

BOARD OF ZONING APPEALS MEETING  
THURSDAY, APRIL 24, 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-25-06**

Applicant: Sarah Arnold - Habitat  
Owner: Habitat for Humanity Mid Ohio  
Location: 47 Webb St  
Project: Twin Single Dwellings  
Reference: 24.8

**APPLICATION BZA-25-07**

Applicant: Miles Poff  
Owner: 1976 Granville Rd LLC  
Location: GD LLC  
Project: Lot Split/Single Family Dwelling  
Reference: 6.12

**APPLICATION BZA-25-08**

Applicant: Bryan & Jennifer Long  
Owner: Bryan & Jennifer Long  
Location: 1842 Cardiff Rd  
Project: Swimming Pool  
Reference: 115.1.1.2

**APPLICATION BZA-25-09**

Applicant: Brandy Kellett  
Owner: Brandy Kellett  
Location: 19 Gilbert St  
Project: Shed  
Reference: 86.3.1

**APPLICATION BZA-25-10**

Applicant: Diana Lane  
Owner: Sarah & Ben Williams  
Location: 540 Pinehurst CT  
Project: Porch  
Reference: 16.8

#### **APPLICATION BZA-25-11**

Applicant: Timothy Staggers  
Owner: Timothy Staggers  
Location: 90 N 24<sup>th</sup> St  
Project: Single Family Dwelling  
Reference: 16.8

#### **APPLICATION BZA-25-12**

Applicant: Gary Babcock  
Owner: Sheryl L Willmann Trustee  
Location: O Emerson St  
Project: Garage  
Reference: 86.3.1

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY MAY 22, 2025, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MAY 1, 2025, 4:30PM.**

#### **5. ADJOURNMENT**



**CITY OF NEWARK  
ENGINEERING & ZONING**

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

Zoning Application #

BZA-25-06  
BZA Appeal #

c/o Engineering Department

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

**Owner**

<b>Name:</b> Habitat for Humanity MidOhio	<b>Telephone:</b> 614-568-5288
<b>Address:</b> 6665 Busch Blvd. Columbus, OH 43229	<b>E-mail:</b> sarnold@habitatmidohio.org

**Applicant**

<b>Name:</b> Sarah I. Arnold, Land Development Director	<b>Telephone:</b> 614-568-5288
<b>Address:</b> 6665 Busch Blvd. Columbus, OH 43229	<b>E-mail:</b> sarnold@habitatmidohio.org

**Lessee**

<b>Name:</b>	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 47 Webb St. Newark, OH 43055	<b>Auditor's Parcel #:</b> 054-214512-00.000
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: Washington St and Eastern Ave	
<b>Subdivision Name:</b> JAMES H SMITH'S ADD	<b>Lot Number:</b> LOT 1043 & 1045 PT
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown RH	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use): 2 twin single units
<b>Notes:</b> (Optional)  request to include variances, zoning change, and lot splits to allow 2 twin single units on 4 lots to be created from one existing lot in order to construct 4 fee simple townhomes. affordable housing provider	

**Appeal**

<b>The Application is a request to permit the following:</b>	
<b>Erection</b> <input checked="" type="checkbox"/>	<b>Alteration</b> <input type="checkbox"/> <b>Maintenance</b> <input type="checkbox"/> <b>Conversion</b> <input type="checkbox"/> <b>Conditional Use</b> <input type="checkbox"/>
<b>In accordance with the plans filed herewith, describe the building or use:</b>  request to include variances, zoning change, and lot splits to allow 2 twin single units on 4 lots to be created from one existing lot in order to construct 4 fee simple townhomes. affordable housing provider	

**Appeal Continued****This project is not permitted by the Zoning Code for the following reason(s):**

see attached

**Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:**

see attached

**Has there been any previous application or appeal on these premises?** ☐ Yes ☒ No **When?****This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code:** (List)

see attached

TFR: Article 24 Section 8: lot area and lot frontage *and rear setback***Required Documents**

(Must be signed and returned to the Engineering Department.)

- ☒ A. Original Application
- ☒ B. *MA* List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. Number the parcel list. This will correspond with the Tax Map in C below.
- ☒ C. *MA* Tax Map from the County Engineer indicating boundaries of this property in question and properties described in B above. Number each parcel on the map to match its corresponding name, location and mailing address in list B above.
- ☒ D. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions.
- ☒ E. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.
- ☐ F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
- ☒ G. ~~MA~~ Application Fee of \$25.00 for Off-Premise Variable Message Sign
- ☒ H. Additional documentation at the discretion of the applicant for support of the Appeal

*2 pages*

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 time you or a representative must appear.

Zoning Application #

BZA-25-  
BZA Appeal #

*M.A.M.M.*

(Owner/Applicant Signature)

Before me, a Notary Public in and for Franklin County in the State of Ohio, personally

appeared Sarah I. Arnold who, by me being duly sworn, says that he is the

(Applicant's name)

applicant of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 20th day of February 2025

*Aubrey Smock*

(Notary Public signature)



AUBREY SMOCK  
Notary Public  
State of Ohio  
My Comm. Expires  
August 31, 2026

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Revd. Date: <u>3/18/25</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>4/11/25</u>	<u>BRM</u>		Paid Date: <u>3/18/25</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>C-Card</u>
				Amount \$ <u>15.00</u>

**BZA CASE NO. 25-06**

Date of Review: 4/10/25

**Address of Project:** 47 Webb St**Current Zoning:** RH**Project Description:** Twin Single Residences**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?**----- Yes

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**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16      24      24.8**Requirement:** In the TFR district, the required lot area for a twin single is 5,000 Sq. Ft., the required road frontage is 40 ft., and the required rear yard setback is 40 ft.**Proposal:** Pending a successful zoning change, the applicant requests to build two twin single buildings (4 units). The applicant requests that the required lot area be reduced to 3963 sq. ft., the required lot frontage be reduced to 37.5 ft., and the rear setback be reduced to 38 ft.**Conclusion:** The proposal requires a successful zoning change to Two Family Residential (TFR), their request to reduce the frontage, lot size, and setback requirements needs the board's approval.

**This project is not permitted by the zoning code for the following reasons:**

Habitat MidOhio would like to construct (2) twin single buildings for a total of (4) independently owned living units and lots on the existing 75x211.37' lot at 47 Webb St. We wish to create (4) lots at 37.5' wide by 105.685' deep, with 3963.2 sf lot area (0.09 acre) each. The existing zoning of this lot (RH) does not allow for construction of twin-single living units, requires 6000 sf lot area and 50' lot frontage.

It is the intention of Habitat MidOhio to request a rezoning to the TFR zoning district should this variance request be approved. City staff recommended the variance request be made first because if the variances are not be acceptable and approved, then there would be no reason to move further with a zoning change. Assuming the variance request and zoning change are approved, the properties would then comply to split the existing lot into 4 lots and to then construct (2) twin single buildings, with a total of (4) living units on (4) individual lots. One twin-single unit would have frontage on Webb St and one twin-single unit would have frontage on Bolen Ct. Variances necessary for the (2) twin single buildings in the TFR zoning district would be to the total lot area, lot frontage, and rear setback (for covered rear door pad only).

Requesting construction of twin single units, where the use is permitted in TFR district and not a permitted use in RH district.

