

**PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 12, 2025 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE OCTOBER 14, 2025 PLANNING COMMISSION MEETING**

PUBLIC HEARING

- 3. ZONING CHANGE FOR 77 N. FULTON AVE., NEWARK, OHIO**
Application Number: PC-25-41
Owner: Angus & Mac Property Solutions
Applicant: Jason Angus
Current Zoning: Single-Family Residence, RH-High Density
Proposed Zoning: MFR, Multi-Family Residence

OLD BUSINESS

- 4. RECOMMENDATION FOR ZONING CHANGE FOR 2205 CHERRY VALLEY RD., NEWARK, OHIO**
Application Number: PC-25-35
Owner: Cherry Valley Family Life Center
Applicant: Englefield Oil Co.
Current Zoning: CSI, Church School Institutional
Proposed Zoning: GB, General Business
- 5. RECOMMENDATION FOR ZONING CHANGE FOR 60 PROSPECT ST., NEWARK, OHIO**
Application Number: PC-25-33
Owner: Lenka Fucikova
Applicant: Lenka Fucikova
Current Zoning: Single-Family Residence, RH-High Density
Proposed Zoning: HB, High Intensity Business
- 6. RECOMMENDATION FOR ZONING CHANGE FOR 274 N. CEDAR ST., NEWARK, OHIO**
Application Number: PC-25-32
Owner: Brothers Masonry
Applicant: Tim Murphy
Current Zoning: LC, Limited Commercial
Proposed Zoning: MFR, Multi-Family Residence

NEW BUSINESS

7. Site Plan Review for PC-25-47 – Site Plan Review for RV Storage Buildings, N Rhodes Properties LLC, 255-265 Northtowne Ct.

Owner: N Rhodes Properties LLC
164 Orchard Drive
Granville, OH 43023
Nick.rhodes65@yahoo.com

Contractor: Graber Post Frame Buildings
149 Gower Road
Glenford, OH 43739
emma@graberoakflooring.com

8. Site Plan Review for PC-25-48 – Site Plan Review for Fox Center – Multi-Use Commercial Building, 1980 Granville Road

Owner: 1976 Granville Road LTD
1474 Highpoint Drive
Newark, OH 43055
tony@projectconstructionco.com

Architect: Luke Baus – Project Architecture Ltd.
149 East Main Street
Hebron, OH 43025
luke@projectconstructionco.com

Applicant: Ryan Badger
PO Box 8656
Newark, OH 43058
badger@badgerlandconcepts.com

Engineer: Michael Ridge Engineering, LLC
3451 Dahlgreen Dr.
Westerville, OH 43081
Michaelridge4@gmail.com

9. MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, DECEMBER 9, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, NOVEMBER 17, 2025, 4:30 P.M.

BY: Mark Cost, Board Member ORDINANCE NO. 25-28

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 77 NORTH FULTON AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-242388-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE, RH-HIGH DENSITY ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE, RH-HIGH DENSITY ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Section 2: Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

Section 3: The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20__.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: _____

Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

TRANSFERRED

Dec 01, 2022
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: CR 225.00

Approved By JW Dec 01, 2022

~~02121014104047019000 02121014104047019100~~
~~02121014104047021000 02121014104047020000~~

InstrID:202212010028216	12/1/2022
Pages:2	F: \$34.00 9:49 AM
Bryan A. Long	T20220030765
Licking County Recorder	

WARRANTY DEED

File # 100110

KNOW ALL MEN BY THE PRESENTS THAT; Christopher S Roberts and Tina M Roberts, Husband and Wife, Grantor(s) for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant(s), with general warranty covenants, to Angus & Mac Property Solutions LLC, Grantee, whose Tax Mailing Address will be PO Box 4460 Newark OH 43058.

The following described real property:

Situated in the State of Ohio, County of Licking, and in the City of Newark:

Being Lot Number ~~6652, 6653 and 6654~~, of Martha E. Taylor's First Addition to the said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 47, Recorder's Office, Licking County, Ohio, ~~including vacated alley to the south of Lot No. 6652 as per Ordinance No. 2886.~~

FIRST OHIO TITLE INSURANCE BOX (.)

Parcel Number: ~~054-242376-00-000, 054-242388-00-000 & 054-242382-00-000~~
Known as: 77 North Fulton Ave
Newark, OH 43055

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any, contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

Prior Instrument Number: Instrument Number 201812060027194, of the Records of the office of the Recorder, Licking County, Ohio

DESCRIPTION

APPROVED

Fed Zoning Purass.
As Edited, BRU

By

[Signature]

Dir. of Engineering
City of Newark, Ohio



Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Planning Commission
Zoning District Change Application

Zoning File # _____
 PC Application # PC-25-44
 Date Received: 5-20-25
 Received by: P. Koehn
 Amount Due: \$300.00
 Paid By: (circle one) _____
 Check # 2699 Cash
 Receipt # 832568

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input checked="" type="checkbox"/> District Change	<input type="checkbox"/> District Establishment (Newly Annexed)
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Owner

Property Owner: <u>Angus & Mac Property Solutions</u>	Telephone: <u>740 694 5696</u>
Address: <u>1606 Montgomery Rd.</u>	E-mail: <u>jangus 911 @ gmail.com</u>
City: <u>Newark</u> State: <u>OH</u>	Zip: <u>43055</u> Fax: _____

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

Applicant/Representative

Representative: <u>Jason Angus</u>	Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: <u>901 W. Main St.</u>	E-mail: _____	
City: <u>Newark</u> State: <u>OH</u>	Zip: _____	Fax: _____

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

Property Location

Street Address: <u>77 N FULTON Ave. Newark OH 43055</u>
Parcel Tax ID #: <u>054-242388-00.000</u> Number of Acres: <u>.20</u>
Lot Number: (if applicable) <u>6653</u> Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>

District Classification

(Zoning Code 08-33, see www.newarkohio.net)

<p>Present Zoning District:</p> <ul style="list-style-type: none"> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH</u>-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence 	<p>Proposed Zoning District:</p> <ul style="list-style-type: none"> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence
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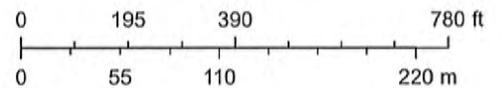
Proposed Zoning Change - 77 North Fulton Ave.



8/21/2025, 9:49:24 AM

1:5,417

- Board of Zoning Appeals Variance
- Zoning Classification**
- RH - High Density Single Family Residence District
- TFR - Two Family Residence District
- MFR - Multi-Family Residence District
- GB - General Intensity Business District
- MB - Medium Intensity Business District
- HB - High Intensity Business District
- GC - General Commercial District
- CD - Conservation District
- CSI - Church, School, Institutional District
- ZP - Zoning Pending
- Parcels
- State Routes
- ROAD_RIGHT_OF_WAY
- Local Roads
- LAND_CITY_LIMITS
- PARK_POLYGON
- TIFF2024.tif**
- Red: Band_1
- Green: Band_2
- Blue: Band_3





Michael L. Smith

Auditor, Licking County, Ohio

ANGUS & MAC PROPERTY SOLUTIONS LLC
77 FULTON AVE

Parcel #: 054-242388-00.000

Rt #: 054-101.41-151.000

Tax District: 054 - NEWARK CITY-NEWARK CSD
 School District: NEWARK CSD
 Neighborhood: 00116 Newark - Fulton Ave to Pine St
 Classification: 510 Single family platted lot
 Acreage:
 Property Desc: LOT 6653 MARTHA E TAYLOR'S 1ST ADD

1 of 1



BOR 2023

ATTRIBUTES

Story Height: 1 1/2
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: Central
 Basement: Pt Bsmt/Pt Crawl
 Attic:

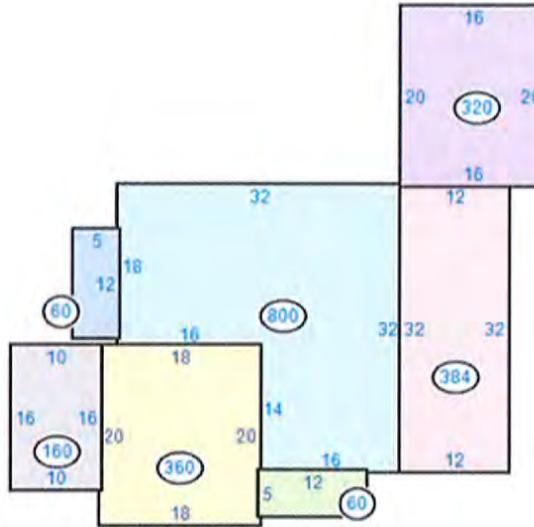
 Total Rooms: 9.0
 Bedrooms: 3.0
 Family Rooms: 0.0
 Dining Rooms: 1.0

 Full Baths: 1.0
 Half Baths: 1.0
 Other Fixtures: 0.0

 Year Built: 1830
 Finished Living Area: 2,664

 Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

 Basement Garage(s): 0
 Basement Finished: No



AREA

First Floor: 1,664
 Upper Floor: 360
 Attic: 0
 Half Story: 640
 Crawl: 1,280
 Basement: 384

VALUES (by tax year)

		Land	Improvement	Total
2024	Market	35,100	97,900	133,000
	CAUV	0	0	0
2023	Market	35,100	97,900	133,000
	CAUV	0	0	0
2022	Market	21,100	73,100	94,200
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/01/2022	3 WD - WARRANTY	75000.00	4369	N	N	ROBERTS CHRISTOPHER S & TINA M
12/26/2018	3 JS - JOINT SURVIVORSHIP	7000.00	4156	N	N	BLAINE JOSEPH W & SUSAN A

IMPROVEMENTS

Description	Yr Built	SqFt	Value
TAXES			
	Prior	1st Half	2nd Half
Taxes/Reductions	0.00	853.19	853.19
Pen/Int/Adj	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00
Specials	0.00	1.00	1.00
Gross Due	0.00	854.19	854.19
Payments	0.00	854.19	854.19
Net Due	0.00	0.00	0.00
			Total
			1706.38
			0.00
			0.00
			2.00
			1708.38
			1708.38
			0.00

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20__.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: 
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

May 16, 2025

**REZONING DESCRIPTION
AT THE NORTHEAST CORNER OF THORNWOOD CROSSING
AND CHERRY VALLEY ROAD
CITY OF NEWARK, LICKING CO., OHIO**

Situated in the State of Ohio, County of Licking, City of Newark, in Quarter Township 3, Township 2 North, Range 12 West, United State Military Lands and being a 6.570 acre portion of an original 34.85 acre tract of land conveyed to Cherry Valley Family Life Center, by deed of record in Official Record 39, Page 241, all records referenced to the Recorder's Office, Licking County, Ohio, said tract to be rezoned bounded and described as follows:

Beginning at a point at the intersection of the southeasterly right-of-way line of Thornwood Crossing (variable width) with the northeasterly right-of-way line of Cherry Valley Road (variable width), at a corner of a 3.236 acre tract of land conveyed, as Parcel 4-WLV for Thornwood Crossing roadway purposes, to the Ohio Department of Transportation, by deed of record in Instrument No. 201604080006839, at the north corner a 0.725 acre tract of land conveyed, as Parcel 4-WDV for Cherry Valley Road roadway purposes, to the Ohio Department of Transportation, by deed of record in Instrument No. 201604080006839, said point being 146.99 feet right of centerline Station 63+60.59 of Thornwood Crossing, as shown upon Sheet 20 of 38 of the Ohio Department of Transportation Right-of-Way Plans for LIC-THORNWOOD CROSSING;

thence N 22° 15' 05" E crossing a portion of said original 34.85 acre tract, along an easterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 129.29 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing;

thence N 42° 24' 28" E crossing a portion of said original 34.85 acre tract, along a southeasterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 510.93 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing;

thence N 37° 46' 46" E crossing a portion of said original 34.85 acre tract, along an easterly line of said 3.236 acre Parcel 4-WLV, and along an easterly right-of-way line of Thornwood Crossing a distance of 171.76 feet to a point at angle point in the easterly right-of-way line of Thornwood Crossing, at a corner of said original 34.85 tract, and in the west line of a 23.9 acre tract of land conveyed to the State of Ohio, by deed of record in Official Record 685, Page 360;

thence S 03° 55' 17" W along an east line of said original 34.85 acre tract and along a portion of the west line of said 23.9 acre tract a distance of 198.09 feet to a point at a corner of said original 34.85 acre tract, at the southwest corner of said 23.9 acre tract, and at a corner of a 5.780 acre tract of land conveyed to The Thomas J. Evans Foundation, by deed of record in Official Record 923, Page 593;

thence along common easterly lines of said original 34.85 acre tract and westerly lines of said 5.780 acre tract the following five (5) courses and distances;

1. S 45° 33' 39" W a distance of 137.49 feet to a point;
2. S 00° 24' 40" E a distance of 139.00 feet to a point;
3. S 46° 22' 58" E a distance of 266.19 feet to a point;
4. S 16° 27' 37" W a distance of 339.96 feet to a point;
5. S 47° 27' 37" W a distance of 198.68 feet to a point in the northeasterly right-of-way line of Cherry Valley Road;

thence N 43° 31' 52" W crossing a portion of said original 34.85 acre tract and along the northeasterly right-of-way line of Cherry Valley Road a distance of 156.59 feet to a point at a corner of said 0.725 acre Parcel 4-WDV;

thence N 01° 32' 38" W crossing a portion of said original 34.85 acre tract, along the northeasterly right-of-way line of Cherry Valley Road, and along the east line of said 0.725 acre Parcel 4-WDV a distance of 67.27 feet to a point at the northeast corner of said 0.725 acre Parcel 4-WDV;

May 16, 2025

thence N 40° 55' 19" W crossing a portion of said original 34.85 acre tract, along the northeasterly right-of-way line of Cherry Valley Road, and along the northeasterly line of said 0.725 acre Parcel 4-WDV a distance of 348.64 feet to the place of beginning;

containing 6.570 acres of land, more or less, and subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd. (formerly Bird + Bull, Inc.), Consulting Engineers & Surveyors, Columbus, Ohio from best available Court House records, in May, 2025. Basis of bearings is the centerline Thornwood Crossing for Cherry Valley Road north, being N 41° 17' 1" E, as shown on Sheet 7 of 17 of the Ohio Department of Transportation Right-of-Way Plans for LIC-16-16.80, and all other bearings are based upon this meridian.

Kevin L. Baxter

Kevin L. Baxter -- Ohio Surveyor No. 7697



Description

APPROVED

For zoning Purposes

By

[Signature]

Div. of Engineering
City of Newark, Ohio



Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Planning Commission
Zoning District Change Application

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Zoning File # _____
 PC Application # PL-25-35
 Date Received: 7/29/13
 Received by: B.C.C.
 Amount Due: \$300.00
 Paid By: (circle one) _____ Cash
 Check # _____
 Receipt # _____

PD-7/29/13

Rev 8/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: Cherry Valley Family Life Center		Telephone: _____	
Address: 2249 Cherry Valley Road		E-mail: _____	
City: Newark	State: Ohio	Zip: 43055	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative: Englefield Oil Co.		Same as above <input type="checkbox"/>	Telephone: See attached
Address: 1935 James Parkway		E-mail: See attached	
City: Heath	State: Ohio	Zip: 43056	Fax: See attached
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: 2249 Cherry Valley Road <i>2205</i>			
Parcel Tax ID #: 056-042864-00.001		Number of Acres: 6.57	
Lot Number: (if applicable)		Property Platted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
District Classification <small>(Zoning Code 08-33, see www.newarkohio.net)</small>			
Present Zoning District:		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input checked="" type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input checked="" type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) <small>RS-Suburban RL-Low Density RM-Medium Density RH-High Density</small> <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use:
Vacant Land

Proposed Use:
Convenience Store with Fuel

Additional Comments

Reason For Request:
To develop site as a convenience store with fuel sales.

Required Documentation and Process Overview

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review
Newark City Engineering Department - 40 W. Main Street (2nd Floor), (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- Submit Application and required documentation
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- Attend the Planning Commission Meetings and Council Meetings
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: John S. Goul Agent Date: 7/29/25
 Sworn and subscribed before me this 29th day of July, 2025
 My Commission Expires: 3/19/29 Patricia Phelps
 Notary Public



PATRICIA PHELPS
Notary Public
State of Ohio
My Comm. Expires
March 19, 2028

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 8/19/2025

Comments/Conditions: DESCRIBED APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Conditions: _____

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

SUPPELEMENTAL INFORMATION FOR ZONING DISTRICT CHANGE APPLICATION

Englefield Oil Co. is serving as the representative for the property owner for purposes of the lot split application. Accordingly, the property owner has authorized John Gordon, on behalf of Englefield Oil Co., to sign all applications necessary to submit the lot split application.

Going forward, all information and communications related to the same should be forwarded to Englefield Oil's Co.'s legal counsel, whose contact information is below:

Christopher A. Rinehart
Rinehart Legal Services, Ltd.
P.O. Box 16308
Columbus, Ohio 43216
T: (614) 221-1244
F: (614) 343-1549
E: crinehart@rinehartlegal.com

In addition to the foregoing, on the plans associated with the proposed signs for the project, the applicant has submitted a sign site plan that shows the location of the proposed pole sign and monument sign, which may not match the official site plan for the project. The sign site plan is provided for informational purposes only to show the proposed location of the identified signs. The official site plan proposed for the project (which shows the location of the referenced signs) is also enclosed. To the extent there are any discrepancies between the sign site plan and the official site plan, the official site plan shall control.

July 8, 2025

The undersigned Cherry Valley Family Life Center hereby authorizes John S. Gordon to sign documents as an agent for the zoning and lot split applications for a portion of parcel # 056-042864-00.091, being +/- 7 acres of vacant land located on the east side of Thornwood Crossing, Newark, Ohio.

Brent Heishman

Brent Heishman, Pastor

STATE OF OHIO

COUNTY OF Licking SS:

Before me, a Notary Public in and for said State and County, personally appeared Brent Heishman, Pastor of Cherry Valley Family Life Center, an Ohio nonprofit organization, who acknowledged the signing of the foregoing instrument and that the same is his free act and deed and that the same is the free act and deed of said corporation for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my official seal on the

8th day of July, 2025.



[Signature]

Notary Public

OnTrac Property Map

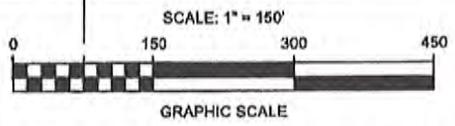
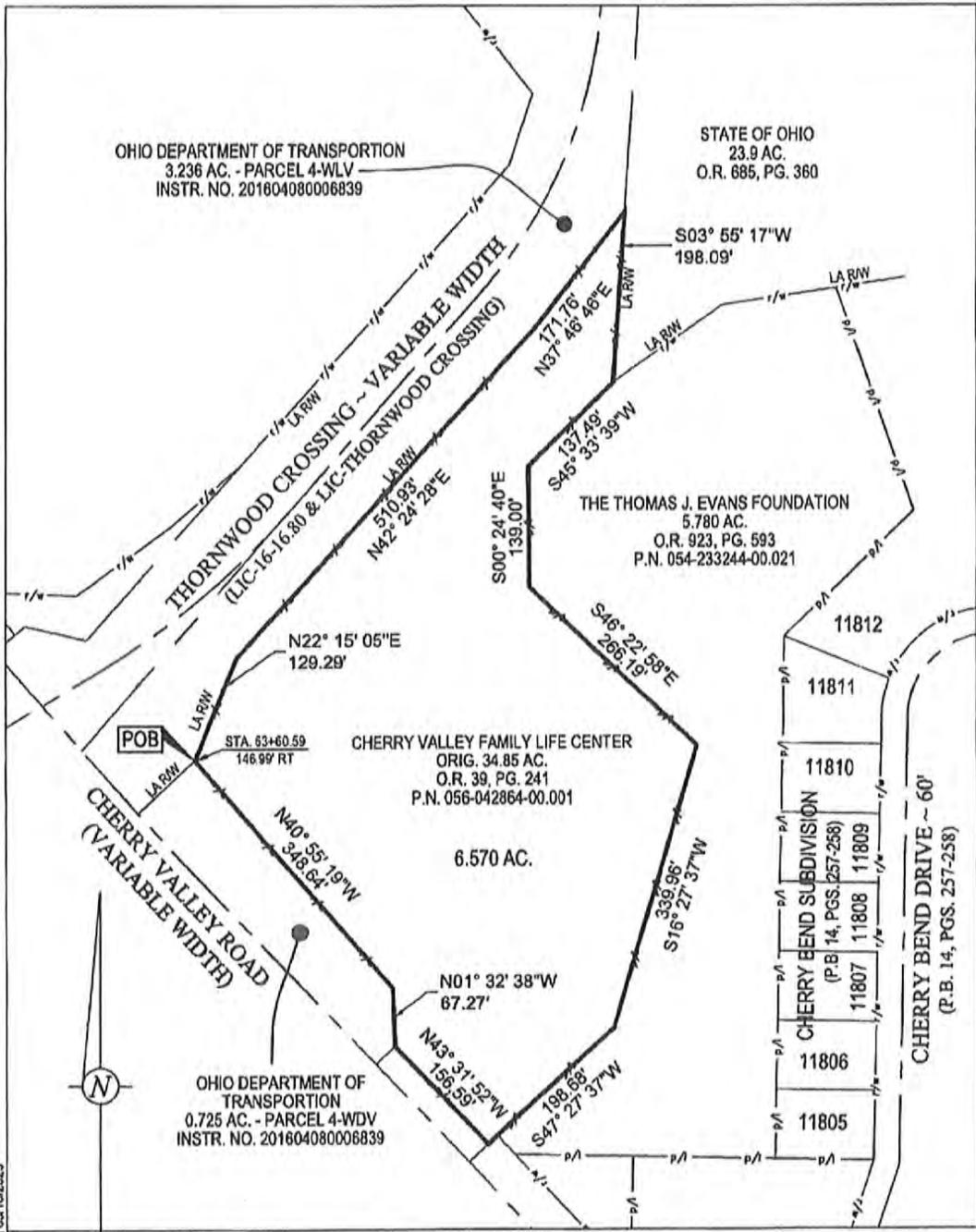


