

BOARD OF ZONING APPEALS MEETING
THURSDAY, MARCH 23, 2023, 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-22-11

Applicant: Melisa Bay
Owner: Cottage Barbershop LLC
Location: 401 Franklin Ave
Project: Storage Pods
Reference: 86.3.1

4. NEW BUSINESS

APPLICATION BZA-23-06

Applicant: Timothy Roux
Owner: Timothy Roux
Location: 474 N Cedar St
Project: Garage Addition
Reference: 16.8

APPLICATION BZA-23-08

Applicant: Branham Sign Co
Owner: Skipper Westfall Properties LLC
Location: 1303 Log Pond Dr
Project: Building/Roof Sign
Reference: 135.7

APPLICATION BZA-23-09

Applicant: Adam Kessler
Owner: Tim Malherbe Painting and Remodeling LLC (Bummies)
Location: 400 W Main St
Project: Freestanding Sign
Reference: 135.8

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON
THURSDAY, APRIL 27, 2023, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM
SUBMITTAL IS APRIL 3, 2023, 4:30PM.

5. ADJOURNMENT



REF #
SP-2022-00089
Zoning Application #

BZA-22-11
BZA Appeal #

**CITY OF NEWARK
ENGINEERING & ZONING**

c/o Engineering Department

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

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: <i>Melisa Bay</i>	Telephone: <i>740 877-7899</i>
Address: <i>401 Franklin Ave Heath</i>	E-mail: <i>Baymelisa@yahoo.com</i>

Applicant

Name: <i>Melisa Bay</i>	Telephone:
Address:	E-mail:

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) <i>401 Franklin Ave Heath, Ohio</i>	Auditor's Parcel #: <i>054-210108-00-001</i>
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: <i>N/A</i>
Zoning Classification: If filling out electronically, click box to display dropdown <i>RL</i>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):

Notes: (Optional)

Pod storage

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:
Storage Portable Pods x 2. They are moveable and only structures on Newark zoning property.

Appeal Continued

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

Newark Zoning is stating that property has two accessory structures that are in the (zoned in Health) (Not Newark. These are portable pods. These pods are the only

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

these are portable pods (not a shed). OX Chucker Structure has containers by Olies and no structures. There is no other structures on our property.

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)

Code 86.3

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.

2022
BZA-22-11

Zoning Application #

BZA-22-11
BZA Appeal #

Melisa Bay
(Owner/Applicant Signature)

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

appeared Melisa M. Bay who, by me being duly sworn, says that he is the
(Applicant's name)

owner of the parcel of land with reference to which the within appeal is made; and
(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 3rd day of May 2022



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 5/11/2024
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/3/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		Paid Date: <u>5/3/22</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check #
				Amount \$ <u>50.00</u>



City of Newark Engineering and Zoning

40 W Main St Newark, OH 43055
740-670-7729 www.newarkohio.net

Notice of Board of Zoning Appeals Decision

November 17, 2022

Cottage Barbershop LLC
Raymond & Melisa Bay
401 Franklin Ave
Newark, OH 43055

Application Number: BZA-22-011

Dear Mr. & Mrs. Bay,

At a Public Hearing held on Thursday, November 17, 2022 the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

- Address of Project: 401 Franklin Ave
Current Zoning: RL (Residential Low Density)
Project Description: Installing 2 New Storage Pods

Ordinance/Article/Section:

08-33 86 86.3.1

Requirement: In the RL District, you are permitted two accessory structures

Proposal: The applicant proposes to install 2 Storage Pods, bring the total number of accessory structures to 4.

Conclusion: The proposal does not meet the requirements of the code.

On the basis of evidence presented at the Public Hearing, and pursuant to Article 150 of Ordinance 08-33, otherwise known as the Zoning Code, the Board of Zoning Appeals granted, denied, tabled your Appeal Application as submitted, subject to the following conditions:

Ordinance/Article/Section:

Action Taken:

Handwritten note: storage pods permitted for four months (March 31, 2023) only

The Zoning Inspector will, will not issue a permit to you subject to the above conditions

You are hereby advised that if you are aggrieved by the decision of the Board, you may present to the Court of Common Pleas of Licking County a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality.

STATEMENT OF CERTIFICATION

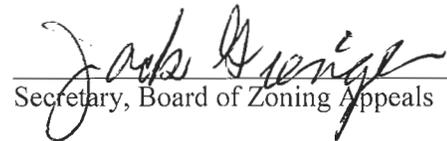
STATE OF OHIO, LICKING COUNTY, SS:

I, Steve Layman, Chairman of the Board of Zoning Appeals of the City of Newark, Ohio, within and for said City, and in whose custody the files, Journals and Records of said Board are required by the Ordinances and Resolutions of the City of Newark, Ohio, to be kept, do hereby certify that the foregoing is a true copy of the original entry evidencing the Board's decision in the premises and remaining on file and of record in this office. Said decision of the Board of Zoning Appeals is currently in full force and effect.

WITNESS my signature, this 17th day of
November 2022.



Chairman, Board of Zoning Appeals



Secretary, Board of Zoning Appeals

Cc:

401 Franklin Ave



ALAN L BIONDI
5421010800000

COTTAGE BARBERSHOP LLC
5421010800001

BRAD S BABCOCK
3008791800000

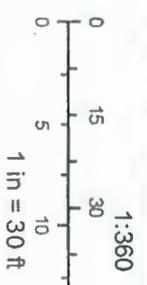
THOMAS P P...
30099666000

THOMAS P P...
30099666000

MARCY H...
542161500

MARCY H...
542161500

MARCY H...
542161500





**CITY OF NEWARK
ENGINEERING & ZONING**

c/o Engineering Department

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

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: Timothy W. Roux Sr. Telephone: 740-403-2515
 Address: 474 N. Cedar St E-mail: allmeus@yahoo.com

Applicant

Name: Timothy W. Roux Sr. Telephone: 740-403-2515
 Address: 474 N. Cedar St. E-mail: allmeus@yahoo.com

Lessee

Name: _____ Telephone: _____
 Address: _____ E-mail: _____

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 480 N Cedar St Auditor's Parcel #: 054-187416-00.000

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

Subdivision Name: _____ Lot Number: 728 PT

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

Notes: (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:

Garage Add.