Requesting a lot area of 3963 sf, where 5000 sf required in TFR district and 6000 sf required in RH district.

Requesting lot frontage of 37.5', where 50' required in TFR district and 60' required in the RH district.

Requesting rear setback of 38', where 40' required in TFR district and 30' required in the RH district.

**Please outline the circumstances which you feel would warrant a variance to the requirements of the zoning code:**

Home costs – land, labor, and materials – are rising with no relief in sight, making homeownership an unattainable dream for individuals and families that once may have had this opportunity. Homeownership is becoming something only for those that are well off or for real estate holding/management corporations. Habitat MidOhio is already struggling to find affordable buildable land in the Newark area in order to build homes for which we offer an affordable mortgage on a safe, simple, decent home. In an effort to utilize tight resources most efficiently, we request the variances and future corresponding zoning change and lot split necessary be granted to allow (2) twin single units on this lot. Construction of townhome units here will allow us to provide much needed affordable, workforce housing options and to serve more families.

Habitat MidOhio is asking to create smaller lots and construct single-family attached housing (twin-single units) in order to make the homes more affordable for both Habitat MidOhio to construct and for the homeowners to have an affordable mortgage. To be clear, we are not asking for something that does not already exist in this area, both in terms of type of units constructed and in lot size and/or lot frontage. This neighborhood already has duplexes and large multifamily apartment buildings. It already has both TFR and MFR zoned lots in abundance. It already has numerous lots under 5000 sf and 6000 sf. There are existing at least 25 lots of the same size we are requesting, 0.09 acre, or less within one block. See the exhibit maps for reference on area zoning and lot sizes.

**This application is a request for modification of the requirements of the following Article(s) Section(s) of the Zoning Code:**

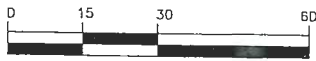
Article 24 Section 8: lot area, lot frontage, and rear setback

47 Webb St.

# LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- X- EXISTING FENCE LINE
- ⊙ POWER POLE
- G- GUY WIRE
- ⊗ WATER VALVE
- B/C BACK OF CURB
- E/P EDGE OF PAVEMENT

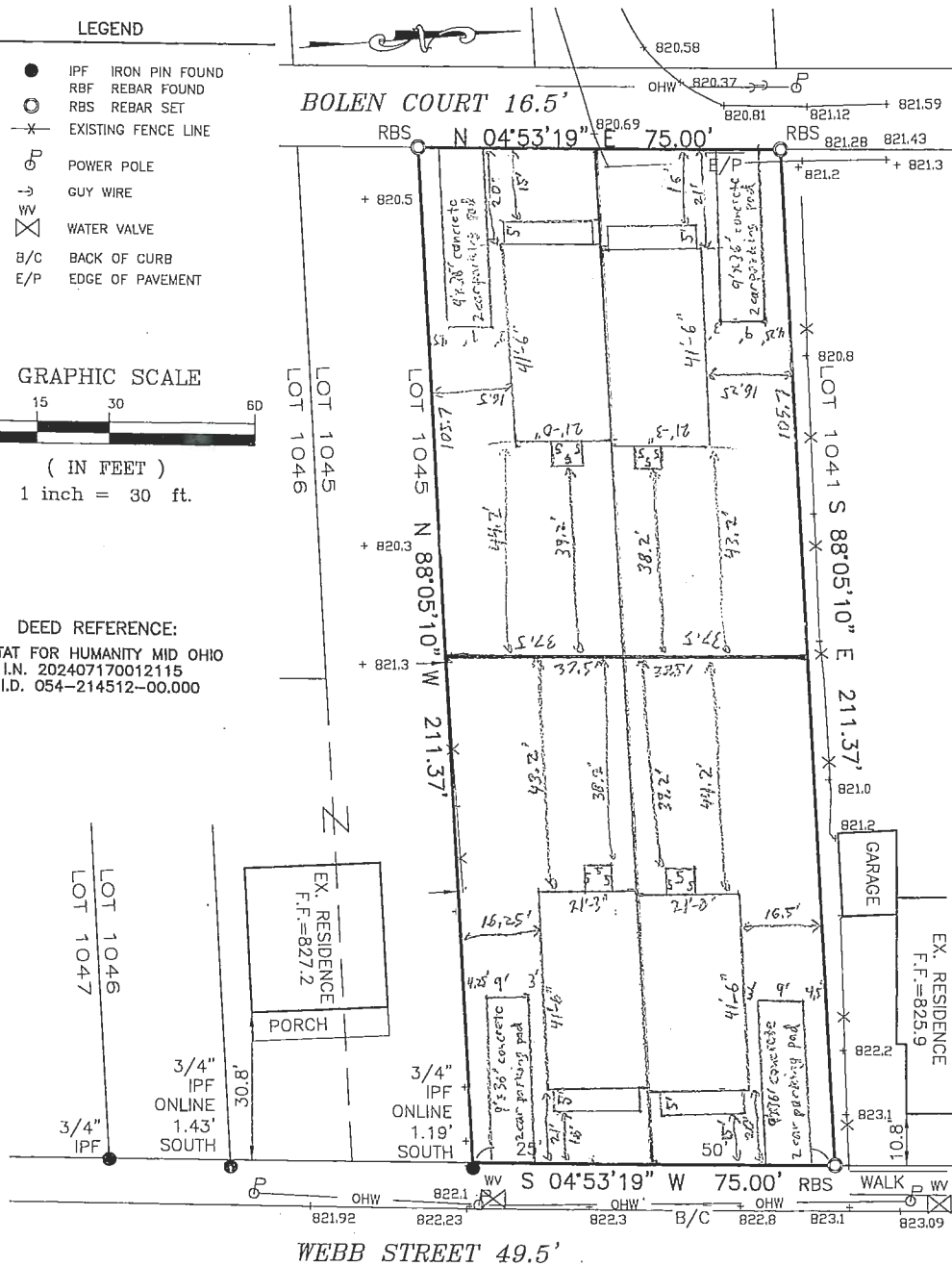
## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

## DEED REFERENCE:

HABITAT FOR HUMANITY MID OHIO  
I.N. 202407170012115  
P.I.D. 054-214512--00.000



## BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010, SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

## NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN AUGUST OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundel

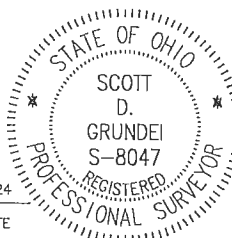
09/05/24

DATE

SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047

## SURVEY OF LOT 1043 & NORTH HALF OF LOT 1045

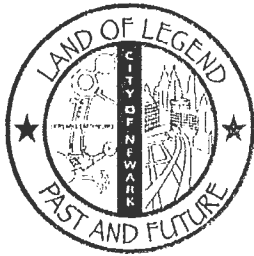
LYING IN  
JAMES H. SMITH'S ADDITION  
PLAT BOOK 1, PAGE 126  
CITY OF NEWARK,  
COUNTY OF LICKING  
STATE OF OHIO



