

BOARD OF ZONING APPEALS MEETING
THURSDAY, JULY 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**

APPLICATION BZA-23-22

Applicant: Jeanne Phillips
Owner: Jeanne Phillips
Location: 2127 Morgan Run
Project: Shed
Reference: 86.3.1

APPLICATION BZA-23-24

Applicant: Steven & Connie Park
Owner: Steven & Connie Park
Location: 2267 Horns Hill Rd
Project: Shed
Reference: 86.3

- 4. NEW BUSINESS**

APPLICATION BZA-23-28

Applicant: Crystal Byerly
Owner: Crystal Byerly
Location: 63 Monroe Ave
Project: Accessory Structure
Reference: 86.3.2

APPLICATION BZA-23-29

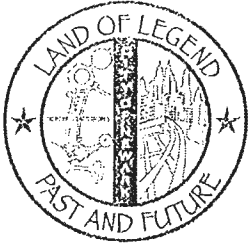
Applicant: Meridi Bosley
Owner: Meridi Bosley
Location: 393 Pierson Blvd
Project: Fence
Reference: 88.1.2

APPLICATION BZA-23-30

Applicant: Dan Dobbelaer
Owner: Dan Dobbelaer
Location: 1558 Horns Hill Rd
Project: Accessory Structure
Reference: 7.2.3.4

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON
THURSDAY, AUGUST 24, 2023, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM
SUBMITTAL IS AUGUST 1, 2023, 4:30PM.**

- 5. ADJOURNMENT**



**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-23-22
BZA Appcal #

c/o Engineering Department

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: <u>Jeanne Phillips</u>	Telephone: <u>740-364-8083</u>
Address: <u>2127 Morgan Run Newark OH</u>	E-mail: <u>phillips.jeanne@cleanharbor.com</u>

Applicant

Name: <u>same as above</u>	Telephone:
Address:	E-mail:

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) <u>2127 Morgan Run Newark OH 43055</u>	Auditor's Parcel #: <u>054-283476-00.088</u>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>Morgan Run</u> and	
Subdivision Name: <u>Tincyn Woods</u>	Lot Number: <u>13310</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>RL</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):

Notes: (Optional)

Flood: X

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 shed

Appeal Continued

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

shed permitted in rear yard only

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

Due to nature of lot shape, shed is placed in rear/side yard.

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)

86

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-23-22
BZA Appeal #

[Signature]
(Owner/Applicant Signature)

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

appeared Jeane L. Phillips 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 4th day of May 2023.
POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 5/11/2023
[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>5-4-23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BAM</u>		Paid Date: <u>5-4-23</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>Credit Card</u>
				Amount \$ <u>50.00</u>

BZA CASE NO. 23-22

Date of Review: 5/8/23

Address of Project: 2127 Morgan Run**Current Zoning:** RL**Project Description:** Storage Shed**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 86 86.3.1**Requirement:** No accessory structure shall be located in any yard or court except the rear yard**Proposal:** The applicant has erected a shed in the front/side yard face the southern portion of Morgan Run.**Conclusion:** The proposal does not meet the requirement of the code.



5.1.2023 08:31



5.1.2023 08:31



**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 #

B2A-23-24
BZA Appeal #

c/o Engineering Department

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: Steven C Park & Constance S. Park **Telephone:** 740-504-1111
Address: 76 Arbor Ct, Newark 43055 **E-mail:** Park@denison.edu

Applicant

Name: Same as above **Telephone:**
Address: **E-mail:**

Lessee

Name: Same as above **Telephone:**
Address: **E-mail:**

Parcel

Address of Parcel: (Number & Street, City, State, Zip) **Auditor's Parcel #:**
2267 Horns Lf 11 Rd 054-283512-00.040

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

Subdivision Name: **Lot Number:** 22

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

Shed

Appeal Continued

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

Erected before a primary structure

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

We plan to build a house at 2267 Horns Hill Rd. We did not know that the residence needed to be done before another structure.

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)

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.

