

BOARD OF ZONING APPEALS MEETING  
THURSDAY, AUGUST 25, 2022, 5:30 P.M.  
COUNCIL CHAMBERS  
40 W MAIN ST, NEWARK, OH 43055

## AGENDA PUBLIC HEARING

1. CALL TO ORDER
2. APPROVAL OF MINUTES
3. OLD BUSINESS

### APPLICATION BZA-22-19

Applicant: Northpoint Ohio  
Owner: Fera Abdullah  
Location: 303 E Main St  
Project: Building Addition  
Reference: 48.8

### APPLICATION BZA-22-20

Applicant: Kessler Sign Co  
Owner: A4 Ragtime Band Newark LLC  
Location: 325 W Main St  
Project: Freestanding Sign  
Reference: 135.8

4. NEW BUSINESS

### APPLICATION BZA-22-25

Applicant: Jay Bernard  
Owner: Louis Ream Inc  
Location: 1486 Granville Rd  
Project: ATM with Canopy  
Reference: 40.8

### APPLICATION BZA-22-26

Applicant: Matthew & Savannah Schwartz  
Owner: Matthew & Savannah Schwartz  
Location: 0 Jefferson Rd  
Project: Fence  
Reference: 88.1.1

### APPLICATION BZA-22-27

Applicant: Chris Griley  
Owner: Chris Griley  
Location: 2116 Ava Ln  
Project: Single Family Dwelling  
Reference: 16.8

### APPLICATION BZA-22-28

Applicant: Blessed Sacrament  
Owner: Diocese of Columbus – Blessed Sacrament  
Location: 10 N Cedar St

Project: Fence  
Reference: 88.2

**APPLICATION BZA-22-29**

Applicant: Guy Manos  
Owner: Guy Manos  
Location: 1449 Wright Dr  
Project: Single Family Dwelling  
Reference: 88.1

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, SEPTEMBER 22, 2022, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS SEPTEMBER 1, 2022, 4:30PM.**

**5. ADJOURNMENT**



**CITY OF NEWARK  
ENGINEERING & ZONING**

Zoning Application # \_\_\_\_\_

BZA-22-19  
BZA Appeal # \_\_\_\_\_

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/19

**Owner**

<b>Name:</b> Bottle Shoppe - <u>Feras Abdullah</u>	<b>Telephone:</b> 614-804-8664
<b>Address:</b> 303 E. Main St., Newark, OH 43055	<b>E-mail:</b> N/A

**Applicant**

<b>Name:</b> Northpoint Ohio	<b>Telephone:</b> 740-349-3222
<b>Address:</b> 19 N. 4th St., Newark, OH 43055	<b>E-mail:</b> phil@northpointohio.com

**Lessee**

<b>Name:</b> N/A	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 303 E. Main St., Newark, OH 43055	<b>Auditor's Parcel #:</b> 5420560200000
On the <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>Buckeye Alley</u> and <u>Webb Street</u>	
<b>Subdivision Name:</b> N/A	<b>Lot Number:</b> <del>N/A</del> <u>1027</u>
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown <u>GB HB</u>	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use): <u>Stock Storage</u>

**Notes:** (Optional)

**Appeal**

The Application is a request to permit the following:  
 Erection  Alteration  Maintenance  Conversion  Conditional Use   
 In accordance with the plans filed herewith, describe the building or use:  
 The setbacks required for the building are 25' in the rear and 15' on the side.  
 Requesting a variance to reduce those setback  
 (approx.. 8' on the side and 18' on the rear).

**Appeal Continued**

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

The existing building is considered non-conforming to the current code, and expanding a non-conforming structure requires approval of the BZA. (Article 7.2.3) Side yard required = 15'-0" requested = 8'-0" and Rear yard setback = required 25'-0" requested = 18'-0"

**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?**  Yes  No **When?** 2014

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

**Required Documents**

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

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

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

Zoning Application # \_\_\_\_\_

BZA-22-19  
BZA Appeal #

\_\_\_\_\_  
(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's name)

\_\_\_\_\_ of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
(Notary Public signature)

**DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY**

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Revd. Date: <u>6-22-22</u> Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>7/11/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		



BOLEN CT

ABDALLAH, FERAS

200808220019145

TD = 0

STORAGE ADDITION  
260 S.F.

18'  
1027'

ABDALLAH, AYMAN

201803050004144

TD = 0

NO-BUILD  
EASEMENT

ABDALLAH, AYMAN

201803050004144

TD = 0

DICKERSON REAL ESTATE INVESTMENT LLC.

202105190015113

TD = 0

DICKERSON REAL ESTATE INVESTMENT LLC.

202105190015113

TD = 0

EAST MAIN STREET

303

305

307

315

300

304

308

310

312

318

BROWN, C  
201

SCHWAR  
SCHW

VINE ST

CHURCH OF CHRIS

NUMBER - 308 E

NUMBER - 308

BLAKE BROTHE

EAST NEWARK HOMES L.L.C.

WASHINGTON SQ HOUSING DEV.

1 998 806 003 002 0

N

16.5

150

52.84

42.84

70.83

52.84

24

20

40

150

8.3

31.5

16

52.5

2019

**BZA CASE NO. 22-19**

Date of Review: 7/11/22

**Address of Project:** 303 E Main St

**Current Zoning:** HB

**Project Description:** Storage Addition

**B.Z.A. Approval Required?-----** Yes

**Planning Commission Approval Required?-----** No

**Engineer’s Approval Required?-----** Yes

**Law Director’s Approval Required?-----** No

**City Council Approval Required?-----** No

**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

08-33                      48                      48.8

**Requirement:** In the HB District, the required Rear Yard setback is 25 ft., and the required side yard setback is 15 ft.

**Proposal:**                      The applicant’s addition encroaches into the required rear yard setback by 7 ft. and it encroaches into the required side yard setback by 7 ft.