**LANDMARK**  
SURVEY GROUP  
690 LAKEVIEW PLAZA BLVD, SUITE 4  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

DATE: 09/05/24 FILE NO. HFHM01-JOB38-BTD





**CITY OF NEWARK  
ENGINEERING & ZONING**

Zoning Application #

BZA-25-07

BZA Appeal #

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

2312 10.1

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

Owner	
Name: GD LLC // REP: MILES POFF	Telephone: 740-815-3297
Address: P.O. BOX 662 NEWARK OH 43058	E-mail: MILESPOFF27@GMAIL.COM
Applicant	
Name: MILES POFF	Telephone: 740-815-3297
Address: P.O. BOX 662 NEWARK OH 43058	E-mail: MILESPOFF27@GMAIL.COM
Lessee	
Name:	Telephone: 740-815-3297
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) 89 W 10TH ST. NEWARK, OH, 43055	Auditor's Parcel #: 054-254274-00.000
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name: FLORY & McCunes Add	Lot Number: 1108 PT
Zoning Classification: If filling out electronically, click box to display dropdown RH	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): RESIDENTIAL
Notes: (Optional) - LOOKING TO ADD RESIDENTIAL SIMILAR TO THE REST OF THE STREET	

Appeal	
The Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use: - 6.12 NON-CONFORMING LOT - 16.8 SETBACKS	

Zoning Application #

BZA-29-07  
BZA Appeal #

[Signature]

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally

appeared Miles Owen Peff who, by me being duly sworn, says that he is the

(Applicant's name)

Owner of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.



sworn to before me on 31<sup>st</sup> day of March, 2025  
POLLYA KEMP  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES 5/11/2029  
[Signature]  
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>3/31/25</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>4/10/25</u>	<u>[Signature]</u>		Paid Date: <u>3/31/25</u>
<input type="checkbox"/> Hold		Reason:		Check <input checked="" type="checkbox"/> Cash (circle one)
				Check # <u>1037</u>
				Amount \$ <u>75.00</u>

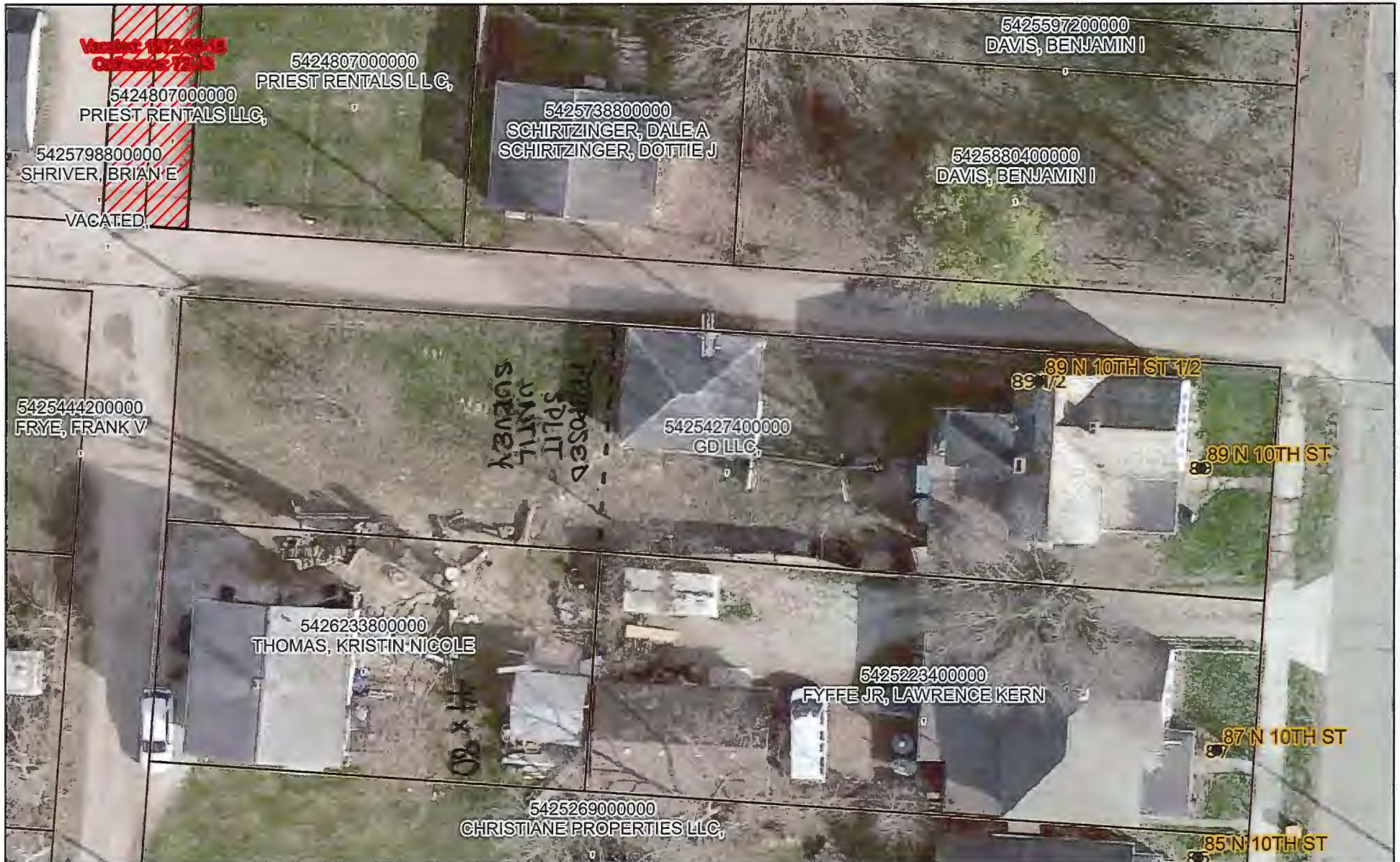
**BZA CASE NO. 25-07**

Date of Review: 4/10/25

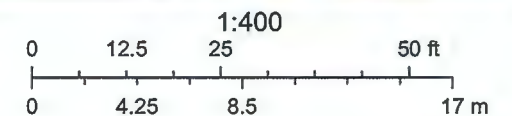
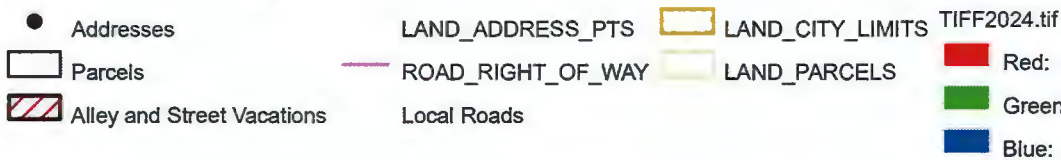
**Address of Project:** 89 N 10<sup>th</sup> St**Current Zoning:** RH**Project Description:** Lot Split/Single Family Dwelling**B.Z.A. Approval Required?-----** Yes**Planning Commission Approval Required?-----** Yes**Engineer's Approval Required?-----** No**Law Director's Approval Required?-----** No**City Council Approval Required?-----** No**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16        6        6.12**Requirement:** No lot, yard, court, parking area or other space shall be reduced in area or dimension so as to make the area or dimension less than the minimum area required by this Code, unless approved by the Board.**Proposal:** The applicant proposes to split the lot at 89 N 10<sup>th</sup> St creating a new lot that is 44 ft x 80 ft. with an area of 3520 sq. ft., The remaining lot with be reduced to 122 ft x 44 ft with an area of 5368 sq. ft. The minimum lot area is 6000 sq. ft.**Conclusion:** The proposal requires board approval



