

BOARD OF ZONING APPEALS MEETING
THURSDAY, AUGUST 28, 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-25-26

Applicant: Scott Hartley
Owner: Trailhead Vista
Location: 330, 360, 430 Thornwood Dr
Project: Apartment Complex
Reference: 125.2

APPLICATION BZA-25-27

Applicant: Faith Lewis
Owner: Licking County Coalition for Housing
Location: 346 N 40th St
Project: Medical Office
Reference: 7.1.5

APPLICATION BZA-25-28

Applicant: Englefield Oil Co
Owner: Cherry Valley Family Life Center
Location: 2205 Cherry Valley Rd (2249)
Project: Fuel Station w/convenience store
Reference: 135.7

APPLICATION BZA-25-29

Applicant: Jeremy Overbey
Owner: LDR Real Estate
Location: 843 Fairbanks Ave
Project: Lot Split
Reference: 6.12

APPLICATION BZA-25-30

Applicant: Brandon Coblentz
Owner: BVC Homes LLC
Location: 0 Bolen CT
Project: Lot Split
Reference: 6.12

APPLICATION BZA-25-31

Applicant: Luke Baus
Owner: AO Party House Rental LLC
Location: 495 Wehrle Ave
Project: Building Addition
Reference: 46.8

APPLICATION BZA-25-32

Applicant: Trey Read
Owner: Trey Read
Location: 207 Buckingham St
Project: Single Family Dwelling
Reference: 16.8

APPLICATION BZA-25-33

Applicant: Jim Hollman
Owner: Newark Rental LLC
Location: 407 W Church St
Project: Apartment Conversion
Reference: 7.1.3

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY SEPTEMBER 25, 2025, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS SEPTEMBER 2 2025, 4:30PM.

5. ADJOURNMENT

BZA CASE NO. 25-26

Date of Review: 8/11/25

Address of Project: 330, 360, 430 Thornwood Dr**Current Zoning:** MFH**Project Description:** Apartment Complex

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**08-16 125 125.2**Requirement:** In the MFH district the required number of parking spaces for 252 units is 693.**Proposal:** The applicant proposes to install 379 Parking Spaces**Conclusion:** The proposal requires board approval



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

City of Newark Board of Zoning Appeals Application

Zoning File # _____
BZA Application # BZA-25-26
Date Received: 7-18-25
Received by: B.M.
Amount Due: \$ 200.00
Receipt # 932553

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Trailhead Vista II LLC	Telephone: 404-995-4446
Address: 2964 Peachtree Road Suite 585 Atlanta GA 30305	E-mail: sh@vistarp.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Scott Hartley	Telephone: 404-995-4446
Address: 2964 Peachtree Road Suite 585 Atlanta GA 30305	E-mail: sh@vistarp.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: NEC of Thornwood Drive & W Main Street	Auditor's Parcel Number: 054-216654-00.001; 054-216624; 054-216702
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: W Main Street and Thornwood Drive	
Subdivision Name:	Lot Number:
Zoning Classification: MFH <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: MFH <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 type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: See Addendum Attached	
This project is not permitted by the Zoning Code for the following reason(s): See Addendum Attached	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: See Addendum Attached	
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 125.2	

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.lccounty.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 \$150.4.1.(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 Member's 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 info@newarkohio.net*



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 Scott Loman Hartley 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 24th day of July, 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>8/15/25</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

Addendum

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

Current use is vacant land; Property was recently rezoned to MFH to accommodate multifamily as permitted use.

The project is not permitted by the Zoning Code for the following reason(s):

The Project includes 252 multifamily units (comprised of 126 one-bedroom units and 126 two-bedroom units) and 379 parking spaces (Parking Ratio: 1.50 spaces/unit); City of Newark Code requires the Project to include 693 parking spaces (2 spaces per one-bedroom unit; 2.5 spaces per two-bedroom unit).

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

Typical market-driven parking ratios for multifamily developments across the US require 1.5 spaces/unit for suburban developments (less for urban developments). In recognition of this fact, the City of Columbus requires 1.5 spaces/unit (see Section 150.8.1 "Variance - Conditions Prevailing" of Newark Zoning Code). A more precise parking standard for suburban multifamily development is 1 space per bedroom. The Applicant's proposal meets both criteria. Additionally, due to the topography of the Site (there is over 70' of elevation change), there are portions of the property that are not conducive for development or parking (see Section 150.8.2 "Variance - Literal Enforcement Would Create Undue Hardship" of the Newark Zoning Code). Additionally, Trailhead Vista Phase I received the same parking variance requested herein on January 25th, 2024.

Note Trailhead Vista Phase II will include Parcel IDs 054-216624-00.000 and 054-216702-00.000.

BZA CASE NO. 25-27

Date of Review: 8/11/25

Address of Project: 346 N 40th St

Current Zoning: MFR

Project Description: Medical Office – Non Conforming Use

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 7 7.1.5

Requirement: No building, structure or premises where a non-conforming use has been discontinued for a period of 24 consecutive months or more shall be allowed a non-conforming use without approval by the Board.

Proposal: The unit at 346 was built with the intentions of being a medical office, the property has since be rezoned, and the unit has sat vacant for a period longer than 24 consecutive months. The applicant seeks the boards permission to resume the non-conforming use.

Conclusion: The proposal requires board approval



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

City of Newark Board of Zoning Appeals Application

Zoning File #
BZA Application # BZA-25-27
Date Received: 7-15-25
Received by: PC
Amount Due: \$ 200.00
Receipt # 432546

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: Licking Co. Coalition for Housing / Trina Woods

Telephone: 740-345-1970

Address: 23 S Park Place, Suite 200, Newark OH

E-mail: TWoods@lchousing.org

I would prefer to have agendas mailed rather than e-mailed ☐

Applicant

Name: Faith Lewis

Telephone: 740-641-5628

Address: 1257 Cherry Valley Rd SE, Newark OH

E-mail: faith@newarkbuilding
solutions.com

I would prefer to have agendas mailed rather than emailed ☐

Parcel

Address of Parcel: 336-356 N 40th St, Newark OH

Auditor's Parcel Number: 054-23334-03.000

On the ☐ North ☐ South ☐ East ☐ West side of the street, between the following intersections:
and

Subdivision Name:

Lot Number: N/A

Zoning Classification: MFR
If filling out electronically, click box to display dropdown

Proposed Use:
If filling out electronically, click box to display dropdown
(Specify Use):

Appeal

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:

Intended use is for 356 and 336 to remain residential apartments and
to use 346 as medical office space

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

The desired use of 346 is office space, not residential

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: The building was constructed as medical office space in 1986
and we would like to utilize the building as it was constructed

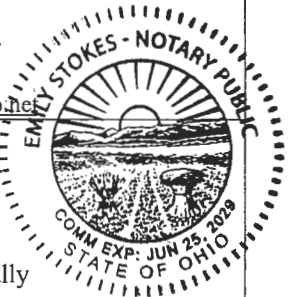
Has there been any previous application or appeal on these premises? ☐ No ☐ Yes When?

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

Section 7.1.5 : the grandfathered use has not been used for more
than 24 mo.

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
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(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. Sec 150.4.1.(4)(5)
- ☐ Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.
- ☐ A Decision Letter will be mailed to you after the meeting
**Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net*



Faith Lewis
(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of OH, personally appeared Faith Lewis 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 14th day of July, 2025. Notary Signature: Emily Stokes

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>8/15/25</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	



BZA CASE NO. 25-28

Date of Review: 8/11/25

Address of Project: 2249 Cherry Valley Rd

Current Zoning: CSI (proposed GB)

Project Description: Fuel Station w/convenience store

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

08-16 135 135.7A2b

Requirement: Freestanding Signs: Each lot adjoining a public street is permitted to have one on-premises freestanding sign per lot A rear lot may have one on-premises freestanding sign

Proposal: The applicant proposes to install one freestanding sign and one monument sign

Conclusion: The proposal requires board approval

08-16 135 135.8C1b

Requirement: Upon a successful zoning change to GB; the maximum allowed sign face area for a freestanding sign is 64 Sq. ft

Proposal: The applicant proposes to install a freestanding sign with a sign face area of 90 sq. ft.

Conclusion: The proposal requires board approval



**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-25-28
BZA Appeal #

c/o Engineering Department

BOARD OF ZONING APPEALS APPLICATION

Rev 2.10

Owner

Name: Cherry Valley Family Life Center

Telephone:

Address: 2249 Cherry Valley Road, Newark, Ohio, 43055

E-mail:

Applicant

Name: Englefield Oil Co.

