

NOTICE OF PUBLIC HEARING



*Planning and Zoning
Department*

The Pataskala Board of Zoning Appeals will hold a Public hearing on **Tuesday, November 12, 2024 at 6:30 p.m.**, Pataskala City Hall, 621 West Broad Street, First Floor Council Chambers. The hearing will also be livestreamed via 'City of Pataskala Ohio' YouTube page. The Board of Zoning Appeals will discuss the following applications:

Variance Application VA-24-012: Tyler Nighland is requesting approval of two Variances from the 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 for Parcel ID Nos. 063-144954-00.000, 063-141504-01.004.

Variance Application VA-24-013: Joanie Godsey is requesting a Variance from Section 1249.05(H) of the Pataskala Code to allow for a structure that will not meet the minimum building width requirements of the GB zoning district for property located at 364 E Broad Street, Pataskala, Parcel ID No. 064-068322-00.005.

Variance Application VA-24-017: Tyler Nighland is requesting approval of a variance from Section 1291.02(A)(4) of the Pataskala Code to allow gravel to be used as a parking surface for property located at 14652 E Broad Street, Pataskala, Parcel ID Nos. 063-144954-00.000, 063-141504-01.004.

Variance Application VA-24-018: Kimberly Jonker is requesting a Variance from Section 1121.13 of the Pataskala Code to allow for reduced side yard setbacks for a driveway from three (3) feet to zero (0) feet for property located at 392 Cottage Grove Circle, Parcel ID No. 063-141732-00.028.

Variance Application VA-24-019: Joanie Godsey is requesting a three (3) Variances from Section 1295.09(b)(2)(B). First, to allow an increase in the amount of wall signs from one (1) to four (4). Second, for a wall sign to exceed the maximum sign area of 32 square feet, and Lastly, for another wall sign to exceed the maximum sign are of 32 square feet for property located at 364 E Broad Street, Pataskala, Parcel ID No. 064-068322-00.005.

Conditional Use Application CU-24-002: T3 Acquisitions, LLC, is 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 for property located on the NE corner of Broad Street and John Reese Parkway, Parcel ID No. 064-311112-00.002.

The applications are available for review at the Pataskala Planning and Zoning Department and will be available on our homepage, www.cityofpataskalaohio.gov, November 5, 2024 under the "Board of Zoning Appeals Information" tab.

If you have any questions, contact the Zoning Clerk at 740-927-4910 or lpaxton@ci.pataskala.oh.us.

Planning and Zoning office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.