# 89 N 10th Street



3/28/2025, 4:03:44 PM





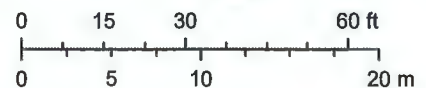
# Newark Explorer Printout



3/28/2025, 4:05:46 PM

1:550

- Addresses
- ▭ Parcels
- ▨ Alley and Street Vacations
- LAND\_ADDRESS\_PTS
- ROAD\_RIGHT\_OF\_WAY
- Local Roads
- ▭ LAND\_CITY\_LIMITS
- ▭ LAND\_PARCELS
- TIFF2024.tif
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3







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

## City of Newark Board of Zoning Appeals Application

Zoning File # \_\_\_\_\_  
BZA Application # BZA-25-08  
Date Received: 3-31-25  
Received by: 3-31-25  
Amount Due: \$ 75.00  
Receipt # 832486

### CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Bryan &amp; Jennifer Long</u>	Telephone: <u>740-323-6914</u>
Address: <u>1842 Cardiff Road</u>	E-mail: <u>blong12@roadrunner.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Bryan Long</u>	Telephone: <u>740-323-6914</u>
Address: <u>1842 Cardiff Road</u>	E-mail: <u>blong12@roadrunner.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1842 Cardiff Road</u>	Auditor's Parcel Number: <u>054-259158-00.000</u>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name: <u>unplatted parcel in Morgan Manor</u>	Lot Number: <u>N/A</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>Residential (RS)</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
Appeal	
This Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: <u>In-ground Pool</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>The homes back yard is considered the front yard due to Cardiff Rd. being behind home.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>The "back" yard is the only location we can place a pool.</u>	
Has there been any previous application or appeal on these premises? <input checked="" 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>Section 115</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 2<sup>nd</sup> Street(3<sup>rd</sup> Floor) (740)670-5280 or [www.lcounty.com](http://www.lcounty.com))  
*Note: Submit 1 paper copy or 1 digital copy\**  
☐ Tax Map must show properties within 200ft radius of the parcel
- ☐ **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 \$200.1.(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 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 [zoning@newarkohio.gov](mailto:zoning@newarkohio.gov)*



POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES  
5/11/2029

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Bryan Avery Long 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 31<sup>st</sup> day of March, 2025. Notary Signature: [Signature]

## 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	<u>4/11/25</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

**BZA CASE NO. 25-08**

Date of Review: 4/10/25

**Address of Project:** 1842 Cardiff Rd**Current Zoning:** RS**Project Description:** Swimming Pool**B.Z.A. Approval Required?**----- Yes**Planning Commission Approval Required?**----- No**Engineer's Approval Required?**----- No**Law Director's Approval Required?**----- No**City Council Approval Required?**----- No

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**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16      115      115.1.1.2**Requirement:** The pool may be located anywhere on the premises except in a required front yard, provided it shall not be located closer than ten feet to any property line provided further that the pump and filter equipment shall be located not closer than eighteen feet to any property line.**Proposal:** The applicant proposes to install an in-ground swimming pool behind the house facing Cardiff Rd**Conclusion:** The proposal requires board approval







LONG, BRYAN  
LONG, JENNIFER  
202-111-40020321  
TD=,6079



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-25-09  
Date Received: 3-31-25  
Received by: 3-31-25  
Amount Due: \$ 75.00  
Receipt # NA

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Brandi Kellett</u>	Telephone: <u>740-405-0514</u>
Address: <u>19 Gilbert St.</u>	E-mail: <u>bsanker102@yahoo.com</u>
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>SAME</u>	Telephone:
Address:	E-mail:
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>19 Gilbert St.</u>	Auditor's Parcel Number: <u>054-204354-00000</u>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name:	Lot Number: <u>684 S PT</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>RH</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
Appeal	
This Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: <u>Shed 10 x 20</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Sheds are restricted to the rear yard.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>I Need extra Storage on my property, very limited yard space</u>	
Has there been any previous application or appeal on these premises? <input checked="" 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>86</u> <u>Flood: A/E</u>	

