

BOARD OF ZONING APPEALS MEETING
THURSDAY, OCTOBER 16, 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
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

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

3. NEW BUSINESS

APPLICATION BZA-25-36

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

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

APPLICATION BZA-25-38

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

APPLICATION BZA-25-39

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

APPLICATION BZA-25-40

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

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

4. 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 # 624-25-31
 Date Received: 8-00 7/15/15
 Received by: _____
 Amount Due: \$ 300.00
 Receipt # 832569 ✓

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Ron Schlosser	Telephone:
Address: 495 Wehrle Ave, Newark, OH 43055	E-mail: millwheel69@gmail.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Luke Baus	Telephone: (740) 928-1105
Address: 149 E. Main Street, Hebron, OH 43025	E-mail: luke@projectconstructionco.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 495 Wehrle Ave, Newark, OH 43055	Auditor's Parcel Number: 054-216828-00.000
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: Wehrle Ave and Shawnee St.	
Subdivision Name: Wehrle Addition	Lot Number: 4784
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: Business <small>If filling out electronically, click box to display dropdown (Specify Use): Resturant</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: Bar and Grill/Resturant	
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: Setback variance from 25'-0" to 15'-7" rear setback due to addition.	
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)	

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. Sec 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	8/15/25	JAM	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 25-31

Date of Review: 8/14/25

Address of Project: 495 Wehrle Ave

Current Zoning: MB

Project Description: Building Addition

- 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 46 46.8

Requirement: In the MB district the required rear yard setback is 25 feet.

Proposal: The applicant proposes to build an addition reducing the rear setback to 15 feet and 7 inches

Conclusion: The proposal requires board approval

REAL ESTATE LEASE AGREEMENT

This Real Estate Lease Agreement (the "Agreement") is entered into by and between **AO PARTY HOUSE RENTAL LLC**, an Ohio Limited Liability Company in good standing (the "Lessee") and **CHARLES D. "CHIP" MILLER**, (the "Lessor"). The effective date of this Agreement shall be the date that it is executed by the last of the parties (the "Effective Date").

Background Information:

Lessor is the owner of a certain tract of real property together with all improvements located thereon consisting of approximately 0.25 acres located at 500 Seroco Avenue, Newark, Ohio 43055, Auditor's Parcel No. 054-228150-00.000 (the "Premises"), and Lessee is interested in leasing a portion of the Premises to accommodate six (6) parking spaces for use by Lessee's restaurant located at 495 Wehrle Avenue Newark, Ohio 43055 pending the closing of the Parties' Real Estate Purchase Agreement entered the same date as this Agreement.

Statement of Agreement:

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and promises contained herein, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Sellers and Buyer agree as follows:

1. **Use of Parking Spot.** Lessor agrees to lease the area at the rear of the Premises sufficient to accommodate six (6) parking spaces.

2. **Rent.** The consideration for this Agreement is the Real Estate Purchase Agreement between the Parties. Therefore, no rent shall be due for the use of the Premises.

3. **Contingency.** Buyer's obligation to purchase shall be contingent on Seller transferring the Premises into his name and Buyer obtaining an owner's title insurance commitment (the "Commitment") and an ALTA standard owner's policy in its most recent form for the Premises showing the status of record title to the Premises and committing to insure title to the Premises to Buyer or its assignee in the amount of the Purchase Price.

4. **Notices.** Notices may be in writing (including electronic transmissions) to and given at the addresses stated below and shall be effective upon receipt at the address of the addressee.

If to Seller: 500 Seroco Avenue
Newark Oh 43055

If to Buyer: 477 Franklin Avenue
Heath, Ohio 43056

5. Indemnification

Lessee shall indemnify and hold Lessor harmless from any and all claims arising from or related to Lessee's use of the Premises.

Miscellaneous.

5.1. Modifications. This Agreement may only be modified by a written document signed by both parties.

5.2. Counterparts. This Agreement may be executed in multiple counterparts, and transmitted via facsimile or electronic mail, each of which counterpart, whether in original, faxed or emailed form, shall constitute an original, but all of which shall constitute one document.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the dates provided below.

LESSOR:



Charles D. "Chip" Miller

Date: 09/28/2025

LESSEE:

AO PARTY HOUSE RENTAL LLC



Ronald E. Schlosser, Jr.
Managing Member

Date: 09/28/2025



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

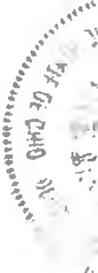
City of Newark Board of Zoning Appeals Application

Zoning File # _____
 BZA Application # 8325-34
 Date Received: 9/25
 Received by: Pfeiffer
 Amount Due: \$ 200
 Receipt # 832512

