

**PLANNING COMMISSION MEETING
TUESDAY, MARCH 10, 2026 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE FEBRUARY 10, 2026 PLANNING COMMISSION MEETING**

PUBLIC HEARING

- 3. ZONING CHANGE FOR 483 RIDGE AVE., NEWARK, OHIO**
Application Number: PC-25-51
Owner: Samuel Blair
Applicant: Joelle Richardson
Current Zoning: Single-Family Residence, RH-High Density
Proposed Zoning: TFR, Two-Family Residence
- 4. ZONING CHANGE FOR 1509 DITMOOR STROLL, NEWARK, OHIO**
Application Number: PC-26-01
Owner: Donna Thompson
Applicant: Connie Klema
Current Zoning: Currently being annexed from Newark Twp. to City of Newark
Proposed Zoning: Single-Family Residence, RM-Medium Density

OLD BUSINESS

There is none this meeting.

NEW BUSINESS

There is none this meeting.

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 14, 2026, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY, MARCH 16, 2026, 4:30 P.M.

BY: Braeae COST Olive, Ingrid ORDINANCE NO. 26-01

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 483 RIDGE AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-192894-00.000, FROM THAT OF SINGLE-FAMILY RESIDENCE RH-HIGH DENSITY ZONING DISTRICT TO TFR TWO-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 TFR TWO-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

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

KNOW ALL MEN BY THESE PRESENTS, that **Anthony Scott McCartney, married,** of Licking County, for valuable consideration paid, grant(s), with general warranty covenants, to **Samuel R. Blair and Rebekah M. Blair**

whose tax mailing address is 257 Summit St., Newark OH 43055

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

Being Lot Number Three Thousand Nine Hundred Forty-Six - A (3946A) of Augustus 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. Re-platted as Instrument No. ~~XXXXXXXXXXXX~~ 202102110004673

Parcel No.: 054-192894-00.000

Property Address: 483 Ridge Avenue, Newark, OH 43055

Prior Instrument Reference: Recorded as Instrument Number 202008050019666, 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.

Bethany Leigh McCartney, spouse of grantor, releases all rights of dower therein.

Executed this 30th day of Sept, 2024.

DESCRIPTION

APPROVED FOR ZONING PURPOSES

by [Signature]
Div. of Engineering
City of Newark, Ohio
State of Ohio
County of Licking

[Signature]
Anthony Scott McCartney

[Signature]
Bethany Leigh McCartney

The foregoing instrument was acknowledged before me freely this 30th day of Sept, 2024 by Anthony Scott McCartney and Bethany Leigh McCartney.



WENDY S MILLER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 12-13-2026

[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

First American Title File Number: 2808387NE



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-25-51
 Date Received: 12-22-25
 Received by: J Kemp
 Amount Due: \$300.00
 Paid By: (circle one)
 Check # 2075 Cash
 Receipt # 6458407

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 3/13

District Change District Establishment (Newly Annexed)

Owner

Property Owner: SAMUEL ROBERT BLAIR Telephone: 614 778 3479
 Address: 257 SUMMIT ST. E-mail: bcidesign@yahoo.com
 City: NEWARK State: OHIO Zip: 43055 Fax: _____

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

Applicant/Representative

Representative: JOELLE RICHARDSON Same as above Telephone: 614 562 4666
 Address: 6165 BEECHER RD. E-mail: blairconcrete81@yahoo.com
 City: GRANVILLE State: OHIO Zip: 43023 Fax: _____

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

Property Location

Street Address: 483 RIDGE AVE.
 Parcel Tax ID #: 054-192894-00.000 Number of Acres: 0.31
 Lot Number: (if applicable) 3946A Property Platted? Yes No

District Classification

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

Present Zoning District:

- AD Agricultural
- CD Conservation
- CSI Church School Institutional
- DC Downtown
- GB General Business
- GC General Commercial
- GI General Industrial
- GO General Office
- HB High Intensity Business
- LB Limited Intensity Business
- LC Limited Commercial
- LI Limited Industrial
- LO Limited Office
- MB Medium Intensity Business
- MFC Multi-Family Condo
- MFH Multi-Family High Rise
- MFR Multi-Family Residence
- Overlay Historic
- Planned Unit Development
- RMH Single-Family Residence Manufactured Home
- Single-Family Residence (Circle one)
 RS-Suburban RL-Low Density RM-Medium Density RH-High Density
- RZL Single-Family Residence Zero Lot Line
- SFC Single-Family Condo
- TFR Two-Family Residence

Proposed Zoning District:

- AD Agricultural
- CD Conservation
- CSI Church School Institutional
- DC Downtown
- GB General Business
- GC General Commercial
- GI General Industrial
- GO General Office
- HB High Intensity Business
- LB Limited Intensity Business
- LC Limited Commercial
- LI Limited Industrial
- LO Limited Office
- MB Medium Intensity Business
- MFC Multi-Family Condo
- MFH Multi-Family High Rise
- MFR Multi-Family Residence
- Overlay Historic
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- RMH Single-Family Residence Manufactured Home
- Single-Family Residence (Circle one)
 RS-Suburban RL-Low Density RM-Medium Density RH-High Density
- RZL Single-Family Residence Zero Lot Line
- SFC Single-Family Condo
- TFR Two-Family Residence

Property Use

Present Use:

EMPTY LOT

Proposed Use:

NEW DUPLEX

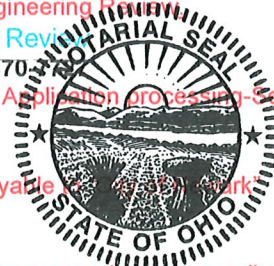
Additional Comments

Reason For Request:

I WOULD LIKE TO BUILD A TRUE SIDE BY SIDE DUPLEX

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) 670-7516
Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing - See Office of Planning and Zoning.
- 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 Newark City.
- 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: Samuel R Blair Date: 12-12-2025

Sworn and subscribed before me this 12th day of December, 2025

My Commission Expires: 5/11/2029
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: [Signature] Date: 1/12/2026

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: _____

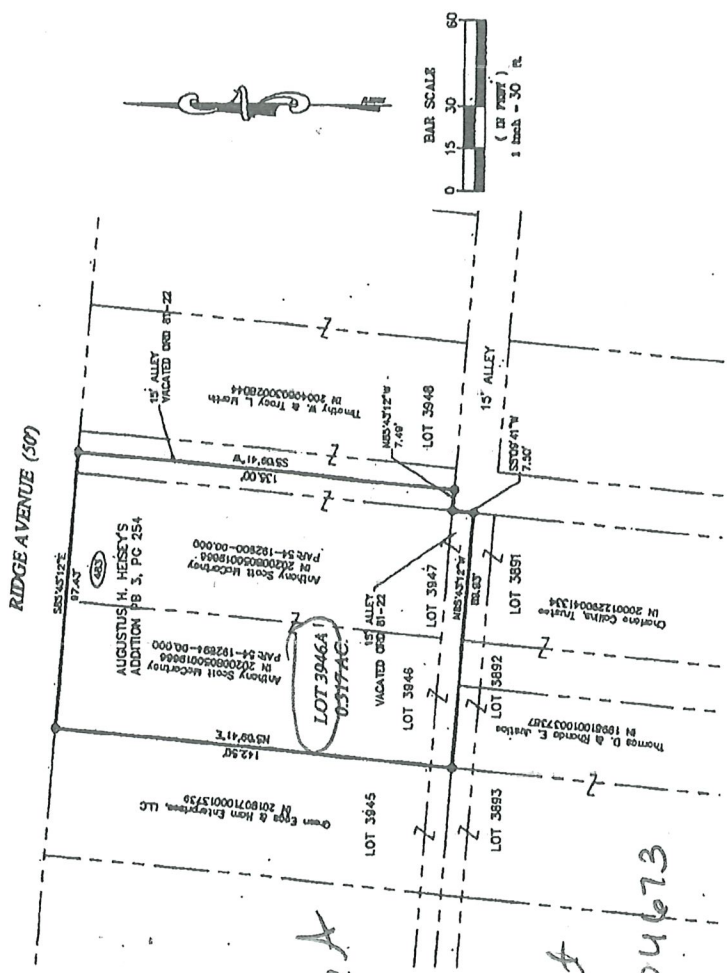
After Planning Commission Recommendation:

- 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.

