

PLANNING COMMISSION MEETING  
TUESDAY, February 14, 2023 6:00 P.M.  
Council Chambers  
40 W MAIN ST, NEWARK, OH 43055

## AGENDA

1. CALL TO ORDER
2. APPROVAL OF MINUTES FOR THE January 10, 2023 PLANNING COMMISSION MEETING

### PUBLIC HEARING

**3. ZONING CHANGE FOR 293 MERCHANT STREET, NEWARK OHIO**

Application Number : PC-22-53  
Owner: Robert and Heather Vaile  
Applicant: Robert and Heather Vaile  
Current Zoning: Single-Family-Residence, RM - Medium Density District  
Proposed Zoning: TFR - Two Family Residence District

**4. ZONING CHANGE FOR 1401 MT. VERNON RD., NEWARK OHIO**

Application Number : PC-22-57  
Owner: Rick Platt  
Applicant: Nathaniel Ward  
Current Zoning: GC - General Commercial Zoning District  
Proposed Zoning: LI - Limited Industrial Zoning District

**5. ZONING CHANGE FOR 1425 MT. VERNON RD., NEWARK OHIO**

Application Number : PC-22-56  
Owner: Rick Platt  
Applicant: Nathaniel Ward  
Current Zoning: GC - General Commercial Zoning District  
Proposed Zoning: LI - Limited Industrial Zoning District

### OLD BUSINESS

There is none this meeting

### NEW BUSINESS

### **MISCELLANEOUS – ADMINISTRATIVE APPROVALS**

There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, MARCH 14, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY FEBRUARY 21, 2023 4:30 P.M.



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

# City of Newark Planning Commission Zoning District Change Application

[www.newarkohio.net/government/boards-commissions/planning-commission](http://www.newarkohio.net/government/boards-commissions/planning-commission)

**Office Use Only**  
 Zoning File # \_\_\_\_\_  
 PC Application # PC-22-53  
 Date Received: 11-10-22  
 Received by: 11-10-22  
 Amount Due: \$100.00  
 Paid By: (circle one)  
 ✓ Check # 1063 Cash \$1.00 ✓  
 Receipt # 949411

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>ROBERT &amp; HEATHER VAILE</u>		Telephone: <u>740-480-1383</u>	
Address: <u>293 MERCHANT STREET</u>		E-mail: <u>ROBERT.VAILE@ICLOUD.COM</u>	
City: <u>NEWARK</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: _____		Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: _____		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>293 MERCHANT STREET, NEWARK</u>			
Parcel Tax ID #: <u>2022 0901 0021560</u>		Number of Acres: <u>.452</u>	
Lot Number: (if applicable) <u>054-250128-00-000</u> <u>N/A</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b> <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 <b>(Circle one)</b> <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		<b>Proposed Zoning District:</b> <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 <b>(Circle one)</b> <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 checked="" type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use:

SINGLE FAMILY HOME

Proposed Use:

ASSISTED LIVING HOME

Additional Comments

Reason For Request:

SEE ATTACHED SHEET

Required Documentation and Process Overview

- Original Application Form – must contain notarized signature of the property owner
- Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the [Licking County Engineer's Office](#) for a tax map or visit <http://www.lcounty.com/Treasurer> to print out Real Estate Tax parcel information and a parcel map. [Licking County Engineer's Office is located at 20 South 2<sup>nd</sup> St \(3<sup>rd</sup> Floor\) Newark, OH 43055 \(740\) 670-5280.](#)
- 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 by the Newark City Engineering Department**
- A drawing or map showing the location of all buildings on the parcels. (A current Google aerial photo is acceptable.)
- Application Fee of \$100.00, cash or check. Make check payable to "City of Newark".
- Call the [Newark City Engineering/Zoning Department](#) to schedule a Zoning and Legal Description Review. [Newark City Engineering/Zoning Department is located at 40 W. Main Street \(2nd Floor\) Newark, OH 43055 \(740\) 670-7727](#)  
**Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.**
- Submit all application materials to the [Newark City Engineering/Zoning Department](#) for inclusion on a Planning Commission Agenda.
- Attend the [Planning Commission Meetings](#) and [Council Meetings](#) held in Newark City Council Chambers, 40 W. Main Street (1<sup>st</sup> Floor) throughout the process. The process typically takes 3 -4 months to complete.  
**Note: be prepared to answer Planning Commission and Council Member's 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:

