



CITY OF PATASKALA BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS AGENDA

Tuesday, February 11, 2025
6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Board Members
4. Old Business
 - A. None
5. New Business

A. Variance Application VA-25-001

Applicant:	Dimitry Filonenko, Scenic View Estates
Owner:	Scenic View Estates, LLC.
Location:	303 Levi Drive, Pataskala, OH 43062 (PID: 064-068087-00.007)
Acreage:	+/- 5.26 acres
Zoning:	PDD – Planned Development District
Request:	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.

B. Use Variance Application VA-25-002

Applicant:	Regen & Michael Reimer
Owner:	Ho Diep Duy Bui
Location:	169 West Avenue, Pataskala, OH 43062 (PID: 063-151590-00.000)
Acreage:	+/- 0.41 acres
Zoning:	R-20 – Medium Density Residential
Request:	Requesting approval of Three (3) variances. First, from Section 1231.05(G)(1) for a reduced minimum dwelling area for a single-family home. Second, from Section 1231.05(G)(1) to allow for a reduced minimum structure width, and Third, from Section 1291.02(A)(4) to allow for a gravel driveway in a platted subdivision.

C. Variance Application VA-25-003

Applicant:	Ugo Nwoke
Owner:	Oscar Garcia Huerta
Location:	261 Merritt Road SW, Pataskala, OH 43062 (PID: 063-142128-00.000)
Acreage:	+/- 2.67 acres
Zoning:	R-87 – Medium-Low Density Residential
Request:	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.

D. Variance Application VA-25-004

Applicant:	Elikah Brothers Realty, LLC.
Owner:	Spencer Taylor LLC.
Location:	6747 Taylor Road SW, Reynoldsburg, OH 43068 & 168 Cypress Street, Reynoldsburg, OH 43068 (PIDs: 063-141876-00.001 & 063-141876-00.002).
Acreage:	+/- 17.9 acres total
Zoning:	M-1 – Light Manufacturing
Request:	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.

6. Findings of Fact
7. Approval of Minutes
 - A. January 14, 2025, Organizational Meeting Minutes
 - B. January 14, 2025 Regular Meeting Minutes
8. Other Business
 - A. None.
9. Adjournment of Meeting to Tuesday, March 11, 2025.