

BOARD OF ZONING APPEALS MEETING  
THURSDAY, JUNE 26, 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**

**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

- 4. NEW BUSINESS**

**APPLICATION BZA-25-18**

Applicant: David Rhodes  
Owner: City of Newark  
Location: 1250 Horns Hill Rd  
Project: 1 Bed Room Apartment  
Reference: 10.4.4

**APPLICATION BZA-25-19**

Applicant: Stephanie Hayward  
Owner: Licking Metropolitan Housing Authority  
Location: 85 W Church St  
Project: Building Sign  
Reference: 135.8

**APPLICATION BZA-25-20**

Applicant: Kessler Signs  
Owner: Historic Arcade LLC  
Location: 31 N 3<sup>rd</sup> St  
Project: Building Sign  
Reference: 54.8/125.2

**APPLICATION BZA-25-21**

Applicant: Luke Baus  
Owner: AO Party House Rental LLC  
Location: 495 Wehrle Ave  
Project: Porch Beer Garden  
Reference: 46.8

#### **APPLICATION BZA-25-22**

Applicant: James Dalzell  
Owner: Martinsburg Cattle Series 3  
Location: 100 S 5<sup>th</sup> St  
Project: Storage Shed  
Reference: 86.3

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

**Name:** Habitat for Humanity MidOhio

**Telephone:** 614-568-5288

**Address:** 6665 Busch Blvd. Columbus, OH 43229

**E-mail:** sarnold@habitatmidohio.org

**Applicant**

**Name:** Sarah I. Arnold, Land Development Director

**Telephone:** 614-568-5288

**Address:** 6665 Busch Blvd. Columbus, OH 43229

**E-mail:** sarnold@habitatmidohio.org

**Lessee**

**Name:**

**Telephone:**

**Address:**

**E-mail:**

**Parcel**

**Address of Parcel:** (Number & Street, City, State, Zip)

47 Webb St. Newark, OH 43055

**Auditor's Parcel #:**

054-214512-00.000

On the ☐North ☐South ☐East ☒West side of the street, between the following intersections:  
Washington St and Eastern Ave

**Subdivision Name:** JAMES H SMITH'S ADD

**Lot Number:** LOT 1043 & 1045 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): 2 twin single units

**Notes:** (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**

**The Application is a request to permit the following:**

Erection ☒

Alteration ☐

Maintenance ☐

Conversion ☐

Conditional Use ☐

**In accordance with the plans filed herewith, describe the building or use:**

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 #

MAM

(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)

~~Sarah I. Arnold~~ 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				Rcvd. 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.

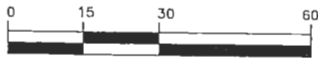
**Conclusion:** The proposal requires a successful zoning change to Two Family Residential (TFR), their request to reduce the frontage, lot size, and setback requirements needs the board's approval.

47 Webb St.

# LEGEND

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

## GRAPHIC SCALE

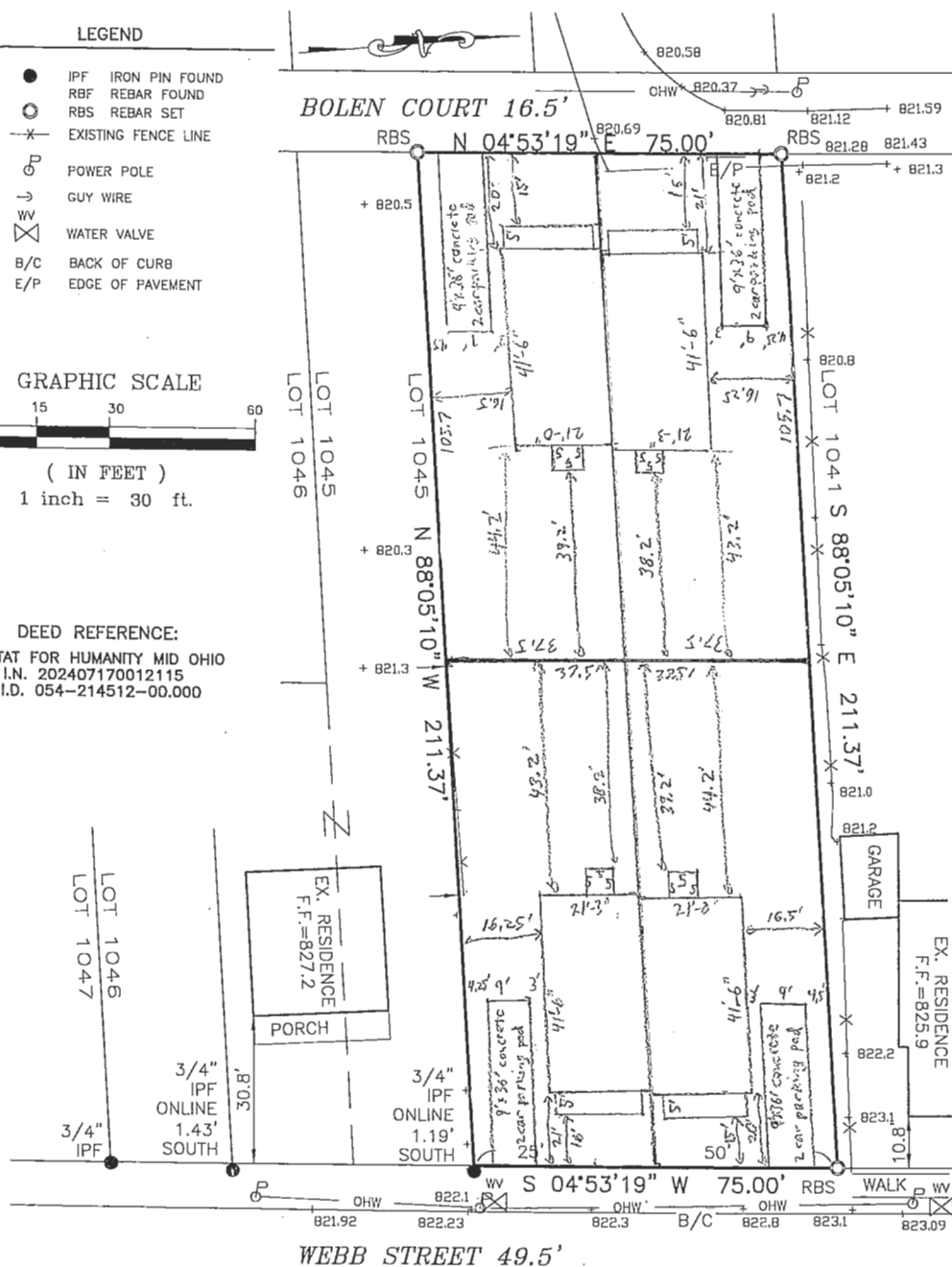


( IN FEET )

