

BOARD OF ZONING APPEALS MEETING
THURSDAY, MAY 29, 2025, 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-25-06

Applicant: Sarah Arnold - Habitat
Owner: Habitat for Humanity Mid Ohio
Location: 47 Webb St
Project: Twin Single Dwellings
Reference: 24.8

APPLICATION BZA-25-09

Applicant: Brandy Kellett
Owner: Brandy Kellett
Location: 19 Gilbert St
Project: Shed
Reference: 86.3.1

4. NEW BUSINESS

APPLICATION BZA-25-13

Applicant: Brandon Clayton & Andrew Willis
Owner: Brandon Clayton & Andrew Willis
Location: 259 Merchant St
Project: Short Term Rental
Reference: 16.4

APPLICATION BZA-25-14

Applicant: Floyd Barcus
Owner: FA Barcus LLC
Location: 354 Union St
Project: 1st Floor Apartment/Special Exception
Reference: 150.7.3

APPLICATION BZA-25-15

Applicant: Vanessa Beneze
Owner: Quinn & Miguelina Michael
Location: 4 Riley St
Project: Commercial Building
Reference: 54.8/125.2

APPLICATION BZA-25-16

Applicant: Ben Olney
Owner: Ben Olney
Location: 2115 Dustin CT
Project: Fence
Reference: 88.1

APPLICATION BZA-25-17

Applicant: Kori Caughenbaugh – Northpoint Ohio
Owner: Chris Green
Location: 1140 Sunrise Dr
Project: Single Family Dwelling
Reference: 16.8

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY JUNE 26, 2025, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JUNE 2, 2025, 4:30PM.

5. ADJOURNMENT



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application # _____

BZA-25-06
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: Habitat for Humanity MidOhio

Telephone: 614-568-5288

Address: 6665 Busch Blvd. Columbus, OH 43229

E-mail: sarnold@habitatmidohio.org

Applicant

Name: Sarah I. Arnold, Land Development Director

Telephone: 614-568-5288

Address: 6665 Busch Blvd. Columbus, OH 43229

E-mail: sarnold@habitatmidohio.org

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip)
47 Webb St. Newark, OH 43055

Auditor's Parcel #:
054-214512-00.000

On the North South East West side of the street, between the following intersections:
Washington St and Eastern Ave

Subdivision Name: JAMES H SMITH'S ADD

Lot Number: LOT 1043 & 1045 PT

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

Proposed Use:
If filling out electronically, click box to display dropdown
(Specify Use): 2 twin single units

Notes: (Optional)

request to include variances, zoning change, and lot splits to allow 2 twin single units on 4 lots to be created from one existing lot in order to construct 4 fee simple townhomes. affordable housing provider

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:

request to include variances, zoning change, and lot splits to allow 2 twin single units on 4 lots to be created from one existing lot in order to construct 4 fee simple townhomes. affordable housing provider

Filed by _____

Appeal Continued

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

see attached

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

see attached

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)

see attached

TFR: Article 24 Section 8: lot area and lot frontage and rear setback

Required Documents

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

- A. Original Application
- B. MA 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. MA 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

2 pages

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-25-
BZA Appeal #

MAM

(Owner/Applicant Signature)

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

appeared Sarah I. Arnold who, by me being duly sworn, says that he is the

(Applicant's name)

~~applicant~~ 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 20th day of February 2025

Aubrey Smock

(Notary Public signature)



AUBREY SMOCK
Notary Public
State of Ohio
My Comm. Expires
August 31, 2026

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>3/18/25</u> Paid Date: <u>3/18/25</u> Check Cash (circle one) Check # <u>C-card</u> Amount \$ <u>15.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>4/11/25</u>	<u>BSM</u>		
<input type="checkbox"/> Hold		Reason:		

BZA CASE NO. 25-06

Date of Review: 4/10/25

Address of Project: 47 Webb St

Current Zoning: RH

Project Description: Twin Single Residences

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?----- Yes

Ordinance / Article / Section

Requirement / Proposal / Conclusion

08-16 24 24.8

Requirement: In the TFR district, the required lot area for a twin single is 5,000 Sq. Ft., the required road frontage is 40 ft., and the required rear yard setback is 40 ft.

Proposal: Pending a successful zoning change, the applicant requests to build two twin single buildings (4 units). The applicant requests that the required lot area be reduced to 3963 sq. ft., the required lot frontage be reduced to 37.5 ft., and the rear setback be reduced to 38 ft.

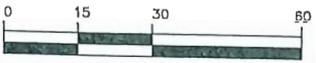
Conclusion: The proposal requires a successful zoning change to Two Family Residential (TFR), their request to reduce the frontage, lot size, and setback requirements needs the board’s approval.

47 Wolk St.

LEGEND

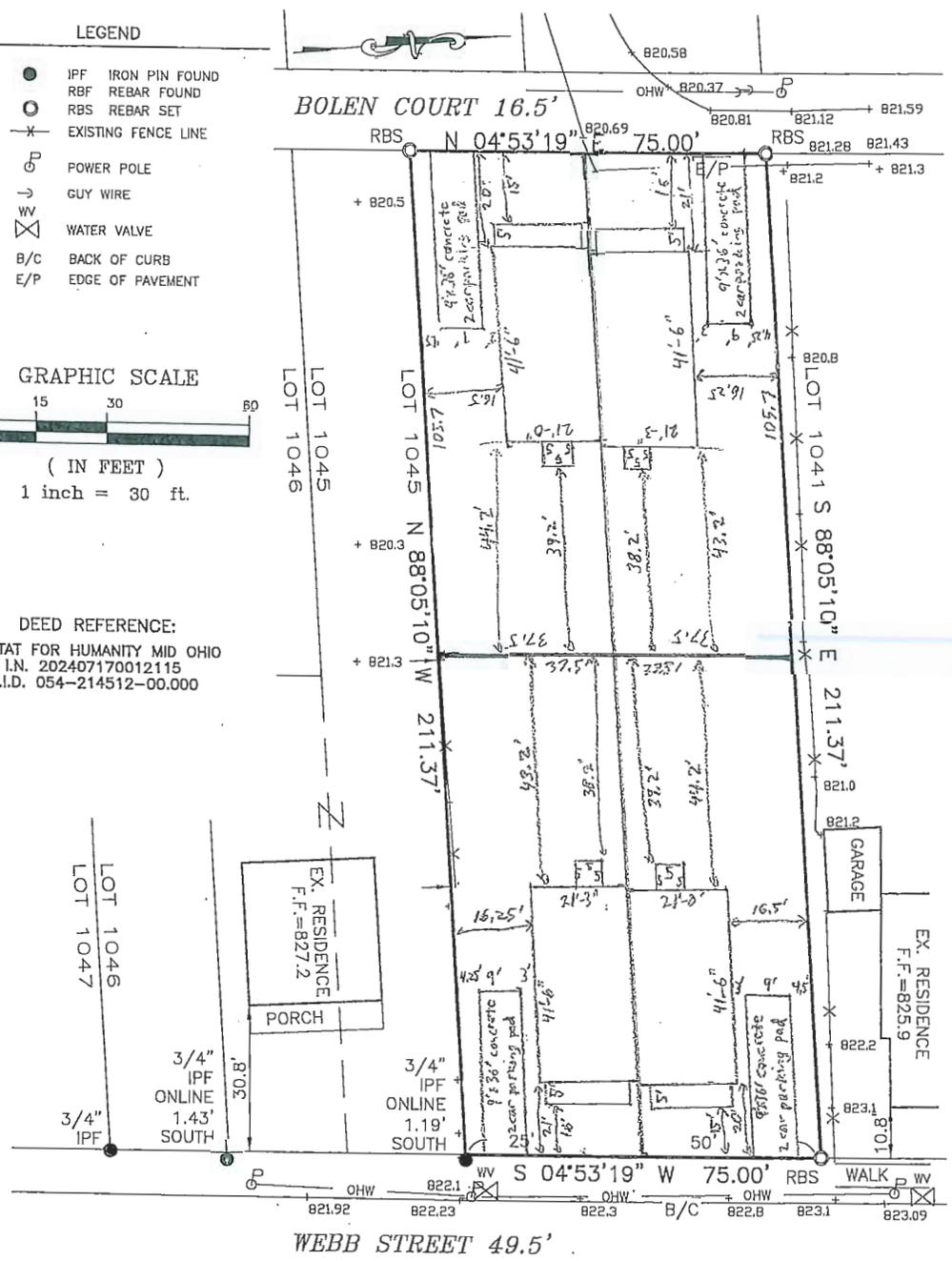
- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- ✕ EXISTING FENCE LINE
- ⊕ POWER POLE
- ⌋ GUY WIRE
- ⊗ WATER VALVE
- B/C BACK OF CURB
- E/P EDGE OF PAVEMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DEED REFERENCE:
HABITAT FOR HUMANITY MID OHIO
I.N. 202407170012115
P.I.D. 054-214512-00.000



BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010, SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN AUGUST OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEY OF
LOT 1043 &
NORTH HALF OF LOT 1045

LYING IN
JAMES H. SMITH'S ADDITION
PLAT BOOK 1, PAGE 126
CITY OF NEWARK,
COUNTY OF LICKING
STATE OF OHIO

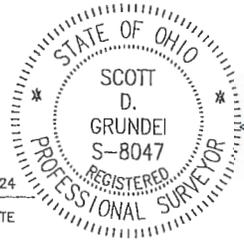
DRAWN BY: JL

Scott D. Grunde

09/05/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE



LANDMARK
SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

This project is not permitted by the zoning code for the following reasons:

Habitat MidOhio would like to construct (2) twin single buildings for a total of (4) independently owned living units and lots on the existing 75x211.37' lot at 47 Webb St. We wish to create (4) lots at 37.5' wide by 105.685' deep, with 3963.2 sf lot area (0.09 acre) each. The existing zoning of this lot (RH) does not allow for construction of twin-single living units, requires 6000 sf lot area and 50' lot frontage.

It is the intention of Habitat MidOhio to request a rezoning to the TFR zoning district should this variance request be approved. City staff recommended the variance request be made first because if the variances are not be acceptable and approved, then there would be no reason to move further with a zoning change. Assuming the variance request and zoning change are approved, the properties would then comply to split the existing lot into 4 lots and to then construct (2) twin single buildings, with a total of (4) living units on (4) individual lots. One twin-single unit would have frontage on Webb St and one twin-single unit would have frontage on Bolen Ct. Variances necessary for the (2) twin single buildings in the TFR zoning district would be to the total lot area, lot frontage, and rear setback (for covered rear door pad only).

Requesting construction of twin single units, where the use is permitted in TFR district and not a permitted use in RH district.

Requesting a lot area of 3963 sf, where 5000 sf required in TFR district and 6000 sf required in RH district.

Requesting lot frontage of 37.5', where 50' required in TFR district and 60' required in the RH district.

Requesting rear setback of 38', where 40' required in TFR district and 30' required in the RH district.

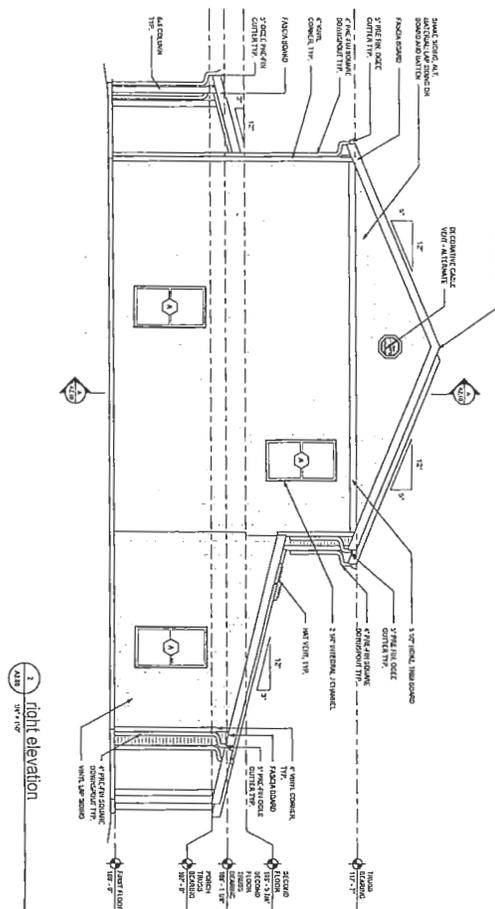
Please outline the circumstances which you feel would warrant a variance to the requirements of the zoning code:

Home costs – land, labor, and materials – are rising with no relief in sight, making homeownership an unattainable dream for individuals and families that once may have had this opportunity. Homeownership is becoming something only for those that are well off or for real estate holding/management corporations. Habitat MidOhio is already struggling to find affordable buildable land in the Newark area in order to build homes for which we offer an affordable mortgage on a safe, simple, decent home. In an effort to utilize tight resources most efficiently, we request the variances and future corresponding zoning change and lot split necessary be granted to allow (2) twin single units on this lot. Construction of townhome units here will allow us to provide much needed affordable, workforce housing options and to serve more families.

Habitat MidOhio is asking to create smaller lots and construct single-family attached housing (twin-single units) in order to make the homes more affordable for both Habitat MidOhio to construct and for the homeowners to have an affordable mortgage. To be clear, we are not asking for something that does not already exist in this area, both in terms of type of units constructed and in lot size and/or lot frontage. This neighborhood already has duplexes and large multifamily apartment buildings. It already has both TFR and MFR zoned lots in abundance. It already has numerous lots under 5000 sf and 6000 sf. There are existing at least 25 lots of the same size we are requesting, 0.09 acre, or less within one block. See the exhibit maps for reference on area zoning and lot sizes.

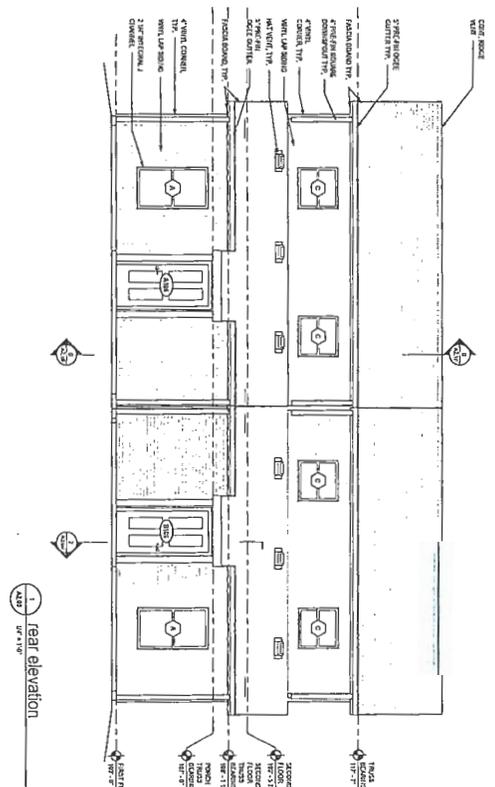
This application is a request for modification of the requirements of the following Article(s) Section(s) of the Zoning Code:

Article 24 Section 8: lot area, lot frontage, and rear setback



1 left elevation

2 story single family attached row simple townhome building height FFE to roof peak 23' - 9 1/4"



1 right elevation



1 front elevation



1 rear elevation

REVISIONS

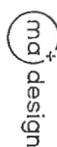
NO.	DATE	DESCRIPTION
1	11/15/2024	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 11/15/2024
EXTENSION: EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

A2.00

THE ANNA (3BR) - TWO FAMILY DWELLING

HABITAT FOR HUMANITY



1 375 Third Street, Suite 325
 Cambridge, MA 02142
 P 617 794 6483
 F 617 794 6237
 www.designwithm.com

PRELIMINARY
 NOT FOR CONSTRUCTION

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 # BZA-25-09
Date Received: 3-31-25
Received by: 3-31-25
Amount Due: \$ 75.00
Receipt # 4/A

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Brandy Kellett</u>	Telephone: <u>740-405-0514</u>
Address: <u>19 Gilbert St.</u>	E-mail: <u>brandykellett02@yahoo.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>SAME</u>	Telephone:
Address:	E-mail:
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>19 Gilbert St.</u>	Auditor's Parcel Number: <u>054-204354-00.000</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	
Subdivision Name:	Lot Number: <u>684 S PT</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>RH</u>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
This Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use: <u>Shed 10 x 20</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Sheds are restricted to the rear yard.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>I need extra storage on my property, very limited yard space</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) <u>86</u>	