**Conclusion:**                      The proposal does not meet the requirements of the code.



**CITY OF NEWARK  
ENGINEERING & ZONING**

Zoning Application #

BZA-22-20  
BZA Appeal #

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

**Owner**

**Name:** A4 Ragtime Brand Newark LLC

**Telephone:** N/A

**Address:** 3900 Raccoon Valley Rd. Granville OH

**E-mail:** N/A

**Applicant**

**Name:** Kessler Sign Company

**Telephone:** 740-453-0668

**Address:** 2669 National Rd. Zanesville OH 43701

**E-mail:** april@kesslersignco.com

**Lessee**

**Name:** Newark Station

**Telephone:** N/A

**Address:** 325 W. Main Street Newark OH 43055

**E-mail:** N/A

**Parcel**

**Address of Parcel:** (Number & Street, City, State, Zip)  
325 W Main Street Newark OH 43055

**Auditor's Parcel #:**  
5421776400000

On the North South East West side of the street, between the following intersections:  
West Main Street and

**Subdivision Name:** N/A

**Lot Number:** N/A

**DC Downtown**

If filling out electronically, click box to display dropdown

**Commercial**

If filling out electronically, click box to display dropdown  
(Specify Use): Business

**Notes:** (Optional)

This is for a road sign with a small message center for multiple tenants.

**Appeal**

**The Application is a request to permit the following:**

**Erection**  **Alteration**  **Maintenance**  **Conversion**  **Conditional Use**

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

We are asking to install a multi-tenant free standing sign, with a small message center. It would be 320.53 sf (for the total sign) and a 13' setback with a over all height of 37.25.

Flood: A/AE

**Appeal Continued**

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

Per code 135.8 (C1B) The DC district is only allowed 16 s.f. per side, we are asking for 320.53 for this multi-tenant sign (including the message center and some tenant panel that are not being currently used). Code 135.8(2) allows 20' OAH and we are asking for 37.25 OAH. Code 135.8(3) requires a 20' setback, we are at a 13' setback.

**Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: I feel that the variance should be granted due to the location of the sign. It can be hard to see in between the buildings, which it is located. The overall height and size of the sign is need to be seen and the message center give a up to date look to the sign. This sign would greatly improve the overall look of this area for these businesses.**

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

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

- 135.8 (C1B) - Square footage of 16sf per side to 320.53sf per side
- 135.8(2) - Height of 20' to 37.25'
- 135.8(3) - Setback of 20' to 13'

**Required Documents**

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

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

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

Zoning Application #

BZA-22-20  
BZA Appeal #

[Signature]

(Owner/Applicant Signature)

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

appeared Adam Kesler who, by me being duly sworn, says that he is the  
(Applicant's name)

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

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 27<sup>th</sup> day of June 2022

[Signature]

(Notary Public signature)



APRIL KOENIG  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
12-22-2023

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>6/29/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>7/11/2022</u>	<u>BAN</u>		Paid Date <u>6/29/22</u>
<input type="checkbox"/> Hold		Reason:		<input checked="" type="checkbox"/> Check Cash (circle one)
				Check # <u>34486</u>
				Amount \$ <u>5000</u>

# Untitled Map

Write a description for your map.



325 W Main St

Newark Station

## Legend

-  325 W Main St
-  Lexlot gold an silver
-  Line Measure
-  Newark Station

# NEWARK STATION

CLIENT | Newark Station

LOCATION | Newark, OH

SAVED AS | Newark\_Station\_Road\_Sign2

DATE | 4/27/21

REVISIONS | 3/10/22

SALESMAN | Adam Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

- |                                     |                                |
|-------------------------------------|--------------------------------|
| <input type="checkbox"/> GLOSS      | <input type="checkbox"/> SATIN |
| <input type="checkbox"/> SEMI-GLOSS | <input type="checkbox"/> FLAT  |