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. Grundei*

09/05/24

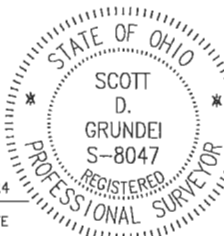
DATE

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 A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

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

DRAWN BY: JL

**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



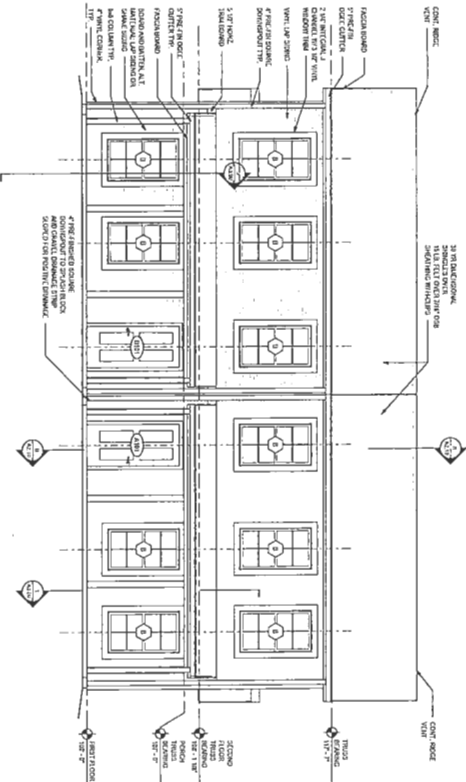
THE ANNA (3BR) - TWO FAMILY DWELLING

PRELIMINARY  
NOT FOR CONSTRUCTION

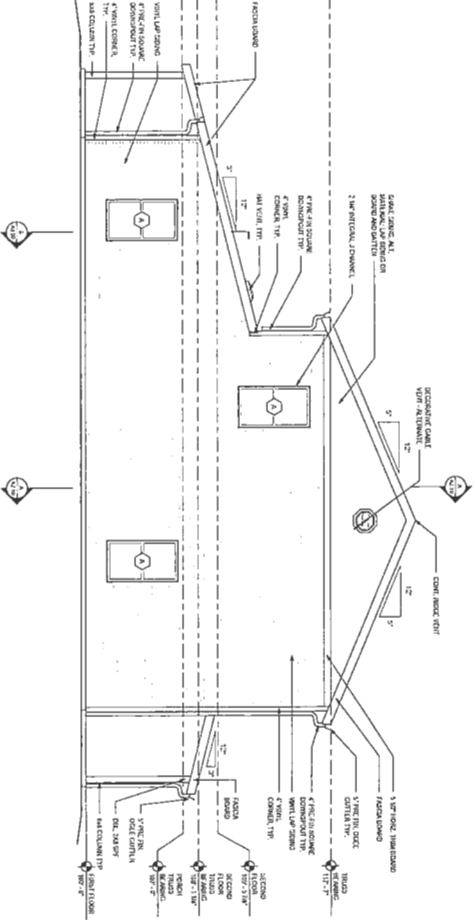
SCALE

REVISION	DATE	BY	APP
1	11/15/2024		
2			
3			
4			
5			
6			
7			
8			
9			
10			

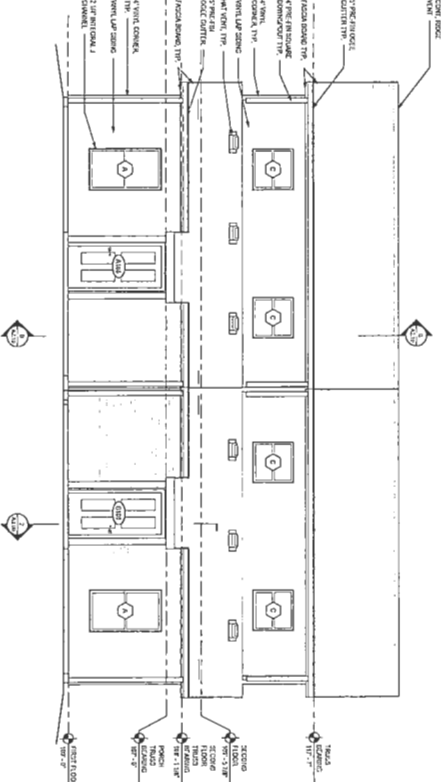
PROJECT NUMBER  
M22258  
DATE  
11/15/2024  
SHEET NAME  
EXTERIOR ELEVATIONS  
SHEET NUMBER  
A2.00



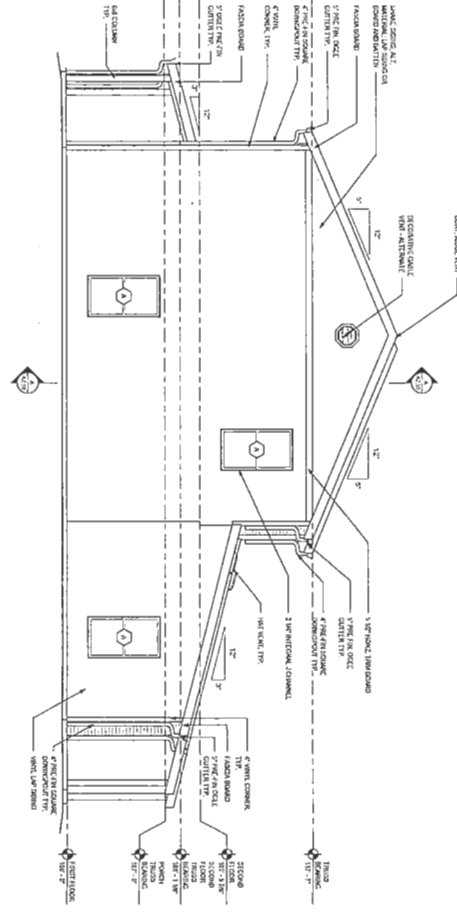
1 front elevation  
1/4" = 1'-0"



2 left elevation  
1/4" = 1'-0"



3 rear elevation  
1/4" = 1'-0"



4 right elevation  
1/4" = 1'-0"

2 story single family attached two  
sample townhome.  
building height FFE to roof peak  
23'-9 1/4"

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-25-18  
Date Received: 5/8/25  
Received by: G.C.  
Amount Due: \$ N/A  
Receipt # -

