

BOARD OF ZONING APPEALS MEETING
THURSDAY, APRIL 27, 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**
4. **NEW BUSINESS**

APPLICATION BZA-23-12

Applicant: Trey Read
Owner: Local Properties Group LLC
Location: 466 Henderson Ave
Project: Single Family Dwelling
Reference: 16.8

APPLICATION BZA-23-13

Applicant: A4 Ragtime Band Newark I LLC
Owner: A4 Ragtime Band Newark I LLC
Location: 325 W Main St
Project: Signs
Reference: 135.8

APPLICATION BZA-23-14

Applicant: Branham Sign Company
Owner: Skipper Westfall Properties LLC
Location: 1303 Log Pond Dr
Project: Building Signs
Reference: 135.7

APPLICATION BZA-23-15

Applicant: Mary Whitt
Owner: Mary Whitt
Location: 18 W Harrison St
Project: Fence
Reference: 88.1

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, MAY 25, 2023, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MAY 1, 2023, 4:30PM.

5. **ADJOURNMENT**



Ref # Z-2023-0050 BZA-23-12
Zoning Application # 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: LOCAL PROPERTIES GROUP LLC Telephone: 740 644 7210

Address: 12686 DODDS RD NEWARK OH E-mail:

Applicant

Name: TREY READ Telephone: 740 644 7210

Address: 12686 DODDS RD NEWARK OH 43056 E-mail: treyread@gmail.com

Lessee

Name: Telephone:

Address: E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) Auditor's Parcel #: 466 HENDERSON^{NW} NEWARK OH 43055 054-210720-00.000

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

Subdivision Name: Lot Number: 2237

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): SFH - NEW CONSTRUCTION

Notes: (Optional) BUILDING NEW SFH. LOT IS CRAMPED ON WEST DUE TO EXISTING HOMES.

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:

SINGLE FAMILY HOME - NEW CONSTRUCTION

Flood: X

Appeal Continued

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

SIDE (YARD) SET BACK (EAST) FROM 6' TO 4'

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

DUE TO LOCATION OF EXISTING HOUSES TO HAVE ROOM FOR DRIVEWAY

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) ARTICLE 16, SECTION 16.8 SETBACKS

Required Documents

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

- A. Original Application
- B. List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. **Number the parcel list. This will correspond with the Tax Map in C below.**
- C. Tax Map from the County Engineer indicating boundaries of this property in question and properties described in B above. **Number each parcel on the map to match its corresponding name, location and mailing address in list B above.**
- D. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions.
- E. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.
- F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
- G. Application Fee of \$25.00 for Off-Premise Variable Message Sign
- H. Additional documentation at the discretion of the applicant for support of the Appeal

Upon receipt of this application and the required documents listed above, you will be notified of the date and time of the hearing at which time you or a representative must appear.

BZA-23-12

Zoning Application #

BZA Appeal #

Troy R. Read
Troy R. Read

(Owner/Applicant Signature)

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

appeared Troy R. Read 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 March 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				Rcvd. Date: <u>3/27/23</u> Paid Date: <u>3/27/23</u> Check Cash (circle one) Check # <u>Credit Card</u> Amount \$ <u>50.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>4/14/23</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

BZA CASE NO. 23-12

Date of Review: 4/13/23

Address of Project: 466 Henderson Ave

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 Single Family Residence High Density District (RH) the required side yard setback is 6 ft.

Proposal: The applicant proposes to build a single-family dwelling with an East side yard setback of 4 ft.

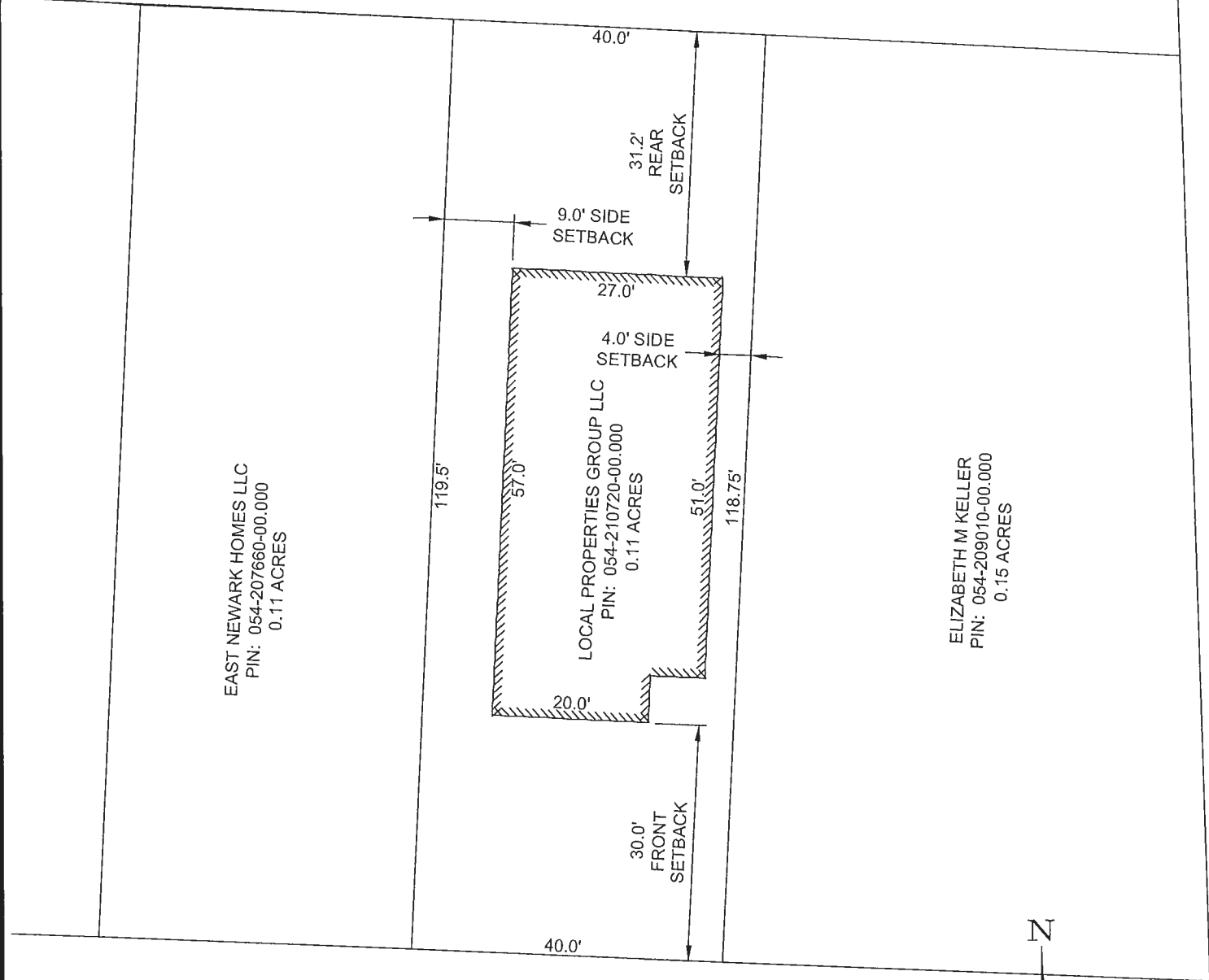
Conclusion: The proposal does not meet the requirement of the code.