2  
1  
1.5  
1

CIRCUITS | 1

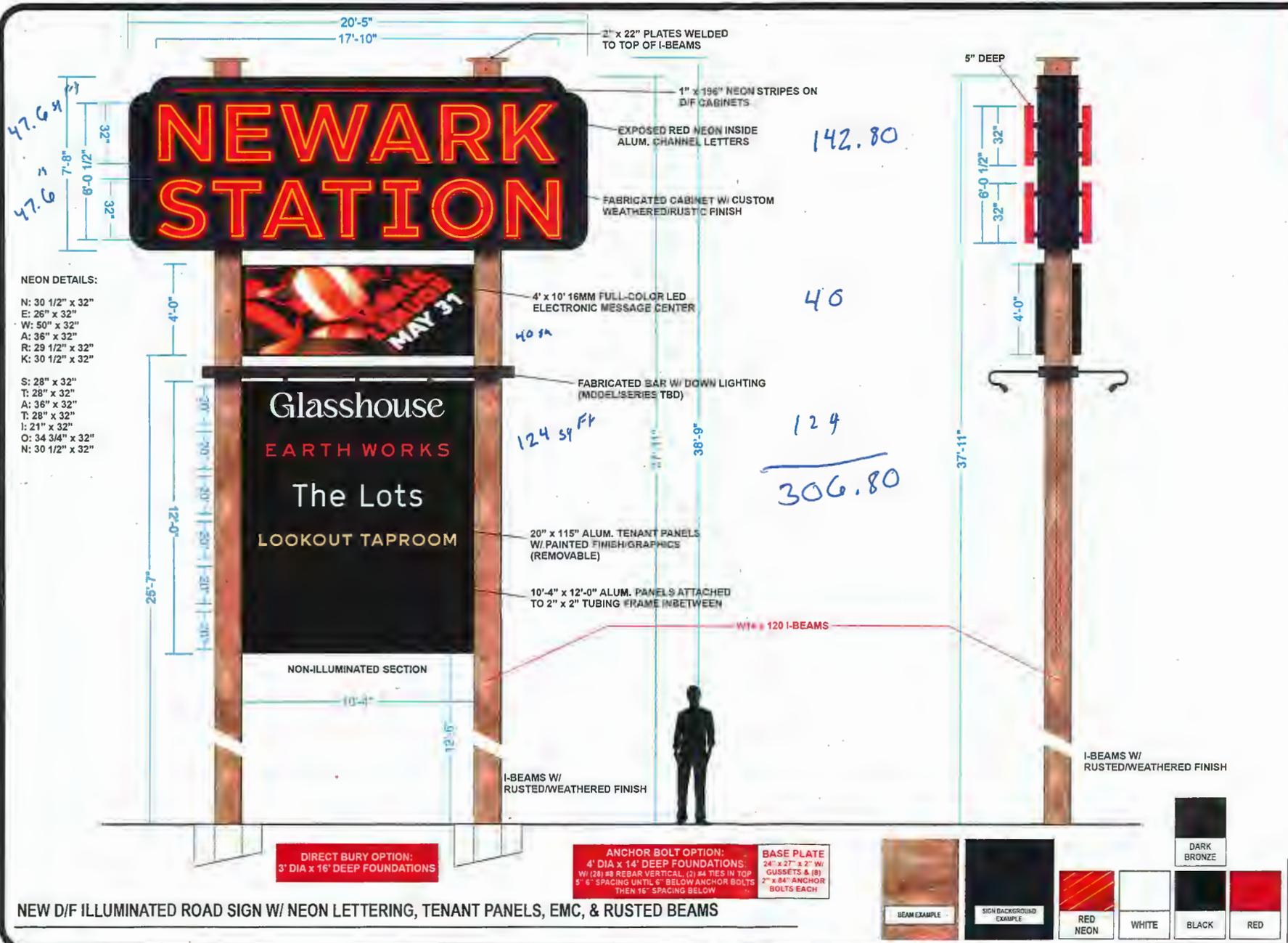
VOLTAGE | 120V



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P.O. BOX 0788  
ZANESVILLE, OHIO 43707-0788  
740-453-0668 | 1-800-466-1970



NEW D/F ILLUMINATED ROAD SIGN W/ NEON LETTERING, TENANT PANELS, EMC, & RUSTED BEAMS



**NEWARK STATION**

CLIENT | Newark Station

LOCATION | Newark, OH

SAVED AS | Newark\_Station\_Road\_Sign2

DATE | 4/27/21

REVISIONS | 3/10/22

SALESMAN | Adam Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X \_\_\_\_\_

- GLOSS       SATIN
- SEMI-GLOSS       FLAT

2 CIRCUITS | 1  
1  
1.5  
1 VOLTAGE | 120V



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ZANESVILLE, OHIO 43701-0785  
740-453-0668 | 1-800-586-1070



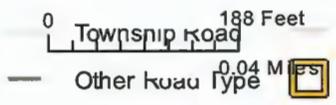
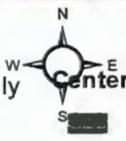
NEW D/F LED ILLUMINATED ROAD SIGN W/ NEON LETTERING, TENANT PANELS, EMC, & RUSTED BEAMS

# OnTrac Property Map



June 27, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road
- 0 188 Feet
- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships



LICKING COUNTY TAX MAP



**CITY OF NEWARK  
ENGINEERING & ZONING**

40 West Main Street | Newark, Ohio 43055 | Tel 740 670 7727 | Fax 740 349 5911 | www.newarkohio.net

Z-2022-0118  
Zoning Application #

<sup>024-</sup>  
22-25  
BZA Appeal #

c/o Engineering Department

**BOARD OF ZONING APPEALS APPLICATION**

Owner	
Name: Louis Ream Inc	Telephone: 740-349-3701
Address: 13388 W Bank Dr NE, Millersport, OH 43046	E-mail:
Applicant	
Name: Jay Bernard	Telephone: 513-554-4900
Address: 3574 E Kemper Rd, Cincinnati, OH 45241	E-mail: jbernard@optiviasolutions.com
Lessee	
Name: Park National Bank	Telephone: 740-349-3701
Address: 35 W Main St, Centerburg, OH 43011	E-mail:
Parcel	
Address of Parcel: (Number & Street, City, State, Zip) 1486 Granville Rd, Newark, OH 43055	Auditor's Parcel #: 054-246870-00,000
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: Swansea Rd and Country Club Rd	
Subdivision Name:	Lot Number:
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> Commercial <span style="font-size: 2em; color: blue; margin-left: 20px;">GO</span>	Proposed Use: <small>If filling out electronically, click box to display dropdown</small> (Specify Use) ATM
Notes: (Optional)	

Appeal
The Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: Install new drive-up ATM with new concrete island and canopy in an existing parking lot.

Z-2022-0118  
Zoning Application #

22-25  
BZA Appeal #

### Appeal Continued

This project is not permitted by the Zoning Code for the following reason(s):  
Structure requires 30 ft set back off the property line in the General Office District.

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

The proposed location is the ideal location to allow for maximum visibility for the ATM. The signage is inclusive of the ATM canopy and on the ATM itself. If the ATM was moved further away from the street and set in the middle of the parking lot, it would be obstructed by the large spruce trees in front of the The Energy Cooperative building coming westbound on Granville Road.