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/11

Owner	
Name: Rocky Point Partners	Telephone: 614-937-3658
Address: 81 S. 4th St, Suite 305 Columbus, OH 43215	E-mail: alex@rockypointpartners.us
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Advanced Civil Design, Inc.	Telephone: 614-428-7750
Address: 781 Science Boulevard, Suite 100 Columbus, OH 43230	E-mail: twarner@advancedcivildesign.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>2236</u> River Road	Auditor's Parcel Number: 054-225738-00.000
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: River Road SE and Redwood Dr and River Road and Thornwood Drive	
Subdivision Name: N/A	Lot Number: N/A
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: N/A <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Multi-Family Apartments <u>MFC</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:	
Multi-family residential complex with four buildings, four garages, a clubhouse, and pool.	
This project is not permitted by the Zoning Code for the following reason(s):	
Multi-family residential complex with four buildings, 5 garages, a clubhouse, and pool.	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:	
<small>(Article 28.8) Due to the value of the land, the additional units and increased density will mitigate costs for a more affordable community development on the southern edge of the parcel allows a large open space surrounding the stream and to preserve the existing foliage. Accessory structures being allowed closer to the property lines ensures the preservation of the natural open space.</small>	
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)	
Article 28.5, Article 28.8, Article 125.2	



Required Documents and Appeal Process Overview

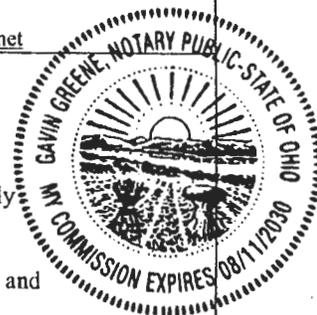
- Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(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. Sec 150.41(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*

[Handwritten Signature]

(Owner/Applicant Signature)

Before me, a Notary Public in and for Franklin County in the State of Ohio, personally appeared Alex Marsh 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 29 day of August, 20 25. Notary Signature: *[Handwritten 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>9/11/2025</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 25-34

Date of Review: 9/11/25

Address of Project: 2236 River Rd

Current Zoning: MFC

Project Description: Multi-Family Condominium Development

- 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 28 28.5

Requirement: Accessory structures shall have a setback of 100’ from any property line.

Proposal: The applicant proposes reduce the setback of the clubhouse to 30 ft.

Conclusion: The proposal requires board approval

08-16 28 28.8

Requirement: The density requirement for 1 unit is 7260 sq. ft. of land.

Proposal: The applicant proposes to build 132 Units, which is 12 units more than permitted

Conclusion: The proposal requires board approval

08-16 125 125.2

Requirement: With the proposed number of units 297 parking spaces are required

Proposal: The applicant proposes to build 132 Units, with 264 parking spaces

Conclusion: The proposal requires board approval



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application #

BZA-25-36
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: Annamarie Farizer

Telephone: 1-740-975-1012

Address: 321 N. 11th Street, Newark Ohio, 43055

E-mail: Annamari Fraizer03@gmail.com

Applicant

Name: Annamarie Farizer

Telephone: 1-740-975-1012

Address: 321 N. 11th Street, Newark Ohio, 43055

E-mail: Annamari Fraizer03@gmail.com

Lessee

Name: n/a

Telephone: n/a

Address: n/a

E-mail: n/a

Parcel

Address of Parcel: (Number & Street, City, State, Zip)
321 N. 11th Street, Newark Ohio, 43055

Auditor's Parcel #:
054-252960-00.000

On the North South East West side of the street, between the following intersections:
Selby St and N. 11th Street

Subdivision Name: Woodside

Lot Number: 3461

Zoning Classification:
If filling out electronically, click box to display dropdown
RH - High Density Single Family Residential District

Proposed Use:
If filling out electronically, click box to display dropdown
(Specify Use): Single Family Residential

Notes: (Optional)

Frontage is on Selby St & N.11th St.

Appeal

The Application is a request to permit the following:

Erection Alteration Maintenance Conversion Conditional Use

In accordance with the plans filed herewith, describe the building or use:

Single Family home being altered to add single story addition. Providing 2 bedrooms, 2 bathrooms and wrap around front porch.

Appeal Continued

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

RH - High Density Single Family Residential Districts currently have a 8 ft side yard set back and a 20 ft front yard set back for 2 story structures. While this addition is only a single story it will require a reduced front yard set back by 1 ft & 4 inches (18 ft 8 inches) and a reduced (north) side yard set back of 2 ft (6 ft).

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

The request will allow for a renovation of an aging single family house. This will not increase density, but allow the family to remain in their original neighborhood, with ample space to live comfortably. The constraints of space on a corner lot make these encroachment of the setbacks the most ideal to accomplish what is needed.

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)

Article 16, 16.8 RH High Density Lot Area & Setbacks. Specifically the front and side yard setbacks

Required Documents

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

- A. Original Application
- B. List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. Number the parcel list. This will correspond with the Tax Map in C below.
- C. Tax Map from the County Engineer indicating boundaries of this property in question and properties described in B above. Number each parcel on the map to match its corresponding name, location and mailing address in list B above.
- D. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions.
- E. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.
- F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
- G. Application Fee of \$25.00 for Off-Premise Variable Message Sign
- H. Additional documentation at the discretion of the applicant for support of the Appeal

Upon receipt of this application and the required documents listed above, you will be notified of the date and time of the hearing at which time you or a representative must appear.