BZA-23-06
BZA Appeal #

Zoning Application #

Timothy W. Roux Sr
(Owner/Applicant Signature)

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

appeared Timothy W. Roux Sr. who, by me being duly sworn, says that he is the
(Applicant's name)

owner of the parcel of land with reference to which the within appeal is made; and
(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 27th day of February 2023.



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 5/11/2024
Polly A. Kemp
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rev'd. Date: <u>2/27/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>3/13/23</u>	<u>BAM</u>		Paid Date: <u>2/27/23</u>
<input type="checkbox"/> Hold		Reason:		Check <u>Cash</u> (circle one)
				Check # _____
				Amount \$ <u>50.00</u>

BZA CASE NO. 23-06

Date of Review: 3/10/23

Address of Project: 480 N Cedar St

Current Zoning: RH

Project Description: Garage 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

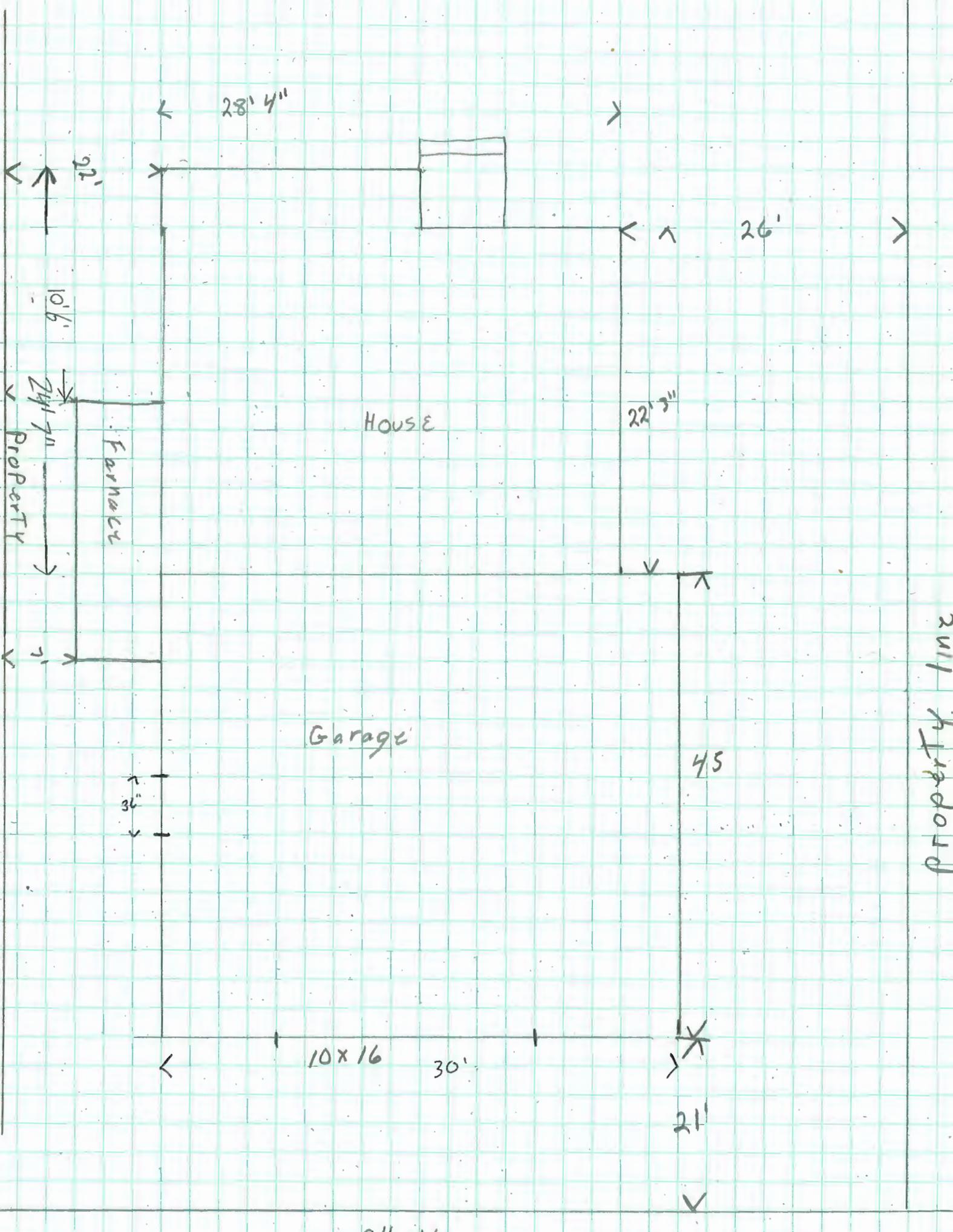
Requirement / Proposal / Conclusion

08-16 16 16.8

Requirement: In the Residential High Density District (RH), the rear setback is 30 ft.

Proposal: The applicant proposes to erect a garage addition that will have a rear setback of 21 ft.

Conclusion: The proposal does not meet the requirement of the code.



