family trust to rezone property from the AG – Agricultural District to the R-20 – Medium Density Residential district for the property located at 7000 Creek Road.
- Application ZON-16-007: The Planning and Zoning Commission is requesting to rezone the property located on at 0 Coors Boulevard from the PRO – Professional Research Office district to the RM – Multi-Family Residential District.
- Application ZON-16-008: The Planning and Zoning Commission is requesting to rezone the property located at 72 Hazelton-Etna Road from the PRO – Professional Research Office and R-20 – Medium Density Residential districts to the PRO – Professional Research Office district.

➤ **Code Violation Database**

- Staff is continuing its work to establish a comprehensive database for code violations and plans to have a finished product ready for 2017.
- This database will allow for simplified tracking and can also be incorporated into the City GIS system.