Flood: A/E

BZA CASE NO. 25-09

Date of Review: 4/10/25

Address of Project: 19 Gilbert St

Current Zoning: RH

Project Description: 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

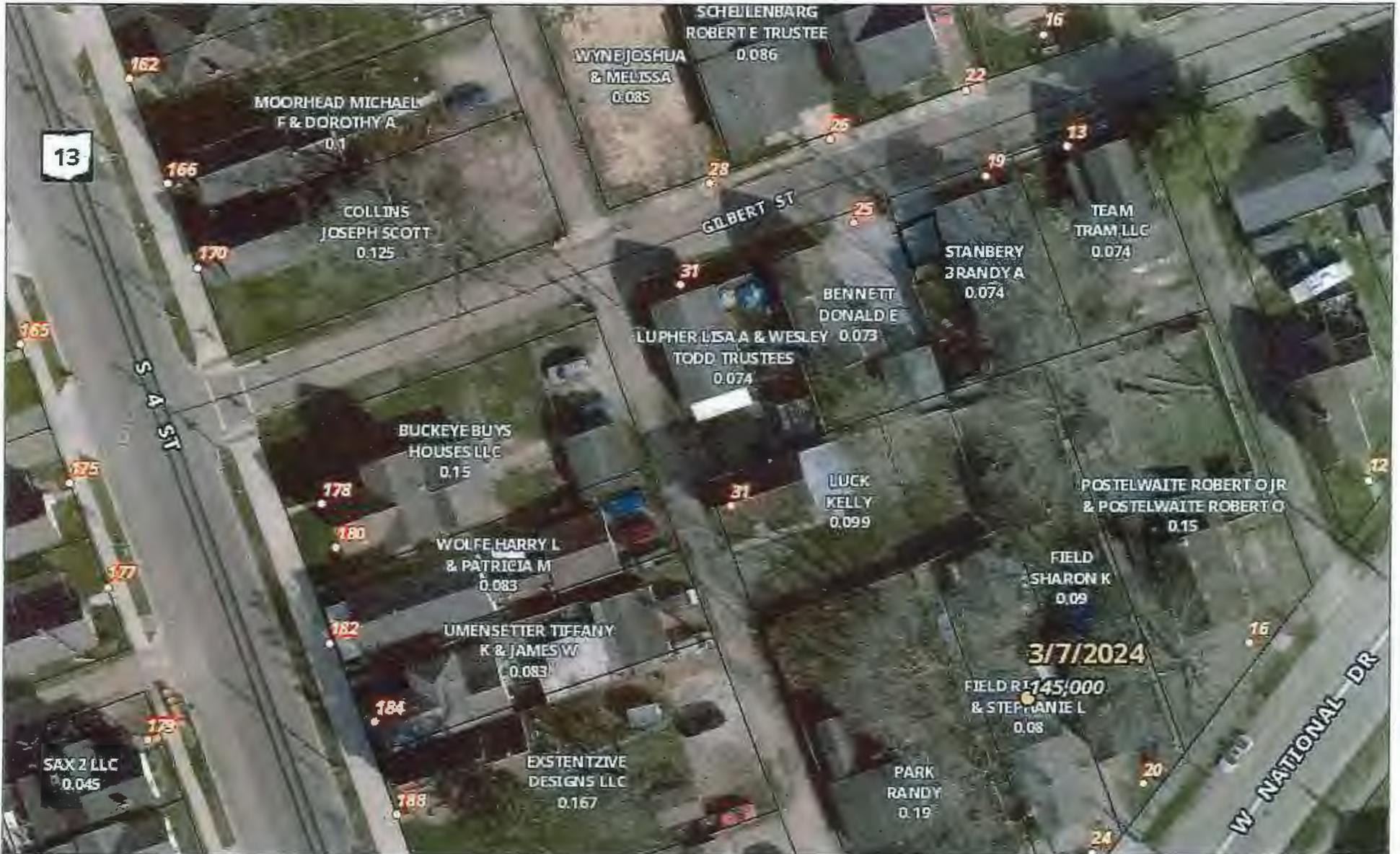
08-16 86 86.3.1

Requirement: No accessory structure shall be located in any yard or court except the rear yard or as provided in Section 86.3.4.

Proposal: The applicant proposes to install a 10x20 shed in the side yard

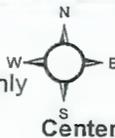
Conclusion: The proposal requires board approval

OnTrac Property Map

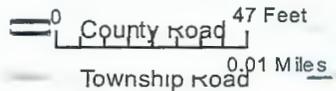


March 31, 2025

- Street Number Only
- Sales - 2025
- Sales - 2024



- Centerline Labels**
- Interstate/US/State Route



- Driveway
- Interstates
- Municipal Corporations

LICKING COUNTY TAX MAP

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 # BZA-25-13
 Date Received: 4-18-25
 Received by: [Signature]
 Amount Due: \$ 75.00
 Receipt # Online

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Brandon Clayton + Andrew Willis</u>	Telephone: <u>740-404-2766</u>
Address: <u>190 N. 11th Street, Newark OH 43055</u>	E-mail: <u>brandons26@hotmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Brandon Clayton + Andrew Willis</u>	Telephone: <u>740-404-2766</u>
Address: <u>190 N. 11th Street, Newark OH 43055</u>	E-mail: <u>brandons26@hotmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>259 Merchant Street Newark, OH 43055</u>	Auditor's Parcel Number: <u>05424690600000</u>
On the <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>North 11th St. and Merchant Street</u>	
Subdivision Name: <u>N/A</u>	Lot Number: <u>N/A</u>
Zoning Classification: <u>RH</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use): <u>Short Term Rental</u></small>
Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: <u>Allowance for short term rental in current building</u>	
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:	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List)	

BZA CASE NO. 25-13

Date of Review: 5/14/25

Address of Project: 259 Merchant St

Current Zoning: RH

Project Description: 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

Ordinance / Article / Section Requirement / Proposal / Conclusion

08-16 16 16.4

Requirement: A short term rental is a conditional use

Proposal: The applicant proposes operate a short-term rental out of the house

Conclusion: The proposal requires board approval

Target Audience

- Professionals visiting Newark or nearby Columbus.
- Families attending local events or visiting relatives.
- Travelers exploring historical and natural attractions.
- Remote workers seeking short-term “work from anywhere” stays.

Operational Plan

1. **Renovation & Furnishing**
 - Fresh paint, modern lighting, clean and comfortable furniture.
 - Smart locks and security features for safe, contactless check-in.
 - High-speed internet, TV, kitchen essentials, and stylish décor.
2. **Listing & Pricing Strategy**
 - Professional photography and compelling listing description.
 - Competitive pricing with seasonal adjustments.
 - Minimum 2-night stay to reduce turnover and maintain quality.
3. **Guest Screening Process**
 - Only guests with verified profiles, positive reviews, and clear communication will be approved.
 - No parties or large gatherings allowed; quiet hours enforced.
 - Local contact available for support and monitoring.
4. **Maintenance & Cleaning**
 - Professional cleaning between stays.
 - Regular inspections to ensure property upkeep and prompt repairs.

Community Impact

- **Improved Property Aesthetics:** Renovations to Apartment D will raise the standard for the whole building.
- **Neighborhood Value Boost:** A clean, well-maintained, and monitored short-term rental adds to property values and neighborhood safety.
- **Selective Guest Approval:** Responsible hosting minimizes risks of nuisance, noise, or damage—ensuring harmony with long-term tenants and neighbors.
- **Tourism & Local Economy:** Guests will be encouraged to visit downtown Newark shops, restaurants, and events—keeping spending local.

Financial Projections (Basic Estimates)

- **Startup Costs:**

Business Plan: Airbnb Conversion – Apartment D, 259 Merchant Street, Newark, Ohio

Brandon Clayton and Andrew Willis – Owners

Executive Summary

We propose converting **Apartment D at 259 Merchant Street, Newark, Ohio** into a thoughtfully managed **short-term rental property through Airbnb**. This strategic use of the space will enhance the property's value, contribute to neighborhood revitalization, and promote local tourism in Newark. Guest screening and high hospitality standards will ensure respectful, high-quality stays that enrich the community rather than disrupt it.

Business Objectives

- **Generate revenue** through consistent Airbnb bookings.
- **Improve the physical condition** of Apartment D and the overall property.
- **Support local economic growth** by attracting tourists and visitors.
- **Maintain a quiet, respectful environment** through selective guest approval.
- **Strengthen neighborhood character** through property care and guest guidelines.

Property Overview

- **Address:** Apartment D, 259 Merchant Street, Newark, Ohio
- **Type:** 1-bedroom unit in a multi-family property
- **Condition:** Structurally sound; to be enhanced with modern amenities, fresh paint, updated furnishings, and local artwork for appeal.

Market Analysis

- **Tourism Growth:** Newark is home to attractions like The Works, Dawes Arboretum, and growing interest in downtown events and festivals.
- **Demand:** Increasing interest in affordable, private, and well-located stays over traditional hotels.
- **Competition:** Few high-quality Airbnb listings in the immediate area—opportunity to stand out with style, cleanliness, and service.

