

**PLANNING COMMISSION MEETING  
TUESDAY, APRIL 9, 2024 6:00 P.M.  
Council Chambers  
40 W MAIN ST, NEWARK, OH 43055**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE MARCH 12, 2024 PLANNING COMMISSION MEETING**

**PUBLIC HEARING**

- 3. ZONING CHANGE FOR 15 MESSIMER DR. AND 55 SCHAFFNER DR., Newark, Ohio**

Application Number : PC-23-05  
Owner: Licking Memorial Health Systems, Licking Memorial Hospital  
Applicant: Licking County Board of DD  
Current Zoning: GO – General Office and MFH Multi-Family High Rise  
Proposed Zoning: MFR - Multi-Family Residence

- 4. ZONING CHANGE FOR 359 THORNWOOD DR., Newark, Ohio**

Application Number : PC-24-06  
Owner: Jessica Binning  
Applicant: Jessica Binning  
Current Zoning: Single-Family Residence, RL – Low Density  
Proposed Zoning: AD- Agricultural

**OLD BUSINESS**

- 5. RECOMMENDATION FOR 326 BELLE VISTA AVE., Newark, Ohio**

Application Number : PC-23-40  
Owner: Lp168 Property LLC  
Applicant: Lei Yang  
Current Zoning: Single Family Residence – RH – High Density  
Proposed Zoning: MFR - Multi-Family Residence

- 6. RECOMMENDATION FOR 994 MT. VERNON RD., Newark, Ohio**

Application Number : PC-24-08  
Owner: Jacob Jones  
Applicant: Jacob Jones  
Current Zoning: Single-Family Residence, RM – Medium Density  
Proposed Zoning: MFR – Multi-Family Residence

**NEW BUSINESS**

There is none this meeting

**MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

**THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MAY 14, 2024, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, April 15, 2024 4:30 P.M.**

BY: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

24-09

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 15 MESSIMER DRIVE AND 55 SCHAFFNER DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216684-00.000 AND PARCEL TAX ID #054-216684-00.003 FROM THAT OF GO – GENERAL OFFICE AND MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from GO – GENERAL OFFICE AND MFH – MULTI-FAMILY HIGH RISE ZONING DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

#### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:  \_\_\_\_\_  
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law





Planning Commission  
c/o Engineering Dept.  
40 West Main St, 2<sup>nd</sup> Floor  
Newark, Ohio 43055  
(740) 670-7727  
(740)349-5911 Fax

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**

Zoning File #  
PC Application # 9C-24-05  
Date Received: 1-8-24  
Received by: EC  
Amount Due: \$300.00  
Paid By: (circle one)  
Check # \_\_\_\_\_ Cash  
Receipt # \_\_\_\_\_

CITY OF NEWARK, OHIO | PLANNING COMMISSION

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Licking Memorial Health Systems/Licking Memorial Hospital</u>		Telephone: <u>220-514-4062</u>	
Address: <u>1320 W. Main Street</u>		E-mail: <u>CWebster@lmhealth.org</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: <u>Licking County Board of DD</u>		Same as above <input type="checkbox"/> Telephone: <u>740-319-6588</u>	
Address: <u>116 N. 2<sup>nd</sup> Street</u>		E-mail: <u>jason.umstot@lccountydd.org</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>15 Messinger Drive</u> <u>95 Schaffner Drive</u>			
Parcel Tax ID #: <u>054-216684-01-000</u> <u>054-216684-00-003</u>		Number of Acres: <u>1.498</u>	
Lot Number: (if applicable)		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural		<input type="checkbox"/> AD Agricultural	
<input type="checkbox"/> CD Conservation		<input type="checkbox"/> CD Conservation	
<input type="checkbox"/> CSI Church School Institutional		<input type="checkbox"/> CSI Church School Institutional	
<input type="checkbox"/> DC Downtown		<input type="checkbox"/> DC Downtown	
<input type="checkbox"/> GB General Business		<input type="checkbox"/> GB General Business	
<input type="checkbox"/> GC General Commercial		<input type="checkbox"/> GC General Commercial	
<input type="checkbox"/> GI General Industrial		<input type="checkbox"/> GI General Industrial	
<input checked="" type="checkbox"/> <b>GO General Office</b>		<input type="checkbox"/> GO General Office	
<input type="checkbox"/> HB High Intensity Business		<input type="checkbox"/> HB High Intensity Business	
<input type="checkbox"/> LB Limited Intensity Business		<input type="checkbox"/> LB Limited Intensity Business	
<input type="checkbox"/> LC Limited Commercial		<input type="checkbox"/> LC Limited Commercial	
<input type="checkbox"/> LI Limited Industrial		<input type="checkbox"/> LI Limited Industrial	
<input type="checkbox"/> LO Limited Office		<input type="checkbox"/> LO Limited Office	
<input type="checkbox"/> MB Medium Intensity Business		<input type="checkbox"/> MB Medium Intensity Business	
<input type="checkbox"/> MFC Multi-Family Condo		<input type="checkbox"/> MFC Multi-Family Condo	
<input checked="" type="checkbox"/> <b>MFH Multi-Family High Rise</b>		<input type="checkbox"/> MFH Multi-Family High Rise	
<input type="checkbox"/> MFR Multi-Family Residence		<input checked="" type="checkbox"/> <b>MFR Multi-Family Residence</b>	
<input type="checkbox"/> Overlay Historic		<input type="checkbox"/> Overlay Historic	
<input type="checkbox"/> Planned Unit Development		<input type="checkbox"/> Planned Unit Development	
<input type="checkbox"/> RMH Single-Family Residence Manufactured Home		<input type="checkbox"/> RMH Single-Family Residence Manufactured Home	
<input type="checkbox"/> Single-Family Residence (Circle one)		<input type="checkbox"/> Single-Family Residence (Circle one)	
<input type="checkbox"/> RS-Suburban RL-Low Density RM-Medium Density RH-High Density		<input type="checkbox"/> RS-Suburban RL-Low Density RM-Medium Density RH-High Density	
<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line		<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	
<input type="checkbox"/> SFC Single-Family Condo		<input type="checkbox"/> SFC Single-Family Condo	
<input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> TFR Two-Family Residence	



