



*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

The Pataskala Board of Zoning Appeals will hold a Public hearing on **Tuesday, June 13, 2023 at 6:30 p.m.**, Pataskala City Hall, 621 West Broad Street, First Floor Council Chambers. The hearing will also be livestreamed via 'City of Pataskala Ohio' YouTube page. The Board of Zoning Appeals will discuss the following applications:

Variance Application VA-23-011: Samantha Newell, Kessler Sign Co., is requesting an approval of a Variance from Section 1295.09(b)(2)(C) of the Pataskala Code to allow for a ground sign that will exceed the maximum area of 32-square feet by 4-square feet for property located at 182 W. Broad Street, Parcel ID No. 064-307692-00.001.

Variance Application VA-23-012: John Luebbe III is requesting approval of two (2) Variances; the first from Section 1223.05(C)(2) for reduced side yard setbacks, and the second from Section 1221.07(b)(1)(iii) to allow for a patio to encroach into the side yard setback for property located on North End Drive, Lot 13, Parcel ID No. 064-311172-00.000.

Variance Application VA-23-013: John Luebbe III is requesting approval of four (4) Variances: the first from Section 1223.05(C)(1) for reduced front yard setbacks on the south side, the second from Section 1223.05(C)(2) for reduced side yard setbacks, third; from Section 1221.07(b)(1)(iii) to allow a patio to encroach within the side yard setback, and lastly from Section 1221.07(b)(1)(iii) to allow a patio to encroach within the front yard setback for property located at North End Drive, Lot 22, Parcel ID No. 064-311172-00.000.

Variance Application VA-23-014: Johannes H. Visser is requesting approval of a Variance from Section 1279.03(A)(2) of the Pataskala Code to allow for a fence that exceeds the maximum height of six (6) feet by two (2) feet for property located at 13653 Havens Corners Road, Parcel ID No. 063-141564-00.000.

Conditional Use CU-23-004: John Luebbe III is requesting approval of a Conditional Use pursuant to Section 1233.04(7) in order to allow for a two-family dwelling for property located on North End Drive, Lot 13, Parcel ID No. 064-311172-00.000.

Conditional Use CU-23-005: John Luebbe III is requesting approval of a Conditional Use pursuant to Section 1233.04(7) in order to allow for a two-family dwelling for property located on North End Drive, Lot 22, Parcel ID No. 064-311172-00.000.

The applications are available for review at the Pataskala Planning and Zoning Department and will be available on our homepage, www.cityofpataskalaohio.gov, June 7, 2023 under the "Board of Zoning Appeals Information" tab.

If you have any questions, contact the Zoning Clerk at 740-927-4910 or lpaxton@ci.pataskala.oh.us.

Planning and Zoning office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.