LAUREN E BALO
PIN: 054-206166-00.000
0.14 ACRES

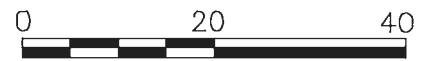
EAST NEWARK HOMES LLC
PIN: 054-207660-00.000
0.11 ACRES

LOCAL PROPERTIES GROUP LLC
PIN: 054-210720-00.000
0.11 ACRES

ELIZABETH M KELLER
PIN: 054-209010-00.000
0.15 ACRES



HENDERSON AVENUE (40' R/W)



SCALE 1" = 20'



Makeever & Associates Inc.
P.O. BOX 325, 1810 East Mansfield St., Bucyrus, Ohio 44820

ENGINEERS * SURVEYORS
Phone - (419) 562-7757
Fax - (419) 562-4717

KYLE MAPEL - 466 HENDERSON AVENUE
ZONING APPLICATION SITE PLAN

PLAT NO.
1/1



Zoning Application #

BZA-23-13
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: A4 Ragtime Band Newark I, LLC dba Newark Station	Telephone: 740-348-9350
Address: 325 W Main Street Newark Ohio 43055	E-mail: todd@newark-station.com
Applicant	
Name: A4 Ragtime Band Newark I, LLC dba Newark Station	Telephone: 740-348-9350
Address: 325 W Main Street Newark Ohio 43055 <i>Todd Alexander</i>	E-mail: todd@newark-station.com
Lessee	
Name:	Telephone:
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) 325 W Main Street Newark Ohio 43055	Auditor's Parcel #: 054-217764-00.000
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: 11 Street and Raccoon Creek	
Subdivision Name:	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown Downtown Commercial	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Mixed Use
Notes: (Optional)	

Appeal
The 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 type="checkbox"/>
In accordance with the plans filed herewith, describe the building or use: <i>Sign Face area increase for Building sign(s) and Free Standing sign(s)</i>

Appeal Continued

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

exceeds permitted square footage for sign face area

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

Has there been any previous application or appeal on these premises? 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)

135.8C1 - Free standing 135.8B1c - building sign

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.*
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- 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-23-13
BZA Appeal #

(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'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 _____ day of _____.

(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>3/29/23</u> Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>4/14/23</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

BZA CASE NO. 23-13

Date of Review: 4/13/23

Address of Project: 325 W Main St

Current Zoning: DC

Project Description: Building Sign/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

08-16 135 135.8

Requirement: In the Downtown Commercial District (DC), building signs are limited to having a sign face area of 32 sq. ft. and freestanding signs are limited to have a sign face area of 16 sq. ft.

Proposal: The applicant has put together a large sign package that exceeds the requirements of the code. Copies are available in the Engineer's office at 40 W Main St. Newark Ohio.

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

- A Existing Pylon (Freestanding) 43 sq Ft
- B ? Roof sign 165.38 sq Ft
- C Existing Wall sign 85 sq Ft
- D wall sign - 258.75 sq Ft D 2 wall sign 136.5; D3 wall 244.44 sq Ft
- E Entry Sign 190 sq Ft (wall)
- F Mural - need sizing on circle
- G ? Wayfinder signs
- ✓ H Address sign 150 sq Ft

Limits DC

wall 32

Free 16 (20' tall) (20' setback)

- Free - exceeds by 27'

wall - exceeds by 900 sq Ft



NEWARK STATION

EXTERIOR SIGNAGE REVIEW
CITY OF NEWARK, OH

FLAT BLACK COMME
03.31.2023 SUBMITTED FOR: CITY SI

NEW
EXTERIOR SIGN



SIGN TYPE

- A** EXISTING PYLON SIGN
- B** NEW BREEZEWAY SIGN
- C** EXISTING WALL SIGN
- D** GHOSTED WALL SIGNAGE
- E** APARTMENT ENTRY SIGN
- F** MURAL LOCATION
- G** HAND-PAINTED WAYFINDING
- H** ADDRESS SIGNAGE

FLAT BLACK COMMERCIAL VISUALS

KEY PLAN EXTERIOR SIGN

Version: 004

NOTES
Submitted for City Sign
Approval

KEY PLAN | SIGNAGE KEY

Scale: 1" = 1'-0"

SUBMITTED FOR: CITY SIGNAGE REVIEW V4

NEWARK
EXTERIOR SIGN



SIGN TYPE

- A** EXISTING PYLON SIGN
- B** NEW BREEZEWAY SIGN
- C** EXISTING WALL SIGN
- D** GHOSTED WALL SIGNAGE
- E** APARTMENT ENTRY SIGN
- F** MURAL LOCATION
- G** HAND-PAINTED WAYFINDING
- H** ADDRESS SIGNAGE