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>CITY of NEWARK</u>	Telephone: <u>740-670-7707</u>
Address: <u>40 WEST MAIN ST, NEWARK, OH 43055</u>	E-mail:
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>DAVID Rhodex - SERVICE Director</u>	Telephone: <u>740-670-7707</u>
Address: <u>40 W. MAIN ST, NEWARK, OH 43055</u>	E-mail: <u>drhodex@newarkohio.net</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1250 Horns Hill Rd. NEWARK, OH 43055</u>	Auditor's Parcel Number: <u>054-186722-00.000</u>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>WATER WORKS Rd</u> and <u>STEWART Rd</u>	
Subdivision Name: <u>HORN HILL PARK</u>	Lot Number: <u>N/A</u>
Zoning Classification: <u>CD</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
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: <u>1-Bedroom Apt</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>NOT PERMITTED USE IN CONSERVATION DISTRICT</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:	
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>10.4.4</u> <u>Flood</u>	

**BZA CASE NO. 25-18**

Date of Review: 6/10/25

**Address of Project:** 1250 Horns Hill Rd**Current Zoning:** CD**Project Description:** 1 Bedroom Apartment

B.Z.A. Approval Required?----- Yes

Planning Commission Approval Required?----- No

Engineer's Approval Required?----- No

Law Director's Approval Required?----- No

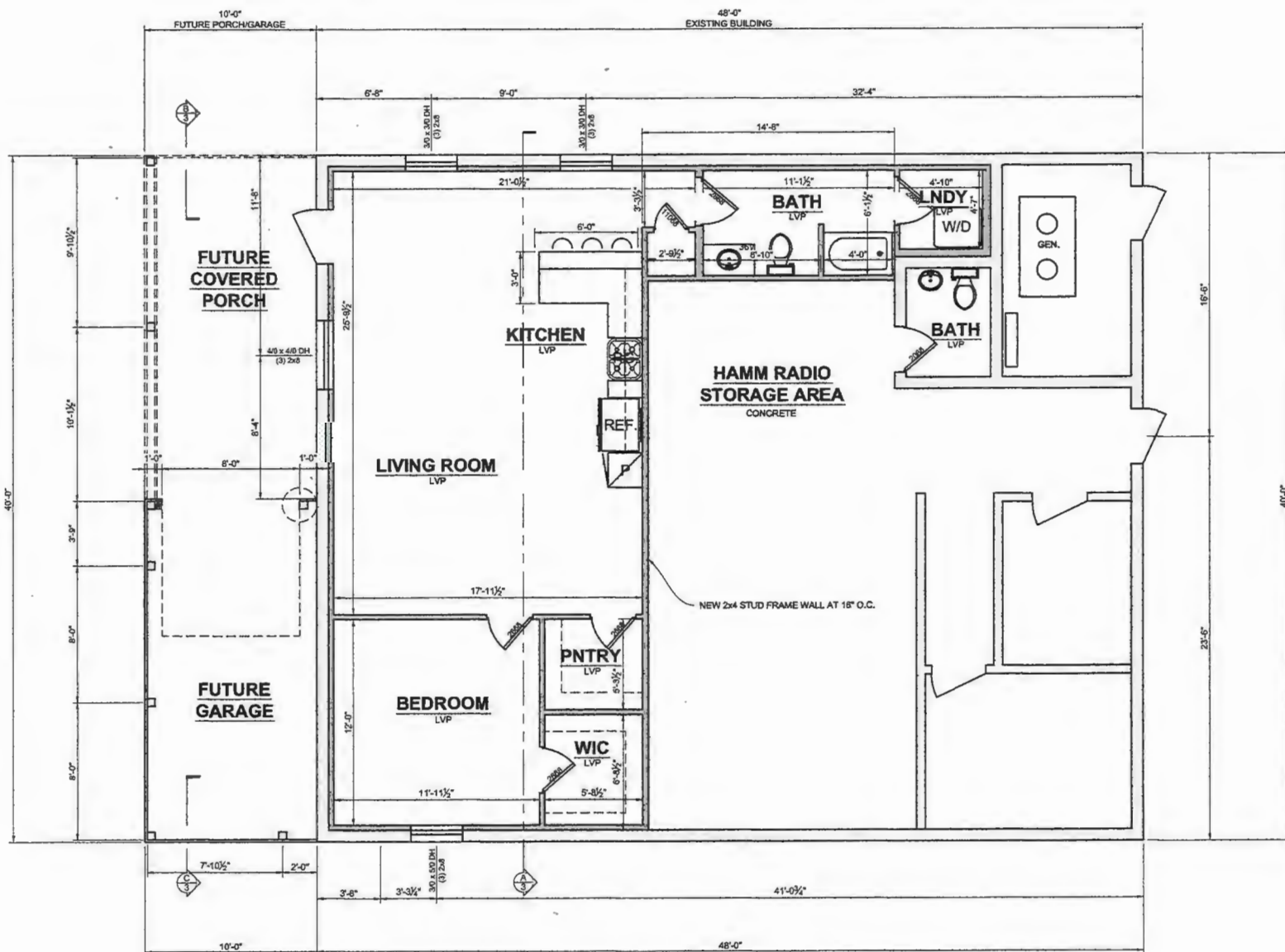
City Council Approval Required?----- No

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**Ordinance / Article / Section****Requirement / Proposal / Conclusion**

