BOARD OF ZONING APPEALS MEETING THURSDAY, DECEMBER 28, 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-23-35

Applicant:

Northstar Towers

Owner:

The Kroger Co

Location:

1155 N 21st St

Project:

Conditional Use - Cell Tower/Fence

Reference:

50.4/88.2

4. NEW BUSINESS

APPLICATION BZA-23-43

Applicant:

Bryan Lewis

Owner:

EM Millcreek Partners

Location:

701-705 Woods Edge LN

Project:

Two Unit Condo

Reference:

28.8

APPLICATION BZA-23-44

Applicant:

Joseph Mentzer

Owner:

Joseph Mentzer 1075 Hollar LN

Location: Project:

Parking Lot

Reference:

125.3.2

APPLICATION BZA-23-45

Applicant:

Donald Slee & Andrew Slee

Owner:

Donald & Janet Slee

Location:

1432 Misty Glen Dr

Project:

Home Occupation (Business)

Reference:

16.4

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, JANUARY 25, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JANUARY 2, 2024, 4:30 PM.

5. ADJOURNMENT



Zoning Application #

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

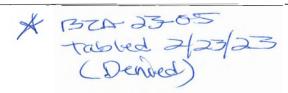
BOARD OF ZONING APPEALS	APPLICATION
Rev 2/10	
Owner	
Name: The Kroger Co, an Ohio Corporation	Telephone: 425-345-8864
Address: 1014 Vine Street, Cincinnati, OH 45202	E-mail: tung@terabonne.net
Applicant	
Name: Northstar Towers	Telephone: 916-801-3155
Address: 815 Superior Ave. E, Cleveland, OH 44114	E-mail: jesse.styles@nstartowers.com
Lessee	
Name: Cellco Partnership d/b/a Verizon Wireless	Telephone:
Address: 7575 Commerce Ct, Lewis Center, OH 43035	E-mail:
Parcel	
1 arcei	
Address of Parcel: (Number & Street, City, State, Zip) 1155 N. 21st Street, Newark, OH 43055	Auditor's Parcel #: 054-269904-04.000
On the □North □South □East ☑West side of the street, between	een the following intersections:
ar at a grand Data Divi	

Address of Parcel: (Number & Street, City, State, Zip) 1155 N. 21st Street, Newark, OH 43055	Auditor's Parcel #: 054-269904-04.000
On the □North □South □East ☑West side of the street, between the following intersections:	
N. 21st St. and Baker Blvd.	
Subdivision Name: Lot 8 Hummerick House	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown GB - General Business District	Proposed Use: If filling out electronically, click box to display dropdown
GB - General Business District	(Specify Use): Transmission Communications Tower
Notes: (Optional)	
Transmission Tower requires Conditional Use approval per 50.4.2	of the Zoning Code.
Transmission Tower requires Conditional Use approval per 30.4.2	of the Zoning Code.

Flood: A/AE

		Appeal		
The Application	is a request to peri	mit the following:		
Erection 🗆	Alteration \square	Maintenance 🗆	Conversion	Conditional Use 🛚
In accordance w	ith the plans filed l	erewith, describe the b	ouilding or use:	
FACILITY WI	LL CONSIST OF A	MONOPOLE TOWER	AND A PROPOSED	11'x18'

CONCRETE PAD WHICH WILL CONTAIN EQUIPMENT FOR THE TRANSMISSION AND RECEPTION OF WIRELESS COMMUNICATIONS. THIS TOWER AND SPACE WILL BE CAPABLE OF SUPPORTING THREE ADDTIIONAL LESSES.





Appeal Continued

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

Fence requires Board Approval for height to 7' in GB district. Barbed Wire on Fencing requires Board Approval.

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

Safety is the primary reason the industry standard is 7' fence height with one foot of barbed wire above. The fence at this height is the deterrent against trespassing and therefore keeps the site and its equipment secure.

Has there been any previous application or appeal on these premises? ■Yes ■No When? January 2023

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

88.2.2 and 88.2.4

	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.
$\square D$.	Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions.
$\Box E$.	Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior
	finish materials on the elevation drawing.
$\Box F$.	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 #



(Owner/Applicant Signature)
Before me, a Notary Public in and for
appeared J. Michael Long Counse for the Applitude, by me being duly sworn, says that he is the (Applicant's name) **Representative of 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 day of September 2023. CASIE M. GALCZYNSKI Notary Public · Notary Seal STATE OF MISSOURI Franklin County My Commission Expires: April 24, 2025 Commission # 13475265 (Notary Public signature)

	DO NOT WRITE B	ELOW THIS LINE – FOR	OFFICE USE ONLY	
Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Royd. Date: 9-11-23 Paid Date: 9-11-23
☐ Incomplete				Paid Date: 9 1 (-23) Check Cash (circle one)
Forward to BZA	9/15/27	BALL		Check #_ 84(187 Amount \$_50.80
□ Hold		Reason:		



City of Newark Engineering and Zoning 40 W Main St Newark, OH 43055

740-670-7729 www.newarkohio.net

Notice of Board of Zoning Appeals Decision

December 28, 2023

Northstar Towers 815 Superior Ave E Cleveland OH, 44114

Application Number: BZA-23-035

Dear Property Owner,

At a Public Hearing held on Thursday, December 28, 2023 the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

Address of Project:

1155 N 21st St

Current Zoning:

GB

Project Description:

Cell Tower w/perimeter fence

Ordinance/Article/Section:

08-16

50 50.4

Requirement: In the General Business District GB), transmission towers must be conditionally

approved by the Board.

Proposal:

The applicant proposes to erect a transmission tower, with an accompanying concrete

pad, 7 ft. tall fence and equipment.

Conclusion:

The proposal requires board approval.

08-16

88.2

Requirement: In the General Business District GB), the use of barbwire in fencing must be

conditionally approved by the Board. In the same district fences are restricted to 6 ft. in

height.

Proposal:

The applicant proposes to erect a 7 ft. tall fence with one foot of barbwire above.

Conclusion:

The proposal requires board approval.

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 your Appeal Application

The Board finds, beyond reasonable doubt that all the follow	ing facts and conditions exist:
☐Unusual Circumstances: ☐Preservation of Property Rights: ☐Absence of Detriment:	
On the basis of evidence presented at the Public Hearing, and pu otherwise known as the Zoning Code, the Board of Zoning Appe to the following reasons.	
The following conditions were not met:	
□Unusual Circumstances: □Preservation of Property Rights: □Absence of Detriment: □Other:	
As requested by the applicant, this request has been tabled.	
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 Common Pleas of Licking County a petition duly verified, se whole or in part, specifying the grounds of the illegality.	* * *
STATEMENT OF CERTIFIC STATE OF OHIO, LICKING COUNTY, SS:	CATION
I, Steve Layman, Chairman of the Board of Zoning Appeals of said City, and in whose custody the files, Journals and Records of and Resolutions of the City of Newark, Ohio, to be kept, do here of the original entry evidencing the Board's decision in the premethis office. Said decision of the Board of Zoning Appeals is currently.	Said Board are required by the Ordinances by certify that the foregoing is a true copy ises and remaining on file and of record in
	WITNESS my signature, this 28th day of December 2023.
	Chairman, Board of Zoning Appeals
Cc:	Secretary, Board of Zoning Appeals



SITE NAME: **NEWARK**

SITE NUMBER: OH-225

PROPOSED RAW LAND SITE WITH A ±160'-0" MONOPOLE TOWER w/±10'-0" LIGHTNING ARRESTOR AND INSTALLATION OF A 11'x18' EQUIPMENT PAD

VERIZON SITE NAME: NEWARK JEFFERSON VERIZON SITE NUMBER: MROW-168

SERVICE Call Before You Dig

PROJECT INFORMATION

PROJECT TYPE: FACILITY WILL CONSIST OF A MONOPOLE TOWER AND A PROPOSED 11'x18' CONCRETE PAD WHICH WILL CONTAIN EQUIPMENT FOR THE TRANSMISSION AND RECEPTION OF WIRELESS