Telephone: See attached

Address: 1935 James Parkway, Heath, Ohio, 43056

E-mail:

Lessee

Name: N/A

Telephone:

Address:

E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip)
2249 Cherry Valley Road, Newark, Ohio, 43055

Auditor's Parcel #: 056-042864-00.001

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

Subdivision Name:

Lot Number:

Zoning Classification: CSI
If filling out electronically, click box to display dropdown

Proposed Use:
If filling out electronically, click box to display dropdown
(Specify Use):

Notes: (Optional) The proposed use is to develop the site as a convenience store with fuel sales.

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:

See attached.

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.

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.

Zoning Application #

BZA Appeal #

John S. Gordon

(Owner/Applicant Signature)

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

appeared John S. Gordon who, by me being duly sworn, says that he is the
(Applicant's name)

Agent 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 29th day of July 2025

Patricia Phelps

(Notary Public signature)



PATRICIA PHELPS
Notary Public
State of Ohio
My Comm. Expires
March 19, 2028

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>7/29/25</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>8/15/25</u>	<u>BAM</u>		Paid Date: <u>7/29/25</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>200</u>
				Amount \$ <u>200</u>

SUPPELEMENTAL INFORMATION FOR BOARD OF ZONING APPEALS APPLICATION

Englefield Oil Co. is serving as the representative for the property owner for purposes of the lot split application. Accordingly, the property owner has authorized John Gordon, on behalf of Englefield Oil Co., to sign all applications necessary to submit the lot split application.

Going forward, all information and communications related to the same should be forwarded to Englefield Oil's Co.'s legal counsel, whose contact information is below:

Christopher A. Rinehart
Rinehart Legal Services, Ltd.
P.O. Box 16308
Columbus, Ohio 43216
T: (614) 221-1244
F: (614) 343-1549
E: crinehart@rinehartlegal.com

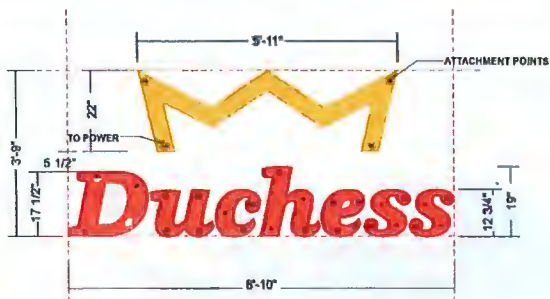
In addition to the foregoing, on the plans associated with the proposed signs for the project, the applicant has submitted a sign site plan that shows the location of the proposed pole sign and monument sign, which may not match the official site plan for the project. The sign site plan is provided for informational purposes only to show the proposed location of the identified signs. The official site plan proposed for the project (which shows the location of the referenced signs) is also enclosed. To the extent there are any discrepancies between the sign site plan and the official site plan, the official site plan shall control.

PROPOSED USE: The proposed use for the subject site is for the development of a convenience store with fuel sales as depicted on the submitted plans.

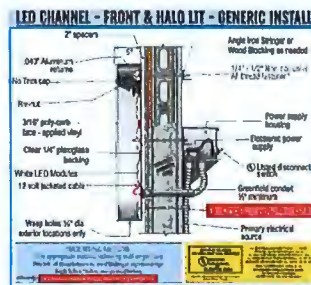
The subject application requests two three variances related to the follow code sections:

1. **Section 1294.07(a)(2)(B):** The applicant requests a variance to this section of the code to permit one freestanding sign and one monument sign as shown on the enclosed plans. The applicant requests this variance due to the subject site being located on a corner lot, and the additional monument sign would permit motorists on Cherry Valley Road to see the proposed signage for the proposed business as opposed to the pole sign located on Thornwood Crossing.

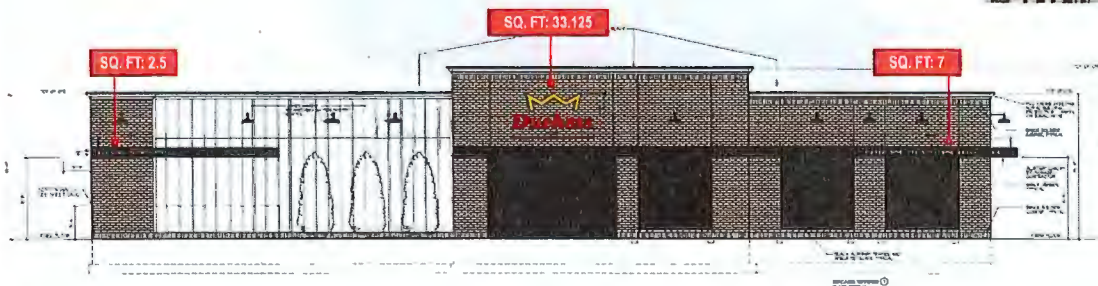
2. Section 1294.08(c)(1)(B): The applicant requests a variance to this section of the code to permit total sign face square footage to be ninety square feet (90 SF) per face as shown on the enclosed sign plans. This would be an increase of twenty-six square (26 SF) feet per face as permitted in the GB District. The applicant requests this variance due to the setback required along Thornwood Crossing. The additional square footage will permit easier location of the proposed business by traveling motorists. In contrast to the proposed freestanding pole sign, the proposed monument sign only proposes fifty-five square feet (55 SF) sign facing, which is below the maximum amount permitted by the code.



PAINTED RETURN		
PANTONE 1955C	4270E	
PANTONE 1955C		
FRONT VENTIL FACES		
GRACIA 830-831 RED		
JOEY LUMI 714-5 YELLOW		
JACKET		



LED ILLUMINATED
NIGHT VIEW
EXAMPLE



F1 SOUTH ELEVATION

NEW LED (FRONT & HALO) ILLUMINATED TRIMLESS CHANNEL LETTERS ATTACHED TO BUILDING FRONT

SCALE: 1/2" = 1'

Duchess

CLIENT | Englefield
LOCATION | Thornwood Crossing, OH
SAVED AS | Englefield_Thornwood_Crossing
DATE | 6/16/25
REVISIONS | 6/19/25
SALESMAN | Rodrigo Kessler
DESIGNER | Jared Faber
SALESMAN INITIAL OF APPROVAL |
K

☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT

1
.5
1.5

CIRCUITS |

VOLTAGE |



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2400 NATIONAL ROAD THE KESSLER DESIGN GROUP
PO BOX 8785
ZANESVILLE, OHIO 43084-8785
740-433-8844 / 1-800-455-1070

83"
4 1/4" FOUNDED IN OHIO, 1961.

200 1/4"

4 1/4" COLD BEER 5 M DELI SUBS M FRESH GRAB & GO

159 3/4"
4 1/4" COLD BEER 5 M HOT + FRESH GRAB & GO

Side View



COLD BEER M DELI SUBS M FRESH GRAB & GO

SQ. FT: 7

FOUNDED IN OHIO, 1961.

SQ. FT: 2.5

COLD BEER M HOT + FRESH GRAB & GO

SQ. FT: 5.5

NEW PVC LETTERING PIN MOUNTED TO EXTERIOR AWNING

SCALE:

WHITE

Duchess

CLIENT | Eaglefield

LOCATION | Thornwood Crossing, OH

SAYED AS | Eaglefield_Thornwood_Crossing

DATE | 6/16/25

REVISIONS | 6/19/25

SALESMAN | Rodger Kessler

DESIGNER | Jared Fisher

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS

☐ SKIN

☐ SEMI-GLOSS

☐ FLAT

1
.5
1.5

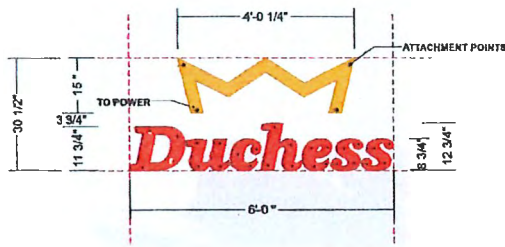
CIRCUITS |

VOLTAGE |

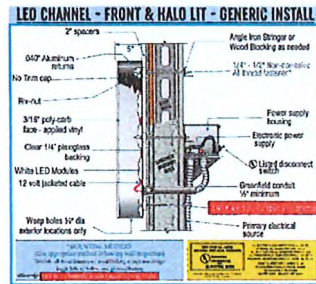


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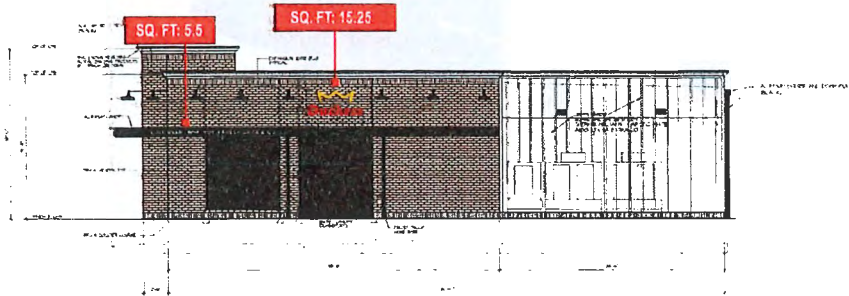
2400 NATIONAL ROAD
JANESVILLE, OHIO 43030-0000
TEL: 614-261-0000
FAX: 614-261-0001
WWW.DUCHESSEDESIGNGROUP.COM