28' 4"

9' 2"

26'

10' 6"

HOUSE

22' 3"

Furnace

Property

24' 7"

7'

Garage

45

3'

3'

10x16

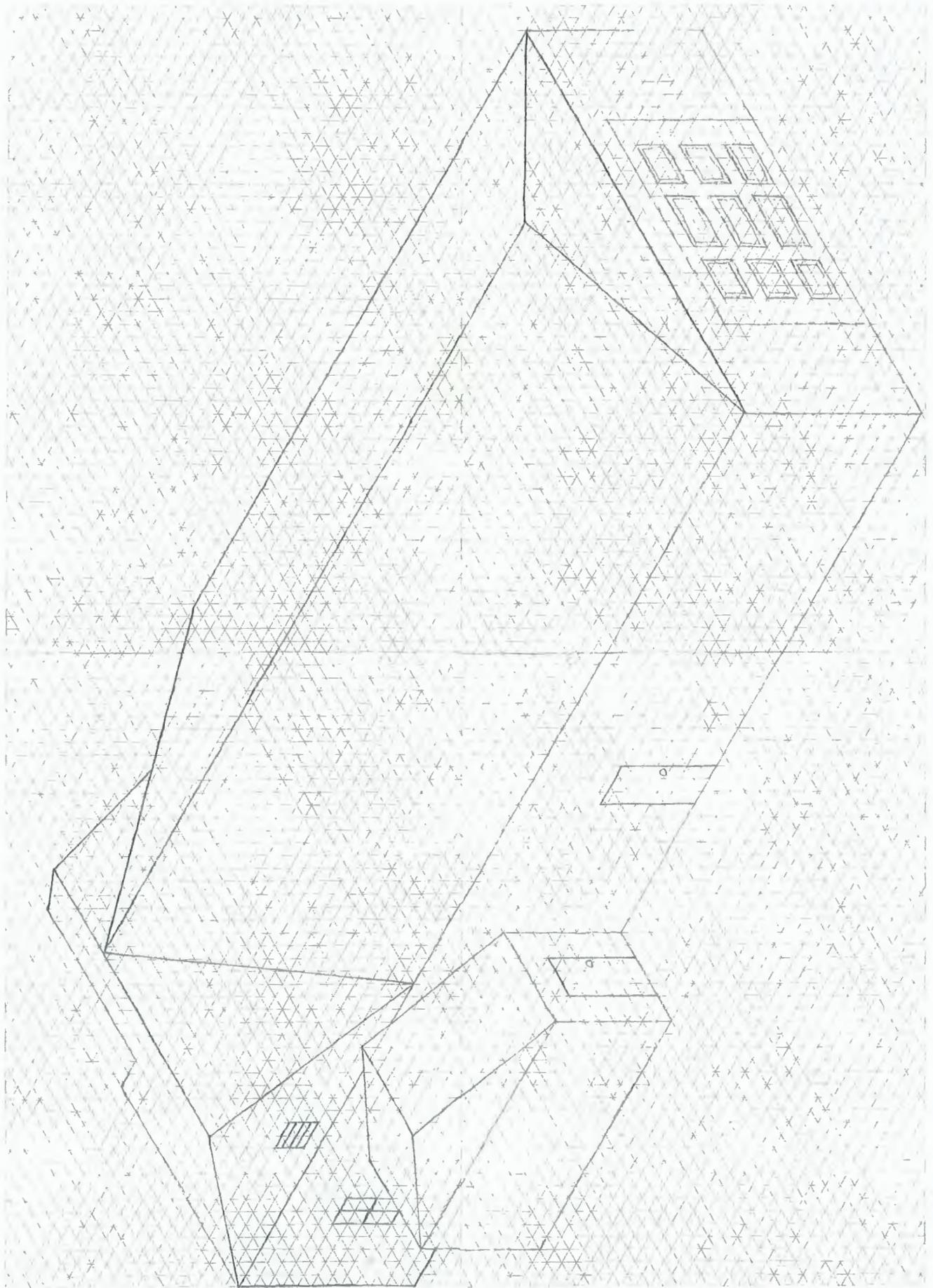
30'

21'

alley

Property line

480 N. Cedar St.



1 Sq = 1 ft. Horse Pith 8/12 Garage P:rch 6/12

Date: February 9, 2023

To: City of Newark Engineering & Zoning

Subject: Zoning code 16.8 variance appeal

The circumstances which warrant a variance to the requirements of zoning code 16.8 for a thirty-foot rear setback include increased property value, community support, and design contributions to one of the great up and coming cities in the county. The addition of my thirty by forty-five garage attached to the current structure will increase the property value of my investment. The current structure has an approximate square footage of seven hundred forty-two square feet, as a one bed, one bath house. The additional square footage will allow for future interior alterations for a local family looking for a home to raise children.

