

BOARD OF ZONING APPEALS MEETING
THURSDAY, MAY 26, 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**
- 4. NEW BUSINESS**

APPLICATION BZA-22-08

Applicant: Jessie Porter
Owner: Titus Porter
Location: 109 Roe
Project: Fence
Reference: 88.1

APPLICATION BZA-22-09

Applicant: Troy Boyce
Owner: Troy Boyce
Location: 145 S Clinton St
Project: Fence
Reference: 88.1

APPLICATION BZA-22-10

Applicant: Josh Darfus
Owner: Darfus Real Estate Management LLC
Location: 398-400 Mt Vernon Rd
Project: Post Frame Retail Building
Reference: 46.8

APPLICATION BZA-22-11

Applicant: Melisa Bay
Owner: Cottage Barbershop LLC
Location: 401 Franklin Ave
Project: Storage Pods
Reference: 86.3.1

APPLICATION BZA-22-12

Applicant: Ryan Badger
Owner: BA Johnson Holdings LLC
Location: 55 Builders Ln
Project: Building Addition
Reference: 125.3.2

APPLICATION BZA-22-13

Applicant: Nancy Nighland
Owner: Nancy Nighland
Location: 273 N Heather Dr
Project: Fence
Reference: 88.1

APPLICATION BZA-22-14

Applicant: John Griley
Owner: John Griley
Location: 910 Hawthorne Ln
Project: New Single Family Dwelling
Reference: 16.8

APPLICATION BZA-22-15

Applicant: Ryan Badger
Owner: Hope Timber Properties LLC
Location: 161 Union St
Project: Office Building
Reference: 66.8

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, JUNE 23, 2022, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JUNE 1, 2022, 4:30PM.

5. ADJOURNMENT



Ref. # ASP-2022-00059 BZA-22-08
Zoning Application # 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

Name: Titus Porter	Telephone: 740-616-6825
Address: 109 Roe Avenue	E-mail: Titus isa beast@gmail

Applicant

Name: Jessie Porter	Telephone: 740-641-6681
Address: 109 Roe Ave	E-mail: JTS Porter 16@gmail.com

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 109 Roe Ave Newark, Ohio 43055	Auditor's Parcel #: 002 054-189810-00000
--	--

On the North South East West side of the street, between the following intersections:
Roe and Russel

Subdivision Name:	Lot Number: N/A
-------------------	-----------------

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

Notes: (Optional) Safety for my children and my dog.

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:
6ft privacy fence around side and back yard.
4ft Picket fence around front porch.

Flood: X

Appeal Continued

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

I sit on a corner dead end and they see my house having 2 front yards.

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

People speed down the road passed the stop sign and it prevents my children from playing safely in their grass yard. We live on a dead end with side walk and

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)

6 ft fence along road with grass curb and side walk acting as a buffer between fence and Road.

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-22-08
BZA Appeal #

Jessie Porter
(Owner/Applicant Signature)

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

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

owner/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.



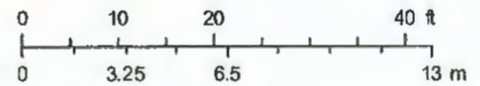
Sworn to before me this 2nd day of May 2022
POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 5/11/2024
[Signature]
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY				
Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/2/22</u> Paid Date: <u>5/2/22</u> Check <input type="checkbox"/> Cash (circle one) Check # <u>Credit Card</u> Amount \$ <u>50.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		



April 12, 2022

1:240



1 in = 20 ft

Red - Zoning Approved

~~Blue~~ - 6ft privacy

~~Green~~ - 4ft picket



1 inch = 75 feet
MAY 5, 2022

145 Clinton St

Legend

- Building Outlines
- Proposed Variance
- PARCELS
- Proposed Variance within 200ft



Ref. # ASP-2022-00078
Zoning Application #

BZA-22-09
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

Name: Troy L Boyce	Telephone: 301 300 2522
Address: 318 N 11 th St Newark, OH 43055	E-mail: troyboyce@hotmail.com

Applicant

Name: Troy L Boyce	Telephone: 301 300 2522
Address: 318 N 11 th St Newark, OH 43055	E-mail: troyboyce@hotmail.com

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 145 S Clinton St. Newark, OH 43055	Auditor's Parcel #: 5427935400000
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: Clinton St. and St. Clair St.	
Subdivision Name:	Lot Number: 472
Zoning Classification: If filling out electronically, click box to display dropdown Residential RH	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Vehicle Parking: Temp Hbg

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:

Appeal Continued

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

THE STRUCTURE IS A 6' FENCE SURROUNDING THE ENTIRE PROPERTY

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

THE AREA OF MY PROPERTY HAS HEAVY CRIME AND DRUG ACTIVITY. THE FENCE IS FOR EXTRA SECURITY MEASURES

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

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

ARTICLE 88.1 SECTIONS 1-3

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-22-09
BZA Appeal #

[Signature]
(Owner/Applicant Signature)
Hickory County in the State of Ohio

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

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

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

that the statement of facts contained herein above is true.

