



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Monday, June 10, 2019
6:30 p.m.

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

A. Variance Application VA-19-002 — REMOVE FROM TABLE

Applicant:	Jason Heitmeyer
Owner:	Mid-Ohio Development Corp.
Location:	Unimproved Property on Watkins Rd SW (PID: 064-068442-00.047)
Acreage:	+/- 6.88 Acres
Zoning:	RM – Multi-Family Residential District
Request:	Requesting approval of a variance from section 1239.05 of the Pataskala Code to allow for a lot split that will fail to meet the required minimum lot width of the RM District.

B. Use Variance Application VA-19-011 – REMOVE FROM TABLE

Applicant:	Gyanu Dulal, Chuda Dulal, Khem Rajgai
Owner:	Jerry Neil Bookout
Location:	131 Oak Meadow Dr Pataskala, OH 43062
Acreage:	+/- 0.35 acres
Zoning:	R-10 – High Density Residential
Request:	Requesting approval of a use variance pursuant to Section 1211.07(B) of the Pataskala Code to allow the property to be used as a small grocery store.

5. New Business

A. Variance Application VA-19-015

Applicant:	The Pataskala Banking Company
Owner:	The Pataskala Banking Company
Location:	14530 E. Broad Street Pataskala, OH 43062
Acreage:	+/- 1.68acres
Zoning:	GB – General Business
Request:	Requesting approval of a variance from Section 1295.09(b)(2)(C) of the Pataskala Code to allow a freestanding ground sign to exceed the maximum permitted sign square footage of 32-square feet.

B. Variance Application VA-19-016

Applicant:	Ross Cherneta
Owner:	LRC Harmon, LLC.
Location:	40 Cypress Street Reynoldsburg, OH 43068
Acreage:	+/- 6.00acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting approval of a variance from Section 1291.02(A)(4) of the Pataskala Code to allow for the construction of a gravel parking lot extension.

C. Variance Application VA-19-017

Applicant:	Matthew Chamblin
Owner:	Julie A Dalgarn (Chamblin)
Location:	253 Woodside Drive Pataskala, OH 43062
Acreage:	+/- 1.3 acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of two variances. The first, from Section 1229.05(C)(1) to allow for the construction of a residence that will fail to meet the required front yard setback in the R-87 zoning district. The second, from Section 1229.05(C)(2) to allow for the construction of a residence that will fail to meet the required side yard setback in the R-87 zoning district.

6. Findings of Fact
7. Approval of Minutes
 - A. March 11, 2019 Regular Meeting Minutes
8. Other Business
9. Adjournment of meeting to Monday, July 8, 2019