July 7, 2025

Owner Name & Acres		County Road		Jurisdictional Townships
Centerline Labels		Township Road	Interstates	Historical Townships Line
Interstate/US/State Route		Other Road Type	Municipal Corporations	County Boundary

Licking County Auditor GIS

LICKING COUNTY TAX MAP



BASIS OF BEARINGS: Basis of bearings is the centerline Thornwood Crossing for Cherry Valley Road north, being N 41° 17' 1" E, as shown on Sheet 7 of 17 of the Ohio Department of Transportation Right-of-Way Plans for LIC-16-16.80, and all other bearings are based upon this meridian.

**REZONING EXHIBIT
AT THE NORTHEAST CORNER OF THORNWOOD CROSSING
AND CHERRY VALLEY ROAD
CITY OF NEWARK, LICKING CO., OHIO
(QTR. TWP. 3, T12 N., R. 12 W., U.S.M.L.)**



SCALE: 1" = 150'
V3 Companies, Ltd.
550 Polaris Parkway, Ste. 250
Westerville, Ohio 43082
Ph: (614) 761-1061



MAY 16, 2025

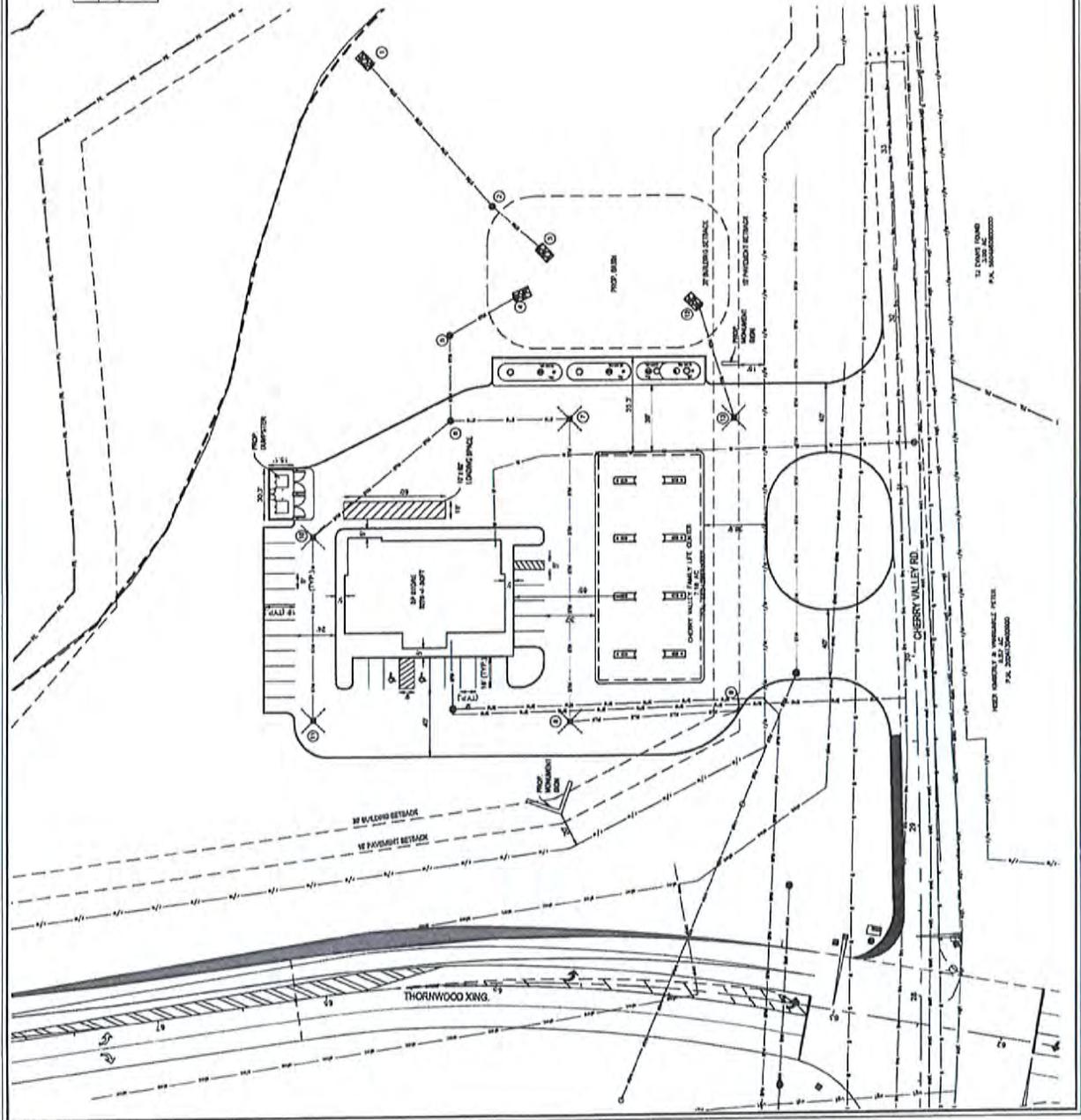
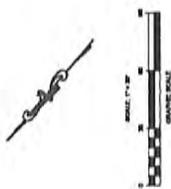
Kevin L. Baxter
By
Kevin L. Baxter - Ohio Surveyor No. 7697

N:\2024\241296\Drawings\ACAD\SVY\VP\2R\REZONE_241296_2025-05-16.dwg 05/16/2025



PARKING CALCULATIONS

AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D	TOTAL PARKING PROVIDED	PARKING RATIO
BUILDING	5,278 S.F.	36	27	5,278 S.F. / 27 RATIO



10 DRIVEWAY
P.A. 10/10/2008

10 DRIVEWAY
P.A. 10/10/2008

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20__.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: 
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

Approved By JM Jan 16, 2025

02121012401128015000

TRANSFERRED

Jan 16, 2025
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: AT 585.00

InstrID:202501160000859	1/16/2025
Pages:2	F: \$39.00 3:04 PM
Bryan A. Long	T20250000865
Licking County Recorder	

GENERAL WARRANTY DEED

(R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Ann M. Reese, unmarried**, of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Lenka Fucikova**

whose tax mailing address is 600 Prospect St, Newark, OH 43055

the following real property situated in the City of Newark, County of Licking, State of Ohio:

Situated in the 4th Quarter, Township 2N, Range 12W, USML, City of Newark, County of Licking, State of Ohio, and being part of Lot 20 of the George McMullens Farm as recorded in Plat Book 1, Page 128 of the Plat Records, and being all of the Ann M. Reese parcel, as recorded in Instrument Number 201811090023959, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at a 1/2" dia. iron pin found at the Southwest corner of Lot 21 of said George McMullens Farm, said point being on the North line of Prospect Street, 49.50 feet wide,

Thence, South 84° 27' 47" East, 136.42 feet, along the North line of Prospect Street, to a 1/2" dia. Iron pin found at the Southeast corner of the Martha Reyes Palomino parcel, as recorded in Instrument Number 202210140024899, said point also being the True Point of Beginning for the parcel herein described;

Thence, North 05° 18' 50" East, 545.28 feet, along the East line of said Palomino parcel, passing an iron pin set at 446.90 feet, to a point, inaccessible, on the South line of the Newark Lodge No 499 Loyal Order of Moose parcel, as recorded in Volume 553, Page 627 of the Deed Records;

Thence, South 65° 36' 40" East, 82.56 feet, along the South line of said Newark Lodge parcel, to a point, inaccessible, at the Northwest corner of the St. John's Evangelical and Reformed Church, Inc. parcel, as recorded in Volume 560, Page 253, of the Deed Records;

Thence, South 05° 18' 50" West, 518.60 feet, along the West line of said St. John's Evangelical parcel, and West line of the Matthew D. & Ashley C. Canfield parcel, as recorded in Instrument Number 201403050003955, passing an iron pin set at 112.73 feet, to an iron pin set on the North line of Prospect Street;

Thence, North 84° 27' 47" West, 78.03 feet, along the North line of Prospect Street, to the True Point of Beginning.

Containing 0.953 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis 57996".

Bearings are based on State Plane Grid, South Zone NAD83(2011).

PN 054-201204-00.000

This Description is based on a survey made under the supervision of Todd D. Willis in October 2023, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Parcel No.: 054-201204-00.000

DESCRIPTION APPROVED FOR ZONING PURPOSES
By [Signature]
Div. of Engineering
City of Newark, Ohio



Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Planning Commission
Zoning District Change Application

Zoning File # _____
 PC Application # PC-25-33
 Date Received: 7-22-25
 Received by: B.C.C.
 Amount Due: \$300.00 ✓
 Paid By: (circle one)
 Check # Henry Cohen
 Receipt # 832551
#35142209

CITY OF NEWARK, OHIO | PLANNING COMMISSION

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Lenta Fuetova</u>		Telephone: <u>740-618-3861</u>	
Address: <u>60 Prospect street</u>		E-mail: <u>lenta.fuetova@yahoo.com</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative: _____		Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: _____		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: <u>60 Prospect street</u>			
Parcel Tax ID #: <u>054-201204-00.000</u>		Number of Acres: <u>0.9510</u>	
Lot Number: (if applicable) <u>20 PT</u>		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
District Classification <small>(Zoning Code 08-33, see www.newarkohio.net)</small>			
Present Zoning District:		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH</u> -High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input checked="" type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

PC 25-33

Property Use

Present Use:

Proposed Use: Yoga classes, Events for children

Additional Comments

Reason For Request:

Required Documentation and Process Overview

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcel
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7127
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- Submit Application and required documentation
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to: City of Newark
- Attend the Planning Commission Meetings and Council Meetings
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding your application



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

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: [Signature] Lenka Fucikova Date: 7-22-25
Sworn and subscribed before me this 22nd day of July, 2025
My Commission Expires: 5/11/2029
[Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 8/19/2025

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING PURPOSES.