Heading

AUGUSTUS H. HEISEY'S ADDITION REPLAT OF LOTS 3946 & 3947

SITUATED IN 4TH QTR., TWP. 2N, RNG. 12W, USMIL
THE CITY OF NEWARK, LICKING COUNTY, OHIO



CERTIFICATE OF ACCURACY

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SURVEYING LAWS OF THE CITY OF NEWARK, COUNTY OF LICKING AND STATE OF OHIO GOVERNING SURVEYS OF THIS KIND. I HAVE BEEN THOROUGHLY AND CAREFULLY AND CORRECTLY RECHECKED THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, AND MATERIAL ARE CORRECTLY SHOWN.



PREPARED BY: WILLIS ENGINEERING & SURVEYING
 REG. SURVEYOR NO. 7396, TODD D. WILLIS
 NOVEMBER, 2020

DEDICATION

SITUATED IN THE 4TH QTR., TWP. 2N, RNG. 12W, USMIL, CITY OF NEWARK, LICKING COUNTY, OHIO AND BEING ALL OF LOTS 3946 & 3947, AND HALF THE ADJACENT VACATED ALLEYS, OF AUGUSTUS H. HEISEY'S ADDITION, AS RECORDED IN PLAT BOOK 3, PAGE 254 OF THE PLAT RECORDS, AS CONVEYED TO ANTHONY SCOTT MCCARTHEY IN INSTRUMENT NUMBER 20200650018668, ALL THE RECORDS OF LICKING COUNTY RECORDER.

THE UNDERSIGNED OWNER OF THE LANDS HEREBY PLATTED, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE "AUGUSTUS H. HEISEY'S ADDITION" REPLAT OF LOTS 3946 & 3947 AS SHOWN HEREON, HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED, AND MAPPED.

STATE OF OHIO

Anthony Scott McCarthey
 Anthony Scott McCarthey
 Witness: *Erin Guerner*

BEFORE ME, A NOTARY IN AND FOR SAID STATE, PERSONALLY APPEARED ANTHONY SCOTT MCCARTHEY, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET HAND AND AFFIXED BY OFFICIAL SEAL OF MY OFFICE.
 MY COMMISSION EXPIRES MARCH 13, 2023

APPROVALS

THE ENGINEERING DEPARTMENT OF THE CITY OF NEWARK, OHIO, HEREBY APPROVES THE LAYOUT OF "AUGUSTUS H. HEISEY'S ADDITION REPLAT OF LOTS 3946 & 3947" TO FORM LOT 3946A
 THIS 27 DAY OF November, 2020.

Dei Rus
 CITY ENGINEER
 CITY OF NEWARK, OHIO

THE PLANNING DEPARTMENT OF THE CITY OF NEWARK, OHIO, HEREBY APPROVES THE LAYOUT OF "AUGUSTUS H. HEISEY'S ADDITION REPLAT OF LOTS 3946 & 3947" TO FORM LOT 3946A
 THIS 3 DAY OF February, 2021

Dei Rus
 CITY OF NEWARK, CHAIRMAN OF PLANNING COMMISSION
 CITY OF NEWARK, SECRETARY OF PLANNING COMMISSION

CERTIFICATE OF RECORD

TRANSFERRED THIS 11 DAY OF Feb 2020
Michael J. Smith, Sr.
 AUDITOR, LICKING COUNTY, OHIO
 FILED FOR RECORD THIS 11 DAY OF February 2020 AT NEWARK (AM-PM)
Bryson Long
 LICKING COUNTY RECORDER