**Property Use**

Present Use: Vacant property/land

Proposed Use: 3-Bedroom home for people with developmental disabilities

**Additional Comments****Reason For Request:**

This Application only applies to the 1.498 acre parcel that will result after 0.625 acres is split from 054-216684-01.000, 0.873 acres is split from 054-216685-00.003, and the 0.625 acres and 0.873 acres are combined into a 1.498 acre parcel. Lot split/consolidation application is attached.

**Required Documentation and Process Overview**

- ☐ Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- ☐ Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned  
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- ☐ Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)  
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- ☐ Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels  
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- ☐ Call the Newark City Engineering Department to schedule an Engineering Review  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727**  
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- ☐ Submit Application and required documentation  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor)**  
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- ☐ Attend the Planning Commission Meetings and Council Meetings  
**Newark City Council Chambers, 40 W. Main Street (1st Floor).**  
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application

**Owner Acknowledgement**

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature:

Natalie R. Brown

Date: 12/20/2023

Sworn and subscribed before me this 20th day of December, 2023

Notary Public State of Ohio  
My commission has no expiration date  
Sec 147.03 R.C.

My Commission Expires:

Natalie R. Brown  
Notary Public

**Engineering/Zoning Authorization – Office Use Only**Approved ☒Denied ☐Approved with Conditions ☐

Engineering Signature:

*[Signature]*

Date: 2/5/2024

Comments/Conditions:

DESCRIPTION APPROVED FOR ZONING PURPOSES

**Planning Commission Recommendation to Council – Office Use Only**Approved ☐Denied ☐Approved with Conditions ☐

Planning Director Signature:

Date:

Conditions:

After Planning Commission Recommendation:

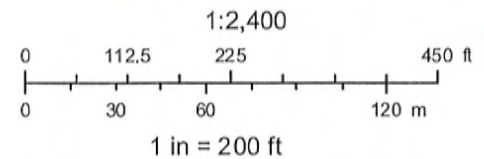
- ☐ Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.  
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.



