

BOARD OF ZONING APPEALS MEETING
THURSDAY, SEPTEMBER 25, 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-25-34

Applicant: Advanced Civil Design
Owner: Rocky Point Partners
Location: 2236 River Rd
Project: Condominium Complex
Reference: 28.5/28.8/125.2

APPLICATION BZA-25-35

Applicant: Timothy Dills
Owner: Timothy Dills
Location: 1975 Freehold St
Project: Home Based Online Business
Reference: 22.4

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE
HELD ON THURSDAY OCTOBER 16, 2025, 5:30 P.M. THE DEADLINE FOR
AGENDA ITEM SUBMITTAL IS OCTOBER 1 2025, 4:30PM.**

- 5. ADJOURNMENT**



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 # 024-25-34
Date Received: 12/25/12
Received by: PLC
Amount Due: \$ 1200.00
Receipt # 832512

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Rocky Point Partners	Telephone: 614-937-3658
Address: 81 S. 4th St, Suite 305 Columbus, OH 43215	E-mail: alex@rockypointpartners.us
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Advanced Civil Design, Inc.	Telephone: 614-428-7750
Address: 781 Science Boulevard, Suite 100 Columbus, OH 43230	E-mail: twarner@advancedcivildesign.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>2236</u> River Road	Auditor's Parcel Number: 054-225738-00.000
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: River Road SE and Redwood Dr and River Road and Thornwood Drive	
Subdivision Name: N/A	Lot Number: N/A
Zoning Classification: Multi-Family Apartments <u>MFC</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: N/A <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: Multi-family residential complex with four buildings, four garages, a clubhouse, and pool.	
This project is not permitted by the Zoning Code for the following reason(s): Multi-family residential complex with four buildings, 5 garages, a clubhouse, and pool.	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <small>(Article 28.8) Due to the value of the land, the additional units and increased density will mitigate costs for a more affordable community development on the southern edge of the parcel allows a large open space surrounding the stream and to preserve the existing foliage. Accessory structures being allowed closer to the property lines ensures the preservation of the natural open space.</small>	
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) Article 28.5, Article 28.8, Article 125.2	

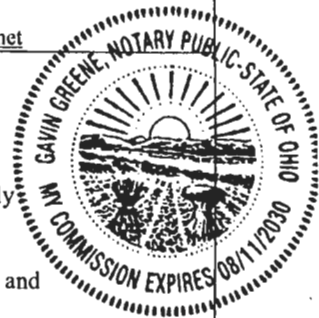
BZA-25-34

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**
☐ 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*

(Owner/Applicant Signature)

Before me, a Notary Public in and for Franklin County in the State of Ohio, personally appeared Alex Marsh 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 29 day of August, 20 25. Notary 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	9/11/2025	Sam	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 25-34

Date of Review: 9/11/25

Address of Project: 2236 River Rd**Current Zoning:** MFC**Project Description:** Multi-Family Condominium Development

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 _____ 28 _____ 28.5

Requirement: Accessory structures shall have a setback of 100' from any property line.**Proposal:** The applicant proposes reduce the setback of the clubhouse to 30 ft.**Conclusion:** The proposal requires board approval

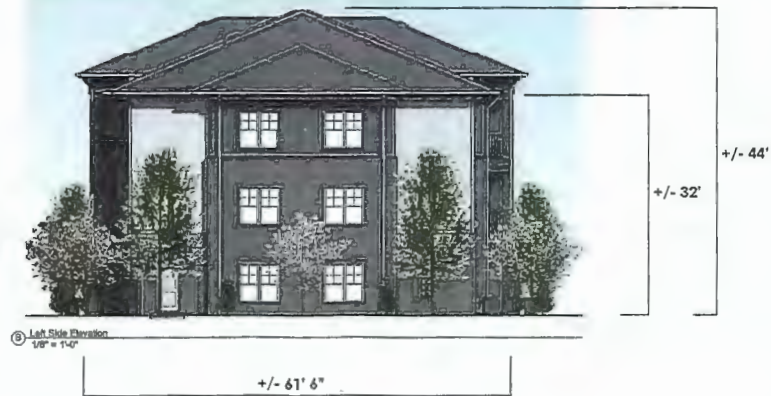
08-16 _____ 28 _____ 28.8

Requirement: The density requirement for 1 unit is 7260 sq. ft. of land.**Proposal:** The applicant proposes to build 132 Units, which is 12 units more than permitted**Conclusion:** The proposal requires board approval

08-16 _____ 125 _____ 125.2

Requirement: With the proposed number of units 297 parking spaces are required**Proposal:** The applicant proposes to build 132 Units, with 264 parking spaces**Conclusion:** The proposal requires board approval

RETREAT AT NEWARK
NEWARK, OHIO



RETREAT AT NEWARK
NEWARK, OHIO



Ⓐ Front Elevation
1/8" = 1'-0"

+/- 230'



Ⓑ Left Side Elevation
1/8" = 1'-0"

+/- 61' 6"

+/- 32'

+/- 44'

Building Type B

RETREAT AT NEWARK NEWARK, OHIO



④ Schematic North Elevation
3/18" = 1'-0"

+/- 80' 6"



⑤ Schematic East Elevation
3/18" = 1'-0"

+/- 69'

Clubhouse

BZA CASE NO. 25-35

Date of Review: 9/11/25

Address of Project: 1975 Freehold St**Current Zoning:** SFC**Project Description:** Home Base Online Business

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 22 22.4

Requirement: Home based business are a conditional use.**Proposal:** The applicant proposes run an online firearms business**Conclusion:** The proposal requires board approval



