



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, June 13, 2023

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A. Variance Application VA-23-011 (WITHDRAWN)

Applicant:	Samantha Newell, Kessler Sign Co.
Owner:	First Federal Savings & Loan
Location:	182 W Broad Street, Pataskala, OH 43062 (PID: 064-307692-00.001)
Acreage:	+/- 0.74-acres
Zoning:	GB – General Business
Request:	Requesting 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.

B. Conditional Use Application CU-23-004

Applicant:	John Luebbe III, Connie Luebbe
Owner:	John Luebbe III, Connie Luebbe
Location:	Lot 13, Beeson’s Subdivision, North End Drive, Pataskala, OH (PID:064-311172-00.000)
Acreage:	+/- 0.194-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requestion approval of a Conditional Use pursuant to Section 1233.04(7) in order to allow for a two-family dwelling.

C. Variance Application VA-23-013

Applicant:	John Luebbe III, Connie Luebbe
Owner:	John Luebbe III, Connie Luebbe
Location:	Lot 13, Beeson’s Subdivision, North End Drive, Pataskala, OH (PID:064-311172-00.000)
Acreage:	+/- 0.224-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	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.

D. Conditional Use Application CU-23-005

Applicant:	John Luebbe III, Connie Luebbe
Owner:	John Luebbe III, Connie Luebbe
Location:	Lot 22, Beeson’s Subdivision, North End Drive, Pataskala, OH (PID:064-311172-00.000)
Acreage:	+/- 0.224-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requestion approval of a Conditional Use pursuant to Section 1233.04(7) in order to allow for a two-family dwelling.

E. Variance Application VA-23-012

Applicant:	John Luebbe III, Connie Luebbe
Owner:	John Luebbe III, Connie Luebbe
Location:	Lot 22, Beeson’s Subdivision, North End Drive, Pataskala, OH (PID:064-311172-00.000)
Acreage:	+/- 0.194-acres
Zoning:	R-15 – Medium-High Density Residential
Request:	Requestion 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.

F. Variance Application VA-23-014

Applicant:	Johannes H. Visser
Owner:	Johannes H. Visser
Location:	13653 Havens Corners Rd SW, Pataskala, OH 43062 (PID: 063-141564-00.000)
Acreage:	+/- 46.04-acres
Zoning:	RR – Rural Residential
Request:	Requesting approval of a Variance from Section 1279.03(A)(2) of the Pataskala Code to allow for a fence the exceeds the maximum height of six (6) feet by two (2) feet.

- 6. Findings of Fact
- 7. Excuse of Absence
 - A. Douglas Dandurand from the May 9, 2023 Regular Meeting
- 8. Approval of Minutes
 - A. May 9, 2023, Regular Meeting Minutes
- 9. Other Business
 - A. None.
- 10. Adjournment of Meeting to Tuesday, July 11, 2023