3D VIEW EXTERIOR SIGN

Version: 004

NOTES
Submitted for City Sign
Approval

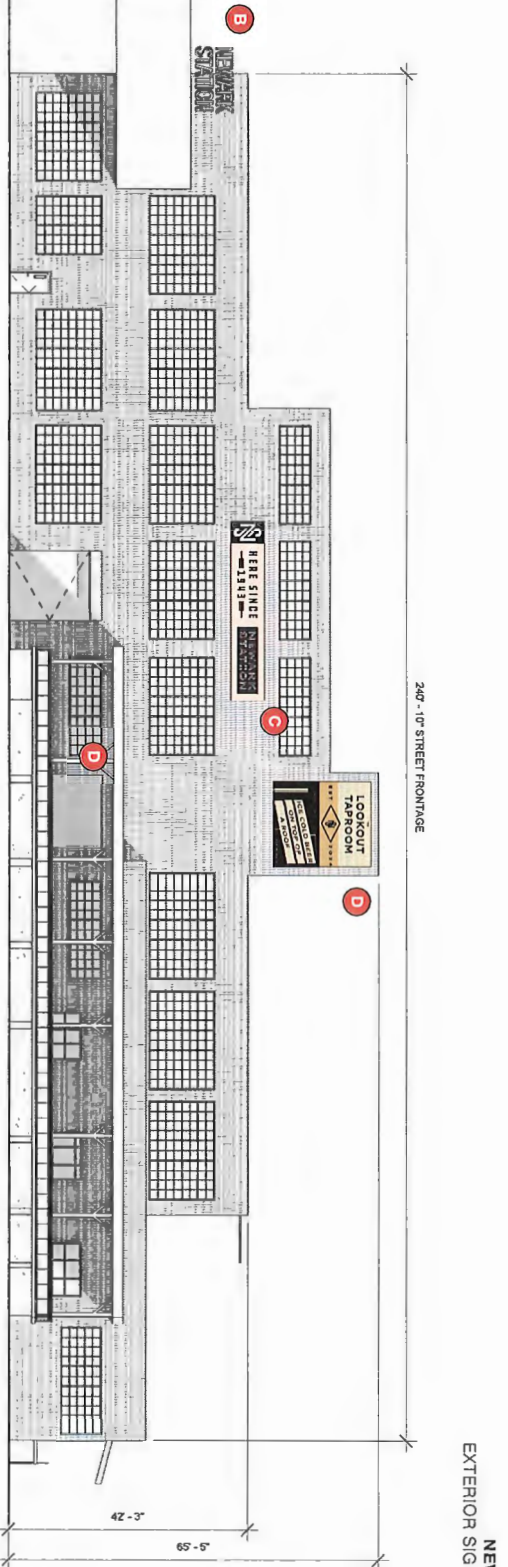
CLOSED SIGNAGE COLOR PALETTE

	RGB 0, 0, 0	HEX #000000
	RGB 235, 33, 46	HEX #eb212e
	RGB 228, 286, 123	HEX #e4ba7b
	RGB 246, 224, 194	HEX #f6d0c2
	RGB 245, 245, 245	HEX #f5f5f5

NEWARK STATION

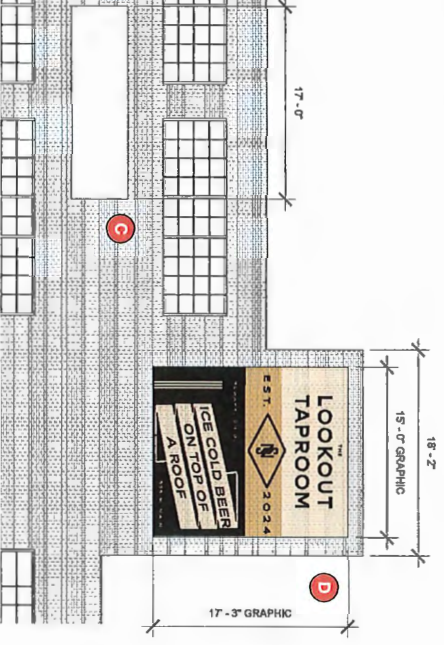
SUBMITTED FOR: CITY SIGNAGE REVIEW V4

FLAT BLACK COMMERCIAL VISUALS



NEW
EXTERIOR SIGN

LEV | WAREHOUSE
1'-0"



TAIL | WALL SIGNAGE
1'-0"

SUBMITTED FOR: CITY SIGNAGE REVIEW V4

SIGN TYPE

- A** EXISTING PYLON SIGN
- B** NEW BREEZEWAY SIGN
- C** EXISTING WALL SIGN
- D** GHOSTED WALL SIGNAGE
- E** APARTMENT ENTRY SIGN
- F** MURAL LOCATION
- G** HAND-PAINTED WAYFINDING
- H** ADDRESS SIGNAGE

