

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: Melisa Bay

Telephone: 740 877-7899

Address: 401 Franklin Ave Heath

E-mail: Baymelisa@yahoo.com

**Applicant**

Name: Melisa Bay

Telephone:

Address:

E-mail:

**Lessee**

Name:

Telephone:

Address:

E-mail:

**Parcel**

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

401 Franklin Ave Heath, Ohio

Auditor's Parcel #:

054-210108-00-001

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

Subdivision Name:

Lot Number:

N/A

Zoning Classification:

If filling out electronically, click box to display dropdown

RL

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 Heath) (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 Chuker 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 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: Rcvd. Date: <u>5/3/22</u> Paid Date: <u>5/3/22</u> Check <u>Cash</u> (circle one) Check # <u>5000</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		



# 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:

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**

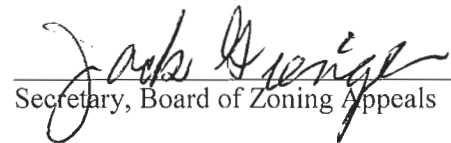
STATE OF OHIO, LICKING COUNTY, SS:

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 17<sup>th</sup> day of  
November 2022.



Chairman, Board of Zoning Appeals

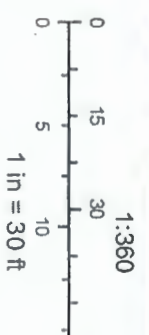


Secretary, Board of Zoning Appeals

Cc:



401 Franklin Ave





**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-23-06  
BZA Appeal #

c/o Engineering Department

**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:

If filling out electronically, click box to display dropdown

RH

Proposed Use:

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.



Zoning Application #

BZA-23-06  
BZA Appeal #

Timothy W. Raux, Sr.  
(Owner/Applicant Signature)

