



# CITY OF PATASKALA BOARD OF ZONING APPEALS

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

## BOARD OF ZONING APPEALS AGENDA

Tuesday, September 10, 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.

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

<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.

## 5. New Business

### A. Variance Application VA-24-012

<b>Applicant:</b>	Tyler Nighland
<b>Owner:</b>	Nighland Enterprises, LLC.
<b>Location:</b>	14652 E Broad Street, Pataskala, OH 43062 (PIDs: 063-144954-00.000, 063-141504-01.004)
<b>Acreage:</b>	+/- 3.33 acres
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting approval of a three (3) Variances from Pataskala Code. First, from Section 1249.05(C)(3)(b) to reduce the required rear yard setback when abutting a residential zoning district from 25-feet to 10-feet. Second, from Section 1249.05(C)(2)(b) to reduce the required side yard setback when abutting a residential zoning district from 25-feet to 10-feet. Lastly, from Section 1291.02(A)(4) to allow for gravel as a paving surface.

**B. Conditional Use Application CU-24-008**

<b>Applicant:</b>	Joanie Godsey
<b>Owner:</b>	Tolson Investments, LLC.
<b>Location:</b>	364 E Broad Street, Pataskala, OH 43062 (PID: 064-068322-00.005_
<b>Acreage:</b>	+/- 0.32-acres of 5.44-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 a restaurant with a drive-through, Scooter’s Coffee, on a 0.32-acre portion of Hazelwood Plaza

**C. Variance Application VA-24-013**

<b>Applicant:</b>	Joanie Godsey
<b>Owner:</b>	Tolson Investments, LLC.
<b>Location:</b>	364 E Broad Street, Pataskala, OH 43062 (PID: 064-068322-00.005_
<b>Acreage:</b>	+/- 0.32-acres of 5.44-acres total
<b>Zoning:</b>	GB – General Business
<b>Request:</b>	Requesting approval of two (2) Variances. First, from Section 1249.05(H) to allow a structure that will not meet the bulk requirements in the GB zoning district. Second, to allow for a second sign to on the rear of the building to exceed the number and size allowable.

- 6. Findings of Fact
- 7. Excuse of Absence
  - A. Lon Coleman from August 13, 2024 Regular Meeting
- 8. Approval of Minutes
  - A. August 13, 2024, Regular Meeting Minutes
- 9. Other Business
  - A. None.
- 10. Adjournment of Meeting to Tuesday, October 8, 2024.