Zoning Application #

BZA-25-30
BZA Appeal #

Anna Marie E Fraizer
(Owner/Applicant Signature)

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

appeared Anna Marie E Fraizer who, by me being duly sworn, says that he is the
(Applicant's name)

owner of the parcel of land with reference to which the within appeal is made; and
(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 12th day of September, 2025



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
Polly A. Kemp
(Notary Public signature)
5/11/2029

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>9/12/25</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>10/9/25</u>	<u>BAM</u>		Paid Date: <u>9/12/25</u>
<input type="checkbox"/> Hold		Reason:		<input checked="" type="checkbox"/> Check Cash (circle one)
				Check # <u>306</u>
				Amount \$ <u>75.00</u>
				<u>pk</u>

BZA CASE NO. 25-36

Date of Review: 10/3/25

Address of Project: 321 N 11th St

Current Zoning: RH

Project Description: House Addition

- 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 16.8

Requirement: In the RH district the required Front yard setback is 20 ft. The required side yard setback for a two-story dwelling is 8 ft.

Proposal: The applicant proposes to build an addition that will encroach into the front yard setback by 1 ft. 4 inches, and it will encroach into the side yard setback by 2 ft.

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 # 137A-25-37
 Date Received: 9/25/25
 Received by: C. Carter
 Amount Due: \$ 17.00
 Receipt # 832585

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Mindful Real Estate Partners LLC	Telephone: 512-656-9369
Address: 5900 Balcones Drive STE 17633, Austin, TX 78731	E-mail: mhowitt@mindful-partners.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Chad Davis / Ridge Top Builders LLC	Telephone: 740-258-9730
Address: 114 N. 11th Street, Newark, OH 43055	E-mail: ridgetopohio@yahoo.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>ROSE HILL</u> 230 Rosehill Ave, Newark, OH 43055	Auditor's Parcel Number: 054-198456-00.001
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: LOT 5127 PT & 5128 PT WILLIAM M JONES HEIRS 1ST ADD
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> RH	Proposed Use: <small>If filling out electronically, click box to display dropdown</small> (Specify Use): Single Family Home
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: 2-story single family home	
This project is not permitted by the Zoning Code for the following reason(s): Rear setback less than 30'	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Lot is shallow and narrow; we were able to conform to front and side setback requirements.	
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) Single Family Lot Setbacks	

Required Documents and Appeal Process Overview

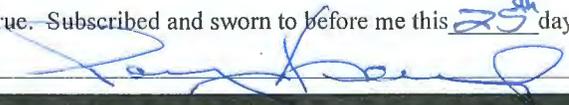
- Call the Newark City Engineering Department to schedule an Engineering Review.**
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers**
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lccounty.com)
*Note: Submit 1 paper copy or 1 digital copy**
- 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 Signage System, Sec 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. Bring 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.*



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
5/11/2029


(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Chad J. Davis 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 25th day of September, 2025. 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	<u>10/3/25</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 25-37

Date of Review: 10/3/25

Address of Project: 228 Rose Hill Ave

Current Zoning: RH

Project Description: Single Family Dwelling

- B.Z.A. Approval Required?----- Yes
- Planning Commission Approval Required?----- No
- Engineer's Approval Required?----- No
- Law Director's Approval Required?----- No
- City Council Approval Required?----- No

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

08-16 16 16.8

Requirement: In the RH district the required rear yard setback is 30 ft.

Proposal: The applicant proposes to build a single-family dwelling that will encroach into the rear yard setback by 11 ft. 4 inches

Conclusion: The proposal requires board approval

SITE INFORMATION

SITE ADDRESS:

PROJECT DESCRIPTION:

SINGLE STORY SINGLE FAMILY HOME

OCCUPANCY CLASSIFICATION:

RESIDENTIAL GROUP R2F.

