BOARD OF ZONING APPEALS MEETING
THURSDAY, DECEMBER 18, 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**
4. **NEW BUSINESS**

APPLICATION BZA-25-44

Applicant:	Jason Angus
Owner:	Angus & Mac Property Solutions
Location:	77 N Fulton Ave
Project:	Special Exception/Rooming House
Reference:	150.7.3

APPLICATION BZA-25-45

Applicant:	Jamie Blair
Owner:	RVG Newark Storage LLC
Location:	1845 W Main St
Project:	Building Addition
Reference:	64.8

APPLICATION BZA-25-46

Applicant:	Tyler Gaddis
Owner:	Tyler Gaddis
Location:	23 N 33rd St
Project:	Fence
Reference:	88.1.1

APPLICATION BZA-25-47

Applicant:	Kyle Walker
Owner:	Newark Rentals LLC
Location:	513-515 E Main St
Project:	Office Building w/apartment
Reference:	46.8

APPLICATION BZA-25-48

Applicant:	Trey Reed
Owner:	Local Properties Group LLC
Location:	18 S Williams
Project:	Single Family Dwelling
Reference:	24.8

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY JANUARY 22, 2026, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JANUARY 2, 2026, 4:30PM.

5. **ADJOURNMENT**

BOARD OF ZONING APPEALS **PROJECT REVIEW SHEET**

BZA CASE NO. 25-44

Date of Review: 12/3/25

Address of Project: 77 N Fulton Ave **Current Zoning:** RH

Project Description: Rooming House

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 to run a rooming house

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-25-44
Date Received: 11/3/25
Received by: PKemp
Amount Due: $ 75.00
Receipt # 0455401
CK 2704

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: Angus & Mac Property Solutions	**Telephone:** 740 644 5696
Address: 1606 Montgomery Rd.	**E-mail:** jangus911@gmail.com

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

Applicant

Name: Jason Angus	**Telephone:** 740 644 5696
Address: 901 W. Main St Newark	**E-mail:** jangus911@gmail.com

I would prefer to have agendas mailed rather than emailed ☐

Parcel

Address of Parcel: 77 N. Fallon Ave	**Auditor's Parcel Number:** 054-042388-00.000
On the ☐North ☐South ☐East ☒West side of the street, between the following intersections: and	
Subdivision Name:	**Lot Number:** 6653
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):

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:
Rooming House

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

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? ☑**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)
Special Exception 150.7.3.

77 N Fulton Ave

11/21/2025, 11:37:46 AM

ROAD_RIGHT_OF_WAY

Local Roads

LAND_CITY_LIMITS

LAND_PARCELS

NewarkAerial

Red: Red

Green: Green

Blue: Blue

1:275

0 5 10 20 ft

0 3 6 12 m

BOARD OF ZONING APPEALS **PROJECT REVIEW SHEET**

BZA CASE NO. 25-45

Date of Review: 12/3/25

Address of Project: 1845 W Main St **Current Zoning:** LI

Project Description: Building Addition

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

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

08-16 64 64.8

Requirement: The required rear yard setback in the LI district is 40 feet

Proposal: The applicant proposed to build a 45' x 97.5' addition to the existing building, where the corner will encroach into the required rear setback by approximately 8 feet.

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-2345
Date Received: 11/25/25
Received by: P. Keaul
Amount Due: $ 290.00
Receipt # 04538403

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: VG Newark Storage LLC	**Telephone:** 305-428-6500
Address: 2601 S Bayshore Dr, Miami, FL 33133	**E-mail:** AMericle@voltaglobal.com

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

Applicant

Name: Jamie Blair - E.L. Robinson Engineering	**Telephone:** 614-586-0642
Address: 950 Goodale Blvd, Suite 180, Grandview Heights, OH 43212	**E-mail:** jblair@elrobinson.com

I would prefer to have agendas mailed rather than emailed ☐

Parcel

Address of Parcel: 1845 W Main St, Newark, OH 43055	**Auditor's Parcel Number:** 054-218160-00.000

On the ☐North ☒South ☐East ☐West side of the street, between the following intersections:
Coffman Rd and Tamarack Rd

Subdivision Name:	**Lot Number:**
Zoning Classification: Limited Industrial District (LI) If filling out electronically, click box to display dropdown	**Proposed Use:** Self-Storage If filling out electronically, click box to display dropdown (Specify Use):