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Conditions: _____

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

2nd half taxes are due July 16, 2025



Parcel

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

- Help
- Login



FIND YOUR PARCEL

Owner

Trouble Searching?



054-201204-00.000
 FUCIKOVA LENKA
 60 PROSPECT ST
 NEWARK, OH 43055

Acres: 0.95
 LOT 20 PT GEORGE
 MCMULLEN FARM
 (FORMERLY FRANKLIN'S
 ADD) (0.953 AC)

Land: \$57,800
 Improv: \$115,800
 Total: \$173,600

Transfer Date: 01/16/2025
 Amount: \$195,000
 Conveyance: 123
 Valid Sale: Yes

Homestead: No
 Owner Occ: **Yes**

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

Parcel: [054-201204-00.000 \(Direct Link\)](#)
 Owner: FUCIKOVA LENKA
 Parcel Address: 60 PROSPECT ST
 NEWARK, OH 43055
 Legal Desc: LOT 20 PT GEORGE
 MCMULLEN FARM
 Acres: 0.9510
 Tax District: 054 NEWARK CITY-NEWARK CSD
 Township:
 Municipality: NEWARK
 School District: NEWARK CSD
 Neighborhood: 00500 Newark - Prospect St to
 Isabelle Rd
 Parent Parcel:

Owner Mailing FUCIKOVA LENKA
 Address: 60 PROSPECT ST
 NEWARK OH 43055

Mailing Address: FUCIKOVA LENKA
 60 PROSPECT ST
 NEWARK OH 43055

Class Group: Residential
 Class: 510 Single family
 platted lot
 TIF:

Utilities: 6 - All

Foreclosure: No

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

OnTrac Property Map



August 19, 2025

● Street Number Only
 ● Owner Name & Acres
 ● 94 Feet
 County Road
 Driveway

● Sales - 2025
 ● Centerline Labels
 Township Road
 Interstates
 Municipal Corporations

Interstate/US/State Route
 Other Road Type

Licking County Auditor GIS

Property Address: 60 Prospect Street, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument Number 201811090023959, Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

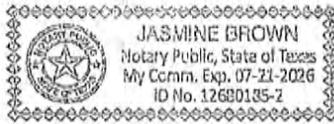
Executed this January 15th, 2025.

Grantor(s):

Ann M. Reese
Ann M. Reese

State of Texas
County of Comal

The foregoing instrument was acknowledged before me freely this 15th day of January, 2025, by **Ann M. Reese.**



Jasmine Brown
Notary Public: Jasmine Brown
Notary County/State: Comal, Texas
County Acting In: Comal
Commission Expires: 7/21/2026

This instrument was prepared by:
Blevins & Associates LLC
920 Cherryfield Avenue
Columbus, OH 43235

First American Title File Number: 2811266NE

BY: Paula City Council ORDINANCE NO. 25-31

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 274 NORTH CEDAR STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-193848-00.000, FROM THAT OF LC LIMITED COMMERCIAL ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from LC LIMITED COMMERCIAL ZONING DISTRICT TO MFR MULTI-FAMILY RESIDENCE ZONING DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Section 2: Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

Section 3: The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20__.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: _____
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

**LEGAL DESCRIPTION FOR ZONING DISTRICT CHANGE
IN THE CITY OF NEWARK**

Situated in the State of Ohio, County of Licking, City of Newark and being generally described as follows:

Being all of Lots 3741 and 3742 and part of Lot 3743 in the Augustus H. Heisey's Addition as shown in Plat Book 3A, Page 254 in the U.S. Military Lands of Licking County, Ohio, and being all of the same lands conveyed to Brother's Masonry, LLC as recorded in Instrument Number 201912260028759 in the Recorder's Office, Licking County, Ohio;

The above parcels were replatted into Lot 3741-A (0.317 acres) by plat recorded in Instrument Number 202009180024438 in the Recorder's Office, Licking County, Ohio.

Auditor's Parcel Number: 054-193848-00.000
Street Address: 274 North Cedar Street, Newark, Ohio 43055.

BRM
8/19/2025

DESCRIPTION
APPROVED *FOR ZONING PURPOSES*
By *Ben Mihal*
Div. of Engineering
City of Newark, Ohio



Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark

Planning Commission

Zoning District Change Application

Zoning File # _____
 PC Application # PC-25-32
 Date Received: 7-16-25
 Received by: [Signature]
 Amount Due: \$300.00
 Paid By: (circle one) Cash
 Check # 3000
 Receipt # 832541

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input type="checkbox"/> District Change	<input type="checkbox"/> District Establishment (Newly Annexed)
--	---

Owner

Property Owner: <u>BROTHERS MASONRY</u>	Telephone: <u>740-281-4373</u>
---	--------------------------------

Address: <u>394 W NATIONAL DR</u>	E-mail: <u>BROTHERS_MASONRY@yahoo.com</u>
-----------------------------------	---

City: <u>NEWARK</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax: _____
---------------------	------------------	-------------------	------------

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

Applicant/Representative

Representative: <u>TIM MURPHY</u>	Same as above <input type="checkbox"/>	Telephone: <u>SAME</u>
-----------------------------------	--	------------------------

Address: <u>394 W NATIONAL DR</u>	E-mail: <u>SAME</u>
-----------------------------------	---------------------

City: <u>NEWARK</u>	State: <u>OH</u>	Zip: <u>43056</u>	Fax: _____
---------------------	------------------	-------------------	------------

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

Property Location

Street Address: <u>274 N CEDAR ST.</u>
--

Parcel Tax ID #: <u>054-193848-00.000</u>	Number of Acres: <u>.313</u>
---	------------------------------

Lot Number: (if applicable) <u>3741-A</u>	Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

District Classification (Zoning Code 08-33, see www.newarkohio.net)

<p>Present Zoning District:</p> <ul style="list-style-type: none"> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input checked="" type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence 	<p>Proposed Zoning District:</p> <ul style="list-style-type: none"> <input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence
---	--

Property Use

Present Use:

VACANT

Proposed Use:

MFU

Additional Comments

Reason For Request:

BUILD A TRIPLEX

Required Documentation and Process Overview

- Complete Application Form – must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
- Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned
Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
- Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description)
Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
- Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels
Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
- Call the Newark City Engineering Department to schedule an Engineering Review
Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
- Submit Application and required documentation
Newark City Engineering Department - 40 W. Main Street (2nd Floor)
Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
- Attend the Planning Commission Meetings and Council Meetings
Newark City Council Chambers, 40 W. Main Street (1st Floor).
Note: be prepared to answer Planning Commission and Council Members' questions regarding this application.



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 5-11-29

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: [Signature] Date: 7/17/25

Sworn and subscribed before me this 17th day of July, 2025

My Commission Expires: 5/11/2029
[Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 8/19/2025

Comments/Conditions: Description Approved for Zoning Purposes

Planning Commission Recommendation to Council – Office Use Only

Approved Denied Approved with Conditions

Planning Director Signature: _____ Date: _____

Conditions: _____

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates.
Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.



201912260028759
 Page: 2 \$34.00 T20190024262
 12/26/2019 12:06 PM BXFIRST AMER
 Bryan A. Long Licking County Recorder

TRANSFERRED
 Date: Dec 26 2019
Michael L. Smith
 Licking County Auditor
 SEC. 319.202 COMPLIED WITH
 MICHAEL L. SMITH, AUDITOR
 BY: KAP 102-00

DESCRIPTION APPROVED
 JARED N. KNERR
 LICKING COUNTY ENGINEER
 APPROVED BY
J. B. 12-24-19

GENERAL WARRANTY DEED
 (R.C. 5302.05 and 5302.06)

KNOW ALL MEN BY THESE PRESENTS, that **Tim Murphy, married**, of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Brothers Masonry LLC, an Ohio limited liability company**,

whose tax mailing address is 14940 Willey Rd. Frazeysburg, Oh
43822
 the following real property situated in the City of Newark, County of Licking, State of Ohio:

Parcel 1

Situated in the County of Licking, in the State of Ohio and in the City of Newark:

Being Lot Number Three Thousand Seven Hundred Forty-two (3742) and a strip of ground 12 feet wide off the entire Northside of Lot Number 3743 in A.H. HEISEY'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 254, Recorder's Office, Licking County, Ohio.

Parcel 2

Situated in the County of Licking, in the State of Ohio and in the City of Newark:

Being known as Lot Number Three Thousand Seven Hundred Forty-one (3741) in A.H. HEISEY'S ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 254, Recorder's Office, Licking County, Ohio.

Parcel No.: 054-193848-00.000 and 054-193854-00.000

Property Address: 274 N. Cedar Street, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument No. 201905310010601, Recorder's Office, Licking County, Ohio.

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

(Continued on next page)

0212120123A254001000

0212120123A254002000

0212120123A254003000

Ginger Murphy, spouse of grantor, releases all rights of dower therein.

Executed this December 24th, 2019.

Grantor(s):

[Signature]
Tim Murphy

[Signature]
Ginger Murphy

State of Ohio
County of Licking

The foregoing instrument was acknowledged before me freely this 24th day of December, 2019 by Tim Murphy and Ginger Murphy.