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

This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (150) Property Line Setback in the General Office District

### Required Documents

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

- A. Original Application
- B. List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. **Number the parcel list. This will correspond with the Tax Map in C below.**
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- H. Additional documentation at the discretion of the applicant for support of the Appeal

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

Z-2022-0118  
Zoning Application #

22-23  
BZA Appeal #

  
\_\_\_\_\_  
(Owner/Applicant Signature)

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

appeared Jay Bernard who, by me being duly sworn, says that he is the  
(Applicant's name)

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

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 28<sup>th</sup> day of July, 2022

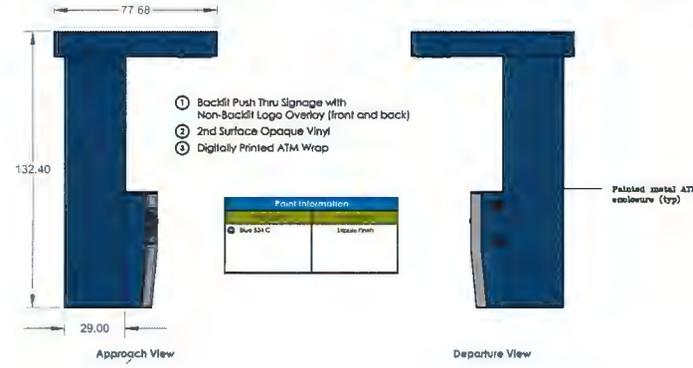
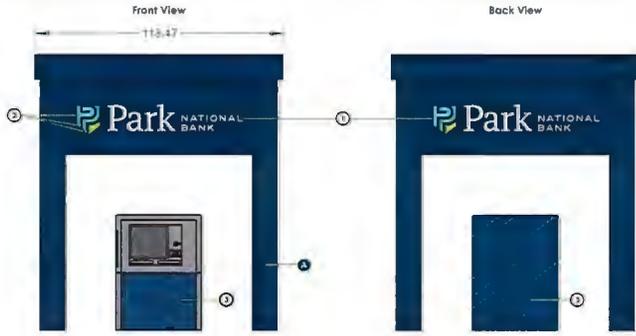
  
\_\_\_\_\_  
(Notary Public signature)



ELIZABETH A GILLAND  
Notary Public  
State of Ohio  
My Comm. Expires  
December 13, 2025

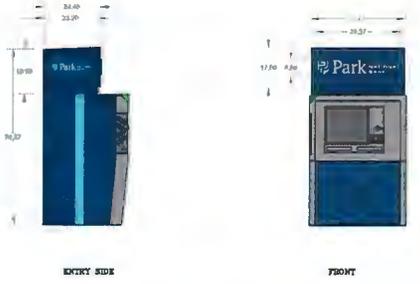
DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rev'd. Date: _____ Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>8/11/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

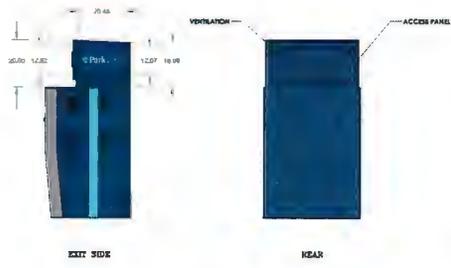


- ① Backlit Push Thru Signage with Non-Backlit Logo Overlay (front and back)
- ② 2nd Surface Opaque Vinyl
- ③ Digitally Printed ATM Wrap

Panel Information	
② Blue 534 C	Opaque Finish



**ATM ELEVATIONS**  
SCALE: 1/2" = 1'-0"



**SIGNAGE CALCULATIONS**

ATM TOPPER FRONT	- 0.53 X 6.94	= 3.68 S.F.
ATM TOPPER SIDES	- 1.00 X 1.7 X 2	= 3.07 S.F.
NEW CLARIFY	- 6.00 X 1.20 X 2	= 14.40 S.F.
<b>TOTAL NEW SIGNAGE</b>		<b>21.15 S.F.</b>



**SITE PLAN**  
SCALE: 1" = 40'-0"

**ARCHITECTURE**  
www.biggedesigns.com  
131 E. Commerce St.  
Middletown, OH 43041  
biggedesignsinc@gmail.com  
P: 248.886.4490

Chris Biggers, NCARB  
LIC.  
EXP.

Project Location:  
**PARK NATIONAL BANK**  
Dugway ATM  
1486 Grandville Road  
Newark, OH 43055

REVISIONS

Prepared for:  
**PARK NATIONAL BANK**  
50 North Third St.  
Newark, OH 43055

**OptiVia**  
Bank Equipment Services

NO.	DATE	DESCRIPTION
70802		SEE PLAN

C001



**CITY OF NEWARK  
ENGINEERING & ZONING**

Zoning Application # BZA-22-26  
BZA Appeal #

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

**Owner**

**Name:** Matthew and Savannah Schwartz

**Telephone:** 614 832 6295

**Address:** 553 Mt Vernon Rd Newark OH, 43055

**E-mail:** schwartz.matthew.e@icloud.com

**Applicant**

**Name:** Matthew and Savannah Schwartz

**Telephone:** 614 832 6295

**Address:** 553 Mt Vernon Rd Newark OH, 43055

**E-mail:** schwartz.matthew.e@icloud.com

**Lessee**

**Name:** NA

**Telephone:**

**Address:**

**E-mail:**

**Parcel**

**Address of Parcel:** (Number & Street, City, State, Zip)  
Jefferson Rd - Newark, OH

**Auditor's Parcel #:**  
054-264858-00.000

On the North South East West side of the street, between the following intersections:  
Mount Vernon Road and Woods Ave

**Subdivision Name:** Neighborhood - 00701 Newark -- Jefferson Place/Rugland/Roosevelt Terrace

**Lot Number:** Legal Description: 0.215 AC R12 T2 Q4

**Zoning Classification:**

If filling out electronically, click box to display dropdown

RH

**Residential**

If filling out electronically, click box to display dropdown  
(Specify Use): 6 - foot privacy fence

**Notes:** (Optional)

**Appeal**

**The Application is a request to permit the following:**

**Erection**  **Alteration**  **Maintenance**  **Conversion**  **Conditional Use**

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

The owners of parcel # 054-264858-00.000 desire to install a 6-foot privacy fence on their property for the following reasons: 1) Privacy (in ground pool is on the property, and individuals can be seen swimming from the street), 2) Security of the property (from trespassing foot traffic by which the owners have had personal belongings stolen on multiple occasions), and 3) Enhanced curb appeal (where previous significant overgrown weed-like shrubbery was shielding the property from view; and in 2021, the owners cut down and disposed of the shrubbery to improve curb appeal and sought to install a privacy fence in its place).