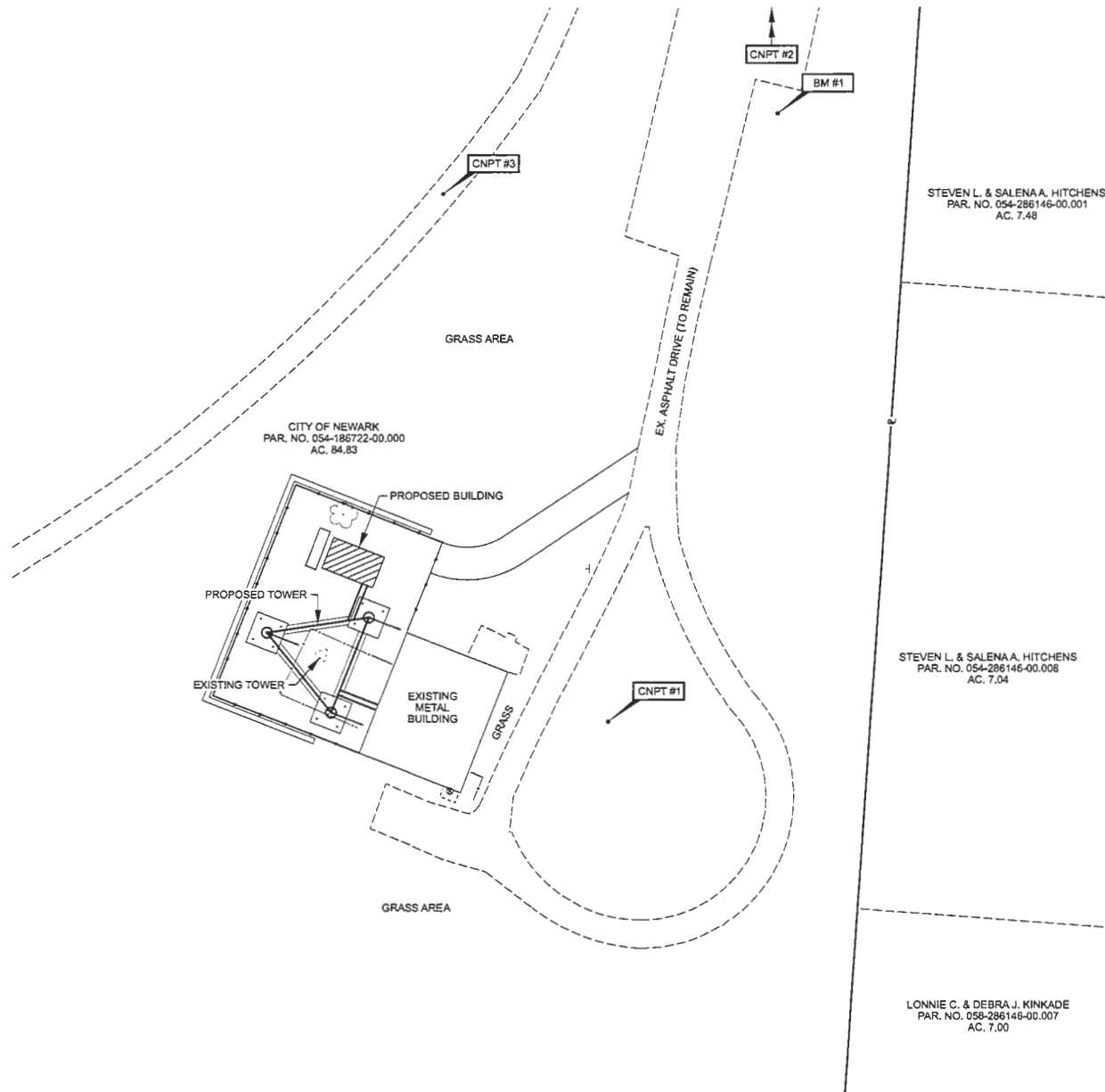
08-16            10            10.4.4

**Requirement:** In the CD residential uses must be conditionally approved**Proposal:**        The applicant proposes convert and existing building into a 1-bedroom apartment**Conclusion:**     The proposal requires board approval



**1st FLOOR PLAN**

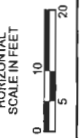


**SURVEY INFORMATION**

SURVEY INFORMATION BASED ON FIELD OBSERVATION BY SMART SERVICES, INC.

FOR MORE INFORMATION CONTACT:  
SMART SERVICES, INC.  
88 WEST CHURCH STREET  
NEWARK, OH 43212  
(740) 345-4700DATE OF FIELD SURVEY: 1/29/24  
COORDINATE SYSTEM: OHIO STATE PLANE,  
SOUTH ZONE (3402) GRID COORDINATES  
HORIZONTAL REFERENCE DATUM: NAD83 (2011)  
ELLIPSOID: GRS80  
GRID TO GROUND MULTIPLIER: 1.00003471  
VERTICAL REFERENCE DATUM: NAVD83  
GEOID MODEL: GEOID19  
UNITS: US SURVEY FEET (ft)  
TOWNSHIP: CITY OF NEWARK TWP. T-2, R-12  
QUARTER/SECTION/LOT: QUARTER SECTION 1**UTILITIES**TICKETS FOR MARKINGS: A401900895-00A  
TICKETS FOR PLANS: A401900898-00A  
MEMBERS:  
AEP33 AEP OHIO - NEWARK(STAKECENTER)  
NRK CITY OF NEWARK  
ONBP EVERSTREAM SOLUTIONS/USIC  
WINP WINDSTREAM OHIOOUPS NOTIFICATION RESPONSES:  
WINDSTREAM SENT AN ATLAS.  
NEWARK SENT PLANS AND GIS DATA.  
AEP RESPONDED AS BEING CLEAR OF THE SITE.  
EVERSTREAM RESPONDED AS BEING CLEAR OF THE SITE.THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE  
BASED ON ABOVE GROUND EVIDENCE AND RECORD DRAWINGS  
PROVIDED TO THE SURVEYOR. ACTUAL LOCATIONS OF UNDERGROUND  
UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.  
ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.  
NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS  
SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT  
EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO  
STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND  
OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE  
OF THE SURVEYED AREA.**ZONING INFORMATION**EXISTING ZONING: "CD" - CONSERVATION DISTRICT  
EXISTING USE: CELL TOWER  
PROPOSED ZONING: NO CHANGE  
PROPOSED USE: NO CHANGE**SITE INFORMATION**ADDRESS: 1250 HORNS HILL RD  
AUDITORS PAR. NO.: 054-186722-00.000  
SITE AREA: 84.83 AC. (TOTAL)  
LOT AREA: 84.83 AC.  
R/W: 0.000 AC.**DEVELOPMENT STANDARDS**BUILDING HEIGHT: 40' MAXIMUM  
BUILDING SETBACKS: 50' FRONT (FROM R/W)  
30' SIDE (FROM R/W)  
30' REAR (FROM R/W)**CONTROL POINTS**

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CNPT #1	761084.764	1994580.493	1080.26	5/8" REBAR WIRED TRAVERSE CAP
CNPT #2	761388.526	1994663.599	1071.61	5/8" REBAR WIRED TRAVERSE CAP
CNPT #3	761279.901	1994519.535	1061.83	5/8" REBAR WIRED TRAVERSE CAP
BM #1	761309.7	1994642.8	1072.39	N.W. CORNER OF CONCRETE PAD FOR PICNIC TABLES



SCHEMATIC PLAN

DESIGNER  
BJW  
REVIEWER  
BCK 05-30-24  
PROJECT ID  
24-007  
SHEET 2 TOTAL 6



**CITY OF NEWARK  
ENGINEERING & ZONING**

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | [www.newarkohio.net](http://www.newarkohio.net)

Zoning Application #

BZA-25-19  
BZA Appeal #

c/o Engineering Department

**BOARD OF ZONING APPEALS APPLICATION**

Rev. 7-10

**Owner**

<b>Name:</b> Licking Metropolitan Housing Authority	<b>Telephone:</b> (740)349-8069
<b>Address:</b> 144 W Main St, Newark , OH 43055	<b>E-mail:</b> <a href="mailto:jhullarthur@lickingmha.org">jhullarthur@lickingmha.org</a>