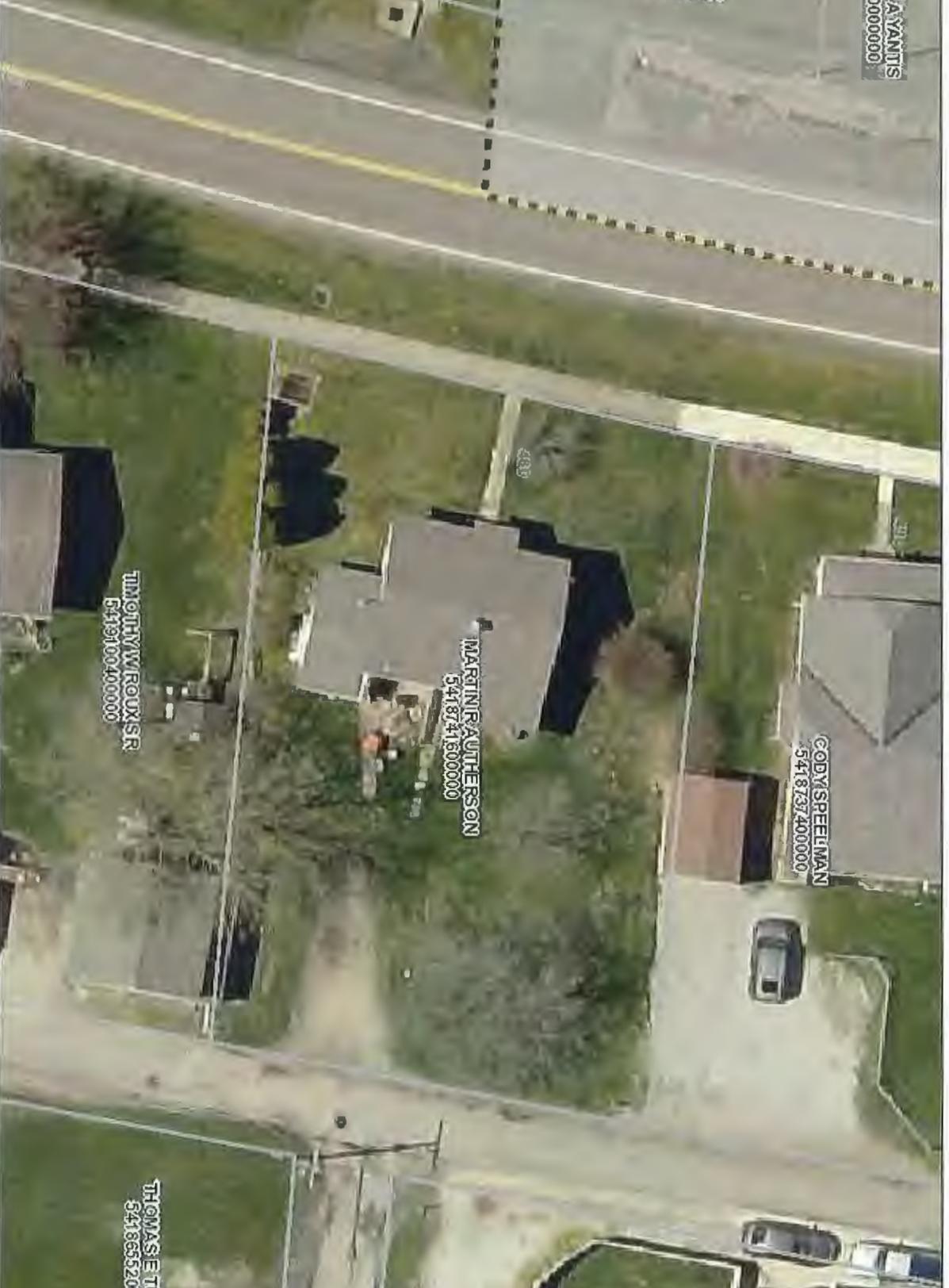
The current condition of the structure has been an eyesore in the community for nearly twenty years. The addition of this structure will be the first of many to give an updated look to the great up and coming City of Newark. I enjoy working on projects in my garage and enjoy teaching friends in the community the skills and knowledge I have acquired in my lifetime. I thank you all for considering this zoning appeal and look forward to hearing your decision.

Respectfully,

Timothy W. Roux Sr.

480 N Cedar St.

AVANTIS
0000000

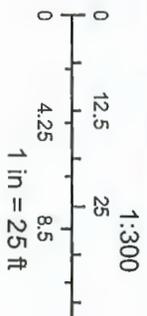


CODY SREELMAN
5418737400000

MARTIN LUTHER
5418741600000

TIMOTHY ROUX
5418100400000

THOMAS T
541865520





22-009 Zoning Application # BZA-23-08 BZA Appeal #

CITY OF NEWARK ENGINEERING & ZONING

c/o Engineering Department

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

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: SKIPPER-WESTPALE PROPERTIES, LLC Telephone:
Address: 7794 KING'S COLLEGE AVE, APT. 453 GERMANTOWN, TN, 38138 E-mail:

Applicant

Name: BRANHAM SIGN COMPANY, INC. Telephone: 740-964-9550
Address: 127 Cypress St. SW, REYNOLDSBURG, OH, 43068 E-mail: tbranham@branhamsign.com

Lessee

Name: BIG KAHUNA OZONE LAUNDRY Telephone:
Address: 1303 LOG POND DR., NEWARK, OH, 43055 E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) Auditor's Parcel #:
1303 LOG POND DR., NEWARK, OH, 43055 054-269904-00.100

On the North South East West side of the street, between the following intersections:
LOG POND DR. and BAYER BLVD.

Subdivision Name: Lot Number:

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

Notes: (Optional)

Appeal

The Application is a request to permit the following:
Erection [X] Alteration [] Maintenance [] Conversion [] Conditional Use []
In accordance with the plans filed herewith, describe the building or use:

LAUNDRY MAT

22-009
Zoning Application #

BZA-23-08
BZA Appeal #

Appeal Continued

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

155.7 - ROOF SIGNS - ALL MUST GO THROUGH BZA
135.8 - SIGN FACE AREA

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

DUE TO SETBACK OF BUILDING AND TO BE IN COMPLIANCE
OF OTHER SURROUNDING TENANTS

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)

135.7 - ROOF SIGNS
135.8 - SIGN AREA

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.

22-009
Zoning Application #

BZA-23-08
BZA Appeal #

Tom Branham
(Owner/Applicant Signature)

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

appeared Tom Branham 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 28 day of February 2023



Mary Miller
(Notary Public signature)

My Commission Expires
Nov 15, 2027

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>3-1-23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>3/13/23</u>	<u>AM</u>		Paid Date: <u>3-2-23</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>C-card</u>
				Amount \$ <u>50.00</u>

BZA CASE NO. 23-08

Date of Review: 3/10/23

Address of Project: 1303 Log Pond Rd

Current Zoning: GB

Project Description: Building Sign/Roof 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

08-16 135 135.7

Requirement: In the General Business District (GB), roof signs must be approved by the board.

