



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, March 8, 2022

6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Board Members
4. Old Business
 - A. None
5. New Business

A. Variance Application VA-22-004

Applicant:	Josh Wise
Owner:	Josh Wise
Location:	21 Depot Street, Pataskala, OH 43062 (PID: 064-307824-00.000)
Acreage:	+/- 0.03-acres
Zoning:	DB – Downtown Business
Request:	Requesting approval of a Variance from Section 1221.07(B)(2)(II) of the Pataskala Code to allow for a reduced rear yard patio setback 7.5-feet to 1.5-feet.

B. Variance Application VA-22-005

Applicant:	Aaron Crater
Owner:	Aaron Crater
Location:	186 Cedar Street, Pataskala, OH 43062 (PID: 064-310608-00.000)
Acreage:	+/- 0.18-acres
Zoning:	R-7 – Village Single-Family Residential
Request:	Requesting approval of a Variance from Section 1221.05(D)(1) of the Pataskala Code to allow for the construction of an Accessory Building within the front yard setback when adjacent to a public right-of-way.

C. Variance Application VA-22-006

Applicant:	Benjamin Pacheco Robles
Owner:	Jose Montoya
Location:	3994 Hazelton-Etna Road SW (PID: 064-142848-00.002)
Acreage:	+/- 5.14-acres
Zoning:	AG – Agricultural
Request:	Requesting approval of two (2) Variances, the first from 1221.05(D)(1) to allow for the Principal Structure to be located behind an Accessory Building. The second, from Section 1225.05(C)(2) to allow for a reduced side yard setback from 50-feet to 20-feet for Principal Structures.

D. Use Variance Application VA-22-007

Applicant:	Stephen Buhrts
Owner:	Timothy Wilson
Location:	14767 Morse Road SW (PID: 063-141696-06.000)
Acreage:	+/- 1.29-acres
Zoning:	RR – Rural Residential
Request:	Requesting approval of a Use Variance from Section 1267.03(B)(1) of the Pataskala Code, to allow for an automobile related use to be considered a permitted Home Occupation for the property listed.

E. Conditional Use Application CU-22-004

Applicant:	Stephen Buhrts
Owner:	Timothy Wilson
Location:	14767 Morse Road SW (PID: 063-141696-06.000)
Acreage:	+/- 1.29-acres
Zoning:	RR – Rural Residential
Request:	Requesting approval of a Conditional Use to allow for a Home Occupation, consisting of a general automotive repair business, to be established at the property.

- 6. Findings of Fact
- 7. Approval of Minutes
 - A. February 8, 2022 Regular Meeting Minutes
- 8. Other Business
 - A. None.
- 9. Adjournment of Meeting to Tuesday, April 12, 2022