



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Monday, July 8, 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 (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-19-017 – REMOVE FROM TABLE

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.

5. New Business

A. Conditional Use Application CU-19-003

Applicant:	Ahmad Alghazzawi
Owner:	Tolson Enterprises
Location:	470 E. Broad Street, Pataskala, OH 43062
Acreage:	5.44-acres
Zoning:	GB – General Business
Request:	Requesting approval of a conditional use pursuant to Section 1215.04 of the Pataskala Code for a Tobacco Store (NAICS Code: 453991) which is a Conditional Use in the GB – General Business District pursuant to Section 1249.04(19) of the Pataskala Code.

B. Variance Application VA-19-018

Applicant:	Russell Houck
Owner:	Ryan Durban
Location:	332 Edenderry Dr, Pataskala, OH 43062
Acreage:	2.26-acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of a variance from Section 1221.05(D)(1) of the Pataskala Code to allow an accessory building to be located in front of a principal structure.

C. Variance Application VA-19-019

Applicant:	Yogesh Acharya
Owner:	Yogesh Acharya
Location:	235 Wellington Place SW, Pataskala, OH 43062
Acreage:	0.23-acres
Zoning:	R-7 – Village Single Family Residential
Request:	Requesting approval of a variance from Section 1279.03(A)(1) of the Pataskala Code to allow for the construction of a fence exceeding 48-inches in height to be erected in front of the building setback line.

D. Variance Application VA-19-020

Applicant:	Castlerock Builders LLC.
Owner:	Castlerock Builders LLC.
Location:	153 Mohican Lane, Pataskala, OH 43062
Acreage:	0.29-acres
Zoning:	R-7 – Village Single Family Residential
Request:	Requesting approval of a variance from Section 1121.13 of the Pataskala Code to allow for the construction of a driveway that exceeds the 10% slope maximum.

- 6. Findings of Fact
- 7. Excuse of absence
 - A. Rob Platte - June 10, 2019 Hearing
- 8. Approval of Minutes
 - A. June 10, 2019 Regular Meeting Minutes
- 9. Other Business
- 10. Adjournment of meeting to Monday, August 12, 2019