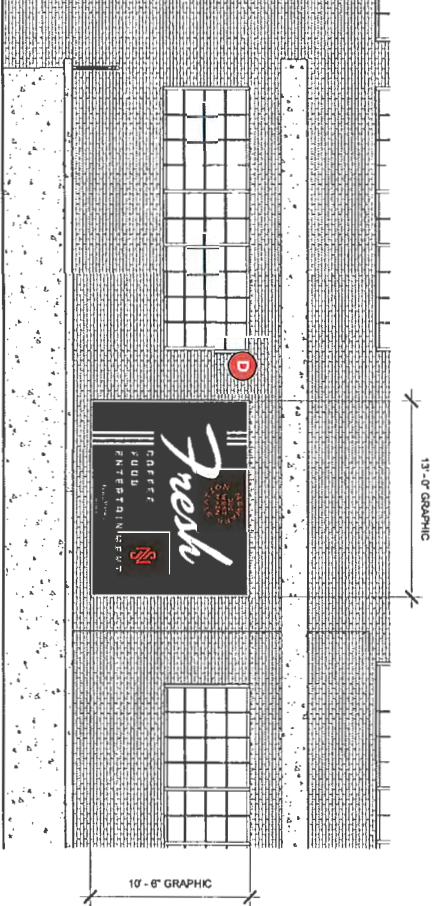
FLAT BLACK COMMERCIAL VISUALS

**ELEVATION
EXTERIOR SIG**

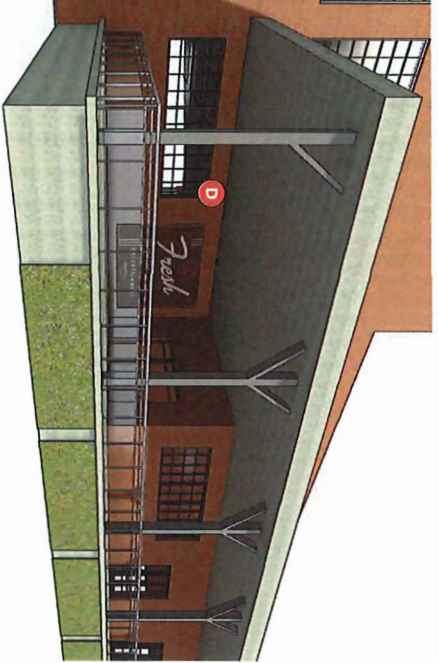
Version: 004

NOTES
Submitted for City Sign
Approval

NEW
EXTERIOR SIGN



1'-0"
LEV | COFFEE ENTRANCE



SUBMITTED FOR: CITY SIGNAGE REVIEW v4

SIGN TYPE

- A** EXISTING PYLON SIGN
- B** NEW BREEZEWAY SIGN
- C** EXISTING WALL SIGN
- D** GHOSTED WALL SIGNAGE
- E** APARTMENT ENTRY SIGN
- F** MURAL LOCATION
- G** HAND-PAINTED WAYFINDING
- H** ADDRESS SIGNAGE

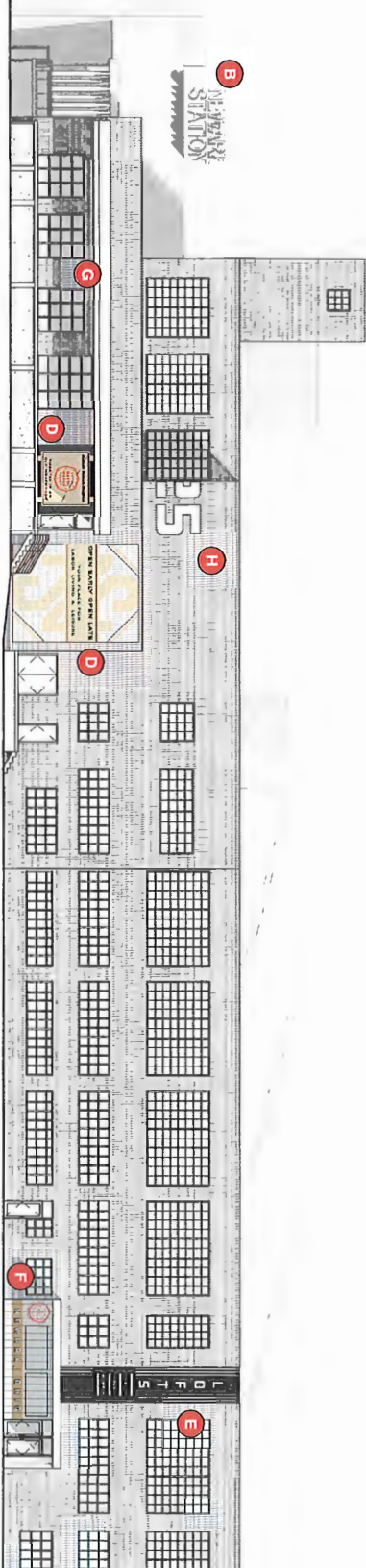
FLAT BLACK COMMERCIAL VISUALS

ELEVATION EXTERIOR SIGN

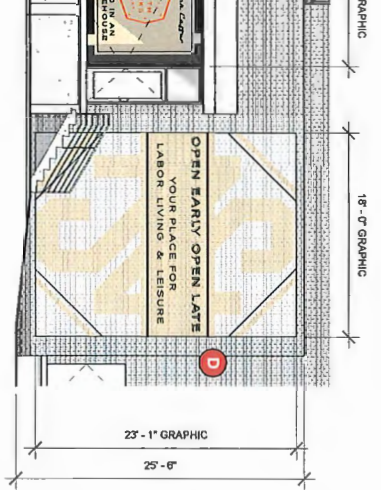
Version: 004

NOTES
Submitted for City Sign
Approval

NEW
EXTERIOR SIGN



T ELEV | COFFEE/APARTMENTS
1" = 1'-0"



TAIL | WALL SIGNAGE
1/2" = 1'-0"

UNMITTED FOR: CITY SIGNAGE REVIEW V4

SIGN TYPE

- A** EXISTING PYLON SIGN
- B** NEW BREEZEWAY SIGN
- C** EXISTING WALL SIGN
- D** GHOSTED WALL SIGNAGE
- E** APARTMENT ENTRY SIGN
- F** MURAL LOCATION
- G** HAND-PAINTED WAYFINDING
- H** ADDRESS SIGNAGE

FLAT BLACK COMMERCIAL VISUALS

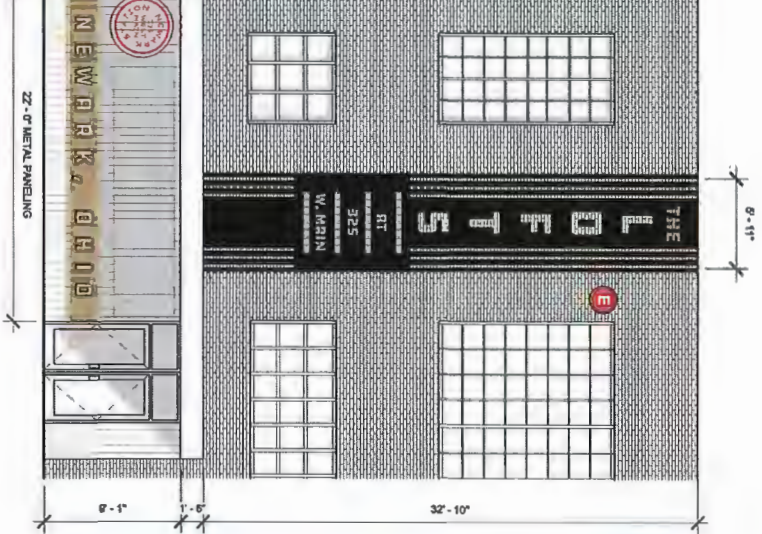
**ELEVATIO
EXTERIOR SIG**

Version: 004

NOTES
Submitted for City Sign
Approval

INTERCHANGEABLE ART PANELS

Two permanent heavy duty flush mount french cleat systems to be installed at Lotis entrance for swapping out 4x8 art panels.