WENDY S. MILLER
Notary Public, State of Ohio
My Commission Expires
December 13, 2021

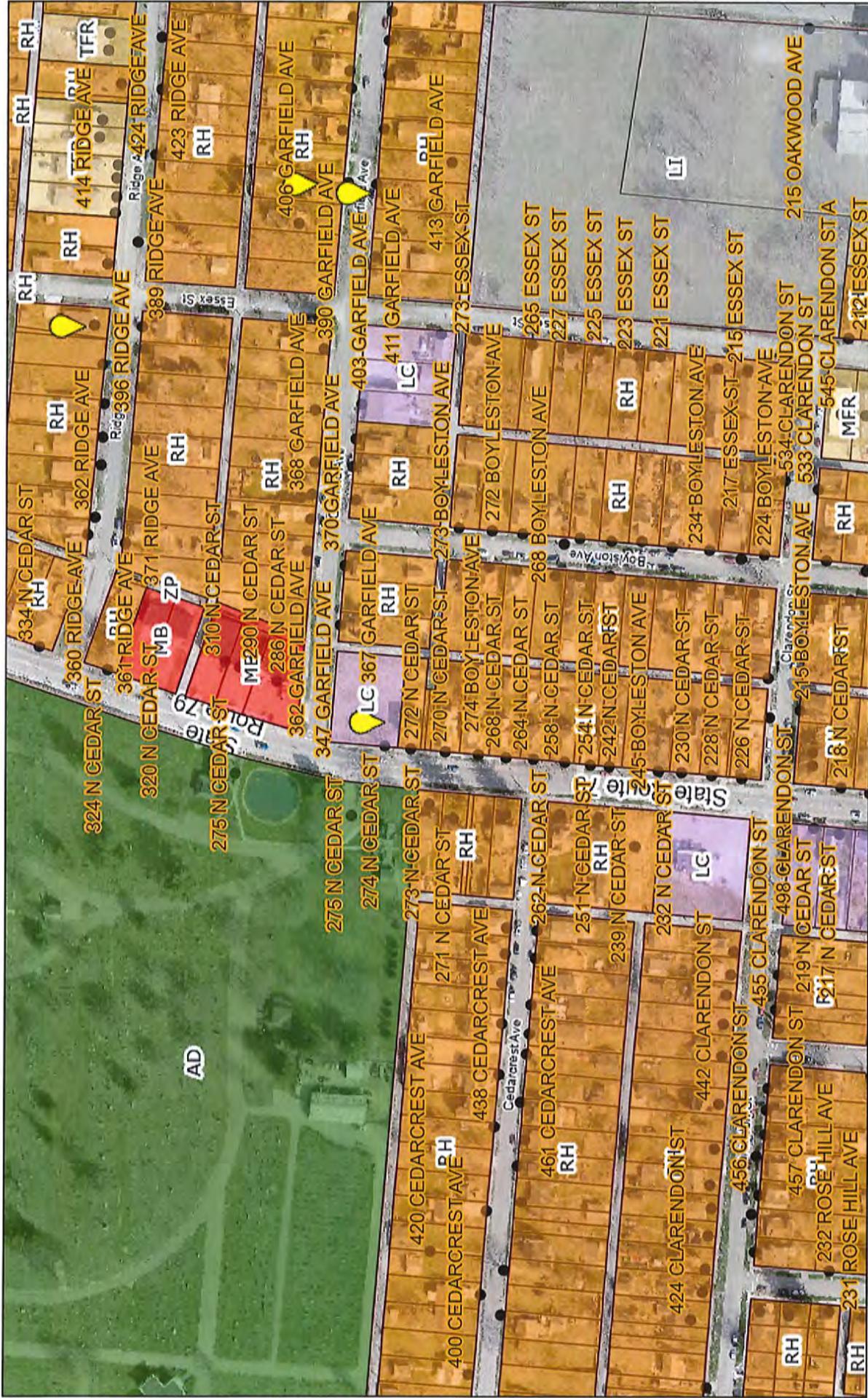
[Signature]

Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

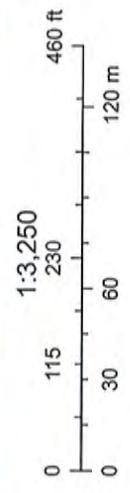
This instrument was prepared by:
Blevins & Associates LLC
920 Cherryfield Avenue
Columbus, OH 43235

File Number: 2618942NE NE

Proposed Zoning Change - 274 North Cedar St.



8/19/2025, 11:05:52 AM



- Board of Zoning Appeals Variance
- Board of Zoning Appeals Variance
 - RH - High Density Single Family Residence District
 - TFR - Two Family Residence District
 - MFR - Multi-Family Residence District
 - MB - Medium Intensity Business District
 - LC - Limited Commercial District
 - LI - Limited Industrial District
 - AD - Agricultural District
 - ZP - Zoning Pending
 - Parcels
 - State Routes
 - ROAD_RIGHT_OF_WAY
 - Local Roads
 - LAND_CITY_LIMITS
 - LAND_PARCELS
 - TIFF2024.tif
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Addresses



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

NOVEMBER 12, 2025 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 25-47: SITE PLAN FOR RV STORAGE BUILDINGS FOR N RHODES PROPERTIES LLC, 255-265 NORTHTOWNE COURT***

Staff Report & Recommendations:

Overview

The applicant intends to build a 6,000 S.F. RV storage building, then a 4,950 S.F. RV storage building, on this site.

The Site Plan Review Committee submitted comments on 11/7/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director	Adam Bernard, Utilities Engineer
Brandon Metzger, Fire Chief	Lindsey Brighton, Stormwater Utility
Aaron Holman, NFD	Nick Shultz, Street and Traffic Engineer
Erik McKee, Police Chief	Don Hiltner, Senior Engineer
Craig Riley, Deputy Police Chief	Brian Morehead, City Engineer
Brandon Fox, Water Administrator	George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Commercial District (GC); the proposed use is a permitted use.

Floodplain - The building site is not located in a floodplain area.

B. Safety Division Review:

The Police Division has no concerns with this proposal.

The Fire Division has not submitted any review comments at this time. Any additional comments / requirements will be provided at the PC meeting.

C. Height Restrictions:

There are no height restrictions in the GC District.

D. Lot Area & Setbacks:

Parcel is approximately 63,162 S.F. +/-, with 17.3% building coverage, which meets the lot area requirements.

The site plan meets the setback requirements of this district.

E. Off-Street Parking & Loading:

Based on the proposed building area, 0 parking spaces are required. The plan submitted shows no specific spaces, but has a large area north of the proposed building.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 7817 +/- SF of green space (Lawn) and greater than 1954 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 3 trees are required on the site. Additionally, buffering from the residential properties on the south and west sides of



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

the building is required. No landscaping plan has been submitted and will be required to review / meet zoning compliance.

H. Public & Private Roadways – Access Management:

No specific driveway approaches are currently shown, and should be detailed on the plan. Access to the site is confirmed by the owner to be from the adjacent parcel to the north; we recommend a private access easement be developed to ensure access to this site, should it change ownership in the future.

I. Site Signage:

No additional signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:

No other comments at this time.

K. Engineering / Utilities:

No specific services to the buildings have been proposed; there are no public water or sanitary sewer services available specifically to this site. The owner states that these utilities are not needed for this development.

There has been no stormwater management plan submitted, and this should be submitted, reviewed and approved prior to zoning approval.

L. Other Standards/Regulations

No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan for this development, provided the following issues are addressed:

1. Resolution of Fire Dept comments and requirements.
2. Submittal and review of landscaping plan and driveway / access plan.
3. Submittal of Stormwater management plan, compliance with City’s Stormwater Management requirements, including post-construction.

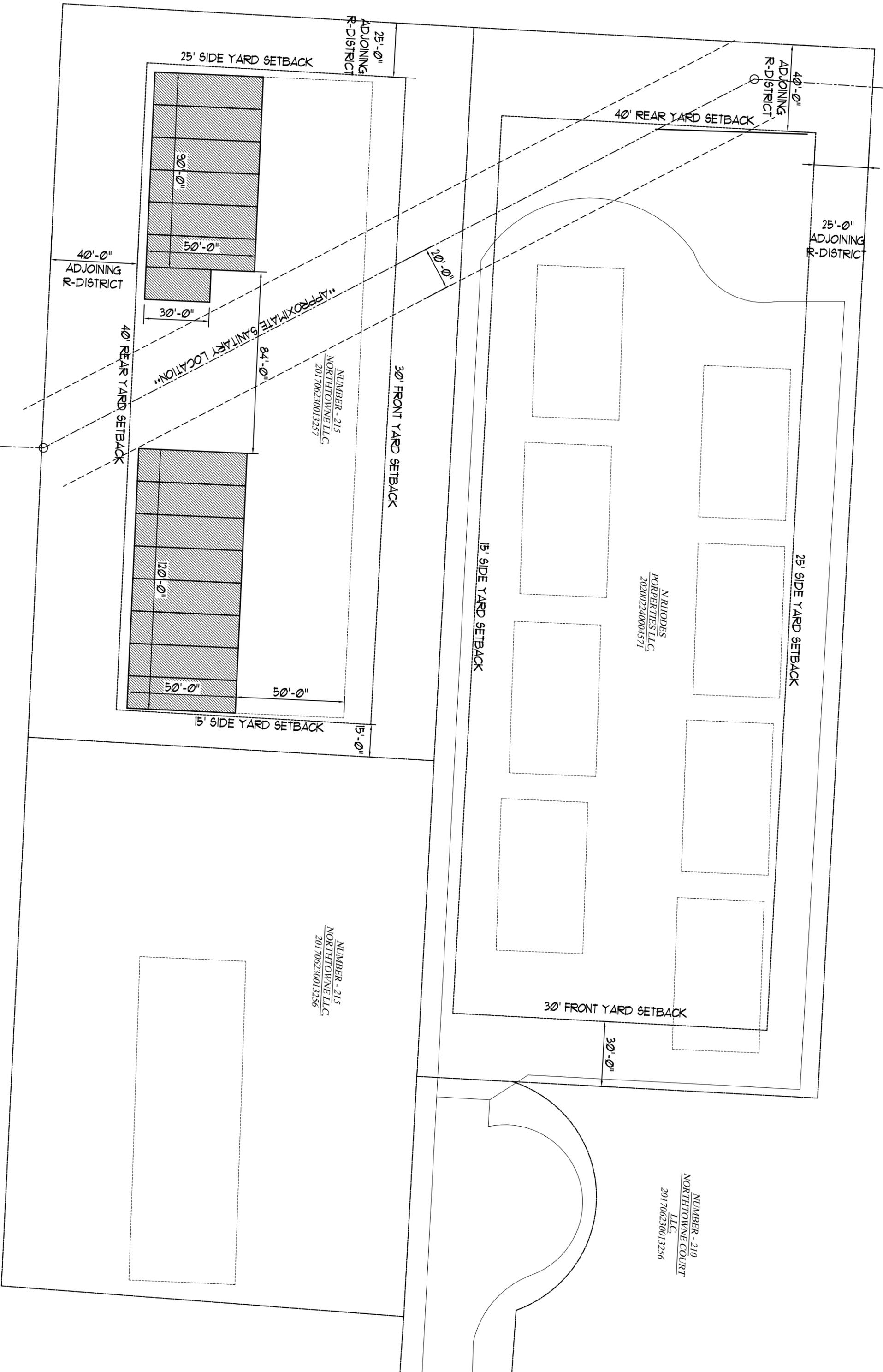
If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

- Approved As Submitted
- Approved As Noted, With Contingencies
- Denied

Planning Director

Date



25'-0"
ADJOINING
R-DISTRICT

40'-0"
ADJOINING
R-DISTRICT

25'-0"
ADJOINING
R-DISTRICT

40'-0"
ADJOINING
R-DISTRICT

40' REAR YARD SETBACK

25' SIDE YARD SETBACK

40' REAR YARD SETBACK

30' FRONT YARD SETBACK

NUMBER - 215
NORTHTOWNE LLC
201706230013257

APPROXIMATE SANITARY LOCATION

84'-0"

90'-0"

50'-0"

30'-0"

120'-0"

50'-0"

50'-0"

15' SIDE YARD SETBACK

15'-0"

NUMBER - 215
NORTHTOWNE LLC
201706230013256

N RHODES
PROPERTIES LLC
202002240004571

25' SIDE YARD SETBACK

15' SIDE YARD SETBACK

30' FRONT YARD SETBACK

30'-0"

NUMBER - 210
NORTHTOWNE COURT
LLC
201706230013256



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

NOVEMBER 12, 2025 PLANNING COMMISSION MEETING

Application:

1. **PC FILE 25-48: SITE PLAN FOR FOX CENTER - MULTI-USE COMMERCIAL BUILDING, 1980 GRANVILLE ROAD**

Staff Report & Recommendations:

Overview:

The applicant intends to build a 11,718 S.F. commercial building over the previous original building location.

