

BOARD OF ZONING APPEALS MEETING  
THURSDAY, NOVEMBER 16, 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-23-37**

Applicant: Kathleen Miceli  
Owner: Kathleen Miceli  
Location: 589 Kenwell Dr  
Project: Conditional Use – Short Term Rental  
Reference: 16.4

- 4. NEW BUSINESS**

### **APPLICATION BZA-23-40**

Applicant: Kessler Sign Co  
Owner: City of Newark  
Location: 15 N 3<sup>rd</sup> St  
Project: Freestanding Sign  
Reference: 135.7/135.8

### **APPLICATION BZA-23-41**

Applicant: Clark Custom Builders  
Owner: Joshua Wayne  
Location: 28 Gilbert St  
Project: New Single Family Dwelling  
Reference: 16.8

### **APPLICATION BZA-23-42**

Applicant: Riccardo Rigoli  
Owner: Elwin & Linda Russell  
Location: 1422 Morgan Bryan Dr  
Project: Porch  
Reference: 16.8

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON  
THURSDAY, DECEMBER 28, 2023, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM  
SUBMITTAL IS DECEMBER 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 #

23-37

BZA Appeal #

c/o Engineering Department

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

**Owner**

Name: Kathleen J Miceli Telephone: 740 973 3586  
Address: 6063 Pleasant Chapel Rd E-mail: chefkathy2004@yahoo.com

**Applicant**

Name: Telephone:  
Address: E-mail:

**Lessee**

Name: Telephone:  
Address: E-mail:

**Parcel**

Address of Parcel: (Number & Street, City, State, Zip) Auditor's Parcel #:  
589 Kenwell Dr Newark OH 43055  
On the ☐ North ☐ South ☐ East ☐ West side of the street, between the following intersections:  
and  
Subdivision Name: R Lot Number: 8  
Zoning Classification: FM Proposed Use:  
If filling out electronically, click box to display dropdown If filling out electronically, click box to display dropdown  
(Specify Use): Short term Rental

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:

Short Term Rental

**Appeal Continued**

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

Short term Rentals are a conditional use

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

The home is now in perfect condition. All upgrades have been done. I find Long term Rentals are a bad decision - Long term Rentals do not take care of the home or 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)

16.4

**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 #

[Signature]  
(Owner/Applicant Signature)

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

appeared Kathleen J. Miceli 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 12<sup>th</sup> day of September 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>9-12-23</u> Paid Date: <u>9-12-23</u> Check <u>Cash</u> (circle one) Check # <u>—</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>9/15/23</u>	<u>BAN</u>		
<input type="checkbox"/> Hold		Reason:		

**BZA CASE NO. 23-37**

Date of Review: 9/11/23

**Address of Project:** 589 Kenwell Dr**Current Zoning:** RM**Project Description:** Conditional Use – Short Term Rental

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**

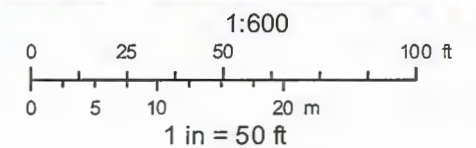
08-16          16          16.4

**Requirement:** In the RM district, Short Term Rentals are considered a conditional use and must be approved by the board.**Proposal:**          The applicant proposes to operate a short-term rental**Conclusion:**          The proposal requires board approval





September 12, 2023





Zoning Application #

BZA Appeal #  
BZA-23-40**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****Owner**

<b>Name:</b> City of Newark	<b>Telephone:</b> N/A
<b>Address:</b> 15th N. 3rd St. Newark OH	<b>E-mail:</b> N/A

**Applicant**

<b>Name:</b> Kessler Sign Company	<b>Telephone:</b> 740-453-0668
<b>Address:</b> 2669 National Rd. Zanesville OH	<b>E-mail:</b> April@kesslersignco.com

**Lessee**

<b>Name:</b> City of Newark	<b>Telephone:</b> N/A
<b>Address:</b> 15th N. 3rd St. Newark OH	<b>E-mail:</b> N/A

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 15 N. 3rd Street Newark OH	<b>Auditor's Parcel #:</b> 054-202674-00.007
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	
<b>Subdivision Name:</b> N/A	<b>Lot Number:</b> N/A
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown DC	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use): Government Building
<b>Notes:</b> (Optional) Update & add (1) sign for the multi-tenant building.	