Zoning Application #

BZA Appeal #

Constance S. Park

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personallyappeared Constance S. Park 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 19 day of May 2023

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>5/19/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>6/2/23</u>	<u>BAM</u>		Paid Date: <u>5/24</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>8167</u>
				Amount \$ <u>30</u>

BZA CASE NO. 23-24

Date of Review: 6/2/23

Address of Project: 2267 Horns Hill Rd**Current Zoning:** RS**Project Description:** Shed & New 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 86 86.3.1**Requirement:** A primary structure must be built prior to an accessory structure being built.**Proposal:** The applicant has erected a shed before building a primary structure.**Conclusion:** The proposal does not meet the requirement of the code.08-16 16 16.8**Requirement:** The required rear yard setback in the RS District is 50 ft.**Proposal:** The applicant proposes to build a single family dwelling with a rear setback of 44.1 ft.**Conclusion:** The proposal does not meet the requirement of the code.

Notice of Board of Zoning Appeals Decision

June 22, 2023

Steven & Connie Park
76 Arbor Ct
Newark, OH 43055

Application Number: BZA-23-024

Dear Property Owner,

At a Public Hearing held on Thursday, June 22, 2023 the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

Address of Project: 2267 Horns Hill Rd

Current Zoning: RS

Project Description: Single Family Dwelling & Shed

Ordinance/Article/Section:

08-16 86 86.3.1

Requirement: A primary structure must be built prior to an accessory structure being built.

Proposal: The applicant has erected a shed before building a primary structure.

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

08-16 16 16.8

Requirement: The required rear yard setback in the RS District is 50 ft.

Proposal: The applicant proposes to build a single family dwelling with a rear setback of 44.1 ft.

Conclusion: The proposal does not meet the requirement 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:

① variance approved for house set backs
② Applicant shall submit a drawing accurately placing shed on property, ~~for Board~~ for July 3rd meeting. If Board votes location or position of shed shall be changed, owner shall change it.

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

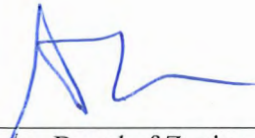
You are hereby advised that if you are aggrieved by the decision of the Board, you may present to the Court of Common Pleas of Licking County a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality.

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 22nd day
of June 2023.



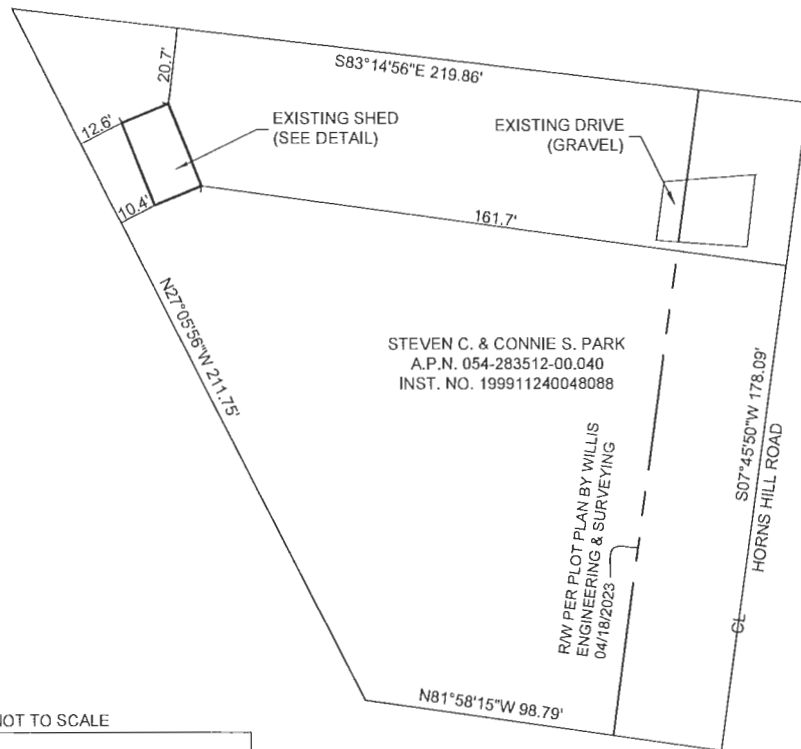
Chairman, Board of Zoning Appeals



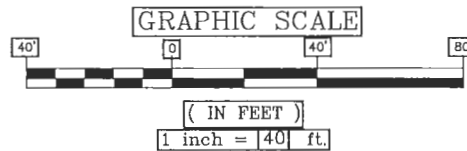
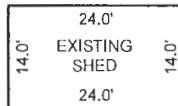
Secretary, Board of Zoning Appeals