SITE NAME: NEWARK SITE NUMBER: OH-22S

E911 ADDRESS: 1155 N 21ST STREET NEWARK, OH 43055

COUNTY: LICKING

ZONING CLASSIFICATION: GENERAL BUSINESS DISTRICT CONSTRUCTION TYPE: II-B

USE GROUP: U TYPE OF SITE: RAW LAND

TOWER COORDINATES: LATITUDE: 40° 04' 44.99" (NAD 1983) LONGITUDE: 82" 25' 44.98" ELEVATION: ±864' (NAVD 1988) AMSL

TYPE OF TOWER: MONOPOLE

OVERALL TOWER HEIGHT: ±170'-0" LIGHTING ARRESTOR HEIGHT: ±10'-0" TOWER (STRUCTURAL STEEL) HEIGHT: ±160'-0" ANTENNA CENTERLINE HEIGHT: 1S5'-0"

GENERATOR: NOT REQUIRED FOR CAPACITY SITE

GENERATOR SIZE: N/A GENERATOR TYPE: N/A IS THIS SITE DIESEL RESTRICTED?: N/A BUILDING DESIGN: STD PAD BUILDING SIZE: 11'x18'

PROJECT INFORMATION

NON EMERGENCY FIRE SERVICES:

310 DEO DR NEWARK, OH, 43055 PHONE: (740) 345-2345

NON EMERGENCY POLICE SERVICES: NEWARK POLICE POLICE DEPARTMENT

39 5 4TH ST NEWARK, OH. 43055 PHONE: (740) 670-7200

POWER COMPANY: AEP OHIO PHONE: (800) 672-2231

GAS COMPANY: N/A

TELEPHONE COMPANY: TBD

CONSTRUCTION MANAGER: PATRICK CROW

EMAIL: patrick.crow@nstartowers.com

REAL ESTATE MANAGER: JESSE STYLES

EMAIL: jesse.styles@nstartowers.com

TOWER OWNER: NORTHSTAR TOWERS, LLC 815 SUPERIOR AVE. E. SUITE 1812

PHONE: (216) 803-0803 PROPERTY OWNER: THE KROGER CO, AN OHIO CORPORATION

1014 VINE ST CINCINNATI, OH, 45202 PHONE: (425) 345-8864

APPLICANT: NORTHSTAR TOWERS, LLC 815 SUPERIOR AVE. E, SUITE 1812 CLEVELAND, OH 44114 PHONE: (216) 803-0803

ENVIRONMENTAL REQUIREMENTS

■ NOTICE TO CONTRACTOR ATTACHED

NO ENVIRONMENTAL RESTRICTIONS

DRIVING DIRECTIONS

BEGINNING OF SITE ACCESS ROAD

LONGITUDE: -82.43137*

DEPART FROM VERIZON WIRELESS OFFICE (7575 COMMERCE CT, LEWIS CENTER OH 43035) TOWARD ORANGE POINT DRIVE:

EROM LEWIS CENTER OFFICE WEAD SOUTH ON US-23 TAKE RAMP RIGHT FOR I-270 E. AT EXIT 30, TAKE RAMP FOR OH-161 E. ROAD NAME CHANGES TO OH-37 E. KEEP STRAIGHT ONTO OH-16 E. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR 21ST ST. TURN LEFT ONTO N 21ST ST.

ARRIVE AT SITE ENTRANCE ON THE LEFT

SPECIAL NOTES

SHEET INDEX

TITLE SHEET & PROJECT INFORMATION

FINAL SURVEY

OVERALL SITE LAYOUT STAGING PLAN LAYOUT DIMENSIONAL SITE LAYOUT

ENLARGED SITE LAYOUT TOWER ELEVATION & ANTENNA DETAILS EQUIPMENT PAD LAYOUT EQUIPMENT PAD LAYOUT FENCE DETAILS & NOTES

TITLE:

SURVEY:

CIVIL SHEETS: C-1.1 C-1.2

C-2 C-3 C-4 C-5 C-6 C-7

HANDICAPPED REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED.

PLUMBING REQUIREMENTS:

FACILITY HAS NO PLUMBING OR REFRIGERANTS.

FAA AND FCC REQUIREMENTS:

THIS FACILITY SHALL MEET ALL FAA AND FCC REQUIREMENTS.

CONSTRUCTION REQUIREMENTS:

INSTALLATION STANDARDS & ALL APPLICABLE CODES AND ORDINANCES.

BUILDING CODES AND STANDARDS

CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR THE LOCATION.

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE 318
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S MANUAL OF STEEL CONSTRUCTION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222
- STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND SUPPORTING
- COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 1100, IEEE C62,41
- ANSI T1.311, FOR TELECOM DC POWER SYSTEMS TELECOM, ENVIRONMENTAL PROTECTION
- 2017 ORC AND AMENDMENTS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

NORTHSTA OLS SUFERING NIE CIETE 1814 CLEVELAND, OH 41114 218-713-1366

BURGESS & NIPLE

330 RUSH ALLEY. SUITE 700 COLUMBUS, OH 43215 614-459-2050

FULL SCALE PRINT IS ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS REV DATE DESCRIPTION