**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:

multi-tenant building (government)



## Appeal Continued

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

1294.07 states only (1) free standing sign is allowed per lot. We are asking for (2) total.  
 1294.08 (table) allows 16 sf for (1) sign. We have a 14 sf sign being moved & (1) additional 19.75 sf sign. We are asking for 17.75 additional sf.

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

The setup and signs needed are tenant signs. This will help traffic see where they need to go, helping locate the building entrance they need to take.

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 - Sign allowance  
 1294.08 - 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-23-40  
BZA Appeal #

[Signature]  
(Owner/Applicant Signature)

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

appeared Rodger Kessler 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 19th day of October

[Signature] Koenig

(Notary Public signature)



APRIL KOENIG  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
12-22-2023

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>10/25/23</u>
<input type="checkbox"/> Forward to BZA				Paid Date: <u>10/25/23</u>
<input type="checkbox"/> Hold				Check Cash (circle one)
				Check # <u>56360</u>
				Amount \$ <u>50.00</u>
		Reason:		

**BZA CASE NO. 23-40**

Date of Review: 11/2/23

**Address of Project:** 15 N 3<sup>rd</sup> St**Current Zoning:** DC**Project Description:** Freestanding Sign

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

Planning Commission Approval Required?----- No

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

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

City Council Approval Required?----- No

Ordinance / Article / Section	Requirement / Proposal / Conclusion
-------------------------------	-------------------------------------

08-16      135      135.7A2b

**Requirement:** In the DC District, lots are limited to one freestanding sign.**Proposal:** The applicant proposes to erect a second freestanding sign.**Conclusion:** The proposal requires board approval

08-16      135      135.8C1b

**Requirement:** In the DC District, freestanding signs are restricted to a sign face area of 16 sq. ft.**Proposal:** The applicant proposes to erect two freestanding signs with a combined sign face area of 34 sq. ft.**Conclusion:** The proposal requires board approval

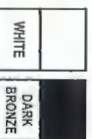
08-16      135      135.8C3a

**Requirement:** In the DC District, freestanding signs are required to have a 20 ft. setback**Proposal:** The applicant proposes to erect two freestanding signs with a minimum setback of 12 ft.**Conclusion:** The proposal requires board approval



PANELS FOR EXISTING ILLUMINATED SIGN (PAINT & MOVE SIGN)