### Appeal Continued

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

The location of the fence placement is considered the front of the property by the City of Newark's standards, and 6 foot fences are not permitted at the front of a residential property.

**Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Parcel number 054-264858-00.000 (parcel in question) and parcel number 054264852-00.000 (parcel of owner's primary residence) are neighboring plots. Though the plots are technically separate, the owner functionally uses the plots as one singular residential property. As such, the proposed fence location functionally serves as the back of the owner's property, not the front. The owners desire to install a 6-foot privacy fence for the reasons mentioned on the bottom of page 1 of 3 on this application.**

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

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

### Required Documents

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

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

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

Zoning Application #

BZA Appeal #

(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's name)

\_\_\_\_\_ of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Revd. Date: 8/2/22 Paid Date: 8/2/22 Check # (circle one) Check # Amount \$ 50
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	8/11/2022	BRM		
<input type="checkbox"/> Hold		Reason:		

**Fence Construction Plans for Parcel Number 054-246858-00.000**  
*(Includes Appendix A & B)*

**Appendix A:** The below depicts the exact requested placement of the 6-foot fence using the Pictometry available on the Newark City Auditor's Website:

- Fence placement is 2 feet from the sidewalk of Jefferson Road.
- Fence height will be 6 feet tall upon completion.
- Fence is constructed of wood posts and pickets and will be painted with a deep green outdoor exterior paint, which matches the trim of the primary residence on parcel number 054-246852-00.000 (owner's neighboring parcel of primary residence to the parcel in question).



**Appendix B:** The below depicts the before and after images of the front of Parcel # 054-264858-00.000, where the fence construction began.

**Before:**

Previously significant overgrown weed-like shrubbery was shielding the view of the property from the street. *See below for a view of the parcel prior to the shrubbery removal, which is the current picture (as of 6/30/22) on the Licking County Auditor's website.*



**After/Current:**

In the Summer of 2021, the owners removed the weed-like shrubbery substance to enhance curb appeal and improve the property's value and began to install a 6-foot fence in April of 2022. *See below for a more recent picture of the started fence prior to being notified the fence needing zoning approval due to being at the "front" of the property (Note: approximately 1/3 of the pickets were installed after this photo was taken and before notice from the City arrived).*



Petition for 6 ft Fence at Parcel # 054 264858-00.000 (Jefferson Road in Newark, OH)  
Main Property 553 Mt Vernon Rd (054 264852-00.000)



Where Matthew and Savannah Schwartz (owners) of 553 Mt Vernon Road (parcel # 054 264852-00.000) and a connected side plot (parcel # 054 264858-00.000) on Jefferson Road desire to install a 6-foot fence on their property (at the back of their main property and at the "front" of the Jefferson Road side plot) for the following reasons:

- Privacy (in ground pool is on the property, and in the past the pool was visible from the street)
- Security of the property (from trespassing foot traffic by which the owners have had personal belongings stolen on multiple occasions)
- Enhanced curb appeal (see below)

Where the fence placement is at the "front" of parcel # 054 264858-00.000, which is technically a separate address on Jefferson Road, which directly connects to the main property (553 Mt Vernon Road). However, the owners consider the parcel to be part of their main property and view said parcel as the side/back of their property, not the front of their property.

Where previously significant overgrown weed like shrubbery (see below) was shielding the view of the property from the street, but the owners removed the weed like shrubbery substance to enhance curb appeal and improve the property's value and began to install a 6 foot fence.

*See below for a view of the parcel prior to the shrubbery removal, which is the current picture on the Licking County Auditor's website.*





Where the owners ask you to please consider signing this petition in support of the 6 foot fence being installed on the property for the above mentioned reasons.

Note: By placing your name and signature in the chart below, you are indicating your support for this petition and have no objections to the owner in taking a 6 foot fence along the "front" of parcel # 054 264858 00.000

Name	Date	Address	Phone	Signature
STEV RUPP	6-14-22	117 RUGG AVE	15	
Roger Fournell	6-14-22	94 Jefferson	740 975-4659	RIF
John Miller	6-14-22	91 Jefferson	<del>740</del> 977 6882	LL
Daryl Haynam	6-14-22	45 Jefferson Rd	740 <del>368</del> 348 6182	Daryl Haynam

With Many Thanks!  
 Matthew & Savannah Schwartz  
 553 Mt Vernon Rd  
 Newark, OH 43055  
 (614) 832 6295

**Petition for 6 Ft Fence at Parcel # 054-264858-00.000 (Jefferson Road in Newark, OH)  
Main Property - 553 Mt Vernon Rd (054-264852-00.000)**



Where Matthew and Savannah Schwartz (owners) of 553 Mt Vernon Road (Parcel # 054-264852-00.000) and a connected side plot (parcel # 054-264858-00.000 - Jefferson Road) desire to install a 6-foot fence on their property (at the back of their main property, but also at the "front" of the Jefferson Road side plot) for the following reasons:

- Privacy (in ground pool is on the property, and individuals can be seen swimming from the street)
- Security of the property (from trespassing foot traffic by which the owners have had personal belongings stolen on multiple occasions)
- Enhanced curb appeal (see below)

Where the fence placement is at the "front" of parcel # 054-264858-00.000, which is technically a separate address on Jefferson Road, which directly connects to the main property (553 Mt Vernon Road). However, the owners consider the parcel to be part of their main property and view said parcel as the side/back of their property, not the front of their property.

Where previously significant overgrown weed-like shrubbery (see below) was shielding the view of the property from the street, but the owners removed the weed-like shrubbery substance to enhance curb appeal and improve the property's value and began to install a 6-foot fence.

*See below for a view of the parcel prior to the shrubbery removal, which is the current picture on the Licking County Auditor's website.*



See below for a more recent picture of the started fence prior to being notified the fence needing zoning approval due to being at the "front" of the property (Note: approximately 1/3 of the pickets were installed after this photo was taken and before notice from the City arrived).