Cc:





DETAIL NOT TO SCALE



PREPARED BY:
SMART
SURVEYING • ENGINEERING • ENVIRONMENTAL
SERVICES
88 W. CHATHAM STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 322-4700

PLOT PLAN

07/13/2023

DRAFT

PART OF LOT 22, FOURTH QUARTER OF TOWNSHIP 3, RANGE 12,
UNITED STATES MILITARY LANDS
CITY OF NEWARK, LICKING COUNTY, OHIO

BUILDER: SHONEBARGER GENERAL
PLAN:

ADDRESS: 2267 HORNS HILL ROAD, NEWARK, OHIO 43055

THIS PLOT PLAN IS A COMPILATION OF INFORMATION PROVIDED BY
THE CLIENT AND FROM DESIGN PLANS AND IS TO BE USED ONLY
FOR OBTAINING A BUILDING PERMIT.

DRAFT

JOHN D. DODGION REG. SURVEYOR NO. 8069

JOB: 847801



**CITY OF NEWARK
ENGINEERING & ZONING**

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

Z-2023-062 BZA-23-28
Zoning Application # BZA Appeal #

c/o Engineering Department

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: Crystal Byerly	Telephone: 740-258-1435
Address: 63 Monroe Avenue Newark, OH	E-mail: Jeepgirl009@yahoo.com

Applicant

Name: Same	Telephone:
Address:	E-mail:

Lessee

Name: N/A	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 63 Monroe Newark, OH 43055	Auditor's Parcel #: 054-192750-00-000
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: 22 PT
Zoning Classification: If filling out electronically, click box to display dropdown KH	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:

Receipt # 949569

Appeal Continued

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

5 inches into the 3ft Setback in an RH district.

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

The contractors built the building at an angle. The back end is 5 inches off from being a full 3ft

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 8b, Section 86.3.2

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.

Z-2023-062
Zoning Application #

BZA-23-28
BZA Appeal #

[Signature]

(Owner/Applicant Signature)

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

appeared Crystal L. Byerly 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 16th day of June 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>6-16-23</u> Paid Date: <u>6-16-23</u> <input checked="" type="checkbox"/> Cash (circle one) Check # <u>6873</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Incomplete				
<input type="checkbox"/> Forward to BZA				
<input type="checkbox"/> Hold		Reason:		

BZA CASE NO. 23-28

Date of Review: 7/7/23

Address of Project: 63 Monroe Ave**Current Zoning:** RH**Project Description:** Accessory Structure**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 86 86.3.2**Requirement:** Accessory Structures are required to have a 3 ft. setback from any property line.**Proposal:** Due to an installation, error portion of the building sits 2 ft. 7 inches off the property line.**Conclusion:** The proposal requires board approval



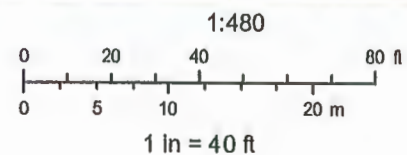
April 12, 2023

NEWARK
OHIO • USA

Approval of Zoning Certificate is contingent upon full compliance with the City's Zoning Code - Ord 8-33.

The plans submitted are approved based on full compliance with the City's Zoning Code - Ord 8-33.