**Applicant**

<b>Name:</b> Stephanie Hayward, AIA	<b>Telephone:</b> (614)280-1350
<b>Address:</b> 300 Spruce St, Suite 300, Columbus, OH 43215	<b>E-mail:</b> <a href="mailto:stephanie.hayward@moodynolan.com">stephanie.hayward@moodynolan.com</a>

**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) 85 W. Church Street, Newark, OH 43055	<b>Auditor's Parcel #:</b> 054-206238-00
On the <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: W Church St and N 5th Street	
<b>Subdivision Name:</b> Crane's Addition	<b>Lot Number:</b> 589,590, #991, 1st, 6th, 6th
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown DC-Downtown Commercial District	<b>Proposed Use:</b> 4-VAC-MH If filling out electronically, click box to display dropdown (Specify Use): Multi-family residential
<b>Notes:</b> (Optional)	

**Appeal**

The Application is a request to permit the following:

Erection ☐ Alteration ☐ Maintenance ☐ Conversion ☐ Conditional Use ☒

In accordance with the plans filed herewith, describe the building or use:

Terrace Gardens is a 99-unit Multi Family building providing affordable housing for Seniors. The building is owned by LMHA and is currently undergoing a renovation replacing finishes, windows, and MEP Systems.

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

Proposed Signs 2 and 3 are larger than the allowable building sign per table 135.8(A)(1)(d) Allowable sign face area is 46.5 SF, proposed sign face area is 220 SF

We would also like to discuss a future Mural Sign to be installed in the shaded area on the East face of the building below sign 2. Design for the mural is not complete, but we would like conditional approval to pursue artwork for the future Mural.

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

Terrace Gardens is one of the largest and tallest buildings in the downtown area. The sign is proportional to the size of the building face. It helps add some character and design to an other plain split face CMU Building

Has there been any previous application or appeal on these premises? ☒ Yes ☐ No When? BZA 24-25

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

Ord 08-33 Article 135.8

**Required Documents**

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

- ☐ A. Original Application
- ☐ B. 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. 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. 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

**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.**

BZA-25-19  
BZA Appeal #

Zoning Application #

*Stephanie Hayward*  
Stephanie Hayward  
(Owner/Applicant Signature)

Before me, a Notary Public in and for FRANKLIN County in the State of OHIO, personally

appeared STEPHANIE HAYWARD 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 30 day of MAY, 2025

*Bentley Willis Robinson*  
(Notary Public signature)



BENTLEY WILLIS ROBINSON  
Notary Public, State of Ohio  
My Comm. Expires 12/21/2026

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>5/30/25</u> Paid Date: <u>6/17/25</u> Check Cash (circle one) Check # <u>Credit Card</u> Amount \$ <u>200.00</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>6/13/25</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		



**BZA CASE NO. 25-19**

Date of Review: 6/10/25

**Address of Project:** 85 W Church St**Current Zoning:** DC**Project Description:** Building Sign

**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

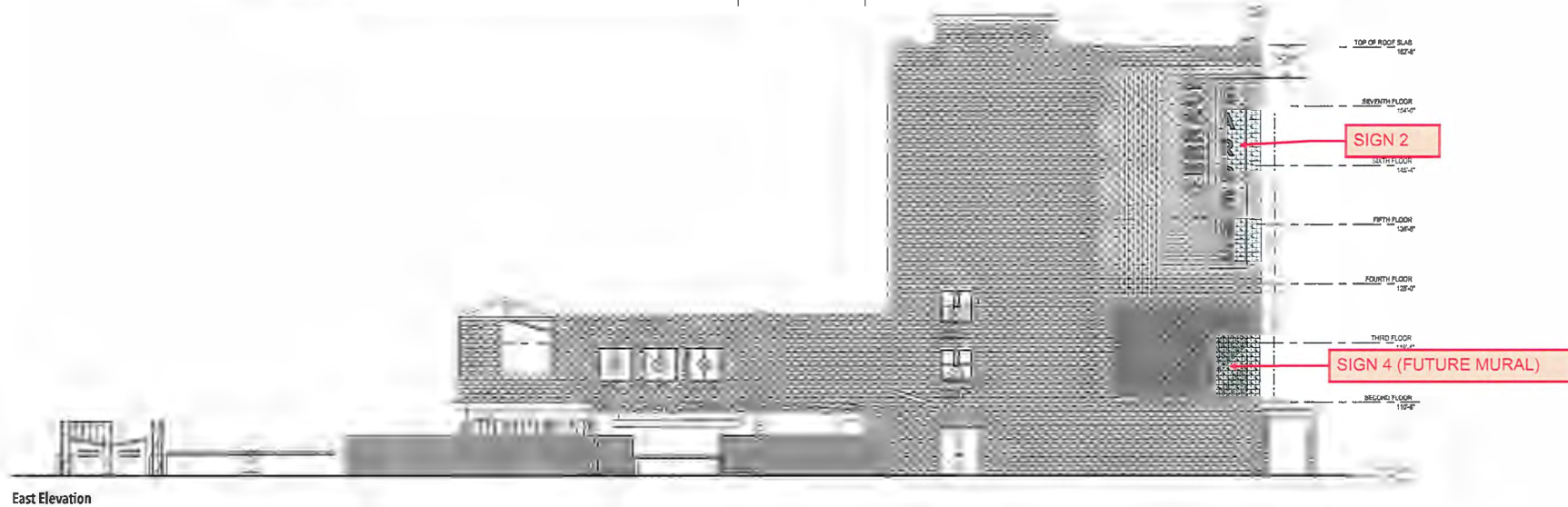
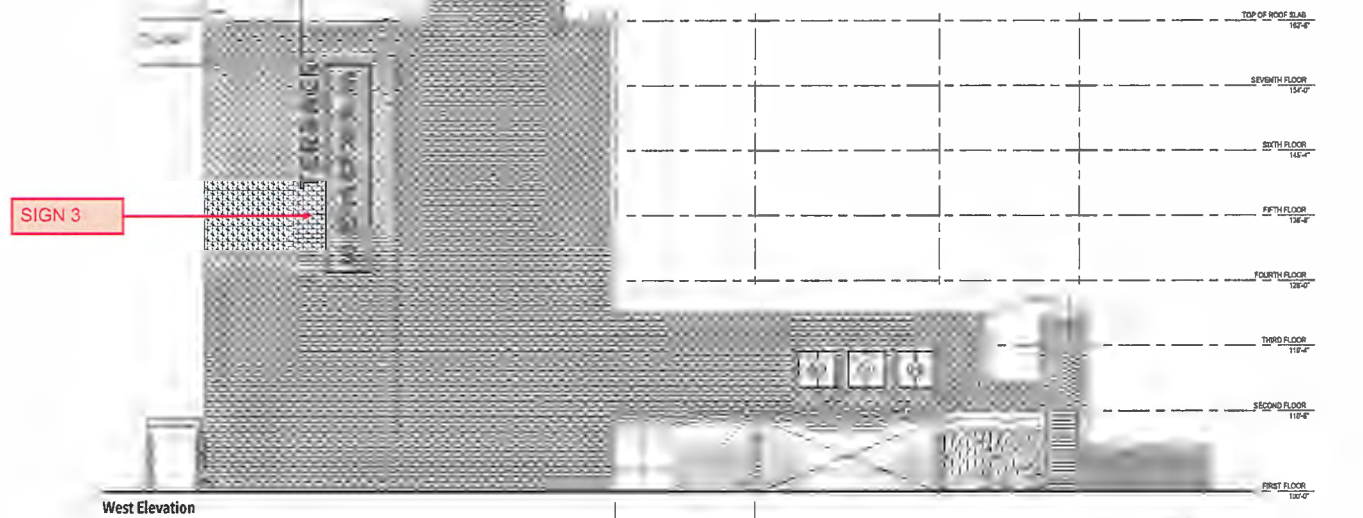
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**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16        135        135.8**Requirement:** In the DC district the allowable sign face area is 32 sq. ft.