Where the owners ask you to please consider signing this petition in support of the 6-foot fence being installed on the property for the above-mentioned reasons.

**Note:** By placing your name and signature in the chart below, you are demonstrating your support for this petition and have no objections to the owners installing a 6-foot fence at the "front" of parcel # 054-264858-00.000.

Name	Date	Address	Phone	Signature
STEV RUPP	6-14-20	117 RUGG AVE	740 977 6880	[Signature]
Roger Ferrell	6-14-20	94 Jefferson	740 975-9659	R Ferrell
John Miller	6-14-20	91 Jefferson	740 977 6880	[Signature]
Daryl / Haynam	6-14-20	22 95 Jefferson Rd	740 368 3486182	Daryl J Haynam

With Many Thanks!  
 Matthew & Savannah Schwartz  
 553 Mt Vernon Rd  
 Newark, OH 43055  
 (614) 832 6295



Z-2022-0107  
Zoning Application #

BZA 22-27  
BZA Appeal #

**CITY OF NEWARK  
ENGINEERING & ZONING**

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

**Owner**

<b>Name:</b> Chris Griley	<b>Telephone:</b> 7408143994
<b>Address:</b> 2128 ava lane newark ohio	<b>E-mail:</b> chris.griley@cbrealty.com

**Applicant**

<b>Name:</b> chris griley	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Lessee**

<b>Name:</b> chris griley	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 2116 ava lane newark ohio	<b>Auditor's Parcel #:</b> 054-283476-00.072
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On the North South East West side of the street, between the following intersections:  
and

<b>Subdivision Name:</b> timcyn woods	<b>Lot Number:</b>
---------------------------------------	--------------------

<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown	free standing single family	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use):
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**Notes:** (Optional)

**Appeal**

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

home to be 25ft to curb connecting to morgan run instead of 30ft. home will be 30ft from ava lane curb.

**BZA CASE NO. 22-27**

Date of Review: 8/10/22

**Address of Project:** 2116 Ava Ln

**Current Zoning:** RL

**Project Description:** New 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

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**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

08-33            16        16.8

**Requirement:** In the RL District, the required front yard setback is 30 ft.

**Proposal:**        The applicant proposes to build a new single family dwelling with a 25 ft. setback off Morgan Run.

**Conclusion:**     The proposal does not meet the requirements of the code.

**Appeal Continued**

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

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

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

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

**Required Documents**

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

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

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

Zoning Application #

22-27  
BZA Appeal #

\_\_\_\_\_  
(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's name)

\_\_\_\_\_ of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
(Notary Public signature)

**DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY**

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>8/4/22</u> Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>8/11/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

115'

parcel 054-283476-00.072

30 FT SIDE/ YARD

40.8'

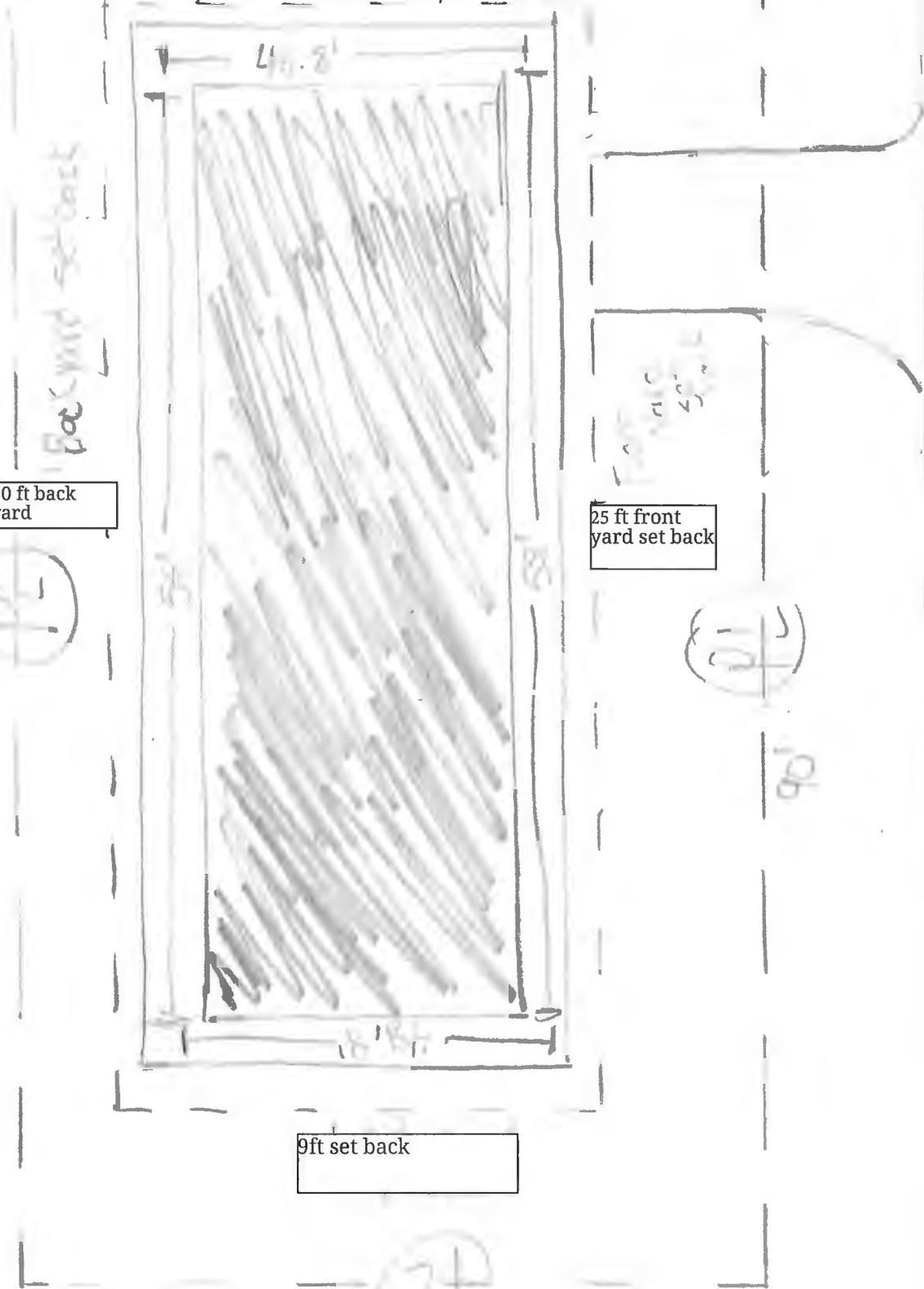
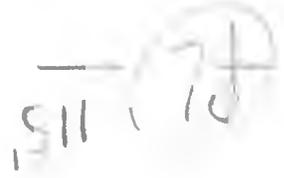
Backyard set back