- Renovation & Furnishings: \$5,000 – \$7,500
- Photography & Listing Setup: \$300
- Supplies (linens, toiletries, kitchenware): \$500
- Initial Marketing & Platform Fees: \$200
- **Monthly Revenue Projection:**
 - \$80–\$120 per night, ~15–20 nights/month = \$1,200–\$2,400/month gross
 - After cleaning, maintenance, and fees: estimated net \$900–\$1,800/month

Conclusion

Transforming Apartment D into an Airbnb presents an opportunity to **revitalize the space**, bring **positive energy and economic activity** to the neighborhood, and contribute to Newark’s reputation as a welcoming destination. Our commitment to **selective guest hosting, high standards**, and **community harmony** will ensure that this venture benefits both property owners and local residents.

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

Parcel

2nd half taxes are due July 16, 2025



- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values

Help
Login



FIND YOUR PARCEL

Owner

Trouble Searching?



054-246906-00.000
 CLAYTON BRANDON S &
 WILLIS ANDREW M
 259 MERCHANT ST
 NEWARK, OH 43055

Acres: 0.22
 0.22 AC R12 T2 Q4

Land: \$48,300
 Improv: \$123,800
 Total: \$172,100

Transfer Date: 04/01/2025
 Amount: \$250,000
 Conveyance: 720
 Valid Sale: Yes

Homestead: No
 Owner Occ: No

Foreclosure: No
 On Contract: No
 Bankruptcy: No
 Tax Lien: No

Parcel: 054-246906-00.000 (Direct Link)
 Owner: CLAYTON BRANDON S & WILLIS ANDREW M
 Parcel Address: 259 MERCHANT ST
 NEWARK, OH 43055
 Legal Desc: 0.22 AC R12 T2 Q4

Owner Mailing Address: CLAYTON BRANDON S & WILLIS ANDREW M
 190 11TH ST
 NEWARK OH 43055

Mailing Address: LERETA LLC
 901 CORPORATE CENTER DR
 POMONA CA 91768

Acres: 0.2210

Class Group: Commercial
 Class: 401 Apts - 4 to 19 rental units
 TIF:

Tax District: 054 NEWARK CITY-NEWARK CSD

Township:
 Municipality: NEWARK
 School District: NEWARK CSD
 Neighborhood: 01400 Newark - Granville St
 Parent Parcel:

Utilities: 6 - All

Foreclosure: No

Escrow Account:
 Bankruptcy: No
 Tax Lien: No
 Block Transfers: No

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 # BZA-25-14
Date Received: 4/30/25
Received by: D.C.G.
Amount Due: \$ \$75
Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>FA Barcus LLC</u>	Telephone: <u>740-403-0574</u>
Address: <u>330 W National Dr. Newark OH 43055</u>	E-mail: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: <u>Floyd Barcus</u>	Telephone: <u>740-403-0574</u>
Address: <u>330 W National Dr.</u>	E-mail: _____
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel	
Address of Parcel: <u>354 Union St</u>	Auditor's Parcel Number: _____
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: _____
Zoning Classification: If filling out electronically, click box to display dropdown <u>LC</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): _____

Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use: <u>Two-Family Dwelling.</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>First Floor needs to be a business</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Original building was for residential use, was rezoned in 2008, all houses have remained TFR.</u>	
Has there been any previous application or appeal on these premises? <input type="checkbox"/> No <input type="checkbox"/> Yes When? _____	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) <u>Special Exception to have a residential unit on the 1st Floor.</u>	

BZA CASE NO. 25-14

Date of Review: 5/14/25

Address of Project: 354 Union St

Current Zoning: LC

Project Description: 1st Floor Apartment

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

08-16 150 150.7.3

Requirement: The Board shall have the power to hear and decide applications filed for conditional uses, special exceptions and for decisions on other questions upon which the Board is authorized to act.

Proposal: The applicant proposes create an apartment on the first floor of the dwelling, thus replacing the pizza business

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 # BZA-25-15
 Date Received: 4/30/25
 Received by: JCC
 Amount Due: \$ 200
 Receipt #

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Quinn & Miguelina Michael</u>	Telephone: <u>419-553-0200</u>
Address: <u>719 Groton Pl Columbus, OH 4313</u>	E-mail: <u>quinn+michael@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Vanessa Beneze</u>	Telephone: <u>740.403.2856</u>
Address: <u>381 D S. 30th St. Heath, OH 43056</u>	E-mail: <u>Vanessa.Beneze@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>4 Riley St. Newark, OH 43055</u>	Auditor's Parcel Number: <u>054.227946.00.000</u>
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>Union</u> and <u>St. Rt. 79</u>	
Subdivision Name: <u>Pt Erasmus Whites</u>	Lot Number: <u>23</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>Limited Commercial</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): <u>Limited Commercial</u>
Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: <u>A retail and service shop for Bike Repair.</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>1. Building footprint needs to set outside of setback lines.</u> <u>2. Minnum Parking requirements cannot fit on this lot.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Irregular lot size;</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) <u>54.8</u> <u>125.3</u> <u>125.2</u>	

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 \$200.00, 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 all 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*



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES

5/14/2029

Vanessa L. Beneze
(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Vanessa L. Beneze 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 30th day of April, 2025. Notary Signature: [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	<u>5/14/25</u>	<u>[Signature]</u>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 25-15

Date of Review: 5/14/25

Address of Project: 4 Riley St

Current Zoning: LC

Project Description: 2000 Sq. Ft. Commercial building

- 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 54 54.8

Requirement: In the LC district the required front yard setback is 30 ft, the required side yard setback is 15 ft, and the required rear yard setback is 25 ft.

Proposal: The applicant proposes to build a retail building, with the following proposed setbacks: Front yard 20 ft, W side yard 10 ft.

Conclusion: The proposal requires board approval

08-16 125 125.2

Requirement: In the LC district, with a 2,000 sq. ft. building, the required number of parking spaces is 13

Proposal: The applicant proposes to install 6 parking spots

Conclusion: The proposal requires board approval

40 x 50 Bldg

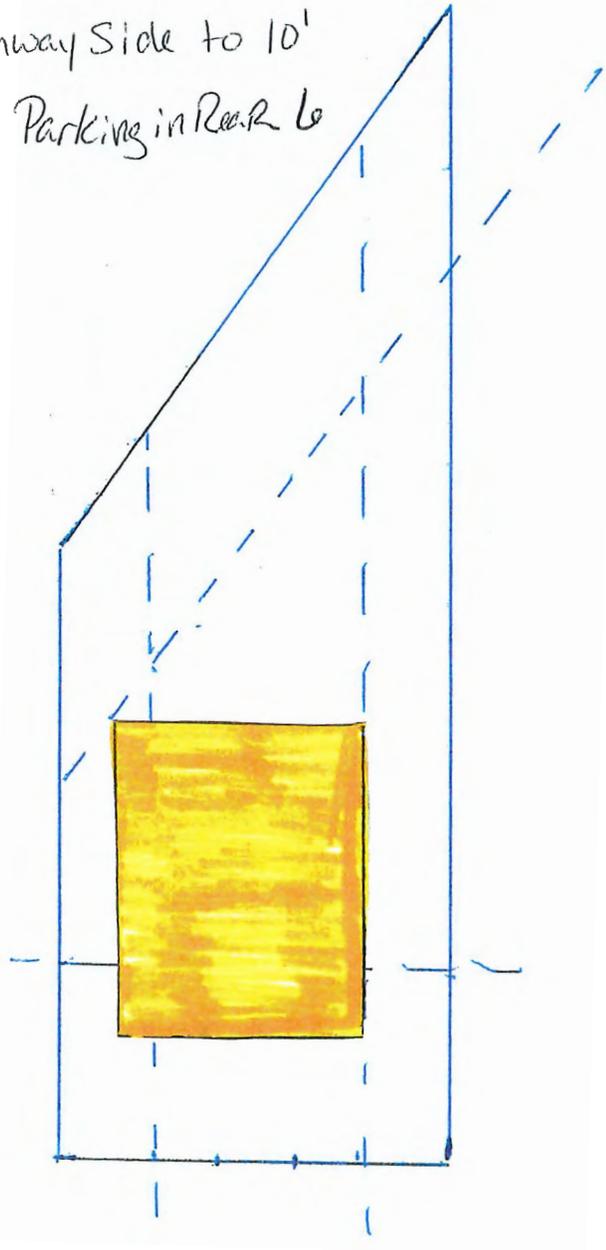
Requested Variance

Reduce

Front Set Back to 20'