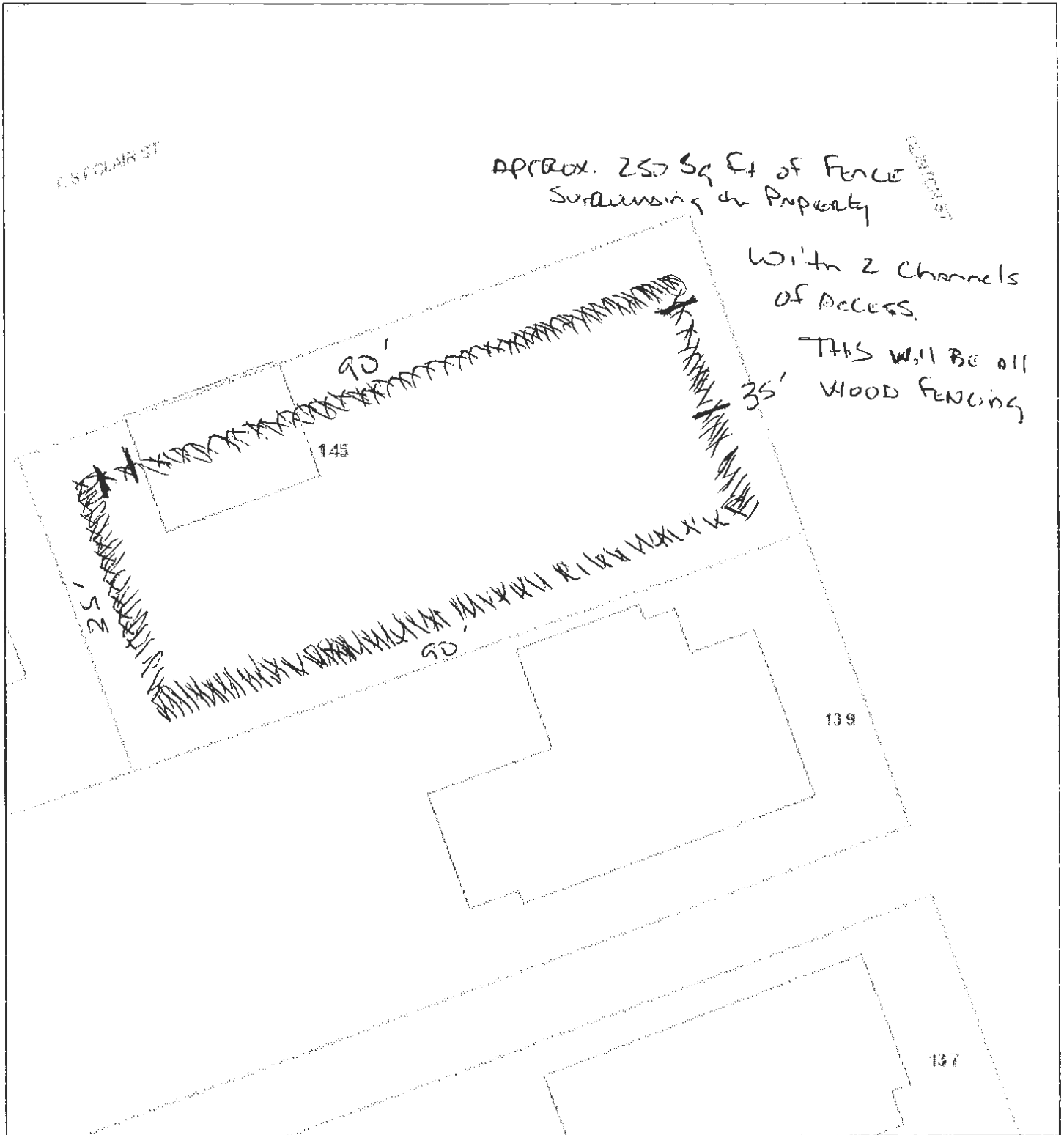
Subscribed and sworn to before me this 27th day of April 2022

Michelle Lynne Butler
(Notary Public signature)



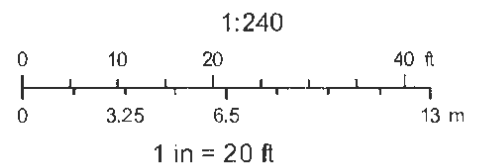
DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>4/29/22</u> Paid Date: <u>4/29/22</u> Check Cash (circle one) Check # <u>MO 91082138-04</u> Amount \$ <u>50.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>SAM</u>		
<input type="checkbox"/> Hold		Reason:		



April 27, 2022

~11 ACRES
4791.6 Sq Ft





1 inch = 100 feet

MAY 5, 2022

145 Clinton St



Legend

- Stream
- City Boundary
- Streets
- Proposed Variance
- Proposed Variance within 200ft
- PARCELS
- Railroad



Zoning Application #

BZA-22-10

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	
Name: Darfus Real Estate and Management LLC	Telephone: 740-243-3297
Address: 2560 Bethel Road SE., Bremen, Ohio 43107	E-mail: sales@flyovercountrysg.com
Applicant	
Name: Josh Darfus	Telephone: 740-243-3297
Address: 2560 Bethel Road SE, Bremen, Ohio 43107	E-mail: sales@flyovercountrysg.com
Lessee	
Name: N/A	Telephone:
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) 398-400 Mt. Vernon Road, Newark, Ohio 43055	Auditor's Parcel #: 054-270624-00.000
On the <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: Mount Vernon Road and West North Street	
Subdivision Name: N/A	Lot Number: N/A
Zoning Classification: If filling out electronically, click box to display dropdown MB	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Commercial/Retail
Notes: (Optional) Either Mount Vernon Road or West North Street could serve as the front of this property in a desire to alleviate the need for the request of additional variances Mr. Darfus wishes to designate the front of the property to be West North Street.	

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: Post frame construction, steel sided exterior building to be used for retail space. More specifically, a family owned sporting goods retail store.

33% Density

Appeal Continued

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

The setbacks for the property are 40 feet for the rear and 25 feet for the side of the property that adjoins a property that is an R district. Additionally if the Board deems the front of the property to be Mount Vernon Road then the property does not meet the necessary frontage requirements of 75 feet.

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

The code section is clear, "Where, by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property existing on the effective date of this code...the literal enforcement of the requirements would involve practical difficulty or would cause unnecessary hardship the Board may grant a variance." In the present appeal Josh Darfus is seeking a variance for a property that is exceptionally narrow. The property is only 50ft by 100ft. The setbacks in are 25ft on the side for a property that adjoins a R district and 40ft in the rear for a property that adjoins an R district. Due to the dimensions of the lot in question it induces an unnecessary hardship on any property owner wishing to construct a building on the premises.

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

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

Article 46 Section 46.8

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.
- 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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- 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 22-10
BZA Appeal #


(Owner/Applicant Signature)

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

appeared Josh Darius 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

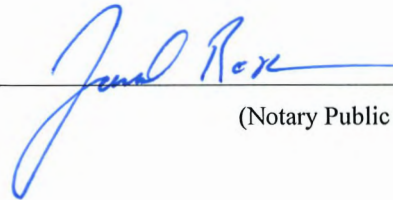
(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 29th day of April