**Proposal:**        The applicant proposes to install two signs having a combined sign face area of 220 sq. ft.

**Conclusion:**     The proposal requires board approval



Page 2 of 2

CLIENT	Ruscilli Construction	SIGN TYPE	1 & 3	CURRENT 05.16.2025 vr	REFERENCE	REVISED 00.00.0000 xx	REVIEWED 00.00.0000 xx	 SUFFALO, NY   CLEVELAND, OH 800.218.6224	
PROJECT	TFG Housing Resources - Terrace Gardens	SCALE	1" = 192'	Legal Notice   This drawing is the property of ASI. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from ASI.					
FILE PATH	drawings\2025\TFG Housing Resources\Ruscilli Construction	PHASE	Design						



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-25-20  
Date Received: 5-30-25  
Received by: G.C.C.  
Amount Due: \$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Owner	
Name: Historic Arcade LLC	Telephone: 740-453-0668
Address: N. 3rd Street Newark, Ohio	E-mail: troy@kesslersignco.com
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: Troy Baldwin	Telephone: 740-453-0668
Address: 2669 National Rd. <u>Zanesville, OH 43705</u>	E-mail: troy@kesslersignco.com
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: 31 N. 3rd Street Newark, Ohio	Auditor's Parcel Number: 5420096400000
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:
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> DC	Proposed Use: <small>If filling out electronically, click box to display dropdown</small> (Specify Use): Shopping Center
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: 4 story building with a brick/masonry facade.	
This project is not permitted by the Zoning Code for the following reason(s): The Zoning code will not support the square footage needed for the double faced projecting sign.	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Besides it being more visually appealing due to the scale and the architecture of the building, it allows for easier identification and wayfinding without negatively affecting adjacent properties..	
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)  Artical 135.8	



## 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 \$150. See 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](mailto:zoninspector@newarkohio.net)*

Troy Baldwin

(Owner/Applicant Signature)

Before me, a Notary Public in and for Mulkingum County in the State of Ohio, personally appeared Troy Baldwin 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

May, 2025

Notary Signature:

APRIL KOENIG



APRIL KOENIG  
Notary Public  
State of Ohio  
My Comm. Expires  
December 22, 2026

