



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, January 14, 2025

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.

5. New Business

A. Conditional Use Application CU-24-009

Applicant:	Adham Alarbid
Owner:	Shearer Investment Group, LLC.
Location:	14946 E Broad Street, Pataskala, OH 43062 (PIDs: 063-142050-00.001)
Acreage:	+/- 1.76 acres
Zoning:	GB – General Business
Request:	Requesting approval of a Conditional Use pursuant to Section 1249.04(19) of the Pataskala Code to allow for a Tobacco Store to occupy an existing commercial unit.

B. Use Variance Application VA-24-024

Applicant:	Emily & Joshua Brown
Owner:	Emily & Joshua Brown
Location:	7290 Mink Street SW, Pataskala, OH 43062 (PID: 063-140706-00.001)
Acreage:	+/- 2.2 acres
Zoning:	GB – General Business
Request:	Requesting approval of a Use Variance, pursuant to Section 1221.07(B) of the Pataskala Code, to allow for the establishment of a non-conforming residential use on the property.

C. Variance Application VA-24-025

Applicant:	Emily & Joshua Brown
Owner:	Emily & Joshua Brown
Location:	7290 Mink Street SW, Pataskala, OH 43062 (PID: 063-140706-00.001)
Acreage:	+/- 2.2 acres
Zoning:	GB – General Business
Request:	Requesting approval of five (5) Variances from Pataskala Code to allow for a Camping Trailer to be considered a habitable residential structure.

D. Variance Application VA-24-026

Applicant:	Joseph R. Ponzio
Owner:	Joseph R. Ponzio
Location:	133 Annette Drive SW, Reynoldsburg, OH 43068 (PID: 063-145458-00.000)
Acreage:	+/- 0.28 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of a Variance from Section 1221.09(b) of the Pataskala Code to allow for a front porch to encroach within the required front yard setback.

E. Variance Application VA-24-027

Applicant:	David W. Pfleager
Owner:	David W. Pfleager
Location:	100 Connor Avenue SW, Pataskala, OH 43062 (PID: 063-140038-00.000)
Acreage:	+/- 0.50 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of two (2) Variances. First, from Section 1221.05(B)(1) of the Pataskala Code to allow for an increase in the maximum square footage of accessory buildings allowable on a single lot. Second, from Section 1221.05(A) to allow for an increase in the number of accessory buildings allowable on a single lot.

6. Findings of Fact
7. Excuse of Absence
 - A. Alan Howe from the December 10, 2024, Regular Meeting
8. Approval of Minutes
 - A. December 10, 2024, Regular Meeting Minutes
9. Other Business
 - A. None.
10. Adjournment of Meeting to Tuesday, February 11, 2025.