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

appeared Timothy W. Raux, 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

[Signature]  
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

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

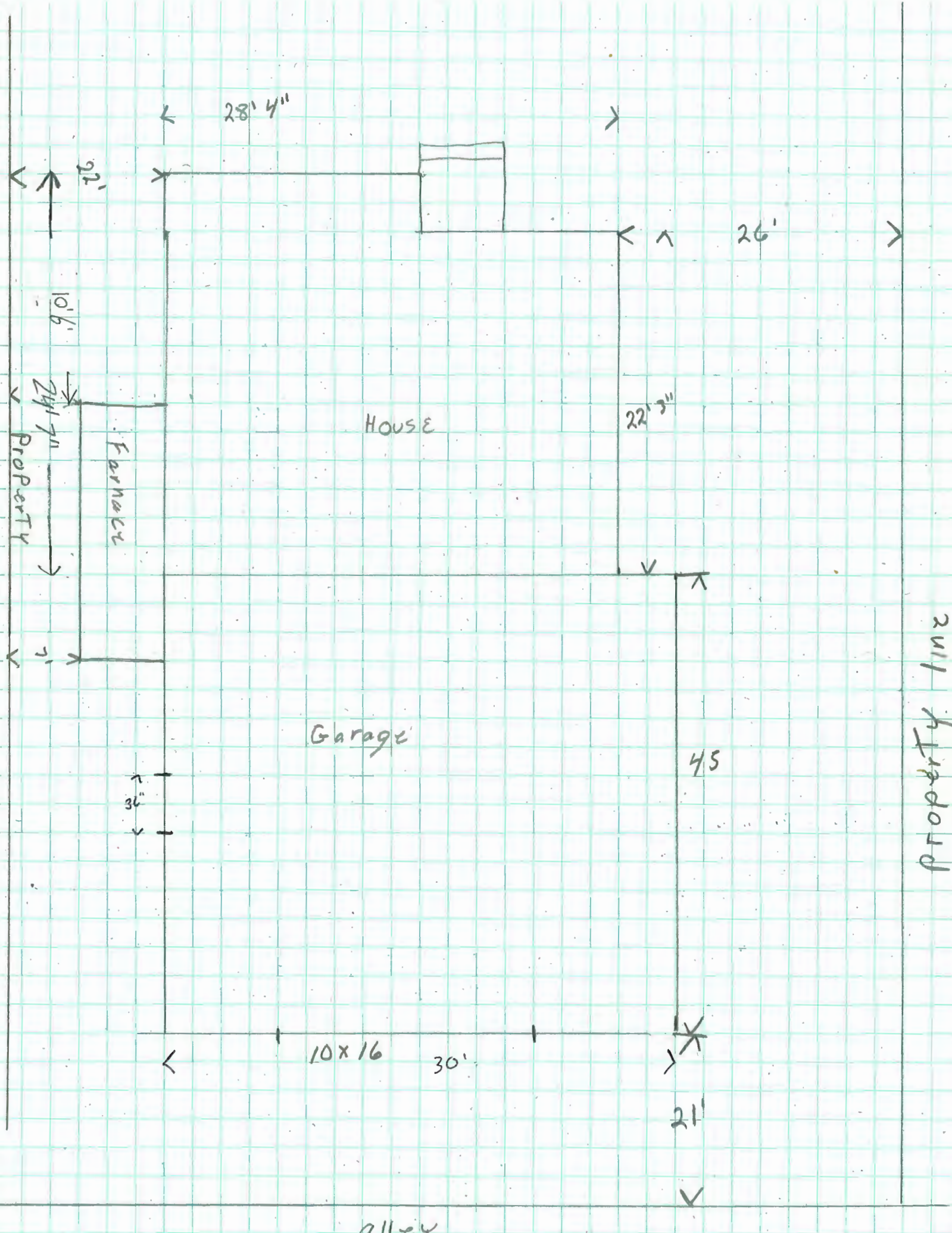
**BZA CASE NO. 23-06**

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

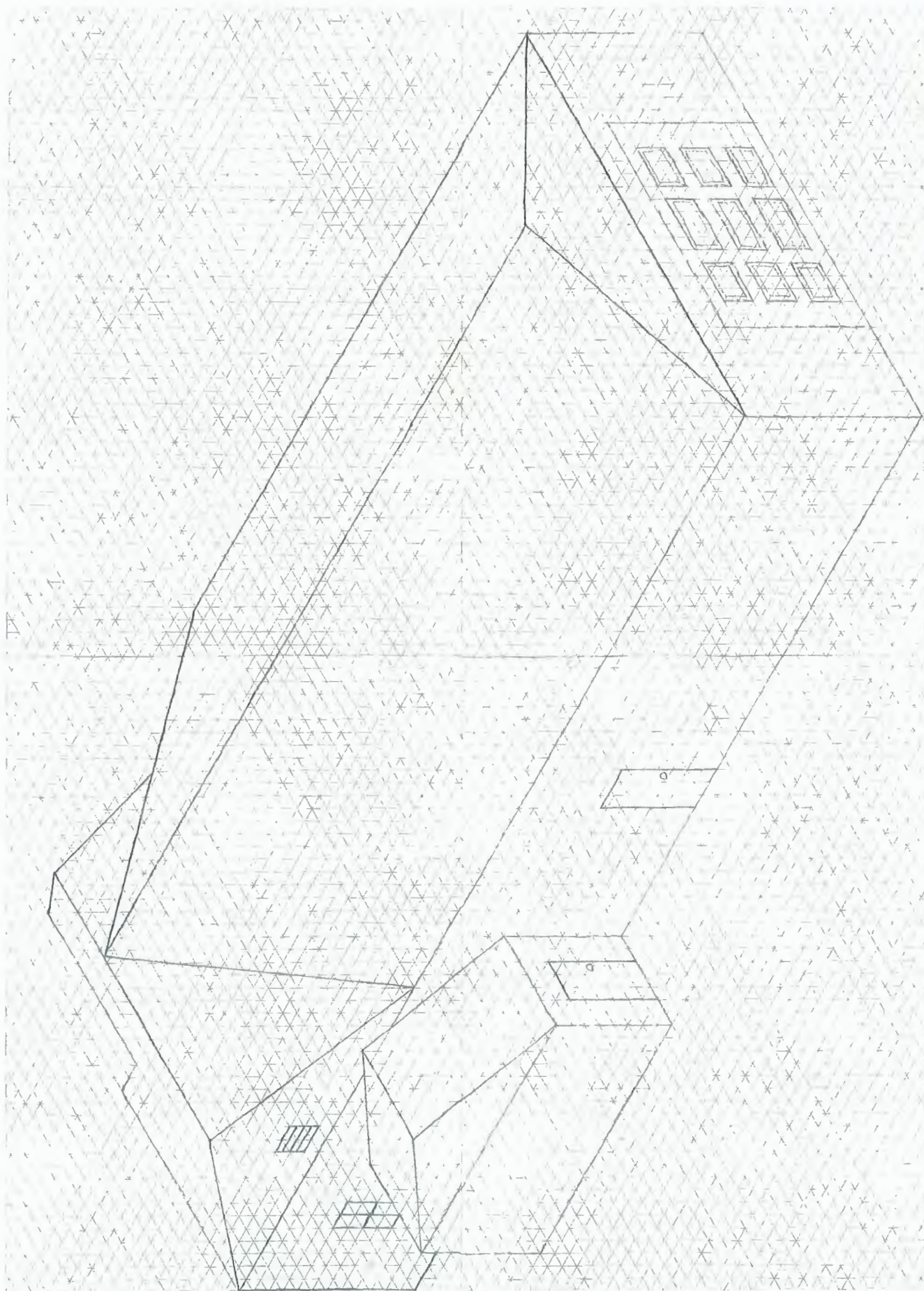
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**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16        16        16.8**Requirement:** In the Residential High Density District (RH), the rear setback is 30 ft.**Proposal:**        The applicant proposes to erect a garage addition that will have a rear setback of 21 ft.**Conclusion:**      The proposal does not meet the requirement of the code.