**ELEVATION
EXTERIOR SIGN**

Version: 004

NOTES
Submitted for City Sign
Approval

FLAT BLACK COMMERCIAL VISUALS

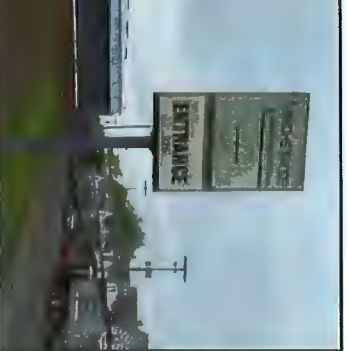
MAIL | APARTMENT ENTRANCE
= 1'-0"

SUBMITTED FOR: CITY SIGNAGE REVIEW V4

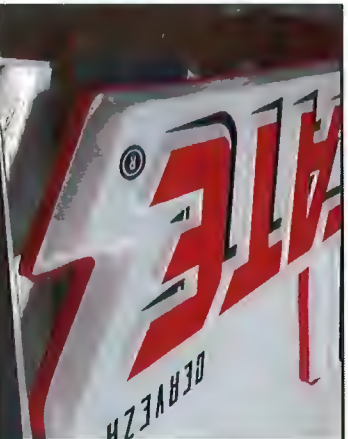


VIEWS - FACE REPLACEMENT

3 SIGN



INSPIRATION



DESIGN INTENT

Existing pylon sign to be reused with new vacuum-formed faces, both sides. This sign to be internally illuminated with solar powered options explored as an alternative to running new electric to the sign pole location. New circular profile to display NEWARK STATION address badge icon.

NOTE: SHOP DRAWINGS FROM SIGN ERECTOR ON NEXT SHEET

EX-1.0
PYLON SIGN F

Version:	002
Quantity:	One (1)
Dimensions:	8'-6" x
Area:	43-SF
Material:	Plastic
Fasteners:	Face re
Electric:	Yes, TE

NOTES

Submitted for City Sign
Approval

FLAT BLACK COMMERCIAL VISUALS

6'-0"

EMBOSSED GRAPHICS & RED BORDER

6'-0"



T CIRCLE CABINET W/ FORMED/PAINTED/EMBOSSED FACES ATTACHED TO EXISTING ROAD SIGN



CLIENT | New

LOCATION | IN

SAVED AS | K

DATE | 2/14/

REVISIONS | 2

SALESMAN | A

DESIGNER | M

SALESMAN IN

X

BLD

SEP

CIRCUITS | 1

VOLTAGE | 120

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 OF THE PROJECT
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2667 N.W.
 ZANESVILLE OHIO
 740-453-0066 1-8-

CAMP: (0,100,100,0)
 RGB: (23,33,46)
 HEX: #42772e





RENDERING | BREEZEWAY SIGN

SECTION



SUBMITTED FOR: CITY SIGNAGE REVIEW V4

DESIGN INTENT

Open-face neon can lettering on installed on top of stairwell breezeway with exposed scaffolding system. This type of sign is reminiscent of signage used throughout mid-century commercial Americana.

NOTE: SHOP DRAWINGS FROM SIGN ERECTOR ON NEXT SHEET

FLAT BLACK COMMERCIAL VISUALS

NEWARK
EXTERIOR SIGNAGE

B

EX-2.0
BREEZEWAY SIGNAGE

Version:	001
Quantity:	One (1)
Dimensions:	
Area:	
Material:	Neon, C
Fasteners:	Structur
Electric:	Low Vol

NOTES

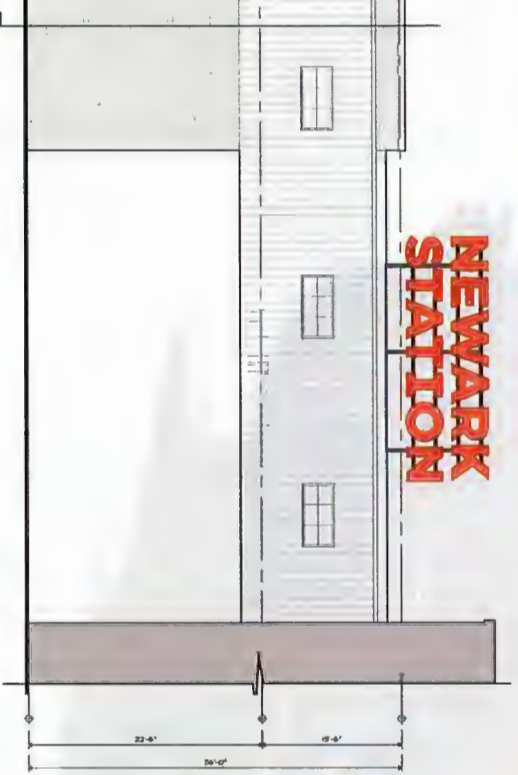
Submitted for City Signage Approval

EXPOSED RED NEON INSIDE ALUM. CHANNEL LETTERING
 OPTIONAL RED LED ROPE LIGHTING
 23'-7 1/2"