SITE INFORMATION NEWARK

LICKING COUNTY

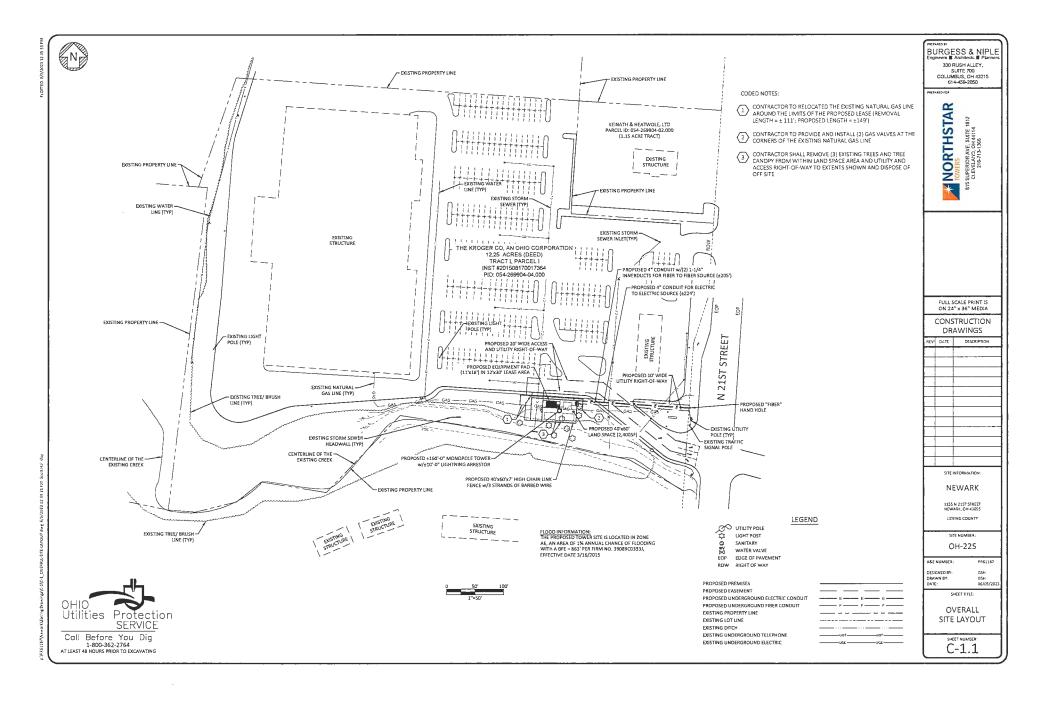
OH-225

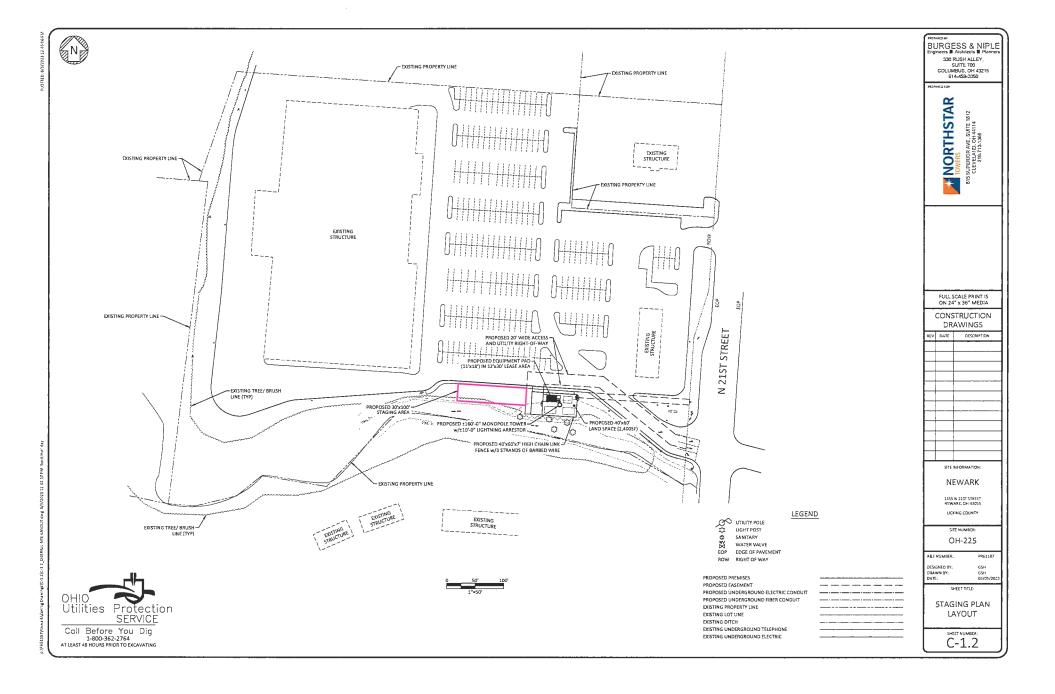
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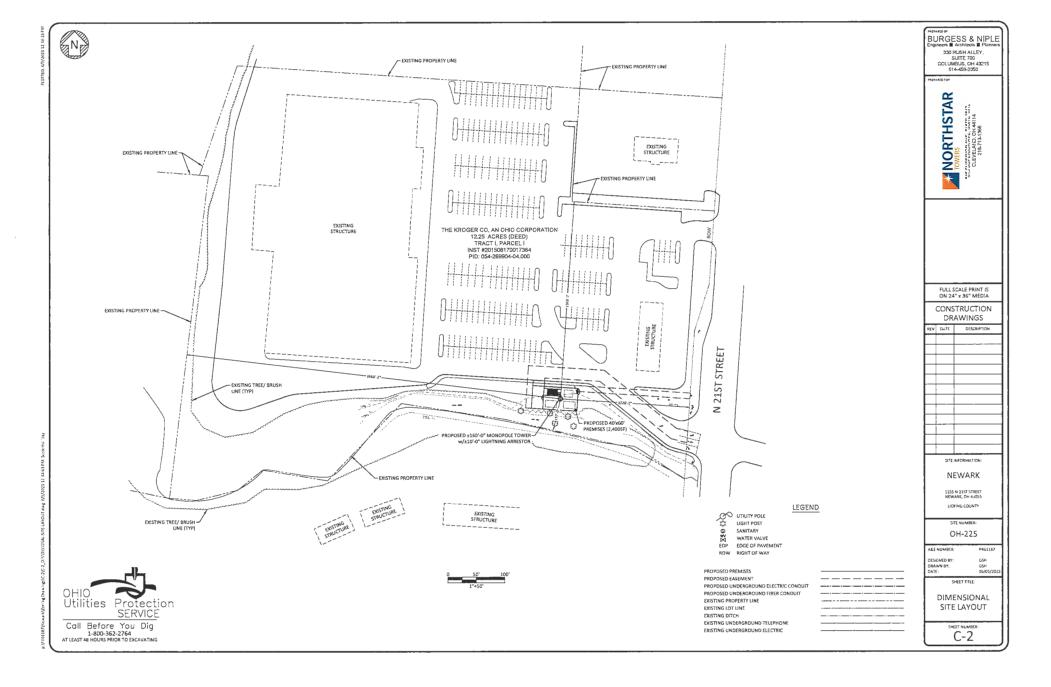
> TITLE SHEET & PROJECT

