

BOARD OF ZONING APPEALS MEETING
THURSDAY, DECEMBER 19, 2024, 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-24-44

Applicant: The Main Place
Owner: The Main Place
Location: 105 S 3rd St
Project: Office Building
Reference: 40.8

- 4. NEW BUSINESS**

APPLICATION BZA-24-48

Applicant: Christopher Thomas
Owner: R & T Unlimited LLC
Location: 1871 Cherry Valley Rd
Project: Building Addition
Reference: 56.8/7.2.3.2

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE
HELD ON THURSDAY JANUARY 23, 2025, 5:30 P.M. THE DEADLINE FOR
AGENDA ITEM SUBMITTAL IS JANUARY 2, 2025, 4:30PM.**

- 5. ADJOURNMENT**

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 # 52A-24-44
Date Received: 10-21-24
Received by: AK
Amount Due: \$ 200.00
Receipt # N/A

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: The Main Place Telephone: 740-877-4519
Address: 112 S. 3RD St Newark Ohio E-mail: tcunningham@thomainplace.org
I would prefer to have agendas mailed rather than e-mailed ☐

Applicant

Name: The main place Telephone: 740-877-4519
Address: 112 S. 3RD St Newark Ohio 43055 E-mail: tcunningham@thomainplace.org
I would prefer to have agendas mailed rather than emailed ☐

Parcel

Address of Parcel: 105 S. 3RD St Newark Ohio. 43055 Auditor's Parcel Number: 054-202530-00.000
On the ☐ North ☒ South ☐ East ☐ West side of the street, between the following intersections:
Harrison St and 3RD St

Subdivision Name: Phillips Addition Lot Number: 636
Zoning Classification: Office - C0 Proposed Use: Office
If filling out electronically, click box to display dropdown If filling out electronically, click box to display dropdown
(Specify Use):

Appeal

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:

Office/Business.

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

30' Set Back on Harrison St Side

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: We only have an available 10' Set Back on that side.

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) N/A

Flood: A/AE/1%

Required Documents and Appeal Process Overview

- ☐ Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- ☐ Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
*Note: Submit 1 paper copy or 1 digital copy**
☐ Tax Map must show properties within 200ft radius of the parcel
- ☐ Obtain a Project Site Plan
*Note: Submit 1 paper copies and 1 digital copy**
Site plans must meet the following requirements:
 - ☐ Plan is drawn to scale ☐ Shows the location of existing and proposed structures
 - ☐ Shows property and setback lines ☐ Shows dimensions of structures and any other proposed improvements
 - ☐ Plans must show all parking, landscaping and signage requirements
- ☐ Obtain Building Elevations
*Note: Submit 1 paper copies and 1 digital copy**
 - ☐ Elevation drawings show front, side and rear elevation measurements
 - ☐ Show the property as if the proposed project were already completed ☐ All major exterior finish materials are identified
- ☐ Obtain Other Exhibits
*Note: Submit 1 paper copies and 1 digital copy**
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)
- ☐ Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
*Note: Submit 1 paper copy and 1 digital copy**
 - ☐ All questions are answered completely or N/A is noted ☐ Notarized Owner signature is present
 - ☐ Owner authorization statement is present if using a Representative

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 a representative must attend.
- ☐ Pay the Appropriate Application Fee: Residential \$75 Commercial or Multi-Family \$200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
☐ Check is made payable to the "City of Newark" ☐ If the application is for an Off-Premise Variable Message Sign, the fee is \$150. See 150.4.1.(4)(5)
- ☐ Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.
- ☐ A Decision Letter will be mailed to you after the meeting

*Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net

(Owner/Applicant Signature)



CLAYTON LOWER
Notary Public
State of Ohio
My Comm. Expires
September 9, 2029

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Tony Cunningham who, by me being duly sworn, says that he is the Applicant, Owner, or Lessee (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this 21 day of October, 2024. Notary Signature: Clayton Lower

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	<u>11/7/24</u>	<u>BM</u>	
<input type="checkbox"/> Hold		Reason:	