**NEWARK
 STATION**

STRUCTURE TBD



PROPOSED WEST ELEVATION
DATE: 1/14/14



RED NEON CHANNEL LETTERS (OPTIONAL LED ROPE LIGHTS) W/ RED RETURNS/INSIDETRIM CAP
 STRUCTURE ABOVE SKYWALK



CLIENT | Newark
 LOCATION | Newark

DATE | 2/14/14
 REVISIONS | 2

SALESMAN | A
 DESIGNER | J
 SALESMAN IN



CIRCUITS | 1
 VOLTAGE | 120V

ALL CONCEPTS &
 BY THIS DOCUMENT
 DESIGNER DESIGNER
 THE PROJECT
 COPYRIGHT © 2014
 ALL
 2669 1000
 ZANESVILLE, OHIO 43084
 740-453-0488 1-8-



NEWARK
EXTERIOR SIGNAGE

DIMENSIONAL

HAND-PAINTED GRAPHICS

EXISTING CABINET SIGN



EXISTING SIGN CABINET

TION



DESIGN INTENT

An existing wall sign cabinet on the main warehouse elevation to be reused. This sign cabinet is proportionally smaller than the overall building elevation. Proposed visual includes new sign face and larger hand-painted wall graphics to supplement the sign cabinet.

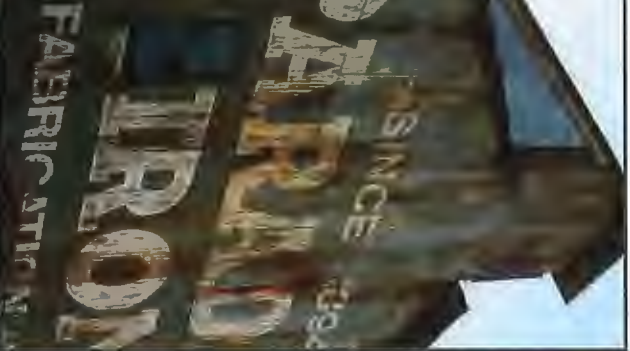
FLAT BLACK COMMERCIAL VISUALS

EX-3.0
EXISTING WALL

Version:	004
Quantity:	One (1)
Dimensions:	16'-0" x 7'-0"
Area:	64-SF
Material:	Face R
Fasteners:	Existing
Electric:	

NOTES

Submitted for City Sign Approval



EX-4.0
GHOSTED WALL

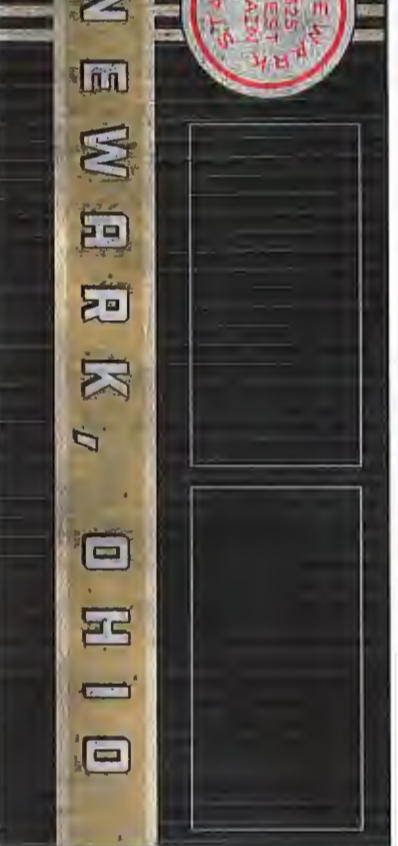
Version: 004

DESIGN INTENT
Traditional building advertising was handpainted with bold colors, heavy outlined block lettering, easily recognizable iconography and clear typographic design.

Ghosted wall signage is proposed for roof top bar area and lifestyle graphics on the ground floor. These wall graphics to be distressed to blend with the overall building aesthetic.

NOTES
Submitted for City Sign
Approval

FLAT BLACK COMMERCIAL VISUALS



DESIGN INTENT

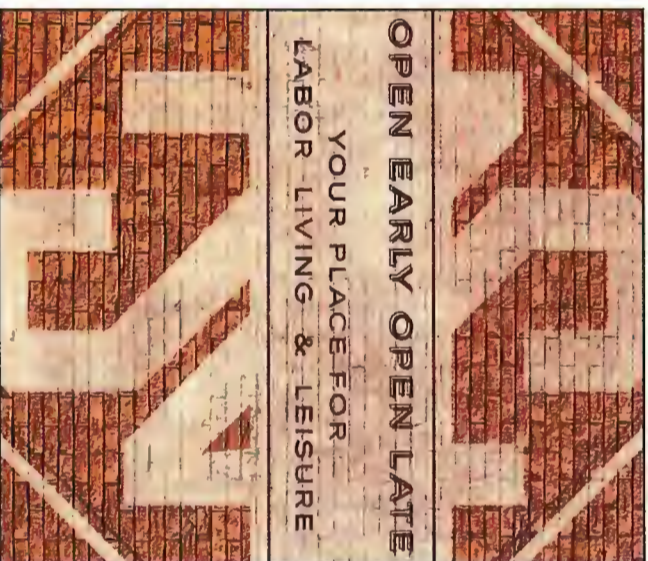
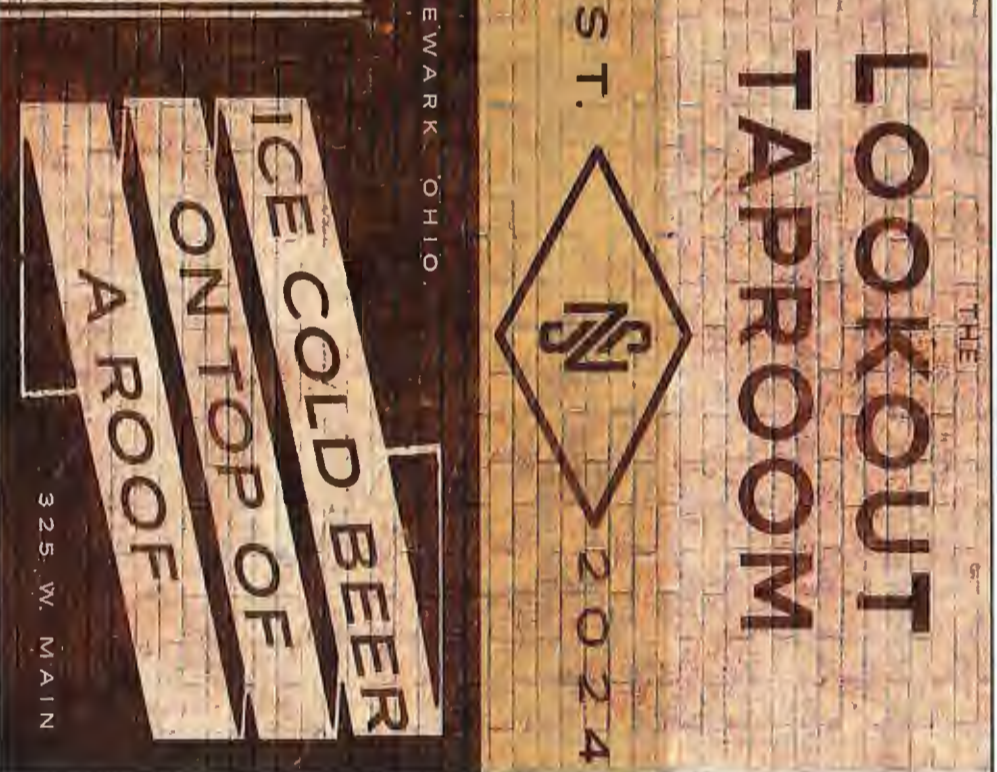
Traditional building advertising was handpainted with bold colors, heavy outlined block lettering, easily recognizable iconography and clear typographic design.

