



# CITY OF PATASKALA BOARD OF ZONING APPEALS

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

## BOARD OF ZONING APPEALS AGENDA

Tuesday, September 9, 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-25-021

<b>Applicant:</b>	Jacob Helton
<b>Owner:</b>	Helton Lodge Properties LLC
<b>Location:</b>	0 S Main St, Pataskala, OH 43062 (PID: 064-311058-00.000)
<b>Acreage:</b>	+/- 0.08 acres total
<b>Zoning:</b>	R-7– Village Single Family Residential
<b>Request:</b>	Requesting approval of two (2) variances. First, from Section 1221.05(D)(4) to allow for an accessory building to be located on a lot without a principal structure. Second, from Section 1237.05(C)(1) to reduce the front yard setback.

### B. Variance Application VA-25-023

<b>Applicant:</b>	Kimberle Kennedy
<b>Owner:</b>	Kimberle Kennedy
<b>Location:</b>	46 2 <sup>nd</sup> Ave, Pataskala, OH 43062 (PID: 064-311196-00.000)
<b>Acreage:</b>	+/- 0.24-acres
<b>Zoning:</b>	R-7– Village Single Family Residential
<b>Request:</b>	Requesting approval of two (2) Variances, one from Section 1237.05(C)(1) of the code to allow for a reduction in the minimum required front yard setback, and one from Section 1237.05(C)(2) to allow for a reduction in the minimum required side yard setbacks.

### C. Variance Application VA-25-024

<b>Applicant:</b>	Cathy McArthur
<b>Owner:</b>	Cathy McArthur
<b>Location:</b>	54 Mill St, Pataskala, OH 43062 (PID: 064-309666-00.000)
<b>Acreage:</b>	+/- 0.32-acres
<b>Zoning:</b>	R-7– Village Single Family Residential
<b>Request:</b>	Requesting approval of three (3) Variances: one from Section 1221.05(D)(4) of the code to allow for an accessory building to be located on a lot without a principal structure, one from Section 1221.05(B)(1) to allow for an increase in the maximum allowed square footage of all accessory buildings on a lot, and one from Section 1237.05(C)(1) to allow for a reduction in the minimum required front yard setback.

**D. Variance Application VA-25-025**

<b>Applicant:</b>	Scott & Chrissy Webb
<b>Owner:</b>	Scott & Chrissy Webb
<b>Location:</b>	331 Connor Ave SW, Pataskala, OH 43062 (PID: 063-140946-00.000)
<b>Acreage:</b>	+/- 10.7-acres
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting approval of a Variance from Section 1221.05(D)(1) of the Pataskala Code to allow for an accessory building to be located within the front yard.

**E. Variance Application VA-25-026**

<b>Applicant:</b>	Keshav Dahal
<b>Owner:</b>	Keshav Dahal
<b>Location:</b>	1162 Cunningham Ave, Pataskala, OH 43062 (PID: 064-068124-00.342)
<b>Acreage:</b>	+/- 0.20-acres
<b>Zoning:</b>	R-10 – High Density Residential
<b>Request:</b>	Requesting approval of a Variance from Section 1291.02(A)(4) to allow for a gravel driveway extension in a platted subdivision.

**F. Conditional Use Application CU-25-006**

<b>Applicant:</b>	Erik High
<b>Owner:</b>	Erik High & Matt Barford
<b>Location:</b>	147 Cypress St SW, Reynoldsburg, OH 43068 (PIDs: 063-141876-00.006 & 063-141876-00.007)
<b>Acreage:</b>	+/- 4.56-acres
<b>Zoning:</b>	M-1 – Light Manufacturing
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow the property to be used as a vehicle storage facility

**G. Conditional Use Application CU-25-007**

<b>Applicant:</b>	Larron Perry
<b>Owner:</b>	Mach I Holding Co. LLC
<b>Location:</b>	65 E Klema Dr, Pataskala, OH 43062 (PID: 063-140430-00.019)
<b>Acreage:</b>	+/- 0.83-acres
<b>Zoning:</b>	M-1 – Light Manufacturing
<b>Request:</b>	Requesting approval of a Conditional Use pursuant to Section 1215.08 of the Pataskala Code to allow the property to be used as a portable toilet rental facility.

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