PAINTED RETURNS		
PANTONE 170C	40/DS	
PANTONE 116		
TRANS VINYL BACKS		
ORIGINAL		
BLACK-431 RED		
ALBERT DAVIS		
2141-YELLOW		
JACKET		



LED ILLUMINATED
NIGHT VIEW
EXAMPLE



A1	EAST ELEVATION
----	----------------

NEW LED (FRONT & HALO) ILLUMINATED TRIMLESS CHANNEL LETTERS ATTACHED TO BUILDING FRONT

SCALE: 1/2" = 1'

Duchess

CLIENT | Englefield
LOCATION | Thornwood Crossing, OR
SAVED AS | Englefield_Thornwood_Crossing
DATE | 5/16/25
REVISED | 4/10/25

SALESMAN | Rodney Kessler
DESIGNER | Jared Fisher

SALESMAN INITIAL OF APPROVAL |

X

<input type="checkbox"/> GLOSS	<input type="checkbox"/> SATIN
<input type="checkbox"/> SEMI-GLOSS	<input type="checkbox"/> FLAT

1
.5
1.5

CIRCUITS |

VOLTAGE |



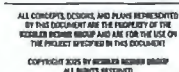
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P.O. BOX 6786
DUNCANVILLE, TEXAS 75046-0678
409-433-6668 | 1-800-666-1672





SCALE:





CLIENT | Englefield

LOCATION | Thornwood Crossing, OH

SAVED AS | Englefield_Thornwood_Crossing

DATE | 8/16/25

REVISIONS | 8/19/25

SALESMAN | Rodrigo Kessler

DESIGNER | Jared Fisher

SALESMAN (INITIAL OF APPROVAL) |

X

☐ GLOSS

☐ SATIN

☐ SEMI-GLOSS

☐ FLAT

1
.5
1.5

CREDENTIALS |

VOLTAJE |



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2449 BATAVIA ROAD TEL: 419-433-8048
2449 BATAVIA ROAD TEL: 419-433-8048
2449 BATAVIA ROAD TEL: 419-433-8048

PROPOSED SIGN
20FT SET BACK

Sign A

PROPOSED SIGN
15FT SET BACK

Sign B

SITE MAP DETAIL

SCALE:



LOCATION | Thornwood Crossing, OH

SAVED AS | EmployeeHome_Thermostat_Crossing

DATE: 1/14/2015

REVIEWS | 9/24/73

REPORTING SUBJECTS | WITNESSES

DESIGNER | JARED FOLBER

SALESMAN INITIAL OF APPROVAL: _____

1

GLASS	SUM
SEMI-GLASS	FLAT

11



11 SUPPLIES

VOLUME | 227

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COMMITTEE ON SPACE RESEARCH AND DEVELOPMENT
 NATIONAL ACADEMIES OF SCIENCES



THE KESSLER DESIGN GROUP
2608 NATIONAL ROAD
PO BOX 6066
JAMESVILLE, OHIO 43001-0066
615-298-1100 / 615-298-1830



NEW LED ILLUMINATED 90° ROAD SIGN



CLIENT | Englefield

LOCATION | Thornwood Crossing, OH

SAVED AS | Englefield_Thornwood_Crossing

DATE | 5/16/25

REVISIONS | 5/29/25

SALESMAN | Rodger Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS

☐ SATIN

☐ SEMI-GLOSS

☐ FLAT

1

1

CIRCUITS | 1

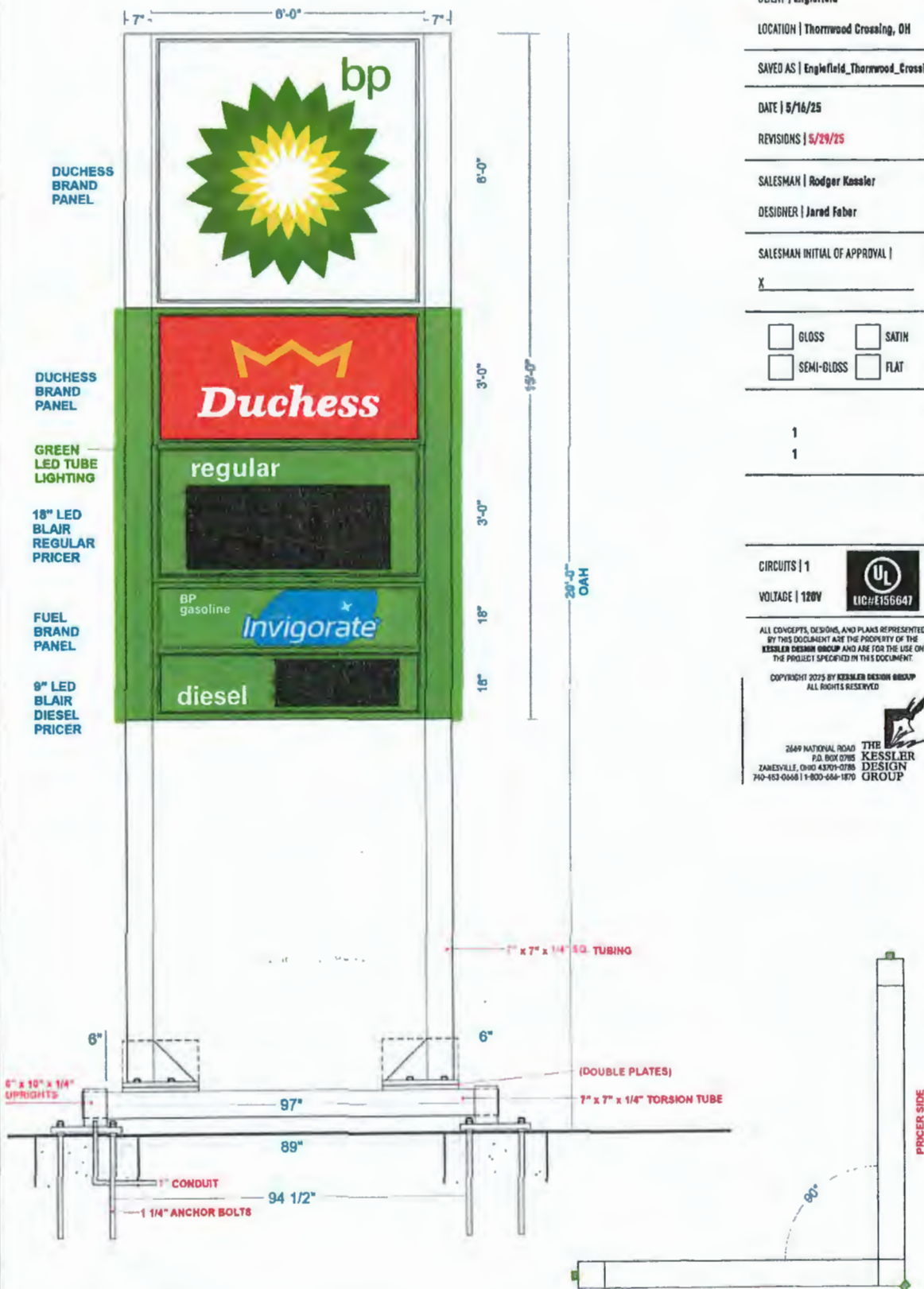
VOLTAGE | 120V



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2649 NATIONAL ROAD
P.O. BOX 8788
ZANESVILLE, OHIO 43701-0788
740-453-0468 | 1-800-666-1870



NEW LED ILLUMINATED 90° ROAD SIGN **Sign A**

TOTAL
90' SQ
FT
20' OAH



CLIENT | Englefield
 LOCATION | Thornwood Crossing, OH
 SAVED AS | Englefield_Thornwood_Crossing
 DATE | 6/16/25
 REVISIONS |
 SALESMAN | Rodger Kessler
 DESIGNER | Jared Faber
 SALESMAN INITIAL OF APPROVAL |

X _____

<input type="checkbox"/> GLOSS	<input type="checkbox"/> SATIN
<input type="checkbox"/> SEMI-GLOSS	<input type="checkbox"/> FLAT

1

CIRCUITS | 1

VOLTAGE | 120V



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 P.O. BOX 5785
 ZANESVILLE, OHIO 43701-0785
 740-453-0668 | 1-800-686-1870