480 N. Cedar St.



1 Sq = 1 ft. Horse Pith 8/12 Garage Pith 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.

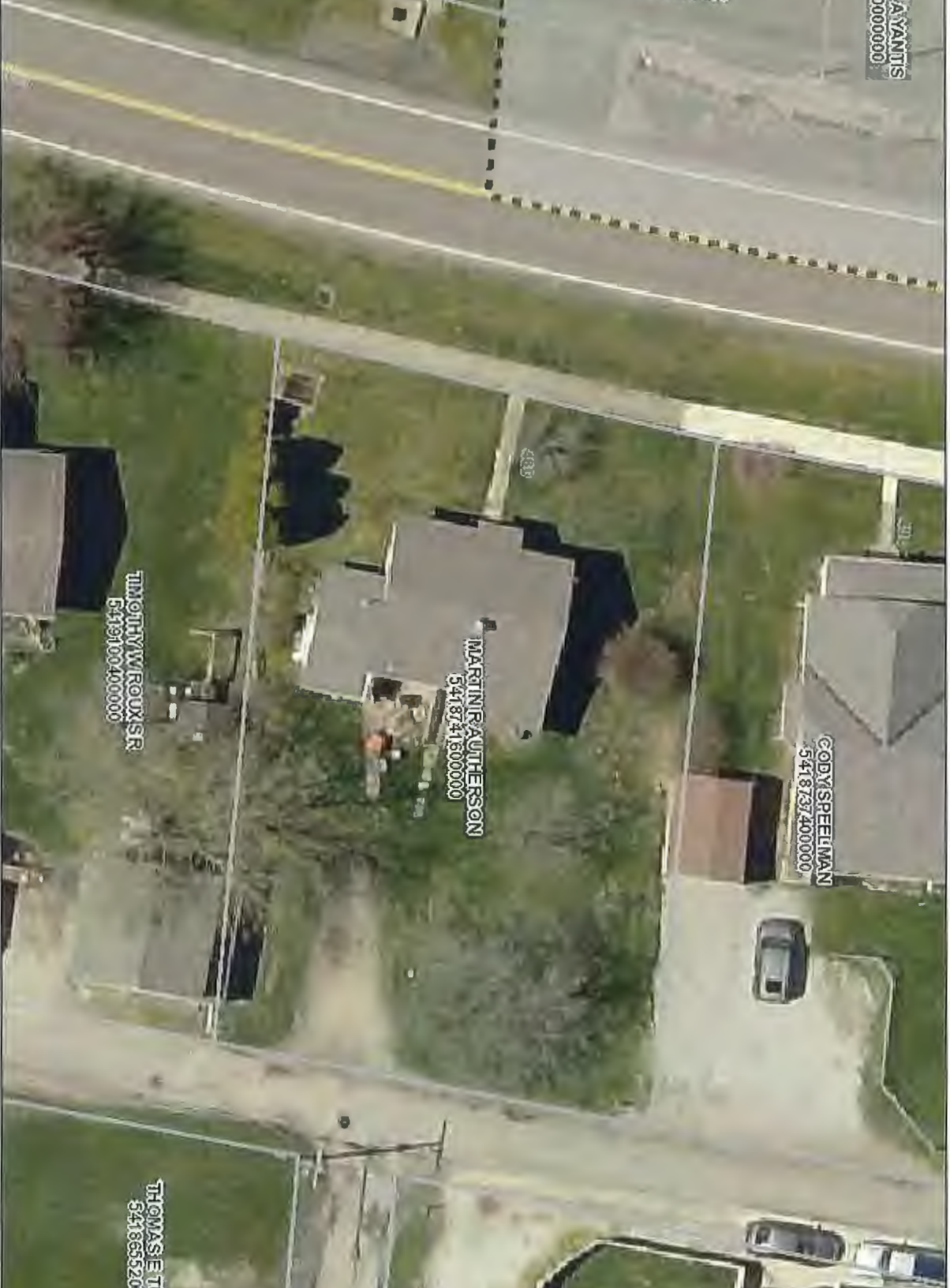
The current condition of the structure has been an eyesore in the community for nearly twenty years. The addition of this structure will be the first of many to give an updated look to the great up and coming City of Newark. I enjoy working on projects in my garage and enjoy teaching friends in the community 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.