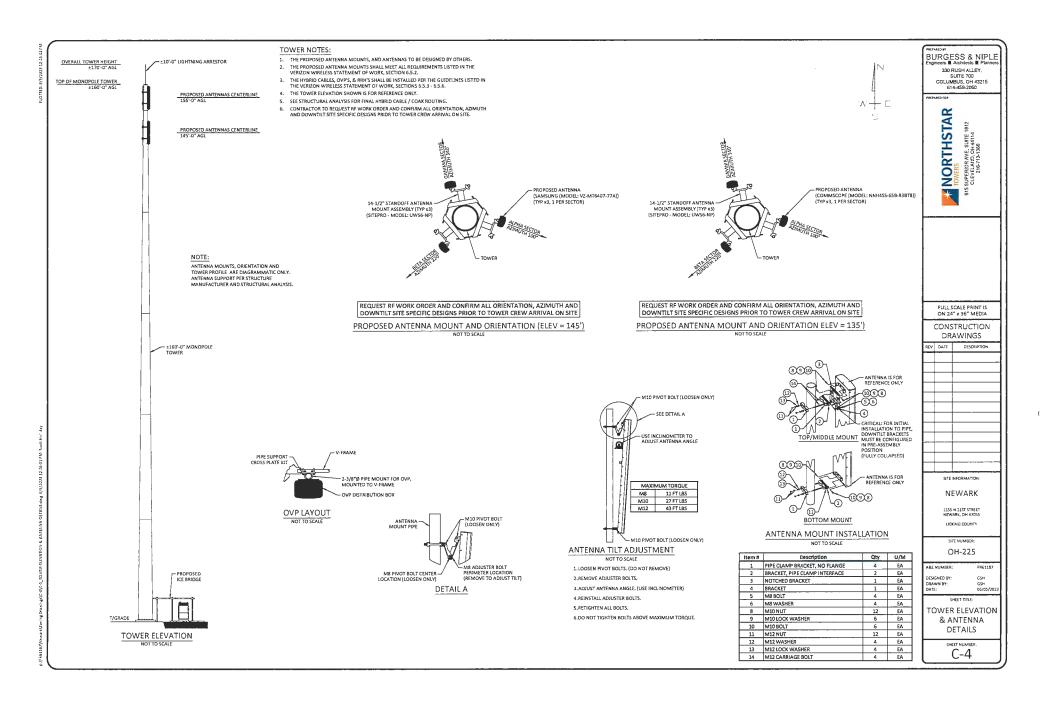
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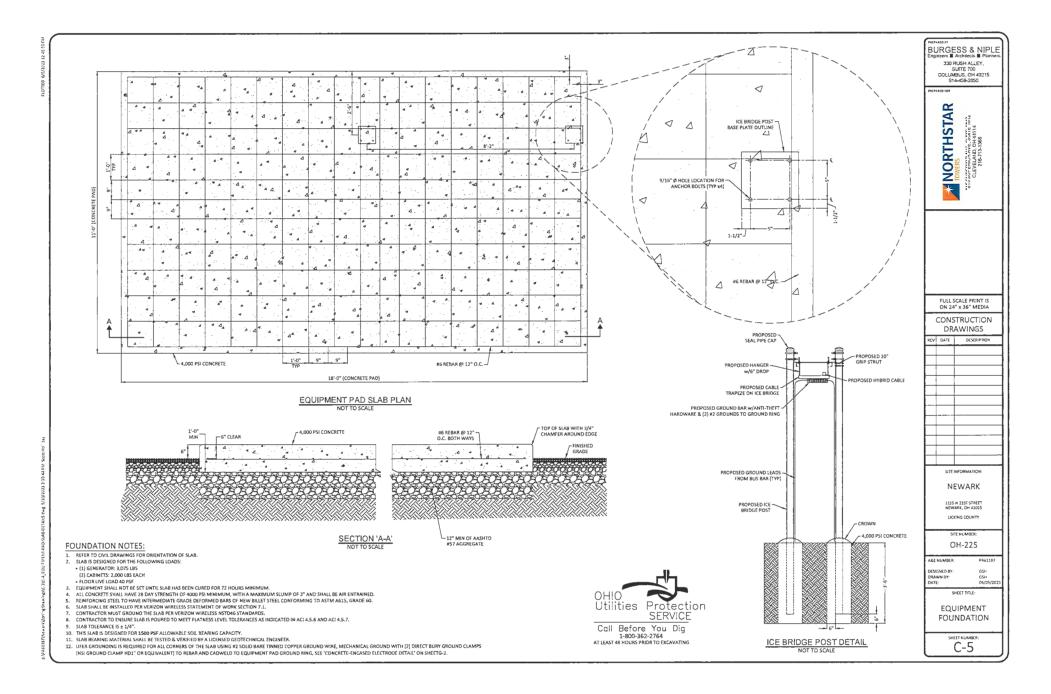
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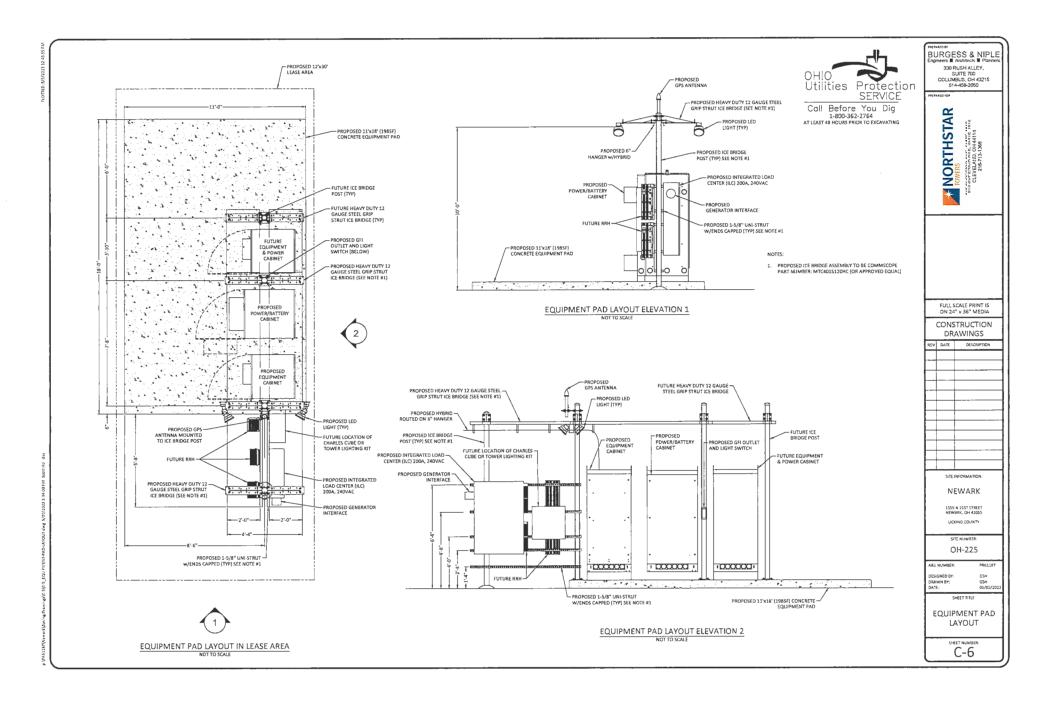


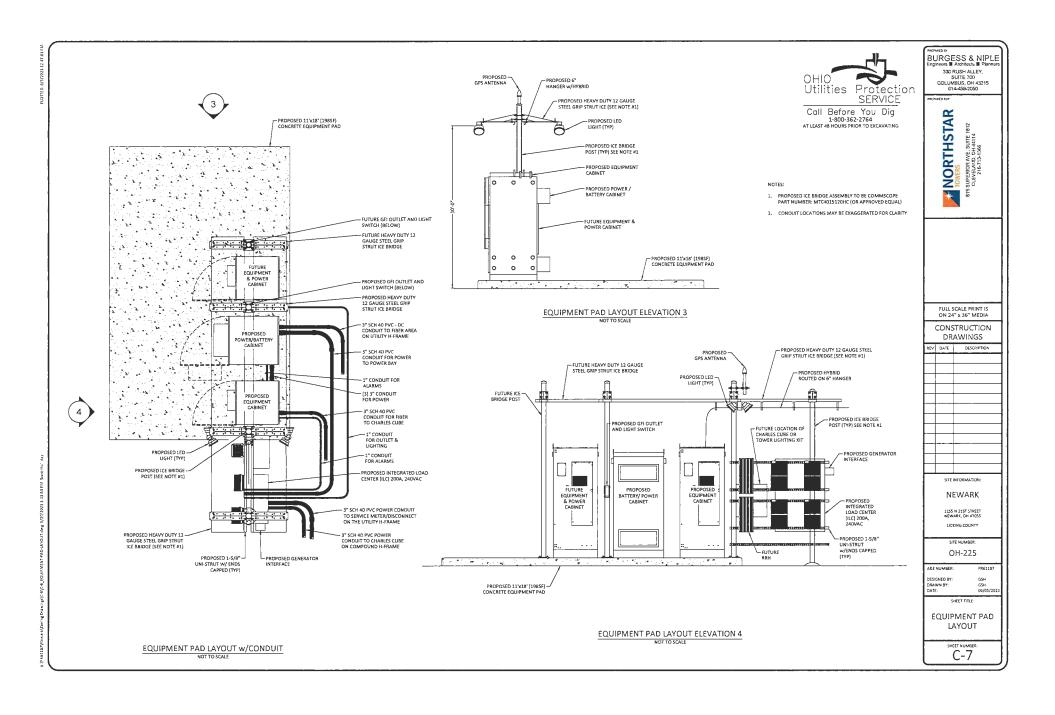


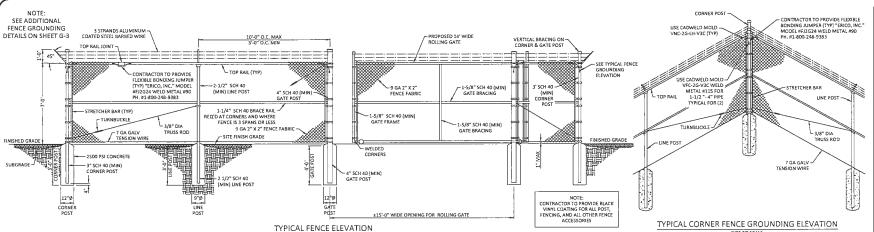












SPECIFICATIONS FOR FENCING AND GATES (WHERE REQUIRED)

PART 1 GENERAL

1.01 WORK INCLUDED

A. FURNISH AND INSTALL ALL CHAIN LINK FENCING, ASSOCIATED GATES (WHERE REQUIRED), AND APPURTENANCES REQUIRED TO INHIBIT UNAUTHORIZED ACCESS TO THE SITE AREA AS SHOWN ON SHEET C-1

1.02 VARIATIONS

- A. REFER TO THE SITE PLANS TO DETERMINE THE FULL SCOPE OF WORK. UNDER THIS SPECIFICATION THE VARIATIONS MAY INCLUDE, BUT ARE NOT UMITED TO:
- 1. SITE GATE LOCATION (WHERE REQUIRED).
- 2. STYLE OF TOWER

1.03 REFERENCES

- A. ASTM AS3 GRADE B BLACK AND ZINC COATED STEEL PIPE
- B. ASTM AS85 ALUMINUM COATED STEEL BARBED WIRE (IF REQUIRED)
- C. ASTM A392 ZINC COATED STEEL CHAIN LINK FABRI D. ASTM A780 REPAIR OF HOT DIP GALVANIZED COATINGS
- E. AMERICAN WOOD PRESERVER'S ASSOCIATION STANDARD C-2, LUMBER, TIMBER, AND TIES, PRESERVATION TREATMENT BY PRESSURE PROCESS.

