

PLANNING COMMISSION MEETING
TUESDAY, May 9, 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 April 11, 2023 PLANNING COMMISSION MEETING**

PUBLIC HEARING

- 3. ZONING CHANGE FOR 882 WEIANT AVE., NEWARK OHIO**
Application Number : PC-23-08
Owner: James Hunt
Applicant: James Hunt
Current Zoning: Single-Family-Residence, RH-High Density District
Proposed Zoning: MFR Multi-Family Residence
- 4. ZONING CHANGE FOR 281 ELMWOOD AVE., NEWARK OHIO**
Application Number : PC-23-09
Owner: Angus and Mac Property Solutions LLC
Applicant: Jason Angus
Current Zoning: Single-Family-Residence, RH-High Density District
Proposed Zoning: TFR Two-Family Residence

OLD BUSINESS

- 5.** There is none this meeting

NEW BUSINESS

- 6.** There is none this meeting

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

- 7.** There are none this meeting

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JUNE 13, 2023, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MONDAY MAY 15, 2023 4:30 P.M.



Planning Commission
 c/o Engineering Department
 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

www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only
 Zoning File # _____
 PC Application # PC-23-08
 Date Received: 2-27-23
 Received by: P Kemp
 Amount Due: \$100.00
 Paid By: (circle one)
 Check # _____ Cash Credit
 Receipt # _____ Card

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>JAMES HUNT</u>		Telephone: <u>740-403-1359</u>	
Address: <u>1003 MONTGOMERY Rd NE</u>		E-mail: <u>huntj081@yahoo.com</u>	
City: <u>Newark</u>	State: <u>Ohio</u>	Zip: <u>43055</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input checked="" type="checkbox"/>			
Applicant/Representative			
Representative:		Same as above <input checked="" type="checkbox"/>	Telephone:
Address:		E-mail:	
City:	State:	Zip:	Fax:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/> <u>Hand X</u>			
Property Location			
Street Address: <u>882 WILSON Ave.</u>			
Parcel Tax ID #: <u>054-226-500-00-000</u>		Number of Acres: <u>0.29</u>	
Lot Number: (if applicable) <u>15-16</u>		Property Platted? Yes <input 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 checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH</u> -High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input checked="" type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use: two single family rentals

Proposed Use: two single family rentals plus two apartment garages

Additional Comments

Reason For Request:

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
- 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 (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.



Signature: [Handwritten Signature]
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES _____ day of February, 2023
My Commission Expires: 5/11/2024

Date 2-27-23

[Handwritten Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Representative Signature [Handwritten Signature] Date 3/13/2023

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.

DESCRIPTION APPROVED
 WILLIAM C LOZIER
 LICKING COUNTY ENGINEER
 APPROVED BY *W.C. Lozier* 4-29-16

TRANSFERRED
 Date *April 29, 2016*
Michael L. Smith
 Licking County Auditor
 SEC. 319.202 COMPLIED WITH
 MICHAEL L. SMITH, AUDITOR
 BY: *TH* 450.00

201604290008363
 Pgs: 1 \$28.00 T20160009732
 04/29/2016 1:17PM BXMG8
 Bryan A. Long
 Licking County Recorder

Survivorship Deed

Know all Men by these Presents

That RJCK Properties, LLC, aka The RJCK Properties, LLC, an Ohio limited liability company, of Licking County, Ohio, for valuable consideration received, grants with general warranty covenants to Donna J. Wheeler-Hunt and James L. Hunt, wife and husband, for their joint lives, remainder to the survivor of them, whose tax mailing address is 1003 Montgomery Rd., Newark, Ohio 43055, the following real estate:

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

Being Lots Numbered 15 and 16 in The Newark Real Estate and Improvement Company's Idlewilde Park Addition in the said City of Newark, as shown on the plat of said Addition recorded in Volume 3, at page 90, of the Plat Records in the Office of the Recorder of Licking County, Ohio.

Subject to all valid and existing building and other restrictions and conditions of record, to all valid and existing zoning laws, ordinances and resolutions, to all valid and existing easements of record.

Except for real estate taxes and special assessments, if any, which shall be prorated to the date of the delivery of the deed after which the grantee assumes and agrees to pay.

Property Address: 878-882 Weiant Ave., Newark, Ohio 43055
 Permanent Parcel No.: 054-226500-00.000
 Last Reference: Instrument No. 200708210022027, Official Record, Licking County, Ohio

Witness my hand this 28 day of April, 2016.

RJCK Properties, LLC, aka The RJCK Properties, LLC, an Ohio limited liability company

By: *Ronald J. Jones*
 Ronald J. Jones, Member

STATE OF OHIO
 COUNTY OF LICKING, SS:

Before me, a Notary Public, in and for said County and State, personally appeared the above named RJCK Properties, LLC, aka The RJCK Properties, LLC, an Ohio limited liability company, by Ronald J. Jones, its authorized member, personally known by me to be the person executing the foregoing instrument, who acknowledged the signing of the same to be his free and voluntary act and deed and the free and voluntary act and deed of RJCK Properties, LLC, aka The RJCK Properties, LLC, an Ohio limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Newark, Licking County, Ohio this 28th day of April, 2016.