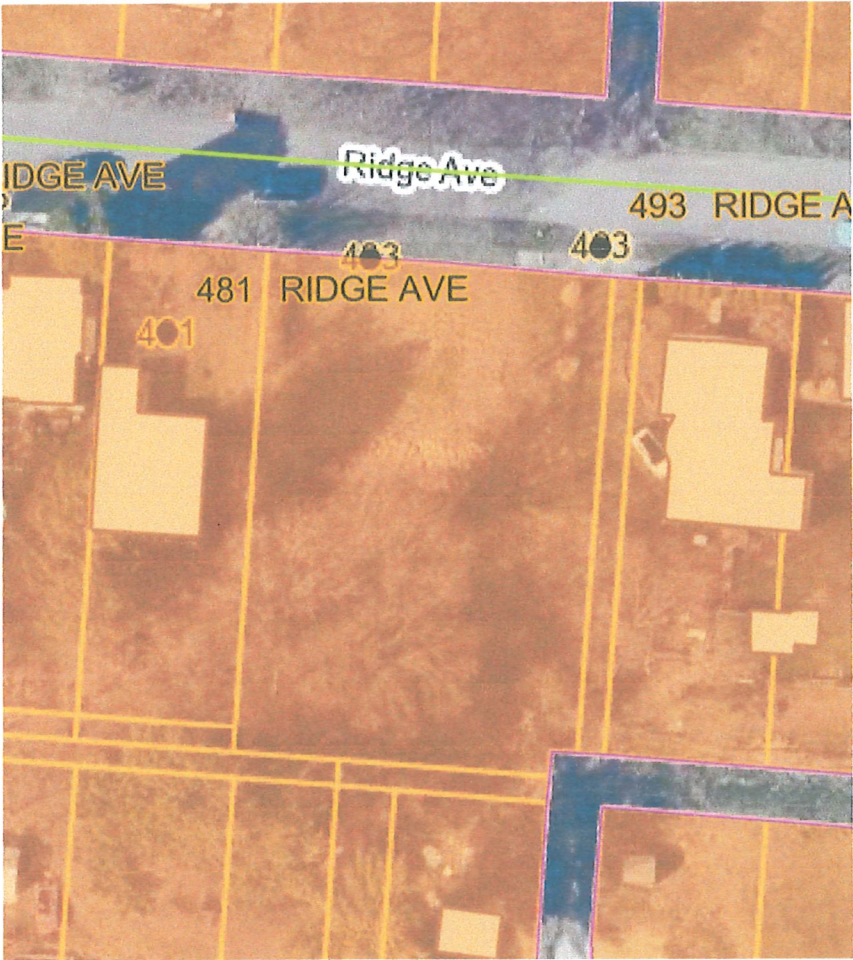
LEGEND
 O 5/8" Dia. Iron Pin Found
 @ Iron Pin, Set 5/8" Dia x 30" L, color = Gray to Cop
 (S) PROPERTY ADDRESS