Proposal: The applicant proposes to erect building sign on a parapet wall

Conclusion: The proposal requires board approval

08-16 135 135.8

Requirement: In the General Business District (GB), building signs are limited to having a sign face area of 60 sq. ft.

Proposal: The applicant proposes to erect building sign on a parapet wall with a sign face area of 100 sq. ft.

Conclusion: The proposal does not meet the requirement of the code.



FULL SERVICE

SELF SERVICE

LARGE CAPACITY

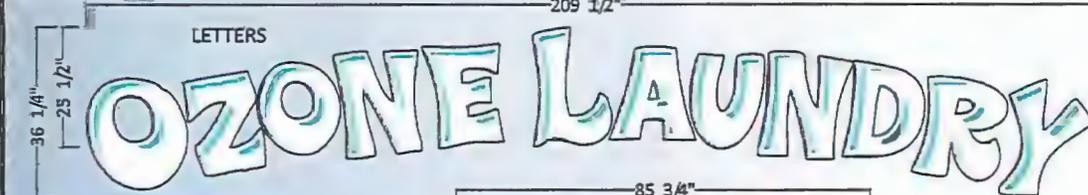


Big Kahuna Ozone Laundry

Underwriters Laboratories Inc. LISTED E71326

Channel Letters

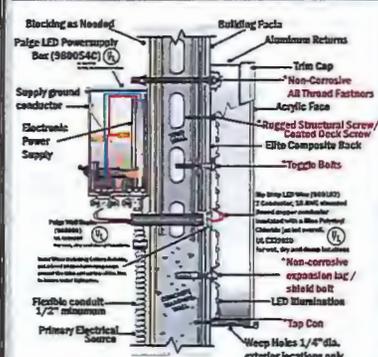
Qty: 1 ea.



Scale:
1/2" = 1' 0"

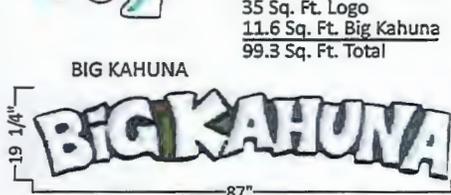
LED CHANNEL LETTER INSTALLATION INSTRUCTIONS

LED Remote Flush Channel Letters --



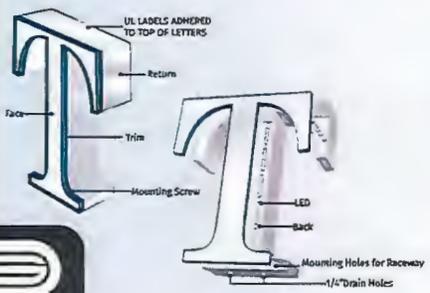
Notes: When installing Letters Outside, put a bead of non-hardening caulk around the penetrations and on top edge of Economy to insure water tightness.

* MOUNTING HARTING: (Use Appropriate Method Following Wall Inspection)
 * Toggle bolts w/ hollow core-plywood backing
 * Rugged Structural Screw/ Toggle Bolt/ Screw w/ plywood backing
 * Expansion lag bolts & shields w/ solid concrete
 * Tap-cas w/ solid concrete or masonry wall
 * Tie-rod - all thread fasteners w/ wood blocking



52.7 Sq. Ft. Letters
 35 Sq. Ft. Logo
 11.6 Sq. Ft. Big Kahuna
 99.3 Sq. Ft. Total

NOTES: Logo is a Placeholder Graphic. Actual Vector Art (or Higher Resolution Art) Will be Necessary Prior to Production. Final Shape of Channel Letters/Logos will Vary Slightly.



ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.00

ELECTRICAL REQUIREMENTS:
 0.0000 Amp CIRCUIT @ 120V

Underwriters Laboratory

Upon request, this sign is available to be fabricated and installed in accordance with the National Electrical Code (NEC) and other applicable codes. This includes proper structural and electrical installation. The fabricated sign must be installed in accordance with applicable codes. The sign must be installed in accordance with applicable codes. The sign must be installed in accordance with applicable codes.

Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN
 COMPLIES TO UL 48

NOTE

STRUCTURE HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Branham Sign

COMPANY - INCORPORATED

Front-Lit, Plex-Face Channel Letters w/LED, Flush Mounted

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

Internally illuminated channel letters built to UL specifications
 Quantity: One (1)
 Overall Height: Letters: 35 3/4"; Logo: 58 3/4"; BK: 19 1/4"
 Overall Length: Letters: 209 1/2"; Logo: 85 3/4"; BK: 87"
 Total Square feet: Letters: 52.7; Logo: 35; BK: 11.6; Total: 99.3 Sq. Ft.
 Face Color: White Acrylic
 Face Thickness: 3/16"
 Decoration: 3M IJ3630 Digital Print w/3M 3660M Matte Laminate
 Return Depth: 5"
 Return Thickness: .063
 Return Color: Black
 Interior Color: White
 Trim Color: Black
 Trim Size: 1"
 Backer: ECB
 Illumination: LED (WHITE) Principal QWIK MOD 2 TW
 Raceway: n/a
 Secondary Power Out Location: -
 Primary Electrical Requirements:
 120 volt dedicated 20 amp. circuit (Provided/ Permitted by Others) To Be Placed Within FIVE (5) Feet of Center of Sign
 Timer or photo-cell (installed by others)
 Cut off switch on driver box

OTHER COMPONENTS/SPECIAL CONSTRUCTION CONSIDERATIONS

NOTES:
 Flush Mounted Letters (Digital Print Behind Letters, Materials TBD)

Approval:

Approved	Date
----------	------

127 Cypress Street SW
 Reynoldsburg, OH 43068
 O: 740.964.9550
 F: 740.964.9558
 www.branhamsign.com

Job Path G:\Jobs\Sales\MYM\Big Kahuna Laundry\Channel Letters Print1, Pg1

Order #:	000000	Proj. Location:	1303 Log Pond Dr., Newark, OH 43055
Date:	08.01.23	Designer:	jgreenlee@branhamsign.com
Page Rev:	001	Sales Rep:	tbranham@branhamsign.com



The designs, concepts, drawing and specifications provided are the exclusive property of Branham Sign Company Inc. and may not be reproduced in any way, shape or fashion without the express written permission of Branham Sign Company Inc.