The Site Plan Review Committee submitted comments on 11/7/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director	Adam Bernard, Utilities Engineer
Brandon Metzger, Fire Chief	Lindsey Brighton, Stormwater Utility
Aaron Holman, NFD	Nick Shultz, Street and Traffic Engineer
Erik McKee, Police Chief	Don Hiltner, Senior Engineer
Craig Riley, Deputy Police Chief	Brian Morehead, City Engineer
Brandon Fox, Water Administrator	George Carter, Zoning Inspector

A. Zoning District:

This site is zoned Medium Density Business District (MB); the proposed use is a permitted use.

Floodplain - The building site is not located in a floodplain area.

B. Safety Division Review:

The Police Division has no concerns with this proposal.

The Fire Division has not submitted any review comments at this time. Any additional comments / requirements will be provided at the PC meeting.

C. Height Restrictions:

There are height restrictions in the MB District, but there are no building elevations to review with this submittal, so this item will need to be reviewed for compliance.

D. Lot Area & Setbacks:

Parcel is approximately 74,052 S.F. +/-, with 16% building coverage, which meets the lot area requirements.

The site plan meets the setback requirements of this district.

E. Off-Street Parking & Loading:

Based on the proposed building area, 63 parking spaces are required and 51 spaces are proposed, which does not meet the requirements. A BZA variance will be needed to approve this number of parking spaces.

F. Corner Lots:

No structures are proposed at this time in the lot corner area.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 8,073 +/- SF of green space (Lawn) and greater than 2,018 SF of the green space area shall be ground cover (planting areas) as required by the Zoning Code. In addition, 3 trees are required on the site. A landscaping plan will need to be submitted to review for compliance.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

H. Public & Private Roadways – Access Management:

A new active driveway approach is shown on the west side of this site, and the spacing is very close to Westwood Drive. Additionally, we have other comments on the driveway sizes and other details. The City's Access Management and Traffic Impact Study regulations apply to this development, and a traffic analysis is needed to determine the impacts of the added traffic at this location, and the need for improvements there. I recommend a meeting with the designer to discuss the traffic that will be generated by the site, and compliance with the above regulations.

I. Site Signage:

No additional signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:

No other comments at this time.

K. Engineering / Utilities:

The water service for this site comes from the adjacent properties, and we need to clarify with the owner any easements or agreements which are in place, and those needed for future if the property is sold.

Engineering and Water staff will review the detailed water, sanitary and stormwater management plans; these have not yet been submitted for review as part of this package. Engineering will follow up for compliance prior to construction.

There has been no stormwater management plan submitted, and this should be submitted, reviewed and approved prior to zoning approval.

L. Other Standards/Regulations

A BZA variance (BZA 25-05) has been granted to permit the extended time needed to rebuild this structure. Additionally, BZA placed conditions on the variance approval, for type of business permitted, and for additional buffering against the residential properties.

No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan for this development, provided the following issues are addressed:

1. Resolution of Fire Dept comments and requirements.
2. Building elevations to confirm height compliance.
3. BZA variance for parking, or plan revision to add spaces.
4. Landscaping Plan for zoning compliance.
5. Discussion with designer regarding AM / TIS regulations and requirements.
6. Construction plan approval for sanitary, water and stormwater designs.
7. Discussion about water service easements – existing and future
8. Compliance with City's Stormwater Management requirements, including post-construction.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

- Approved As Submitted
- Approved As Noted, With Conditions
- Denied

Planning Director

Date

FOX CENTER

SITE COMPLIANCE PLAN

1980 Granville Road
Newark, OH 43055

PROJECT DATA

TOTAL AREA:	0.59 ACRES
PROJECT EARTH DISTURB AREA:	0.59 ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.00 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	N/A ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.31 ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	0.29 ACRES
RECEIVING WATERS:	UN-NAMED TRIBUTARY TO _____

SITE DATA:

SITE LOCATION: 1980 GRANVILLE RD., NEWARK, OH 43055
 CURRENT OWNER: 1976 GRANVILLE ROAD, LTD.
 OWNER ADDRESS: 1474 HIGHPOINT DR., NEWARK, OH 43055
 TOTAL TRACT AREA: 1.70 ACRES
 PIN NUMBER: 056-043788-01.004

DEVELOPER:

TONY FOX, (tony@projectconstructionco.com)
 1976 GRANVILLE ROAD, LTD.
 1474 HIGHPOINT DR., NEWARK, OH 43055

ZONING:

CURRENT ZONING: MB - MEDIUM INTENSITY BUSINESS
 OFFICE/RETAIL: 1 BUILDING ~ 11,718 SF (PER APPROVED VARIANCE BZA-25-05, 3/7/2025)

MINIMUM BUILDING SETBACKS (B.S.):
 FRONT: 25 FT
 SIDE: 15 FT
 REAR: 30 FT

OFF-STREET PARKING AREA:

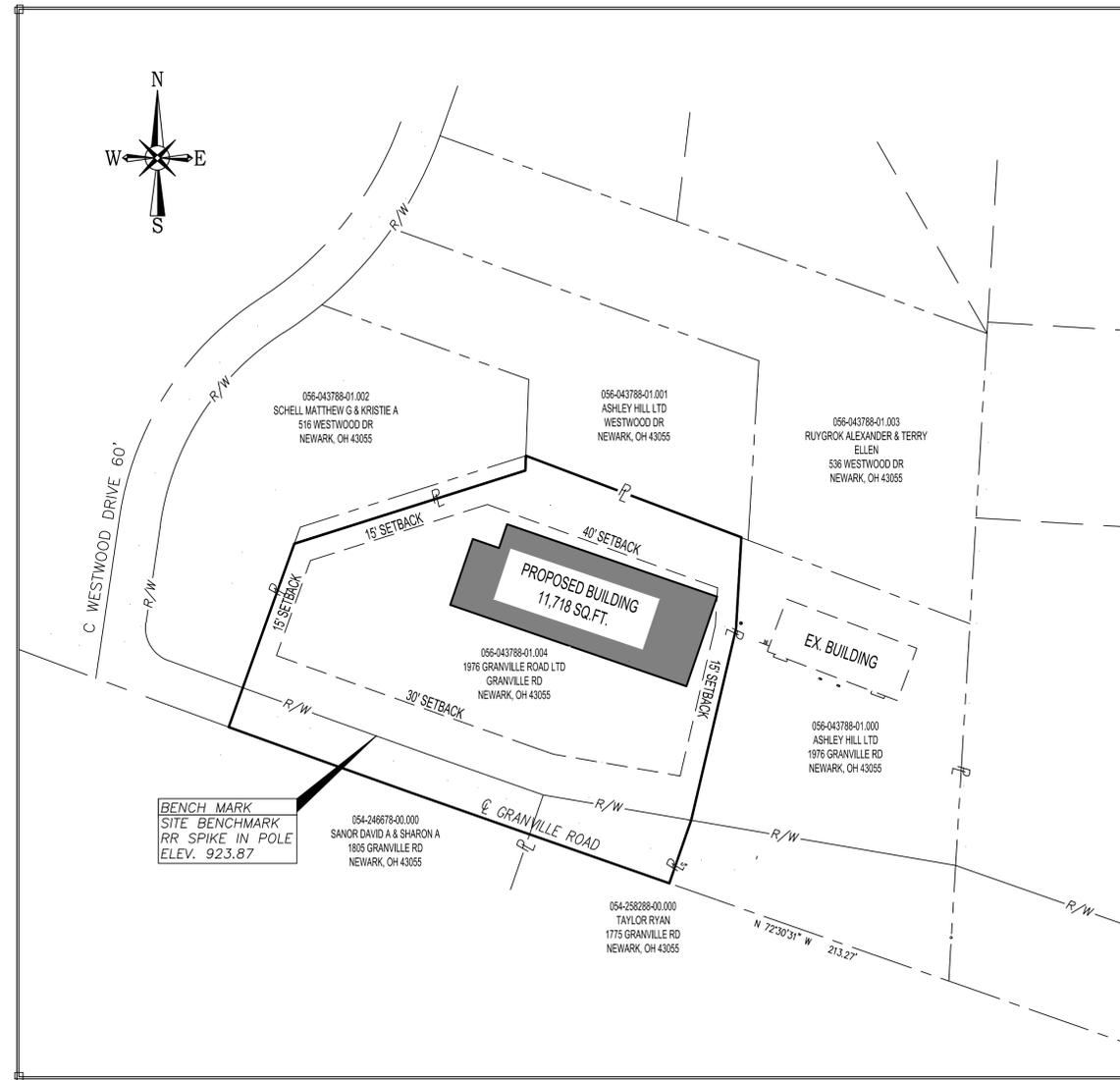
PARKING REQUIRED: 64 SPACES (SECTION 1290.0)
 PARKING PROVIDED: 51 SPACES

FLOOD HAZARD:

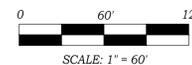
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE.
 FLOODPLAIN - DFIRM MAP: 39089C0407H, 5/2/2007

WATER & SEWER:

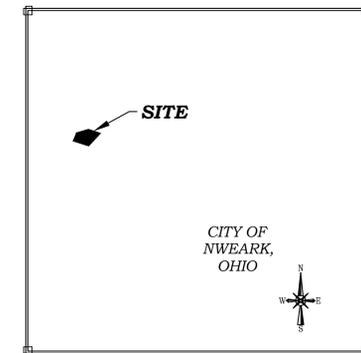
SERVICED BY THE CITY OF NEWARK WATER & SEWER DEPARTMENTS, VIA EXISTING SERVICES LOCATED WITHIN THE EXISTING DEVELOPMENT.