Lot 3946A
 ref.
 Replat
 20210211004673

EXISTING ZONING CONDITIONS



EXISTING CONDITIONS NO STRUCTURES



NEW CONCRETE SIDE WALKS
AND APPROACHES

481

483

483

45

GRASS

PARK

97.43

GRASS

PARK

15

45

PROPOSED
IMPROVEMENTS

NEW STRUCTURE

DECK

DECK

- * 1,000 SF PER SIDE DUPLEX
- * 2 BEDROOM 2 BATHROOM EACH

GREEN EGGS & HAM ENTERPRISES LLC
201907100013739
0

142.5

BLAIR, SAMUEL R
BLAIR, REBEKAH M
202410020017370
.317

MARTIN, TIMOTHY W
MARTIN, TRACY L
200406060028044
0

581

135

135

LOWER ELEVATION

3945

3946A

3948

89.93

7.5

3893

3892

3891

16

RIDGE AVE. NOTES

481

483

493

45

97.43

15

45

GREEN EGGS & RAM ENTERPRISES LLC
201907100013739
0

142.5

BLAIR SAMUEL R
BLAIR REBEKAH M
202410020017370
317

135

MARTIN, TIMOTHY W
MARTIN, TRACY L
200408030028044
0

135

135

3945

3546A

89.93

7.49

3548

3893

3892

16





3891



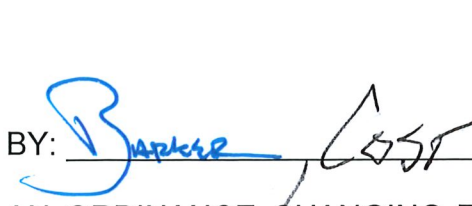
483 RIDGE AVE
 JANUARY 30, 2026



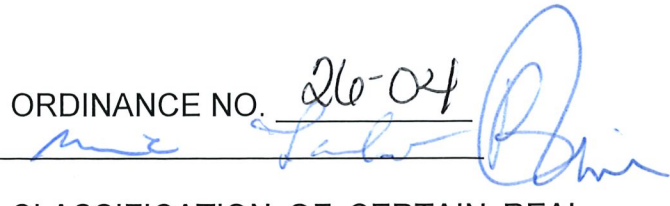
Legend

-  PROPOSED VARIANCE
-  PROPOSED VARIANCE WITHIN 300FT
-  BUILDINGS
-  PARCELS

BY:



ORDINANCE NO.

26-04


AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 1509 DITMOOR STROLL, A PROPERTY CURRENTLY BEING ANNEXED FROM NEWARK TOWNSHIP TO THE CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #058-291228-00.000, TO SINGLE-FAMILY RESIDENCE RM-MEDIUM DENSITY 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 TO SINGLE-FAMILY RESIDENCE RM-MEDIUM DENSITY 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 OF 0.9 ACRE
FOR ANNEXATION FROM THE TOWNSHIP OF NEWARK
INTO THE CITY OF NEWARK
OCTOBER 09, 2025**

Situated in the State of Ohio, County of Licking, Township of Newark, being part of Lot No. 4 in Chilcotes' Little Farms Allotment, as the same is shown upon the plat of said allotment and recorded in Plat Book 4, Page 102 of the plat records of Licking County, Ohio, and being all of the property conveyed to Donna J. Thompson of record in Official Record 196, Page 730 and Instrument Number 201410240020946 (APN 058-291228-00.000), all references being of the Licking County Recorder's Office, unless noted otherwise, and described as follows:

Beginning at the southeast corner of said Lot No. 4, the same being the southeast corner of said Thompson tract, in the centerline of Goosepond Road and in an existing City of Newark corporation line as recorded in Plat Book 6, Pages 1-5 (Ord. No. 55-103);

Thence, along said centerline and existing corporation line, the same being the south line of said Lot 4 and Thompson tract, in a Westerly direction, approximately 157 feet to the southwest corner of said Thompson tract, the same being the southeast corner of that tract conveyed to Elizabeth A. Vaughn of record in Instrument Number 201204260009204;

Thence, along the west line of said Thompson tract, the same being the east line of said Vaughn tract, in a Northerly direction, approximately 262 feet to a common corner thereof, in the south line of that tract conveyed to Pamela S. Rittenhouse of record in Instrument Number 200508100024670;

Thence, along the north line of said Thompson tract, the same being the south line of said Rittenhouse tract, in a Easterly direction, approximately 157 feet to a common corner thereof, in the east line of said Lot 4 and the west right-of-way line of Dit Moor Stroll (33 feet wide);

Thence, along the east line of said Thompson tract, the same being the east line of said Lot 4 and west right-of-way line of Dit Moor Stroll (33 feet wide), in a Southerly direction, approximately 262 feet to point of beginning, containing 0.9 acre, more or less.

Subject to all legal easements, rights-of-way, conditions and restrictions. This description is based on existing Auditor's and Recorder's, Licking County, Ohio, record information and is to be used for annexation purposes only and is not a survey based on OAC 4733-37.

