



*Planning and Zoning
Department*

NOTICE OF PUBLIC HEARING

The Pataskala Board of Zoning Appeals will hold a Public hearing on **Tuesday, February 11, 2025 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-25-001: Dimitry Filonenko is requesting approval of a Variance from Section 1255.03(b) of the Pataskala Code to allow for a reduced wetland buffer than that required under the Development Text for the Scenic View Estates Planned Development District for the property located at 303 Levi Drive, Parcel ID No. 064-068087-00.007.

Variance Application VA-25-002: Regen & Michael Reimer are requesting approval of Three (3) Variances. First, from Section 1231.05(G)(1) for reduced minimum dwelling area for a single-family home. Second, from Section 1231.05(G)(1) to allow for a reduced minimum structure width. Lastly, from Section 1291.02(A)(4) to allow for a gravel driveway in a platted subdivision for the property located at 169 West Avenue SW, Parcel ID No. 063-151590-00.000.

Variance Application VA-25-003: Oscar Huerta is requesting approval of three (3) Variances. First, from Section 1221.05(A) to increase the allowable number of Accessory Structures from 2 to 5. Second, from Section 1221.05(D)(1) to allow for three (3) Accessory Structures to be located within the front yard. Lastly, from Section 1221.05(E)(2) for a reduced side yard setback for Accessory Structures for the property located at 261 Merritt Road SW, Parcel ID No. 063-142128-00.000.

Variance Application VA-25-004: Elikah Brothers Realty, LLC. is requesting approval of a variance from Section 1117.17(F) of the Pataskala Code to allow for a lot split that would create a lot with a depth of more than three (3) times its average width for the properties located at 6747 Taylor Road SW, Parcel ID Nos. 063-141876-00.001 & 063-141876-00.002.

The applications are available for review at the Pataskala Planning and Zoning Department and will be available on our homepage, www.cityofpataskalaohio.gov, February 4, 2025, 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.