SCHMATIC PLAN



JOB NO. _____
October 27, 2025



VICINITY MAP
N.T.S.

INDEX OF SHEETS:

TITLE SHEET	1
GENERAL NOTES	2.0
SITE PLAN	3.0
GRADING/DRAINAGE PLAN	4.0

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ARCHITECT/ENGINEER PREPARING THE PLAN.

CITY ENGINEER, CITY OF NEWARK _____ DATE _____

SERVICE DIRECTOR, CITY OF NEWARK _____ DATE _____

UTILITY SUPERINTENDENT, CITY OF NEWARK _____ DATE _____

STORMWATER COORDINATOR, CITY OF NEWARK _____ DATE _____



PROJECT ARCHITECTURE LTD.

Luke Baus - Principal Architect 149 E. Main St. - P.O. Box 1034 - Hebron, OH 43025
 (740) 928-1105 (740) 928-1108 Fax

Providing Architectural Solutions for Your Project
 Commercial, Industrial, Religious, Institutional, Residential

REVIEWED, CHECKED, SIGNED & SEALED BY: **MICHAEL RIDGE ENGINEERING, LLC**
MICHAEL RIDGE, P.E.
 OHIO PROFESSIONAL ENGINEER NO. E81687
 DRAWN BY: **BADGER LAND CONCEPTS, LLC**

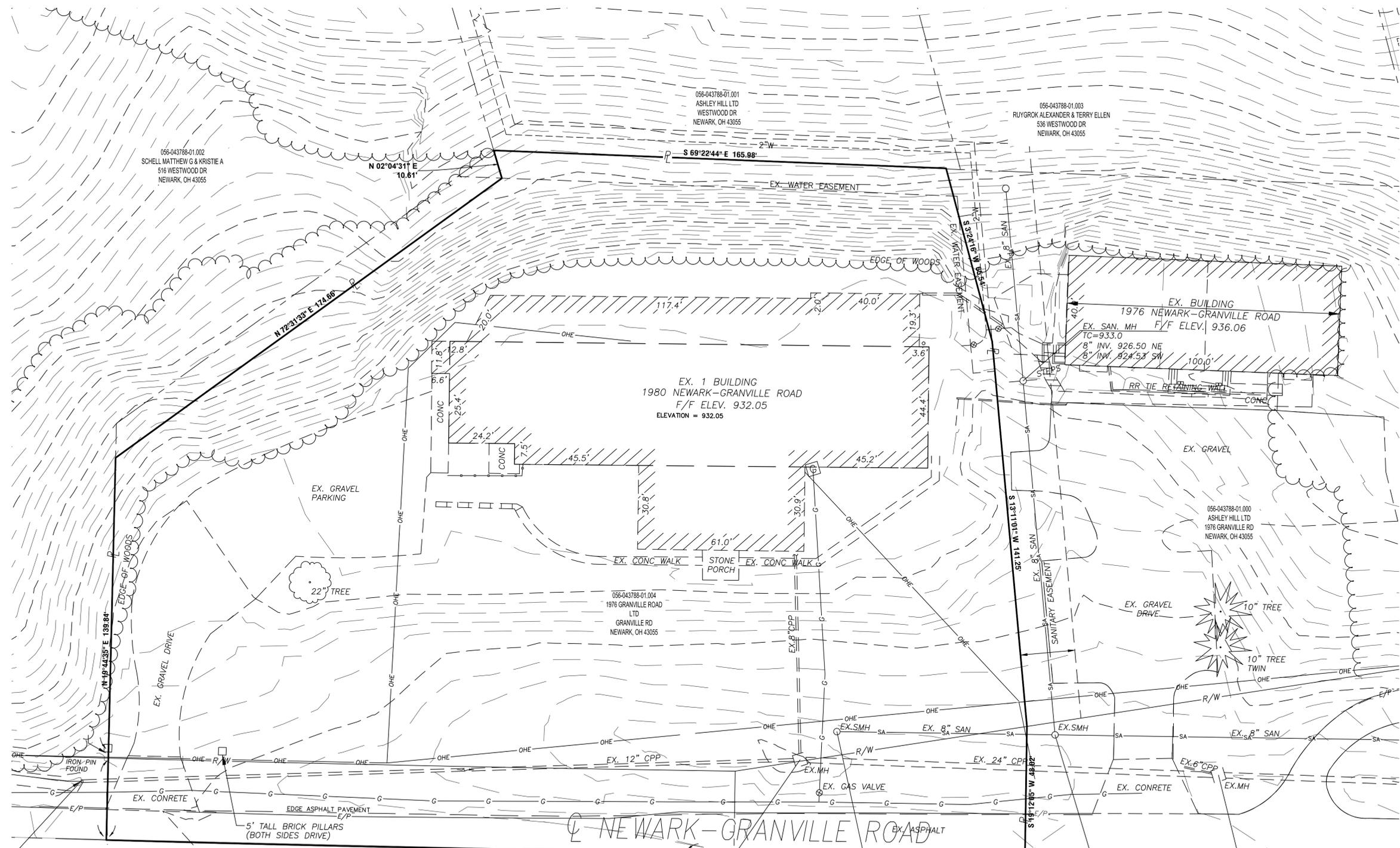


FOX CENTER
SITE COMPLIANCE PLAN
CITY OF NEWARK
EXISTING SITE
CONDITIONS

NOT FOR RECORDATION, CONVEYANCES OR SALES

614-332-3998 / badger@badgerlandconcepts.com
 P.O. Box 8656 / Newark, Ohio 43058-8656

Project Number: **25-012** Date: **10/19/2025** Sheet: **2 of 2**



056-043788-01.002
SCHELL MATTHEW G & KRISTIE A
516 WESTWOOD DR
NEWARK, OH 43055

056-043788-01.001
ASHLEY HILL LTD
WESTWOOD DR
NEWARK, OH 43055

056-043788-01.003
RUYGROK ALEXANDER & TERRY ELLEN
536 WESTWOOD DR
NEWARK, OH 43055

056-043788-01.004
1976 GRANVILLE ROAD
LTD
GRANVILLE RD
NEWARK, OH 43055

056-043788-01.000
ASHLEY HILL LTD
1976 GRANVILLE RD
NEWARK, OH 43055

054-246678-00.000
SANOR DAVID A & SHARON A
1805 GRANVILLE RD
NEWARK, OH 43055

054-258288-00.000
TAYLOR RYAN
1775 GRANVILLE RD
NEWARK, OH 43055

$\Delta = 0^{\circ}44'28''$
 $R = 16370.23'$
 $L = 211.74'$
 $LC = N 70^{\circ} 25' 41'' W$

EX. CB
TOP 919.82
8" INV 918.17 N.
24" INV 916.80 E.
12" INV 918.22 W.

N 70°47'55" W 125.12'
EX. SAN. MH
TC=922.0
8" INV. 918.78 SE

EX. SAN. MH
TC=922.5
8" INV. 918.38 NW
8" INV. 918.28 SE
8" INV. 924.53 NW

EX. CB
TOP 921.08
24" INV 916.43 E.
24" INV 916.46 W.
6" INV 919.40 W.

PROJECT ARCHITECTURE LTD.
Programming, Planning, Architectural Solutions

FOX CENTER
SITE COMPLIANCE PLAN
CITY OF NEWARK
EXISTING SITE CONDITIONS

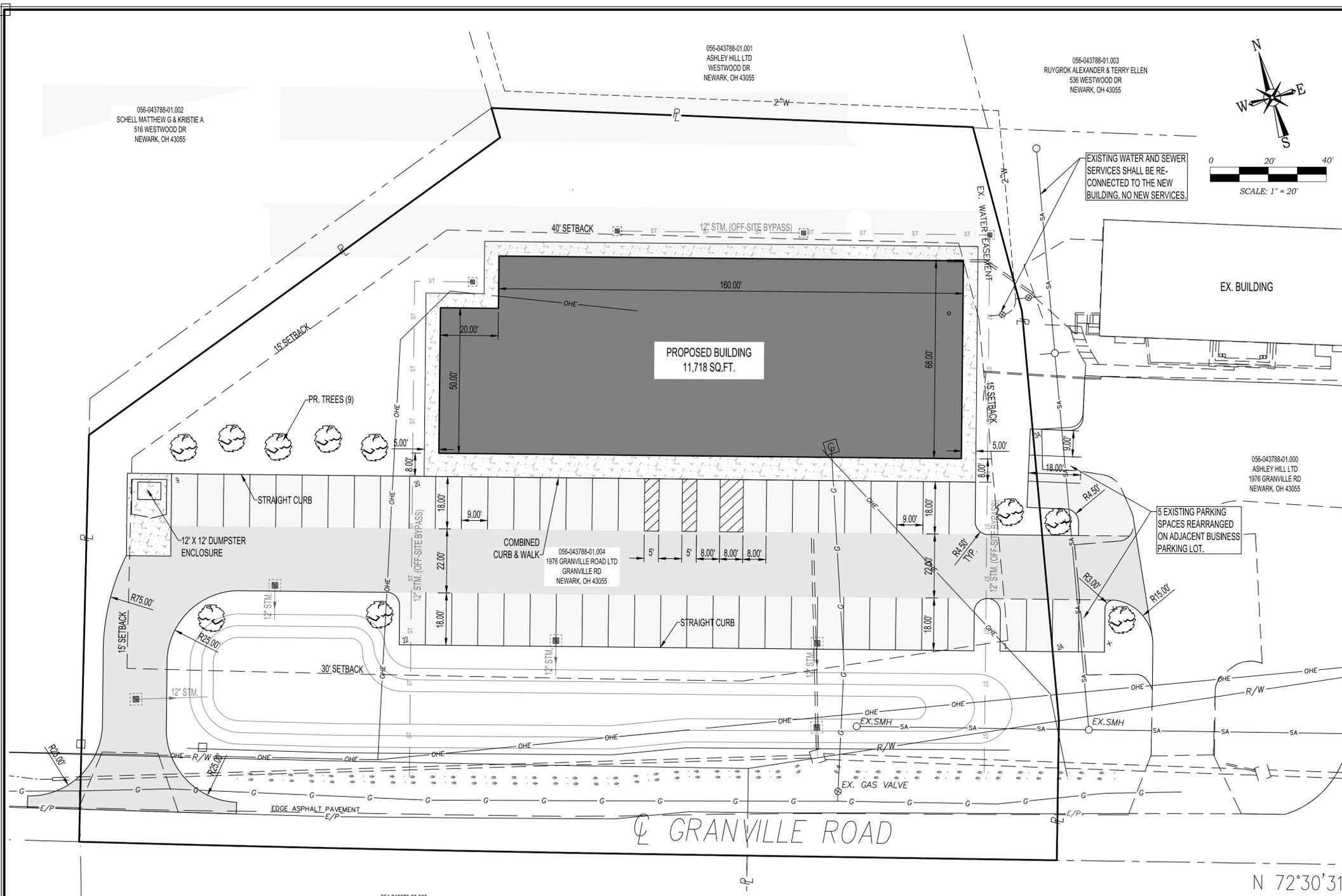
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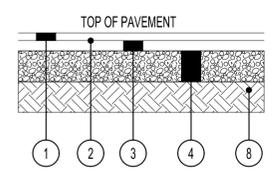
REVIEWED, CHECKED, SIGNED & SEALED BY: **MICHAEL RIDGE ENGINEERING, LLC**
MICHAEL RIDGE, P.E.
OHIO PROFESSIONAL ENGINEER NO. E81687