John C. Dodgion
JOHN C. DODGION, P.S. 8069



2025 Projects\897601 - 1509 Dit moor Stroll Annexation

APPROVED FOR FILING
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 # P-26-01
 Date Received: 1-9-2026
 Received by: P. Kemp
 Amount Due: \$300.00 ✓
 Paid By: (circle one)
 Check # 1543 Cash
 Receipt # 0458411

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input type="checkbox"/> District Change		<input checked="" type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>DONNA J. THOMPSON</u>		Telephone: <u>740 975 3801</u>	
Address: <u>1509 PITMOOR STROLL</u>		E-mail: <u>djt1509@gmail.com</u>	
City: <u>NEWARK</u>	State: <u>OHIO</u>	Zip: <u>43055</u>	Fax: <u>N/A</u>
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative: <u>CONNIE J. KLEMA ATTORNEY</u>		Same as above <input type="checkbox"/>	Telephone: <u>614 374 8488</u>
Address: <u>PO BOX 991</u>		E-mail: <u>cklemaattorney@gmail.com</u>	
City: <u>PATASKA</u>	State: <u>OHIO</u>	Zip: <u>43062</u>	Fax: <u>N/A</u>
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: <u>1509 DITMOOR STROLL</u>			
Parcel Tax ID #: <u>058-291228-06.000</u>	Number of Acres: <u>0.9 ACRES</u>		
Lot Number: (if applicable) <u>4</u>	Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
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 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 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	

CURRENTLY
 BEING
 ANNEXED
 FROM
 NEWARK TWP
 to
 City of Newark
 (R-1 ZONED
 IN TWP)

PC-26-01

Property Use

Present Use:

Single Family Residence

Proposed Use:

Single Family Residence

Additional Comments

Reason For Request:

ANNEXATION

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.
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- 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: Donna J. Thompson Date: Dec 17, 2025

Sworn and subscribed before me this 17 day of December

My Commission Expires: 4/2/28

MSH



HUNTER HALL
Notary Public
State of Ohio
My Comm. Expires
April 2, 2028

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Engineering Signature: Ben R. [Signature] Date: 1/20/2026

Comments/Conditions: DESCRIPTION APPROVED FOR ZONING MAPS

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.

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

Map

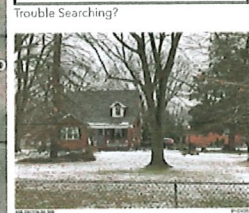
- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values