# Proposed Zoning Change - Schaffner Drive



February 5, 2024





15 Messimer Dr / 55 Schaffner Dr



January 11, 2024



Parcels

Hydrolines

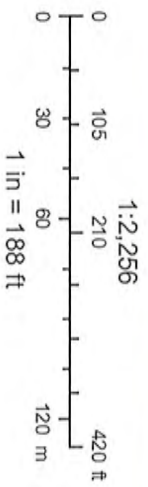


RailRoads

ArtificialPath; Connector; StreamRiver

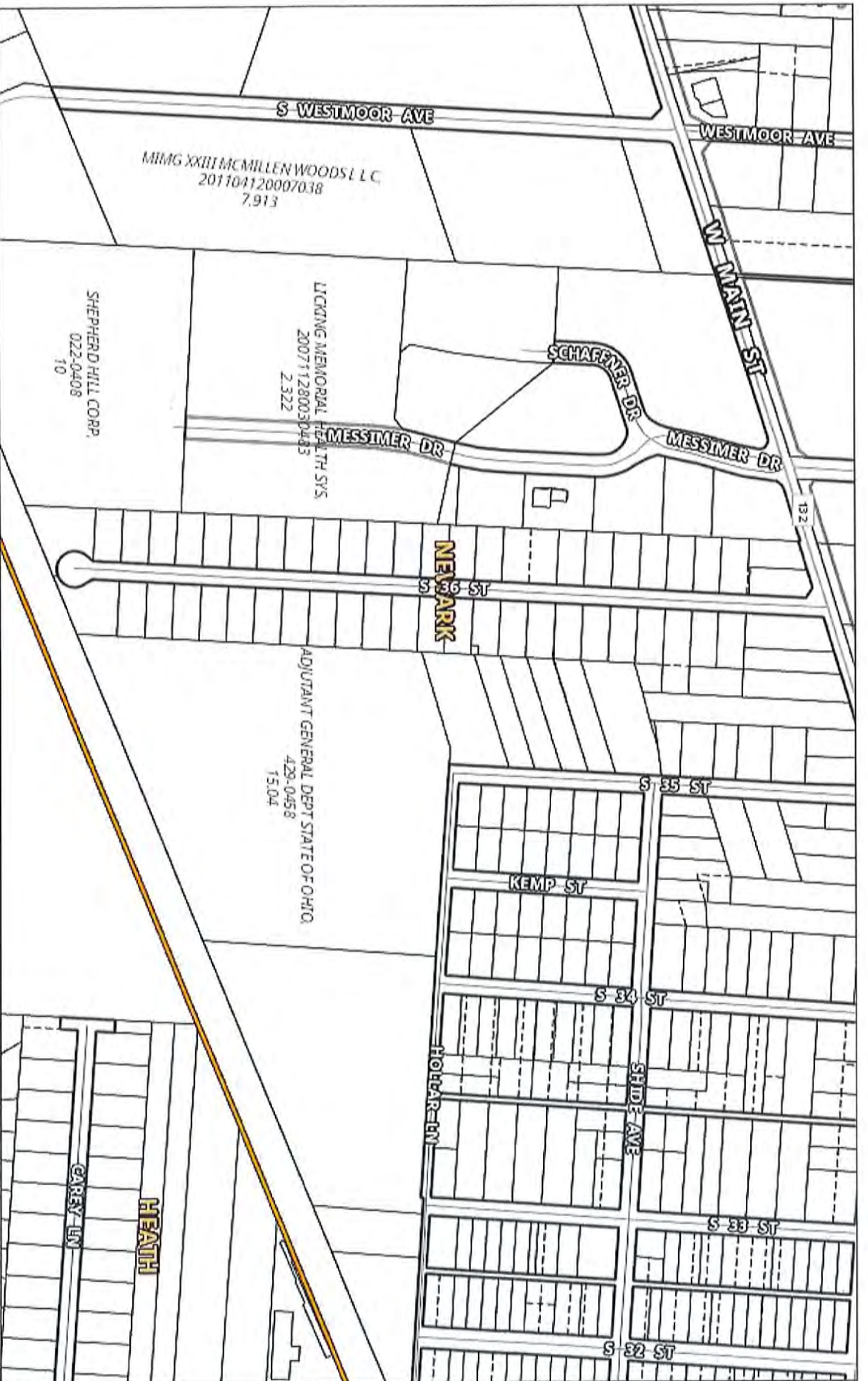
County Mask

Parcels



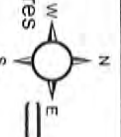


# OnTrac Property Map



January 25, 2024

Owner Name & Acres



County Road

Driveway 376 Feet  
0.07 Miles

Jurisdictional Townships

LICKING COUNTY TAX MAP

Centerline Labels

Township Road

Interstates

Historical Townships Line

Interstate/US/State Route

Other Road Type

Municipal Corporations

County Boundary

Licking County Auditor GIS



### DESCRIPTION FOR A 1.498 ACRE TRACT

Situated in the State of Ohio, County of Licking, City of Newark, Third Quarter of Township 2, Range 12, United States Military Lands and being 0.625 acre tract (Parcel Number 054-216684-01.000) of a 4.01 acre tract conveyed to Licking Memorial Hospital Instrument Number 199004120005803 and being 0.873 acres of a 2.322 acre tract (Parcel Number 054-216684-00.003) as conveyed to Licking Memorial Health Systems as in Instrument Number 200711280030483, all references being to those of record in the Recorder's Office, Licking County, Ohio, said **1.498 acre tract** more particularly bounded and described as follows:

**Beginning** at a 5/8" rebar found at the southeastern corner of said 4.01 acre tract, the southwestern corner of the Schaffner Drive as recorded in Plat Book 13, Page 117, northwest corner of a 1.449 acre tract as conveyed to Licking Memorial Health Systems in Instrument Number 200711280030483;

Thence across said 2.322 acre tract Instrument Number 200711280030483 the following (3) courses and distances;

**South 3°21'20" West, 158.54 feet** to an iron pin set;

**South 10°32'42" West, 31.85 feet** to an iron pin set;

**North 86°35'02" West, 196.32 feet** to an iron pin set;

Thence, **North 3°21'20" East, 369.76 feet** along the easterly line of a 4.726 acre tract as conveyed to MIMG XVII McMillen Woods LLC in Instrument Number 201104120007038 to an iron pin set, passing an iron pin set at 190.15 feet;

Thence, **South 63°03'43" East, 218.56 feet** with what represents a new line along said 4.01 acre tract to an iron pin set, in the westerly Right-of-Way line of Schaffner Drive;

Thence, **South 3°21'20" West, 92.38 feet** along the westerly Right-of-Way line of said Schaffner Drive to the **Point of Beginning** and containing **1.498 acres** more or less according to a survey made by Verdantas in October of 2023;

The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

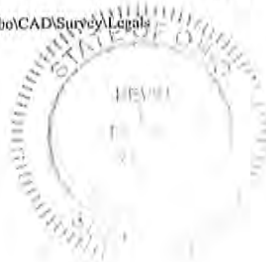
All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "VERDANTAS, 7830".

Subject to all valid and existing easements, restrictions and conditions of record.

October 10, 2023

Z:\Project Files\KA-LZ\LickingDis\18921 - LCBDD Lot Split Combo\CAD\Survey\Legals

  
Kevin T. Blaine, P.S.  
Surveyor No. 7830





ORDINANCE NO. 24-10

BY: [Signature] [Signature]

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 359 THORNWOOD DRIVE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-216606-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT TO AD – AGRICULTURAL DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RL – LOW DENSITY DISTRICT TO AD - AGRICULTURAL DISTRICT, Zoning Code of the City of Newark.

#### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.



**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:  \_\_\_\_\_  
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law





Planning Commission  
c/o Engineering Dept.  
40 West Main St, 2nd Floor  
Newark, Ohio 43055  
(740) 670-7727  
(740)349-5911 Fax

# City of Newark

## Planning Commission

### Zoning District Change Application

Zoning File # \_\_\_\_\_  
PC Application # PC-29-06  
Date Received: 1-16-29  
Received by: P. Kemp  
Amount Due: \$300.00 ✓  
Paid By: (circle one)  
Check # 1039 Cash  
Receipt # 162866