Ghosted wall signage is proposed for roof top bar area and lifestyle graphics on the ground floor. These wall graphics to be distressed to blend with the overall building aesthetic.

EX-4.0
GHOSTED WALL

Version: 004

NOTES
Submitted for City Signage
Approval

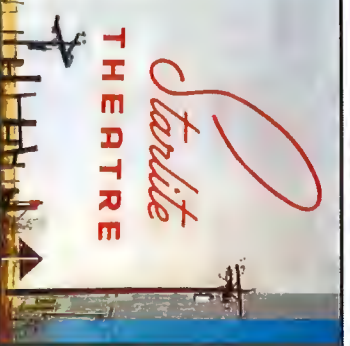


DESIGN INTENT

Traditional building advertising was handpainted with bold colors, heavy outlined block lettering, easily recognizable iconography and clear typographic design.

Ghosted wall signage is proposed for roof top bar area and lifestyle graphics on the ground floor. These wall graphics to be distressed to blend with the overall building aesthetic.

ION



PROPOSED GRAPHIC



DESIGN INTENT

Vertically oriented hand-painted signage to designate the entrance for the apartment lofts on existing brick entry. The existing horizontal glass block window placement has been taken into account and treated as a graphic design element in the overall design.

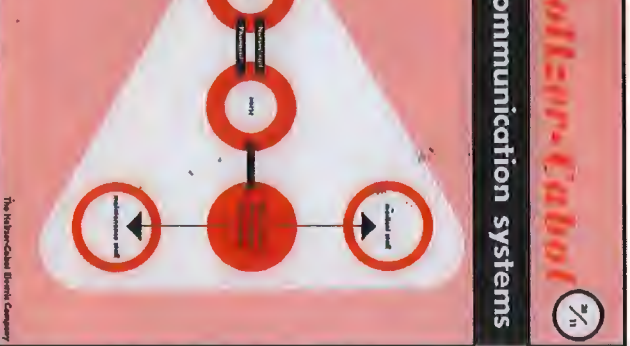
NEWARK
EXTERIOR SIGNAGE

EX-5.0
APARTMENT EN

Version:	002
Quantity:	One (1)
Dimensions:	6'-11" x
Area:	190-SF
Material:	Hand-p
Fasteners:	N/A
Electric:	N/A

NOTES
Submitted for City Signage
Approval

FLAT BLACK COMMERCIAL VISUALS



EX-6.0 MURALS

Version: 004

DESIGN INTENT

Newark Station has ample opportunities both inside and out for murals. These murals can be color blocked with stylized graphics and iconography to create 'instagrammable moments' throughout the site.

FLAT BLACK COMMERCIAL VISUALS

NOTES

Submitted for City Signage Approval



NEWARK
EXTERIOR SIGNAGE



DESIGN INTENT

Exterior wayfinding throughout the site that is pedestrian-oriented to be simple and utilitarian, much like signage found in old industrial buildings. Signage to celebrate function over form along with 'round' moments.

- designates potential wayfinding locations

Wayfinding signage to include:

- ENTRIES simple ENTER or THIS WAY block lettering
- COFFEE goods descriptors (HOT, LATTES, TO-GO) etc.
- EVENTS generic/classic descriptors (LIVE MUSIC, OPEN LATE)

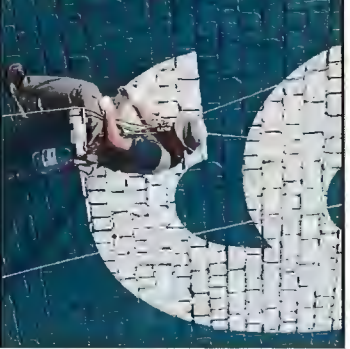
FLAT BLACK COMMERCIAL VISUALS



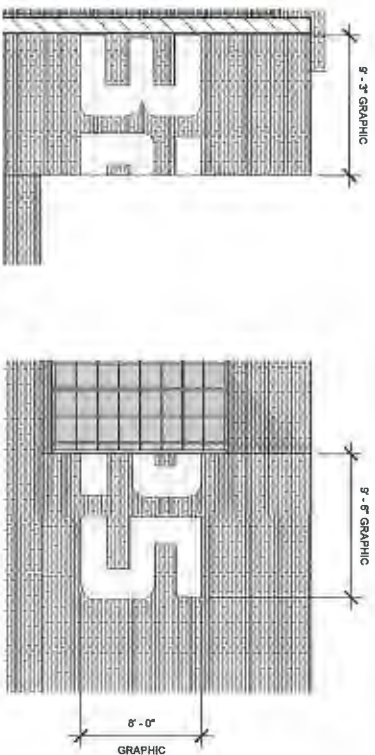
**EX-7.0
PAINTED WAYF**

Version: 004

NOTES
Submitted for City Signage
Approval



MITTED FOR: CITY SIGNAGE REVIEW V4



1 EXT ELEV - ADDRESS CORNER SIGNAGE
 1/8" = 1'-0"

DESIGN INTENT

Building address signage typically is not considered branded signage by most municipal sign codes, allowing for a big branded moment without restrictions.

