



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, November 12, 2024

6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Board Members
4. Old Business

A. Conditional Use Application CU-24-002 (REMOVE FROM TABLE)

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.

B. Variance Application VA-24-012 (REQUEST 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.

C. Variance Application VA-23-017 (REMOVE FROM TABLE)

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 a variance from Section 1291.02(A)(4) to allow for asphalt millings as a paving surface for off-street parking.

D. Variance Application VA-24-013 (REMOVE FROM TABLE)

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 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.

5. New Business

A. Variance Application VA-24-018

Applicant:	Kimberly Jonker
Owner:	Kimberly Jonker
Location:	382 Cottage Grove Circle, Pataskala, OH 43062 (PID: 063-141732-00.028)
Acreage:	+/- 0.24-acres
Zoning:	PDD – Planned Development District
Request:	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.

B. Variance Application VA-24-019

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 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.

6. Findings of Fact

7. Excuse of Absence

A. Douglas Dandurand from the October 8, 2024, Regular Meeting

B. Robert Jimison from the October 8, 2024, Regular Meeting

8. Approval of Minutes

A. October 8, 2024, Regular Meeting Minutes

9. Other Business

A. None.

10. Adjournment of Meeting to Tuesday, December 10, 2024.