*[Handwritten Signature]*

Date

Nov 04, 2022

Sworn and subscribed before me this

4<sup>th</sup>

day of November

, 20 22

My Commission Expires:

1/25/2027

*[Handwritten Signature]*  
Notary Public



Engineering/Zoning Authorization – Office Use Only

Approved

Denied

Approved with Conditions

Representative Signature

*[Handwritten Signature]*

Date

12/10/2022

Comments/Conditions:

DISCRETION APPROVED FOR ZONING PURPOSES

Planning Commission Recommendation to Council – Office Use Only

Approved

Denied

Approved with Conditions   
(See Letter of Recommendation)

Planning Director Signature:

Date

Conditions:

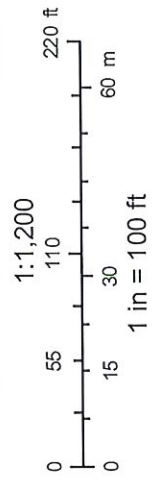
After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. [Clerk of Council's Office](#) is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

# Proposed Zoning Change - 293 Merchant Street



December 6, 2022



# Reason for District Zoning Change for 293 Merchant Street

We recently purchased the home at 293 Merchant Street. We love the neighborhood and are so impressed with the manner in which the historic homes in the area have received care and been preserved. Our home also has some rich history, but it has fallen into disrepair. Before we move in, we will need to complete several repairs and updates. That work is currently being scoped and, in some cases, has already begun.

Recently, Heather and I have been contemplating the care of our aging parents. For both of us, our parents have reached their 80's, and we have begun to make plans for them to live with us at some point in the future. As we have been cataloging the changes and updates we would need to make to the property, we have been mindful to include the updates we will need to accommodate our elderly folks. We have also considered that they would likely find comfort living with other seniors, perhaps even friends, who are in their similar situation. We considered that it would make it a lot more feasible to afford the extensive updates that the property requires and the ongoing care of the seniors in our lives if we could also host a small number of individuals whose families pay a fee for their care.

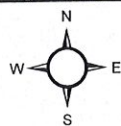
In investigating the feasibility of doing this, we discovered that the State of Ohio classifies a residential home like ours where a small number of seniors receive assistance in living as a Class 2 Residential Facility. There are a number of regulations regarding the standard of care for the lodgers, as well as the standards for the facility itself. The City of Newark allows a small residential care home under the zoning district defined as a Two Family Residence District under Article 24. The applicable permitted use is "Assisted living facilities with a gross floor area not exceeding six thousand square feet." Since this home is smaller than this standard, this zoning district is more than adequate for our purposes. As such, we are applying to change the district to this new zoning designation.

There are benefits to the neighborhood in allowing our requested use as well. First and foremost, this neighborhood has beautiful homes and a rich history. This facility would allow us to afford the updates and ongoing maintenance that this large property requires. Furthermore, the State of Ohio regulations require property and updates to be maintained when used for this purpose. And importantly, senior residents are typically trouble-free neighbors – they don't stay up late, or make noise, and they typically don't drive - negating concerns about traffic and parking. We have alley access to plenty of space for parking behind our home.

Since we have our parents in mind in adding this use to the home, you can rest assured that we intend to make this home a very welcoming environment, with a very high standard of comfort. We want to create a setting where our parents and their friends are eager to reside – a home that feels like their own. We would love to make this home a future destination for our neighbors who would rather not leave the neighborhood but who are ready for others to cook and wait on them going forward.



