

BOARD OF ZONING APPEALS MEETING
THURSDAY, MARCH 27, 2025, 5:30 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055

AGENDA
PUBLIC HEARING

1. CALL TO ORDER
2. APPROVAL OF MINUTES
3. OLD BUSINESS
4. NEW BUSINESS

APPLICATION BZA-25-01

Applicant: George "Tony" Fox
Owner: 1976 Granville Rd LLC
Location: 1980 Granville Rd
Project: Multi-Tenant Commercial Building
Reference: 150.7.3

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY APRIL 24, 2025, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS APRIL 1, 2025, 4:30PM.

5. ADJOURNMENT

BZA CASE NO. 25-05

Date of Review: 3/13/25

Address of Project: 1980 Granville Rd

Current Zoning: MB

Project Description: Multi-Tenant Commercial Building

B.Z.A. Approval Required?----- Yes
Planning Commission Approval Required?----- Yes
Engineer's Approval Required?----- No
Law Director's Approval Required?----- No
City Council Approval Required?----- No

Ordinance / Article / Section

Requirement / Proposal / Conclusion

08-16 150 150.7.3

Requirement: The Board shall have the power to hear and decide applications filed for conditional uses, special exceptions

Proposal: The applicant proposes to rebuild a previously demolished 12,000 sq. ft. building.

Conclusion: The proposal requires board approval



Board of Zoning Appeals
 C/o Engineering Dept.
 40 West Main St, 2nd Flr.
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Board of Zoning Appeals
Application

Zoning File # _____
 BZA Application # 152A-25-05
 Date Received: 3/7/25
 Received by: BOA
 Amount Due: \$ 200.00
 Receipt # 832464
CR# 149

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

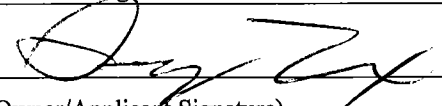
Rev 8/13

Owner	
Name: <u>1976 Granville Rd LLC (George Fox)</u>	Telephone: <u>614-578-4898</u>
Address: <u>1474 Highpoint Dr., Newark OH</u>	E-mail: <u>Tony@ProjectConstructionCO.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>George Fox</u>	Telephone: <u>614-578-4898</u>
Address: <u>1474 Highpoint Drive, Newark OH</u>	E-mail: <u>Tony@ProjectConstructionCO.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1980 Granville Rd.</u>	Auditor's Parcel Number: <u>056-043788-01.000</u>
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>Howell Drive</u> and <u>Westwood Dr.</u>	
Subdivision Name:	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown <u>MB</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): <u>MB</u>
Appeal	
This Application is a request to permit the following: <input checked="" type="checkbox"/> Special Exception Erection <input type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use: <u>12,000 sq ft Multi-Tenant commercial Building</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Exceeds The 6000 sq ft Max</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>There was a previous building over 12,000 sq ft there, I have a permit to rebuild using the existing foundations, But I would prefer to build all new.</u>	
Has there been any previous application or appeal on these premises? <input type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) <u>46.6.1</u>	

Required Documents and Appeal Process Overview

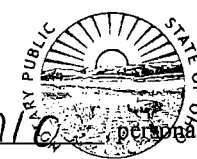
- Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
*Note: Submit 1 paper copy or 1 digital copy**
- Obtain a Project Site Plan
*Note: Submit 1 paper copies and 1 digital copy**
Site plans must meet the following requirements:
 - Plan is drawn to scale Shows the location of existing and proposed structures
 - Shows property and setback lines Shows dimensions of structures and any other proposed improvements
 - Plans must show all parking, landscaping and signage requirements
- Obtain Building Elevations
*Note: Submit 1 paper copies and 1 digital copy**
 - Elevation drawings show front, side and rear elevation measurements
 - Show the property as if the proposed project were already completed All major exterior finish materials are identified
- Obtain Other Exhibits
*Note: Submit 1 paper copies and 1 digital copy**
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)
- Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
*Note: Submit 1 paper copy and 1 digital copy**
 - All questions are answered completely or N/A is noted Notarized Owner signature is present
 - Owner authorization statement is present if using a Representative

Upon receipt of this Application and the required documents listed above, you will be notified of the date and time of the Hearing at which a representative must attend.
- Pay the Appropriate Application Fee: Residential \$75 Commercial or Multi-Family \$200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
 - Check is made payable to the "City of Newark" If the application is for an Off-Premise Variable Message Sign, the fee is \$150. Sec 150.4.1.(4)(5)
- Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.
- A Decision Letter will be mailed to you after the meeting
**Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net*