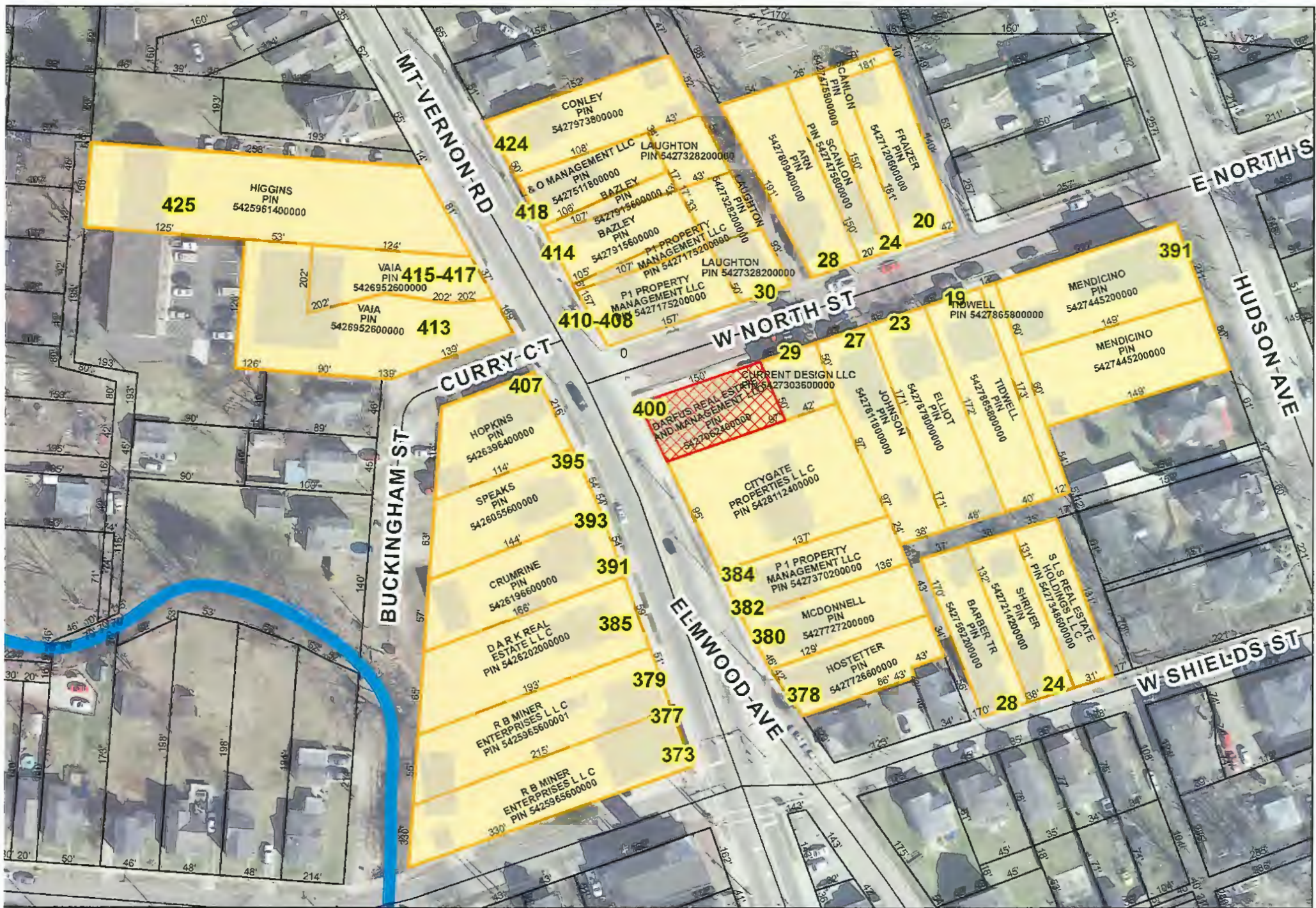


Jarod B. Rose, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC


(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/2/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		Paid Date: <u>5/2/22</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>5569</u>
				Amount \$ <u>50.00</u>



1 inch = 96 feet

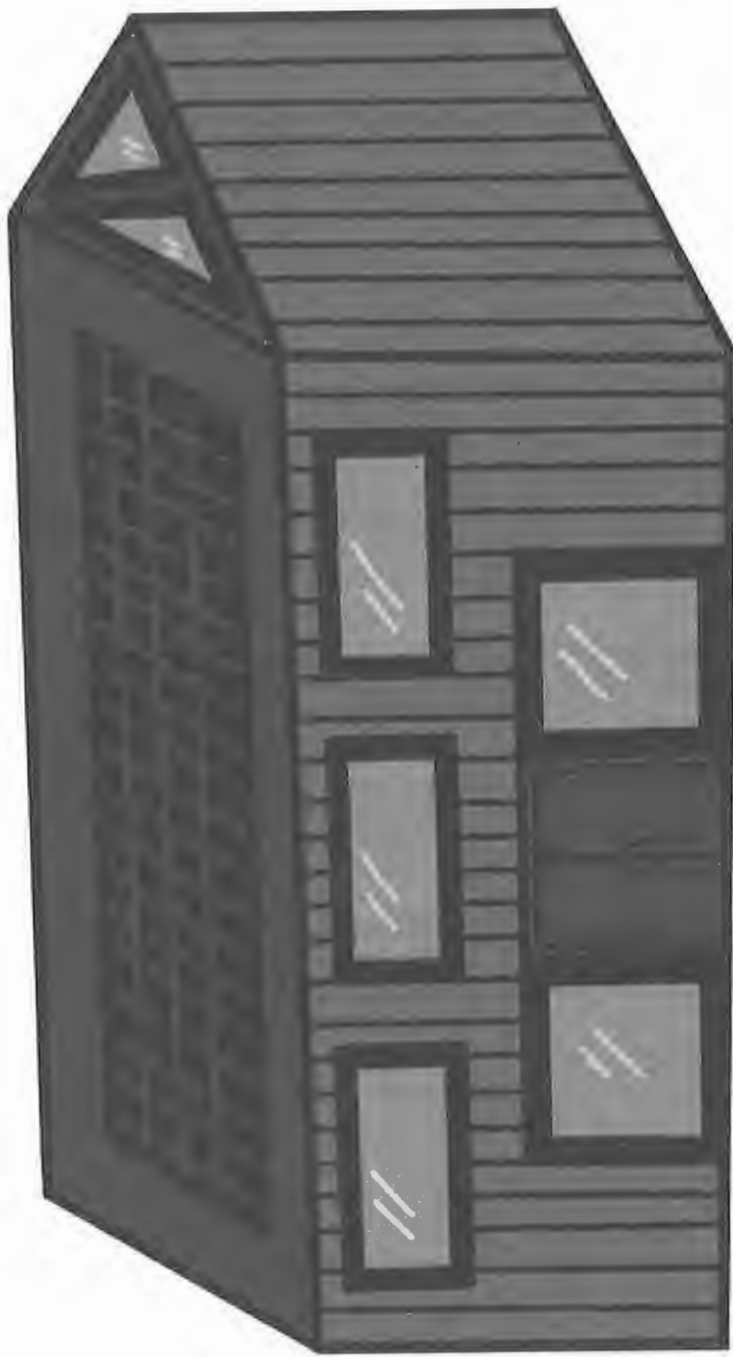
398/400 Mt Vernon Rd

MAY 5, 2022



Legend

- Stream
- Proposed Variance Within 200ft
- Building Outlines
- PARCELS



Mt. Vernon Rd.