30 ft back yard

25 ft front yard set back

2116 AVA LANE  
NEWARK OHIO  
newark ohio

9ft set back



**BZA CASE NO. 22-28**

Date of Review: 8/10/22

**Address of Project:** 10 N Cedar St

**Current Zoning:** CSI

**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**

08-33            88        88.2

**Requirement:** In the CSI District, front yard fences are restricted to 4 ft. in height.

**Proposal:**        The applicant proposes to erect a 7' tall courtyard style fence along N Cedar St. and E Main St.

**Conclusion:**     The proposal does not meet the requirements of the code.



Zoning Application # \_\_\_\_\_ BZA Appeal # B2A-22-28

**CITY OF NEWARK  
ENGINEERING & ZONING**

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

**Owner**

**Name:** Diocese of Columbus - Blessed Sacrament      **Telephone:** 740-345-4290  
**Address:** 394 East Main Street      **E-mail:** trevor@blsac.net

**Applicant**

**Name:** Blessed Sacrament      **Telephone:** 740-345-4290  
**Address:** 394 East Main Street Newark, Ohio 43055      **E-mail:** trevor@blsac.net

**Lessee**

**Name:**      **Telephone:**  
**Address:**      **E-mail:**

**Parcel**

**Address of Parcel:** (Number & Street, City, State, Zip)      **Auditor's Parcel #:**  
10 N. Cedar Street Newark, Ohio 43055      202103030006576

On the North South East West side of the street, between the following intersections:  
East Main      and      Cedar

**Subdivision Name:** Charles G Pennys      **Lot Number:** 45 & 46

**Zoning Classification:**      **Proposed Use:**  
If filling out electronically, click box to display dropdown      If filling out electronically, click box to display dropdown  
CST      (Specify Use):

**Notes:** (Optional)  
This parcel is for the old United Methodist Church property that we purchased and demolished. Due to the increased neighborhood foot traffic and homeless to ensure the safety and security of our students, parishioners and staff we would like to fence in our campus with 7ft courtyard style fencing. See attached pictures

**Appeal**

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

### Appeal Continued

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

Front yard Fence cannot exceed 4' in height

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?  Yes  No When?

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

88.2.1

### Required Documents

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

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

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

Zoning Application # \_\_\_\_\_

BZA Appeal # \_\_\_\_\_



(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's name)

\_\_\_\_\_ of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

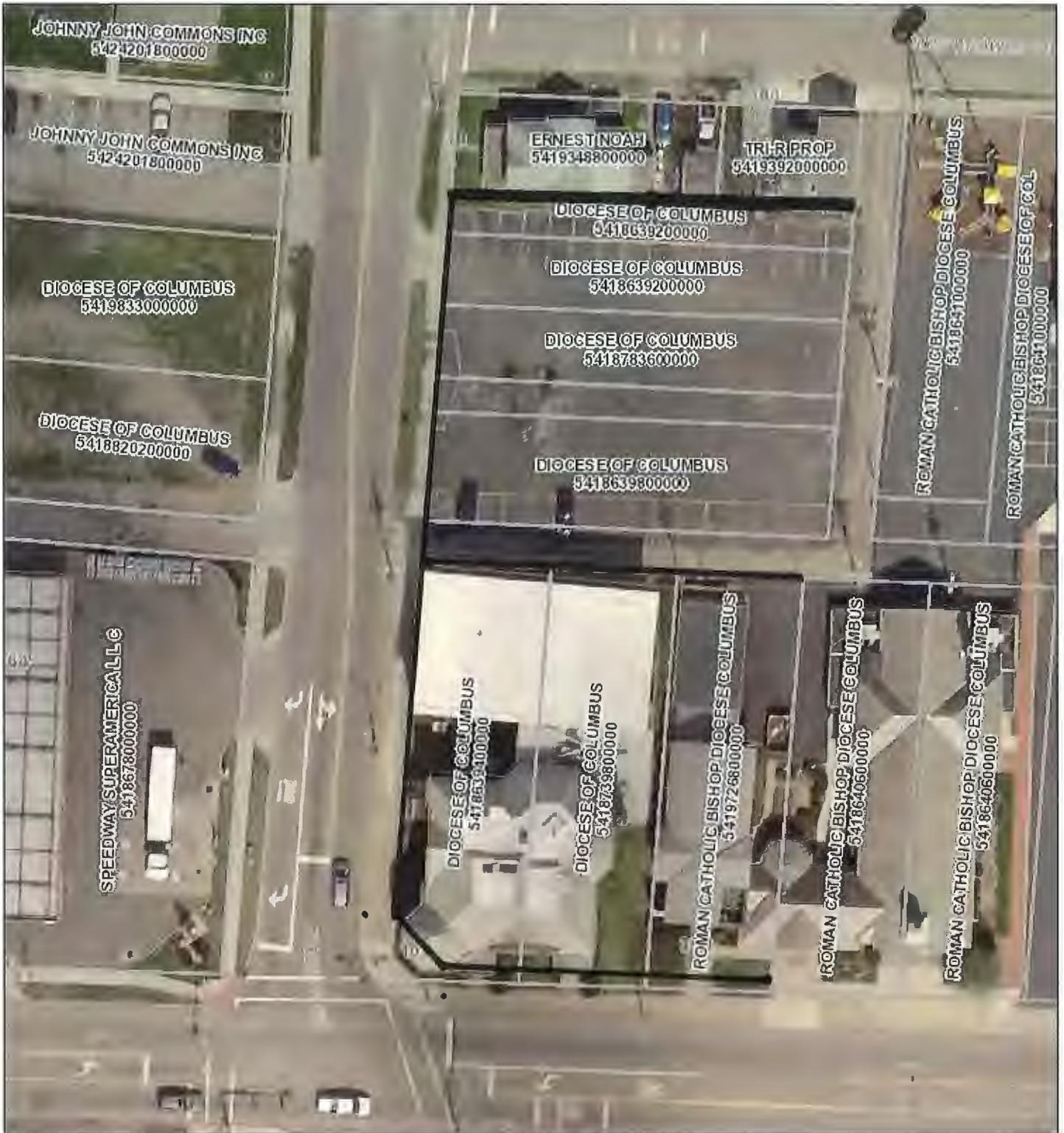
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_