My Commission Expires 08-07-2018
 Notary Public, State of Ohio
 BRENDA S. BORDERS



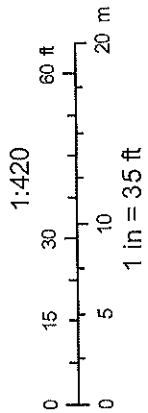
Brenda S. Borders
 Notary Public

MORROW, GORDON & BYRD, Ltd. 33 West Main Street, P.O. Box 4190, Newark Ohio 43058-4190, (740) 345-9611



882-Weiant Ave.
 APPROVED FOR ZONING PURPOSES
 BY *Brenda Borders*
 Div. of Engineering
 City of Newark, Ohio

882 Weiant Ave



City of Newark | Department of Engineering & Construction | Licking County Ohio GIS - Online | Log in | New World BP | Network Website Ltd. | NedGov - Sign In | 221 - Lucy Web

City of Newark | Licking County | Internet | GIS - Zoning | Municipality - Sign In | 201A - MyOnlineBa... | 852 West 81st Ave

Type here to search

46F Cloudy 12/18/2013



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City of Newark Planning Commission Zoning District Change Application

www.newarkohio.net/government/boards-commissions/planning-commission

Office Use Only
 Zoning File # _____
 PC Application # PC-23-09
 Date Received: 2-28-23
 Received by: B Kemp
 Amount Due: \$100.00 ✓
 Paid By: (circle one)
 Check # _____ Cash
 Receipt # 949499

Rev 2/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Angus & Mac Property Solutions LLC</u>		Telephone: <u>740 644 5696</u>	
Address: <u>400 Renae Dr</u>		E-mail: <u>jangus911@gmail.com</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Applicant/Representative			
Representative: <u>Jason Angus</u>		Same as above <input type="checkbox"/> Telephone: <u>740 644 5696</u>	
Address: <u>901 W. Main St.</u>		E-mail: <u>jangus911@gmail.com</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax: _____
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>			
Property Location			
Street Address: <u>281 Elmwood Ave. Newark OH 43055</u>			
Parcel Tax ID #: <u>059-278850-00.000</u>		Number of Acres: <u>.060</u>	
Lot Number: (if applicable) <u>568 PT</u>		Property Platted? Yes <input type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
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Property Use

Present Use: Single Family Home

Proposed Use: 2 Family Home

Additional Comments

Reason For Request: Additional housing in the community

Required Documentation and Process Overview

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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: [Signature] Date 28 Feb 2023

Sworn and subscribed before me this 28th day of February, 2023

My Commission Expires: 5/11/2024
[Signature]
Notary Public

Engineering/Zoning Authorization – Office Use Only

Approved Denied Approved with Conditions

Representative Signature [Signature] Date 3/13/2023

Comments/Conditions: DESCRIPTION APASALTA 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.

EXHIBIT "A"

The parcel herein described is known as being the same lands conveyed to John R. & June A. Whiteside as described in Instrument No. 200803310007182 and is better known as being a part of Old Lot 31 (Renumbered Lot 568 in Deed Book 52 on Page 15) in the Council Plat of Newark (Plat Book 2, Page 141) in the City of Newark in Licking County, Ohio and is better described as follows:

Beginning for a reference at an existing iron pin at the southeast corner of the above said Lot 568 on the west line of Elmwood Avenue;

Thence, with the west line of Elmwood Avenue, North 27 degrees 34 minutes 12 seconds West, 29.66 feet to an existing 5/8" iron pipe and the true point of beginning;

Thence, leaving the said road and following the north line of Harold D. & Charlotte R. Phipps (Inst. No. 200404020011375), South 63 degrees 49 minutes 21 seconds West, 80.32 feet to an existing 3/4" iron pipe;

Thence, with the east line of Robert c. & Claudia Robinson-Co-Tr. (Inst. No. 201401170001122), North 27 degrees 34 minutes 12 seconds West, 30.61 feet to a point;

Thence, with the south line of Charles E. Quick, Jr. (Inst. No. 200601110001169), North 64 degrees 21 minutes 30 seconds East, 80.34 feet to an existing 3/4" iron pipe on the west line of Elmwood Avenue;

Thence, with the said road, South 27 degrees 34 minutes 12 seconds East, 29.86 feet to the true point of beginning. Containing 0.056 acres and being subject to all legal roads, easements and restrictions of record. North is based on the west line of Elmwood Avenue as bearing South 27 degrees 34 minutes 12 seconds East. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings.

I, Paul J. Boeshart, Ohio Registered Surveyor Number S-6512, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in January, 2015.

DESCRIPTION 281 ELMWOOD AVENUE FOR ZONING PURPOSES
APPROVED
By Ben [Signature]
Div. of Engineering
City of Newark, Ohio



281 Elmwood Ave



WHENRY SPIVEY
542739340000

BOM7LIP
542736720000

NEWARK-CITY OF
54273640000

NEWARK-CITY OF
54273780000

STRENGTH INVESTMENTS LLC
542732220000

ABODE INVESTMENTS LLC
542787680000

ABODE INVESTMENTS LLC
542743260000

CHARLES BOUICK JR.
542781900000

JOHN R WHITESIDE
542783500000

FAITH A BAILEY
542777200000

SIX ONE FIVE INVESTMENTS LLC
542777160000

HAROLD D PHIPPS
542730600000

ABODE INVESTMENTS LLC
542745240000

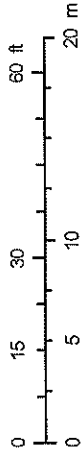
HAROLD D PHIPPS
542764560000

UNIT 207-32722333
NEWARK-CITY OF

UNIT 208-32722333
NEWARK-CITY OF

February 28, 2023

1:360



1 in = 30 ft