Big Kahuna Ozone Laundry

UL Underwriters Laboratory Inc. E71326 LISTED

Channel Letters

NOTE
STRUCTURE HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 OBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 OBC.

Branham Sign
COMPANY - INCORPORATED

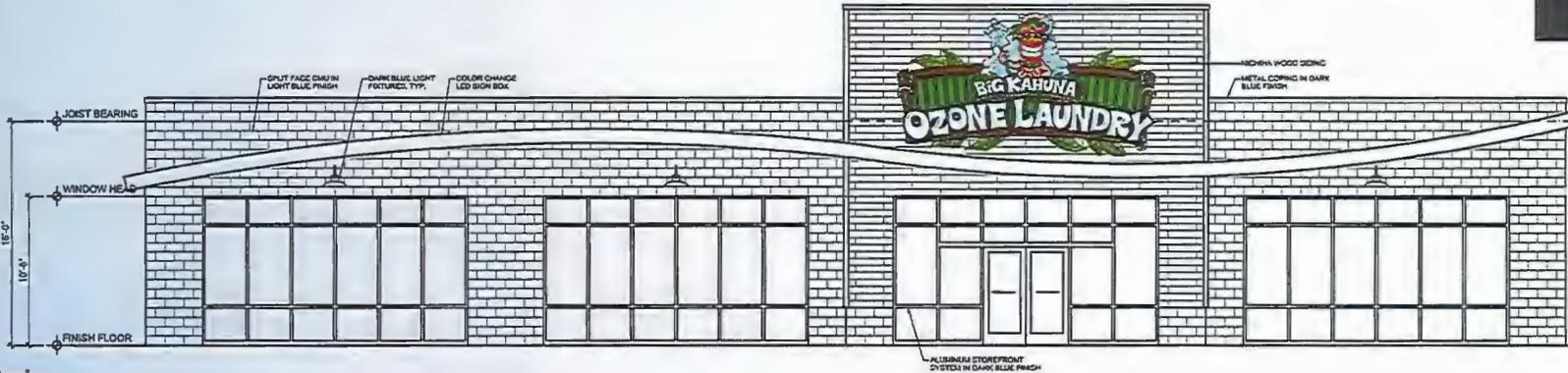
Qty: 1 ea.



Scale:
1/2" = 1' 0"



UL Underwriters Laboratory
UL logo
ELECTRIC SIGN COMPLIES TO UL 48
THE ARTICLE IS REFERRED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE, WHICH INCLUDES ELECTRICAL CODES, THIS INCLUDING PROPER INSTALLATION AND WIRING OF ELECTRICAL SYSTEMS.



Scale:
1/8" = 1' 0"

ELECTRICAL REQUIREMENT:
ONE 20 AMP CIRCUIT @ 120V



UL Underwriters Laboratory Inc. LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

THE ARTICLE IS REFERRED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE, WHICH INCLUDES ELECTRICAL CODES, THIS INCLUDING PROPER INSTALLATION AND WIRING OF ELECTRICAL SYSTEMS.

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.00

Approval:

Approved _____ Date _____

127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558
www.branhamsign.com

Job Path G:\Jobs\Sales\MYM\Big Kahuna Laundry\Channel Letters Print1, Pg2

Order #: 000000 Proj. Location: 1303 Log Pond Dr., Newark, OH 43055
Date: 03.01.23 Designer: jgreenlee@branhamsign.com
Page Rev: 001 Sales Rep: tbranham@branhamsign.com

PROJECT



The designs, concepts, drawing and specifications provided are the exclusive property of Branham Sign Company Inc. and may not be reproduced in any way, shape or fashion without the express written permission of Branham Sign Company Inc.

OnTrac Property Map



y 28, 2023
 Street Number Only
 Owner Name & Acres
 Parcel Number

W
 N
 E
 S
 Centerline Labels

Interstate/US/State Route
 County Road
 Driveway

0 94 Feet
 Township Road
 Other road Type
 0.02 Miles

Interstates
 Municipal Corporations
 Tax Districts

Licking County Auditor GIS

LICKING COUNTY T



CITY OF NEWARK
ENGINEERING & ZONING

Zoning Application #

BZA-23-09
BZA Appeal #

c/o Engineering Department

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

BOARD OF ZONING APPEALS APPLICATION

Owner

Name: <u>Bummaris - TIM Malherbe Painting and Remodeling, LLC</u>	Telephone: <u>740-453-0669</u>
Address: <u>400 W. Main St. Newark OH</u>	E-mail: <u>N/A</u>

Applicant

Name: <u>Adam Kessler</u>	Telephone: <u>740-453-0668</u>
Address: <u>2069 National Rd. Zanesville OH</u>	E-mail: <u>April@KesslerGianco.com</u>

Lessee

Name: <u>Bummaris</u>	Telephone: <u>N/A</u>
Address: <u>400 W. Main St. Newark OH</u>	E-mail: <u>N/A</u>