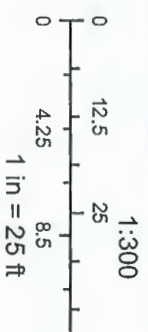
A YANTIS  
5418741600000

CODY SREELMAN  
5418737400000

MARTIN RAUTHERSON  
5418741600000

TIMOTHY ROUX SR  
5418100400000

THOMAS E 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: <u>SKIPPER-WESTPALE PROPERTIES, LLC</u>	Telephone:
Address: <u>7794 KING'S COLLEGE AVE, APT. 453</u> <u>GERMANTOWN, TN, 38138</u>	E-mail:
Applicant	
Name: <u>BRANHAM SIGN COMPANY, INC.</u>	Telephone: <u>740-964-9550</u>
Address: <u>127 Cypress St. SW, REYNOLDSBURG, OH, 43068</u>	E-mail: <u>tbranham@branham-sign.com</u>
Lessee	
Name: <u>BIG KAHUNA OZONE LAUNDRY</u>	Telephone:
Address: <u>1303 LOG POND DR., NEWARK, OH, 43055</u>	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) <u>1303 LOG POND DR., NEWARK, OH, 43055</u>	Auditor's Parcel #: <u>054-269904-00.100</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>LOG POND DR.</u> and <u>BAVER BLVD.</u>	
Subdivision Name:	Lot Number:
Zoning Classification: <u>GENERAL BUSINESS</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <u>GENERAL BUSINESS</u> <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Notes: (Optional)	

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

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  
155.8 - 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)

155.7 - ROOF SIGNS  
155.8 - 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 Brankham  
(Owner/Applicant Signature)

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

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



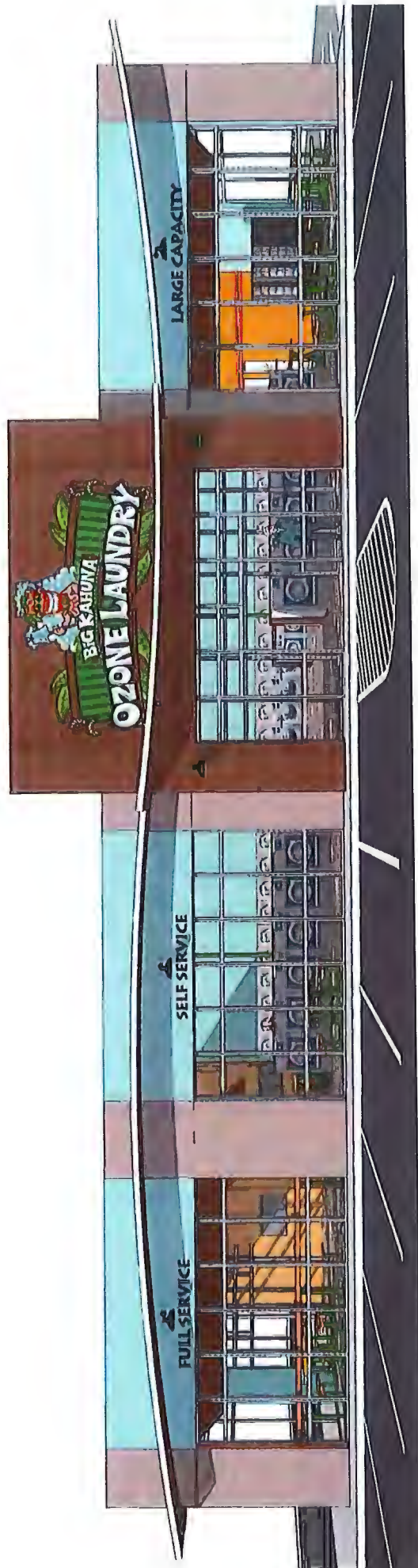
**BZA CASE NO. 23-08**

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

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**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 approval08-16        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.

