



# 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 12, 2024

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-23-028 (TO REMAIN TABLED)

<b>Applicant:</b>	April Koenig, Kessler Sign Co.
<b>Owner:</b>	TrueCore Federal Credit Union
<b>Location:</b>	997 N. Oxford Drive, Pataskala, OH 43062 (PID: 064-307680-00.000)
<b>Acreage:</b>	+/- 3.91-acres
<b>Zoning:</b>	PRO – Professional Research-Office
<b>Request:</b>	Requesting a total of six (6) Variances in order to allow for the installation of a combined free-standing ground sign and electronic message center sign that will exceed the maximum allowable: number of signs and size of sign area; as well as the function and color of the electronic message center sign.

### 5. New Business

#### A. Conditional Use Application CU-24-001

<b>Applicant:</b>	Tyler Nighland
<b>Owner:</b>	Nighland Enterprises, LLC.
<b>Location:</b>	14652 E Broad Street, Reynoldsburg, OH 43068 (PIDs: 063-144954-00.000, 063-141504-01.004)
<b>Acreage:</b>	+/- 3.33-acres total
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the establishment of Watercraft and/or Recreational Vehicle storage on two (2) lots.

#### B. Conditional Use Application CU-24-002

<b>Applicant:</b>	T3 Acquisitions, LLC.
<b>Owner:</b>	P&G Pataskala, LTD.
<b>Location:</b>	NE Corner of Broad Street & John Reese Pkwy (PID: 064-311112-00.002)
<b>Acreage:</b>	+/- 1.22-acres of 3.43 acres total
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the establishment of a Restaurant with a drive-through facility.

- 6. Findings of Fact**
- 7. Approval of Minutes**
  - A. February 13, 2024, Regular Meeting Minutes**
- 8. Other Business**
  - A. None.**
- 9. Adjournment of Meeting to Tuesday, April 9, 2024**