Parcel

Address of Parcel: (Number & Street, City, State, Zip) <u>400 W. Main St. Newark OH</u>	Auditor's Parcel #: <u>054-233502-00.000</u>
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>W Main St.</u> and <u>_____</u>	
Subdivision Name: <u>MA</u>	Lot Number: <u>_____</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>LC</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): <u>Food/Restaurant</u>
Notes: (Optional) <u>Owner Address: 12878 Sand Hollow Rd. Newark, OH 43056</u>	

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:
We are asking to install more than (1) freestanding sign. We also need to have the setback requirement reduced

Zoning Application #

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Appeal Continued

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

The zoning code allows for (1) freestanding sign and a 20' setback. We are asking for an additional freestanding sign with a reduced setback of 3' from property line

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

The current existing sign there is more of a small post/sign type sign. We need a higher road sign to locate the business. The proposed road sign would require a 3' setback from the property line to be placed in the customers parking lot.

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)

1294.07 A(2)B (1) Freestanding Sign per lot. / 1294.08E(3)A

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-23-09
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Adam Kessler
(Owner/Applicant Signature)

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

appeared Adam Kessler who, by me being duly sworn, says that he is the

Applicant (Applicant's name) 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 21st day of February
APRIL KOENIG
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 12-22-2023
April Koenig
(Notary Public signature)



DO NOT WRITE BELOW THIS LINE FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>3/1/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>3/13/23</u>	<u>JKM</u>		Paid Date: <u>3/3/23</u>
<input type="checkbox"/> Hold		Reason:		<input checked="" type="checkbox"/> Cash (circle one) Check # <u>55446</u> Amount \$ <u>50.00</u>

BZA CASE NO. 23-09

Date of Review: 3/10/23

Address of Project: 400 W Main St

Current Zoning: LC

Project Description: Free Standing 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

08-16 135 135.7A2b

Requirement: A lot is required to have one freestanding sign

Proposal: The applicant proposes a second freestanding sign

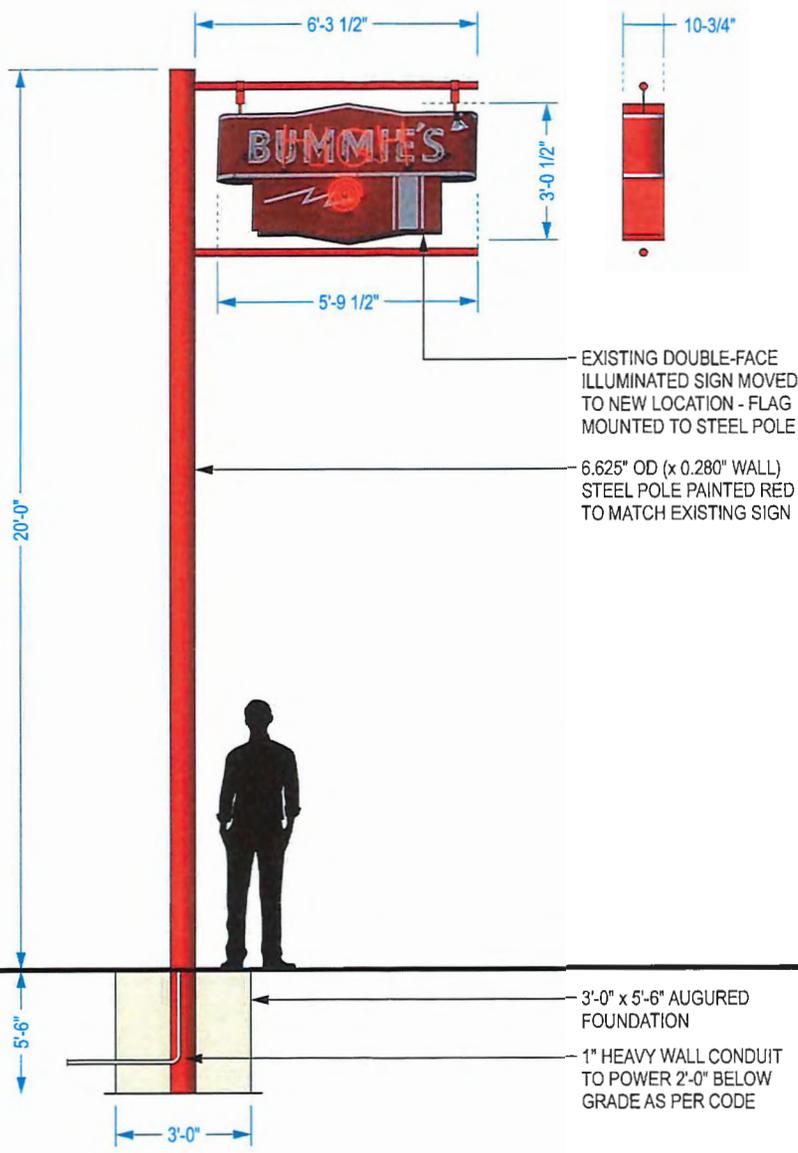
Conclusion: The proposal does not meet the requirement of the code.

08-16 135 135.8C3

Requirement: In the Limited Commercial District (LC), freestanding signs are required to be setback 20 ft. from the property line

Proposal: The applicant proposes to erect freestanding sign with a setback of 3 ft.

Conclusion: The proposal does not meet the requirement of the code.