North St.

Joshua Darfus Zoning Variance Application Addendum

Included as an additional document a street-view photo of the former building located on the premise of 398-400 Mt. Vernon Road in Newark, Ohio. The street view of said property is included for the Boards' reference to assist in the determination of granting a variance for Mr. Darfus.

Due to the dimensions of the lot being only 50 feet by 100 feet and the fact that the lot is located next to a residential district it is exceptionally difficult for any new building to be erected without the request for at least one variance.

The code section for a party to obtain a variance is clear on the matter of a variance being granted by this body;

Whereby reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property existing on the effective date of this code...the literally enforcement of the requirements would involve practical difficulty or would cause unnecessary hardship the Board may grant a variance.

Article 150.8.2 Zoning Code of the City of Newark

Mr. Darfus's 50-foot by 100-foot lot is narrow. It would create an undue hardship for Mr. Darfus if he was not provided the opportunity to construction a commercial retail store on said parcel. As provided in the attached exhibit, the City of Newark has allowed commercial retail stores that have no setback on the parcel. Mr. Darfus is making his best effort to adhere to the setback requirements however, as currently written the setback requirements for 398-400 Mt. Vernon Road in Newark, Ohio are -20 feet due to the rear setback requirement of 40 feet and the front setback requirement of 30 feet. Therefore, Mr. Darfus is seeking a variance to make the property economically viable again for the City of Newark.



Rec'd
7-12-11
Zoning Application #

BZA-22-11
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

Name: Melisa Bay Telephone: 740 877-7899

Address: 401 Franklin Ave Heath E-mail: Baymelisa@yahoo.com

Applicant

Name: Melisa Bay Telephone:

Address: E-mail:

Lessee

Name: Telephone:

Address: E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 401 Franklin Ave Heath, Ohio Auditor's Parcel #: 054-210108-00-001

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

Subdivision Name: Lot Number: N/A

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

Notes: (Optional)
Pod storage

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:
Storage Portable Pods x 2. They are moveable and only structures on Newark zoning property.

Appeal Continued

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

Newark Zoning is stating that property has two accessory structures that are in the (zoned in Health) (Not Newark). These are portable pods. These pods are the only

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

these are portable pods (not a shed). Opx Chukerw Structures has containers by Olies and no structures. There is no other structures on our property.

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)

Code 86.3

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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- 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.

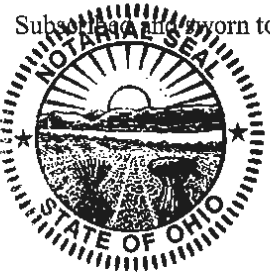
2022
 2022-05-09
 Zoning Application #

BZA-22-11
 BZA Appeal #

Melisa Bay
 (Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally
 appeared Melisa M. Bay who, by me being duly sworn, says that he is the
 (Applicant's name)
owner of the parcel of land with reference to which the within appeal is made; and
 (Applicant, owner, lessee)
 that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 3rd day of May 2022
 POLLY A. KEMP
 NOTARY PUBLIC
 STATE OF OHIO
 MY COMMISSION EXPIRES 5/11/2024
 (Notary Public signature)



DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/3/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		Paid Date: <u>5/3/22</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u> </u>
				Amount \$ <u>50.00</u>

401 Franklin Ave



AVANIL BIONDI
5421010800000

COTTAGE BARBERSHOP LLC
5421010800001

BRAD S BABCOCK
3008791800000

401

FRANKLIN AVE

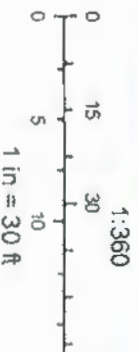
MARGY H
5421615

MARGY H
542161500

MARGY HO
542161500

THOMAS PST
30099666000

THOMAS PST
30099666000





**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application #

BZA-22-12
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

Page 1 of 1

Owner

Name: BA Johnson Holdings LLC

Telephone: 740-788-8134

Address: 55 Builders Lane

E-mail: Brian Johnson@esrecycling.com

Applicant

Name: Ryan Badger

Telephone: 740-345-1921

Address: 88 W. Church St., Newark OH 43055

E-mail: rbadger@adrinnovation.com

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip)
55 Builders Lane

Auditor's Parcel #:
054-217608-07.002,-02.000;-00.005;-05.000

On the North South East West side of the street, between the following intersections:
James Rd. and Faye Dr.

Subdivision Name: N/A

Lot Number: N/A

LI Limited Industrial

If filling out electronically, click box to display dropdown

Industrial

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

Notes: (Optional)

Requesting a variance for the use of an aggregate/gravel drive and parking surface.

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 proposed use for the project described in this application is an expansion of the existing automotive and industrial waste recycling facility.

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

This project is proposing the use of an aggregate/gravel lot surface. The City Zoning Code requires a dustless surface.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: The proposed parking and driveways. The turning movement of larger vehicles and trailers pivoting, repeatedly in the same general spots wears down any surface, however aggregate requires less equipment to maintain, being more cost effective. See additional text in cover letter.

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)

1290.03 Development and maintenance of Parking Areas, Section (b)

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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- G. Application Fee of \$25.00 for Off-Premise Variable Message Sign
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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-22-12
BZA Appeal #

[Signature]
(Owner/Applicant Signature)

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

appeared R. Ryan Badger 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.

