



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, December 10, 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 (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.

B. Variance Application VA-24-012 (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 approval of a Variance 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.

5. New Business

A. Variance Application VA-24-020

Applicant:	Shelly Hunt
Owner:	Shelly Hunt
Location:	350 Shawnee Loop South, Pataskala, OH 43062 (PID: 064-068808-00.177)
Acreage:	+/- 0.29 acres
Zoning:	R-7 – Village Single-Family Residential
Request:	Requesting approval of a Variance from Section 1221.07(b)(1)(i) to allow for a patio to encroach within the front yard setback.

B. Variance Application VA-24-021

Applicant:	Pamela & Dwayne Siekman
Owner:	Stacee Scott
Location:	3945 Headley's Mill Road SW, Pataskala, OH 43062 (PID: 063-140922-00.000 & 063-140922-00.006)
Acreage:	+/- 21.224 acres total
Zoning:	AG – Agricultural
Request:	Requesting approval of a Use Variance, pursuant to Section 1211.07(B) of the Pataskala Code, to allow for establishment of a Wellness center on the two properties.

C. Variance Application VA-24-022

Applicant:	Matt Langel - Pool Professionals Ohio, LLC.
Owner:	Dan & Heather Kerber
Location:	711 Woodington Drive, Pataskala, OH 43062 (PID: 063-141834-00.065)
Acreage:	+/- 0.27 acres
Zoning:	PDD – Planned Development District
Request:	Requesting approval of three (3) Variances from Pataskala Code for a private swimming pool. First, from Section 1297.02(B)(2) to allow for the pool deck to encroach 2'-6" within the required setback. Second, from Section 1297.02(B)(4) to allow for a pool fence less than the minimum five (5) feet required. Lastly, from Section 1297.02(B)(2) to allow for the pump & filter installation to be less than the required 20 feet from a property line.

D. Variance Application VA-24-023

Applicant:	Roger E. Henry Sr.
Owner:	Roger E. Henry Sr.
Location:	207 West Avenue SW, Pataskala, OH 43062 (PID: 063-149988-00.000)
Acreage:	+/- 1.307 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a Variance from Section 1221.05(D)(4) to allow for the construction of an accessory building on a lot without a principal structure.

6. Findings of Fact
7. Excuse of Absence
 - A. Lon Coleman from November 12, 2024, Regular Meeting
8. Approval of Minutes
 - A. November 12, 2024, Regular Meeting Minutes
9. Other Business
 - A. None.
10. Adjournment of Meeting to Tuesday, January 14, 2025.