



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, October 8, 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 (REMOVE FROM TABLE)

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.

C. Variance Application VA-23-012 (TO REMAIN TABLED)

Applicant:	Tyler Nighland
Owner:	Nighland Enterprises, LLC.
Location:	14652 E Broad Street, Pataskala, OH 43062 (PIDs: 063-144954-00.000, 063-141504-01.004)
Acreage:	+/- 3.33 acres
Zoning:	GB – General Business
Request:	Requesting approval of two (2) 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.

D. Variance Application VA-23-013 (TO REMAIN TABLED)

Applicant:	Joanie Godsey
Owner:	Tolson Investments, LLC.
Location:	364 E Broad Street, Pataskala, OH 43062 (PID: 064-068322-00.005_
Acreage:	+/- 0.32-acres of 5.44-acres total
Zoning:	GB – General Business
Request:	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.

5. New Business

A. Variance Application VA-24-014

Applicant:	Brian Cutler
Owner:	Brian Cutler
Location:	204 Leezy Drive
Acreage:	+/- 1.77 acres
Zoning:	PDD – Planned Development District
Request:	Requesting approval of a variance from Section 1255.03(b) to the Pataskala Code to allow for the use of a low-pressure sanitary sewer system rather than a gravity sewer system as required under the Development Text for the Scenic View Estates Planned Development District.

B. Variance Application VA-24-015

Applicant:	Robert R. Baldwin
Owner:	Robert R. Baldwin
Location:	6320 Mink Street SW
Acreage:	+/- 0.50 acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting approval of a variance from Section 1221.05(B)(1) of the Pataskala Code to allow for the expansion of an accessory building that would exceed the maximum permitted size on a lot less than two acres.

C. Variance Application VA-24-016

Applicant:	Paul A. Robey
Owner:	Paul A. Robey
Location:	446 Merritt Road SW
Acreage:	+/- 0.92 acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	Requesting a variance from Section 1285.07 of the Pataskala Code to allow for the expansion of a damaged nonconforming building.

D. Variance Application VA-24-017

Applicant:	Tyler Nighland
Owner:	Nighland Enterprises, LLC
Location:	14652 East Broad Street
Acreage:	+/- 3.33 acres
Zoning:	GB – General Business
Request:	Requesting a variance from Section 1291.02(A)(4) of the Pataskala Code to allow gravel to be used as a parking surface.

- 6. Findings of Fact**
- 7. Excuse of Absence**
 - A. Lon Coleman from September 10, 2024, Regular Meeting**
- 8. Approval of Minutes**
 - A. September 10, 2024, Regular Meeting Minutes**
- 9. Other Business**
 - A. None.**
- 10. Adjournment of Meeting to Tuesday, November 12, 2024.**