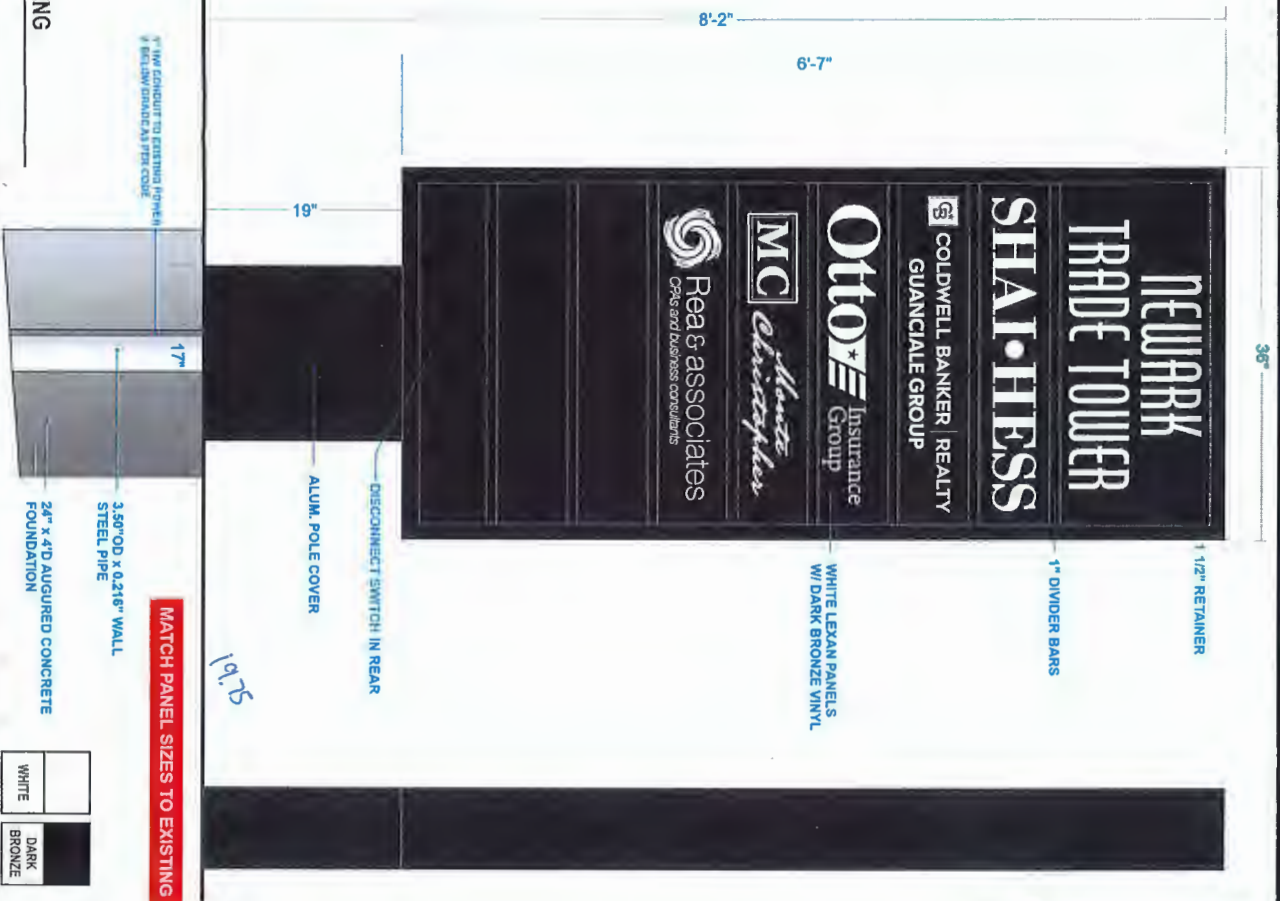
CHECK PANEL SIZES IN SHOP







ILLUMINATED SIGN W/ LEXAN PANELS & POLE COVER TO MATCH EXISTING





**CITY OF NEWARK  
ENGINEERING & ZONING**

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

*Ref#*  
*2-223-0198*  
Zoning Application #

*BZA-23-41*  
BZA Appeal #

c/o Engineering Department

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

**Owner**

<b>Name:</b> <i>Joshua Wyne</i>	<b>Telephone:</b> <i>(710) 258-2805</i>
<b>Address:</b> <i>5760 Colterman RD Heath <del>Heath</del> OH 43054</i>	<b>E-mail:</b> <i>joshuawyne@yahoo.com</i>

**Applicant**

<b>Name:</b> <i>Clark Custom Builders (Brent)</i>	<b>Telephone:</b> <i>614-599-4034</i>
<b>Address:</b> <i>845 Metro Place South Suite 100 43017 <sup>Dublin, OH</sup></i>	<b>E-mail:</b> <i>info@clarkcustombuilders.net</i>

**Lessee**

<b>Name:</b>	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) <i>28 Gilbert Street</i>	<b>Auditor's Parcel #:</b> <i>054-216216-00.000</i>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
<b>Subdivision Name:</b>	<b>Lot Number:</b> <i>682</i>
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown <i>RH</i>	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use):

**Notes:** (Optional)

*Flood: A/AE*

**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 story ranch style. Family Residence. 3 bed 1 bath with a attached garage. Matching the existing street scape*

**Appeal Continued**

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

Section 16.8 of the Zoning Code states setback for an RH district Front and Rear are 20 (front) & 30 (rear)

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

Due to an attached garage were asking for a 10ft variance in the front of lot and for foot space in home were asking for 18ft variance in the rear

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

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

**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 175
- ☐ 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-23-41  
BZA Appeal #

Rondell Clark

(Owner/Applicant Signature)

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

appeared Rondell K. Clark 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 1<sup>st</sup> day of November, 2023



POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES  
9/11/2024

[Signature]  
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>11-1-23</u> Paid Date: <u>11-1-23</u> Check Cash (circle one) Check # <u>ccard</u> Amount \$ <u>75.00</u>
<input type="checkbox"/> Incomplete				
<input type="checkbox"/> Forward to BZA				
<input type="checkbox"/> Hold		Reason:		

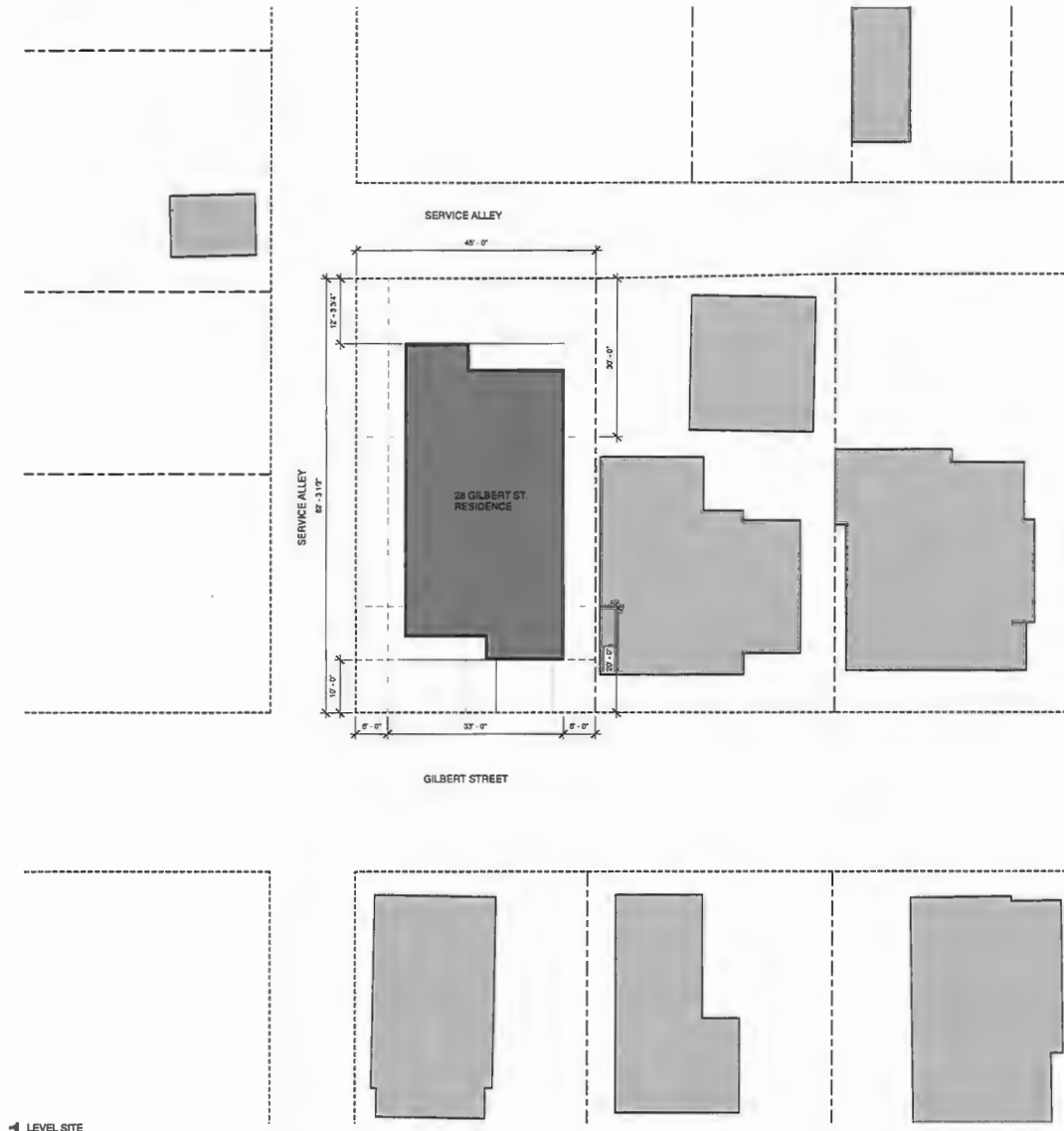
**BZA CASE NO. 23-41**

Date of Review: 11/2/23

**Address of Project:** 28 Gilbert St**Current Zoning:** RH**Project Description:** 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