43055 (740) 670-7727
(740)349-5911 Fax

Board of
Zoning
Appeals C/o
Engineering
Dept. 40
West Main St,
2nd Flr.
Newark, Ohio

City of Newark Board of Zoning Appeals Application

Zoning File #

BZA Application #

Date Received:

Received by:

Amount Due: \$

Receipt #

BZA-25-35
9/12/25
7500 ✓
Credit Card
PZS

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 3/13

Owner	
Name: Timothy Dills	Telephone: (740) 815-2651
Address: 1975 Freehold St.	E-mail: Tim.Dills@DillsTactical.com
I would prefer to have agendas mailed rather than e-mailed	
Applicant	
Name: Timothy Dills	Telephone: (740) 815-2651
Address: 1975 Freehold St.	E-mail: Tim.Dills@DillsTactical.com
I would prefer to have agendas mailed rather than emailed	
Parcel	
Address of Parcel: 1975 Freehold St.	Auditor's Parcel Number: 088-295992-00.161
On the North East corner of Freehold St and Oak Valley Ave	
Subdivision Name: Village at Glenridge	Lot Number: 216
Zoning Classification: SFC <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: Conditional Use <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
<p>This 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:</p> <p>Conditional use; Run a web store with all products dropshipped from either a distributor or 3PL. There will be no foot traffic except for required governmental inspections. Products will consist of tactical items including firearms and accessories. Only deliveries will be evaluation products, that I could pick up directly from the carrier if necessary.</p> <p>This project is not permitted by the Zoning Code for the following reason(s):</p>	

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

No traffic to or from the property. All business activity will be either through the web, mail or telephone.

Has there been any previous application or appeal on these premises? No Yes When?

No.

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

22.4

Required Documents and Appeal Process Overview

2025-35

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.lccounty.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

All major exterior finish materials are identified

Show the property as if the proposed project were already completed

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)

BZA-2535

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 County in the State of _____, personally appeared _____ 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 _____ day of _____, 20 . Notary Signature: _____

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
Incomplete			
Forward to BZA	9/11/2025	BPA	
Hold		Reason:	

Dills Tactical Limited

Executive Summary

Dills Tactical Limited is a proposed home-based e-commerce business specializing in the retail sale of firearms, ammunition, and accessories. The business will operate as a fully compliant, federally licensed firearms dealer (FFL), leveraging an online platform to serve a growing market of firearm enthusiasts, collectors, and sport shooters. The home-based model minimizes overhead costs, allowing for competitive pricing and a strong focus on customer service. Our mission is to provide a secure, legal, and convenient purchasing experience while upholding the highest standards of safety and compliance.

Company Description

Dills Tactical Limited is structured as a Limited Liability Company, owned and operated by Timothy Dills. The business will function as a "digital storefront" with all sales and inventory managed through distributors and 3PLs. All firearm transfers will be facilitated through a network of FFL dealers, as required by law, ensuring all purchases are handled professionally and with proper background checks. The company's core values are legal compliance, customer trust, and a commitment to responsible gun ownership.

Products & Services

The product catalog will include a curated selection of:

- **Firearms:** Handguns, rifles, and shotguns from reputable manufacturers.
- **Ammunition:** A range of calibers and types for sport shooting and personal defense.
- **Accessories:** Optics, holsters, cleaning kits, magazines, and other related gear.

All products will be sourced from licensed distributors and will comply with all federal, state, and local regulations.

Market Analysis

The target market for Dills Tactical Limited includes legally compliant gun owners aged 21 and over, ranging from first-time buyers to experienced enthusiasts. This market is motivated by sport, collection, hunting, and personal defense. The primary competition includes large online retailers and local brick-and-mortar gun shops. Our competitive advantage will be low overhead, enabling more competitive pricing, and a personalized customer service experience that a large, impersonal online store cannot match.

Marketing & Sales Strategy

Our marketing strategy will focus on digital channels that comply with platform policies, including:

- **Search Engine Optimization (SEO):** Optimizing the website for relevant keywords.
- **Social Media:** Building a community on platforms that allow discussions about responsible gun ownership, without direct advertising of products.
- **Content Marketing:** Creating blog posts and educational content on topics like gun safety, legal updates, and product reviews.
- **Affiliate Marketing:** Partnering with firearm reviewers and influencers.
- **Online Forums & Communities:** Engaging with potential customers in online spaces dedicated to firearms.

Sales will be exclusively through the e-commerce website, with a secure checkout process and clear instructions for FFL transfer procedures.

Management Team

The business will be managed by Timothy Dills, who has a passion for running an online firearms business. Key qualifications include a thorough understanding of federal and state firearm laws, a commitment to ongoing education, and customer relationship through social media.

Financial Projections

Dills Tactical Limited will require initial capital for FFL application fees, website development, legal consultation, and initial inventory. The home-based model is expected to maintain a lower operating cost compared to a traditional retail storefront, leading to quicker profitability. Financial projections forecast a break-even point within the first two years, with steady growth in revenue and customer base thereafter.

Regulatory & Legal Compliance

The success of this business is entirely dependent on meticulous adherence to all laws. This plan assumes:

1. Obtaining and maintaining a valid Federal Firearms License (FFL) from the ATF.
2. Compliance with all local and state zoning ordinances for a home-based business.
3. Establishment of secure storage facilities for inventory as mandated by law.
4. Formal agreements with partnering FFLs for all firearm transfers.
5. Verification of all customer information and legal eligibility prior to any sale.