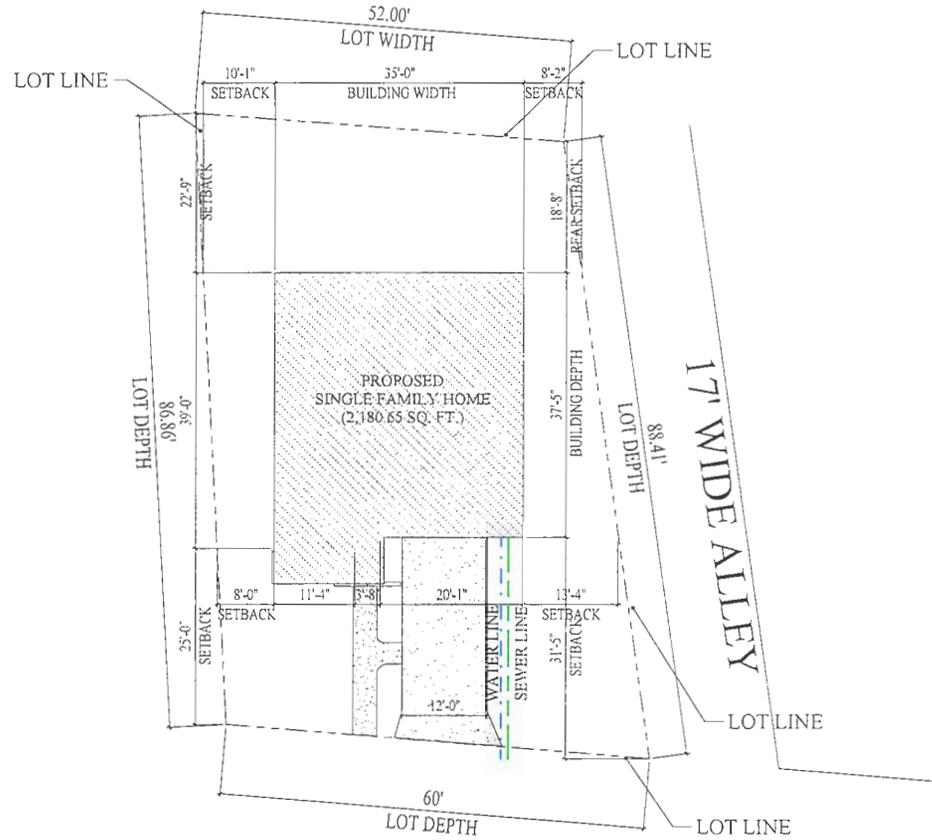
AREA CALCULATIONS:

TOTAL LOT AREA: 4,818 SQ. FT.
 BUILDING FOOTPRINT: 1,412 SQ. FT.
 BLDG. LOT COVERAGE: 29.33%

TOTAL HEATED SQ. FTG.: 1,995 SQ. FT.

BUILDING HEIGHT:

MAX. ALLOWED: 35.00'
 PROPOSED: 29'-1"



ROSE HILL AVE, (50' R/W)

Site Plan
1/8" = 1'-0"

NOTES:

NO.	PRINTS TO	DATE

REVISIONS:

REV.	DESCRIPTION	DATE
1	FOR SUBMITTAL	09/17/2023

PROJECT:
 SINGLE FAMILY HOME
 23D ROSEHILL AVE,
 NEWARK, OH 43055

OWNER:
 MINDFUL REAL STATE
 PARTNERS

TITLE:
 SITE PLAN

DESIGNER:
 AR. NASIR

1/20 ARCHITECTURE
 FLATIRON AND FLOOR & CAJAP
 10000 21ST STREET #2-110
 CLAMABAND, PA
 ENGINEER

ENGINEER'S SEAL

SCALE: 1/8" = 1'-0"
 DESIGNED BY: Project Status
 DRAWN BY: Author
 CHECKED BY: Checker
 JOB NO: 00101
 DWG NO:

A-001

NOTES:

ITIONS ARE STUD TO STUD
 OR WALLS SHALL BE 2X6 @ 16"
 NOTED OTHERWISE (U.N.O.) OR
 ED SPECIFICALLY AS 2X4.
 OR WALLS SHALL BE 2X4 @ Q6" O.C.
 SPECIFICALLY DIMENSIONED AS 2X6.
 WS AND DOORS SEE TAGS AND
 HEIGHT, MEASURED VERTICALLY
 FLOPED PLANE ADJOINING THE
 NG, SHALL BE NOT LESS THAN 3'4"
 MORE THAN 38"
 SHALL BE ROUGH FRAMED 4'12"
 IERS

FRAMING LEGEND:

- 1
- 2
- 3
- 4

2-2X12 #2 SPF
 2-2X10 #2 SPF
 2-2X6 #2 SPF
 8X8 TREATED POST WITH SIMPSON
 LPECZ CAPS AND ABW66Z BASES

* WALL BRACING MEETS RESIDENTIAL CODE
 OF OHIO 602.10 CS-W/S

LEGEND:

- (SD) SMOKE DETECTOR SHALL BE INSTALLED IN
 ACCORDANCE WITH SECTION 314.3 OF THE IRC 2018.
- (CO) CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN
 ACCORDANCE WITH SECTION 314.5 OF THE IRC 2018.