PROJECT ZONING AND SITE INFORMATION

EXISTING ZONING:	GENERAL OFFICE
PROPOSED ZONING:	NO CHANGE PROPOSED
DISTRICT:	G.O.
LOTS:	038 & 037
SUBDIVISION:	PHILLIPS ADD
PROPOSED USE:	COUNSELLING OFFICE
PROPOSED HEIGHT:	+/- 20'-0"

PARKING: 1650/300 = 6 SPACES REQUIRED; 6 PROVIDED

FLOOD ZONE: ZONES AE & X

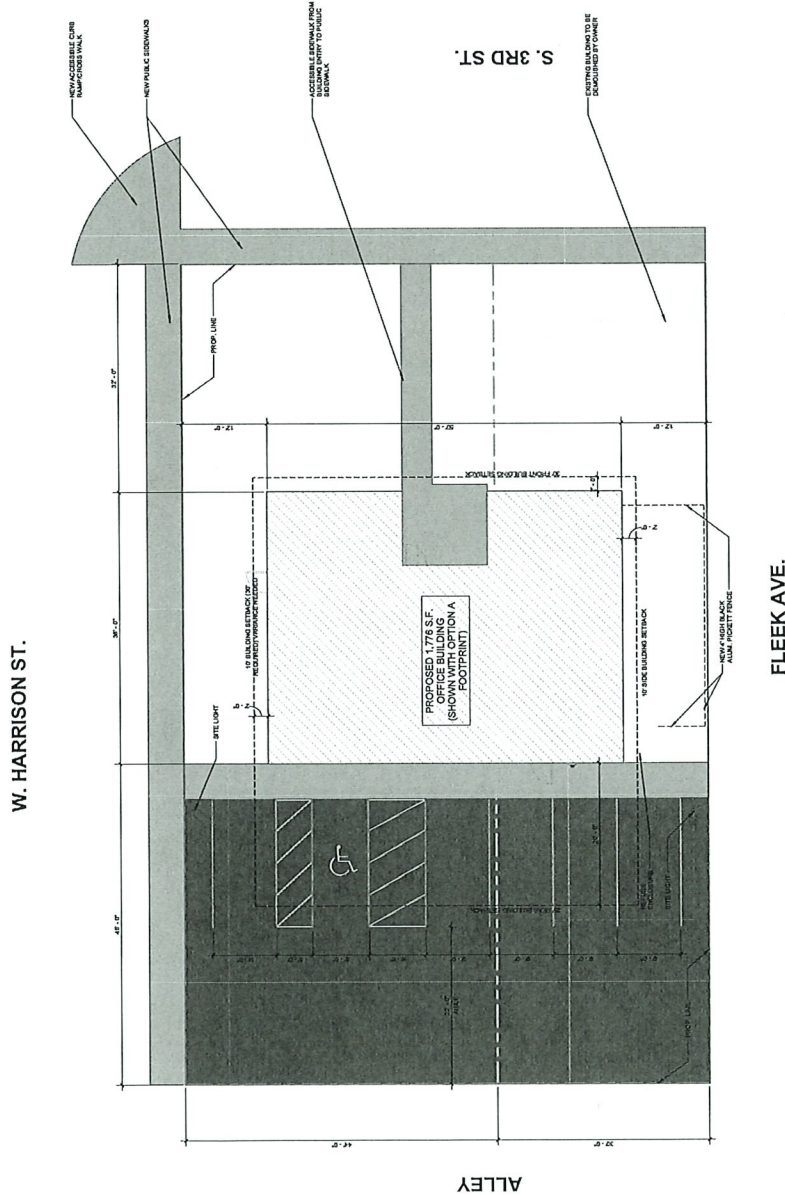
PARCELS (TOTAL SITE AREA)	AREA (SF)	AREA (AC)
PID - 054-202524-00	5060.00	0.12
PID - 054-202530-00	3450.00	0.08

EXISTING LOT COVERAGE			PROPOSED LOT COVERAGE		
	AREA (SF)	AREA (AC)		AREA (SF)	AREA (AC)
BUILDING	1708.06	0.04	BUILDING	1776.11	0.04
SITE	8603.95	0.16	SITE	6733.60	0.15
TOTAL	9510.01	0.20	TOTAL	8510.00	0.20
		17.05			17.0

SCOPE OF WORK & PROJECT NARRATIVE:

SCOPE OF WORK - EXISTING STRUCTURE:
THE EXISTING BUILDING WILL BE DEMOLISHED IN ITS ENTIRETY.