RELOCATE EXISTING DOUBLE-FACE SIGN TO FLAG MOUNTED ON STEEL POLE

SCALE: 3/8" = 1'

CLIENT | Bummies
 LOCATION | Newark, OH
 SAVED AS |
 Bummies_Relocation_March_2023
 DATE | March 1, 2023
 REVISIONS |
 SALESMAN | Adam Kessler
 DESIGNER | Jay Melton
 SALESMAN INITIAL OF APPROVAL |
 X _____

GLOSS SATIN
 SEMI-GLOSS FLAT

CIRCUITS | 1
 VOLTAGE | 120V



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 P.O. BOX 0785
 ZANESVILLE, OHIO 43701-0785
 740-453-0668 | 1-800-486-1876

THE KESSLER DESIGN GROUP



RELOCATE EXISTING DOUBLE-FACE SIGN
TO FLAG MOUNTED ON STEEL POLE

SCALE: 3/8" = 1'

CLIENT | Bummiess

LOCATION | Newark, OH

SAVED AS |

Bummiess_Relocation_March_2023

DATE | March 1, 2023

REVISIONS |

SALESMAN | Adam Kessler

DESIGNER | Jay Melton

SALESMAN (INITIAL OF APPROVAL) |

X

GLOSS SATIN
 SEMI-GLOSS FLAT

CIRCUITS | 1

VOLTAGE | 120V



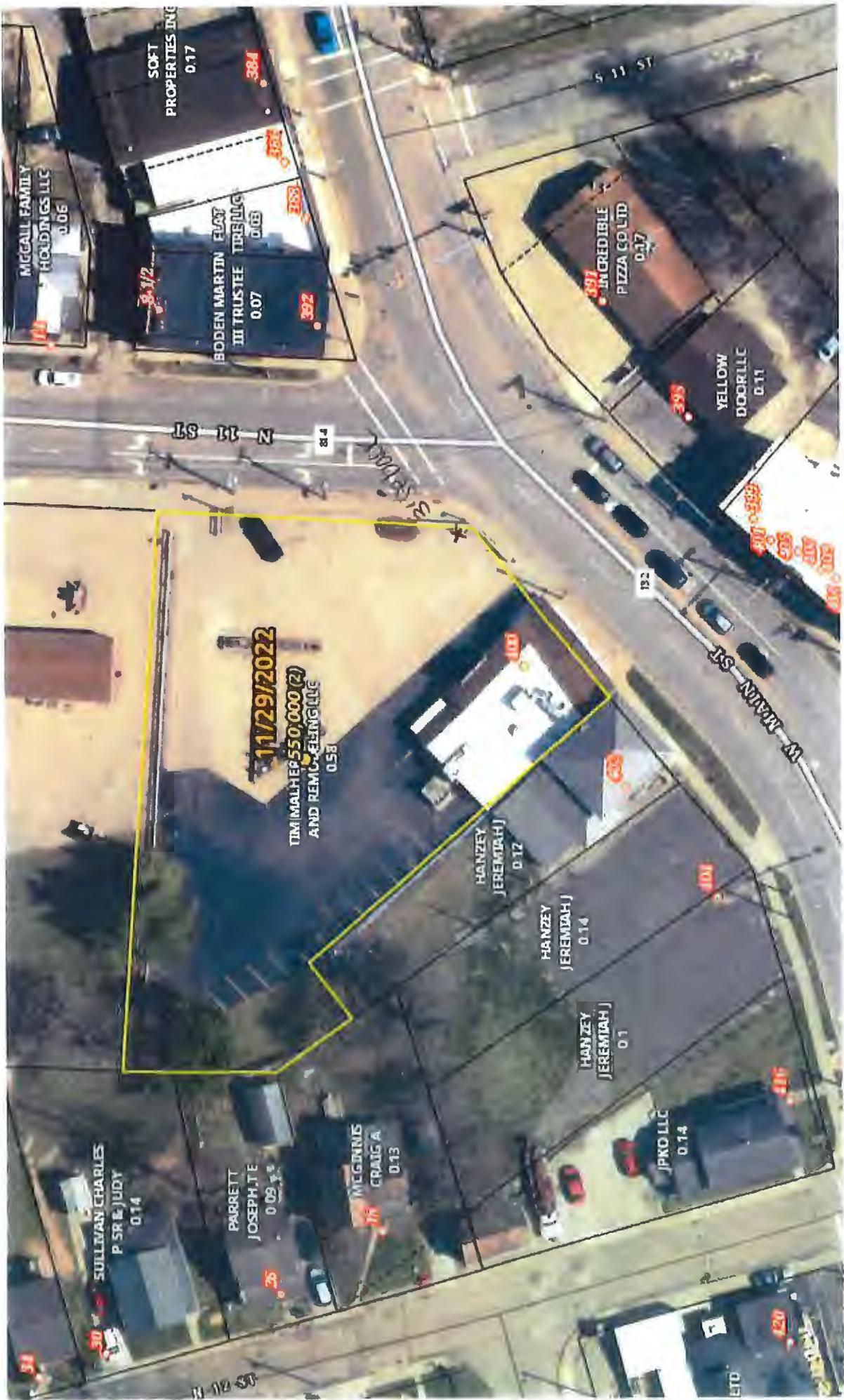
1

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740-453-0668 | 1-800-686-1870





MCGALL FAMILY HOLDINGS LLC 0.06

SOFT PROPERTIES INC 0.17

BODEN MARTIN ELLIOT III TRUSTEE TRENING 0.07

11/29/2022
TIM MALHEO 550,000 (2)
AND REMI-KELING LLC
0.58

HANZEY JEREMIAH J 0.12

HANZEY JEREMIAH J 0.14

HANZEY JEREMIAH J 0.1

JPKO LLC 0.14

MCGINNIS CRAIG A 0.13

PARRETT JOSEPH, TE 0.09

SULLIVAN CHARLES P SR & JUDY 0.14

INCREDIBLE PIZZA CO LTD 0.17

YELLOW DOOR LLC 0.11

N 11 ST

S 11 ST

MAIN ST