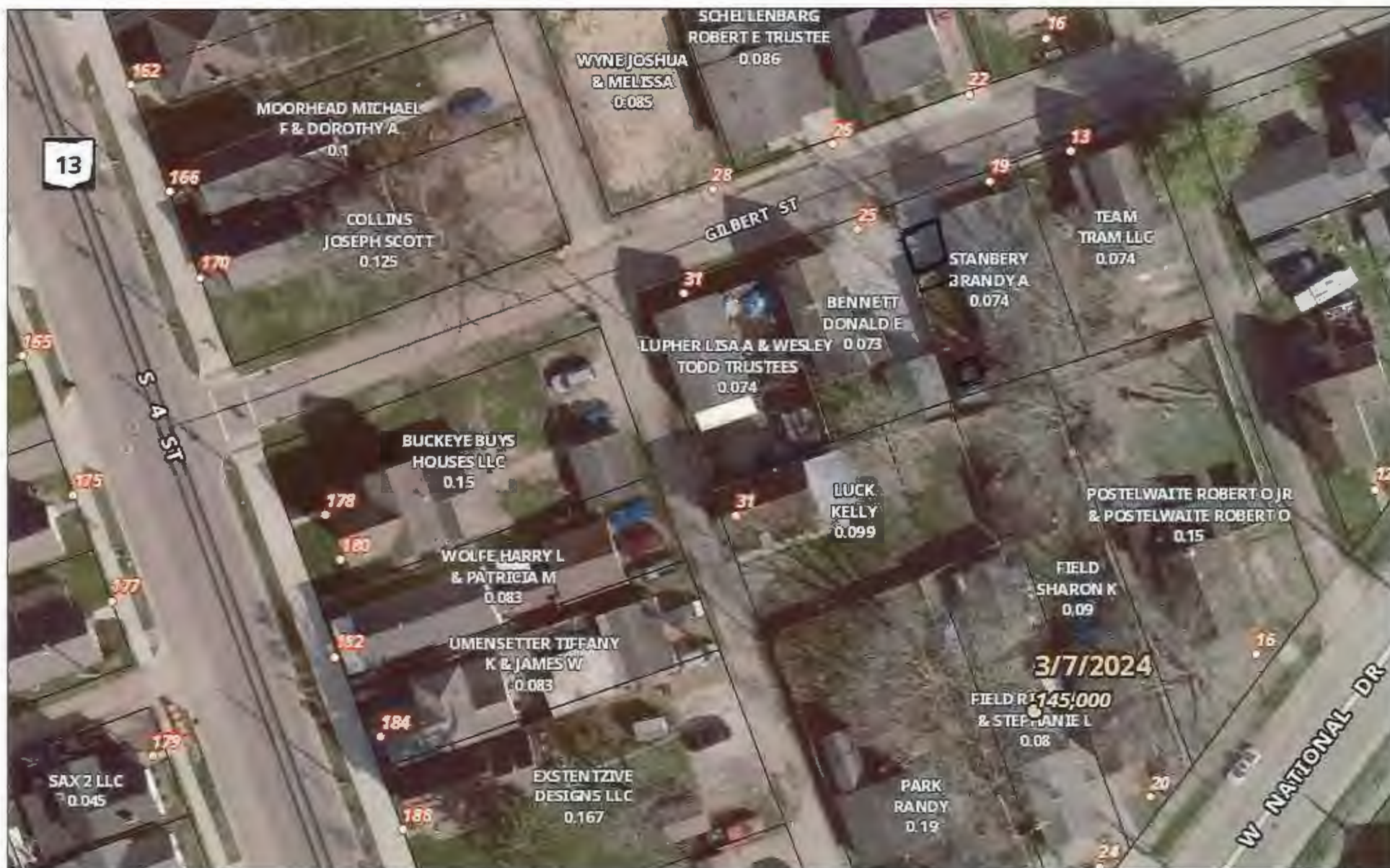
**BZA CASE NO. 25-09**

Date of Review: 4/10/25

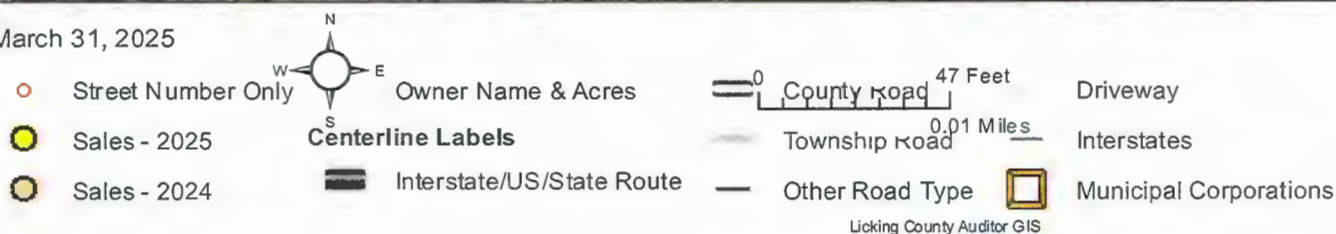
**Address of Project:** 19 Gilbert St**Current Zoning:** RH**Project Description:** Shed**B.Z.A. Approval Required?-----** Yes**Planning Commission Approval Required?-----** No**Engineer's Approval Required?-----** No**Law Director's Approval Required?-----** No**City Council Approval Required?-----** No**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16        86        86.3.1**Requirement:** No accessory structure shall be located in any yard or court except the rear yard or as provided in Section 86.3.4.**Proposal:**        The applicant proposes to install a 10x20 shed in the side yard**Conclusion:**     The proposal requires board approval



# OnTrac Property Map



March 31, 2025



LICKING COUNTY TAX MAP



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

City of Newark  
Board of Zoning Appeals  
Application

Zoning File #  
BZA Application # 02A-25-10  
Date Received: 4/1/25  
Received by: 2.CC  
Amount Due: \$ 7500  
Receipt # 932481  
CK# 5292

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>SARAH &amp; BEN WILLIAMS</u>	Telephone: <u>740-503-5006</u>
Address: <u>540 PINEHURST CT</u>	E-mail: <u>SW5263@yahoo.com</u>
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>DIANA LANE</u>	Telephone: <u>740-398-8605</u>
Address: <u>20974 BELL CHURCH RD</u> <u>Utica OH 43080</u>	E-mail: <u>giodyup74@HOTMAIL.COM</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>540 PINEHURST CT</u>	Auditor's Parcel Number: <u>054-283512-00.029</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>Pinehurst</u> and <u>Doral</u>	
Subdivision Name: <u>Fairway Estates</u>	Lot Number: <u>12308 Fairway Estates</u>
Zoning Classification: If filling out electronically, click box to display dropdown, <u>RS</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use:	
This project is not permitted by the Zoning Code for the following reason(s): <u>SETBACK AT 35' ASKING FOR A 6' VARIANCE</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>there is already a porch there, we'd like to add a roof over it.</u>	
Has there been any previous application or appeal on these premises? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes When? <u>Sept 2024</u>	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List)	

**BZA CASE NO. 25-10**

Date of Review: 4/10/25

**Address of Project:** 540 Pinehurst CT**Current Zoning:** RS**Project Description:** Porch**B.Z.A. Approval Required?**----- Yes**Planning Commission Approval Required?**----- No**Engineer's Approval Required?**----- No**Law Director's Approval Required?**----- No**City Council Approval Required?**----- No

---

**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16        16        16.8**Requirement:** In the RS district the required front yard setback is 35'.**Proposal:**        The applicant proposes to install a 5x12 porch on the front of the house that will encroach into the required setback by 6'**Conclusion:**     The proposal requires board approval



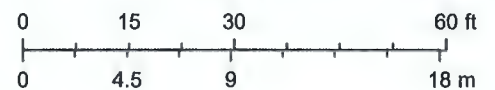
# 128 Wilson St



3/25/2025, 1:38:34 PM

1:425

- Addresses
- Parcels
- LAND\_ADDRESS\_PTS
- ROAD\_RIGHT\_OF\_WAY
- Local Roads
- LAND\_CITY\_LIMITS
- LAND\_PARCELS
- LAND\_TWP\_CURRENT
- TIFF2024.tif
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



5x12 open air porch.



**540 Pinehurst Ct**



Michael L. Smith, Auditor  
Roy Van Atta, Treasurer

### Street View

- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values

Help  
Login



40.11928518, -82.40895420 11/9/2012

## FIND YOUR PARCE

Address 

054-283512-00.029  
WILLIAMS BEN A &  
SARAH L  
540 PINEHURST CT  
NEWARK, OH 43055

Acres: 0.56  
LOT 12308 FAIRWAY  
ESTATES PH I

Land: \$115,800  
Improv: \$343,300  
Total: \$459,100

Transfer Date: 08/03/2023  
Amount: \$500,000  
Conveyance: 2079  
Valid Sale: Yes

Homestead: No  
Owner Occ: Yes

Mobile

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 # 132A-25-11  
Date Received: 7/2/25  
Received by: GCE  
Amount Due: \$ 75-  
Receipt # 832488  
Cash.

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Timothy Staggert	Telephone: 740-323-6849
Address: 90 N 24th St	E-mail: Staggert Tim @ yahoo.com
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: Same as owner	Telephone:
Address:	E-mail:
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: 90 N 24th St.	Auditor's Parcel Number: 054-234816-00.000
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name:	Lot Number: 54 PT 2 55 PT
Zoning Classification: If filling out electronically, click box to display dropdown RH	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: Single Family Dwelling	
This project is not permitted by the Zoning Code for the following reason(s): Setbacks	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Due to Eric would like to improve layout in loc of building in same footprint	
Has there been any previous application or appeal on these premises? <input checked="" 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) 16..8 Reduce FY(Davis) to 7', FY(24th) to 18', SY(East) to 0, RY to 12'	

**BZA CASE NO. 25-11**

Date of Review: 4/10/25

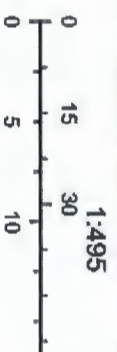
**Address of Project:** 90 N 24<sup>th</sup> St**Current Zoning:** RH**Project Description:** Single Family Dwelling**B.Z.A. Approval Required?**----- Yes**Planning Commission Approval Required?**----- No**Engineer's Approval Required?**----- No**Law Director's Approval Required?**----- No**City Council Approval Required?**----- No**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16            16        16.8**Requirement:** In the RS district the required front yard setback is 20', side yard setback is 6', and the rear yard setback is 30'**Proposal:**        The applicant lost his house to a fire, he proposes to rebuild it with the following setbacks: FY (Davis Ave) 7', FY (24<sup>th</sup> St) 18', SY (East) 0', RY (North) 12'**Conclusion:**      The proposal requires board approval



