

BOARD OF ZONING APPEALS MEETING
THURSDAY, OCTOBER 16, 2025 5:30 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055

MINUTES

1. CALL TO ORDER

CALL TO ORDER- Steve Layman, Board Chair, called the Thursday, October 16, 2025 Board of Zoning Appeals Meeting to order.

Present:

Steve Layman	Board Chair
George Carter	Zoning Inspector
John Paul	Member
Brian Wood	Member
Phil Claggett	Member

Absent:

Eddie Hunt	Member
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2. APPROVAL OF MINUTES

Minutes of the September 25, 2025 meeting

Motion and second to approve minutes of September 25, 2025, passed by acclamation

Mr. Layman - The way our bylaws work, it takes three affirmative votes for any variance to be granted. The first application is coming off the table from last month, BZA 25-31.

3. OLD BUSINESS

APPLICATION BZA-25-31

Applicant:	Luke Baus
Owner:	A/O Party House Rental LLC
Location:	495 Wehrle Ave
Project:	Building Addition
Reference:	46.8

Evan Price - I'm the attorney for the property owner, AO Party House, as well as representing Mr. Baus for purposes of this application. Both he and Mr. Schlosser are out of town this week, so they asked me to come down. I will go off of what I was told, is that you needed them to have six additional parking spaces, was the issue brought up. Mr. Schlosser has entered into a contract to purchase the property at the rear, I guess the south side. It's 500 Seroco, so it's facing the opposite way, but he's entered into a contract to purchase that. In the meantime, he has a lease to go ahead and use six parking spaces at that property, pending closing on the transaction, because the property is in the name of a decedent, and so they need it to go through probate court, but he's signed with the executor.

Beth Bline, 33 Summit St. - As I was speaking to residents earlier, the residents have no issue with this. In fact, it will help. We're hoping to get cars out in front of residences. But I'm here on behalf of residents who are dealing with lighting from the property itself. That was supposed to have been mitigated some time ago, where the lights are shining directly into adjacent properties. So, all they're asking, not that the lights be taken down, but the lights be changed in degree and angle. That's all they're asking. So, if we could take care of that first, please, we could take care of first things first to bring some peace, because unfortunately there's been some very tragic situations that have come into the neighborhood, and the lighting is escalating those situations. There's a spotlight on the back pole in the parking lot, as well as parking lot lights that are attached to the building that shine horizontally and are shining directly into the adjacent homes.

Judy Garrison, 518 Seroco Ave. - My question about where they are having the parking over behind the home on Seroco, is the house still going to be there or are they going to raise the house or what? Do we know that?

Mr. Price - It's my understanding that they ultimately intend to take that house down.

Ms. Garrison - Okay. It seems like a waste, a big waste, because that's a beautiful house. That's what I wanted to know. Also, about sound, are they still putting the beer garden or whatever out there?

Mr. Layman - I believe it's all enclosed.

Ms. Garrison - Enclosed. Okay. Thank you.

Motion to approve subject to dustless surface per the zoning code, downlighting for all parking lot lights prior to occupancy permit, and screening against residential, Second, Motion passed 4-0

APPLICATION BZA-25-34

Applicant:	Advanced Civil Design
Owner:	Rocky Point Partners
Location:	2236 River Rd
Project:	Condominium Complex
Reference:	28.5/28.8/125.2

Unknown speaker - I'm sorry, I wasn't here at the last meeting because I had a work meeting, but I have been at every meeting for over a year about this project that they want to do. At first it was apartments, and when that got turned down, and thank God it did, it turned into condos, which it was already zoned for. We're okay with condos, but now they're talking three-story condos, which are still apartments that you buy. Where I live, and it's not just me, there're other neighbors up there too, but our driveway, my driveway, I've lived there for 31 years, my driveway, we will come down straight into where they're wanting to put these condos, three-story condos, basically in my front yard. I don't know if you've ever been out there going around that roundabout at all, but if you look...

Mr. Layman - Why don't you come up? All right. So, here's their site plan. They've got 18 acres here and one on the third acre here. They can build, if they combine these lots, if they can make it all one parcel, which they could do, without any variance for the number of units, they could put 120 units up there, okay? They've asked for 132. We are not inclined to do that. What we are inclined to do, well, we haven't voted, but what we've discussed is granting them the ability to have 120 units here, provided they give this to the city and the city would put a, you know how they put those rock gardens in various places along the highway? They're pretty attractive. The city has agreed that they would accept that. So, this end would never be built on.

Motion to grant a variance for the setbacks that they requested and the parking variance that they requested. We deny the request for additional density up to 132 units that was asked for, but we give them six units per acre for a combination of the 18-acre tract and the 1.3-acre tract, which gives them 120 units, provided that they donate the 1.3-acre triangle. It's an island created by the relocation of River Road, and they donate that to the City, Second, Motion passed 4-0

Mr. Layman - We don't know what they're going to do. They're not here. But if they want to build that project and they want 120 units, that's the requirement.

Unknown speaker - Right. But with that requirement, so say they decide they don't want to do that and they want to build, are they allowed to go up and do the three-story, or are they doing just the ones that are over there?

Mr. Layman - At that point, they can do 112 units, and we don't have anything to say about the height. But it would just be 112 units. That's all they'd be entitled to. Because they're two separate parcels, and they've only applied for the big parcel, which is on the north side of River Road. They didn't say anything about the south side of River Road.