George Carter, Zoning Inspector





**CITY OF NEWARK
ENGINEERING & ZONING**

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Zoning Application #

02A-23-29

BZA Appeal #

c/o Engineering Department

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: **MERIDIA BOSLEY**

Telephone: **623-570-4001**

Address: **393 PIERSON BLVD. NEWARK OH. 43055**

E-mail:

Applicant

Name:

Telephone:

Address:

E-mail:

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

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

393 PIERSON BLVD. NEWARK OHIO 43055

Auditor's Parcel #:

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

PIERSON BLVD (N) and CRANWOOD DR (E)

Subdivision Name:

Lot Number: **8616**

Zoning Classification:

If filling out electronically, click box to display dropdown

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:

**ERECT A 6' CHAIN LINK FENCE REAR OF HOUSE TO EXTEND
EAST 23' TOWARD CRANWOOD DR WHICH IS CONSIDERED A FRONT
YARD ALSO. FENCE WILL BE INSIDE OF EXISTING PINE TREES**

Appeal Continued

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

6-11 CORNER LOTS

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: FENCE IS 6' CHAIN LINK WHICH DOES NOT OBSTRUCT VISION AND IS WELL INSIDE OF PROPERTY LINE ON CRANWOOD DR. SIDE. DOES NOT INTERFERE WITH TRAFFIC FLOW AT INTERSECTION

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 6 CODE 11

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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- ☐ 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.
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- ☐ H. Additional documentation at the discretion of the applicant for support of the Appeal

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

Zoning Application #

BZA Appeal #

Meridi A Boskey Meridi A Boskey
(Owner/Applicant Signature)

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

appeared Meridi A Boskey 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 July 7th day of 2023.

Tiffany Hopkins
(Notary Public signature)



Tiffany Hopkins

Notary Public, State of Ohio

My Commission Expires

September 9, 2024

DO NOT WRITE BELOW THIS LINE FOR OFFICE USE ONLY

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

BZA CASE NO. 23-29

Date of Review: 7/7/23

Address of Project: 393 Pierson Blvd**Current Zoning:** RL**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

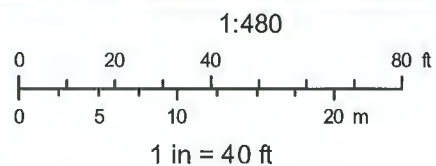
Ordinance / Article / Section**Requirement / Proposal / Conclusion**

08-16 88 88.1.2

Requirement: Front yard fences are restricted to 4 ft. in height.**Proposal:** Erect a 6 ft. tall fence along Cranwood Dr. Approximately 80 ft in length, and setback of the property line by 10 ft.**Conclusion:** The proposal requires board approval



May 23, 2023





**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application #

BZA-23-30

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

Rev 2/10

Owner

Name: **Daniel Dobbelaer**

Telephone: **740-366-0118**

Address: **1558 Horns Hill Rd, Newark, OH.**

E-mail: **ddobbelaer@windstream.net**

Applicant

Name: **Same**

Telephone:

Address:

E-mail:

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

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

1558 Horns Hill Rd, Newark

Auditor's Parcel #:

054-269910-00-000

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

Subdivision Name:

Lot Number:

4/1

Zoning Classification:

If filling out electronically, click box to display dropdown

CD

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:

Appeal Continued

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

100' Setback in CD From Property Line

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

Original building was destroyed due to tree falling. I would like to rebuild on same site but enlarge building. A steep slope prevents me from building further to the east side without major excavations.

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 10 - CD District
Section: 10.5

Required Documents

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

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

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

Zoning Application #

BZA Appeal #

Daniel Dohbelan

(Owner/Applicant Signature)

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

appeared Daniel Dohbelan 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 6th day of July, 2023



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>7/6/23</u>
<input type="checkbox"/> Forward to BZA				Paid Date: <u>7/6/23</u>
				Check <u>Cash</u> (circle one)
				Check # <u> </u>
<input type="checkbox"/> Hold		Reason:		Amount \$ <u>50.00</u>