Appeal

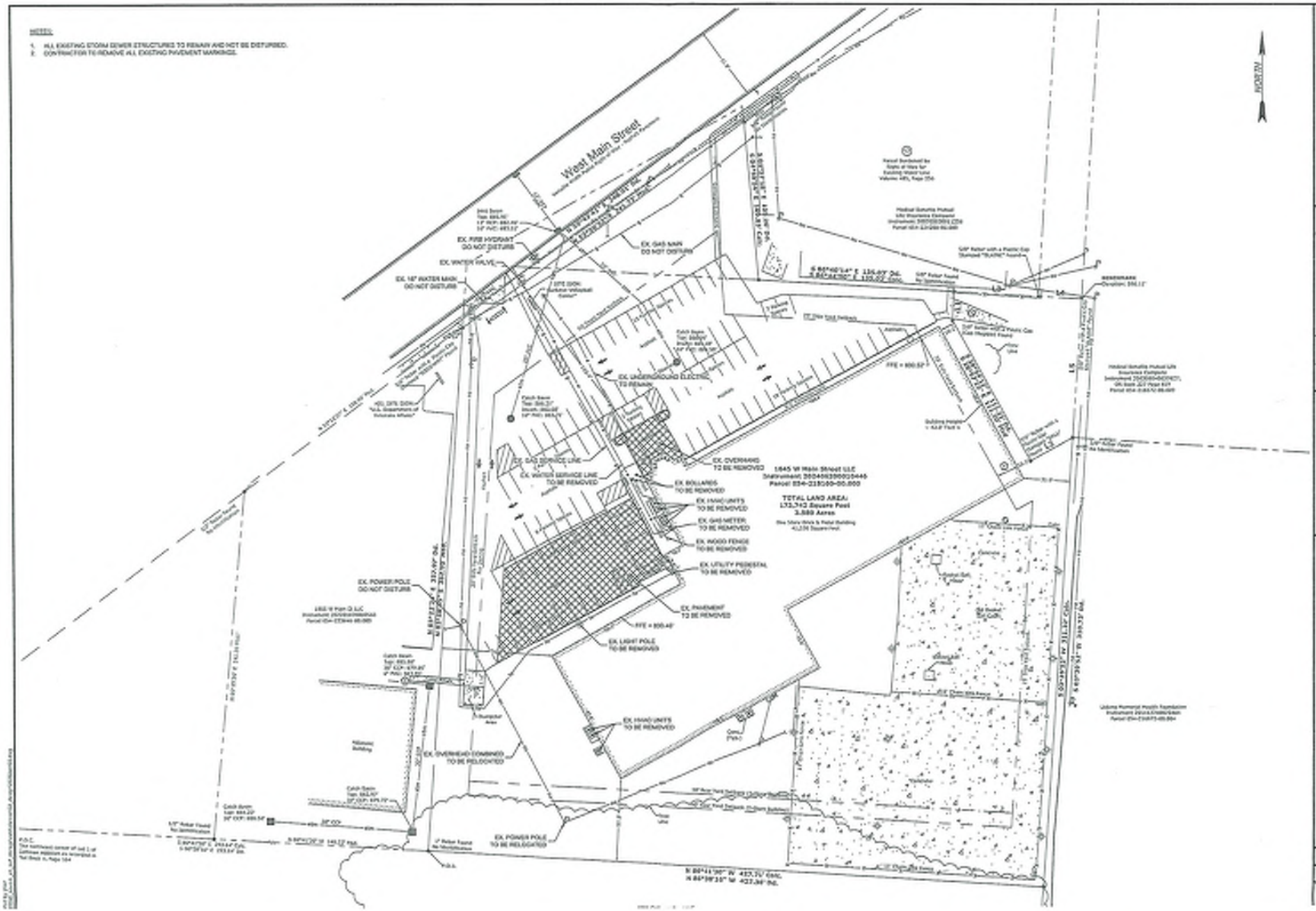
This Application is a request to permit the following:
Erection ☐ **Alteration** ☒ **Maintenance** ☐ **Conversion** ☐ **Conditional Use** ☐
In accordance with the plans filed herewith, describe the building or use:

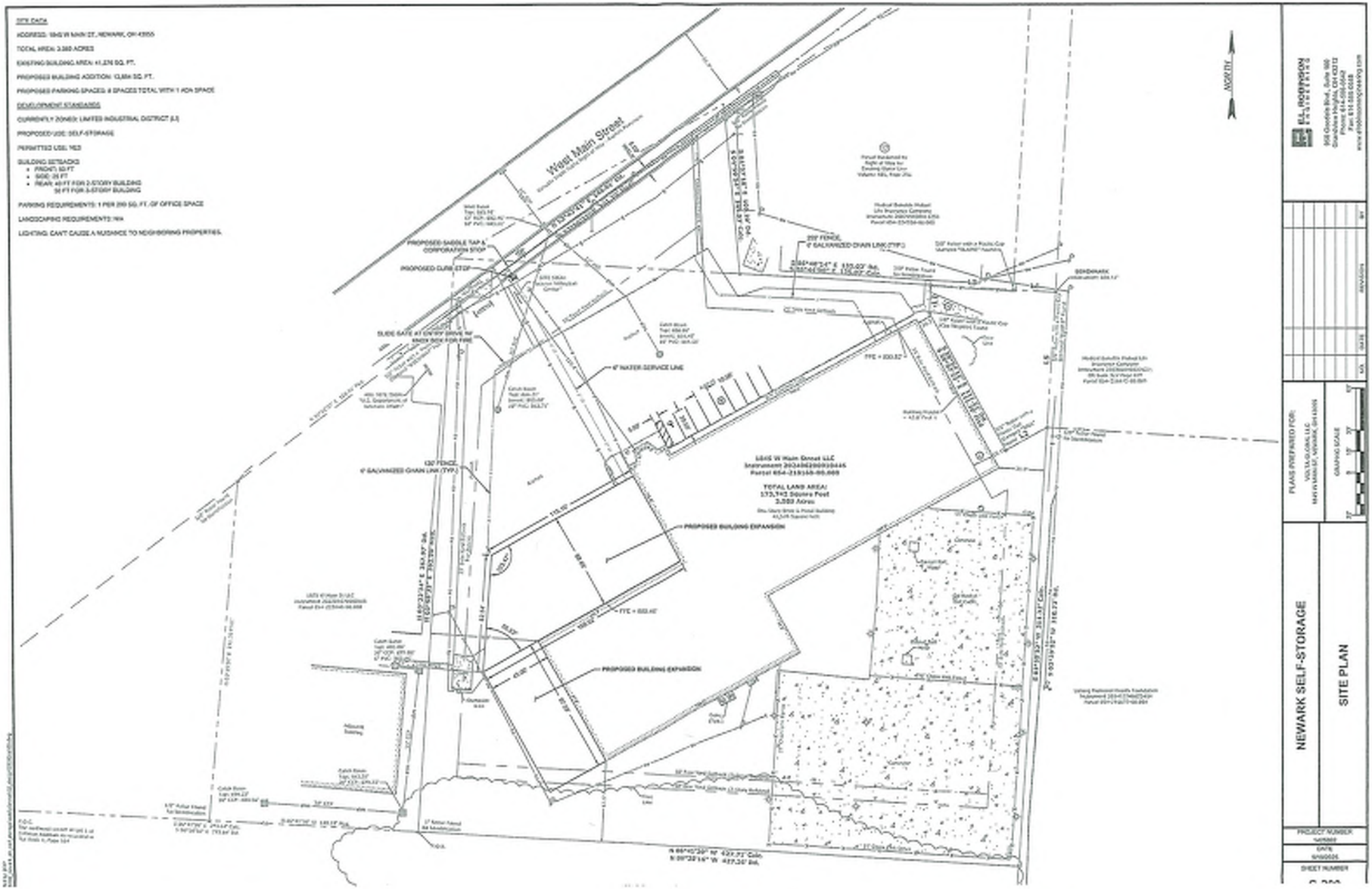
This project is not permitted by the Zoning Code for the following reason(s):
The proposed building expansion encroaches on the rear building setback.