DUCHESS BRAND PANEL

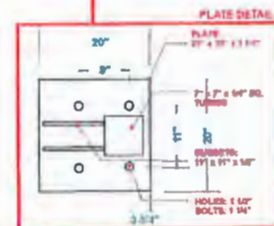
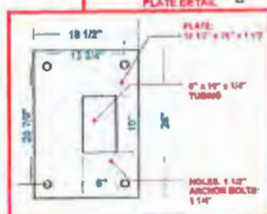
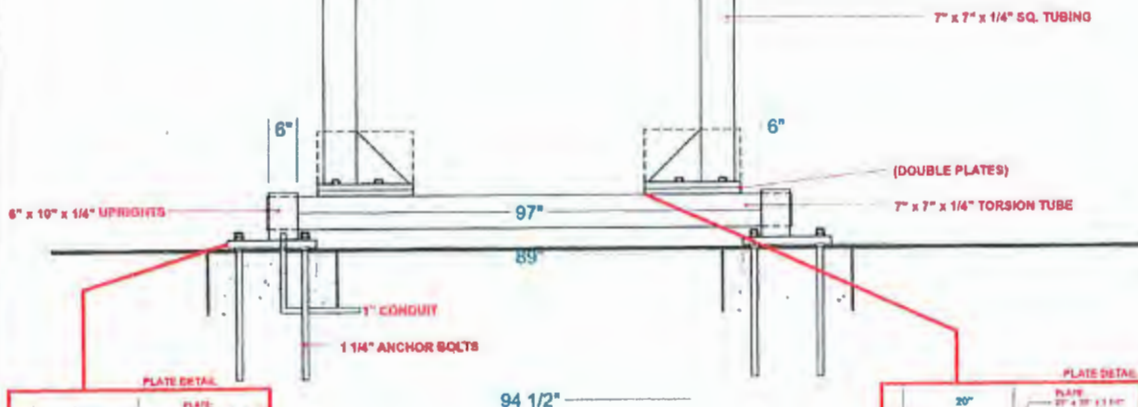
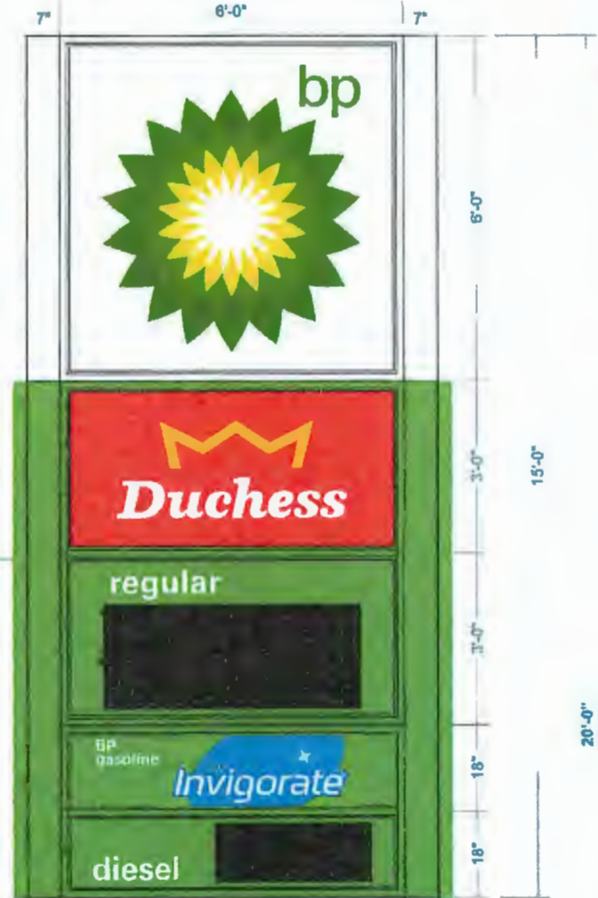
DUCHESS BRAND PANEL

GREEN LED TUBE LIGHTING

18" LED BLAIR REGULAR PRICER

FUEL BRAND PANEL

9" LED BLAIR DIESEL PRICER



Sign A

NEW D/F LED ILLUMINATED ROAD SIGN



CLIENT | Englefield

LOCATION | Thorwood Crossing, OH

SAVED AS | Englefield_Thorwood_Crossing

DATE | 5/14/23

REVISIONS | 4/19/25

SALESMAN | Dodger Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

☐ GLOSS

☐ SATIN

☐ SEMI-GLOSS

☐ FLAT

1
.5
1.5

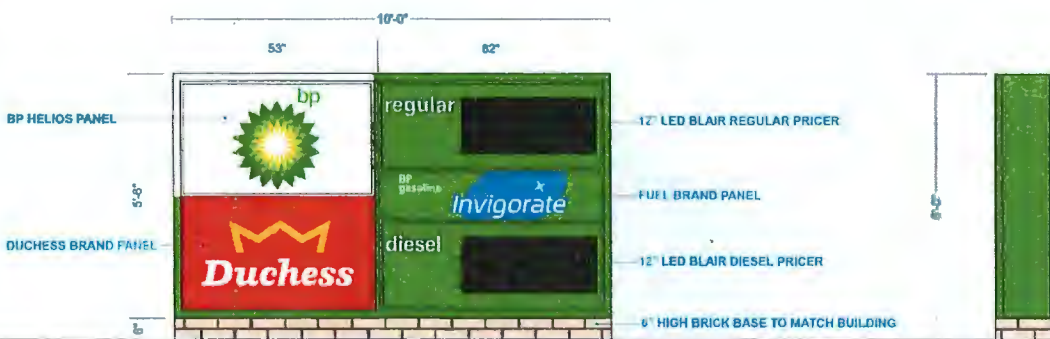
CIRCUITS |

VOLTAGE |



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3640 AUTUMN ROAD THE KESSLER
PA. BOX 6785 JAMESVILLE, OHIO 43081-0678 DESIGN GROUP
740-433-0648 / 1-800-444-1678



NEW D/F LED ILLUMINATED MONUMENT SIGN W/ 12" LED GREEN PRICERS & BRICK BASE

Sign B

SCALE: 1/2" = 1'

JOBBER: ENGLEFIELD INC

ADDRESS: 7331 E STATE RTE 37, SUNBURY, OH 43084-9219

BVR: 8471741

SITE LEVEL: B

DESIGNER: ERIC STARK

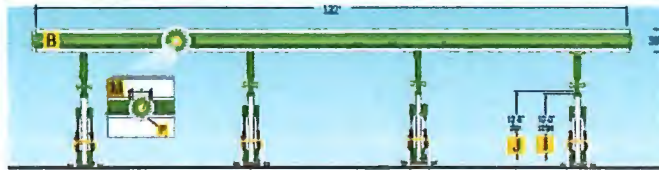
DATE: 07.12.2024

REVISION: ORIGINAL

CANOPY 1 OF 1

NO IMAGE AVAILABLE
(NEW CANOPY)

Front Elevation



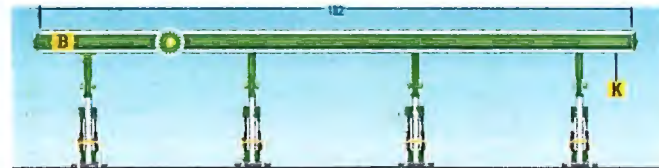
NO IMAGE AVAILABLE
(NEW CANOPY)

Left Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Back Elevation



NO IMAGE AVAILABLE
(NEW CANOPY)

Right Elevation



See Site Notes page for specific paint codes and contact info.
'REMOVE ALL EXISTING SIGNAGE'

- B** ☒ Install Dimensional Bullnose Fascia With Light Bar
- C1** ☐ Install Dimensional Bullnose Fascia With No Light Bar
- C2** ☐ Install BSB Flat ACM With Decal Applied With No Light Bar
- D** ☐ Install New White ACM
- ☐ Jobber Supplied ☐ Federal Health Supplied
- E** ☐ Paint Existing Flat ACM White
- ☐ Install Bullnose Decal ☐ Leave White
- F** ☒ Install Helios With Arc Kit
 - ☐ 30" Helios ☐ 30" Helios (restricted P&Z only)
 - ☐ 44" Helios ☐ 36" Helios (restricted P&Z only)
- G** ☐ Install Helios Without Arc Kit
 - ☐ 30" Helios ☐ 30" Helios (restricted P&Z only)
 - ☐ 44" Helios ☐ 36" Helios (restricted P&Z only)
- H1** ☒ Paint Canopy Columns White/SP Green, & Install Column Decal
(Per Standards Shown on Note Page)
- H2** ☐ Image As Shown in Concepts
- I** ☒ Install Flag Signs (6'W" From The Ground
- J** ☒ Apply BP Light Green Stripes (6'W" From The Ground
- K** ☒ Canopy Deck To Be BP White
- L** ☒ Canopy Corners: ☒ Are 90° ☐ Are NOT 90°
- M** ☒ Canopy Detail (Full Canopy Detail Page After Elevation)