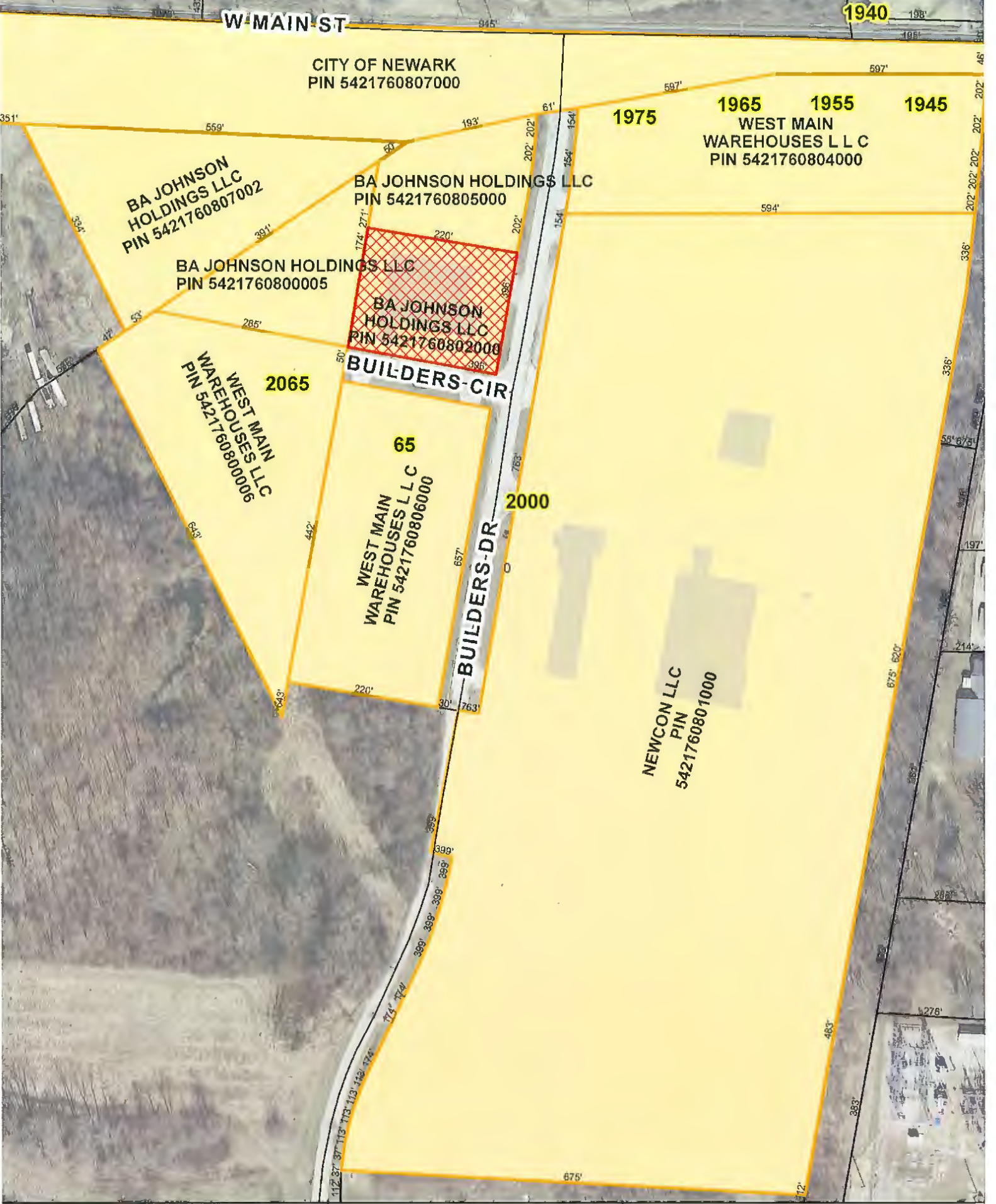
Subscribed and sworn to before me this 2nd day of May, 2022



DEBORAH MCDONALD
Notary Public, State of Ohio
My Commission Expires: February 26, 2025
[Signature]
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>5/3/22</u> Paid Date: <u>5/3/22</u> Check Cash (circle one) Check # <u>27740</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		



1 inch = 175 feet

MAY 6, 2022

55 Builders Dr

Legend

- Building Outlines
- Proposed Variance
- PARCELS
- Proposed Variance within 20'



Ref #
 ASR-2022-00079
 Zoning Application #

BZA-22-13
 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	
Name: Nancy A Nighland	Telephone: 6142160770
Address: 273 N Heather Dr Newark Oh 43055	E-mail: nnighland@mpwservices.com
Applicant	
Name: Nancy A Nighland	Telephone: 6142160770
Address: 273 N Heather Dr Newark Oh 43055	E-mail: nnighland@mpwservices.com
Lessee	
Name:	Telephone:
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) 273 N Heather Dr Newark Oh 43055	Auditor's Parcel #: 054-283476-01.020
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: and	
Subdivision Name: Heather Heights	Lot Number: 11880 Heather Heights
Zoning Classification: If filling out electronically, click box to display dropdown Residential	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Fencing

Notes: (Optional) Type text here
 Fence is far enough from road to not obstruct drivers view. Lumber for new fence is already purchased

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

Appeal Continued

This project is not permitted by the Zoning Code for the following reason(s):
The portion along Heather Dr S would be limited to 4 ft in height.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Own back lot, own inground pool, own property up to sidewalk facing S Heather

Current fence is 4' in back yard but want to switch entire back yard up to the sidewalk to a 6' privacy Part of back yard by sidewalk is considered frontage

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

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

Article 88, Section 88.1.1

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.
- 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-22-13
BZA Appeal #

Nancy A. Nighland
(Owner/Applicant Signature)

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

appeared Nancy A. Nighland who, by me being duly sworn, says that he is the
(Applicant's name)

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

that the statement of facts contained herein above is true.



Subscribed and sworn to before me this 4th day of May 2022
POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
[Signature]
(Notary Public signature)
MY COMMISSION EXPIRES 5/16/2024

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY				
Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Revd. Date: <u>5-4-22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/22</u>	<u>BAM</u>		Paid Date: <u>5-4-22</u>
<input type="checkbox"/> Hold		Reason:		Check <u>(Cash)</u> (circle one)
				Check # <u>-</u>
				Amount \$ <u>50.00</u>

OnTrac Property Map



0222

Feet Number Only

Centerline Labels

Interstate/US/State Route

County Road

Owner Name & Acres

0 47 Feet

Township Road

Other Road Type

Driveway

Interstates

Municipal Corporations

Jurisdictional Townships

Licking County Auditor GIS

LICKING COUNTY TA



1 inch = 97 feet
MAY 6, 2022

273 Heather Dr N

Legend

- Stream
- Proposed Variance Within 200ft
- Building Outlines
- PARCELS
- Proposed Variance



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application #

BZA-22-14
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: Mrs Elizabeth G. Rowce <u>John Griley</u>	Telephone: 720-648-5169
Address: 16092 Red Bud Loop, Parker, Colorado, 80134	E-mail: jdgriley@gmail.com

Applicant

Name: John D. S. Griley	Telephone: 710-755-2012
Address: 910 west Hawthorne Lane, Newark, Ohio, 43055	E-mail: elizabethrower@att.net

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) <u>910 Hawthorne Lane</u>	Auditor's Parcel #: <u>054-851352-00.001</u>
--	--

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

Subdivision Name: <u>The Village Lots</u>	Lot Number: <u>A+B</u>
---	----------------------------------

Zoning Classification: If filling out electronically, click box to display dropdown <u>RM</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
--	--

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:

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) 16.8 60' Frontage Requirement

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-22-14
BZA Appeal #

[Handwritten Signature]

(Owner/Applicant Signature)

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

appeared John D. S. Griley who, by me being duly sworn, says that he is the

(Applicant's name)

OWNER

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

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 1st day of May, 2022.