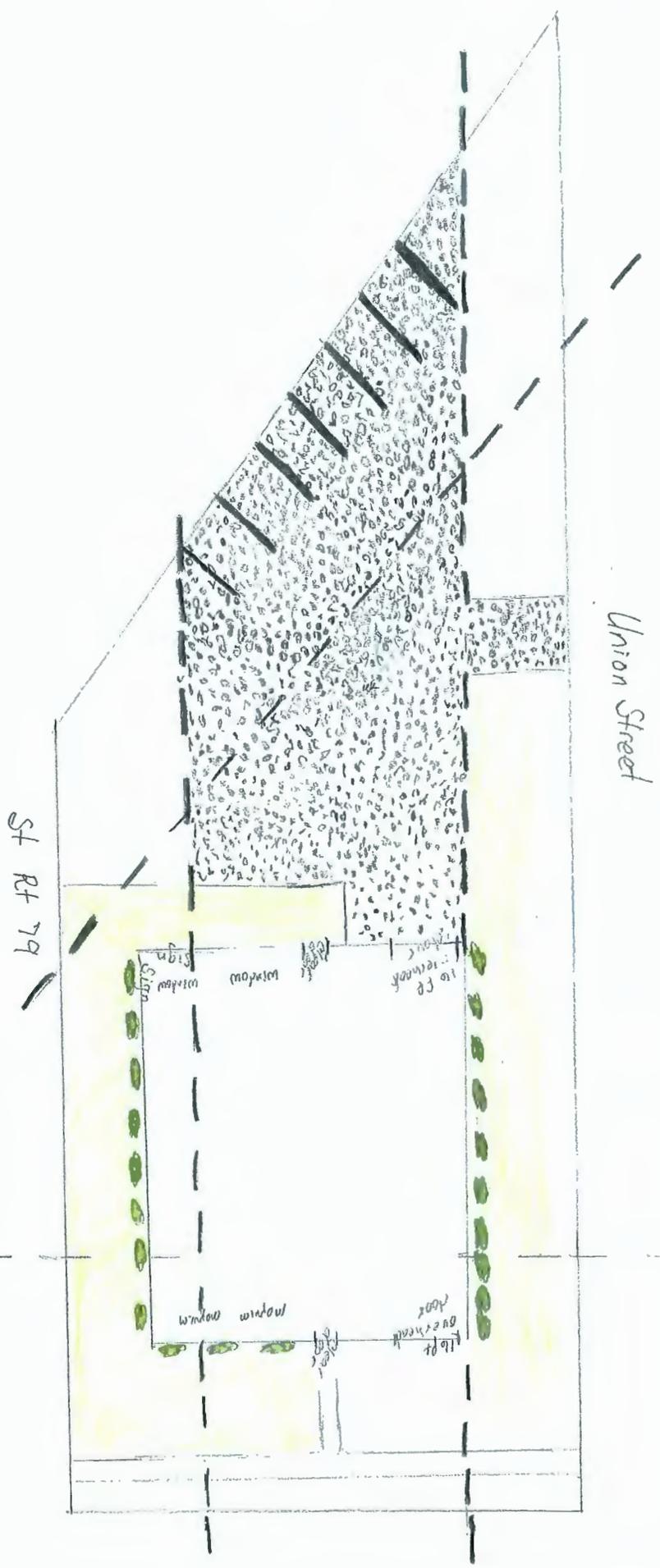
Highway Side to 10'

