



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, August 13, 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)

Applicant:	April Koenig, Kessler Sign Co.
Owner:	TrueCore Federal Credit Union
Location:	997 N. Oxford Drive, Pataskala, OH 43062 (PID: 064-307680-00.000)
Acreage:	+/- 3.91-acres
Zoning:	PRO – Professional Research-Office
Request:	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.

B. Conditional Use Application CU-24-002 (TO REMAIN TABLED)

Applicant:	T3 Acquisitions, LLC.
Owner:	P&G Pataskala, LTD.
Location:	NE Corner of Broad Street & John Reese Pkwy (PID: 064-311112-00.002)
Acreage:	+/- 1.22-acres of 3.43 acres total
Zoning:	GB – General Business
Request:	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.

5. New Business

A. Variance Application VA-24-010

Applicant:	Sherri Woolard
Owner:	Pataskala Church of the Nazarene
Location:	8100 Hazleton-Etna Road SW, Pataskala, OH 43062 (PID: 064-152718-00.001)
Acreage:	+/- 36.32 acres
Zoning:	AG - Agricultural
Request:	Requesting approval of a Variance from Section 1225.05(B) of the Pataskala Code to allow for a lot split that will create a lot that is 5.029-acres less than the minimum lot size of 10-acres in the AG zoning district.

B. Variance Application VA-24-011

Applicant:	Christopher D. Willey
Owner:	Christopher D. Willey
Location:	6450 Columbia Road SW, Pataskala, OH 43062 (PID: 063-150912-00.000)
Acreage:	+/- 0.204 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a three (3) Variances to allow for the construction of an Accessory Building that will exceed the maximum square footage allowable on the lot, and for reduced front yard setbacks on the north and west sides of the property for said Accessory Building.

C. Conditional Use Application CU-24-005

Applicant:	Yadu Kuikel
Owner:	Broad Street Investment Co.
Location:	89 E Broad Street, Pataskala, OH 43062 (PID: 064-307812-00.000)
Acreage:	+/- 2.7-acres
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the establishment of a Karate Studio (NAICS – 611620) within a separate business unit on the property.

D. Conditional Use Application CU-24-006

Applicant:	Marcia L. Drummond
Owner:	8855 E Broad Corp, LLC, Mark Schuster
Location:	18 S Belmar Drive, Reynoldsburg, OH 43068
Acreage:	+/- 0.32-acres
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for the establishment of a Massage Therapy Clinic (NAICS – 621399) on the property.

E. Conditional Use Application CU-24-007 (WITHDRAWN)

Applicant:	Geeta D. Sharma
Owner:	Anuj Khatiwada & Geeta D. Sharma
Location:	176 Bristol Drive, Reynoldsburg, OH 43068
Acreage:	+/- 0.57 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow for a Type B Home Occupation, a traditional clothing business, to be established on the property.

6. Findings of Fact

7. Approval of Minutes

A. July 9, 2024, Regular Meeting Minutes

8. Other Business

A. None.

9. Adjournment of Meeting to Tuesday, September 10, 2024.