



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, May 11, 2021

6:30 p.m.

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

A. Appeal Application AP-21-001

Applicant:	TS Tech USA Corporation
Owner:	TS Tech USA Corporation
Location:	6630 Taylor Road SW
Acreage:	21.01-acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting an appeal pursuant to Section 1211.03 of the Pataskala Code for a driveway permit application.

5. New Business

A. Variance Application VA-21-017

Applicant:	Roger Coulson
Owner:	Roger Coulson
Location:	35 Broad Street SW. Summit Station, OH 43073
Acreage:	0.17-acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of two (2) Variances from Sections 1221.05(D)(1) and 1229.05(C)(4) to allow for the construction of an accessory building that will exceed the maximum square footage allowable and be located within the front yard.

B. Variance Application VA-21-018

Applicant:	Arica McKenzie
Owner:	Arica McKenzie
Location:	124 Lincoln Street, Pataskala, OH 43062
Acreage:	0.16-acres
Zoning:	R-7 – Village Single-Family Residential
Request:	Requesting approval of a Variance from Section 1279.03(A)(2) to allow for the construction of a fence that exceeds the maximum height when in the front yard.

C. Variance Application VA-21-019

Applicant:	Donald Walaszek
Owner:	George & Harriet Igel
Location:	3671 Headleys Mill Road SW, Pataskala, OH 43062
Acreage:	9.37-acres
Zoning:	AG – Agricultural
Request:	Requesting approval of a Variance from Section 1225.0(C)(3) to allow for the construction of a Single-Family Home that will not meet the required rear yard setback and Section 1221.05(D)(1) for an existing Accessory Building to be in front of the primary structure.

D. Conditional Use Application CU-21-001

Applicant:	Mount Carmel Health Systems
Owner:	Tolson Investments, LLC.
Location:	370 E. Broad Street, Pataskala, OH 43062
Acreage:	05.443-acres total
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use pursuant to Section 1249.04(17) of the Pataskala Code for a primary care medical office.

E. Conditional Use Application CU-21-002

Applicant:	Ice Queens of Smith’s Mill, LLC.
Owner:	Thomas & Deborah Jones
Location:	15000 E. Broad Street, Reynoldsburg, OH 43068
Acreage:	1.38-acres
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use pursuant to Section 1249.04(18) of the Pataskala Code for a restaurant with a drive-thru facility.

6. Findings of Fact

7. Excuse of Absence

- A. TJ Rhodeback from the April 13, 2021 Regular Hearing
- B. Jenna Kennedy from the April 13, 2021 Regular Hearing

8. Approval of Minutes

- A. April 13, 2021 Regular Meeting Minutes

9. Other Business

- A. None

10. Adjournment of Meeting to Tuesday, June 8, 2021