Reduce Put Parking in Rear 6

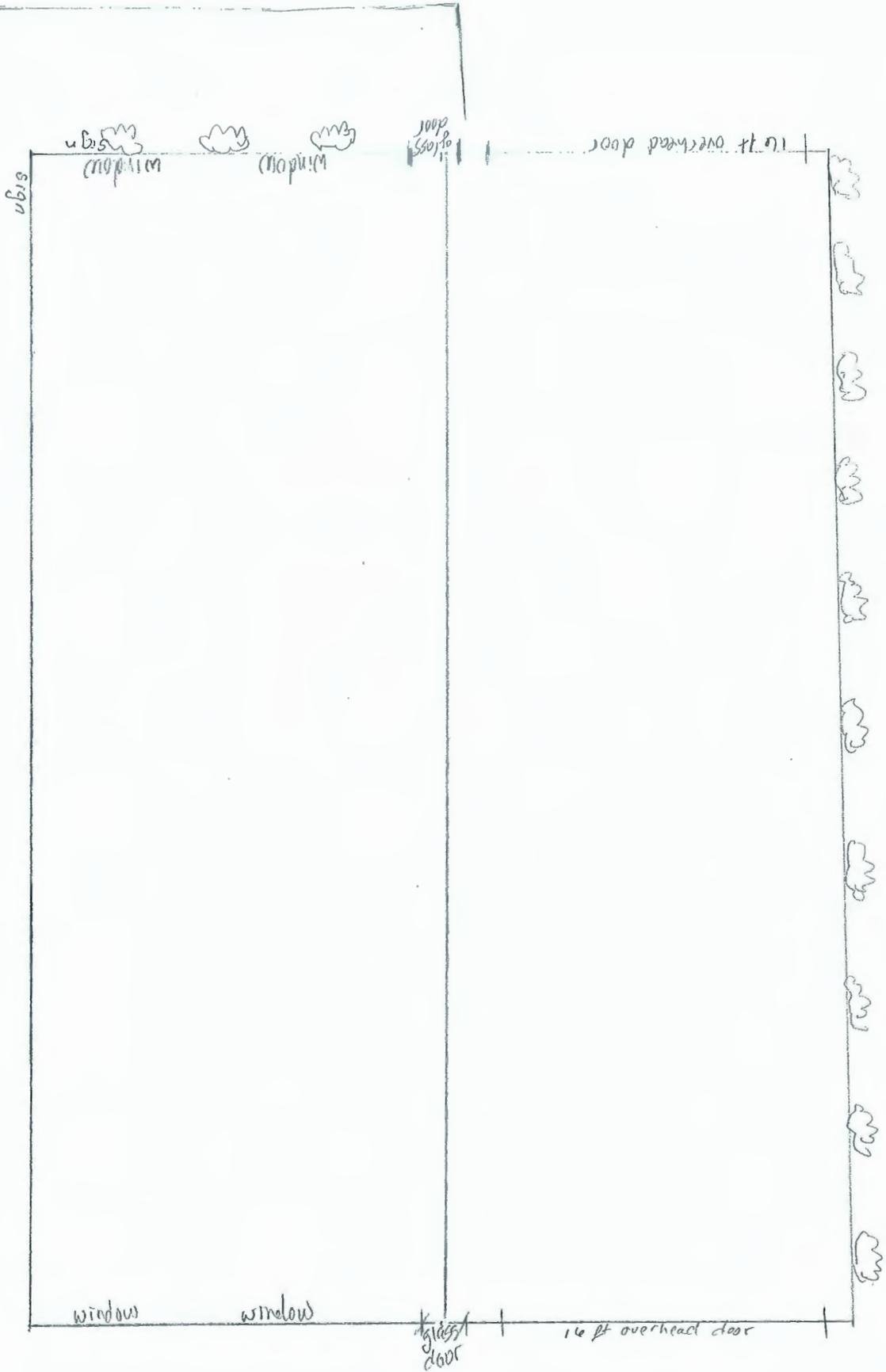


4 Riley St.

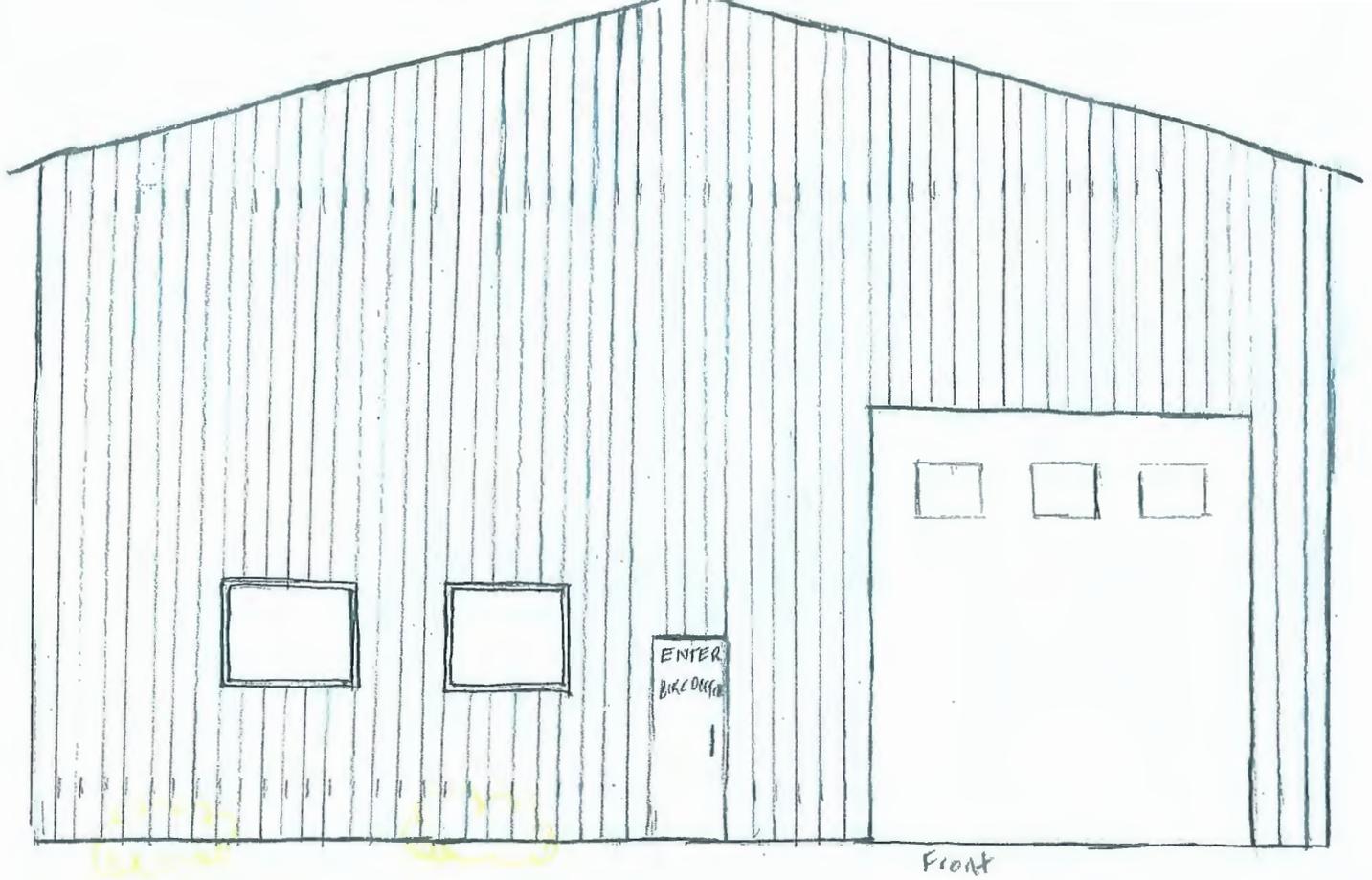
Building is 40'x50'



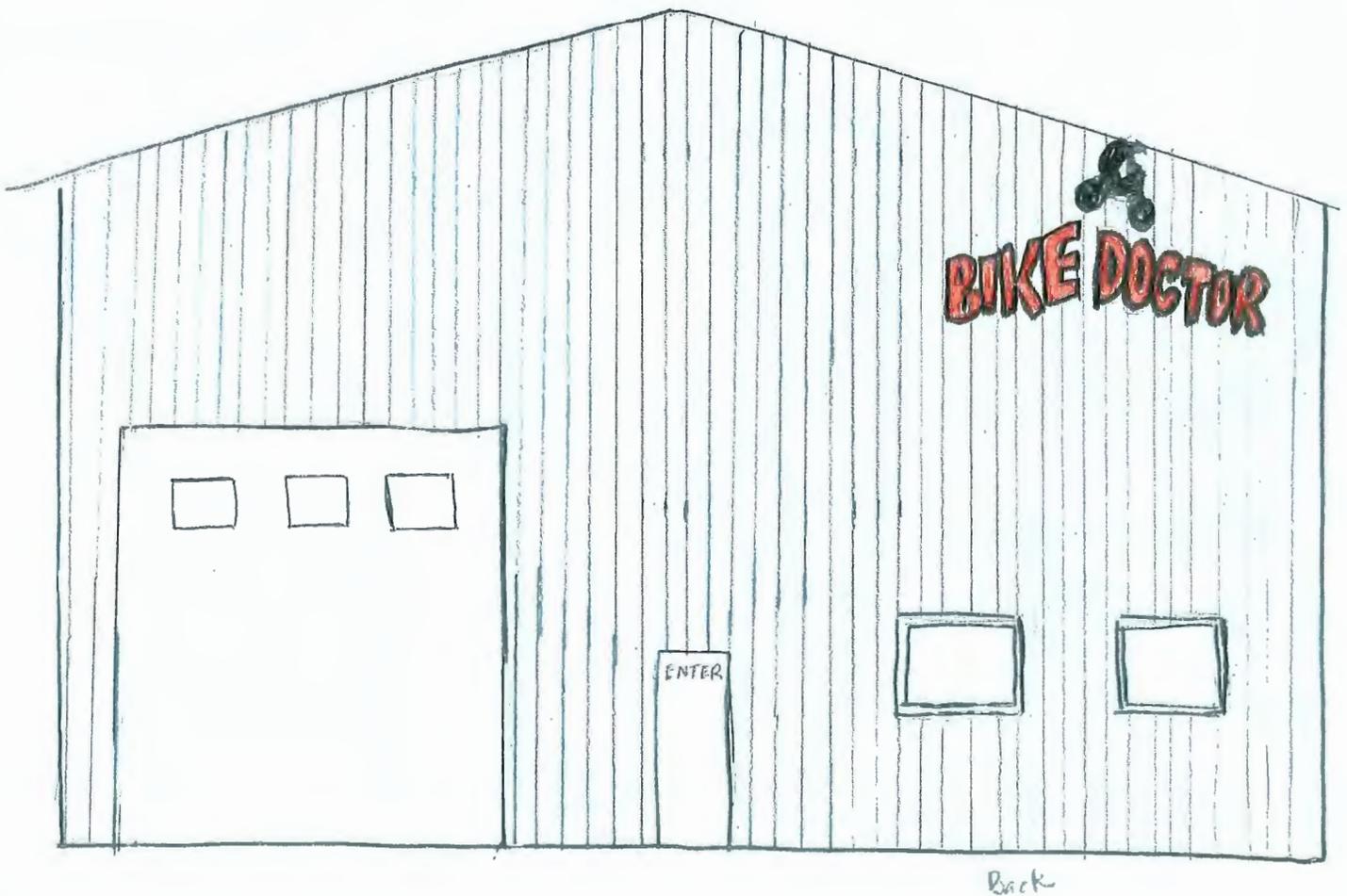
St Rt 79



Over head View of Building



Construction is metal material



BIKE DOCTOR



high way side



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 # 37A-25-16
 Date Received: 5/11/25
 Received by: B.ec
 Amount Due: \$ 75.00
 Receipt # 832502

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Ben Olney</u>	Telephone: <u>614-302-1365</u>
Address: <u>2115 Dustin Ct., Newark, Ohio</u>	E-mail: <u>bolney87@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Same as owner</u>	Telephone: _____
Address: _____	E-mail: _____
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>2115 Dustin Ct. Newark, OH</u>	Auditor's Parcel Number: <u>054-283476-00.023</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	
Subdivision Name: <u>Timcyn Woods</u>	Lot Number: <u>13085</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>Residential</u>	Proposed Use: <u>N/A</u> <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
This Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: <u>Erection of 6 ft. fence in what is considered yard frontage in rear of house along Brooke Way.</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Please See attached</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Please See attached</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: <small>(List)</small> <u>Article 88.1 and/or Article 6.11 and/or Article 80.3</u>	

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
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- 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*

Benjamin Olney
(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of OH, personally appeared Benjamin Olney 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 1 day of May, 20 25. Notary Signature: [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	<u>5/14/25</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 25-16

Date of Review: 5/14/25

Address of Project: 2115 Dustin CT

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

Requirement: In the RL district front yard fences are restricted to 4 ft. in height.

Proposal: The applicant proposes to build a 6 ft. tall fence along Brook Way

Conclusion: The proposal requires board approval

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

Article 88.1

Fences, walls and similar structures may be located in required yards as follows: 1. Any Yard: Not exceeding four feet above the adjacent ground. 3. Corner Lot: Installation of a fence, wall or similar structure shall comply with Section 6.11. For purposes of this section, a lot on the corner of any two public rights-of-way with vehicular traffic shall be considered a corner lot.

Article 6.11

Additionally, a corner lot shall comply with the minimum front yard requirement established for the district in which the lot is located for each street bordering the corner lot.