## 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	6/13/25	RAM	
<input type="checkbox"/> Hold		Reason:	

**BZA CASE NO. 25-20**

Date of Review: 6/10/25

**Address of Project:** 31 N 3<sup>rd</sup> St**Current Zoning:** DC**Project Description:** Projecting Building Sign

**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**

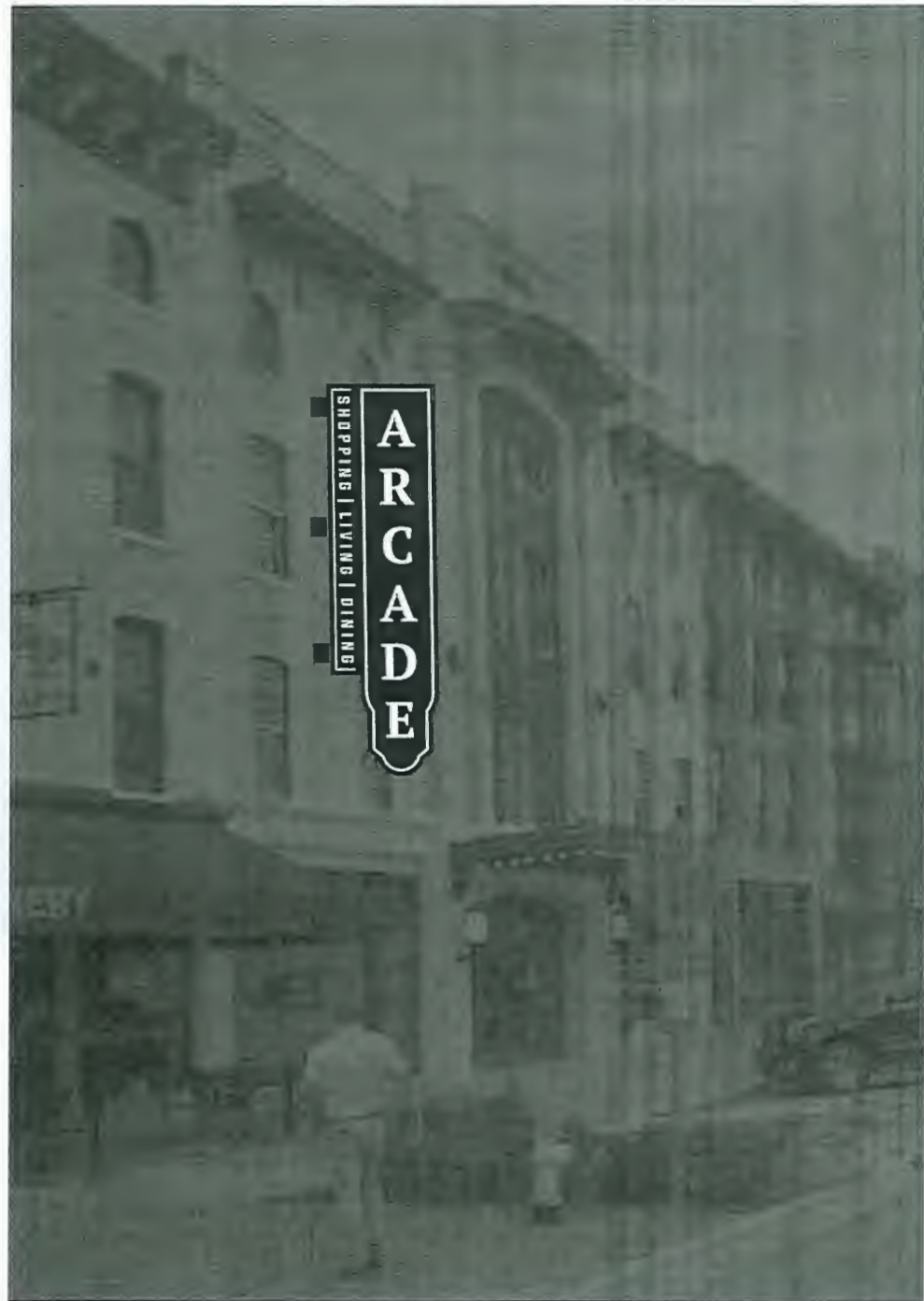
08-16          135      135.8

**Requirement:** In the DC district the allowable sign face area is 32 sq. ft.

**Proposal:**      The applicant proposes to install a projecting building sign having a sign face area of 110 sq. ft.

**Conclusion:**    The proposal requires board approval





CLIENT | Arc

LOCATION | N

SAVED AS |

Arcade\_Sho

DATE | 4-24-

REVISIONS |

SALESMAN |

DESIGNER | J

SALESMAN IN

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☐ SEMI

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ALL CONCEPTS,  
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THE PROJECT

COPYRIGHT

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ZANESVILLE, OH  
740-453-0668 | 1-

INDICATED ALUMINUM LED ILLUMINATED BLADE SIGN W/ PUSH-THRU ACRYLIC GRAPHICS ATTACHED TO EXISTING BUILDING



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-25-21  
Date Received: 6-3-25  
Received by: G.C.C.  
Amount Due: \$ 200  
Receipt # Cash  
6/17/25

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>AO PARTY HOUSE RENTAL LLC</u>	Telephone: <u>740.403.0933</u>
Address: <u>495 WHITLE AVE (477 Franklin Ave Health OH 43056)</u>	E-mail: _____
I would prefer to have agendas mailed rather than e-mailed <input checked="" type="checkbox"/>	
Applicant	
Name: <u>LUKE BAUS</u>	Telephone: <u>740.928.1105</u>
Address: <u>149 E. MAIN ST. HERBON OH 43025</u>	E-mail: <u>luke@projectconstructionco.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>495 WHITLE AVE</u>	Auditor's Parcel Number: <u>054-216828-00.000</u>
On the <input type="checkbox"/> North <input checked="" 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>4784</u>
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): _____
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>BUILD A NEW COVERED BEER GARDEN</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>REQ'D 25' REAR SETBACK - REQUESTING 19'7" SETBACK</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>VARIANCE ALLOWS OPTIMIZATION OF SEATING &amp; PARKING AND LEAST IMPACT TO NEIGHBORS</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) _____	



BZA-25-21

## Required Documents and Appeal Process Overview

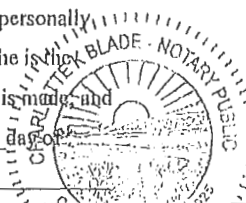
- ☐ Call the Newark City Engineering Department to schedule an Engineering Review.  
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727  
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- ☐ Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers  
(Obtain from: Licking County Engineers Office, 20 South 2nd Street (3rd Floor) (740)670-5280 or [www.lcounty.com](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 \$150. See 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](mailto:zoninspector@newarkohio.net)

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Ronald E. Schlosser Jr. 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 3 day of

June, 2025. Notary Signature: Charles K. Pollock



## 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>6/13/25</u>	<u>BUM</u>	
<input type="checkbox"/> Hold		Reason:	

**BZA CASE NO. 25-21**

Date of Review: 6/10/25

**Address of Project:** 495 Wehrle Ave**Current Zoning:** MB**Project Description:** Porch/Beer Garden**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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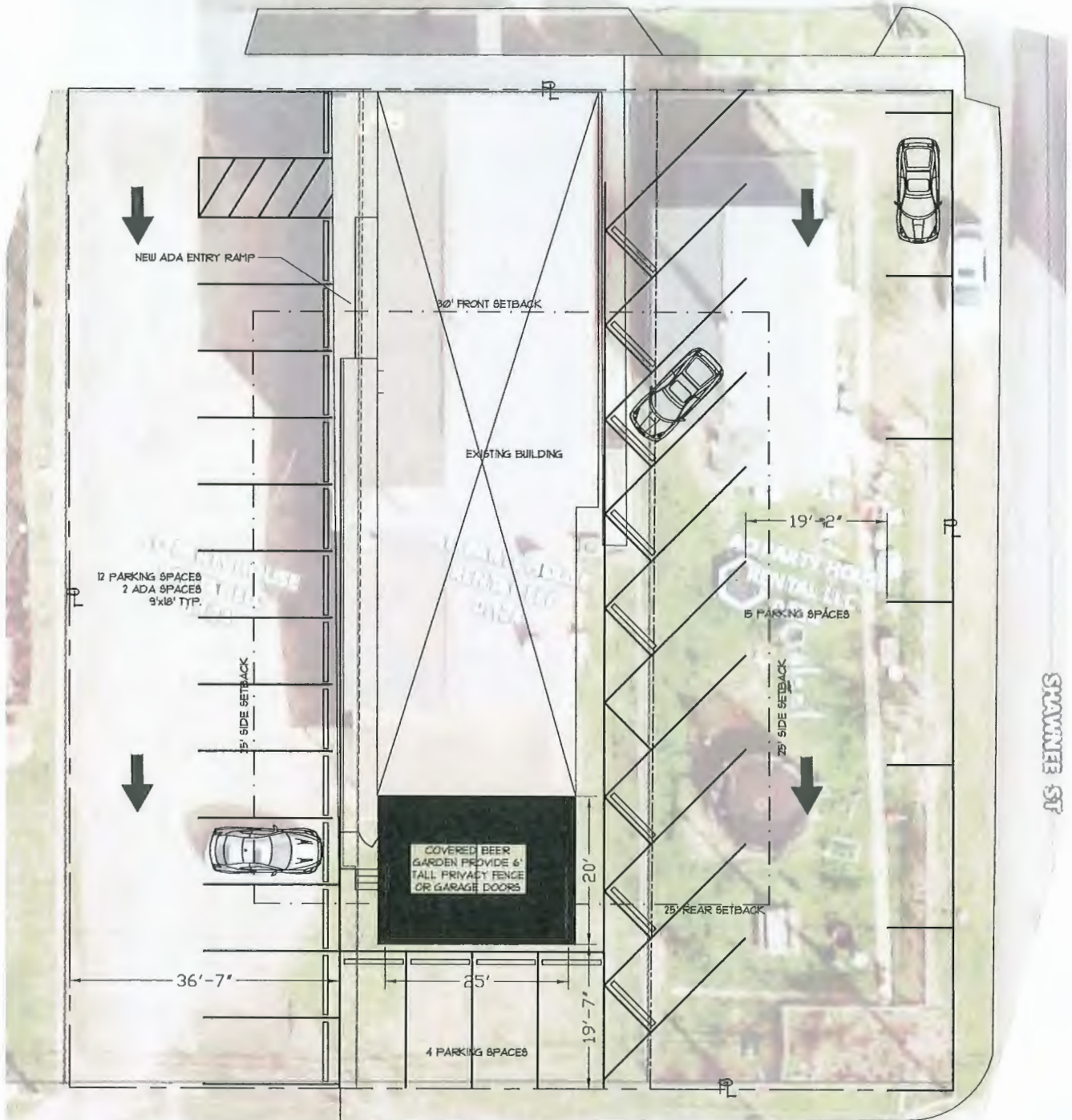
**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16            46            46.8**Requirement:** In the MB district the required rear yard setback is 25 feet.**Proposal:**        The applicant proposes to install a porch/beer garden reducing the rear setback to 19 feet and 7 inches**Conclusion:**     The proposal requires board approval