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Jessica Binning (formerly Sullivan)</u>		Telephone: <u>7404031972</u>	
Address: <u>359 Thornwood Dr</u>		E-mail: <u>jessicabinning1993@gmail.com</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43056</u>	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: _____		Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: _____		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>359 Thornwood Dr Newark, OH 43056</u>			
Parcel Tax ID #: <u>054-216606-00-000</u>		Number of Acres: <u>11.27 (11.235)</u>	
Lot Number: (if applicable) <u>1</u>		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural		<input checked="" type="checkbox"/> AD Agricultural	
<input type="checkbox"/> CD Conservation		<input type="checkbox"/> CD Conservation	
<input type="checkbox"/> CSI Church School Institutional		<input type="checkbox"/> CSI Church School Institutional	
<input type="checkbox"/> DC Downtown		<input type="checkbox"/> DC Downtown	
<input type="checkbox"/> GB General Business		<input type="checkbox"/> GB General Business	
<input type="checkbox"/> GC General Commercial		<input type="checkbox"/> GC General Commercial	
<input type="checkbox"/> GI General Industrial		<input type="checkbox"/> GI General Industrial	
<input type="checkbox"/> GO General Office		<input type="checkbox"/> GO General Office	
<input type="checkbox"/> HB High Intensity Business		<input type="checkbox"/> HB High Intensity Business	
<input type="checkbox"/> LB Limited Intensity Business		<input type="checkbox"/> LB Limited Intensity Business	
<input type="checkbox"/> LC Limited Commercial		<input type="checkbox"/> LC Limited Commercial	
<input type="checkbox"/> LI Limited Industrial		<input type="checkbox"/> LI Limited Industrial	
<input type="checkbox"/> LO Limited Office		<input type="checkbox"/> LO Limited Office	
<input type="checkbox"/> MB Medium Intensity Business		<input type="checkbox"/> MB Medium Intensity Business	
<input type="checkbox"/> MFC Multi-Family Condo		<input type="checkbox"/> MFC Multi-Family Condo	
<input type="checkbox"/> MFH Multi-Family High Rise		<input type="checkbox"/> MFH Multi-Family High Rise	
<input type="checkbox"/> MFR Multi-Family Residence		<input type="checkbox"/> MFR Multi-Family Residence	
<input type="checkbox"/> Overlay Historic		<input type="checkbox"/> Overlay Historic	
<input type="checkbox"/> Planned Unit Development		<input type="checkbox"/> Planned Unit Development	
<input type="checkbox"/> RMH Single-Family Residence Manufactured Home		<input type="checkbox"/> RMH Single-Family Residence Manufactured Home	
<input checked="" type="checkbox"/> Single-Family Residence (Circle one)		<input type="checkbox"/> Single-Family Residence (Circle one)	
RS-Suburban <u>RL-Low Density</u> RM-Medium Density RH-High Density		RS-Suburban RL-Low Density RM-Medium Density RH-High Density	
<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line		<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	
<input type="checkbox"/> SFC Single-Family Condo		<input type="checkbox"/> SFC Single-Family Condo	
<input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> TFR Two-Family Residence	



## Property Use

Present Use:

Primary Residence

Proposed Use:

Primary residence + indoor/  
outdoor recreational

## Additional Comments

Reason For Request:

see attached

## Required Documentation and Process Overview

- ☐ **Complete Application Form** – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- ☐ **Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned**  
*Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.*
- ☐ **Obtain a Legal Description of parcels to be re-zoned.** (typically a survey description or valid deed description)  
*Note: Legal Description must be reviewed and stamped approved during the Engineering Review.*
- ☐ **Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels**  
*Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.*
- ☐ **Call the Newark City Engineering Department to schedule an Engineering Review**  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727**  
*Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.*
- ☐ **Submit Application and required documentation**  
**Newark City Engineering Department - 40 W. Main Street (2nd Floor)**  
*Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".*
- ☐ **Attend the Planning Commission Meetings and Council Meetings**  
**Newark City Council Chambers, 40 W. Main Street (1st Floor).**  
*Note: be prepared to answer Planning Commission and Council Members' questions regarding your application*

## Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature:

Jessica B.

Sworn and subscribed before me this

9<sup>th</sup>

day of

January

My Commission Expires:

January 18, 2024



DEBRA L. KELLEY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
01-18-2024

## Engineering/Zoning Authorization – Office Use Only

Approved ☒Denied ☐Approved with Conditions ☐

Engineering Signature:

Ben R. [Signature]

Date:

2/5/2024

Comments/Conditions:

DESCRIPTION APPROVED FOR ZONING PURPOSES

## Planning Commission Recommendation to Council – Office Use Only

Approved ☐Denied ☐Approved with Conditions ☐

Planning Director Signature:

Date:

Conditions:

**After Planning Commission Recommendation:**

- ☐ **Contact the Clerk of Council** regarding Council Public Hearing and Final Vote dates.  
**Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.**



Jessica Binning  
Wedding and Events Venue  
359 Thornwood Dr  
Newark, OH 43056  
740-403-1972  
jessicabinning1993@gmail.com  
January 2024

### General Company Description

A little about me: I have always had a deep-rooted connection to this community; born and raised in Heath until I graduated from Heath High School in 2011 and moved to Columbus for college. I've always been a hard-working person and carried an unwavering ambition to fulfill my entrepreneurial dream of opening a unique wedding and events venue. In early 2023, my husband and our two little girls moved back to our roots and purchased an 11-acre property on Thornwood Dr to pursue this dream. Our primary home is on the property that we have spent fixing up over the last year. I wanted to live where my business would be located to ensure a watchful and attentive eye to oversee the operations and activities of this opportunity.

The property provides a picturesque landscape of woods, a beautifully stocked pond, and a horse barn. The wedding and events venue will provide a blend of modernized indoor and outdoor spaces. While weddings take center stage, our versatile space will be well-equipped to host a range of other occasions including corporate events, birthday parties, indoor/outdoor retreats, and community gatherings.

#### Land Use:

- Primary business season: May to October (Friday-Sunday)
- Hours of operation: events end by 11 PM and off the premises by 12 AM
- Indoor and outdoor recreational facilities
- Outside event catering
- Alcohol/Liquor license
- Farm animals on property (i.e., horses, chickens, etc.)
- Vendors – caterers, florists, DJ, food trucks, etc.