# Newark Explorer Printout



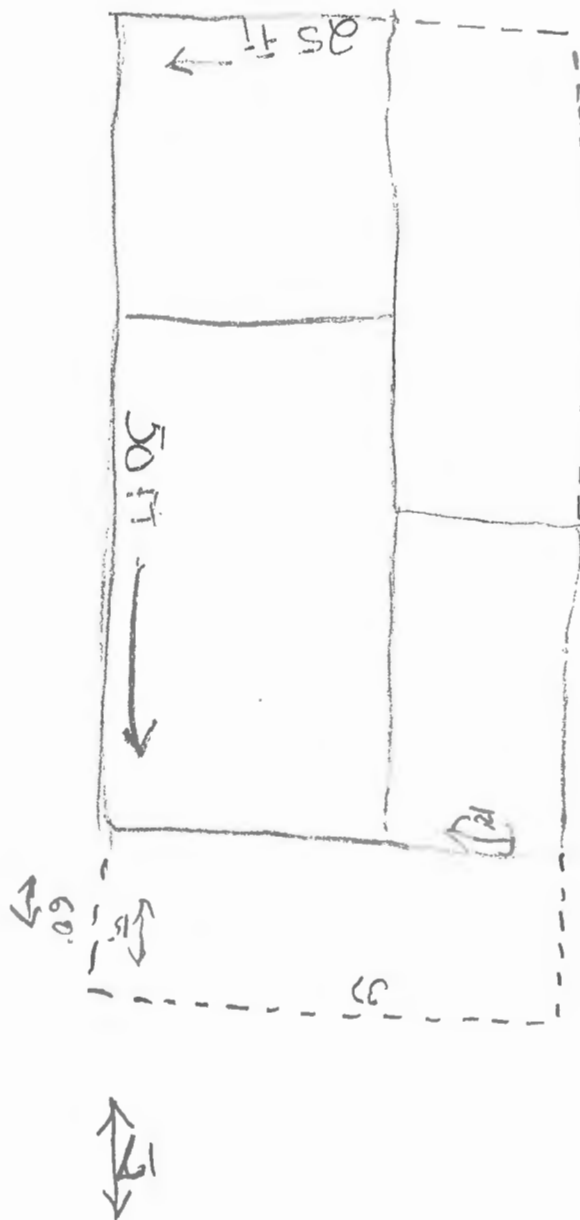
2:30:30 PM  
LIGHT\_OF\_WAY  
LAND\_CITY\_LIMITS  
LAND\_PARCELS  
TIFF2024.tif  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3



40 N 24TH ST.

existing —  
requesting - - -

#



Davis

FY: Request for ~~the~~ 7' reduction  
(Dams)

FY: Request for 2' reduction  
(24<sup>th</sup>)

SY: Reduced to 0'

RY Reduced to 12'



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 # BZA-25-12  
Date Received: 4-4-25  
Received by: FD  
Amount Due: \$ 18.00  
Receipt # 852490

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>BABCOCK FAMILY TRUST</u>	Telephone: <u>740-258-3247</u>
Address: <u>67 PHILMONT AVE. NEWARK</u>	E-mail:
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>GARY BABCOCK</u>	Telephone: <u>740-258-3247</u>
Address: <u>67 PHILMONT AVE NEWARK</u>	E-mail: <u>garybabcock@howardhanna.com</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>"D" EMERSON ST</u>	Auditor's Parcel Number: <u>054-190104-00.001</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>O'BANNON AVE</u> and <u>PHILMONT AVE</u>	
Subdivision Name: <u>N/A</u>	Lot Number: <u>#18 PT</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>RES. RH</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): <u>RES.</u>
Appeal	
This Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: <u>GARAGE</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>IT IS A RESIDENTIAL LOT</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>WE OWN HOMES ON BOTH SIDES OF THIS LOT</u>	
Has there been any previous application or appeal on these premises? <input checked="" 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>None: X</u>	

**BZA CASE NO. 25-12**

Date of Review: 4/10/25

**Address of Project:** 0 Emerson St**Current Zoning:** RH**Project Description:** Garage**B.Z.A. Approval Required?**----- Yes**Planning Commission Approval Required?**----- No**Engineer's Approval Required?**----- No**Law Director's Approval Required?**----- No**City Council Approval Required?**----- No**Ordinance / Article / Section****Requirement / Proposal / Conclusion**

08-16        86        86.3.1

**Requirement:** No accessory structure may be erected or constructed prior to the erection or construction of the principal or main building.**Proposal:**        The applicant proposes to build a 36 x 24 garage on a vacant lot**Conclusion:**     The proposal requires board approval

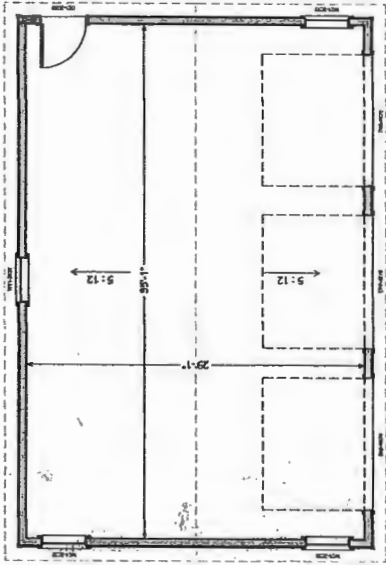
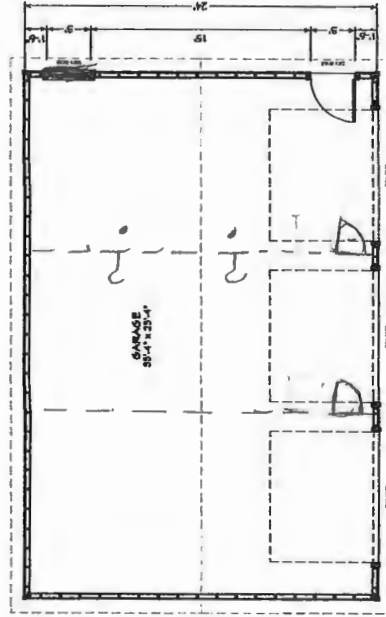
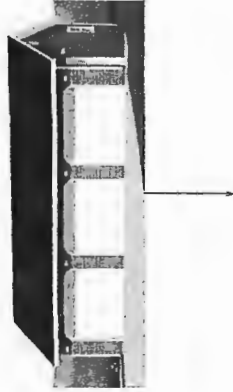


These plans were not prepared by nor checked by a licensed architect and/or licensed engineer. E.T.F. does not represent or imply itself to be a licensed architect and/or licensed engineer. Please of these plans, in whole or part, is strictly prohibited.