Theodore D. Griley II
(Notary Public signature)



THEODORE D. GRILEY II
NOTARY PUBLIC
STATE OF OHIO
Commission Expires July 17, 2024

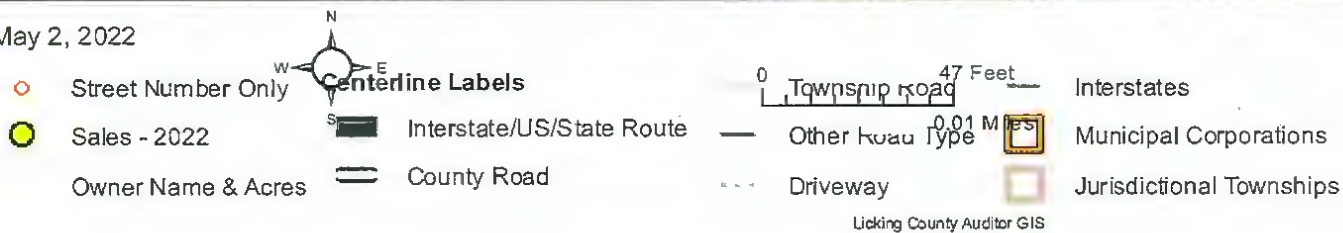
DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>5/5/22</u> Paid Date: <u>5/5/22</u> Check <input checked="" type="checkbox"/> Cash (circle one) Check # <u>1164</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

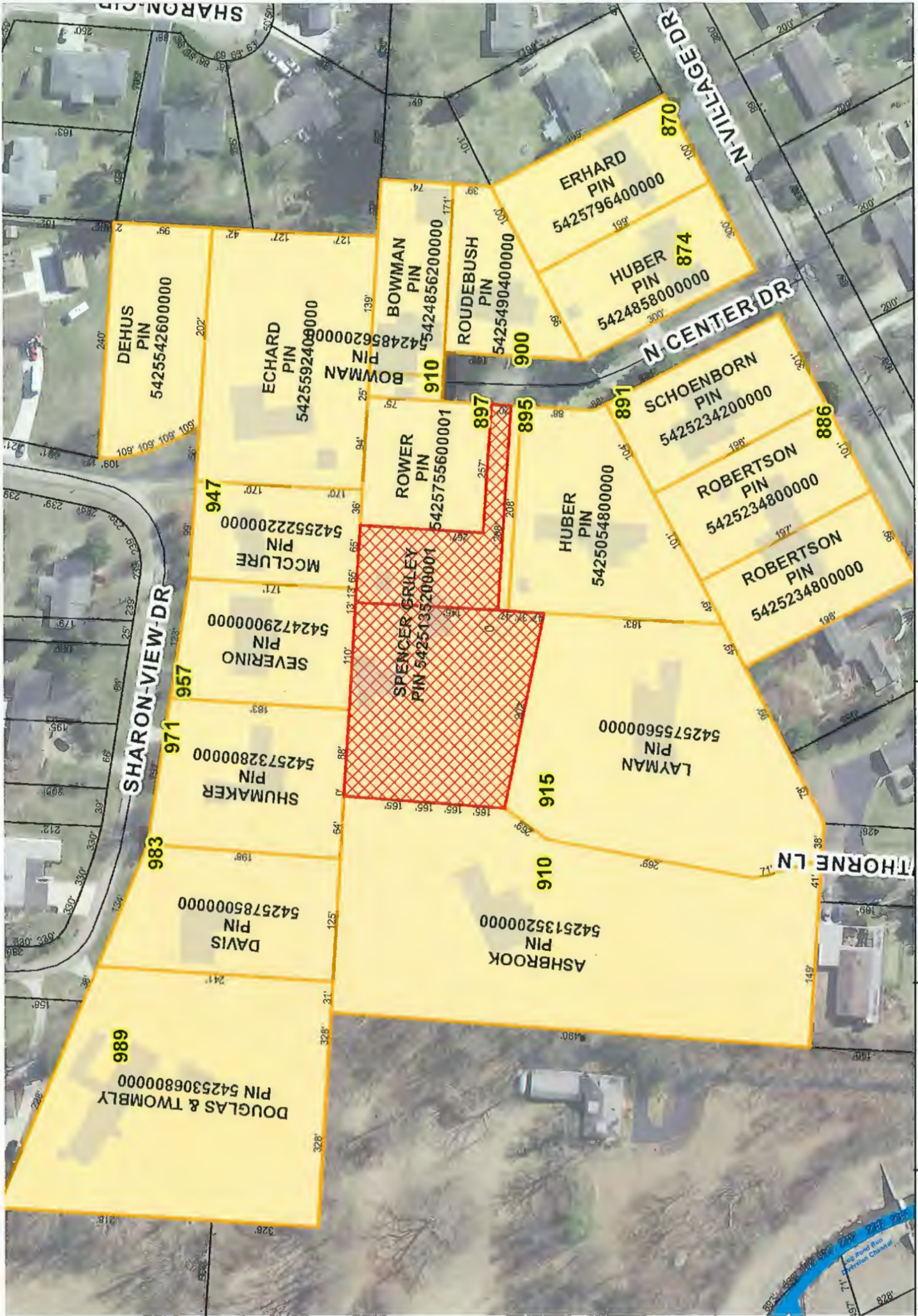
OnTrac Property Map



May 2, 2022



LICKING COUNTY TAX MAP



989
DOUGLAS & TOMBLY
 PIN 5425306880000

983
DAVIS
 PIN 5425785000000

971
SHUMAKER
 PIN 5425732800000

957
SEVERINO
 PIN 5424729000000

947
MCCLURE
 PIN 5425522200000

SPENCER GRILEY
 PIN 5425135200001

910
ROWER
 PIN 5425755600001

910
ECHARD
 PIN 5425592400000

910
BOWMAN
 PIN 5424856200000

910
ASHBROOK
 PIN 5425135200000

915
LAYMAN
 PIN 5425755600000

891
HUBER
 PIN 5425054800000

886
ROBERTSON
 PIN 5425234800000

891
SCHOENBORN
 PIN 5425234200000

874
HUBER
 PIN 5424858000000

870
ERHARD
 PIN 5425796400000

- Legend**
-  Stream
 -  Proposed Variance Within 200ft
 -  Building Outlines
 -  Proposed Variance
 -  PARCELS

PARCEL #
054-251352-00.001

1 inch = 125 feet
 MAY 6, 2022





Zoning Application #

BZA-22-15
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 3.10

Owner	
Name: Hope Timber Properties, LLC	Telephone:
Address: P.O. Box 502, Granville, OH 43023	E-mail:
Applicant	
Name: Ryan Badger (ADR & Associates, Ltd.)	Telephone: 740-345-1921
Address: 88 W. Church St., Newark, OH 43055	E-mail: rbadger@adrinnovation.com
Lessee	
Name: N/A	Telephone:
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) Union St., Newark, OH 43055 (161 Union St)	Auditor's Parcel #: 054-217740-00.010
On the <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: Wehrle Ave. and Mahom St.	
Subdivision Name:	Lot Number: 1
GI General Industrial If filling out electronically, click box to display dropdown (DC + GI)	Industrial If filling out electronically, click box to display dropdown (Specify Use): Office Building
Notes: (Optional) Requesting a variances for setback, Side (req. 50', proposed 36' N, and 10' S)	

Appeal	
The Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use: The proposed project is for the new construction of Hope Timber's administrative offices.	