#### Building #1 (subject to final survey)

- Primary use for weddings and other large events
- Accommodate up to 200 people

Building #2 (subject to final survey)

- Multi-purpose building (corporate events, indoor/outdoor retreats, community events, rehearsal dinners, etc)
- Accommodate up to 75 people

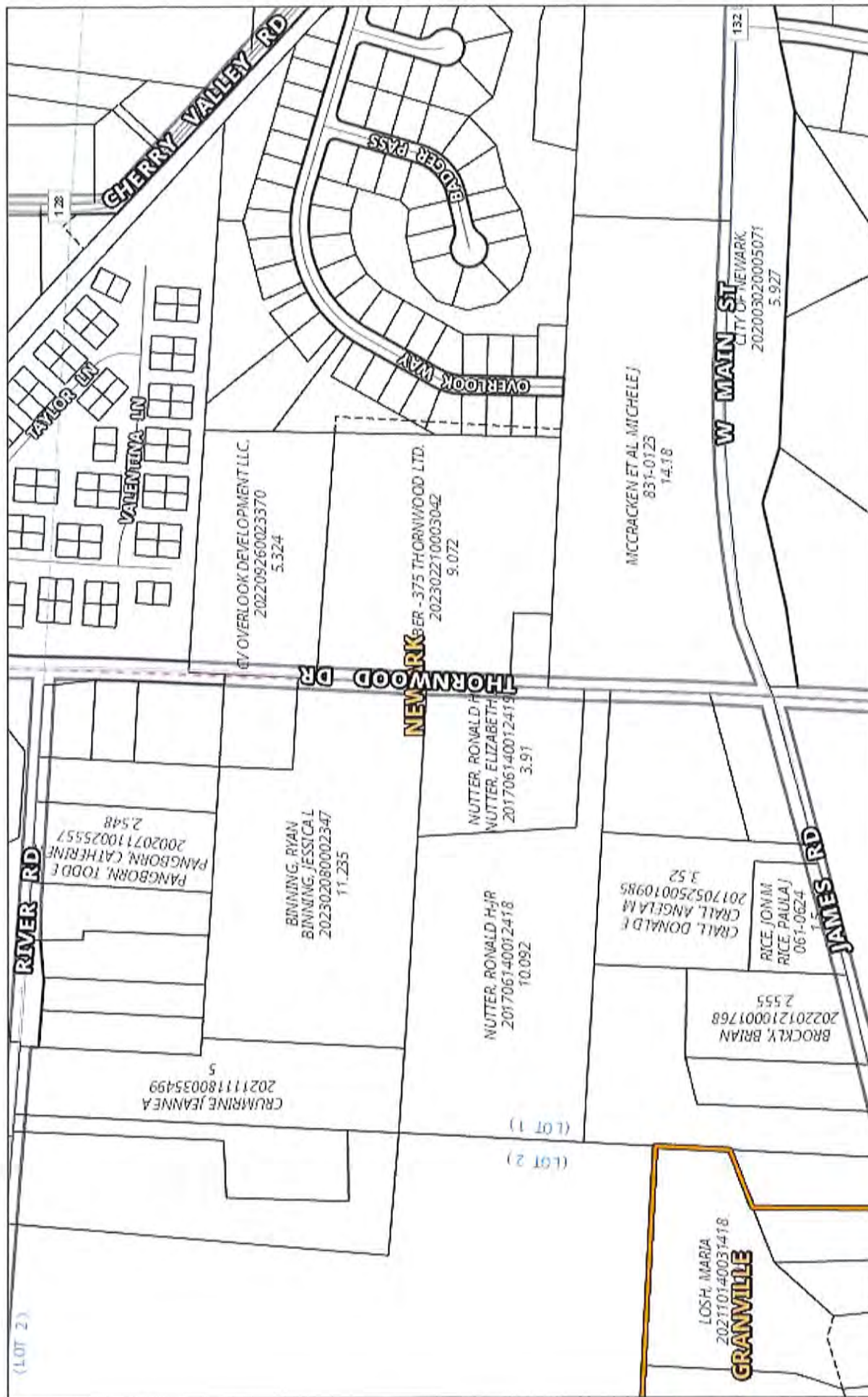
#### Next Steps

Upon approval, the following actions will begin:

- Register the business name with the secretary of state
- Attorney to draw out separation of parcels from personal residence
- Determine legal structure
- Submit liquor license application
- Apply for a Commercial Loan
- Secure contractor/builder
- Obtain required permits



# OnTrac Property Map



January 25, 2024

Owner Name & Acres

Centerline Labels

- Interstate/US/State Route
- County Road
- Township Road
- Other Road Type

Driveway

- Municipal Corporations
- County Boundary

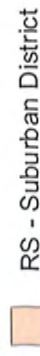
Jurisdictional Townships

- Historical Townships Line

LICKING COUNTY TAX MAP

Licking County Auditor GIS



 $1 \text{ in} = 600 \text{ ft}$





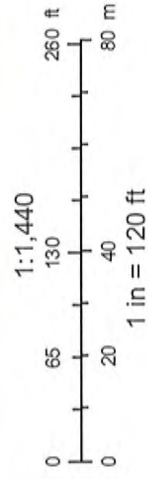




January 11, 2024

- ☐ Parcels
- ☐ RailRoads
- ☐ Hydrolines
- ☐ ArtificialPath; Connector; StreamRiver
- ☐ County Mask

1:1,440







**DAVID RHODES**  
NEWARK CITY  
DIRECTOR OF PUBLIC SERVICE

City Hall  
40 West Main Street  
Newark, Ohio 43055-5531  
www.newarkohio.net

(740) 670-7703  
drhodes@newarkohio.net

April 9, 2024

RE: APPLICATION NO. PC-23-40 for Zoning District Change

Location: 326 Belle Vista Ave.