(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared George A. FOX who, by me being duly sworn, says that he is the Applicant, Owner, or Lessee (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this 7th day of March, 2025. Notary Signature: Tiffany L. McKee


TIFFANY L. MCKEE
Notary Public
State of Ohio
My Comm. Expires
March 20, 2027

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	3/17/25	BRM	
<input type="checkbox"/> Hold		Reason:	

FC-M

DATE: 12/17/03

NO.	REVISION	DATE	BY

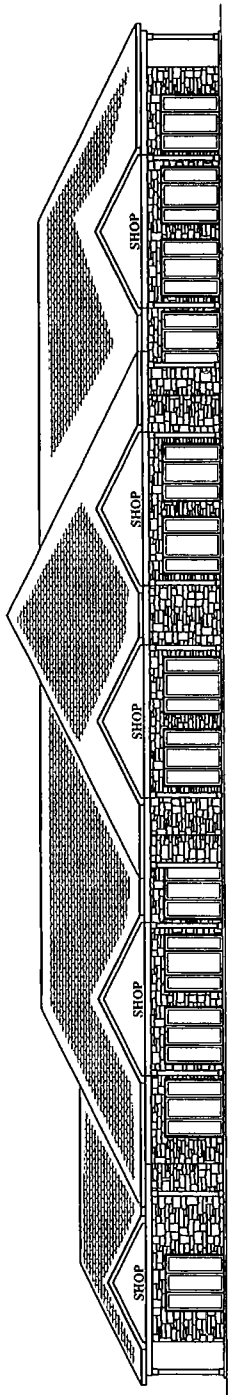
KRB
Construction

61 SONDZGER RD
PAINVILLE OHIO 43073
PHONE (614) 577-3525 FAX (614) 577-0544

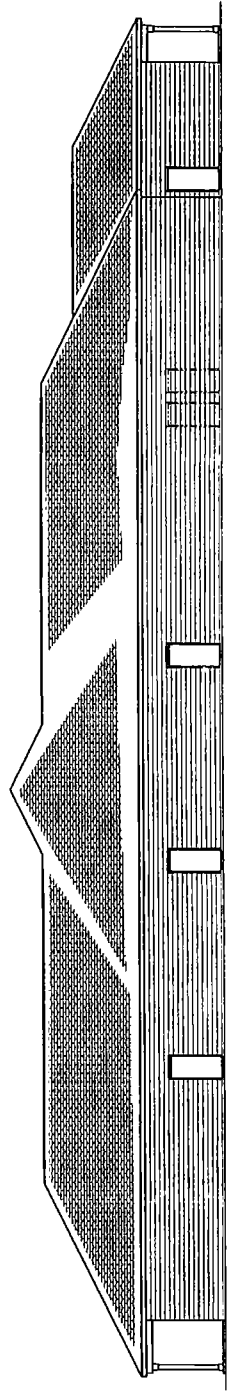
REMODEL
FOX CENTER
1918 KEARNEY-DUNWELL ROAD
MARIETTA, OHIO 43026

HASBROUCK ENGINEERING, INC.
CONSULTING ENGINEERS
1080 Kingsmill Parkway - Suite 110 - Columbus, Ohio 43229
614-888-2918 Fax: 614-888-2922

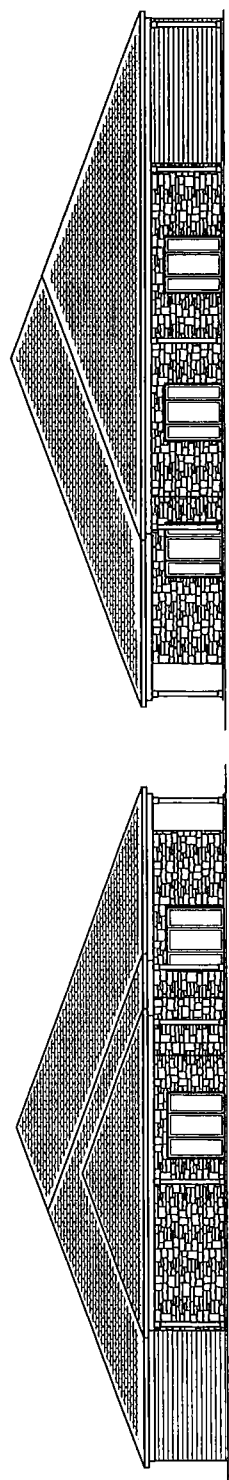
DESIGNED BY
CHECKED BY
DATE
SCALE



FRONT ELEVATION 1/8" = 1'-0"