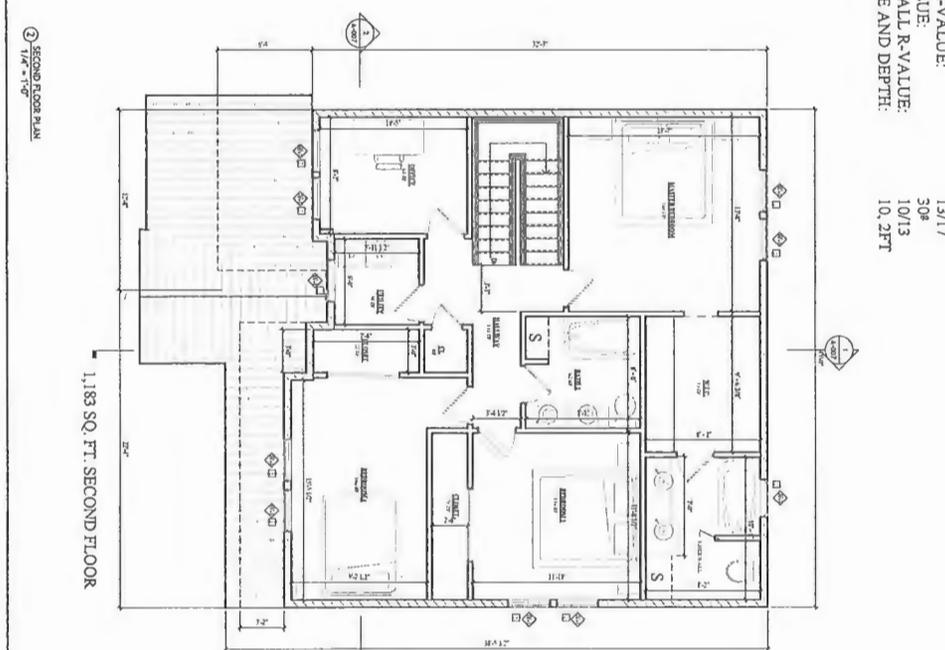
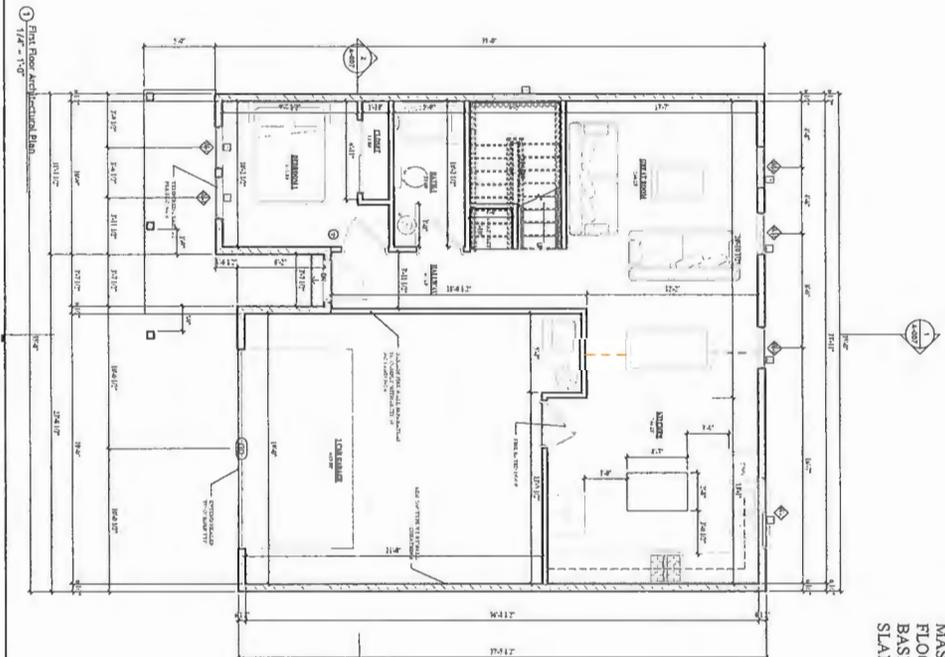
CH-11 ENERGY COMPLIANCE

CLIMATIC ZONE: 5A (LUCKING COUNTY)

INSULATION AND FENESTRATION VALUES (TABLE 1102.1.2):

FENESTRATION U-FACTOR: 0.3
 GLAZED FENESTRATIO SHGC: NR
 CEILING R-VALUE: 49
 WOOD FRAME R-VALUE: 20 OR 13+5^a
 MASS WALL R-VALUE: 13/17
 FLOOR R-VALUE: 30^b
 BASEMENT WALL R-VALUE: 10/13
 SLAB R-VALUE AND DEPTH: 10.2FT

850 SQ. FT.
 1,158 SQ. FT.
 D: 2,008 SQ. FT.
 RAGE: 428 SQ. FT.
 CH: 108 SQ. FT.
 TEND: 536 SQ. FT.



1,183 SQ. FT. SECOND FLOOR

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-25-38
Date Received: 16-12-25
Received by: P. Kemp
Amount Due: \$ 73.00
Receipt # 632587

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>MICHAEL GREENHOWARD</u>	Telephone: <u>(740) 975-5962</u>
Address: <u>110 RAMONA AVE</u>	E-mail: <u>michael-greenhoward@yahoo.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>MICHAEL GREENHOWARD</u>	Telephone: <u>(740) 975-5962</u>
Address: <u>110 RAMONA AVE</u>	E-mail: <u>michael-greenhoward@yahoo.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>110 RAMONA AVE Newark, Ohio</u>	Auditor's Parcel Number: <u>054-24427800000</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>9461</u>
Zoning Classification: <u>RM</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):</small>
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>Swimming Pool (above ground) screenhouse</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>It's only permitted in the backyard</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Due to the gas lines we cannot fit the project in the allotted space. We also want a 6ft. privacy fence, 6ft from sidewalk</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>Article 115 88</u>	
<u>Filed: X</u>	

BZA CASE NO. 25-38

Date of Review: 10/3/25

Address of Project: 110 Ramona Ave

Current Zoning: RM

Project Description: Pool & 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
--------------------------------------	--

08-16 115 115.1.1.1

Requirement: In the RM district pools are not permitted in the front yard.