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

1. The applicant requests a 6-foot fence in partial frontage area along Brooke Way for privacy and safety reasons. Applicant has three daughters ages 2, 4, and 6 years old residing at house along with a dog. The applicant feels that a 4-foot fence would not provide the desired level of privacy and safety for the circumstances. Significant foot traffic of neighborhood residents occurs along the sidewalk of Brooke Way that can invade privacy and safety of said young children playing in the back yard. Specifically, at 352 Brooke Way across the street, under ownership of Clearview Partners LLC per Licking County Auditor, there is a group home of numerous adult mentally disabled individuals with significant activity occurring frequently outside the home and in the street. The fire department and/or police have been called to that address sometimes on a weekly basis. This causes concern and potential safety issues that a 6ft privacy fence would remedy. Other neighbors have expressed the nuisance and concern that 352 Brooke Way poses to the street, but none have small children residing as close to the property as the applicant.
2. The applicant feels a 6-foot fence only coming up to the building line of the house facing Brooke Way does not provide adequate backyard fence area for 3 small children and a dog, provided the need to acquire a 6-foot fence for safety and privacy as stated in #1 above. There is additional side yard space in the south of the lot but a retaining wall exists there and therefore if that was included in fence area, it would still not provide adequate space considering the circumstances. Moreover, underground gutter drains reside on the south side of the house with a high chance of damage if a fence were to go over them causing significant cost and distress if damaged.

3. Per Article 6.11, the fence would not be close to the intersection of the streets and would be significantly farther than 25 feet from the intersection so as not to cause any line-of-sight issues for traffic.
4. The neighborhood has low traffic in the northern boundaries of Newark. Further, vehicle traffic on Dustin Ct. is limited to the 6 residents in the cul-de-sac.
5. Per Article 6.11, "The applicant may determine which yard opposite a street will be the rear yard." Therefore, the rear of the house is the rear yard and the applicant would like the proposed fence area to be considered the rear yard. For all intents and purposes, it is a rear backyard and not a front yard.
6. According to zoning code, there is flexibility in the frontage measurement for corner lots, and this especially applies to applicant's lot. The frontage along Brooke Way is curvilinear shape and Dustin Ct. is a cul-de-sac. See: "FRONTAGE – WHERE MEASURED: The frontage of the lot shall be measured along the front property line, but may be modified in the case of curvy-linear streets in accordance with Article 80 of this Code." And Article 80.3: "80.3 FRONTAGE MODIFICATIONS In the case of curvilinear streets and cul-de-sacs a reduction of the otherwise specified lot frontage shall be permitted in an R-District.
7. The proposed fence area in frontage along Brooke way does not extend to the edge of the lot. Therefore, there would still be significant yard frontage without a fence. There is also a sidewalk on an easement that provides even more additional frontage space.
8. According to code: "A variance is a relaxation of the provisions of the Zoning Code, where such variance will not be contrary to the public interest as may be granted after public hearing by the Board in Article 150." The applicant's proposed fence plan is not contrary to public interest per reasons stated above and per attached signatures from the 2 owners of adjacent lots to 2115 Dustin Ct. (Scott Richmond and William Andrews at 2112 Kelley Ln and 2105 Dustin Ct, respectively), as well as 3 additional signatures of residents in view of proposed fence area who reside on Brooke Way and Dustin Ct.

4/26/2025

Neighborhood acceptance of variance of 6' FENCE in REAR of HOUSE

At 2115 DUSTIN CT., Newark, OH in YARD FRONTAGE per City Ord. and/or Newark Zoning Code

Along BROOKE WAY in Rear of House.

Sign below to agree:



Joy Kullman

Jew McLean

J. J. J. J.

William Amos

Ben O'Leary

Owner, 2115 Dustin Ct.

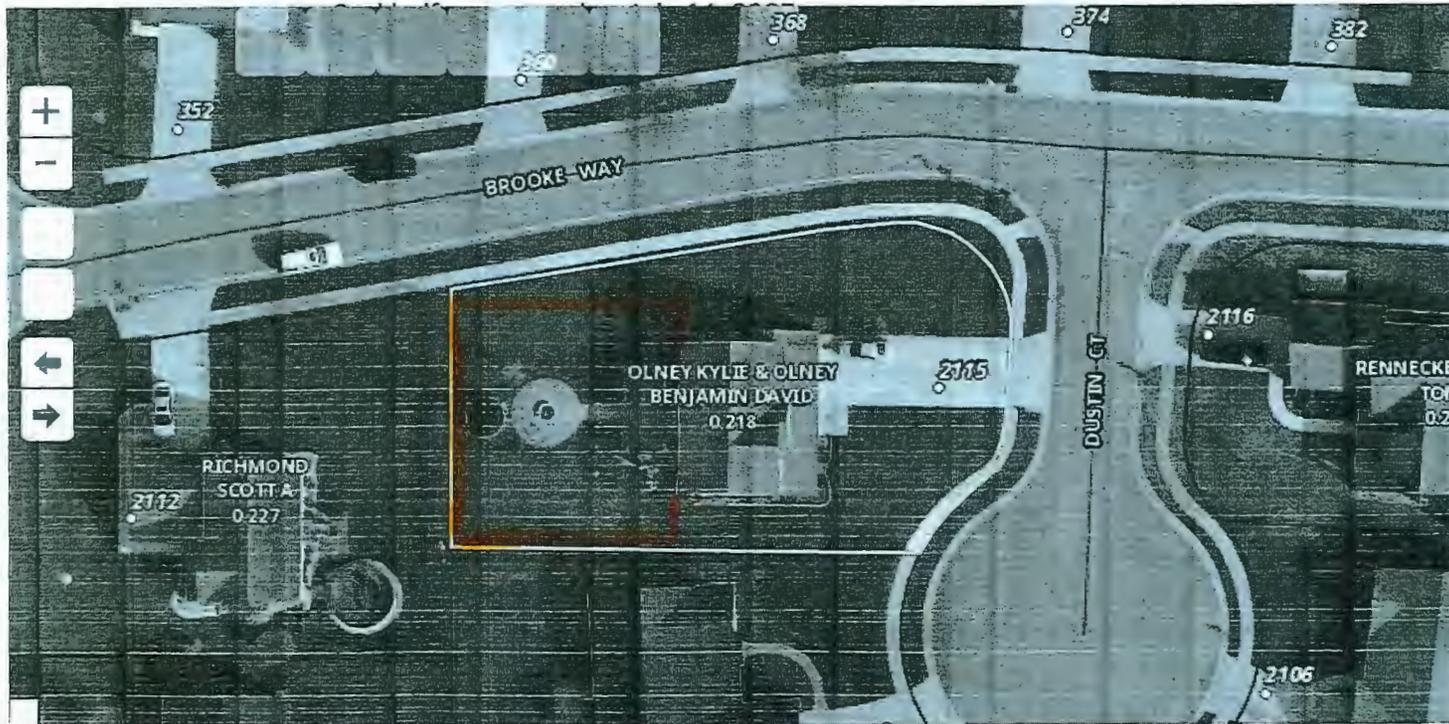
Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

Map

- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values

Help
Login



= Fence

FIND YOUR PARCEL ?