SCOPE OF WORK - NEW STRUCTURE:
THE BUILDING WILL BE WOOD FRAMED WITH PRE-ENGINEERED TRUSSES. THE ROOF WILL BE ASPHALT SHINGLES AND BUILDING FACED TO BE A Mixture OF Siding AND 1/2 IN BRICK VENEER. ACCESSIBLE ENTRANCES WILL BE PROVIDED AT THE FRONT AND REAR OF THE BUILDING.



BZA CASE NO. 24-44

Date of Review: 11/6/24

Address of Project: 105 S 3rd St**Current Zoning:** GO**Project Description:** New Office Building**B.Z.A. Approval Required?-----** Yes**Planning Commission Approval Required?-----** Yes**Engineer's Approval Required?-----** No**Law Director's Approval Required?-----** No**City Council Approval Required?-----** No

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

08-16 40 40.8

Requirement: In the GO district, the required front yard setback is 30 ft.**Proposal:** The applicant proposes to construct a new office building with a 10 ft. setback off the property line along Harrison St**Conclusion:** The proposal requires board approval



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 # 132A-34-48
Date Received: 11-25-21
Received by: PKem
Amount Due: \$ 200.00 ✓
Receipt # _____
CC

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: R&T Unlimited LLC Telephone: 614-271-1859
Address: 1871 Cherry Valley Rd Newark, OH E-mail: rtunlimited22@gmail.com
I would prefer to have agendas mailed rather than e-mailed ☐

Applicant

Name: Christopher Thomas Telephone: 614-961-6812
Address: 1710 Oak Ct APT C Heath, OH E-mail: rtunlimited22@gmail.com
I would prefer to have agendas mailed rather than emailed ☐

Parcel


Address of Parcel: 1871 Cherry Valley Rd Newark, OH Auditor's Parcel Number: 054-225666-00.000
On the ☐ North ☒ South ☐ East ☐ West side of the street, between the following intersections:
and _____
Subdivision Name: 00113 Newark-Westview/Avalon Lot Number: N/A
Zoning Classification: GC Proposed Use: Self-Storage
If filling out electronically, click box to display dropdown (Specify Use):

Appeal

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:
Self-Storage Building expansion
This project is not permitted by the Zoning Code for the following reason(s): Recent 20' Setback from property line rule implemented preventing the size building wanted
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: With an existing building already on the property, built prior to recent building setbacks, we are wanting to duplicate the existing building dimensions, while also extending
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) Article 56 Sections 56.8 - 56.14

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**Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net*



(Owner/Applicant Signature)

Before me, a Notary Public in and for _____ County in the State of _____, personally appeared _____ who, by me being duly sworn, says that he is the **Applicant, Owner, or Lessee** (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this _____ day of _____, 20_____. Notary Signature: _____

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	12/9/2024	BAM	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 24-48

Date of Review: 12/9/24

Address of Project: 1871 Cherry Valley Rd**Current Zoning:** GC**Project Description:** Building Addition**B.Z.A. Approval Required?**----- Yes**Planning Commission Approval Required?**----- Yes**Engineer's Approval Required?**----- No**Law Director's Approval Required?**----- No**City Council Approval Required?**----- No**Ordinance / Article / Section****Requirement / Proposal / Conclusion**08-16 56 56.8**Requirement:** In the GC district, the required front yard setback is 30 ft. and the required side yard setback is 15 ft.**Proposal:** The applicant proposes to build an addition to the existing building that will result in a 5 ft setback off the front property line, 14 ft. off the W property line, and 6 ft. off the E property line.**Conclusion:** The proposal requires board approval08-16 7 7.2.3.2**Requirement:** Exterior structural alterations and enlargements for other than single-family dwellings and their accessory buildings shall be approved by the Board.**Proposal:** The applicant proposes to build an addition to the existing building that will result in a 5 ft setback off the front property line, 14 ft. off the W property line, and 6 ft. off the E property line.**Conclusion:** The proposal requires board approval

Also emailed PNG file 11/21/24

