



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 10, 2022

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-22-011 (REMOVE FROM TABLE)

Applicant:	Bob Kessler
Owner:	North Valley Bank
Location:	66 East Broad Street, Pataskala, OH 43062 (PID: 064-308064-00.000)
Acreage:	+/- 1.00-acres
Zoning:	GB – General Business
Request:	Requesting approval of four (4) Variances from Sections 1295.09(b)(2)(C), 1295.10(b)(7)(A)(3), 1295.10(b)(7)(B)(4), and 1295.10(b)(7)(B)(6) for a freestanding ground sign with an Electronic Message center.

5. New Business

A. Variance Application VA-22-014

Applicant:	Joseph Jenkins
Owner:	Joseph Jenkins
Location:	412 Alonzo Palmer Street, Pataskala, OH 43062 (PID: 064-307692-00.162)
Acreage:	+/- 0.30-acres
Zoning:	R-10 – High Density Residential
Request:	Requesting approval of a Variance from Section 1297.02(B)(2) to allow for the pump and filter installations for a private swimming pool to be less than the required 20-feet from a property line.

B. Variance Application VA-22-015

Applicant:	Brennan Dick
Owner:	Brennan Dick
Location:	7599 Hazelton-Etna Road SW, Pataskala, OH 43602 (PID: 064-153018-00.000)
Acreage:	+/- 1.51-acres
Zoning:	AG – Agricultural
Request:	Requesting approval of a Variance from Section 1279.03(A)(2) to allow for the constructing of a fence exceeding four (4) feet in height within the front yard setback.

C. Variance Application VA-22-016

Applicant:	Trevor Extine
Owner:	SFG Pataskala, LLC.
Location:	3003 Etna Parkway, Pataskala, OH 43062 (PID: 064-152862-00.005)
Acreage:	+/- 20.00-acres
Zoning:	PM – Planned Manufacturing
Request:	Requesting approval of a Variance from Section 1283.07(B) of the Pataskala Code in order for reduced perimeter screening to be allowed.

D. Variance Application VA-22-017

Applicant:	Donette McKeever & Tonya Robinson
Owner:	Donette McKeever & Tonya Robinson
Location:	64 Atkinson Street, Pataskala, OH 43062 (PID: 064-312198-00.000)
Acreage:	+/- 0.24-acres
Zoning:	R-7 – Village Single-Family Residential
Request:	Requesting approval of a Variance from Section 1279.03(A)(2) to allow for the constructing of a fence exceeding four (4) feet in height within the front yard setback.

E. Conditional Use Application CU-22-005

Applicant:	Ben Payne co/ M+A Architects
Owner:	NCM Realty Company
Location:	144 East Broad Street, Pataskala, OH 43062 (PID: 064-309030-00.000)
Acreage:	+/- 6.75-acres
Zoning:	PRO – Professional Research-Office
Request:	Requesting approval of a Conditional Use to allow for the expansion of a nursing home facility.

6. Findings of Fact
7. Excuse of Absence
 - A. William Cook from the April 12, 2022, Regular Meeting
 - B. Richard Cooper from the April 12, 2022, Regular Meeting
8. Approval of Minutes
 - A. April 12, 2022 Regular Meeting Minutes
9. Other Business
 - A. None.
10. Adjournment of Meeting to Tuesday, June 14, 2022