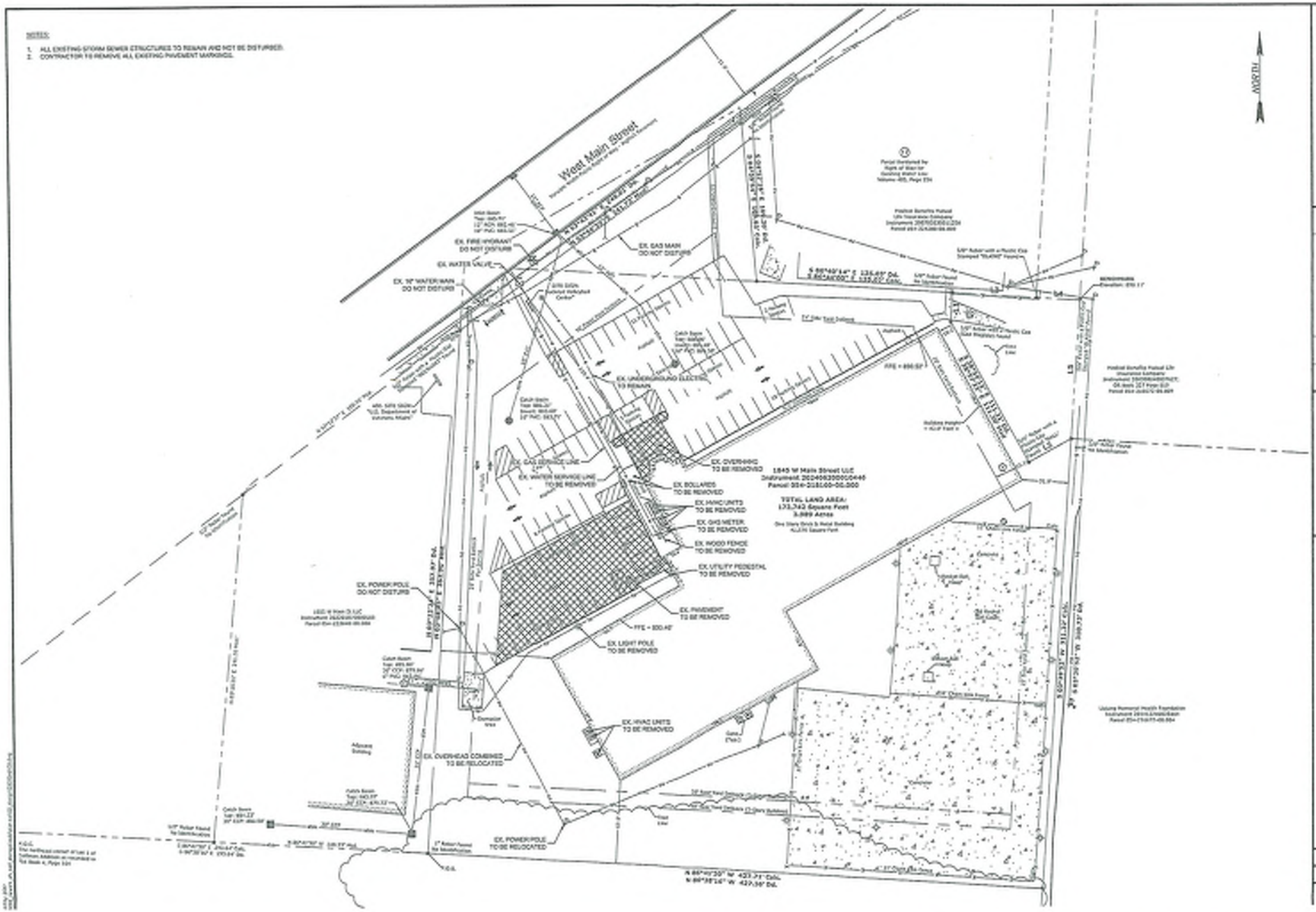
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:

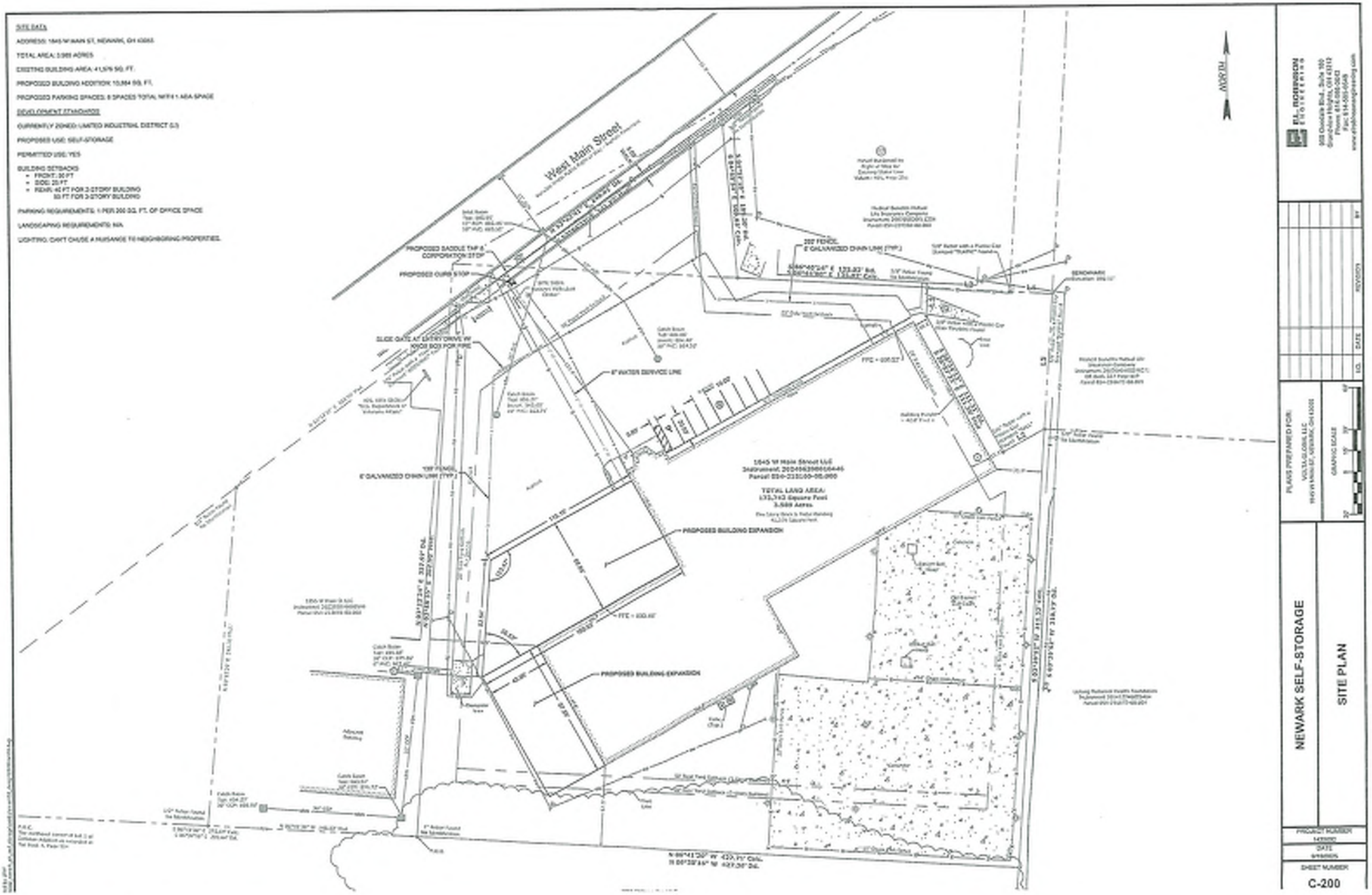
Has there been any previous application or appeal on these premises? ☒No ☐Yes When?

This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) Article 64, Section 8


NOTES:
1. ALL EXISTING STORM SEWER STRUCTURES TO REMAIN AND NOT BE DISTURBED.
2. CONTRACTOR TO REMOVE ALL EXISTING PAVEMENT MARKINGS.
West Main Street
EX. FIRE HYDRANT DO NOT DISTURB
EX. WATER VALVE
EX. 16" WATER MAIN DO NOT DISTURB
EX. GAS MAIN DO NOT DISTURB
EX. UNDERGROUND ELECTRIC TO REMAIN
EX. GAS SERVICE LINE
EX. WATER SERVICE LINE TO BE REMOVED
EX. BOLLARDS TO BE REMOVED
EX. HVAC UNITS TO BE REMOVED
EX. GAS METER TO BE REMOVED
EX. WOOD FENCE TO BE REMOVED
EX. UTILITY PEDESTAL TO BE REMOVED
EX. PAVEMENT TO BE REMOVED
EX. LIGHT POLE TO BE REMOVED
EX. POWER POLE DO NOT DISTURB
EX. OVERHEAD COMBINED TO BE RELOCATED
EX. POWER POLE TO BE RELOCATED
EX. OVERHANG TO BE REMOVED
1845 W Main Street LLC
Instrument 202409230020445
Parcel: 034-233050-00.000
TOTAL LAND AREA:
173,743 Square Feet
3.989 Acres
NORTH
P.O.C.
P.O.B.
S 89°41'36" W 431.71' Meas.
S 89°39'35" W 427.39' Rec.
E.L. ROBINSON ENGINEERING
PLANS PREPARED FOR:
SOLTS GLOBAL LLC
1845 MAIN ST, NEWARK, OH 43055
NEWARK SELF-STORAGE
EXISTING FEATURES & DEMOLITION PLAN
GRAPHIC SCALE
PROJECT NUMBER
DATE
SHEET NUMBER