Proposal: The applicant proposes to install a pool that will encroach into the front yard by 10 ft.

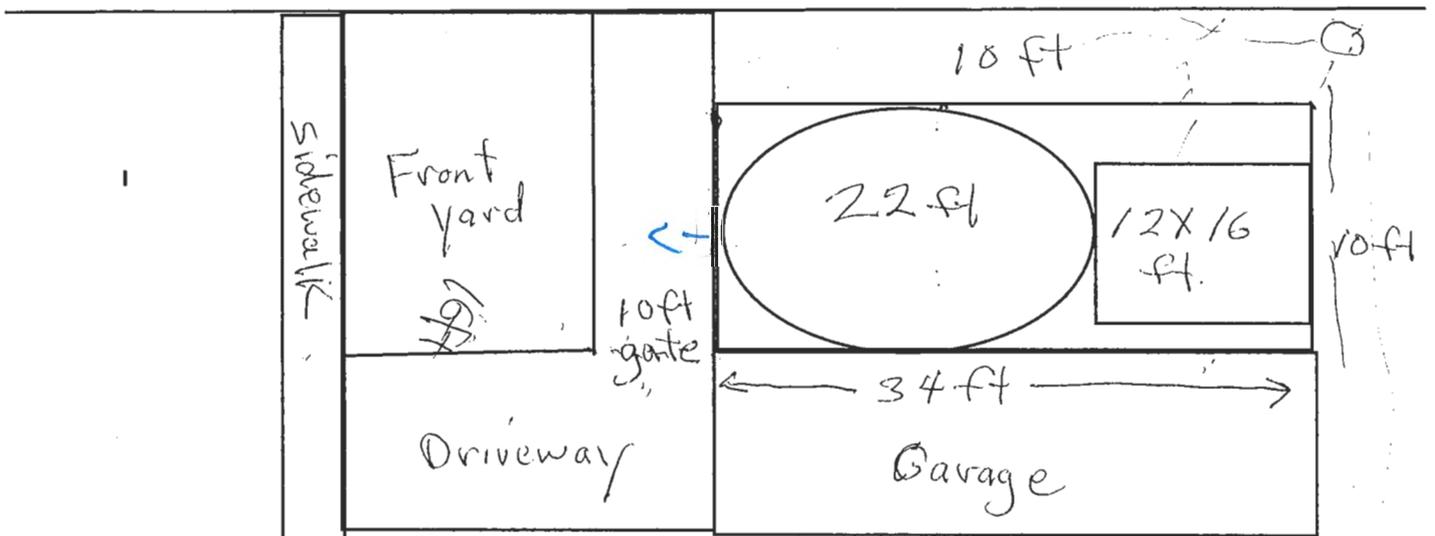
Conclusion: The proposal requires board approval

08-16 88 88.1.1

Requirement: In the RM district front yard fences are restricted to 4' in height

Proposal: The applicant proposes to install a fence in the front yard, approximately 16' off the sidewalk. The fence will be about 40 linear feet

Conclusion: The proposal requires board approval



1. Pool Encroach into Front yard by 10' - Art 115
2. 6' tall FY Fence approx 10' off S/W - approx 40' in length running N-S Art 88.

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-25-39
 Date Received: 10-2-29
 Received by: Rhamp
 Amount Due: \$ 7500
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Adam Frontuto</u>	Telephone: <u>614-312-1794</u>
Address: <u>205 Windsor Dr. Reynoldsburg, OH 43068</u>	E-mail: <u>JennyFrontuto@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Adam Frontuto</u>	Telephone: <u>614-312-1794</u>
Address: <u>205 Windsor Dr. Reynoldsburg, OH 43068</u>	E-mail: <u>adamfrontuto@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1644 Mount Vernon Rd. Newark OH 43055</u>	Auditor's Parcel Number: <u>054-281754-00.000</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: <u>13th and 21st</u>	
Subdivision Name:	Lot Number: <u>N/A</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>RS</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 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:	
This project is not permitted by the Zoning Code for the following reason(s): <u>Article 86.3.1 no secondary/acc. structure prior to principle building</u> Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Wanting to use pole barn for storage in aiding building of the primary building</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>86.3.1</u>	