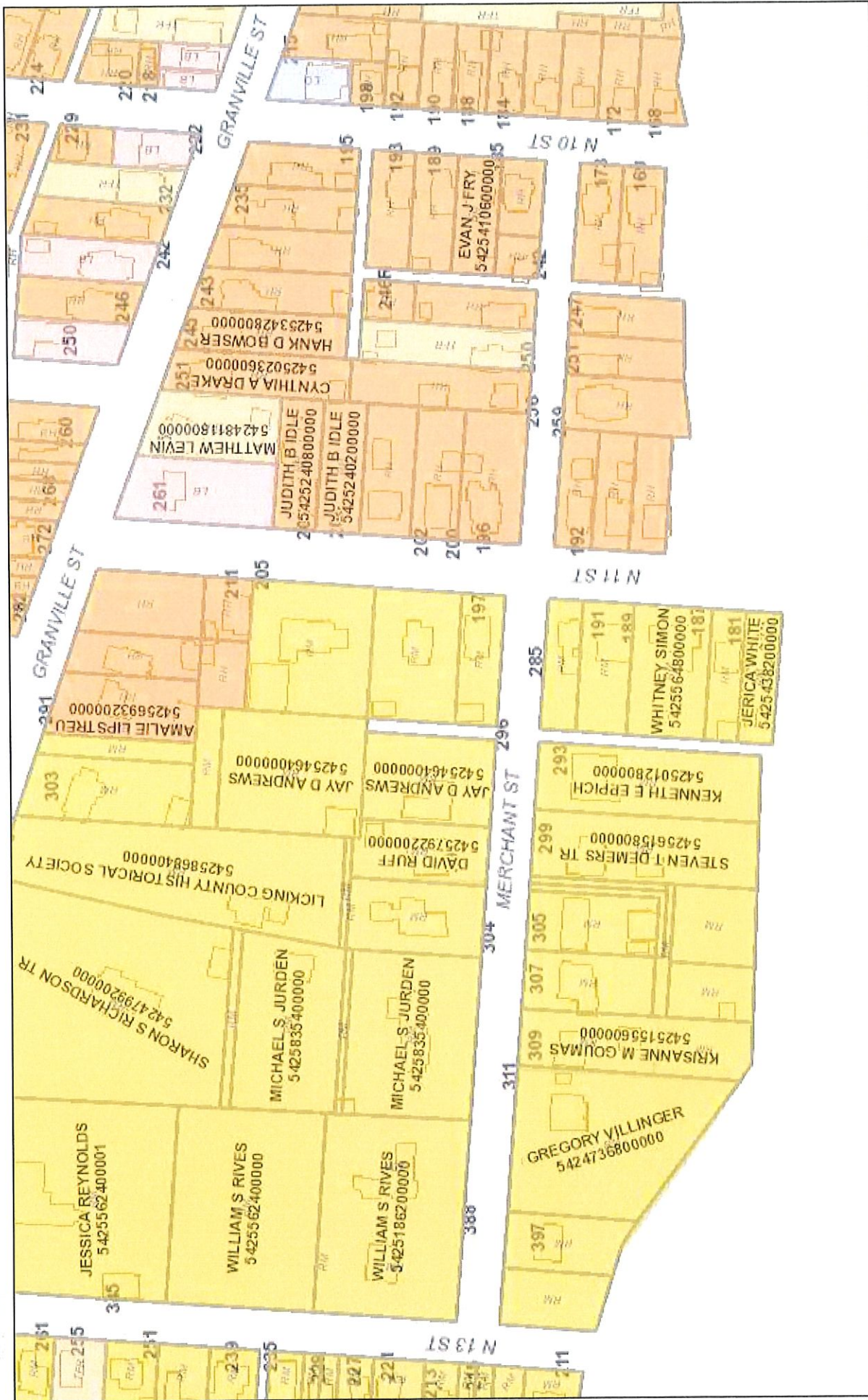
November 2, 2022



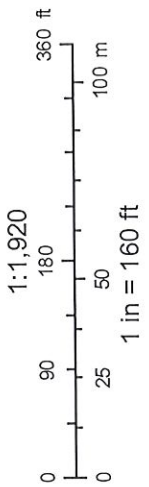
0 500 Feet  
0.09 Miles

LICKING COUNTY TAX MAP

293 Merchant Street



November 14, 2022





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

# City of Newark

## Planning Commission

### Zoning District Change Application

[www.newarkohio.net/government/boards-commissions/planning-commission](http://www.newarkohio.net/government/boards-commissions/planning-commission)