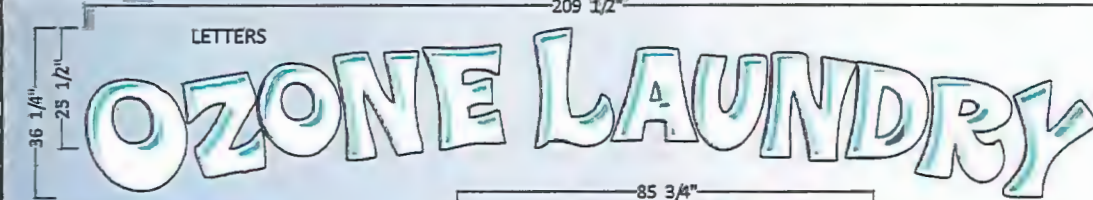


# Big Kahuna Ozone Laundry

Underwriters Laboratories Inc. E71326 LISTED

## Channel Letters

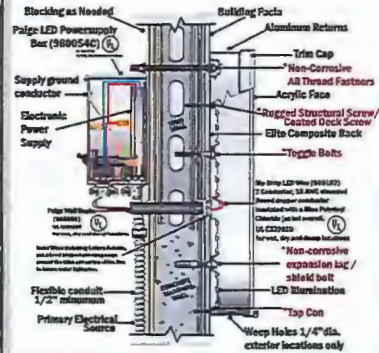
Qty: 1 ea.



Scale:  
1/2" = 1' 0"

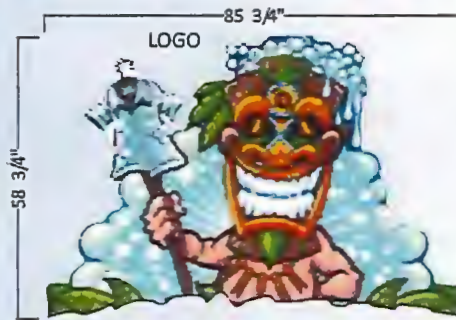
### LED CHANNEL LETTER INSTALLATION INSTRUCTIONS

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 HATCHES: (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
- \* Top-caps w/ solid concrete or masonry wall
- \* Three-bolt - all thread fasteners w/ wood blocking

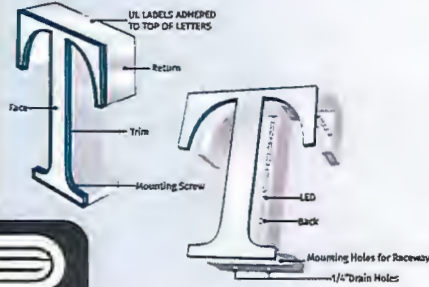


BIG KAHUNA



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.



Scale:  
1/2" = 1' 0"

### 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 1/4"; 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 Laminat  
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

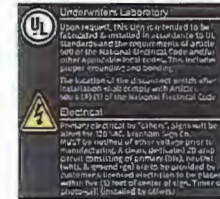
### OTHER COMPONENTS/SPECIAL CONSTRUCTION CONSIDERATIONS

NOTES:

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

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.00

ELECTRICAL REQUIREMENTS:  
0.0020 Amp CIRCUIT @ 120V



Underwriters Laboratories Inc. LISTED  
ELECTRIC SIGN  
COMPLIES TO UL 48  
THIS ARTICLE IS INTENDED TO BE REVIEWED BY THE AUTHORITY TO BE ACCREDITED TO THE NATIONAL ELECTRICAL CODE. ANY OTHER APPLICABLE LOCAL CODES, THIS INCLUDES PHOTO COPIES AND REVISIONS OF THE SIGN.

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

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.