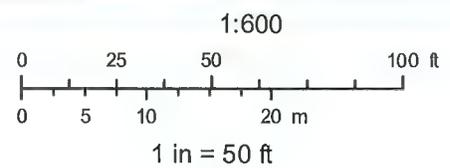
(Notary Public signature)

**DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY**

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: _____ Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	8/11/2012	BAM		
<input type="checkbox"/> Hold		Reason:		



August 5, 2022







**CITY OF NEWARK  
ENGINEERING & ZONING**

Z-2022-0121  
Zoning Application #

BZA-22-29  
BZA Appeal #

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2 10

<b>Owner</b>	
<b>Name:</b> Guy Manos	<b>Telephone:</b> (740) 334-0999
<b>Address:</b> 159 Clouse Ln, Granville OH 43023	<b>E-mail:</b> malclay@roadrunner.com
<b>Applicant</b>	
<b>Name:</b> Same as Owner	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>
<b>Lessee</b>	
<b>Name:</b>	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

<b>Parcel</b>	
<b>Address of Parcel:</b> (Number & Street, City, State, Zip)	<b>Auditor's Parcel #:</b> 5423557200000
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
<b>Subdivision Name:</b>	<b>Lot Number:</b> 7718 & 7719
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown RL	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use):
<b>Notes:</b> (Optional)	

<b>Appeal</b>
<b>The Application is a request to permit the following:</b> Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/> <b>In accordance with the plans filed herewith, describe the building or use:</b>  New Single Family Dwelling

Z-2022-0121  
Zoning Application #

BZA-22-29  
BZA Appeal #

\_\_\_\_\_  
(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's name)

\_\_\_\_\_ of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
(Notary Public signature)

**DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY**

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>8/11/22</u> Paid Date: <u>8/11/22</u> Check Cash (circle one) Check # <u>305</u> Amount \$ <u>50</u>
<input type="checkbox"/> Incomplete				
<input type="checkbox"/> Forward to BZA				
<input type="checkbox"/> Hold		Reason:		

### Appeal Continued

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

Does not meet front Setback requirements

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?  Yes  No When?

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

16.8

### Required Documents

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

- A. Original Application
- B. List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. **Number the parcel list. This will correspond with the Tax Map in C below.**
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- H. Additional documentation at the discretion of the applicant for support of the Appeal

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

PREPARED BY:

# S.A.England Surveying

Phone: 740-323-0644

P.O. Box 1770, Buckeye Lake, Ohio 43008

email: saengland@surveyohio.com

## PLOT PLAN

OWNER: Guy D. Manos

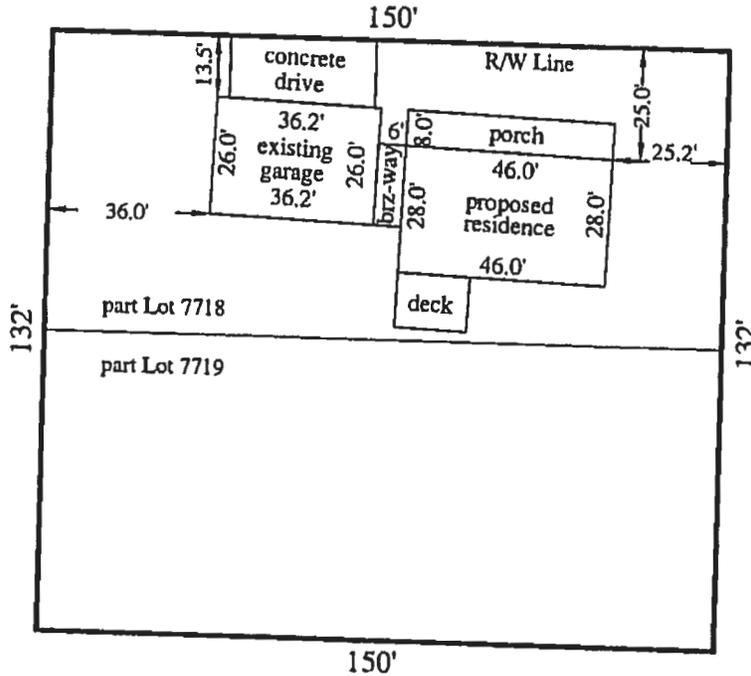
Property Address: 1449 Wright Drive  
Newark, Ohio 43055

PROPERTY DESCRIPTION:

State of Ohio, County of Licking, City of Newark  
part Lot 7718 & part Lot 7719  
C.T. Stevens Allotment  
Plat Book 5, Page 10



WRIGHT DRIVE (50' Wide R/W)



DRAWN BY	S.A.E.
CHECKED BY:	S.A.E.
JOB NO.	3970-2211
DATE:	07/28/22

Map Date: July 28, 2022