Current Zoning Classification: Single-Family Residence, RH – High Density District

Requested Zoning Classification: MFR Multi-Family Residence

Owner/Applicant: Lp168 Property LLC/Lei Yang

Re: **24-01** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 326 BELLE VISTA AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-191040-00.000 AND PARCEL TAX ID #054-191046-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCES - RH - HIGH DENSITY DISTRICT TO MFR - MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO

Ladies and Gentlemen:

A Public Hearing was held by the City of Newark Planning Commission on Tuesday, March 12, 2024.

Upon consideration of the information presented, the following actions are recommended:

1. The zoning classification for the parcel at 326 Belle Vista Ave. shall remain Single-Family Residence, RH – High Density District. Ordinance 24-01 is not recommended for passage and approval by Council.

Sincerely,

David Rhodes  
Newark City Planning Commission Director

Cc: Law Director  
Zoning Inspector  
City Engineer

BY: 

ORDINANCE NO. 24-01

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 326 BELLE VISTA AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-191040-00.000 AND PARCEL TAX ID #054-191046-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

#### **SEE EXHIBIT “A” FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.



**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED:  \_\_\_\_\_  
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law



Planning Commission  
c/o Engineering Dept.  
40 West Main St, 2<sup>nd</sup> Floor  
Newark, Ohio 43055  
(740) 670-7727  
(740)349-5911 Fax

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**

Zoning File #  
PC Application # PC-23-40  
Date Received: 6cc / 12/13/05  
Received by: \_\_\_\_\_  
Amount Due: \$300.00  
Paid By: (circle one)  
Check # 300.00 Cash  
Receipt # 162857