BZA CASE NO. 25-39

Date of Review: 10/3/25

Address of Project: 1644 Mt Vernon Rd

Current Zoning: RS

Project Description: Pole Barn

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

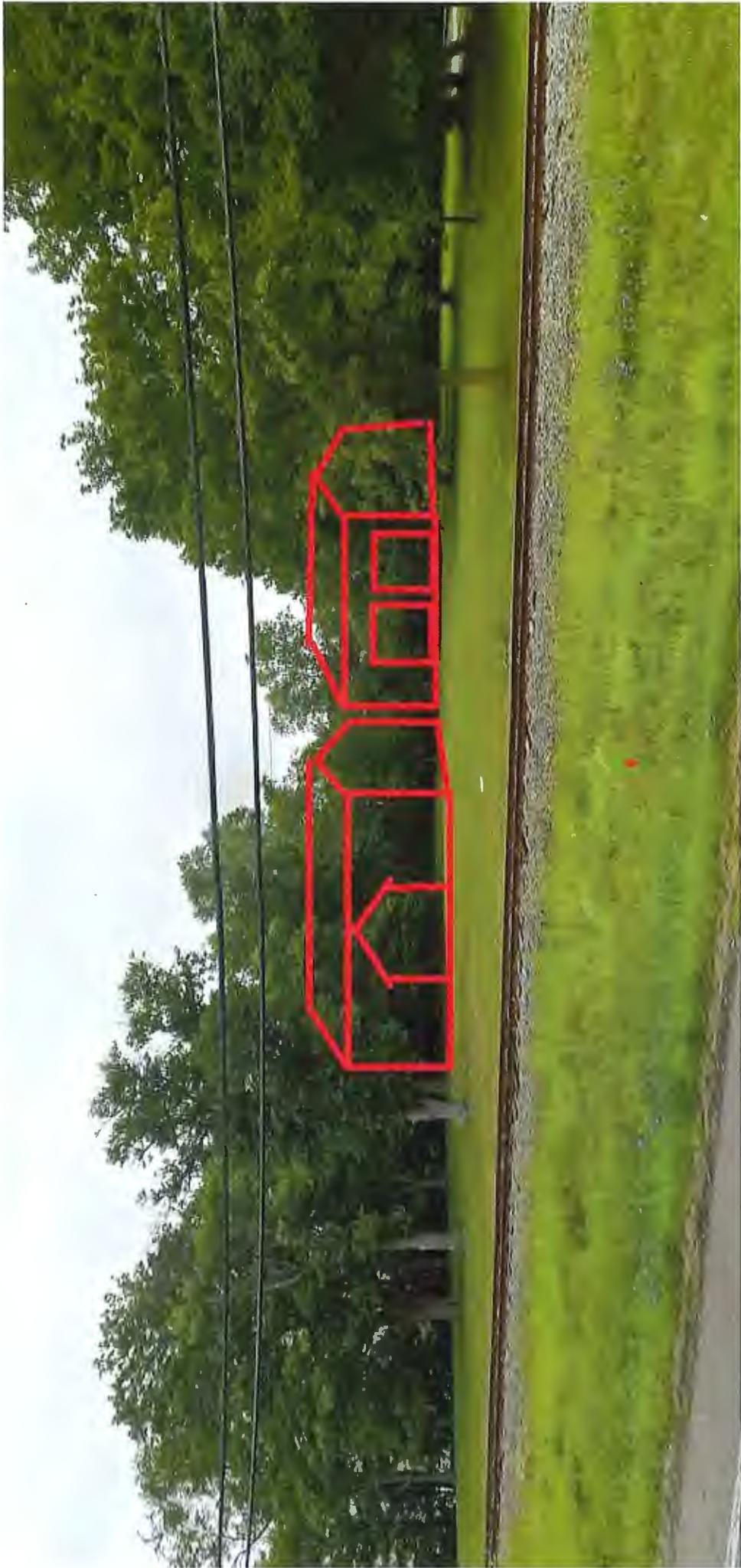
Requirement / Proposal / Conclusion

08-16 86 86..3.1

Requirement: In the RS district an accessory structure cannot be built prior to the primary structure.

Proposal: The applicant proposes to build a 30x50x12 pole barn before they build their residence

Conclusion: The proposal requires board approval





BUILDING VIEW



RIGHT

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-25-40
 Date Received: 10/3/25
 Received by: D. Kelly
 Amount Due: \$ 75.00
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>BRIAN MOREHEAD</u>	Telephone: <u>740-670-1425</u>
Address: <u>1130 CRAWFORD DR, NEWARK</u>	E-mail: <u>bmorehead2000@gmail.com</u>

I would prefer to have agendas mailed rather than e-mailed

Applicant	
Name: <u>JAMES</u>	Telephone: _____
Address: _____	E-mail: _____

I would prefer to have agendas mailed rather than emailed

Parcel	
Address of Parcel: <u>1130 CRAWFORD DRIVE</u>	Auditor's Parcel Number: <u>054-274686-00.000</u>

On the North South East West side of the street, between the following intersections:
STATE ROAD and PEARSON DR

Subdivision Name: <u>CRAWFORD'S EAST MEADOW</u>	Lot Number: <u>8613</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <u>RESIDENTIAL</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 Alteration Maintenance Conversion Conditional Use
 In accordance with the plans filed herewith, describe the building or use:
INSTALL 8'x10' GARDEN BED IN FENCED SIDE YARD, NORTH SIDE OF HOUSE.