Help
Login



FIND YOUR PARCEL

Owner



058-291228-00.000
 THOMPSON DONNA J
 1509 DITMOOR STROLL
 NEWARK, OH 43055

Acres: 0.94
 LOT 4 PT .00A
 CHILCOTES' LITTLE
 FARMS ALLOTMENT

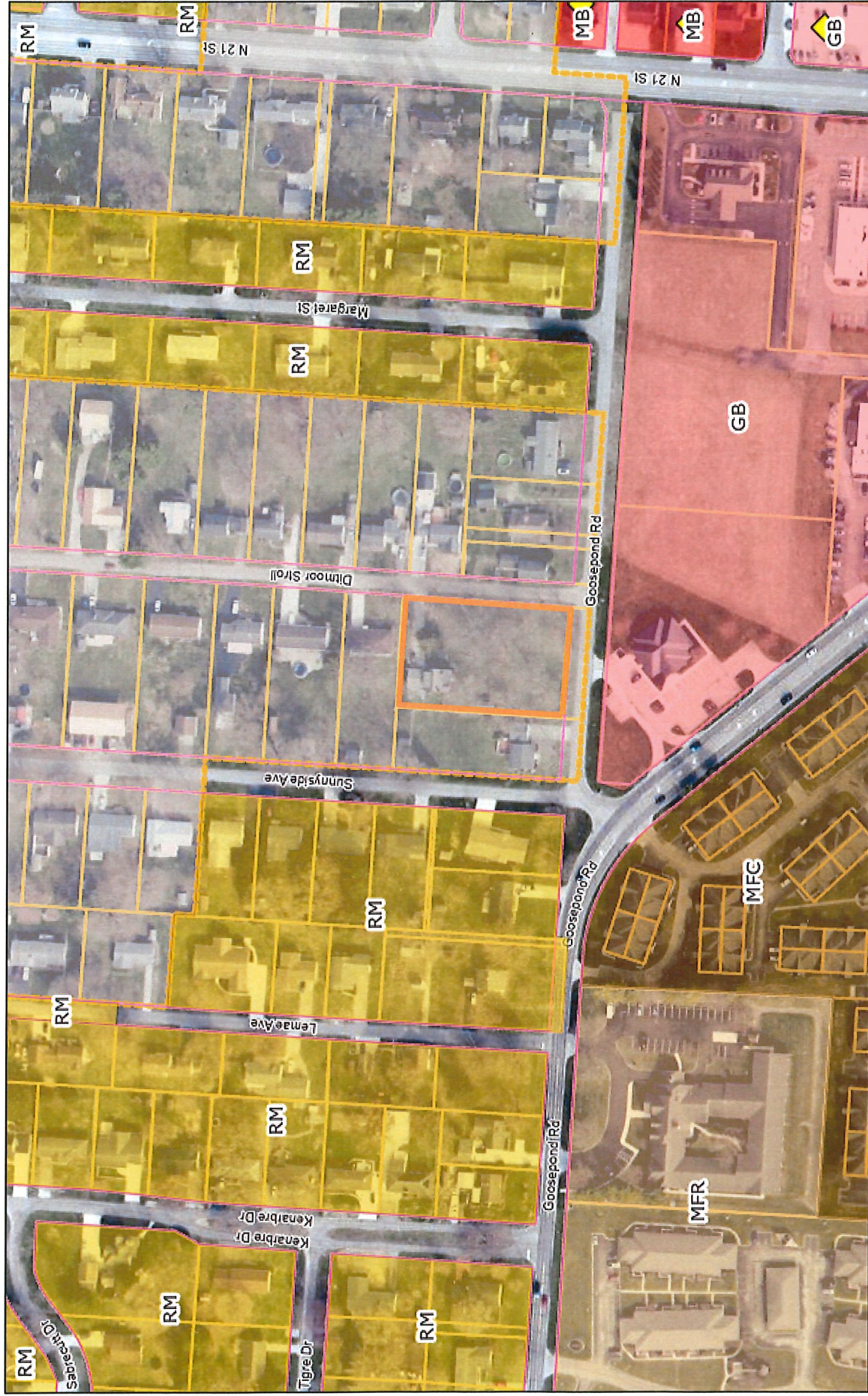
Land: \$55,000
 Improv: \$151,500
 Total: \$206,500

Transfer Date: 10/24/2014
 Amount: \$0
 Conveyance: 99999
 Valid Sale: No

Homestead: No
 Owner Occ: **Yes**

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

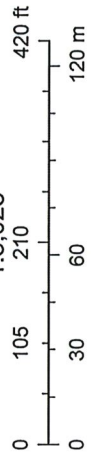
Zoning Establishment - 1509 Ditmoor Stroll

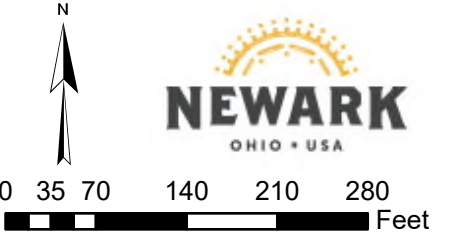


1/20/2026, 2:25:57 PM

- Board of Zoning Appeals Variance
- Zoning Classification
 - RM - Medium Density Single Family Residence District
 - MFR - Multi-Family Residence District
 - MFC - Multi-Family Condominium District
 - GB - General Intensity Business District
- MB - Medium Intensity Business District
- ROAD_RIGHT_OF_WAY
 - Local Roads
- LAND_CITY_LIMITS
- LAND_PARCELS
- LAND_TWP_CURRENT
 - Newark/Aerial
 - Red: Red
 - Green: Green
 - Blue: Blue

1:3,023





1509 DITMOOR STROLL

JANUARY 28, 2026

- Legend**
- PROPOSED VARIANCE
 - PROPOSED VARIANCE WITHIN 300FT
 - BUILDINGS
 - PARCELS
 - CITY LIMITS