1.04 QUALITY ASSURANCE

- A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. THE WEIGHT OF ZINC COATING ON THE FENCE FABRIC SHALL BE NOT LESS THAN 1.2 OUNCES PER SQUARE FOOT OF
- B. ALL WOOD PRODUCTS SHALL BE PRESSURE TREATED.
- C. THE REPAIR OF GALVANIZED PRODUCTS SHALL BE BY THE APPLICATION OF ZINC RICH PAINT.
- D. ALL MATERIALS USED ARE TO BE NEW UNLESS OTHERWISE NOTED.

- A. THE SITE AREA MAY HAVE FINISH GRAVEL AND PLASTIC IN PLACE BEFORE FENCING TAKES PLACE. IN THIS CASE, SITE FINISH GRAVEL SHOULD BE RAKED BACK AWAY FROM EACH POST AREA BEFORE HOLES ARE DUG. THE SPOIL FROM THE HOLES SHALL NOT BE MIXED WITH SITE GRAVEL. S POIL MATERIAL IS TO BE REMOVED FROM THE SITE AREA AND DISPOSED OF.
- B. THE SITE FENCE CORNER POSTS SHALL BE SET SQUARE IN RELATION TO EACH OTHER, PLUS OR MINUS 1 INCH PRIOR TO PLACING CONCRETE.

PART 2 PRODUCTS

- A. ALL FABRIC, WIRE, RAILS, POSTS, HARDWARE, AND OTHER MATERIALS SHALL BE HOT DIP GALVANIZED.
- 8. FABRIC HEIGHT SHALL BE AS SHOWN ON THE DRAWING. FABRIC SHALL BE 2-INCH CHAIN LINK MESH OF 9 GAUGE WIRE WITH TWISTED TOP SELVAGE AND KNUCKLED BOTTOM SELVAGE. FABRIC SHALL BE ONE PIECE.

NOT TO SCALE

- C. BARBED WIRE SHALL BE DOUBLE STRAND TWISTED ALUMINUM COATED STEEL WIRE WITH FOUR POINT ROUND BARBS SPACED ON 5 INCH CENTERS (IF
- . ALL POSTS SHALL BE SCHEDULE 4D PIPE AND OF THE FOLLOWING NOMINAL PIPE SIZES (NPS DESIGNATOR PER ASTM A 53): LINE POST = 2-1/2 INCHES, CORNER POST = 3 INCHES, GATE POST = 4 INCHES (WHERE REQUIRED).
- F. WHERE A GATE IS REQUIRED. SITE GATE POSTS SHALL BE EXTENDED 12 INCHES. INCLUDING CAP, TO PROVIDE FOR THE ATTACHMENT OF BARBED WIRE (IF
- F. WHERE A GATE IS REQUIRED, ALL TOP, BOTTOM, AND BRACE RAILS SHALL BE 1-1/4 INCH SCHEDULE 40 PIPE.
- G. WHERE A GATE IS REQUIRED, GATE FRAMES AND BRACES SHALL BE 1-1/2 INCH SCHEDULE 40 PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- H. WHERE A GATE IS REQUIRED, SITE GATE FRAMES SHALL HAVE A FULL WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY THE USE OF GATE BRACE CLAMPS.
- WHERE A GATE IS REQUIRED, LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL SITE AND ROAD GATES.
- J. WHERE A GATE IS REQUIRED, UNLESS OTHERWISE SPECIFIED, SINGLE WALK-THRU GATES SHALL BE 4 FEET WIDE AND HAVE FORKED LATCHES WITH LOCK KEEPERS.
- K. WHERE A GATE IS REQUIRED, DOUBLE SITE GATES SHALL HAVE FULL HEIGHT PLUNGER BARS WITH DOME CAPS.
- L. WHERE A GATE IS REQUIRED, ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- M. STRETCHER BARS SHALL BE 3/16 INCH BY 3/4 INCH. OR HAVE FOLISVALENT CROSS-SECTIONAL AREA. MINIMUM LENGTHS SHALL BE 2 INCHES LESS THAN THE FABRIC HEIGHT.
- N. ALL PDSTS, EXCEPT GATE PDSTS, SHALL HAVE A DNE PIECE COMBINATION CAP AND THREE WIRE BARBED WIRE SUPPORTING ARM (IF REQUIRED). GATE POSTS SHALL HAVE A DOME CAP. THE SUPPORT ARM SHALL BE OF 1 GASIGE PRESSED STEEL FOR LINE POSTS AND CAST STEEL WITH SET BOLTS FOR CORNER POSTS. SUPPORT ARMS SHALL BE FITTED WITH A LOCK WIRE TO RETAIN THE BARBED WIRE
- O. WHERE A GATE IS REQUIRED, DOUBLE GATES SHALL HAVE A NON-CLOGGING GATE DETENT ADAPTABLE TO THE PLUNGER BAR USED.
- P. TENSION BANDS SHALL BE 3/4 INCH WIDE AND OF 14 GAUGE PRESSED STEEL
- Q. WHERE A GATE IS REQUIRED, BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS (IF REQUIRED).
- R. CAST STEEL RAIL ENDS SHALL BE PROVIDED FOR ALL TOP RAILS.

- S. CAST STEEL BRACE ENDS SHALL BE PROVIDED FOR ALL BRACE RAILS, COMBINATION STYLE BRACE ENDS SHALL BE PROVIDED WHERE A TRUSS ROD ALSO
- T. TOP RAIL COUPLINGS SHALL BE PRESSED STEEL AND A MINIMUM LENGTH OF 6 INCHES, SPACED AT A MAXIMUM OF 21-FOOT CENTERS.
- U. STEEL TIES FOR ATTACHING FABRIC TO THE TOP RAIL, TO THE LINE POSTS, AND TO THE BOTTOM RAIL SHALL BE 12 GAUGE, SPACED AT A MAXIMUM 24-INCH CENTERS.
- V. BRACE BANDS SHALL BE 3/4 INCH WIDE AND OF 12 GAUGE PRESSED STEEL.
- W. WHERE GUY ANCHOR FENCING IS REQUIRED, THE HEIGHT, SIZE AND SHAPE OF THE GUY ANCHOR FENCES SHALL BE AS SHOWN ON THE DRAWINGS.
- ANY WOOD MATERIAL USED IN THE CONSTRUCTION OF FENCING SHALL BE PRESSURE TREATED.
- LIQUID GALVANIZE SHALL BE Z.R.C. COLD GALVANIZED FOR BRUSH APPLICATION, 95 PERCENT ZINC (NO SPRAY).
- Z. CONCRETE SHALL BE A MINIMUM OF 2,500 PSI.

2.02 EQUIPMENT

A. ALL FIELD CUTS SHALL BE BY BLADE; NO TORCH CUTTING SHALL BE PERMITTED.

PART 3 EXECUTION

3.01 INSPECTION

A. TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS, ALL POST HOLES SHALL BE INSPECTED BY THE TENANT WIRELESS REPRESENTATIVE PRIOR TO THE PLACEMENT OF CONCRETE.

3,02 PREPARATION

- A. LOCATE ALL KNOWN UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- B. FINAL SITE GRADING SHALL BE ACCOMPLISHED PRIOR TO CONSTRUCTION
- C. VERIFY THE SURVEYOR PLACED SITE CORNER STAKES AND ENSURE THAT THE CORNERS ARE SQUARE, PLUS OR MINUS 1 INCH.