Office Use Only  
 Zoning File # \_\_\_\_\_  
 PC Application # PC22-57  
 Date Received: 12-5-22  
 Received by: 12-5-22  
 Amount Due: \$100.00  
 Paid By: (circle one) AP  
 Check # 23823 Cash  
 Receipt # 999476

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Rich Platt</u>		Telephone: <u>740-788-5500 ext 235</u>	
Address: <u>851 Irving - Wick Dr. West</u>		E-mail: <u>rplatt@halepa.com</u>	
City: <u>Heath</u>	State: <u>OH</u>	Zip: <u>43056 - 6114</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Applicant/Representative</b>			
Representative: <u>Nathaniel Ward</u>		Same as above <input type="checkbox"/> Telephone: <u>740-788-5500 ext 225</u>	
Address: <u>851 Irving - Wick Dr. West</u>		E-mail: <u>nward@halepa.com</u>	
City: <u>Heath</u>	State: <u>OH</u>	Zip: <u>43056 - 6114</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
<b>Property Location</b>			
Street Address: <u>1401 Mt. Vernon Rd. Newark, OH 43055</u>			
Parcel Tax ID #: <u>054-269934-00.003</u>		Number of Acres: <u>1.69</u>	
Lot Number: (if applicable) _____		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>District Classification</b> (Zoning Code 08-33, see <a href="http://www.newarkohio.net">www.newarkohio.net</a> )			
<b>Present Zoning District:</b>		<b>Proposed Zoning District:</b>	
<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 checked="" 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 checked="" 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	



Property Use

Present Use:

Vacant car lot for 10 years

Proposed Use:

STEM Flex and speculative building development

Additional Comments

Reason For Request: To expand capabilities for future business

Required Documentation and Process Overview

- Original Application Form – must contain notarized signature of the property owner
- Tax Map and Auditor's Parcel Numbers for the parcels to be re-zoned. Contact the [Licking County Engineer's Office](#) for a tax map or visit <http://www.lcounty.com/Treasurer> to print out Real Estate Tax parcel information and a parcel map. [Licking County Engineer's Office is located at 20 South 2nd St \(3rd Floor\) Newark, OH 43055 \(740\) 670-5280.](#)
- 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 by the Newark City Engineering Department**
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**Note: be prepared to answer Planning Commission and Council Member's questions regarding your application**

Owner Acknowledgement

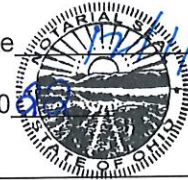
I hereby certify that the information provided in this application is true and factual to the best of my knowledge.

Property Owner Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date 12/12/2022

Sworn and subscribed before me this 1st day of December, 2022



ERIN GRIGSBY

Notary Public, State of Ohio

My Commission Expires 03/08/2026

My Commission Expires: 3/8/2026

*[Handwritten Signature]*

Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved

Denied

Approved with Conditions

Representative Signature \_\_\_\_\_

*[Handwritten Signature]*

Date 12/12/2022

Comments/Conditions: \_\_\_\_\_

Description Approved for Zoning Purposes

Planning Commission Recommendation to Council – Office Use Only

Approved

Denied

Approved with Conditions   
(See Letter of Recommendation)

Planning Director Signature: \_\_\_\_\_

Date \_\_\_\_\_

Conditions: \_\_\_\_\_

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. [Clerk of Council's Office](#) is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