Unknown speaker - Okay. All right, thank you.

4. NEW BUSINESS

APPLICATION BZA-25-36

Applicant: Annamarie Fraizer
Owner: Annamarie Fraizer
Location: 321 N 11th St
Project: House Addition
Reference: 16.8

Annamarie Fraizer, 321 North 11th St. - We are proposing working on an addition for the house that would go into the current zoning protocol. The proposed front porch will extend 18 feet 4 inches from the front setback line, which goes across by one foot for what the zoning laws require. The two neighboring adjacent properties to the north both have front porches that extend 20 feet back. It makes it consistent with the character of the neighborhood. But it is an open front porch, and it only goes one foot into that 20 feet. Our side back request is that the proposed addition will extend six foot from the north side yard setback line. There is a driveway immediately adjacent to our property line. So, going into that for only one story versus 1.5, it just goes over that line two foot.

Motion to approve, Second, Motion passed 4-0

APPLICATION BZA-25-37

Applicant: Chad Davis
Owner: Mindful Real Estate Partners LLC
Location: 228 Rose Hill Ave
Project: Single Family Dwelling
Reference: 16.8

Mr. Carter - I don't see Chad, but I can probably answer any questions the Board may have, and I request the Board to take a vote.

Mr. Layman - Nobody's here to speak against this thing on Rose Hill Drive?

Mr. Carter - I've had one inquiry from a neighbor, and I had no objections.

Motion to approve, Second, Motion passed 4-0

APPLICATION BZA-25-38

Applicant: Michael Greenhoward
Owner: Michael Greenhoward
Location: 110 Ramona Ave
Project: Pool & Fence
Reference: 115/88

Michael Greenhoward - We're just a little tight. We want to put a (inaudible) and an above ground pool. It's a 30x30 section. It's a little tight for us. We wanted to get 10 more feet towards the sidewalk. It still leaves 16 feet from the sidewalk to the privacy fence we want to put up.

Kathleen Carter, 157 Annette - I'm a neighbor. These people are going to need the extra room. I'm not against it. They are going to need it to do what they need to do. There should be ample walkway. It will not be near the sidewalk or anything else. I think they deserve it if they need it.

Motion to approve, Second, Motion passed 4-0

APPLICATION BZA-25-39

Applicant: Adam Frontuto
Owner: Adam Frontuto
Location: 1644 Mt Vernon Rd
Project: Pole Barn
Reference: 86.3.1

Adam Frontuto, 1644 Mt. Vernon Rd. - We are here with kind of appeal for the zoning. What we're trying to do is essentially put a pole barn in temporarily before we build our house. The reason for doing this is because one, the builder's a little setback so we're trying to get the property going. The prior owner was kind of getting to the point where he wanted to let the property go and we thought it'd be a shame to let the property grow out. The neighbor was also concerned about that so we thought if we get this thing going we could store a lot of our storage materials for the house that's being built there as well as like a mower so I don't have to go back and forth. We currently reside in Reynoldsburg so we're driving from, well basically 40 minutes back and forth at least every other day to water plants and to try to get the lawn mowed and it's been a lot of work. So, what we're doing is for the next three years because we live in Reynoldsburg, we have a daughter that's in ninth grade, we don't want to leave there while she's in high school and so we're trying to make this a little bit of a project where we can get the house built and then sell our house and move into the new house when we're ready. But again, the idea of the secondary building prior to the first is just essentially store the materials we needed. One of the reasons we want to do that, for example the builder, they want like \$1,400 for each window to put in the house and the windows cost 300 bucks a piece. I can do the windows. Our idea is that we are going to pay to have the structure built and then I'm going to do the windows, doors and a lot of the smaller stuff that's able to be done by me for us to save money to basically pay for this out-of-pocket.

Mr. Layman - You'd accept a condition of no commercial use on that building?

Mr. Frontuto - 100%.

Mr. Claggett - Would you accept a condition that once that barn is complete you get a year to complete your house?

Mr. Frontuto - Yes for the most part. The reason I say the most part is because I'm in construction and I see a lot of these major projects and these builders and they don't seem to ever be in time to get things done for the most part. Now our plan was to have Amish Ridge Builders, Amish Ridge Metals, who's going to build a building, get on their schedule. They said they're like five to six months back, so we hope that we can get it up and going and get that structure built.

Mr. Wood - I'm going to say 18 months after completion of the barn, you get signed off on that. Clock starts 18 months. So, if it takes you six months to build the barn, you got 18 months to build the house.

Mr. Frontuto - Supposedly the barn they'll have ready in between two and three months and it takes one day to do it. So, minus concrete.

Motion to approve the variance subject to substantial completion of the dwelling within 18 months after completion of the pole barn, Second, Motion passed 4-0

APPLICATION BZA-25-40

Applicant: Brian Morehead
Owner: Brian Morehead
Location: 1130 Cranwood Dr
Project: Garden Shed
Reference: 86.3

Brian Morehead, 1130 Cranwood Dr. - I'd like to build a small garden shed inside a fenced area in my side yard, and zoning does not permit the shed in the side yard, so that's why I'm here to ask for a variance.

Motion to approve, Second, Motion passed 4-0

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, NOVEMBER 20, 2025 AT 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS NOVEMBER 3, 2025, 4:30PM.

5. ADJOURNMENT - Motion to adjourn, second, passed by acclamation

Chairman, Board of Zoning Appeals

Secretary, Board of Zoning Appeals