3.03 INSTALLATION

- A. POST FOUNDATIONS SHALL HAVE A MINIMUM OF 6 INCHES OF CONCRETE UNDER THE POST. THE TOP OF CONCRETE SHALL BE AT THE TOP OF THE BASE COURSE (IMMEDIATELY UNDER THE SURFACE COURSE).
- B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB, PLUS OR MINUS 1/4 INCH.
- C. AT CORNER POSTS, GATE POSTS, AND SIDES OF THE GATE FRAMES, FABRIC SHALL BE ATTACHED WITH STRETCHER BARS AND TENSION BAND CLIPS AT 15-INCH
- D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH TIE WIRES AT 24- INCH INTERVALS.
- E. FABRIC SHALL BE ATTACHED TO BRACE RAILS AND TRUSS RODS WITH TIE CLIPS AT 24-INCH INTERVALS.

TYPICAL CORNER FENCE GROUNDING ELEVATION NOT TO SCALE

- F. A MAXIMUM GAP OF 1 INCH SHALL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.
- G. WHERE A GATE IS REQUIRED, GATES SHALL BE INSTALLED SO THAT LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- H. WHERE A GATE IS REQUIRED, GATE HINGE AND LATCH BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED AFTER INSTALLATION TO PREVENT UNAUTHORIZED REMOVAL.
- WHERE A GATE IS REQUIRED, ALL GATES SHALL BE INSTALLED IN SUCH A WAY THAT THEY ARE IN LINE WITH THEIR RESPECTIVE HINGE POSTS.

- A. UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS, WELDS, OR GALVANIZING BREAKS WITH ZINC BASED LIQUID GALVANIZE.
- SURFACES TO BE RECONDITIONED SHALL BE POWER WIRE BRUSHED TO BRIGHT METAL. PREPARATION SHALL EXTEND INTO THE UNDAMAGED COATING.
- 2. APPLY PAINT IN A SINGLE APPLICATION, EMPLOYING MULTIPLE BRUSH

3.05 AS-BUILT DOCUMENTATION

- A. RESPONSIBILITIES APPLICABLE TO THIS SPECIFICATION REGARDING ANNOTATIONS TO THE CONTRACTOR MAINTAINED RECORD SET DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING AREA DF CONCERN:
- MODIFICATIONS AFFECTING DEPICTED DIMENSIONS, ELEVATIONS, OR DIRECTIONS.

4.0 GROUNDING

A. ALL FENCING SHALL BE GROUNDED PER VERIZON WIRELESS STATEMENT OF WORK SECTION 5.7.3,2.

> "NO-OX-ID" SANCHEM INC. IS THE APPROVED GROUNDING COMPOUND

BURGESS & NIPLE 330 RUSH ALLEY.

SUITE 700 COLUMBUS, OH 43215 614-459-2050



FULL SCALE PRINT IS ON 24" x 36" MEDIA

CONSTRUCTION

DRAWINGS			
REV	DATE	DESCRIPTION	
	<u> </u>		
_			
	SITE	INFORMATION:	
	N!	EWARK	
	1155 N 71ST STREET NEWARK, OH 43055		
	LICKING COUNTY		
_	SI	те нимвея:	
	С	H-225	
A&E	NUMBER:	PR61187	
	GNED BY: WN BY; L;	GSH GSH 06/05/202	
	5	HEET TITLE:	
SENSE DETAILS			
FENCE DETAILS & NOTES			
	ο.	NOTES	
	SHI	ET NUMBER.	
	-	C-8	

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 Notice of Public Hearing

Dear Property Owner:

Notice is hereby given of a Public Hearing to be held on Thursday, September 28, 2023, at 5:30 pm in Council Chambers, 40 W. Main St, Newark, OH. Public comment is solicited regarding a Zoning Appeal filed by the following applicant:

Application Number:

BZA-23-35

Applicant:

Northstar Towers

Property Location:

1155 N 21st St

Owner:

The Kroger Co

Reason(s) for the Appeal:

Ordinance Article/Section

08-16

Requirement: In the General Business District GB), transmission towers must be conditionally approved by the Board.

Proposal:

The applicant proposes to erect a transmission tower, with an accompanying concrete pad, 7 ft. tall fence

and equipment.

Conclusion: The proposal requires board approval.

08-16

Requirement: In the General Business District GB), the use of barbwire in fencing must be conditionally approved by the

Board. In the same district fences are restricted to 6 ft. in height.

Proposal: The applicant proposes to erect a 7 ft. tall fence with one foot of barbwire above.

Conclusion: The proposal requires board approval.

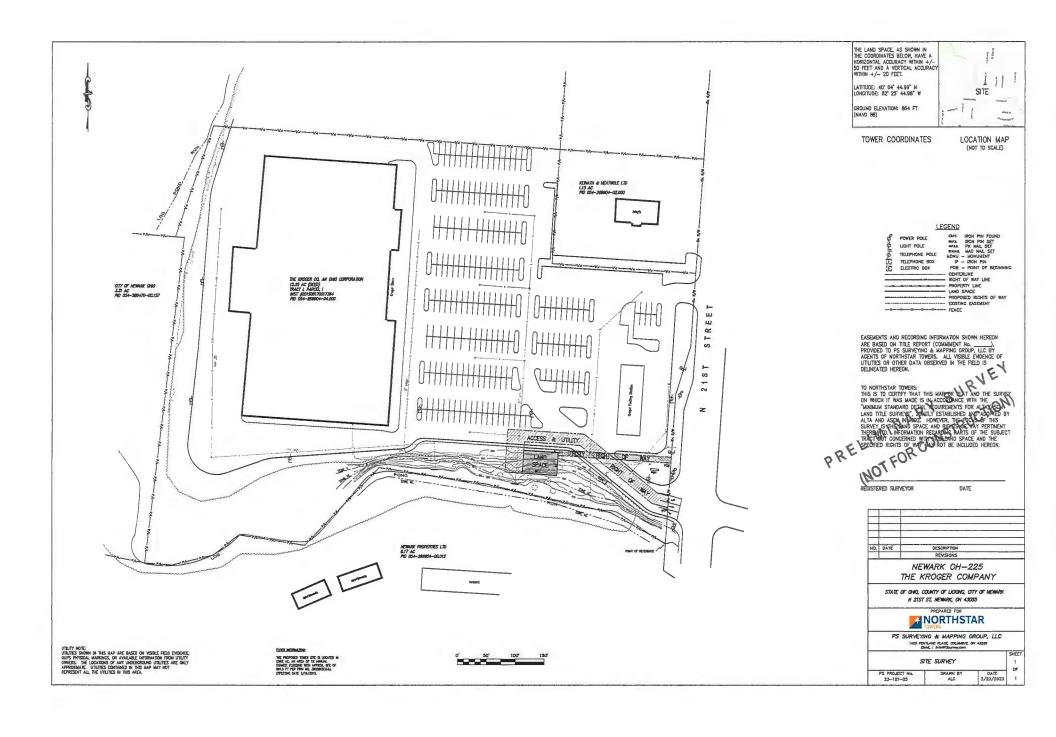
This notice is being sent per Zoning Ordinance 08-33, Article 150.4.2 to owners of properties located within 200 feet of the property in question. All interested persons will be given an opportunity to be heard. For further information regarding this application, please call 740-670-7727 or email zoninginspector@newarkohio.net. The City of Newark Zoning Code is available on the Engineering and Zoning webpage at www.newarkohio.net. Accommodations for individuals with disabilities will be provided upon reasonable request.