## LOT AREA AND SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft)	Lot Frontage (ft)	Front Yard (ft)	Side Yard <sup>1</sup> (ft)	Rear Yard <sup>2</sup> Buildings	Distance between any two
All Uses	None	75	30	15	25	25

- (1) Except when adjoining an R District then 25.  
 (2) Except when adjoining an R District then 40.



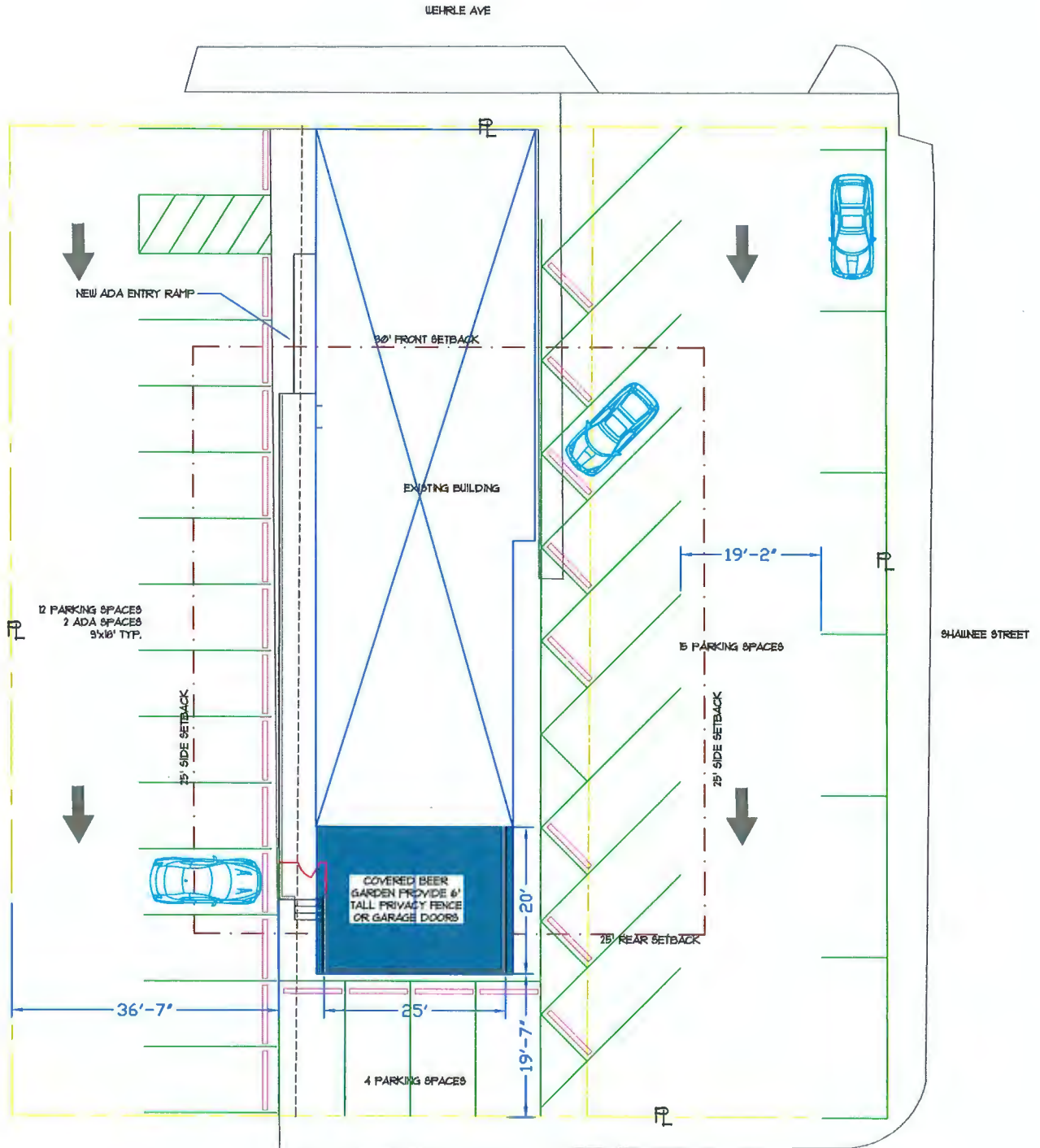
LOT AREA AND SET BACKS

The following minimum requirements shall apply, except as provided in Article 80 and 82.

Use	Lot Area (sq. ft.)	Lot Frontage (ft.)	Front Yard (ft.)	Side Yard <sup>1</sup> (ft.)	Rear Yard <sup>2</sup> Buildings	Distance between any two
All Uses	None	75	30	15	25	25

(1) Except when adjoining an R District then 25.

(2) Except when adjoining an R District then 40.





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-25-22  
Date Received: 6-5-25  
Received by: G.C.E.  
Amount Due: \$ 75.00  
Receipt # 833531

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Martinsburg Cattle Series 3</u>	Telephone:
Address: <u>PO Box 133 Mt. Vernon OH 43050</u>	E-mail:
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>James Dalzell</u>	Telephone: <u>740 258 8541</u>
Address: <u>100 S. Fifth St Newark OH</u>	E-mail: <u>Dalzell077@gmail</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>100 S. 5th St.</u>	Auditor's Parcel Number: <u>054-206130-00-000</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:	Lot Number: <u>455 PT</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>RH</u>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
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>Storage Shed</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Sheds are restricted the size &amp; rear yard.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Its only a Storage Shed for my tools till I can purchase my home</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>Article 86.</u>	





6.2.2025 13:06