NOTES:

FOR A TWO TIER FASCIA, PLEASE REMOVE ALL LAYERS OF FASCIA AND TAKE IT BACK TO THE DECK, THEN BUILD THE FASCIA HEIGHT TO 36"

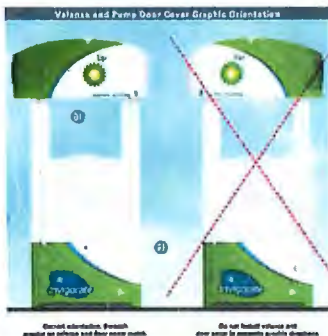
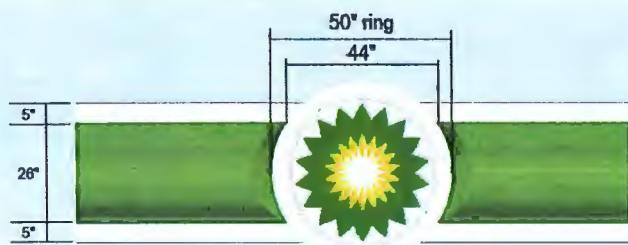
MAP:



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BIG RED
RODSTER FLOW

M



Correct orientation. Panels greater in volume and flow rate match.

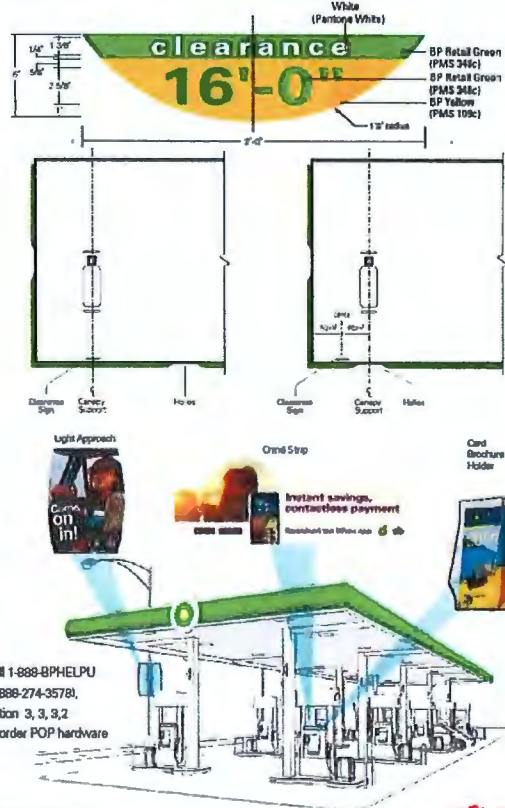
Do not install valves and over cover in opposite graph directions.

TYPICAL FOR ALL BASELINE AND TAILOR CONFIGURATIONS



Note: Any deviation from nozzle covers MUST have BP approval.

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Call 1-888-BPHELPU
(1-888-274-3578),
option 3, 3, 3, 2
to order POP hardware

BIG RED
ROOSTER FLOW

BZA CASE NO. 25-29

Date of Review: 8/11/25

Address of Project: 843 Fairbanks Ave**Current Zoning:** RH**Project Description:** Lot Split/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	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 into 2 67.5 x 45 feet lots.
Conclusion:			The proposal requires board approval
08-16	16	16.8	
Requirement:			In the RH District, the required front yard setback is 20 ft, back yard setback is 30 ft, and the side yard is 6 ft.
Proposal:			The applicant proposes to build a new single-family dwelling with a front yard setback of 13.75 (North) and 6.5 ft (West), and a rear yard setback of 13.75 (South)
Conclusion:			The proposal requires board approval

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

City of Newark
Board of Zoning Appeals
Application

Zoning File # B2A-25-29
BZA Application #
Date Received: 7/31/25
Received by: g.c.c.
Amount Due: \$ \$75
Receipt #
CK# 1047

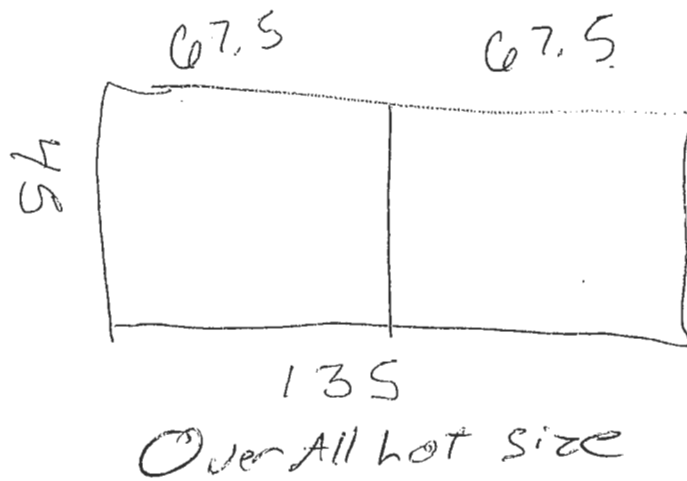
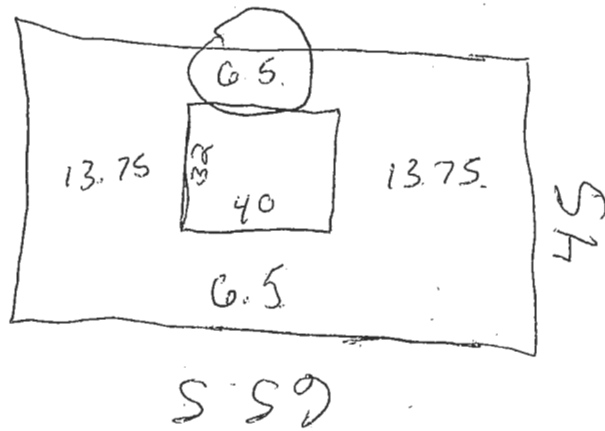
CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>LDR Real Estate LLC</u>	Telephone: <u>740 364 8695</u>
Address:	E-mail:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Jeremy Overbey</u>	Telephone: <u>740-975-9479</u>
Address: <u>311 Clinton St Newark 43055</u>	E-mail: <u>J.Overbey@me.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>843 Fairbanks</u>	Auditor's Parcel Number: <u>054-241734-00.000</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>123</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 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>FY Setbacks are 20', proposed is 13.75 & 6.5, R4 Setback is 30, proposed is 13.75</u> <u>Lot size req. is 6,000; proposed is 2947</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>More Affordable Housing So More Housing</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>16.8: setbacks & Lot size</u>	

32x4

House needs to Be
Shown in Center of Lot



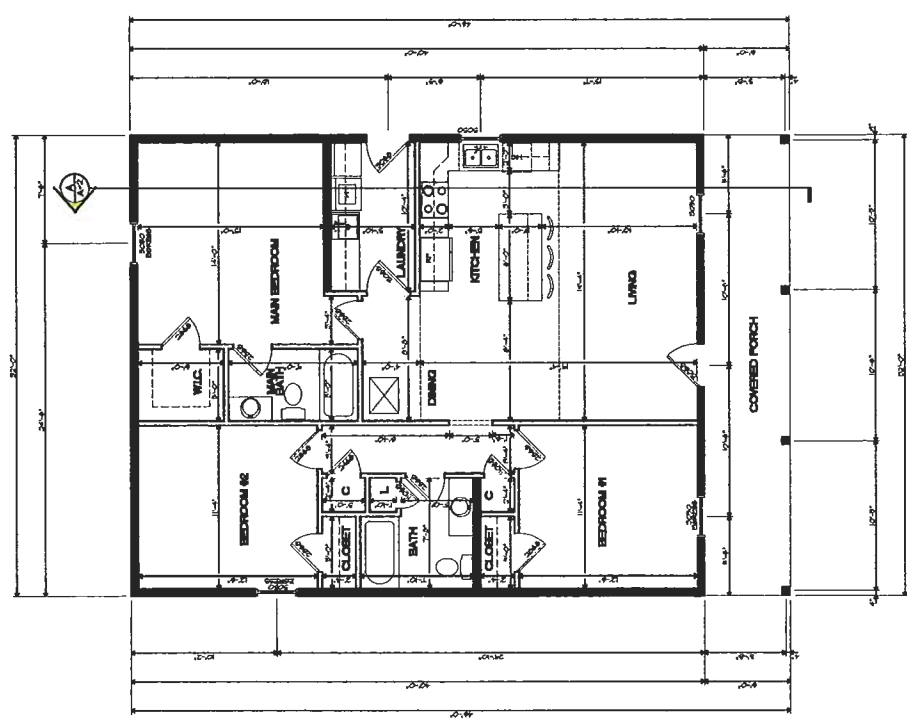
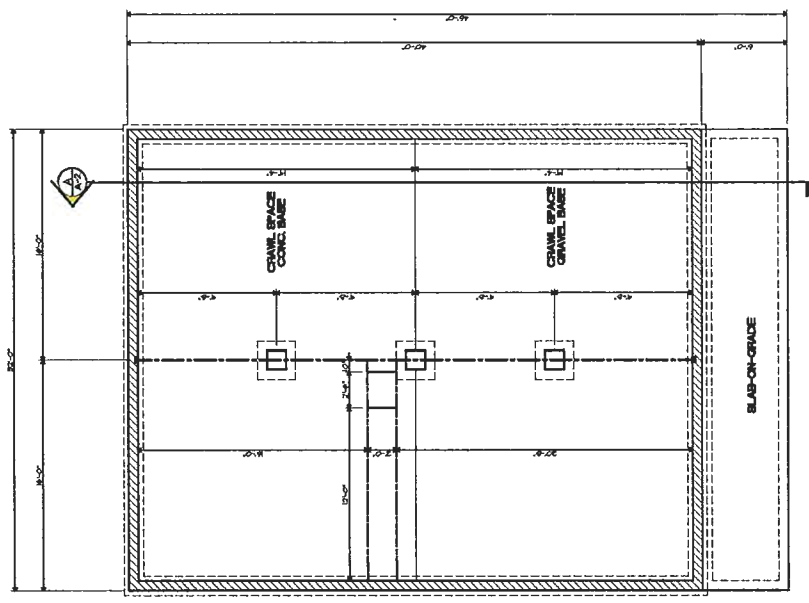
[illegible]