**CITY OF NEWARK, OHIO | PLANNING COMMISSION**

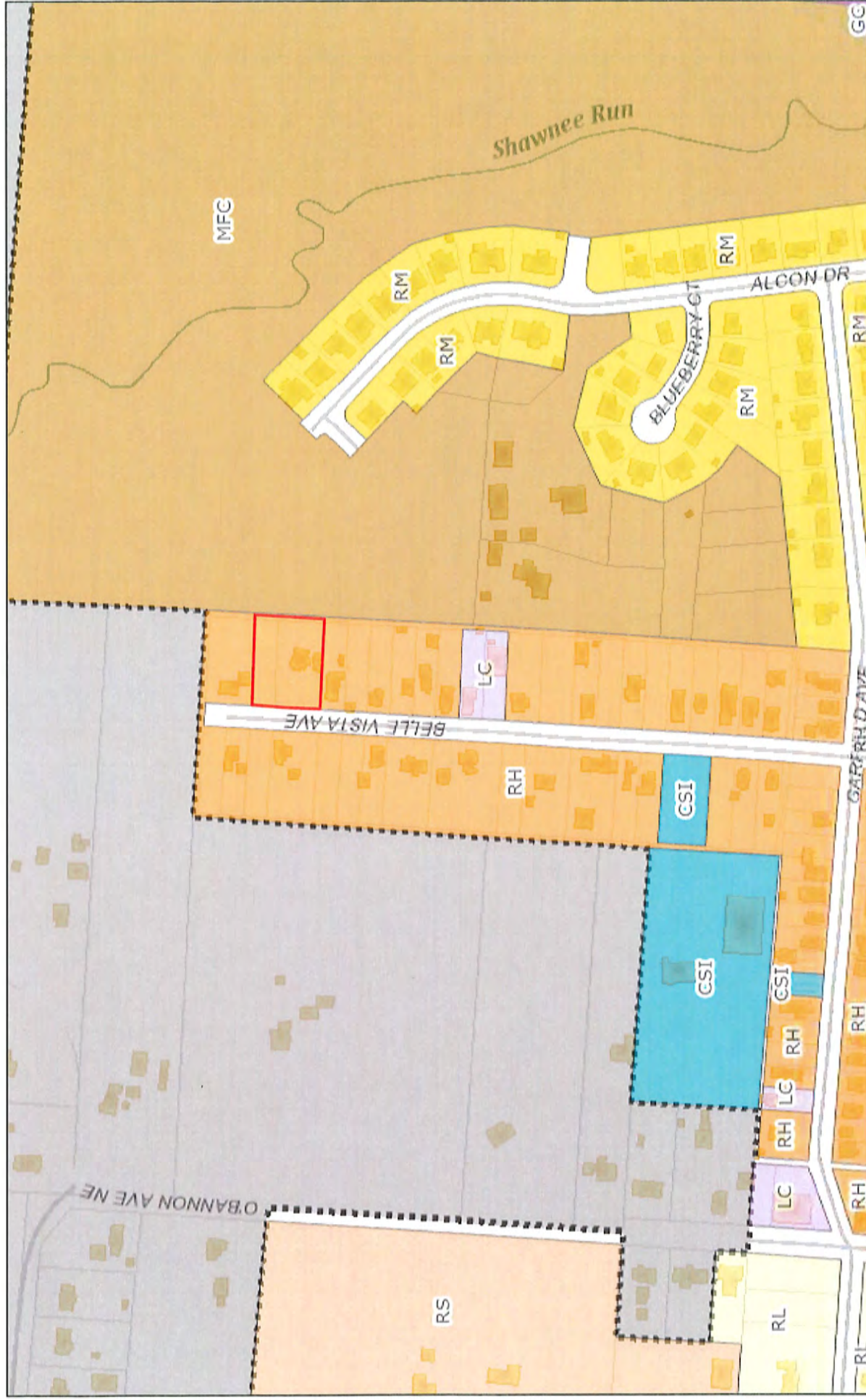
Rev 8/13

<input checked="" type="checkbox"/> District Change	<input type="checkbox"/> District Establishment (Newly Annexed)
<b>Owner</b>	
Property Owner: <u>LP168 Property, LLC</u>	Telephone: <u>614-886-5885</u>
Address: <u>1719 Hill Rd N</u>	E-mail: <u>EVALIKESWINE@Gmail.com</u>
City: <u>Pickerington</u> State: <u>OH</u>	Zip: <u>43147</u> Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>	
<b>Applicant/Representative</b>	
Representative: <u>LEI YANG</u>	Same as above <input checked="" type="checkbox"/> Telephone: <u>614-886-5885</u>
Address: <u>1719 Hill Rd N</u>	E-mail:
City: <u>Pickerington</u> State: <u>OH</u>	Zip: Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>	
<b>Property Location</b>	
Street Address: <u>326 Belle Vista Ave Newark, OH 43055</u>	
Parcel Tax ID #: <u>054-191040-00.00/054-191046-00.00</u>	Number of Acres: <u>0.68</u>
Lot Number: (if applicable) <u>98 199 / 100</u>	Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )	
<b>Present Zoning District:</b> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> <b>Single-Family Residence (Circle one)</b> <u>RS</u> -Suburban <u>RL</u> -Low Density <u>RM</u> -Medium Density <u>RH</u> -High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	<b>Proposed Zoning District:</b> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> <b>MFR Multi-Family Residence</b> <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> <b>Single-Family Residence (Circle one)</b> <u>RS</u> -Suburban <u>RL</u> -Low Density <u>RM</u> -Medium Density <u>RH</u> -High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence

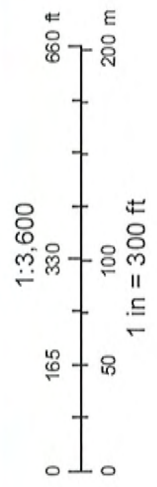
Flood Zone: X



# Proposed Zoning Change - 326 Belle Vista Ave



December 28, 2023





326 + 0 Belle Vista Ave.



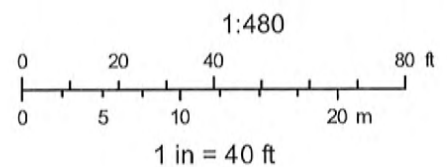
December 15, 2023

- ☐ Parcels
- ☐ Street Labels

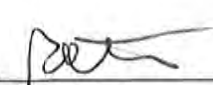


**Hydrolines**

- ☐ ArtificialPath; Connector; StreamRiver
- ☐ RailRoads

County Mask





BY:    ORDINANCE NO. 24-03

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 994 MT VERNON ROAD, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-274176-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

**Section 1:** The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RM – MEDIUM DENSITY DISTRICT TO MFR – MULTI-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

**Section 2:** Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

**Section 3:** The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

**Section 4:** This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

DATE FILED WITH MAYOR: \_\_\_\_\_

DATE APPROVED BY MAYOR: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

FORM APPROVED: \_\_\_\_\_  
Director of Law

DESCRIPTION APPROVED: \_\_\_\_\_  
Brian Morehead, Engineer

Prepared by the Office of the Director of Law



**EXHIBIT "A"**

Situated in the State of Ohio, County of Licking, City of Newark and being in Quarter 1, Township 2, Range 12, United States Military Lands and being a part of Lot 3 of Albert S. Stephan's Riverview Addition recorded in Plat Book 4, Page 93 and being all of Tract Three conveyed to ASP Construction Corp., An Ohio Corporation, in Official Record Volume 722, page 839, all records being of the Recorder's Office, Licking County, Ohio unless otherwise noted and being more particularly described as follows:

Beginning for references at a 5/8" uncapped rebar found at the intersection of the southerly right-of-way of Riverview Drive (38 feet in width) with the easterly right-of-way of Mt Vernon Road (State Route 13) ( 60 feet in width), said rebar also being the northwesterly corner of Lot 4 of said Subdivision;

Thence, with the easterly right-of-way of said Mt. Vernon Road, South 18 degrees 26 minutes 00 seconds East, 140.00 feet to a 5/8" uncapped rebar found at the southwesterly corner of said Lot 4, the northwesterly corner of Lot 3 of said Subdivision and BEING THE PRINCIPAL PLACE OF BEGINNING of herein described tract;

Thence, leaving said easterly right-of-way and with the common line between said Lots 3 & 4, North 88 degrees 18 minutes 06 seconds East, 173.29 feet to an iron pin set on said line;

Thence, leaving said common line and crossing said Lot 3 with the following two (2) courses:

- 1) South 29 degrees 10 minutes 05 seconds East, 75.56 feet to an iron pin set;
- 2) South 88 degrees 18 minutes 06 seconds West, (parallel to the northerly line of said Lot 3), 187.99 feet to an iron pin set in the easterly right-of-way of said Mt. Vernon Road.

Thence, with the easterly right-of-way of said Mt. Vernon Road, North 18 degrees 26 minutes 00 seconds West, 70.00 feet to THE PLACE OF BEGINNING, CONTAINING 0.278 acres more or less, subject to all legal easements and rights-of-way of record and records in their respective utility offices.

Iron pins set are 30" x 1" O.D. with yellow plastic caps inscribed "HYDE P.S. 7529".

Basis of bearings is the easterly right-of-way of Mt. Vernon Road (State Route 13) as North 18 degrees 26 minutes 00 seconds West per Plat Book 4, page 93 and is for angular purposes only.