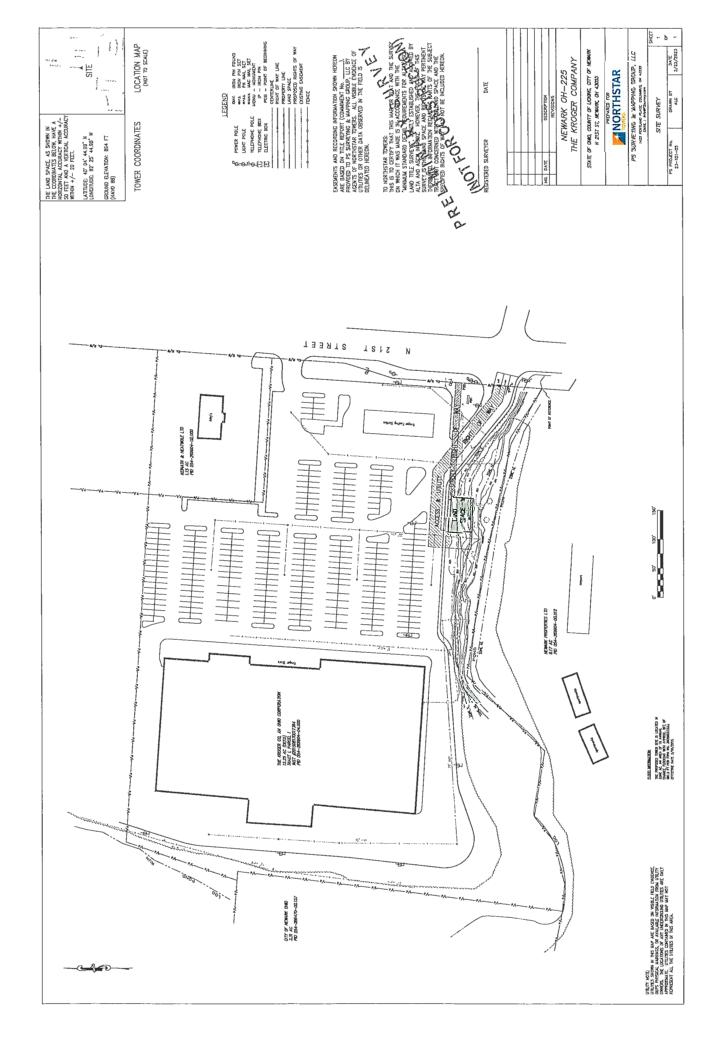
Sincerely,

George Carter Zoning Inspector

Leage C. Carter

FIRST NAME	LAST NAME	PHYSICAL ADDRESS	MAILING ADDRESS	CITY	STATE ZIP	CODE
	ACD INVESTMENTS LLC	1069 N 21 ST	PO BOX 1474	PATASKALA	ОН	43062
RICHARD A & ELECTA R	ARNETT	SAME	1076 SUNRISE DR	NEWARK	ОН	43055
	CHURCHILL LIVING TRUST	SAME	1086 SUNRISE DR	NEWARK	ОН	43055
MONA JAY	FINE	SAME	1098 SUNRISE DR	NEWARK	ОН	43055
MYRTLE J	FRAZIER	SAME	1112 PIERSON DR	NEWARK	ОН	43055
TEE JAYE'S COUNTRY RESTRAUNT	FSI REALTY INC	1195 N 21 ST	1363 PARSONS AVE	COLUMBUS	ОН	43206
BARB A-TR	HARRIS	SAME	1116 SUNRISE DR	NEWARK	ОН	43055
	KEINATH & HEATWOLE LTD	1175 N 21 ST	683 SWANSEA RD	NEWARK	ОН	43055
	KROGER CO	1155 N 21 ST	1014 VINE ST	CINCINNATI	ОН	45202
RYAN LLC	LTC PROPERTIES INC	1065 JOHNSON AVE	PO BOX 56607	ATLANTA	GA	30343
	NEWARK AREA SOCCER ASSOCIATION INC	BAKER BLVD	600 BAKER BLVD	NEWARK	ОН	43055
	NEWARK PROPERTIES LTD	JOHNSON AVE & N 21ST ST & SUNRISE DR	1061 N 21ST ST	NEWARK	ОН	43055
	NLCP 1150 NORTH 21ST ST OH LLC	1150 N 21 ST	27 PINE ST STE 50	NEW CANAA	CT	6840
	PEOPLES BANK	1180 N 21ST	138 PUTNAM ST	MARIETTA	ОН	45750
CHRISTINE	PRIMM	SAME	1110 SUNRISE DR	NEWARK	ОН	43055
WILLIAM K	LONZO - TR	SAME	1092 SUNRISE DR	NEWARK	ОН	43055
HEWITT M & JENNIE L	SHAUCK	SAME	1104 SUNRISE DR	NEWARK	ОН	43055
CHARLOTTE R & DARWIN	STOUT	SAME	1080 SUNRISE DR	NEWARK	ОН	43055
	TERRAZA 7 LLC	1091 N 21 ST	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
	THOMAS J EVANS FOUNDATION	EMPIRE DR	PO BOX 4217	NEWARK	ОН	43058
JAMES G	UNDERWOOD	SAME	1200 N 21 ST	NEWARK	ОН	43055
THOMAS R	WIECHART ETAL	N 21ST ST	4511 ELIDA RD	ELIDA	ОН	45807





12/28/23

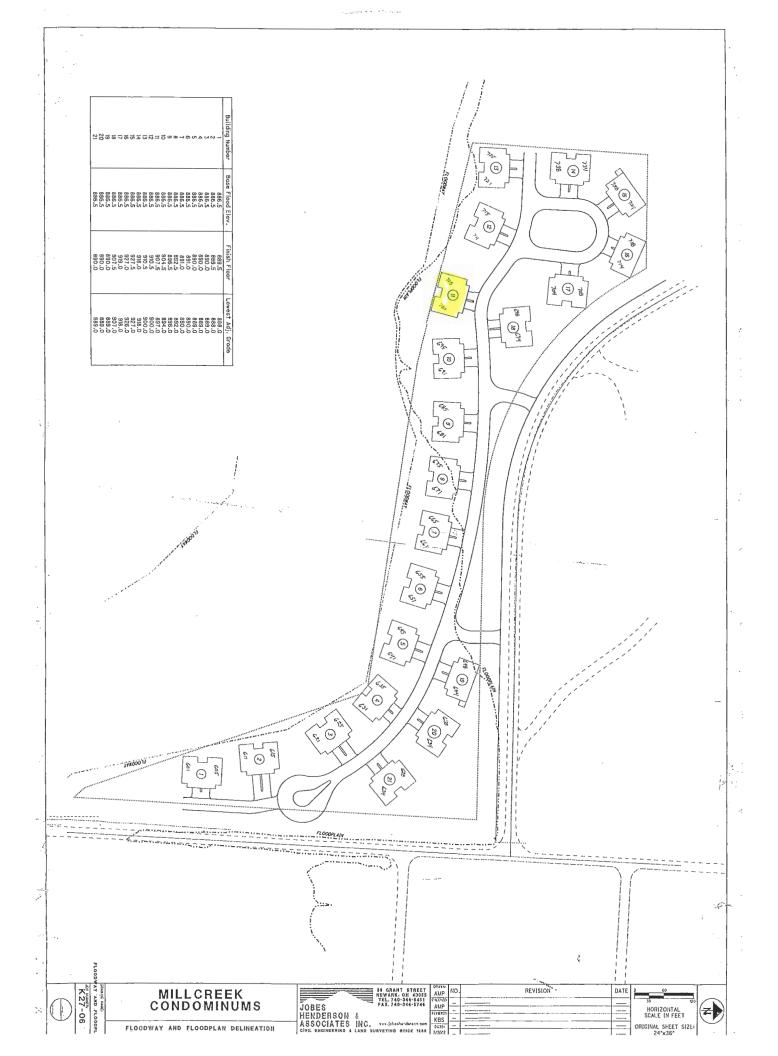
Board of Zoning Appeals C/o Engineering Dept. 40 West Main St, 2nd Flr. Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

City of Newark Board of Zoning Appeals Application

Zoning File #	
BZA Application #_	13/20-23-45
Date Received:	11/11/23
Received by:	22.CC
Amount Due: \$	75 -
Receipt #	62851