EDWIN H. GEER CO TR
5426992800041

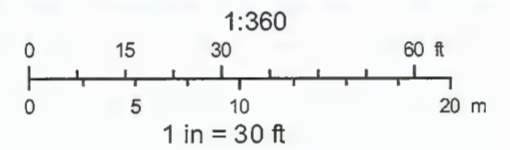
MELINDA M. MAGERS
5426992802000

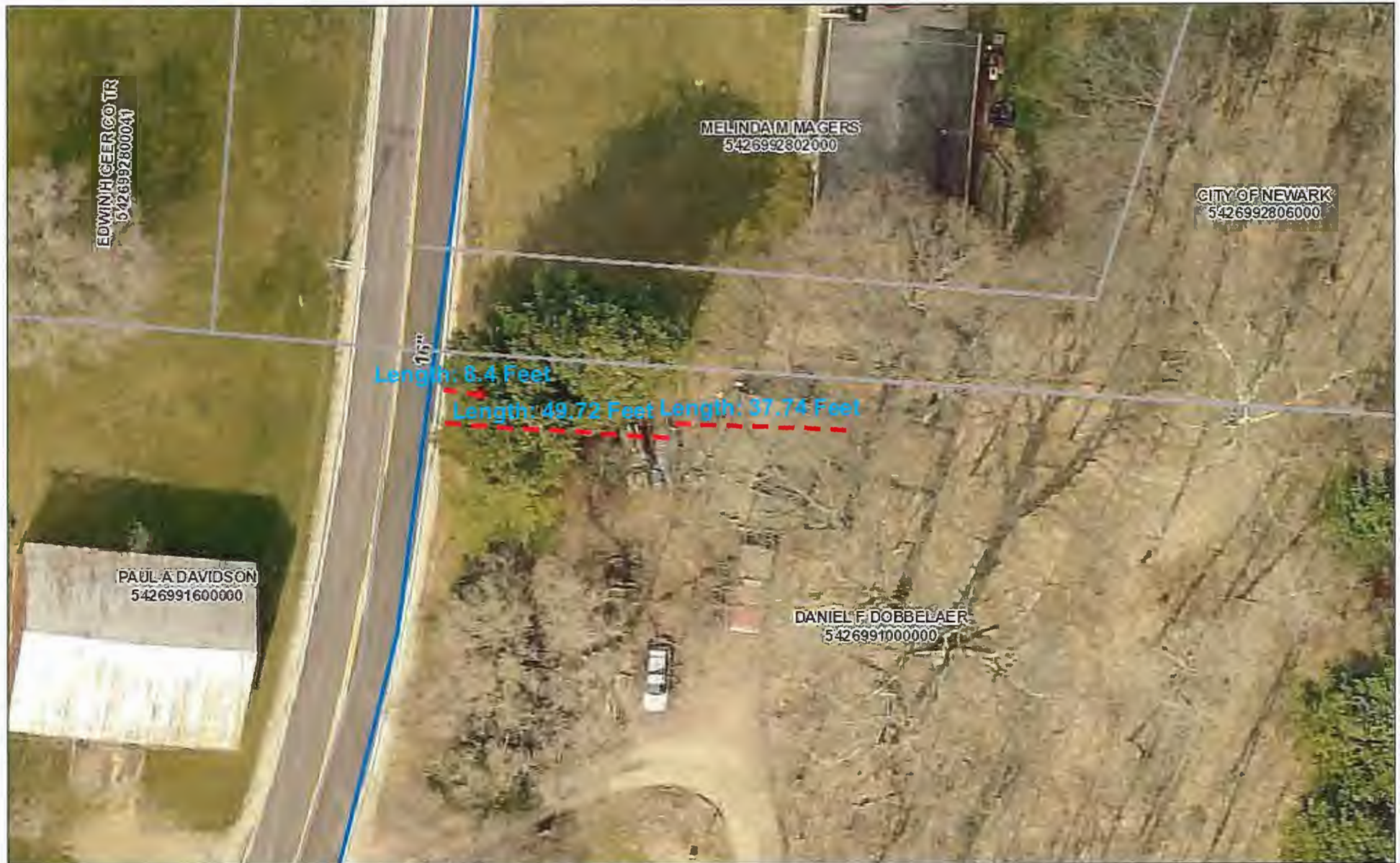
CITY OF NEWARK
5426992805000

PAUL A. DAVIDSON
5426991600000

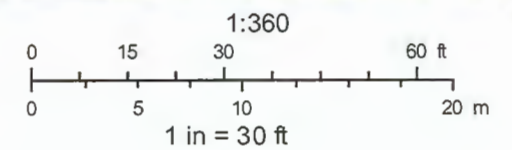
DANIEL F. DOBBELAER
5426991000000

July 6, 2023





July 6, 2023



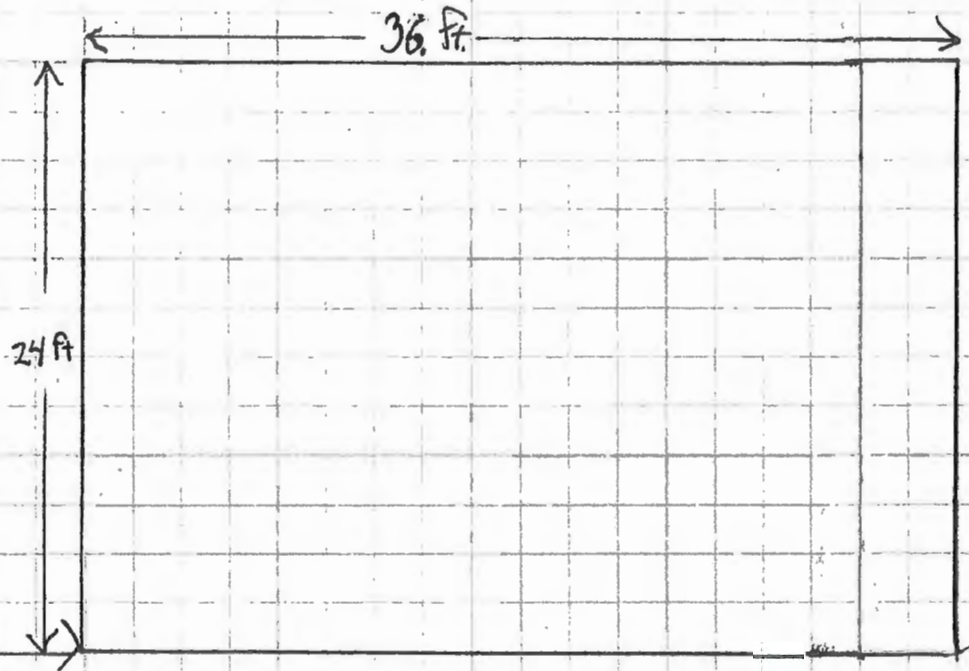
N ↑

Horns
Hill
Road

42 feet

1 Square = 2 Feet

Property line





Country Metals LLC. Quotation Package

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks

QUOTATION FOR:

Hm Metals/ Dan Dobbelaar
Customer Address Not Provided
City, State, & Zip Not Provided
740-745-1155

CONTACT:

Adam Tosi
19 Free Rd.
Shiloh, OH 44878
419-895-0040

CONSTRUCTION:

Post Frame

DIMENSIONS:

24' X 36' X 11'

SPECIFICATIONS FOR 24' X 36' X 11' POST FRAME PACKAGE:

• MATERIAL PACKAGE

- Pre-Engineered Wood Attic Room Trusses (8/12 Pitch, 2' O/C)
- 4.5 x 5.25 Richland Laminated Columns 3 Ply Eave Posts (8' O/C)
- 4.5 x 5.25 Richland Laminated Columns 3 Ply Gable Posts (8' O/C)
- 2 x 10 #1 Treated Skirt Boards (1 Row)
- 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 12 Double Top Girt Truss Carrier
- 1/8" Single Bubble Barrier Insulation on Roof
- Tbd Select Panel Tbd Steel Siding w/ 40 -Year Paint Warranty
- Tbd Steel Wainscot on All Four Sides
- Tbd Select Panel Tbd Steel Roof w/ 40 -Year Paint Warranty
- No Concrete Provided

• DOORS & WINDOWS

- Two 12 X 10 Overhead Door Opening (Door Not Included)
- One 3' 9 Lite Entry Door