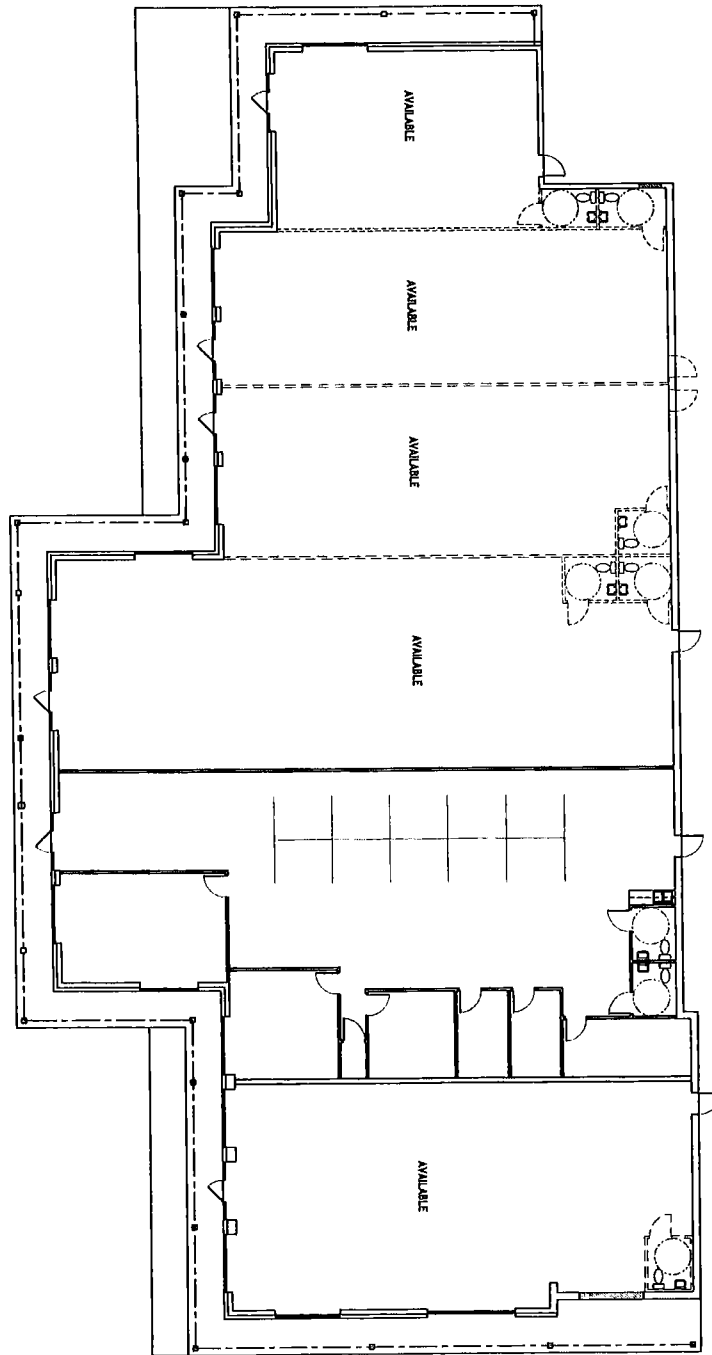


REAR ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION 1/8" = 1'-0"

RIGHT SIDE ELEVATION 1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

FC-M	KIBI Construction	REMODEL FOR FOX CENTER	HASBROUCK ENGINEERING, INC. CONSULTING ENGINEERS
	67 SCHAEFFER RD. PATASALA, OHIO 43067 PHONE (740) 877-5825 FAX (740) 877-0254	1576 NEWARK-GRANVILLE ROAD NEWARK, OHIO 43085	1080 Kingsmill Parkway - Suite 110 - Columbus, Ohio 43229 614-888-3918 Fax 614-888-3952



This map is provided without warranty of any kind either express or implied, including, but not limited to the implied warranties of merchantability and fitness for a particular purpose.

1980 GRANVILLE ROAD

Legend

- Storm Structure
- ⊙ Sewer Manhole
- ⊕ Water Hydrant
- ⊖ Water Valve
- ⊙ Water Node
- ▣ Sewer Pump Station
- Street Segment
- Storm Conduit
- Water Pipe
- Sewer Pipe