SITE DATA
ADDRESS: 1640 W MAIN ST., NEWARK, OH 43055
TOTAL AREA: 3.388 ACRES
EXISTING BUILDING AREA: 41,276 SQ. FT.
PROPOSED BUILDING ADDITION: 12884 SQ. FT.
PROPOSED PARKING SPACES: 8 SPACES TOTAL WITH 1 ADA SPACE
DEVELOPMENT STANDARDS
CURRENTLY ZONED: LIMITED INDUSTRIAL DISTRICT (LI)
PROPOSED USE: SELF-STORAGE
PERMITTED USE: YES
BUILDING SETBACKS
FRONT: 50 FT
SIDE: 25 FT
REAR: 40 FT FOR 2-STORY BUILDING
50 FT FOR 3-STORY BUILDING
PARKING REQUIREMENTS: 1 PER 200 SQ. FT. OF OFFICE SPACE
LANDSCAPING REQUIREMENTS: N/A
LIGHTING: CAN'T CAUSE A NUISANCE TO NEIGHBORING PROPERTIES.
West Main Street
PROPOSED SADDLE TAP & CORPORATION STOP
PROPOSED CURB STOP
SLIDE GATE AT ON-SITE DRIVE 'NK' KNOX BOX FOR FIRE
6" WATER SERVICE LINE
130' FENCE, 6' GALVANIZED CHAIN LINK (TYP.)
LOUIS W Main Street LLC
Instrument 202409220010445
Parcel 054-215160-00.000
TOTAL LAND AREA:
173,743 Square Feet
3.988 Acres
PROPOSED BUILDING EXPANSION
PROPOSED BUILDING EXPANSION
FFE = 800.40'
FFE = 800.82'
BENCHMARK
Elevation 809.14'
P.O.C.
P.O.B.
N 89°40'39" W 431.71' Calc.
S 89°39'16" W 427.39' Rec.
N 89°40'39" W 381.37' Calc.
S 89°39'16" W 376.72' Rec.
NORTH
PLANS PREPARED FOR:
VOLTA-O-GAS, LLC
1640 W MAIN ST, NEWARK, OH 43055
E.L. ROBINSON
ENGINEERING
NEWARK SELF-STORAGE
SITE PLAN
GRAPHIC SCALE
PROJECT NUMBER
DATE
SHEET NUMBER


NOTES:
1. ALL EXISTING STORM SEWER STRUCTURES TO REMAIN AND NOT BE DISTURBED.
2. CONTRACTOR TO REMOVE ALL EXISTING PAVEMENT MARKINGS.
West Main Street
EX. FIRE HYDRANT DO NOT DISTURB
EX. WATER VALVE
EX. 16" WATER MAIN DO NOT DISTURB
EX. GAS MAIN DO NOT DISTURB
EX. UNDERGROUND ELECTRIC TO REMAIN
EX. GAS SERVICE LINE
EX. WATER SERVICE LINE TO BE REMOVED
EX. OVERHANG TO BE REMOVED
EX. BOLLARDS TO BE REMOVED
EX. HVAC UNITS TO BE REMOVED
EX. GAS METER TO BE REMOVED
EX. WOOD FENCE TO BE REMOVED
EX. UTILITY PEDESTAL TO BE REMOVED
EX. PAVEMENT TO BE REMOVED
EX. LIGHT POLE TO BE REMOVED
EX. POWER POLE DO NOT DISTURB
EX. HVAC UNITS TO BE REMOVED
EX. OVERHEAD COMBINED TO BE RELOCATED
EX. POWER POLE TO BE RELOCATED
1845 W Main Street LLC
Instrument: 202408230006446
Parcel: 034-018100-00.000
TOTAL LAND AREA:
173,743 Square Feet
3.989 Acres
FFE = 899.58'
FFE = 900.48'
NORTH
EL ROBINSON ENGINEERING
PLANS PREPARED FOR:
VOLTA GLOBAL LLC
NEWARK SELF-STORAGE
EXISTING FEATURES & DEMOLITION PLAN
PROJECT NUMBER:
DATE:
SHEET NUMBER:


SITE DATA
ADDRESS: 1845 W MAIN ST, NEWARK, OH 43055
TOTAL AREA: 3.589 ACRES
EXISTING BUILDING AREA: 41,576 SQ. FT.
PROPOSED BUILDING ADDITION: 10,864 SQ. FT.
PROPOSED PARKING SPACES: 8 SPACES TOTAL WITH 1 ADA SPACE
DEVELOPMENT STANDARDS
CURRENTLY ZONED: LIMITED INDUSTRIAL DISTRICT (LI)
PROPOSED USE: SELF-STORAGE
PERMITTED USE: YES
BUILDING SETBACKS
FRONT: 30 FT
SIDE: 20 FT
REAR: 40 FT FOR 2-STORY BUILDING
50 FT FOR 3-STORY BUILDING
PARKING REQUIREMENTS: 1 PER 200 SQ. FT. OF OFFICE SPACE
LANDSCAPING REQUIREMENTS: N/A
LIGHTING: CAN'T CAUSE A NUISANCE TO NEIGHBORING PROPERTIES.
West Main Street
NORTH
PROPOSED SADDLE TAP 6" CORPORATION STOP
PROPOSED CURB STOP
SLIDE GATE AT ENTRY DRIVE W/ KNOX BOX FOR FIRE
6" WATER SERVICE LINE
200' FENCE 6' GALVANIZED CHAIN LINK (TYP.)
BENCHMARK
1845 W Main Street LLC
Instrument 201406290010446
Parcel 034-223100-00.000
TOTAL LAND AREA:
132,743 Square Feet
3.589 Acres
PROPOSED BUILDING EXPANSION
PROPOSED BUILDING EXPANSION
FFE = 899.00'
FFE = 899.00'
N 89°41'20" W 433.71' Dist.
N 89°28'44" W 433.38' Dist.
PLANS PREPARED FOR:
VOLTAGORA, LLC
1845 W MAIN ST, NEWARK, OH 43055
GRAPHIC SCALE
NEWARK SELF-STORAGE
SITE PLAN
PROJECT NUMBER
SHEET NUMBER
C-200
DATE
REVISION
NO.
EI-ROBERSON
ENGINEERING
103 Dunkirk Blvd., Suite 100
Grandview Heights, OH 43212
Phone: 614.888.0063
Fax: 614.655.0548
www.eirobersonengineering.com

BOARD OF ZONING APPEALS **PROJECT REVIEW SHEET**

BZA CASE NO. 25-46

Date of Review: 12/3/25

Address of Project: 23 N 33rd St **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 88.1.1

Requirement: Front yard fences are restricted to 4 feet in height

Proposal: The applicant has installed a section of 6 feet high fence in the front yard, approximately 30' from the front property line

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-25-46
Date Received: 12-1-25
Received by: P. Kemp
Amount Due: $ 75.00
Receipt # 04558405

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: Tyler Gaddis	**Telephone:** 740-684-0347
Address: 23 N 33rd St., Newark, OH 43055	**E-mail:** twgaddis@gmail.com
I would prefer to have agendas mailed rather than e-mailed ☐	

Applicant

Name: Tyler Gaddis	**Telephone:** 740-684-0347
Address: 23 N 33rd St., Newark, OH 43055	**E-mail:** twgaddis@gmail.com
I would prefer to have agendas mailed rather than emailed ☐	

Parcel

Address of Parcel: 23 N 33rd St., Newark, OH 43055	**Auditor's Parcel Number:** 054-237150-00.000
On the ☐North ☐South ☐East ☑West side of the street, between the following intersections: 33rd and Main	
Subdivision Name:	**Lot Number:** 5967 PT Evanston
Zoning Classification: RL If filling out electronically, click box to display dropdown	**Proposed Use:** If filling out electronically, click box to display dropdown (Specify Use): Fence

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:

Requesting permission to have a 6 foot fence for a section in front of home.

This project is not permitted by the Zoning Code for the following reason(s):
The code only permits fencing of no higher than 4 feet in front yard

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: 1) Our home sets back at least 70 feet from the roadway when only required to be 30 feet; 2) We border a corner lot which back yard borders our front yard; 3) The neighboring lot could have a 6 foot fence on the other side of the property line in the same section being requested for variance; 4) Due to lot layouts, atypical privacy concerns justify variance. Neighbor's buildings and above ground pool are just a few feet off our driveway and side-sidewalk requiring a 6 foot fence for appropriate lot privacy.

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)
Section 88.1 Article 88

Zoning File # _____ BZA Application # BZA-2546

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*
☐

☐ Obtain a Project Site Plan
Note: Submit 1 paper copies and 1 digital copy*
Site plans must meet the following requirements:
☐ Plan is drawn to scale ☐ Shows the location of existing and proposed structures
☐ Shows property and setback lines ☐ Shows dimensions of structures and any other proposed improvements
☐ Plans must show all parking, landscaping and signage requirements

☐ Obtain Building Elevations
Note: Submit 1 paper copies and 1 digital copy*
☐ Elevation drawings show front, side and rear elevation measurements
☐ Show the property as if the proposed project were already completed ☐ All major exterior finish materials are identified

☐ Obtain Other Exhibits
Note: Submit 1 paper copies and' 1 digital copy*
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)

☐ Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: Submit 1 paper copy and 1 digital copy*
☐ All questions are answered completely or N/A is noted ☐ Notarized Owner signature is present
☐ Owner authorization statement is present if using a Representative
Upon receipt of this Application and the required documents listed above, you will be notified of the date and time of the Hearing at which a representative must attend.

☐ Pay the Appropriate Application Fee: Residential $75 Commercial or Multi-Family $200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
☐ Check is made payable to the "City of Newark" ☐ If the application is for an Off-Premise Variable Message Sign, the fee is $150. See 150.4.1.(4)(5)

☐ Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.

☐ A Decision Letter will be mailed to you after the meeting
*Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net

Tyler W. Gaddis
(Owner/Applicant Signature)

Before me, a Notary Public in and for Franklin County in the State of Ohio, personally appeared Tyler W. Gaddis 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 1st day of December, 2025. Notary Signature: Carla J. Cannon

NOTARIAL SEAL STATE OF OHIO
CARLA J. CANNON ATTORNEY AT LAW Notary Public, State of Ohio My Commission Has No Expiration Section 147.03 O.R.C.