Michael L. Smith, Auditor  
Roy Van Atta, Treasurer

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

Help  
Login

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



FIND YOUR PARCEL

Parcel #

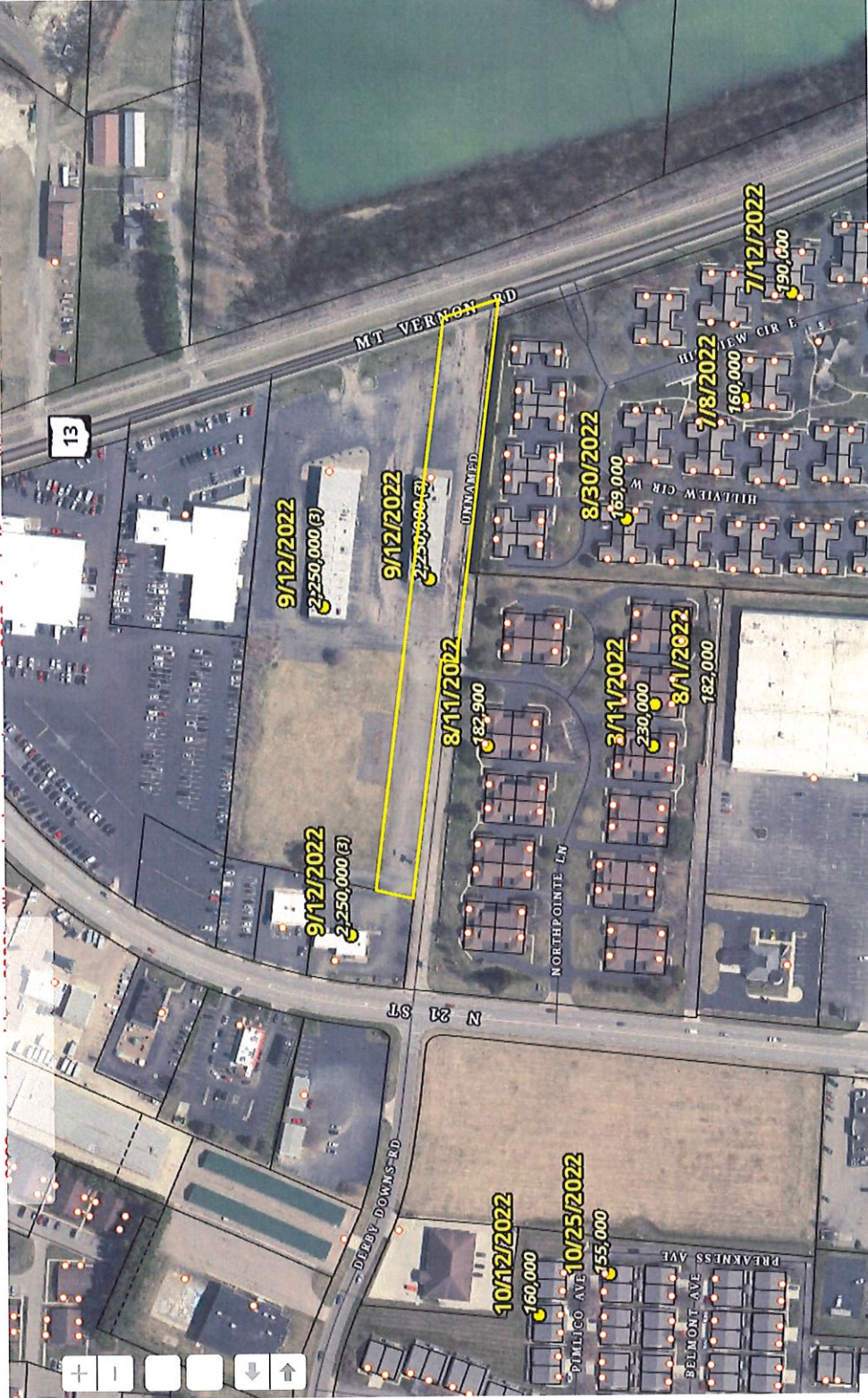
trouble Searching?

054-269934-00.003  
HEATH-NEWARK-LICKING  
COUNTY PORT  
AUTHORITY  
1401 MT VERNON RD  
NEWARK, OH 43055

Acres: 1.69  
1.697 AC R12 T2 Q1  
Land: \$147,200  
Improv: \$152,800  
Total: \$300,000