Appeal Continued

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

Due to the shape of the existing property, and in order to locate the new offices for Hope Timber closer to Union St., to be more visible, a variance is required.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: With a narrow and irregular shaped parcel, especially near and along the frontage of Union St. 50' side yard setbacks reduce the ability to locate the new building closer to the road for better visibility. This request for reduced setbacks will still place the building further back than the adjacent building along most of Union St.

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)

1. Setbacks: 1256.08

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.
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- 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-22-15
BZA Appeal #

R. Ryan Badger

(Owner/Applicant Signature)

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

appeared R Ryan Badger 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 6th day of May, 2022

Deborah McDonald

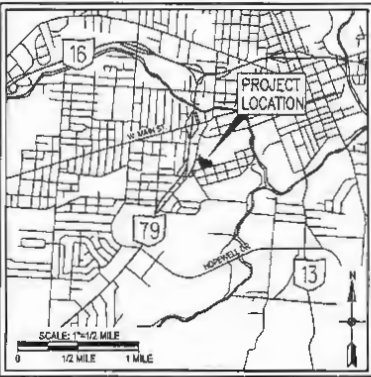
(Notary Public signature)



DEBORAH McDONALD
Notary Public, State of Ohio
My Commission Expires:
February 28, 2025

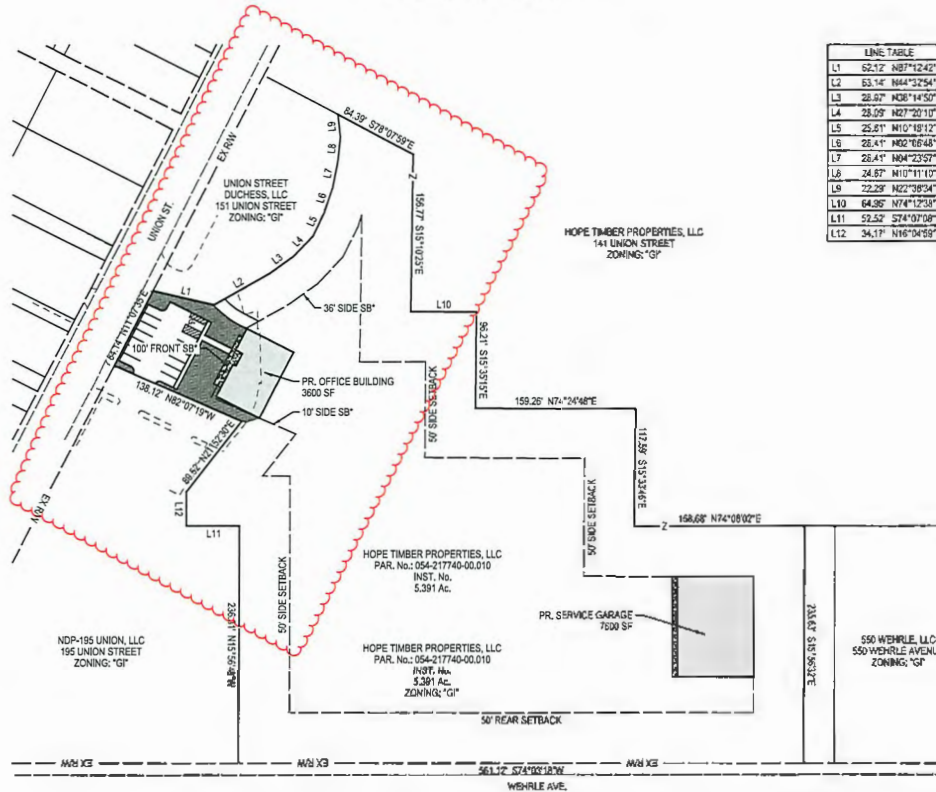
DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/16/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/5/2022</u>	<u>BAM</u>		Paid Date: <u>5/10/22</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>21742</u>
				Amount \$ <u>50.00</u>



HOPE TIMBER SITE COMPLIANCE PLANS

SITUATED IN THE CITY OF NEWARK,
LICKING COUNTY, OHIO



LINE TABLE	
L1	52.72' N87°12'42"E
L2	53.14' N44°32'54"E
L3	28.07' N02°14'50"E
L4	28.09' N27°20'10"E
L5	25.27' N10°18'12"E
L6	26.47' N02°16'48"E
L7	26.47' N04°23'57"W
L8	24.87' N10°11'10"W
L9	22.28' N22°09'34"W
L10	64.85' N74°12'38"E
L11	52.52' S74°07'08"W
L12	34.17' N16°04'58"W

PROJECT DESCRIPTION

PROJECT DATA

TOTAL AREA:	5.381 ACRES
PROJECT EARTH DISTURB AREA:	0.506 ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.00 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	0.506 ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	4.003 ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	4.003 ACRES
RECEIVING WATERS:	UNNAMED TRIBUTARY TO SOUTH FORK, LICKING RIVER

SITE INFORMATION:

ADDRESS: UNION STREET
 AMITORS PAR. NO.: 054-217740-00.010
 SITE AREA: 5.381 AC.
 PROPOSED BUILDING AREA: 9,500 SQ. FT.
 PROPOSED DENSITY: 1.734 SQ. FT./AC.