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
☐ Incomplete			
☒ Forward to BZA	12/3/25	BAM	
☐ Hold		Reason:	

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-25-47
Date Received: 11-26-25
Received by: R.F.
Amount Due: $ 200.00
Receipt # 04584064

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: Newark Rentals, LLC	**Telephone:** 740-814-3994
Address: 1141 Granville Road, Newark, OH 43055	**E-mail:** Chris.Griley@Kingthompson.com
I would prefer to have agendas mailed rather than e-mailed ☐	

Applicant

Name: Kyle Walker	**Telephone:** 740-583-0026
Address: 6000 Hatty Court, Canal Winchester, OH 43110	**E-mail:** Kyle.Walker@WalkerTiv.com
I would prefer to have agendas mailed rather than emailed ☐	

Parcel

Address of Parcel: 513-515 East Main Street Newark, OH 43055	**Auditor's Parcel Number:** 054-211998-00.000
On the ☐North ☒South ☐East ☐West side of the street, between the following intersections: and	
Subdivision Name:	**Lot Number:** 1868
Zoning Classification: If filling out electronically, click box to display dropdown MB	**Proposed Use:** If filling out electronically, click box to display dropdown (Specify Use):

Appeal

This Application is a request to permit the following:
Erection ☒ **Alteration** ☐ **Maintenance** ☐ **Conversion** ☐ **Conditional Use** ☐

In accordance with the plans filed herewith, describe the building or use: Will construct a garage/office on the main floor with a 2 Bedroom apartment on the upper floor.

This project is not permitted by the Zoning Code for the following reason(s): Currently not zoned for an additional structure.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: the property would allow/meet requirements to allow for a second structure

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) MB

BZA-25-47

Zoning File # | BZA Application #

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*
☐

☐ 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

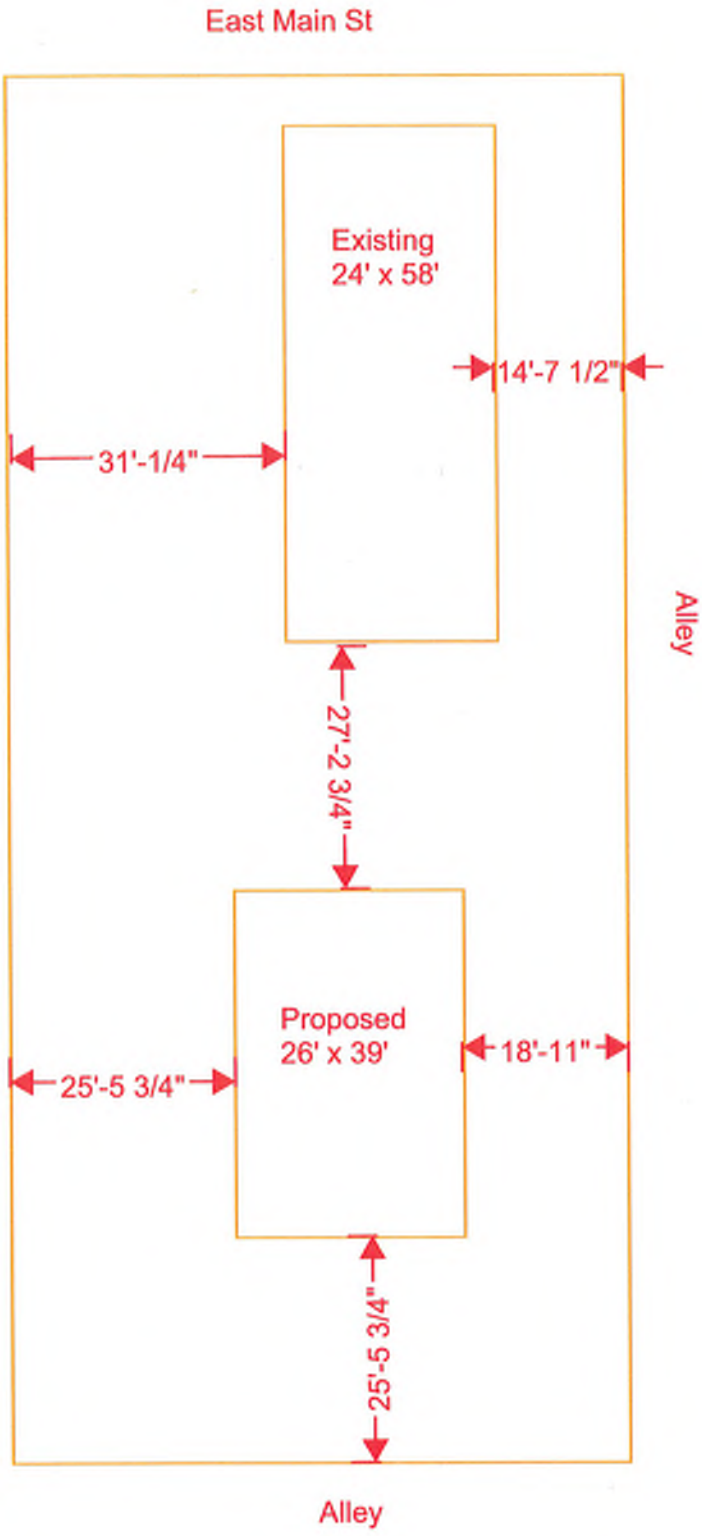
Kyle Walker
(Owner/Applicant Signature)

STEFANIE D STONEKING
Notary Public
State of Ohio
My Comm. Expires
May 7, 2030

Before me, a Notary Public in and for Licking County in the State of Ohio appeared Kyle Walker 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 26 day of November 2025. Notary Signature: [signature]