Address signage is also typically vehicular-oriented and should be oversized and high on the building to be viewed from far away and moving at high speeds.



FLAT BLACK COMMERCIAL VISUALS

EX-8.0
ADDRESS SIGN

Version: 004

NOTES
Submitted for City Signage Approval



Ref # 25-2023-0007 / BZA-23-14
Zoning Application # 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>SKIPPER-WESTFALL PROPERTIES, LLC</i>	Telephone:
Address: <i>7794 KINGSCOLLEGE AVE. APT. 453</i> <small>GERMANTOWN, TN, 38138</small>	E-mail:
Applicant	
Name: <i>BRANHAM SIGN COMPANY, INC.</i>	Telephone: <i>740-964-9550</i>
Address: <i>127 CYPRESS ST. SW, REYNOLDSBURG, OH, 43068</i>	E-mail: <i>tbranham@branhamsign.com</i>
Lessee	
Name: <i>BIG KAHUNA OZONE LAUNDRY</i>	Telephone:
Address: <i>1503 LOG POND DR. NEWARK, OH, 43055</i>	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) <i>1503 LOG POND DR., NEWARK, OH, 43055</i>	Auditor's Parcel #: <i>054-269904-00.100</i>
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: <i>LOG POND DR.</i> and <i>BAKER BLVD.</i>	
Subdivision Name:	Lot Number:
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <i>GENERAL BUSINESS (MFR)</i>	Proposed Use: <i>GENERAL BUSINESS</i> <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: <i>LAUNDRY MAT</i>	

Zoning Application #

BZA-23-14

BZA Appeal #

Appeal Continued

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

135.8 - SIGN AREA

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

DUE TO SETBACK OF THE BUILDING AND TO BE IN COMPLIANCE WITH SURROUNDING TENANTS

Has there been any previous application or appeal on these premises? Yes No When? 3/24/23

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

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.

Zoning Application #

BZA-2314
BZA Appeal #

[Signature]
(Owner/Applicant Signature)

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

appeared Thomas Brankow 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 4 day of April, 2023.



[Signature]
(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>4/4/23</u>
<input type="checkbox"/> Incomplete				Paid Date: _____ Check Cash (circle one)
<input checked="" type="checkbox"/> Forward to BZA	<u>4/4/23</u>	<u>BAM</u>		Check # _____ Amount \$ _____
<input type="checkbox"/> Hold		Reason:		

BZA CASE NO. 23-14

Date of Review: 4/13/23

Address of Project: 1303 Log Pond Rd

Current Zoning: GB

Project Description: Building Sign

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

Planning Commission Approval Required?----- No

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

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

City Council Approval Required?----- No

Ordinance / Article / Section

Requirement / Proposal / Conclusion

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. This property was granted a variance on 3/23/23 for a sign with a sign face area of 100 sq. ft.

Proposal: The applicant request an additional allowance of 19.95 sq. ft. to install 3 additional signs.

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

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.

PVC Letters

Qty: 1 ea.

3/4" Type 1 PVC Letters
- Painted Satin Black
- Stud-mounted to Wall

94 1/4" **OZONE FRESH**

99" **FASTEST WASH**

87 1/2" **FULL SERVICE**

84 1/2" **SELF SERVICE**

116 1/2" **LARGE CAPACITY**

6.05 sq Ft

5.84 sq Ft

8.06 sq Ft

19.95 sq Ft

Scale:
1/2" = 1' 0"



Scale:
N.T.S.

Approval:

Approved _____ Date _____



127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558

Job Path G:\Jobs\Sales\MYM\Big Kahuna Laundry\Channel Letters Print2, Pg2

Order #:	000000	Proj. Location:	1303 Log Pond Dr., Newark, OH 43055
Date:	03.29.23	Designer:	jgreenlee@branhamsign.com
Page Rev:	002	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.





Roll AS-2023-0049 BZA-23-15
Zoning Application # 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: Mary Whitt	Telephone: 614-735-8143
Address: 18 W Harrison St	E-mail: ustamkva@hotmail.com

Applicant

Name: Mary Whitt	Telephone: 614-735-8143
Address: 18 W Harrison St	E-mail: ustamkva@hotmail.com

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 18 W Harrison Street	Auditor's Parcel #: 054-215-394-00.000
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: 435 PT, 436 PT, 437 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:

6 foot privacy fence

Appeal Continued

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

88.1 Fence Height 6'

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

Front door is facing alley not the street. We have a large dog we would like to keep in who can jump a 4 ft fence.

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) 88.1

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-23-15
BZA Appeal #

[Signature]
(Owner/Applicant Signature)

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

appeared Mary K. Whit 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 10th day of April, 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:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>4/19/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>4/14/23</u>	<u>BAM</u>		Paid Date: <u>4/19/23</u>
<input type="checkbox"/> Hold		Reason:		Check <u>Cash</u> (circle one)
				Check # <u>[Signature]</u>
				Amount \$ <u>5000</u>

BZA CASE NO. 23-15

Date of Review: 4/13/23

Address of Project: 18 W Harrison St

Current Zoning: RH

Project Description: Fence

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 88 88.1

Requirement: In the Single Family Residence High Density District (RH) front yard fences are restricted to 4' in height

Proposal: The applicant proposes to erect a 6 ft. tall fence in the front yard

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



April 10, 2023