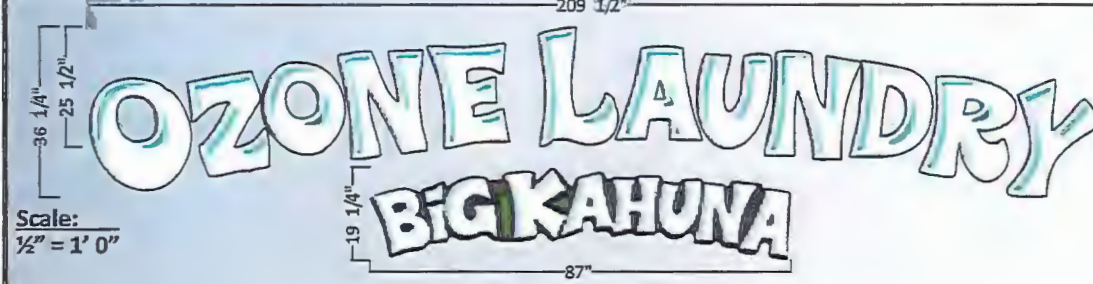


Big Kahuna Ozone Laundry

UL Laboratories Inc. E71326

# Channel Letters

Qty: 1 ea.

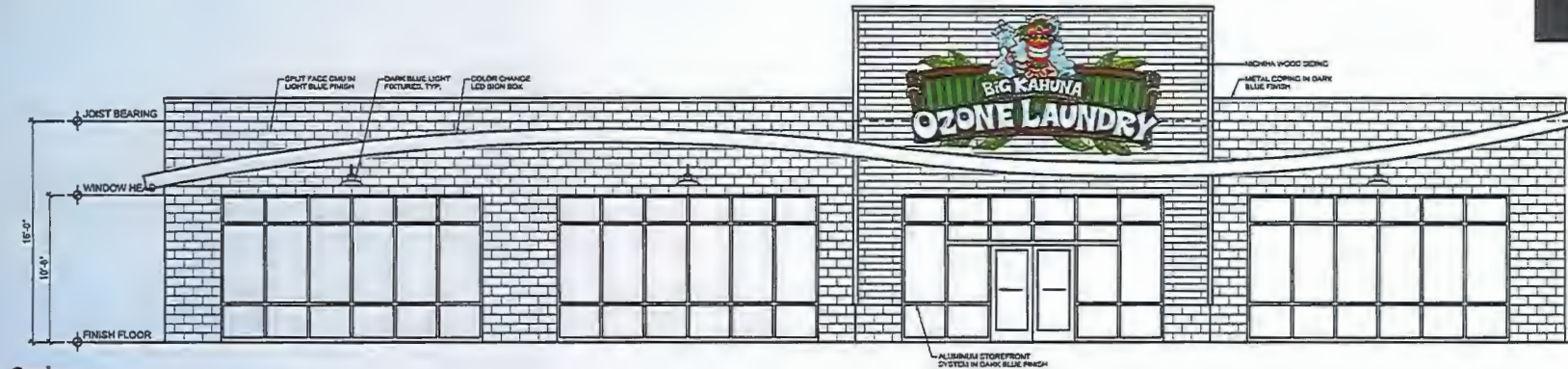
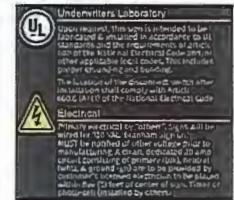


Scale:  
1/2" = 1' 0"

## 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



Scale:  
1/8" = 1' 0"

ELECTRICAL REQUIREMENTS:  
ONE 20 AMP CIRCUIT @ 120V



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.

UL Laboratories Inc.  
ELECTRIC SIGN  
COMPLIES TO UL 48

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.00



# OnTrac Property Map



Y 28, 2023

W

N

E

S

Centerline Labels

Street Number Only

Owner Name & Acres

Parcel Number

Interstate/US/State Route

County Road

0 94 Feet

0.02 Miles

Other road type

Driveway

Interstates

Municipal Corporations

Tax Districts

Licking County Auditor GIS



**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-23-09**  
BZA Appeal #

c/o Engineering Department

**BOARD OF ZONING APPEALS APPLICATION**

**Owner**

Name: <b>Bummaris - TIM Malherbe Painting and Remodeling, LLC</b>	Telephone: <b>740-453-0668</b>
Address: <b>400 W. Main St. Newark OH</b>	E-mail: <b>N/A</b>