ZONING INFORMATION:

EXISTING ZONING: GI - GENERAL INDUSTRIAL DISTRICT
 EXISTING USE: VACANT LOT (PREVIOUSLY MANUFACTURING)
 PROPOSED ZONING: GI - GENERAL INDUSTRIAL DISTRICT
 PROPOSED USE: OFFICE BUILDING / MAINTENANCE BUILDING
 BUILDING SETBACKS: 100' FRONT
 50' SIDE
 50' REAR
 PARKING REQUIRED: 12 SPACES - (1 SPACE PER 300 S.F. OF OFFICE)
 MAINTENANCE BUILDING IS FOR IN-HOUSE USE ONLY
 12 TOTAL
 PARKING PROVIDED: 14 TOTAL
 12 STANDARD SPACES
 2 HANDICAP SPACES

FLOOD INFORMATION:

THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "C" AS SHOWN ON FIRM MAP No. 38089C0041H DATED MAY 2, 2007.

VARIANCE REQUESTED:

VARIANCE FROM SECTION 66.8, SETBACKS: A REDUCTION OF 50' SIDE YARD SETBACK TO 10' ON THE SOUTH AND 36' ON THE NORTH IS REQUESTED FOR THE PORTION OF THE PROPERTY ADJACENT TO UNION STREET.

PROPOSED SETBACKS EXCEED THE AVERAGE BUILDING SETBACK OF THE ADJACENT LOTS. THE BUILDING ON THIS LOT TO THE NORTH IS LOCATED 10' FROM RIGHT-OF-WAY AND THE BUILDING ON THE LOT TO THE SOUTH IS 13' FROM THE RIGHT-OF-WAY.

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2-3

UNDERGROUND UTILITIES

Before You Dig

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

CITY ENGINEER	DATE
CITY SERVICE DIRECTOR	DATE
CITY UTILITIES SUPERINTENDENT	DATE
CITY STORMWATER COORDINATOR	DATE



Newark Office:
 88 West Church Street
 Newark, OH 43065
 (740) 345-1921 (ph)
 (740) 345-4004 (fax)
 www.adrinnovation.com

OWNER/DEVELOPER
 TOM HARVEY
 HOPE TIMBER COMPANIES
 141 Union Street
 NEWARK, OH 43065
 (740) 344-1788

ARCHITECT
 PROJECT ARCHITECTURE
 LUKE BAIS
 149 EAST MAIN STREET
 HEBRON, OHIO 43025
 (740) 928-1105

BRIAN C. KLINGENBERG, P.E.
 DHD PROFESSIONAL ENGINEER #22504

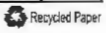
DATE



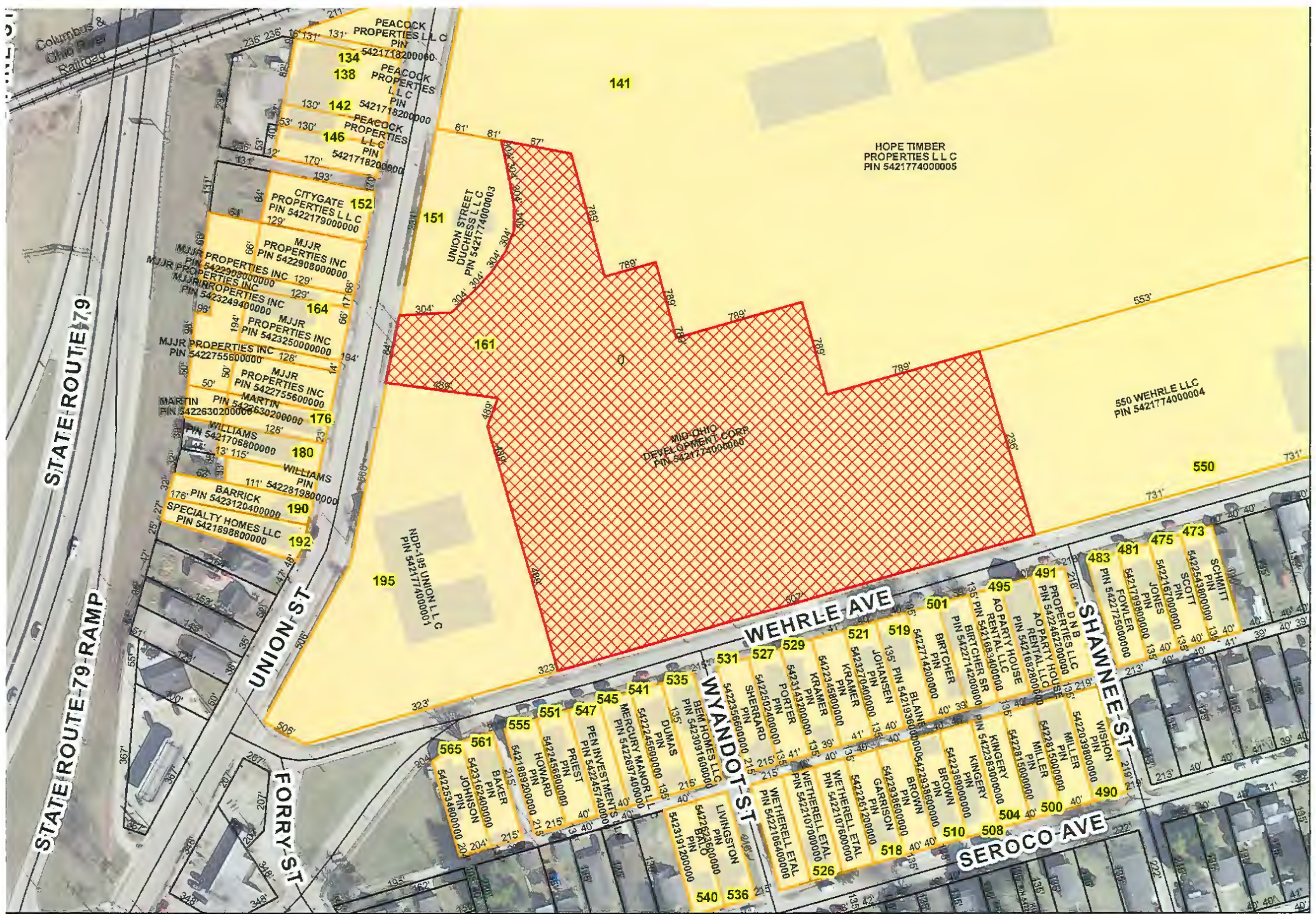
SITE COMPLIANCE PLAN
 TITLE SHEET

HOPE TIMBER
 UNION STREET
 CITY OF NEWARK, OHIO

MAY 8 2008
 JOB #21117
 1
 3



PRINTED 5/6/08 8:01:46 AM P:\AD\2007\21117\Project Construction - Hope Timber Site Compliance Plans\01 Title.dwg



1 inch = 150 feet

161 Union St

MAY 6, 2022

Legend

-  Building Outlines
-  Proposed Variance within 200ft
-  Railroad
-  PARCELS
-  Proposed Variance