Excellent Floor Plans  
<https://sites.google.com/excellentfloorplans>  
<https://www.ebay.com/str/excellentfloorplans>  
<https://excellentfloorplans.etsy.com>

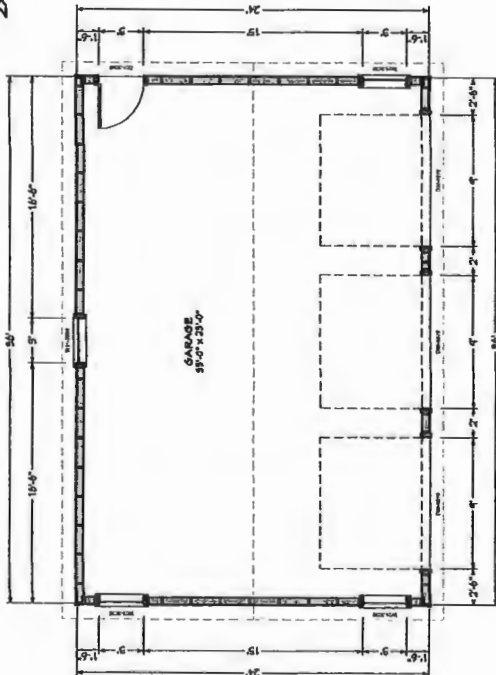
# IDEAS

36x24 Garage  
 #36X24G3A

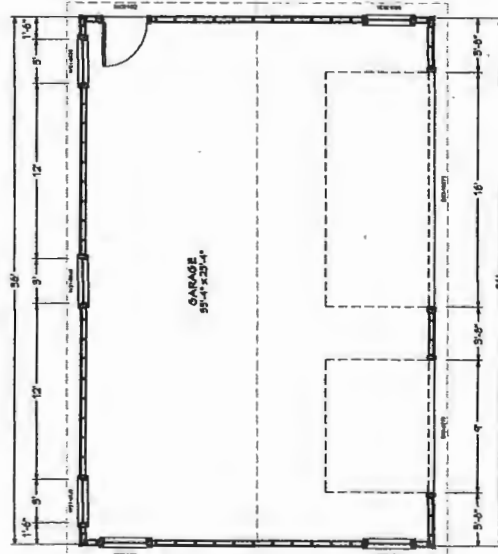


MAIN FLOOR PLAN  
 SCALE 1/4" = 1'

2x6 Exterior Walls 2' O.C.

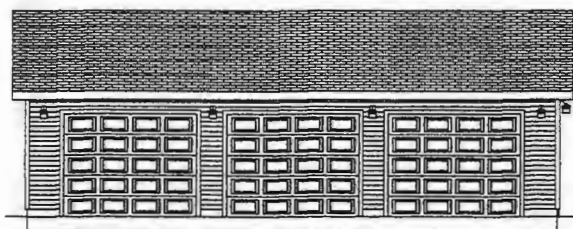


MAIN FLOOR PLAN  
 SCALE 1/4" = 1'



A  
 Z

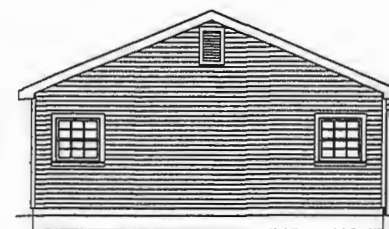
A  
 Z



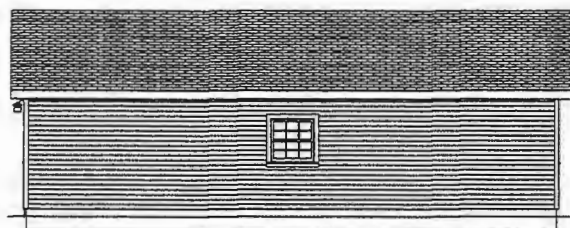
**FRONT ELEVATION**  
SCALE: 1/4" = 1'



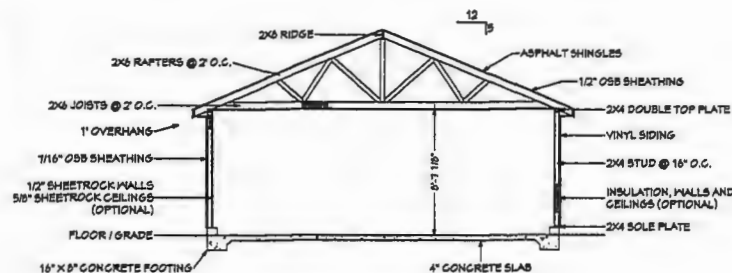
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'



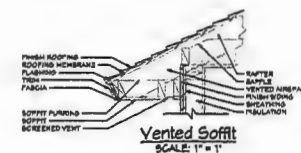
LEFT ELEVATION  
SCALE: 1/4" = 1'



**REAR ELEVATION**  
SCALE: 1/4" = 1'



**CROSS SECTION**   
SCALE: 1/4" = 1'



Vented Soffit  
SCALE: 1" = 1'

36x24 Garage  
#36X24G3A

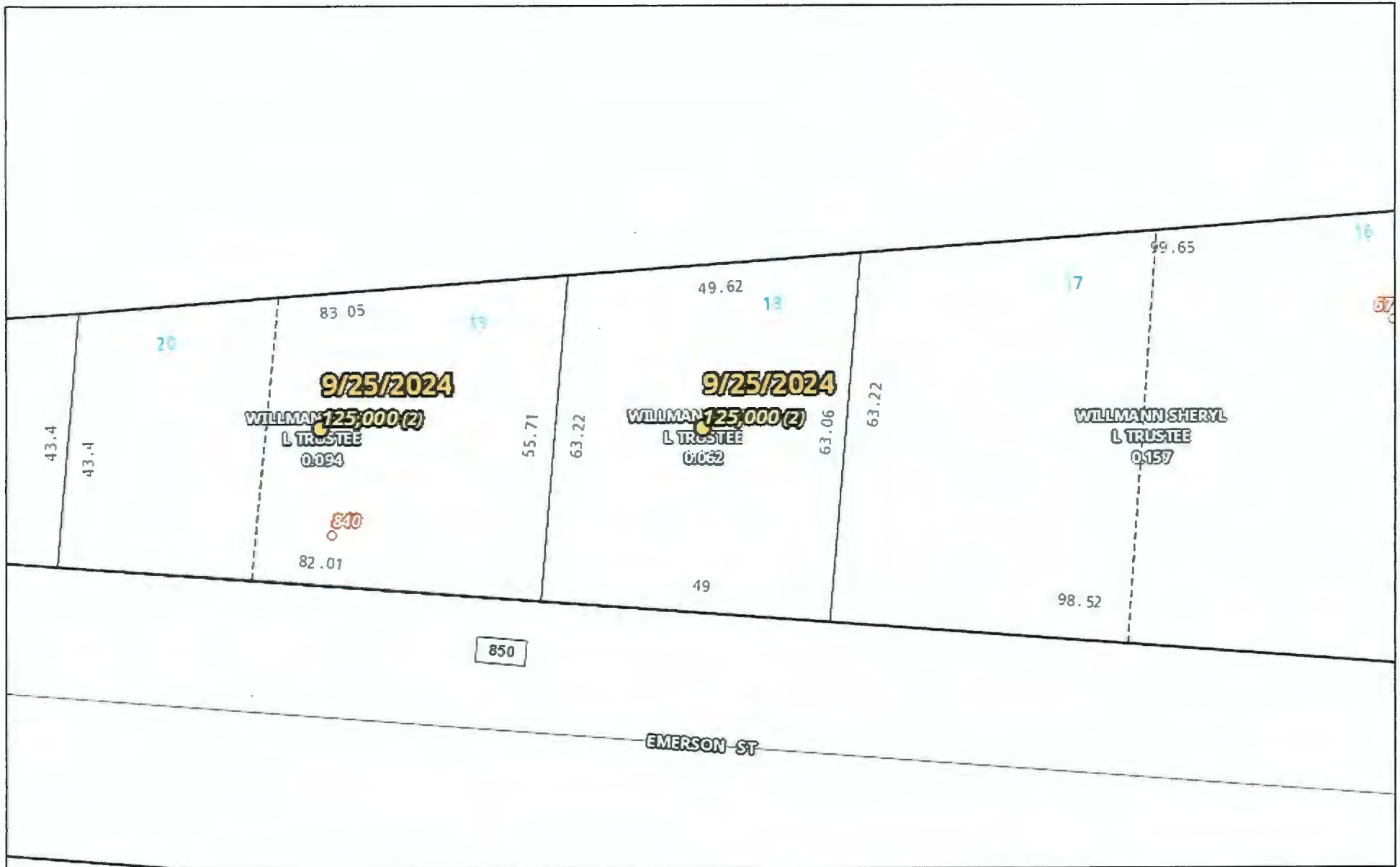
SQUARE FEET: 864  
WIDTH: 36'  
DEPTH: 24'  
EXTERIOR WALL STRUCTURE: 2X4 STUDS

**BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
AND SPECS BEFORE CONSTRUCTION  
BEGINS. BUILDING TO BE BUILT AS  
PER LOCAL CODE REQUIREMENTS.**

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.

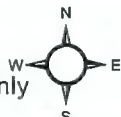


# OnTrac Property Map



April 2, 2025

- Street Number Only
- Sales - 2025
- Sales - 2024



Centerline Labels

Owner Name & Acres

Interstate/US/State Route

County Road 24 Feet  
Township Road 0 Miles

Other Road Type

Driveway

Interstates

Municipal Corporations

LICKING COUNTY TAX MAP



**Grandview Store**

915 Williams Avenue  
Columbus, OH 43212

p: 614.294.6351  
f: 614.294.7640

**Worthington Store**

6300 Huntley Road  
Worthington, OH 43229

p: 614.436.8877  
f: 614.436.2502

**Hilliard Store**

3981 Parkway Lane  
Hilliard, OH 43026

p: 614.777.8600  
f: 614.777.1296

**Delaware Store**

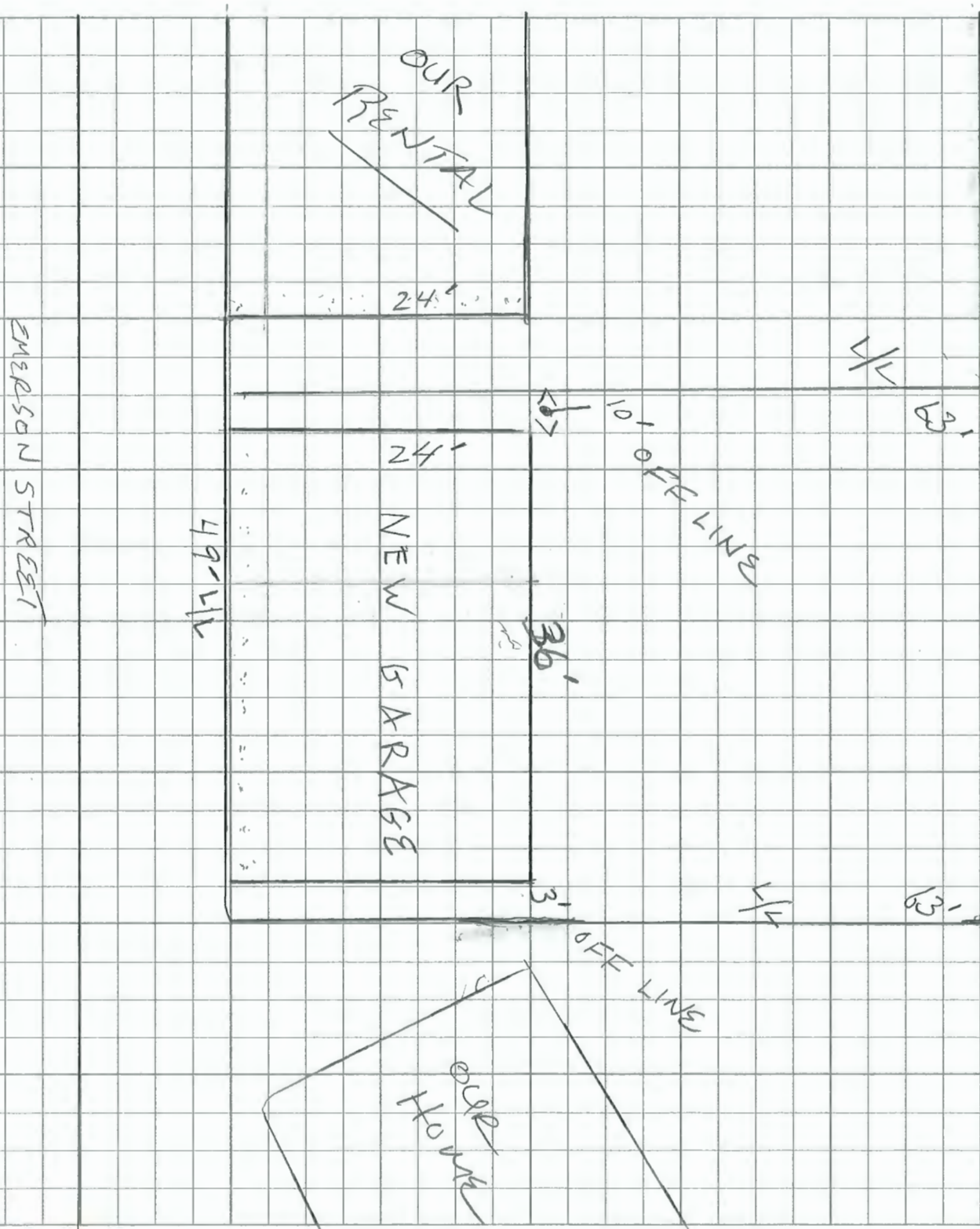
77 London Road  
Delaware, OH 43015

p: 740.363.5258  
f: 740.363.3723

**Reynoldsburg Store**

1814 Brice Road  
Reynoldsburg, OH 43068

p: 614.759.9525  
f: 614.759.9092

**Loeb Electric**

Celebrating 100 Years



1912-2012

**Grandview Store**

915 Williams Avenue  
Columbus, OH 43212

p: 614.294.6351

f: 614.294.7640

**Worthington Store**

6300 Huntley Road  
Worthington, OH 43229

p: 614.436.8877

f: 614.436.2502

**Hilliard Store**

3981 Parkway Lane  
Hilliard, OH 43026

p: 614.777.8600

f: 614.777.1296

**Delaware Store**

77 London Road  
Delaware, OH 43015

p: 740.363.5258

f: 740.363.3723

**Reynoldsburg Store**

1814 Brice Road  
Reynoldsburg, OH 43068

p: 614.759.9525

f: 614.759.9092