**Applicant**

Name: <b>Adam Kessler</b>	Telephone: <b>740-453-0668</b>
Address: <b>2069 National Rd. Zanesville OH</b>	E-mail: <b>adam@kesslerkianco.com</b>

**Lessee**

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

**Parcel**

Address of Parcel: (Number & Street, City, State, Zip) <b>400 W. Main St. Newark OH</b>	Auditor's Parcel #: <b>054-233502-00.000</b>
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: <b>W Main St.</b> and <b>_____</b>	
Subdivision Name: <b>N/A</b>	Lot Number: <b>_____</b>
Zoning Classification: If filling out electronically, click box to display dropdown <b>LC</b>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): <b>Food/Restaurant</b>
Notes: (Optional) Owner Address: <b>12878 Sand Hollow Rd. Newark, OH 43056</b>	

**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 #

BZA-23-09  
BZA Appeal #

### 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. / 1294.08 E(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  
BZA Appeal #

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

**BZA CASE NO. 23-09**

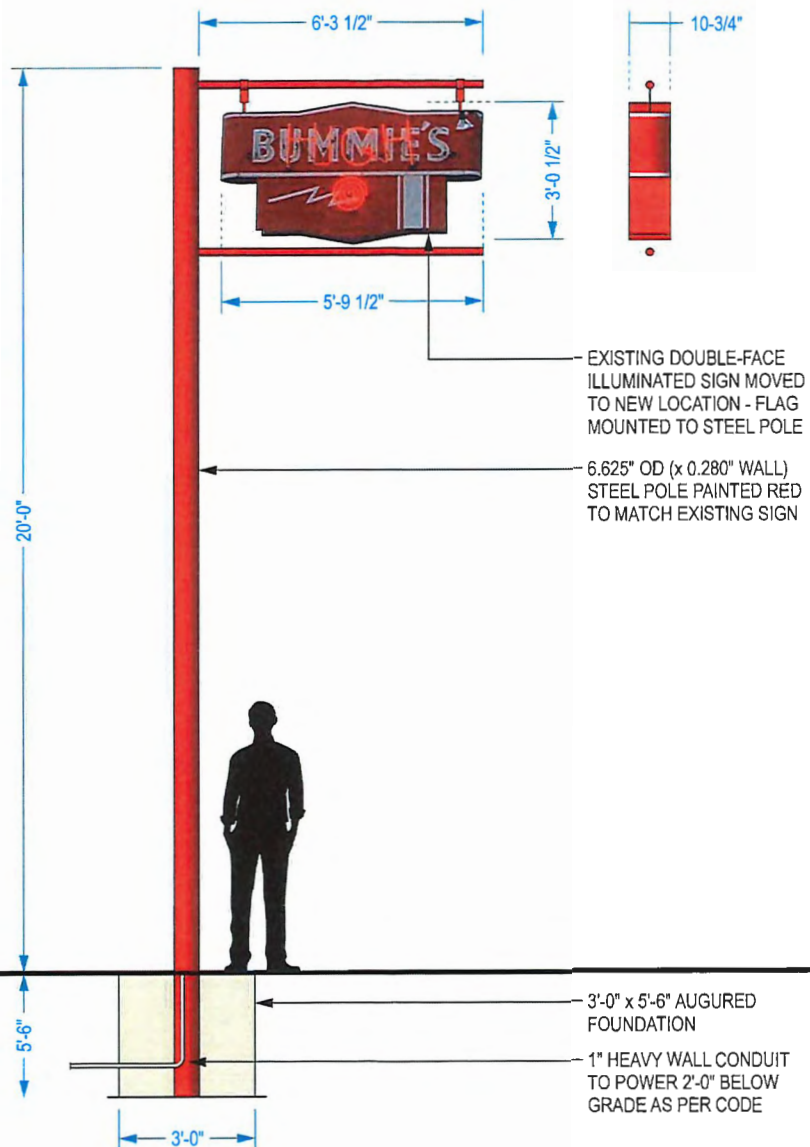
Date of Review: 3/10/23

**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

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**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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2849 NATIONAL ROAD  
P.O. BOX 6785  
ZANESVILLE, OHIO 43701-0785  
740-453-0668 | 1-800-486-1870

THE  
KESSLER  
DESIGN  
GROUP



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

SCALE: 3/8" = 1'

CLIENT | Bumies

LOCATION | Newark, OH

SAVED AS |

Bumies\_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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