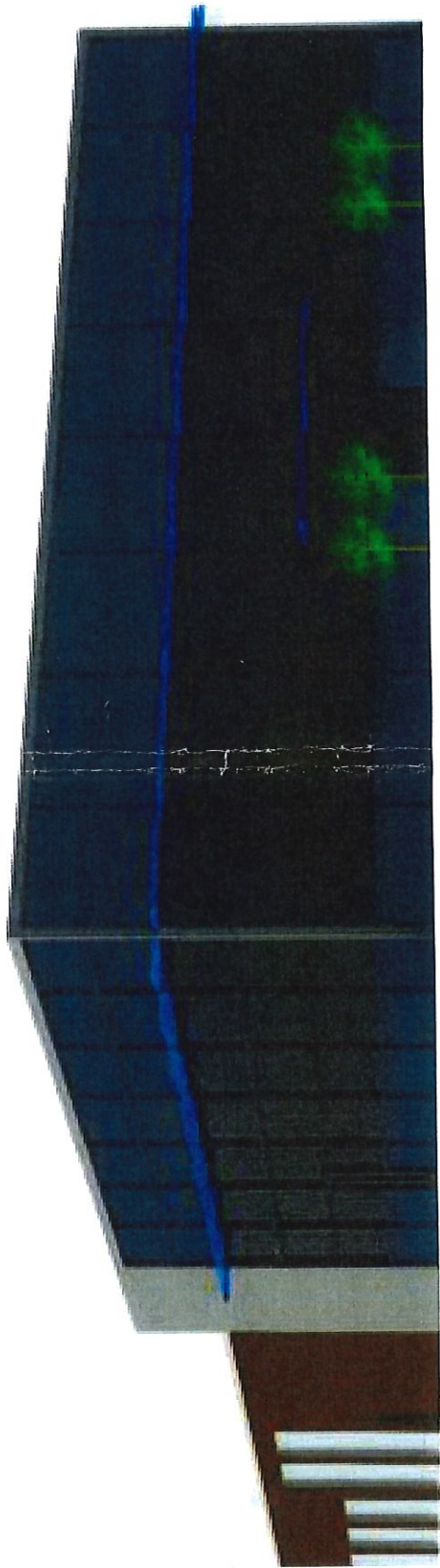
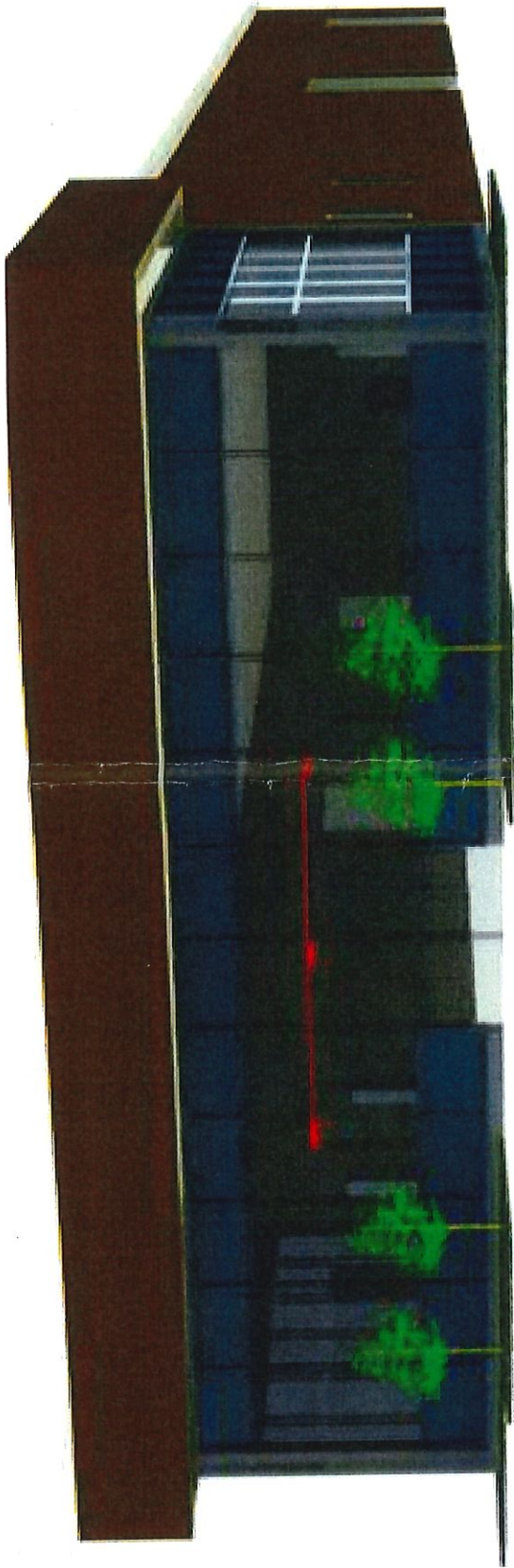
Transfer Date: 09/12/2022  
Amount: \$2,250,000  
Conveyance: 3386  
Valid Sale: Yes