Owner

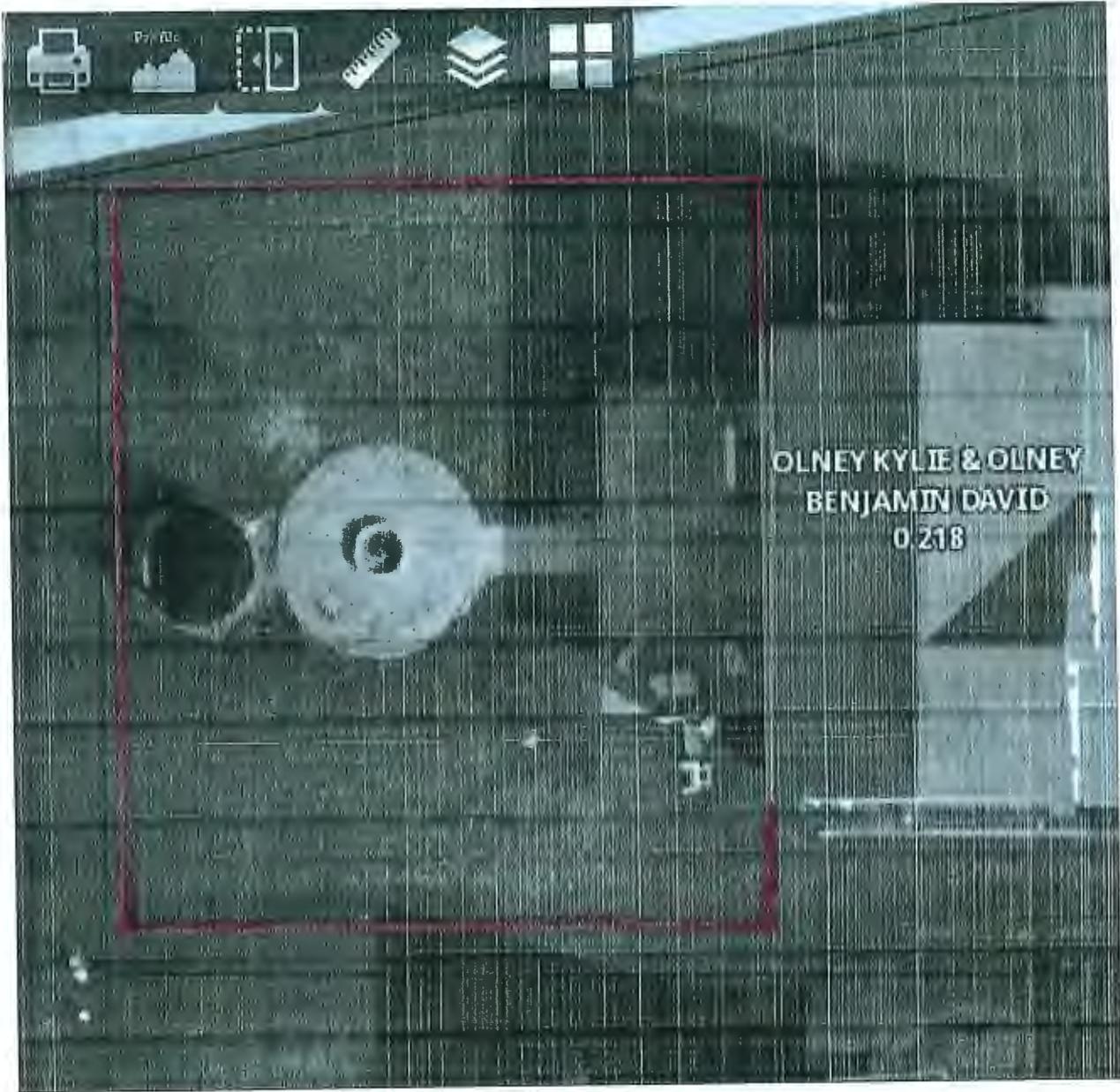
Trouble Searching?

054-283476-00.023
 OLNEY KYLIE & OLNEY
 BENJAMIN DAVID
 2115 DUSTIN CT
 NEWARK, OH 43055

Acres: 0.22
 LOT 13085 TIMCYN
 WOODS SUB PH I

Land: \$48,000
 Improv: \$224,900
 Total: \$272,900

For questions or suggestions regarding OnTrac, contact the Licking County Auditor's Office by clicking here. By accessing or using this web site, you agree to be bound by these Terms and Conditions. Using a low screen resolution? Try our Mobile Version.



 = Fence



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 # BZA-25-17
 Date Received: 5-25
 Received by: [Signature]
 Amount Due: \$ _____
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

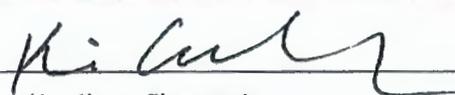
Rev 8/13

Owner	
Name: <u>Chris Green</u>	Telephone: <u>740-973-7479</u>
Address: <u>261 Granville St, Newark</u>	E-mail: <u>zzexteriors@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Kori Caughenbaugh - Northpoint Ohio Architecture</u>	Telephone: <u>740-349-3222</u>
Address: <u>19N 4th St Newark, OH 43055</u>	E-mail: <u>Kori@northpointohio.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1140 Sunrise Dr. Newark, OH 43055</u>	Auditor's Parcel Number: <u>054-286470-00.152</u>
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>Sunrise Drive</u> and <u>Empire Drive</u>	
Subdivision Name: <u>Berry View PH VII</u>	Lot Number: <u>12070</u>
Zoning Classification: <u>RM-Med Density</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <u>RM-Med. Density</u> <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
This Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: <u>New single family residence</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Imposes on current site setbacks; rear required: 35'</u> <u>rear proposed: 22'</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Adjacent homes in the neighborhood with similar setbacks</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) <u>Article 16 Section 8</u>	

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.
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(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
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*Note: Submit 1 paper copies and 1 digital copy**
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- 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*

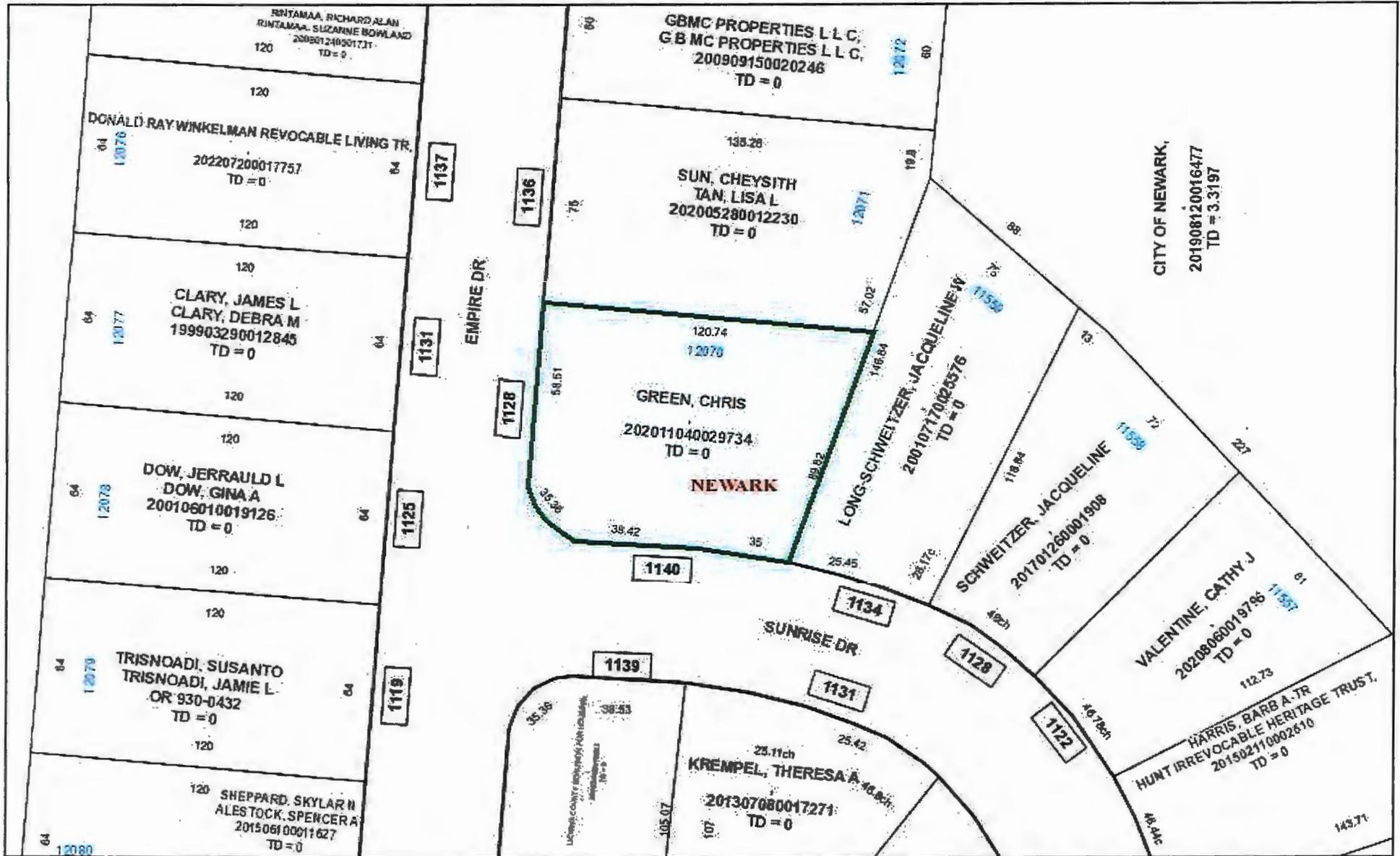


(Owner/Applicant Signature)

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	5/14/25	BRM	
<input type="checkbox"/> Hold		Reason:	



May 5, 2025



LICKING COUNTY TAX MAP