A technical drawing of a square with a circle inscribed within it. The circle is divided into four quadrants by a horizontal and a vertical centerline. The top-right and bottom-left quadrants are shaded with diagonal lines. A large, bold, black 'Z' is positioned in the upper right quadrant of the circle. The drawing is enclosed in a square frame with corner crop marks.

OVERBEY RESIDENCE

PROGRESS SET
21 JULY 2025

CODED NOTES



BASEMENT PLAN

FIRST FLOOR PLAN

OVERBEY
Residence

Newark, Ohio 43065

12128 Eddburg Road



19 NORTH 4th STREET
NEWARK, OHIO 43065
EST. 1999
TEL: (740) 348-2222
FAX: (740) 348-2222

DATE	2/20/20
BY	PHILIP M. CROSBY
CHECKED BY	PHILIP M. CROSBY
DATE	2/20/20
PROJECT	12128 EDDBURG RD
SHEET NO.	11/147

PHILIP M. CROSBY
ARCHITECT
12128 EDDBURG RD
NEWARK, OHIO 43065
TEL: (740) 348-2222
FAX: (740) 348-2222





OVERBEY



19 NORTH 4th STREET
NEWARK, OHIO 43055

**CONSIDERING THE GAP BETWEEN
ART & TECHNOLOGY
EST. 1999**

TEL: (740) 248-3222
FAX: (740) 248-3221

REPORT BY	PCNC
DATE OF REPORT	PCNC
CONTRACT NO.	26-072
DATE	21 JULY 2008
REPORT	

Abstract: The purpose of this study was to determine if there were differences in the prevalence of dental caries between children who had been exposed to fluoride toothpaste and those who had not. A cross-sectional survey of 10-year-old children in a large urban area was conducted. The results showed that children who used fluoride toothpaste had significantly lower rates of dental caries than those who did not use it.

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 PHILIP M. GLAGETT
 ARCHITECT
 OHIO NO. 11847



CODED NOTES

12126 Eddyburg Road
Newark, Ohio 43065

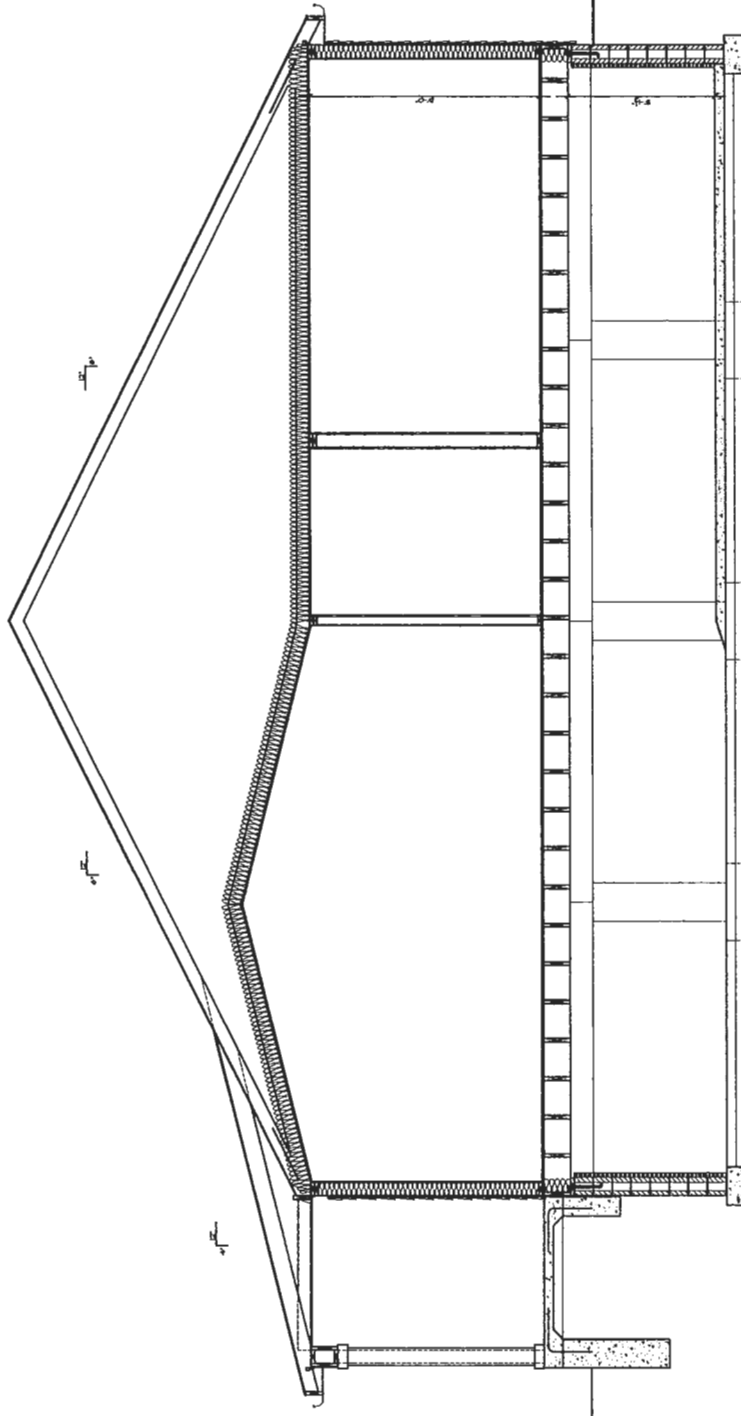
OVERBEY
Residence



19 NORTH 4th
STREET
NEWARK, OHIO 43065
REAR PORCH
EST. 1999
TEL: (740) 244-2222
FAX: (740) 244-2222

DATE	21 JULY 2005
BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	21 JULY 2005
BY	ARCHITECT
CHECKED BY	ARCHITECT

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PENNY ARCHITECTURE
0505-0001-001



THROUGH SECTION
A 1/2" = 1'-0"

BZA CASE NO. 25-30

Date of Review: 8/11/25

Address of Project: 0 Bolen CT & 29/31 Webb St**Current Zoning:** RH**Project Description:** Lot Split/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 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 into 2 50.5 x 105 feet lots.