Homestead: No  
Owner Occ: No  
Foreclosure: No  
Certified Deliq: No  
On Contract: No  
Bankruptcy: No  
Tax Lien: No



# PRELIMINARY LAYOUT - OPTION 5







Planning Commission  
 c/o Engineering Department  
 40 West Main St, 2<sup>nd</sup> Floor  
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Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
<b>Owner</b>			
Property Owner: <u>Rick Platt</u>		Telephone: <u>740-788-5500 ext 235</u>	
Address: <u>851 Irving - Wick Dr. West</u>		E-mail: <u>rplatt@hnlcpa.com</u>	
City: <u>Heath</u>	State: <u>OH</u>	Zip: <u>43056 - 6114</u>	Fax: _____
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<b>Applicant/Representative</b>			
Representative: <u>Nathaniel Ward</u>		Same as above <input type="checkbox"/> Telephone: <u>740 - 788 - 5500 ex 225</u>	
Address: <u>851 Irving - Wick Dr West</u>		E-mail: <u>nward@hnlcpa.com</u>	
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**Note: an Engineering/ Zoning Authorization Signature is required on this application. See below.**
- Submit all application materials to the [Newark City Engineering/Zoning Department](#) for inclusion on a Planning Commission Agenda.
- Attend the [Planning Commission Meetings](#) and [Council Meetings](#) held in Newark City Council Chambers, 40 W. Main Street (1st Floor) throughout the process. The process typically takes 3 -4 months to complete.  
**Note: be prepared to answer Planning Commission and Council Member's questions regarding your application**

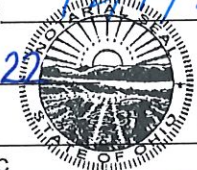
Owner Acknowledgement

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

Property Owner Signature: [Signature] Date 12/11/2022

Sworn and subscribed before me this 1st day of December, 2022

My Commission Expires: 3/8/2026 [Signature] Notary Public



ERIN GRIGSBY  
Notary Public, State of Ohio  
My Commission Expires 03/08/2026

Engineering/Zoning Authorization – Office Use Only

Approved  Denied  Approved with Conditions

Representative Signature [Signature] Date 12/12/2022

Comments/Conditions: Description approved for zoning purposes

Planning Commission Recommendation to Council – Office Use Only

Approved  Denied  Approved with Conditions   
(See Letter of Recommendation)

Planning Director Signature: \_\_\_\_\_ Date \_\_\_\_\_

Conditions: \_\_\_\_\_

After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing Date and Final Vote. [Clerk of Council's Office](#) is located at 40 W Main St (2nd Floor) Newark, OH 43055 (740) 670-7516.

Michael L. Smith, Auditor  
Roy Van Atta, Treasurer

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

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



### FIND YOUR PARCEL

Parcel #

Available Searches?

054-269934-00.002  
HEATH-NEWARK-LICKING  
COUNTY PORT  
AUTHORITY  
1425 MT VERNON RD  
NEWARK, OH 43055

Acres: 5.00  
5.000 AC.R12 T2 Q1  
Land: \$437,500  
Improv: \$312,500  
Total: \$750,000

Transfer Date: 09/12/2022  
Amount: \$2,250,000  
Conveyance: 3386  
Valid Sale: Yes

Homestead: No  
Owner Occ: No  
Foreclosure: No  
Certified Delq: No  
On Contract: No  
Bankruptcy: No  
Tax Lien: No