PPN: 54-274176-00.000

*Description*

**APPROVED**

*For Zoning Purposes*

By

*[Signature]*

Div. of Engineering  
City of Newark, Ohio



Planning Commission  
c/o Engineering Dept.  
40 West Main St, 2nd Floor  
Newark, Ohio 43055  
(740) 670-7727  
(740)349-5911 Fax

**City of Newark**  
**Planning Commission**  
**Zoning District Change Application**

Zoning File # \_\_\_\_\_  
PC Application # PC-24-08  
Date Received: 1-12-24  
Received by: P. Kennel  
Amount Due: \$300.00 ✓  
Paid By: (circle one) Check # 334 Cash  
Receipt # 162868

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rez B13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Jacob Jones</u>		Telephone: <u>740-473-4448</u>	
Address: <u>8370 Stickle Rd</u>		E-mail: <u>JonesJake740@gmail.com</u>	
City: <u>Saint Louisville</u>	State: <u>Ohio</u>	Zip: <u>43071</u>	Fax: <u>-</u>
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative:		Same as above <input checked="" type="checkbox"/>	Telephone:
Address:		E-mail:	
City:	State:	Zip:	Fax:
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>994 Mount vernon Rd</u>			
Parcel Tax ID #: <u>054-274176-00.000</u>		Number of Acres: <u>.2810</u>	
Lot Number: (if applicable) <u>3</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<input type="checkbox"/> AD Agricultural		<input type="checkbox"/> AD Agricultural	
<input type="checkbox"/> CD Conservation		<input type="checkbox"/> CD Conservation	
<input type="checkbox"/> CSI Church School Institutional		<input type="checkbox"/> CSI Church School Institutional	
<input type="checkbox"/> DC Downtown		<input type="checkbox"/> DC Downtown	
<input type="checkbox"/> GB General Business		<input type="checkbox"/> GB General Business	
<input type="checkbox"/> GC General Commercial		<input type="checkbox"/> GC General Commercial	
<input type="checkbox"/> GI General Industrial		<input type="checkbox"/> GI General Industrial	
<input type="checkbox"/> GO General Office		<input type="checkbox"/> GO General Office	
<input type="checkbox"/> HB High Intensity Business		<input type="checkbox"/> HB High Intensity Business	
<input type="checkbox"/> LB Limited Intensity Business		<input type="checkbox"/> LB Limited Intensity Business	
<input type="checkbox"/> LC Limited Commercial		<input type="checkbox"/> LC Limited Commercial	
<input type="checkbox"/> LI Limited Industrial		<input type="checkbox"/> LI Limited Industrial	
<input type="checkbox"/> LO Limited Office		<input type="checkbox"/> LO Limited Office	
<input type="checkbox"/> MB Medium Intensity Business		<input type="checkbox"/> MB Medium Intensity Business	
<input type="checkbox"/> MFC Multi-Family Condo		<input type="checkbox"/> MFC Multi-Family Condo	
<input type="checkbox"/> MFH Multi-Family High Rise		<input type="checkbox"/> MFH Multi-Family High Rise	
<input type="checkbox"/> MFR Multi-Family Residence		<input checked="" type="checkbox"/> MFR Multi-Family Residence	
<input type="checkbox"/> Overlay Historic		<input type="checkbox"/> Overlay Historic	
<input type="checkbox"/> Planned Unit Development		<input type="checkbox"/> Planned Unit Development	
<input type="checkbox"/> RMH Single-Family Residence Manufactured Home		<input type="checkbox"/> RMH Single-Family Residence Manufactured Home	
<input checked="" type="checkbox"/> Single-Family Residence (Circle one)		<input type="checkbox"/> Single-Family Residence (Circle one)	
RS-Suburban RL-Low Density <u>RM</u> Medium Density RH-High Density		RS-Suburban RL-Low Density RM-Medium Density RH-High Density	
<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line		<input type="checkbox"/> RZL Single-Family Residence Zero Lot Line	
<input type="checkbox"/> SFC Single-Family Condo		<input type="checkbox"/> SFC Single-Family Condo	
<input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> TFR Two-Family Residence	



**Property Use****Present Use:**

Vacant lot

**Proposed Use:**

Triplex

**Additional Comments**

Reason For Request:

**Required Documentation and Process Overview**

- ☐ **Complete Application Form** – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- ☐ **Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned**  
*Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.*
- ☐ **Obtain a Legal Description of parcels to be re-zoned.** (typically a survey description or valid deed description)  
*Note: Legal Description must be reviewed and stamped approved during the Engineering Review.*
- ☐ **Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels**  
*Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.*
- ☐ **Call the Newark City Engineering Department to schedule an Engineering Review**  
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727  
*Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.*
- ☐ **Submit Application and required documentation**  
Newark City Engineering Department - 40 W. Main Street (2nd Floor)  
*Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".*
- ☐ **Attend the Planning Commission Meetings and Council Meetings**  
Newark City Council Chambers, 40 W. Main Street (1st Floor).  
*Note: be prepared to answer Planning Commission and Council Members' questions regarding your application*

**Owner Acknowledgement**

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: Juan GomezDate: 01/12/2024Sworn and subscribed before me this 12<sup>th</sup> day of January, 2024My Commission Expires: 5-11-2024[Signature]  
Notary Public**Engineering/Zoning Authorization – Office Use Only**Approved ☒Denied ☐Approved with Conditions ☐Engineering Signature: [Signature]Date: 1/19/2024Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES.**Planning Commission Recommendation to Council – Office Use Only**Approved ☐Denied ☐Approved with Conditions ☐

Planning Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

**After Planning Commission Recommendation:**

- ☐ **Contact the Clerk of Council** regarding Council Public Hearing and Final Vote dates.  
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.





January 16, 2024

Parcels

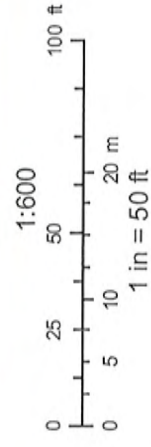
## Hydrolines

### Street Labels

ArtificialPath; Connector; StreamRiver

RailRoads

County Mask





# 994 Mt. Vernon Rd.



January 16, 2024