Conclusion: The proposal requires board approval

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

City of Newark
Board of Zoning Appeals
Application

Zoning File # _____
BZA Application # B2A-25-30
Date Received: 7/31/25
Received by: S. C. C.
Amount Due: \$ 75
Receipt # _____
CK # 1526

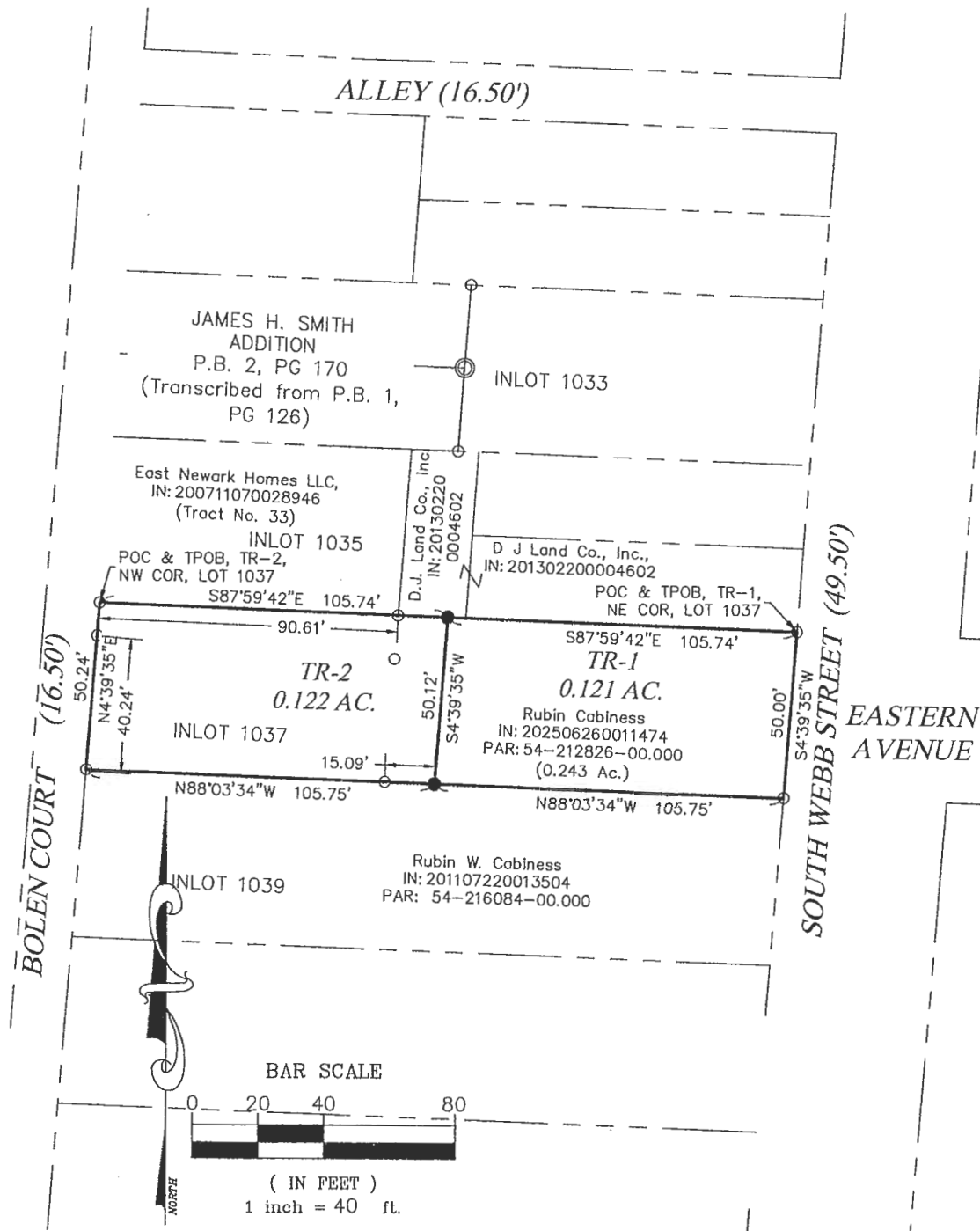
CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>BVC Homes LLC</u>	Telephone: _____
Address: <u>12451 Pleasant Valley Rd. Utica, OH 43080</u>	E-mail: <u>coblentzcarpenters@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Brandon Coblentz</u>	Telephone: <u>740-258-3348</u>
Address: <u>12451 Pleasant Valley Rd. Utica, OH 43080</u>	E-mail: <u>coblentzcarpenters@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>G Bolen CT</u>	Auditor's Parcel Number: <u>054-212826-00.000</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>1037</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 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>Lot split</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>does not meet sq. Ft. req. for lot</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>providing affordable housing for Newark, Ohio.</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>G.12</u>	

PLAT OF SURVEY CABINESS SPLITS

SITUATED IN 4TH QTR., TWP 2N, RNG 12W, US.M.L.,
PART OF INLOT 1037, JAMES H. SMITH ADDITION,
CITY OF NEWARK, LICKING COUNTY, OHIO



PERTINENT RECORDS USED
Deeds & Plat as shown

LEGEND

- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap

BASIS OF BEARINGS

Based on the west line of S. Webb St, being S 04°39'35" W,
Ohio State Plane Grid, South Zone, NAD83(2011)

PROJ. NO. 25
REF 24196

I hereby certify that this plat represents a true and
accurate survey made under my direct supervision of
the parcel herein shown and all measurements were
made in accordance with Chapter 4733-37 of the
Ohio Administrative Code.



WES
WILLIS ENGINEERING & SURVEYING
12512 West Bank Dr
Millersport, OH 43046

Todd D. Willis, PS
Reg. No. S-7996
740-739-4030

BZA CASE NO. 25-31

Date of Review: 8/14/25

Address of Project: 495 Wehrle Ave**Current Zoning:** MB**Project Description:** Building Addition

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 46 46.8**Requirement:** In the MB district the required rear yard setback is 25 feet.**Proposal:** The applicant proposes to build an addition reducing the rear setback to 15 feet and 7 inches**Conclusion:** The proposal requires board approval



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

City of Newark Board of Zoning Appeals Application

Zoning File # _____
BZA Application # 624-25-31
Date Received: 8-cc 7/31/15
Received by: _____
Amount Due: \$ _____
Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8.13

Owner	
Name: Ron Schlosser	Telephone:
Address: 495 Wehrle Ave, Newark, OH 43055	E-mail: millwheel69@gmail.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Luke Baus	Telephone: (740) 928-1105
Address: 149 E. Main Street, Hebron, OH 43025	E-mail: luke@projectconstructionco.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 495 Wehrle Ave, Newark, OH 43055	Auditor's Parcel Number: 054-216828-00.000
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: Wehrle Ave and Shawnee St.	
Subdivision Name: Wehrle Addition	Lot Number: 4784
Zoning Classification: If filling out electronically, click box to display dropdown	Proposed Use: Business If filling out electronically, click box to display dropdown (Specify Use): Resturant
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: Bar and Grill/Resturant	
This project is not permitted by the Zoning Code for the following reason(s):	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Setback variance from 25'-0" to 15'-7" rear setback due to addition.	
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)	

Required Documents and Appeal Process Overview

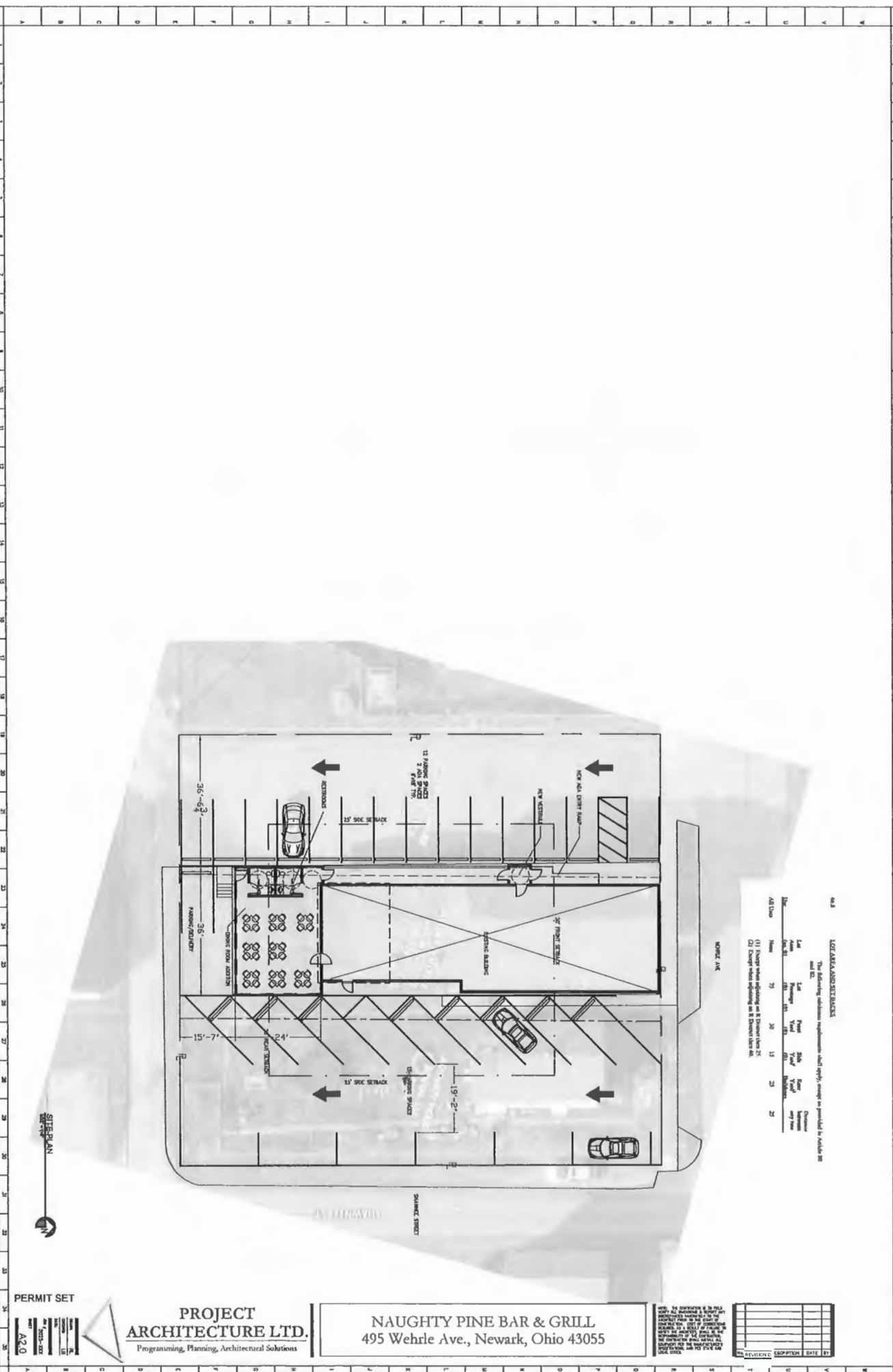
- ☐ **Call the Newark City Engineering Department to schedule an Engineering Review.**
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- ☒ **Obtain a Real Estate Tax Map, and Auditor's Parcel 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. Sec 150.4.1.(4)(5)
- ☐ **Attend the Board of Zoning Appeals Meeting**
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.
- ☐ **A Decision Letter will be mailed to you after the meeting**
**Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net*