DRAWN BY: **BADGER LAND CONCEPTS, LLC**

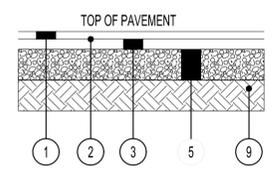


- PAVEMENT DETAIL LEGEND**
- ① ITEM 441 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG64-22
 - ② ITEM 407 TACK COAT (APPLIED AT 0.065 GAL/SY)
 - ③ ITEM 441 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG64-22
 - ④ ITEM 304 6" AGGREGATE BASE
 - ⑤ ITEM 608 4" CONCRETE WALK
 - ⑥ ITEM 304 4" AGGREGATE BASE
 - ⑦ ITEM 204 SUBGRADE COMPACTION

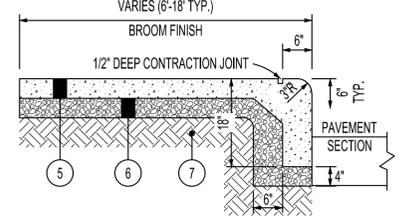
LIGHT DUTY ASPHALT PAVEMENT AREA



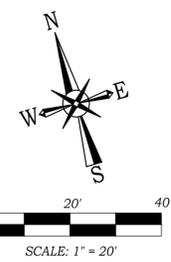
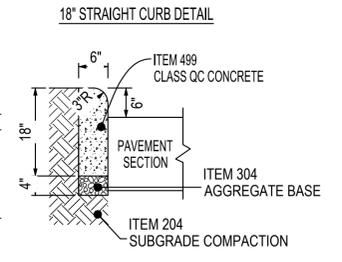
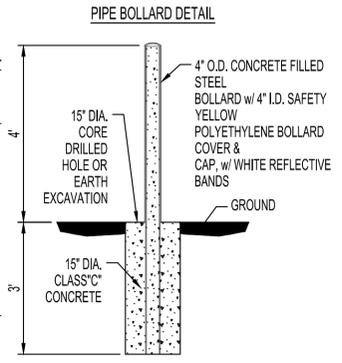
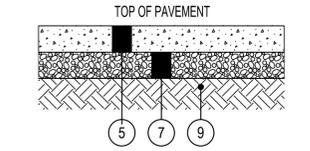
HEAVY DUTY ASPHALT PAVEMENT AREA



STANDARD COMBINED CURB AND WALK DETAIL



CONCRETE SIDEWALK AREA



056-043788-01.000
ASHLEY HILL LTD
1976 GRANVILLE RD
NEWARK, OH 43065

N 72°30'31"

054-246678-00.000
SANOR DAVID A & SHARON A
1805 GRANVILLE RD
NEWARK, OH 43065

054-258288-00.000
TAYLOR RYAN
1775 GRANVILLE RD
NEWARK, OH 43065

REVIEWED, CHECKED, SIGNED & SEALED BY: **MICHAEL RIDGE ENGINEERING, LLC**
MICHAEL RIDGE, P.E.
OHIO PROFESSIONAL ENGINEER NO. E81687
DRAWN BY: **BADGER LAND CONCEPTS, LLC**

PROJECT ARCHITECTURE LTD.
Programming, Planning, Architectural Solutions

FOX CENTER
SITE COMPLIANCE PLAN
CITY OF NEWARK

SITE PLAN

NOT FOR RECORDATION, CONVEYANCES OR SALES

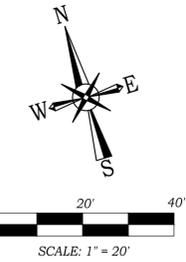
614-332-3998 / badger@badgerlandconcepts.com
P.O. Box 8656 / Newark, Ohio 43058-8656

Project Number: **25-012** Date: **09/25/2025** Sheet: **3 of 3**

056-043788-01.002
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NEWARK, OH 43055

056-043788-01.001
ASHLEY HILL LTD
WESTWOOD DR
NEWARK, OH 43055

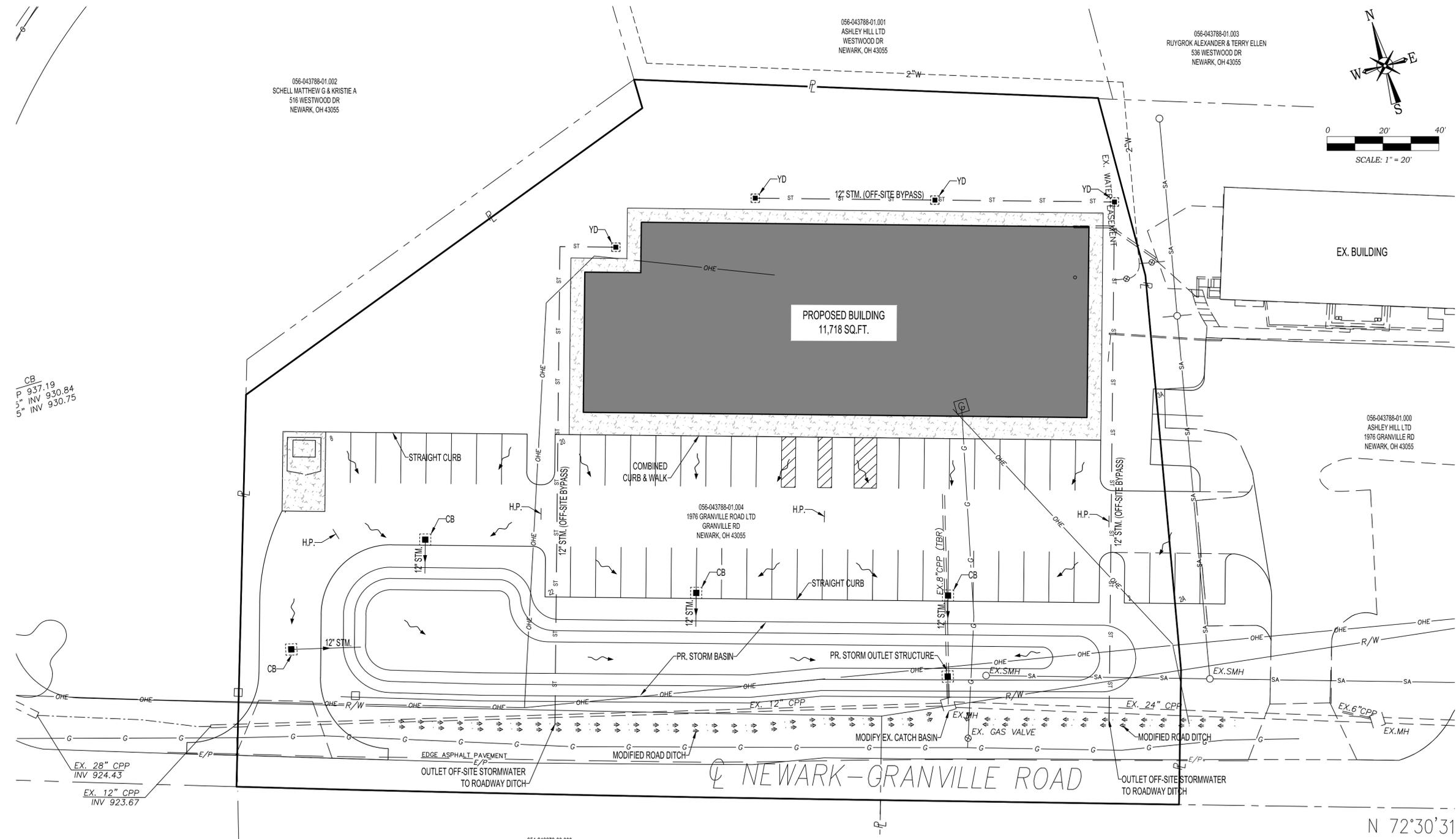
056-043788-01.003
RUYGROK ALEXANDER & TERRY ELLEN
536 WESTWOOD DR
NEWARK, OH 43055



LEGEND:

CB	CATCH BASIN
YD	YARD DRAIN
H.P.	HIGH POINT (FINISHED GRADE)
	DRAINAGE FLOW ARRON

CB
P 937.19
5" INV 930.84
5" INV 930.75



056-043788-01.000
ASHLEY HILL LTD
1976 GRANVILLE RD
NEWARK, OH 43055

056-043788-01.004
1976 GRANVILLE ROAD LTD
GRANVILLE RD
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054-246678-00.000
SANOR DAVID A & SHARON A
1805 GRANVILLE RD
NEWARK, OH 43055

054-258288-00.000
TAYLOR RYAN
1775 GRANVILLE RD
NEWARK, OH 43055

EX. 28" CPP
INV 924.43
EX. 12" CPP
INV 923.67

NEWARK-GRANVILLE ROAD

N 72°30'31"

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Programming, Planning, Architectural Solutions

FOX CENTER
SITE COMPLIANCE PLAN
CITY OF NEWARK

GRADING PLAN

NOT FOR RECORDATION, CONVEYANCES OR SALES

614-332-3998 / badger@badgerlandconcepts.com
P.O. Box 8656 / Newark, Ohio 43058-8656

Project Number: **25-012** Date: **10/19/2025** Sheet: **4 of 4**

REVIEWED, CHECKED, SIGNED & SEALED BY: **MICHAEL RIDGE ENGINEERING, LLC**
MICHAEL RIDGE, P.E.
OHIO PROFESSIONAL ENGINEER NO. E81687

DRAWN BY: **BADGER LAND CONCEPTS, LLC**