



# CITY OF PATASKALA BOARD OF ZONING APPEALS

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

## BOARD OF ZONING APPEALS AGENDA

Tuesday, July 13, 2021

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-21-021

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Ben Breen  |
| <b>Owner:</b>     | Ben Breen  |
| <b>Location:</b>  | 218 South Fork Circle, Pataskala, OH 43062   |
| <b>Acreage:</b>   | 0.30-acres   |
| <b>Zoning:</b>    | R-7 – Village Single-Family Residential  |
| <b>Request:</b>   | Requesting approval of a Variance from Section 1297.03(B)(4) to allow for the installation of a swimming pool that will not be enclosed by a fence with a minimum height of five (5) feet. |

### 5. New Business

#### A. Variance Application VA-21-022

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Bradley & Erin Bryant  |
| <b>Owner:</b>     | Arykat Ltd. – Donald T. Powell   |
| <b>Location:</b>  | Mill Street Road SW (PID: 064-152880-00.004)   |
| <b>Acreage:</b>   | +/- 33.92-acres  |
| <b>Zoning:</b>    | AG – Agricultural  |
| <b>Request:</b>   | Requesting approval of a Variance from Section 1225.05(B) to allow for the creation of an ~18.92-acre lot that will not meet the required minimum lot width at the right-of-way. |

#### B. Variance Application VA-21-023

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Dale & Rachel Williams   |
| <b>Owner:</b>     | Arykat Ltd. – Donald T. Powell   |
| <b>Location:</b>  | Mill Street Road SW (PID: 064-152880-00.004)   |
| <b>Acreage:</b>   | +/- 33.92-acres  |
| <b>Zoning:</b>    | AG – Agricultural  |
| <b>Request:</b>   | Requesting approval of a Variance from Section 1225.05(B) to allow for the creation of an ~15.00-acre lot that will not meet the required minimum lot width at the right-of-way. |

**C. Conditional Use Application CU-21-013**

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Brian Joseph   |
| <b>Owner:</b>     | Spencer Taylor, LLC.   |
| <b>Location:</b>  | 6747 Taylor Road SW  |
| <b>Acreage:</b>   | +/- 22.28-acres (total)  |
| <b>Zoning:</b>    | M-1 – Light Manufacturing  |
| <b>Request:</b>   | Requesting approval of a Conditional Use pursuant to Section 1251.04(4) to allow a portion of the property to be used for the storage of vehicles and boats. |

**D. Appeal Application AP-21-002**

|                   |   |
|-------------------|---|
| <b>Applicant:</b> | Dan Santa   |
| <b>Owner:</b>     | Dan Santa   |
| <b>Location:</b>  | 460 Connor Avenue SW  |
| <b>Acreage:</b>   | +/- 0.99-acres  |
| <b>Zoning:</b>    | R-20 – Medium Density Residential                                       |
| <b>Request:</b>   | Requesting an Appeal pursuant to Section 1211.03 of the Pataskala Code. |

6. Findings of Fact
7. Excuse of Absence
  - A. William Cook from the June 8, 2021 Regular Meeting
8. Approval of Minutes
  - A. June 8, 2021 Regular Meeting Minutes
9. Other Business
  - A. None
10. Adjournment of Meeting to Tuesday, August 10, 2021