(Owner/Applicant Signature)

Before me, a Notary Public in and for _____ 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:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	8/15/25	JAN	
<input type="checkbox"/> Hold		Reason:	



60.8 LOT AREA AND SETBACKS

The following minimum requirements shall apply, except as provided by Ordinance 80 and 81.

Lot Area	Setback	Side	Front	Back	Other
Less than 10,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
10,000 to 20,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
20,000 to 30,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
30,000 to 40,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
40,000 to 50,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
50,000 to 60,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
60,000 to 70,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
70,000 to 80,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
80,000 to 90,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.
90,000 to 100,000 sq. ft.	5 ft.	5 ft.	10 ft.	10 ft.	5 ft.

(1) Setback values apply to all buildings.

(2) Setback values apply to all buildings.

PERMIT SET

DATE: 10/1/2023

BY: [Signature]

PROJECT
ARCHITECTURE LTD.
 Programming, Planning, Architectural Solutions

NAUGHTY PINE BAR & GRILL
 495 Wehrle Ave., Newark, Ohio 43055

REVISIONS

NO.	REVISION	DATE
1	Initial Design	10/1/2023
2	Revised Design	10/1/2023
3	Final Design	10/1/2023

BZA CASE NO. 25-32

Date of Review: 8/14/25

Address of Project: 207 Buckingham 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 MB district the required side yard setback is 8 feet.**Proposal:** The applicant proposes to build a single family dwelling with a side yard setback of 5 feet**Conclusion:** The proposal requires board approval

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

City of Newark
Board of Zoning Appeals
Application

Zoning File # _____
BZA Application # BZA-25-32
Date Received: 8-4-25
Received by: T. Kemp
Amount Due: \$ 75.00
Receipt # online
ck # 469

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

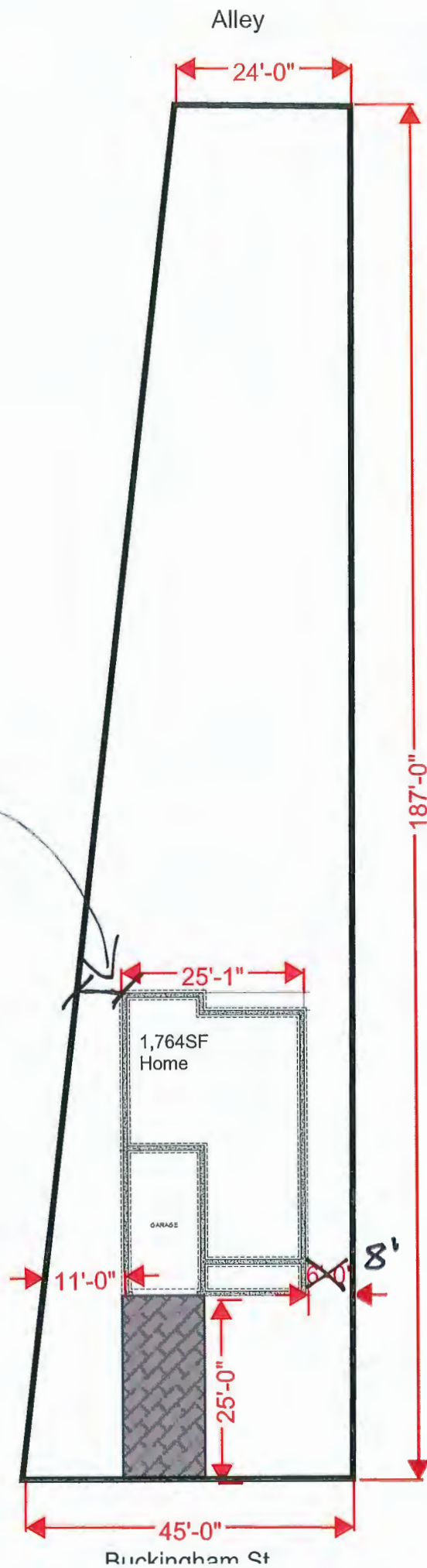
Rev 8/13

Owner	
Name: <u>TREY READ</u>	Telephone: <u>(740) 644 7210</u>
Address: <u>12686 DODDS RD, Newark</u>	E-mail: <u>trey.read@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>TREY READ</u>	Telephone: <u>(740) 644 7210</u>
Address: <u>12686 DODDS RD, Newark</u>	E-mail: <u>trey.read@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>207 BUCKINGHAM ST.</u>	Auditor's Parcel Number: <u>054-268140-00.000</u>
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: <u>CHESNUT ST</u> and <u>DEAD END</u>	
Subdivision Name:	Lot Number:
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>SINGLE FAMILY HOME</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>SIDE YARD SET BACK, BACK LEFT PROPERTY (SW CORNER)</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>TYPICAL OF NEIGHBORHOOD, NEED 5' SETBACK INSTEAD OF 8'</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>16.8 SIDEYARD SET BACK (RH DISTRICT)</u>	

Flood: X

207 BUCKINGHAM ST
LOT LAYOUT - LOT 2762
Parcel: 054-268140-00.000

PROPOSED 5'
SET BACK



BZA CASE NO. 25-33

Date of Review: 8/14/25

Address of Project: 407 W Church St**Current Zoning:** HB**Project Description:** Apartment Conversion

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 7 7.1.3

Requirement: Repairs, rehabilitation, incidental non-structural alterations and normal maintenance may be performed on a building or structure housing a legal non-conforming use. No building or structure being used for a legal non-conforming use shall be structurally altered or enlarged except when authorized by the Board, or required by law or Code.

Proposal: The applicant proposes reduce the size of the commercial unit and add an apartment in the same footprint

Conclusion: The proposal requires board approval

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

City of Newark
Board of Zoning Appeals
Application

Zoning File #
BZA Application # B21-25-33
Date Received: 8/1/25
Received by: B.C.C.
Amount Due: \$ 200.00
Receipt # 852558
PD Cash 8/1/25

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Jim Holman</u>	Telephone: <u>JHolman @ the Company. com</u>
Address: <u>1141 Granville road</u>	E-mail: <u>740-641-7513</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name:	Telephone:
Address:	E-mail:
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>407 West Church, Newark</u>	Auditor's Parcel Number: <u>054-251712-00 000</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 <u>Flood: FLWY / A/AE</u>	
Subdivision Name:	Lot Number: <u>5553 A</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>HB</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>GBM Altering a non conforming building</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Trying to make the best out of the building, for the area</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>7.1.2 Substitution of 7.1.3 Enlargement</u>	

407 W. Church St



8/12/2025, 3:43:45 PM

- Cross-Sections
- ROAD_RIGHT_OF_WAY
- Flood Hazard Boundaries
- Local Roads
- SFHA / Flood Zone Boundary
- LAND_CITY_LIMITS
- Flood Hazard Zones
- LAND_PARCELS
- 1% Annual Chance Flood Hazard
- TIFF2024.tif
- Regulatory Floodway
- Red: Band_1
- Addresses
- Green: Band_2
- Parcels
- Blue: Band_3