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**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16                      16                      16.8**Requirement:** In the RH District, the required rear yard setback is 30 ft. and the required front yard setback is 20 ft.**Proposal:**            The applicant proposes to build a new single family dwelling with a proposed rear setback of 12 ft. and a proposed front yard setback of 10 ft.**Conclusion:**        The proposal requires board approval



1 LEVEL SITE  
9/27 - 1-0"



### SITE LEGEND

- PROPERTY LINE
- PUBLIC RIGHT OF WAY BOUNDARY
- NEW BUILDING
- SURROUNDING STRUCTURES

PARCEL ID: 541667000000  
ZONING: RH HIGH DENSITY RESIDENTIAL

**DOCUMENT DISCLAIMER**  
This drawing is a preliminary site plan and is not intended to be used for any other purpose. It is the responsibility of the client to verify the accuracy of the information provided. The client acknowledges that the information provided is for informational purposes only and is not intended to be used for any other purpose. The client acknowledges that the information provided is for informational purposes only and is not intended to be used for any other purpose.

REV #	DESCRIPTION	DATE

**Single Family Home**  
28 Gilbert Street, Newark OH 43055



ARC LUENCE.COM  
Single Family Home  
28 Gilbert Street, Newark OH 43055

SITE PLAN

Scale: As indicated A1.0





RS# Z-2023-0178  
Zoning Application #

BZA-23-42  
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**

<b>Name:</b> <u>RUSSELL, Elwin &amp; Linda</u>	<b>Telephone:</b>
<b>Address:</b> <u>1422 MORGAN BRYAN</u>	<b>E-mail:</b>

**Applicant**

<b>Name:</b> <u>RICARDO RIGOLI</u>	<b>Telephone:</b> <u>740-403-4577</u>
<b>Address:</b> <u>2180 NORTH ST.</u>	<b>E-mail:</b> <u>RIC1956@YAHOO.COM</u>

**Lessee**

<b>Name:</b>	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) <u>1422 MORGAN BRYAN DRIVE</u>	<b>Auditor's Parcel #:</b> <u>054-286350-00.133</u>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
<b>Subdivision Name:</b>	<b>Lot Number:</b> <u>11792</u>
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown <u>RL</u>	<b>Proposed Use:</b> 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:

CONSTRUCTION OF A ROOF 16'X13' OVER AN EXISTING  
12'X12' DECK

### Appeal Continued

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

PROPERTY IS ZONED RL WITH A REQUIRED BACKYARD  
SET BACK FROM PRIMARY STRUCTURE OF 40' AND PROPOSED  
ROOF CONSTRUCTION WOULD BE 34' REQUIRING A VARIANCE OF 6'

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

AT PRESENT DECK USE IS LIMITED BY NOT  
HAVING A ROOF OVER IT

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)

ART 16 , SECTION 16.8

### 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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- ☐ 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.

Ref # Z-2023-0178 BZA-23-42  
Zoning Application # BZA Appeal #

[Signature]

(Owner/Applicant Signature)

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

appeared Riccardo R Rigoli 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

12th

day of

October 2023.

POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO

MY COMMISSION EXPIRES

5/11/24

[Signature]  
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>10-17-23</u> Paid Date: <u>10-17-23</u> Check Cash (circle one) Check # <u>13293</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Incomplete				
<input type="checkbox"/> Forward to BZA				
<input type="checkbox"/> Hold		Reason:		



**BZA CASE NO. 23-42**

Date of Review: 11/2/23

**Address of Project:** 1422 Morgan Bryan Dr**Current Zoning:** RL**Project Description:** Porch**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 RL district, the required rear yard setback is 40 ft.**Proposal:**        The applicant proposes construct a roof over an existing deck. This will leave the porch with a 33 ft. setback from the rear property line.**Conclusion:**      The proposal requires board approval

RUSSEL RESIDENCE  
1422 MORGAN BRYAN DR.

PROPOSED ROOF OVER EXISTING DECK