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

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ne: 740 975 6252
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d Use: electronically, click box to display dropdown): CONDO
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□ Conditional Use □
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No □Yes When?
ollowing Article(s)/Section(s) of
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FOR: EM Millcreek Partners BLDG STYLE: COMMUNITY/BLDG: Millcreek Condo FEMA 11/ COUNTY 8 CITY OF: Newark ADDRESS: 701 & 705 WOODS EDGE LN CK: DMW CO. OF: Licking DRN: TDW SCALE 1"= 60' "TRADO MILLUKEEK AT OLDE ORCHARD FARMS CONDOMINIUM IN: 201003220005314 1.852 AC FEMA 18 COUNTY 1 EDGE LANE FF 909 5 FEMA 113 S53'12'54"E OUNTY 6 L=65.4436.36 FEMA 1₺ R=114.49 OUNTY 7 **≧**CB=S69'35'20"E**=** ± CH=64.55 910.50 . Δ=32°44'51" SAN SERV. FEMA COUN ₹" WAT ITY 8 FF 907.0 10.0' SERV. S/B 0.339 AC EM MILLCREEK FLOODWAY PARTNERS, LLC MILL CREEK AT OLDE TN -201702270003588 ORCHARD FARMS Ó 6 PN 54-286142-00.003 CONDOMINIUM NO 2, 1.352 AC REMAINING 100-YR PHASE 3 126.91 IN 201911250026038 FLOODPLAIN PLOT PLAN I hereby certify that the foregoing PLOT PLAN was prepared from Infarmation provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a Building Permit. The use of the Plot Plan for any other purpose is strictly prohibited. BAR SCALE 60 120 NOTE: BUILDER TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION (IN FEET) FIELD MODIFICATION TO THE 1 inch = 60 ft. EROSION AND SEDIMENT CONTROL MAY BE Willis Engineering & Todd D. Willis, PS Reg. No. S-7996 740-739-4030 **NECESSARY** Surveying

Date 11-08-2023

Board of Zoning Appeals C/o Engineering Dept. 40 West Main St, 2nd Fir. Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

City of Newark **Board of Zoning Appeals Application**

Zoning File #_ BZA Application # 1324-23-44 Date Received: \\-\Z Received by: Amount Due: \$ Receipt #

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13 Owner Telephone: 740 973. Name: Flexandria Address: I would prefer to have agendas mailed rather than e-mailed Applicant Telephone: Name: E-mail: Address: I would prefer to have agendas mailed rather than emailed Parcel Address of Parcel: Auditor's Parcel Number: On the North South East West side of the street, between the following intersections: 054-2166648-00.000 and Subdivision Name: Lot Number: NA Proposed Use: **Zoning Classification:** If filling out electronically, click box to display dropdown If filling out electronically, click box to display dropdown (Specify Use): This Application is a request to permit the following: Conditional Use Erection Alteration Maintenance Conversion In accordance with the plans filed herewith, describe the building or use: Place Asphalt millings For park in lieu of dustless durable suffere This project is not permitted by the Zoning Code for the following reason(s): Please outline the circumstances, which you feel would warrant a variance to the requirements of the **Zoning Code:** Cost inhabitanT Has there been any previous application or appeal on these premises? ☑No ☐Yes When? This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) 125.3.2 ..





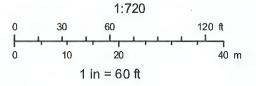
November 17, 2023

Parcels

Street Labels

-+ RailRoads

County Mask



Hydrolines

ArtificialPath; Connector; StreamRiver

Board of Zoning Appeals C/o Engineering Dept. 40 West Main St, 2nd Flr. Newark, Ohio 43055 (740) 670-7727 (740)349-5911 Fax

City of Newark Board of Zoning Appeals Application

Zoning File #
BZA Application # 15 ZA-Z3-45
Date Received: 11-29-73
Received by: Dolle, Len
Amount Due: \$ 75,00
Receipt # 62855

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Owner	•
	Telephone: 740 405 8880 14N
Address: 1422 Mich Glas Doise	
Address: 1432 Misty Glen Drive I would prefer to have agendas mailed rather than e-mail	E-mail: Oak custom coating (
Applicant	
Name: Ponald W Slee Andrew C	Slee Telephone: 740 405 8880 Jan
Address: 1432 Misty Glen Drive	E-mail: oakcustomcoating
I would prefer to have agendas mailed rather than email	
Parce	
Address of Parcel: 1432 Misty Glen Drive	Auditor's Parcel Number: 054-286350-00.011
On the North South East West side of the street,	
Deer Run and Mi	sty Glen court
Subdivision Name:	Lot Number:
Village of Deer Run Zoning Classification:	Proposed Use:
If filling out electronically, click box to display dropdown	If filling out electronically, click box to display dropdown
Appea	(Specify Use):
This 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:	
This project is not permitted by the Zoning Code for the following reason(s):	
Home based business requires Board of Zoning approval.	
Please outline the circumstances, which you feel would w	varrant a variance to the requirements of the
Zoning Code: Please see attac	
Please see and	
Has there been any previous application or appeal on th	ese premises? No DYes When?
This application is a request for modification of the requ	
the Zoning Code: (List)	



One Of A Kind Custom Coatings LLC

Bringing Your Ideas To Life.

WHO WE ARE:

One of a Kind Custom Coatings is a father and son, veteran owned business specializing in applying ceramic coatings, powder coating and painting of small metal, plastic, and wooden parts. The operation is in its infancy, as we will just be establishing ourselves.

OUR MISSION:

We live in a time where everyone wants to have something unique that fits their personality. This inspired us to enter the industry of custom coatings. We are passionate about creating projects that are unique and last a lifetime for our customers.

OUR PROCESS:

Our process would be to advertise through social media, a webpage, Craigslist, and Etsy to draw in customers. They can contact us via email, phone or form submission on our webpage. After initial contact, a design session will begin via email or phone, at which time they will lay out their ideas. We will respond to them with a project plan and bid. Some examples that we would expect to work on would be stainless drinking cups, sunglasses, flasks, knives and/or any other small metal, plastic, or wooden item.

After we reach an agreement, the customer will ship their item to us using USPS, UPS, FedEx etc. This ensures we will not have foot traffic or signage on the property.

Upon receipt of the item our process then begins. Our first step is to media blast the item, removing any old paint, rust, or other surface contaminants, which will provide a clean surface upon which we will apply our coating(s). The media blaster is powered by a homeowner grade air compressor that is quiet and will not bother anyone in the area.

The coating will be sprayed on and can sit to cure or in some cases will be baked in an oven designed for baking parts. This oven can be a regular kitchen oven, or toaster oven, however, it cannot be used for food prep. Using a separate oven will ensure we will not contaminate our food prep process. Once the customer's product is cured, we will examine it to ensure that it meets our quality standards and meets the design specification agreed upon with the customer.

The next phase is customer approval and billing. Using any of the available face to face VOIP services, such as Zoom, or WebEx, we will be able to show the customer their completed project, which will trigger our invoice process to the customer. The customer will be able to pay using various payment options such as PayPal, Venmo, or Beacon.

One payment has been confirmed, we will package their item, ship it back to the customer.

The hours which we intend to run our business would be Monday through Thursday 9am to 3pm.



One Of A Kind Custom Coatings LLC

Bringing Your Ideas To Life.

FINANCIALS:

Our startup costs will be approximately \$5000.00 and supplied by us, the owners. Our current projection for the first year of business is to cover all startup costs and make an additional \$5000.00 in profit. We intend to reinvest to further grow the business, possibly moving into the hydro-dipping industry in the future. While we understand that there are other companies doing similar things, we believe that there is a broad appeal, and a large customer base available. Our team has the experience of an award-winning custom motorcycle painter that can ensure we are competitive with anyone out there.

INTERACTION WITH OUR NEIGHBORS:

We have spoken to the adjoining neighbors describing our intent and our process, to prevent any possible future problems or sudden surprises. We have no intention of changing the outside appearance of our home. We intend to run the business with zero impact on our neighbors, or the neighborhood in which we live.







DECEMBER 1, 2023

Legend





PROPOSED VARIANCE WITHIN 200FT PARCELS



PROPOSED VARVARIANCE