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
☐ Incomplete			
☒ Forward to BZA	12/3/25	BM	
☐ Hold		Reason:	



513-515 E Main St

Scale 1 Inch = 20 Feet

BOARD OF ZONING APPEALS **PROJECT REVIEW SHEET**

BZA CASE NO. 25-48

Date of Review: 12/3/25

Address of Project: 18 S Williams St **Current Zoning:** TFR

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 24 24.8

Requirement: In the TFR district the required side yard setback for a two-story dwelling is 10 feet

Proposal: The applicant proposes to build a single-family dwelling with a side yard setback of 9' (North Side)

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-25-48
Date Received: 12-1-25
Received by: G.C.C.
Amount Due: $
Receipt #

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: Local Properties Group LLC	**Telephone:** 740 644 7210
Address: 503 Lexington Ave Unit A Thornville OH 43076	**E-mail:** Local properties group LLC @gmail.com

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

Applicant

Name: Trey Read	**Telephone:** 740 644 7210
Address: 12686 Dobbs Rd Newark OH 43055	**E-mail:** Trey Read @gmail.com

I would prefer to have agendas mailed rather than emailed ☐

Parcel

Address of Parcel: 18 S. Williams Street	**Auditor's Parcel Number:** 054-231936-00.000

On the ☐North ☐South ☒East ☐West side of the street, between the following intersections:
W. Main Street and Mahalm Street

Subdivision Name: John Masters First Addition (03-237)	**Lot Number:** 4955
Zoning Classification: If filling out electronically, click box to display dropdown TFR	**Proposed Use:** If filling out electronically, click box to display dropdown (Specify Use): Single Family Residential

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:

New Residental Single Family

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

Minimum Side yard set back

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: The New single family proposed meets the set backs for single family Lots but this parcel is zoned TFR Requiring greater setbacks

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 24.8 & 16.8

Zoning File # _____ BZA Application # BZA-25-48

Required Documents and Appeal Process Overview

☐ Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.

☐ Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
Note: Submit 1 paper copy or 1 digital copy*
☐Tax Map must show properties within 200ft radius of the parcel

☐ Obtain a Project Site Plan
Note: Submit 1 paper copies and 1 digital copy*
Site plans must meet the following requirements:
☐ Plan is drawn to scale ☐ Shows the location of existing and proposed structures
☐ Shows property and setback lines ☐ Shows dimensions of structures and any other proposed improvements
☐ Plans must show all parking, landscaping and signage requirements

☐ Obtain Building Elevations
Note: Submit 1 paper copies and 1 digital copy*
☐ Elevation drawings show front, side and rear elevation measurements
☐ Show the property as if the proposed project were already completed ☐ All major exterior finish materials are identified

☐ Obtain Other Exhibits
Note: Submit 1 paper copies and' 1 digital copy*
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)

☐ Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: Submit 1 paper copy and 1 digital copy*
☐ All questions are answered completely or N/A is noted ☐ Notarized Owner signature is present
☐ Owner authorization statement is present if using a Representative
Upon receipt of this Application and the required documents listed above, you will be notified of the date and time of the Hearing at which a representative must attend.

☐ Pay the Appropriate Application Fee: Residential $75 Commercial or Multi-Family $200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
☐ Check is made payable to the "City of Newark" ☐ If the application is for an Off-Premise Variable Message Sign, the fee is $150. See 150.4.1.(4)(5)

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_____
(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:_____

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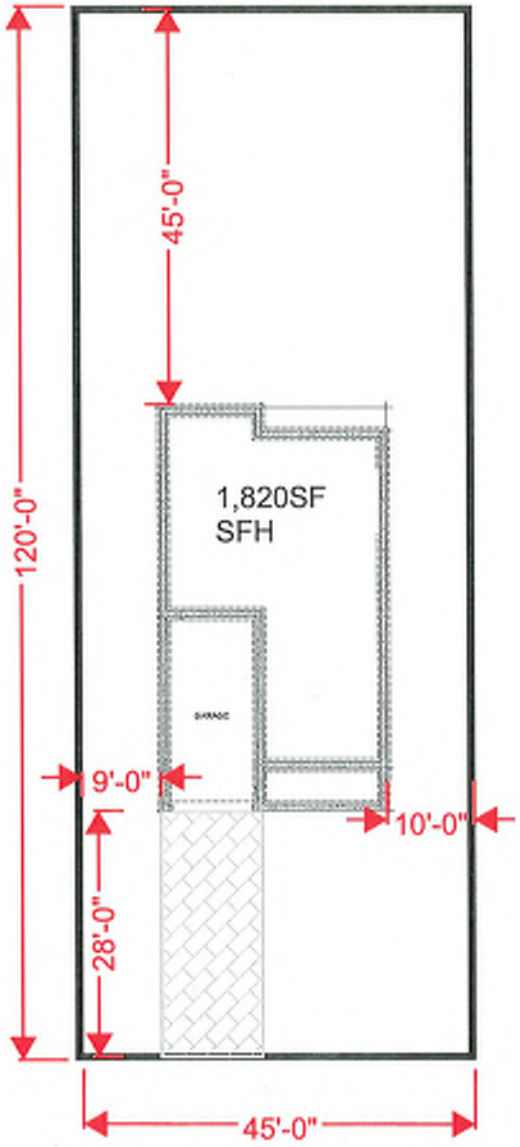
☐ Hold		Reason:	

18 S. WILLIAMS ST.
LOT LAYOUT - LOT 4955
Parcel: 054-231936-00.000

Alley



S. Williams St