This project is not permitted by the Zoning Code for the following reason(s):
ARTICLE 86 - ACCESSORY STRUCTURES ARE NOT PERMITTED IN ANY YARD EXCEPT REAR YARD, PROPOSING TO INSTALL IN SIDE YARD.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: THE SHED WILL BE WITHIN THE CURRENTLY FENCED AREA, AND IS SCREENED BY LANDSCAPING NOW.

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 86.3

BZA CASE NO. 25-40

Date of Review: 10/3/25

Address of Project: 1130 Cranwood Dr

Current Zoning: RL

Project Description: Garden 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

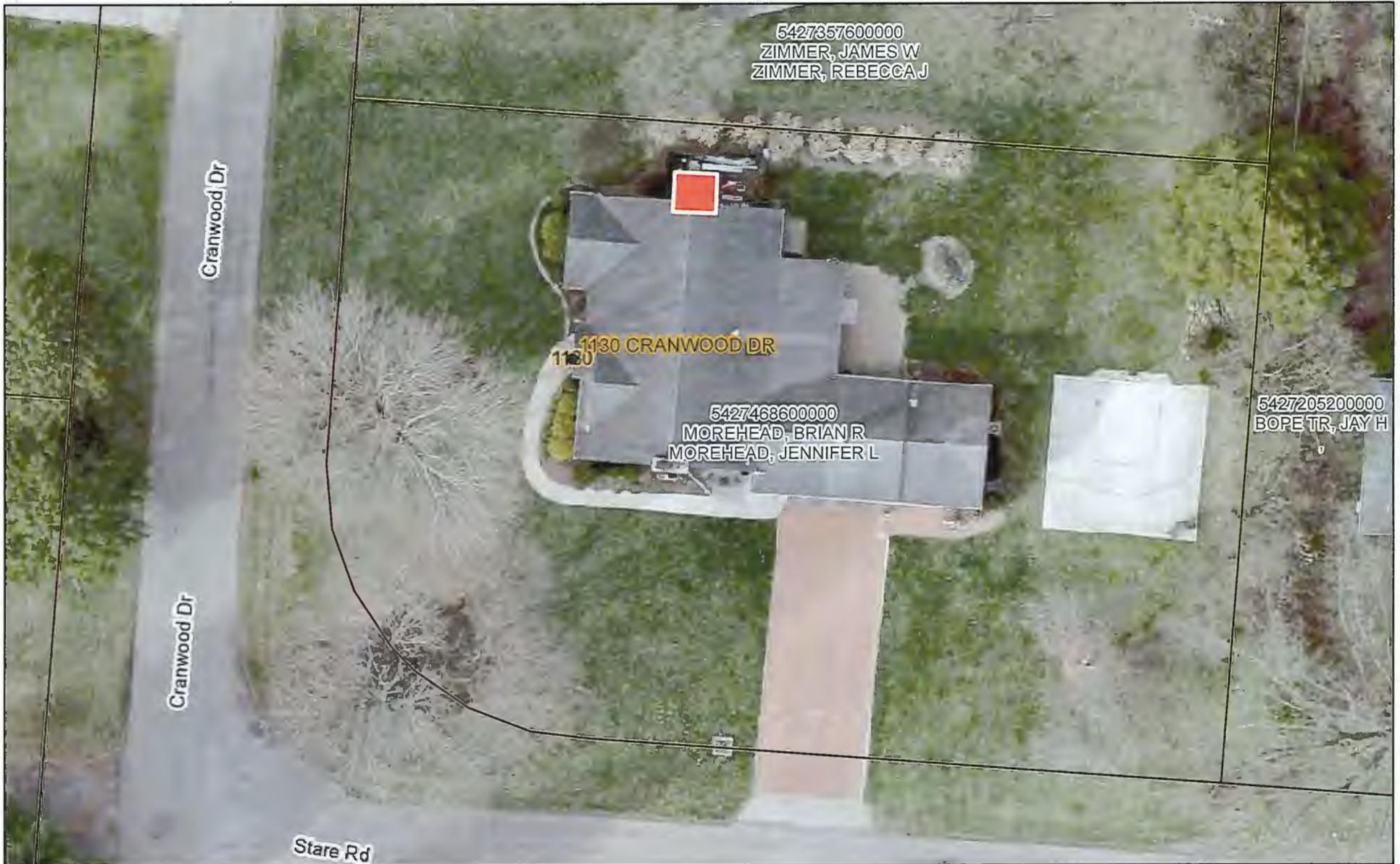
08-16 86 86.3

Requirement: In the RL district accessory structures are restricted to the rear yard

Proposal: The applicant proposes to install an 8x10 garden shed in the side yard

Conclusion: The proposal requires board approval

Proposed 8' x 10' Storage Shed



10/2/2025, 4:03:54 PM

- Addresses
 - ROAD_RIGHT_OF_WAY
 - LAND_CITY_LIMITS
 - LAND_PARCELS
 - TIFF2024.tif
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Parcels
- Local Roads