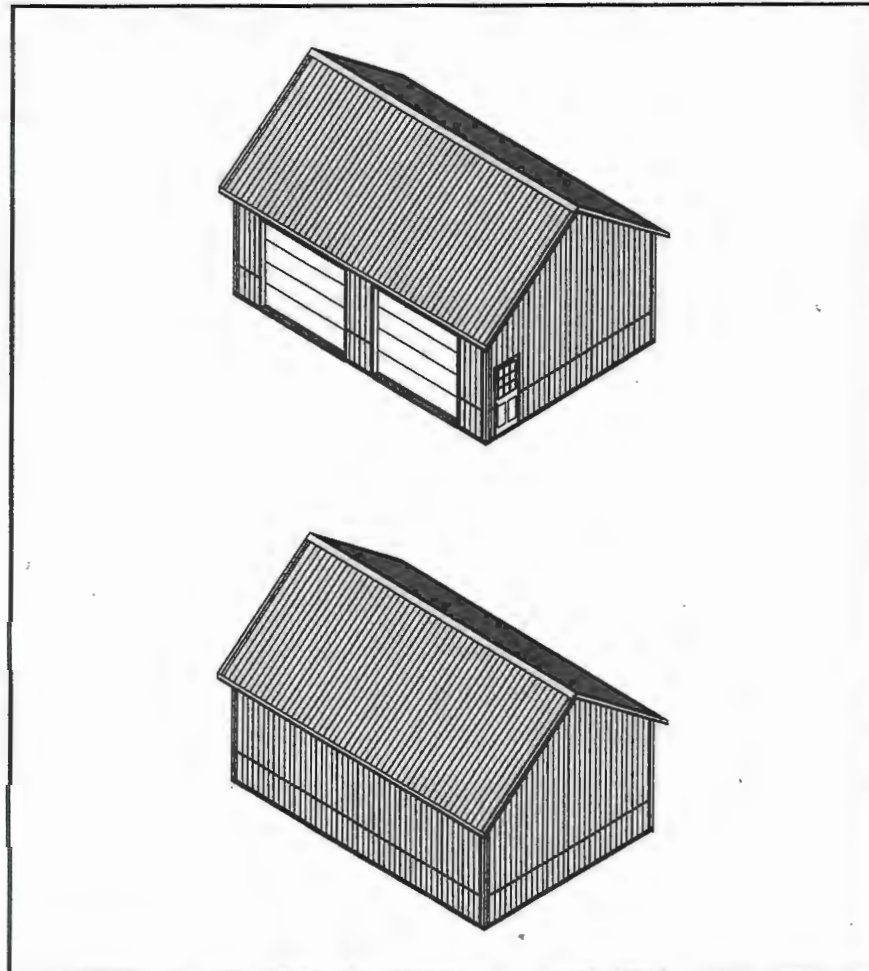
• 12" OVERHANG ON ALL SIDES ALUM. SOFFIT

• FASTENERS

- 1 In. Metal To Wood Screws for Steel Wall Panel
- Zxl 1 1/2 In. Metal To Wood Screws for Steel Roof Panel
- Rss Structural 5/16" X 4" Grk Screws (400Cnt.) for Truss Carrier
- Paslode 3" Framing Nails Rs W/Fuel Hdg 1000Ct for Skirt Board
- Galvanized Steel Framing Nails

• DETAILED BUILDING PLANS

Includes attic floor & stairs



Subtotal	\$ 16,898.56
Tax	\$1,225.15
GRAND TOTAL	\$18,123.71

QUOTATION DATE: 6/11/2023

ESTIMATE NUMBER: 3187

Prices are good for 7 days, until 6/18/2023

BZA CASE NO. 23-30

Date of Review: 7/7/23

Address of Project: 1558 Horns Hills Rd**Current Zoning:** CD**Project Description:** Accessory Structure

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

Planning Commission Approval Required?----- No

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

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

City Council Approval Required?----- No

Ordinance / Article / Section**Requirement / Proposal / Conclusion**

08-16 7 7.2.3.4

Requirement: Enlargement to a legal non-conforming accessory structure requires board's approval**Proposal:** The applicant proposes to replace a previously destroyed accessory structure and enlarge its original sized**Conclusion:** The proposal requires board approval