

BOARD OF ZONING APPEALS MEETING
THURSDAY, JANUARY 25, 2024, 5:30 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055

AGENDA **PUBLIC HEARING**

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

APPLICATION BZA-23-16

Applicant: Amy Jordan
Owner: Amy Jordan
Location: 1429 Granville Rd
Project: Conditional Use – Dance Studio
Reference: 16.4

- 4. NEW BUSINESS**

APPLICATION BZA-23-46

Applicant: Northpoint Architecture
Owner: Angela Phillips
Location: 1210 Shide Ave
Project: Single Family Dwelling
Reference: 16.8

APPLICATION BZA-24-01

Applicant: Chrisanne Webster
Owner: Chrisanne Webster
Location: 2011 Londondale Parkway
Project: Porch
Reference: 16.8

APPLICATION BZA-24-02

Applicant: Scott Hartley
Owner: Cynthia Englefield/Kennedy Group
Location: 0 W Main St
Project: Multi-family Development
Reference: 125.2

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, FEBRUARY 22, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS FEBRUARY 1, 2024, 4:30PM.

- 5. ADJOURNMENT**



\$50

Zoning Application #

BZA-23-16

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: Amy E. Jordan

Telephone: (614) 554-3007

Address: 1429 Granville Rd.

E-mail: jordance59@hotmail.com

Applicant

Name: Same as above

Telephone:

Address:

E-mail:

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

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

1429 Granville Rd., Newark, OH 43055

Auditor's Parcel #:

054-247-710-00.000

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

Subdivision Name:

Lot Number:

N/A

Zoning Classification:

If filling out electronically, click box to display dropdown

RL

Proposed Use:

If filling out electronically, click box to display dropdown

(Specify Use): Dance studio

Notes: (Optional)

3.38 Acres

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):

Home business. Conditional use.

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

To teach one on one dance instruction.

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)

Section 16.4

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-23-16
BZA Appeal #

Amy E. Jordan
(Owner/Applicant Signature)

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

appeared Amy E. Jordan 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 13th day of April 2023.



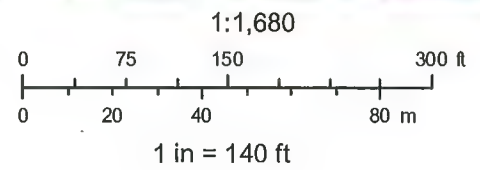
POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 5/11/2024
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>4/13/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BAM</u>		Paid Date: <u>4/13/23</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>5805</u>
				Amount \$ <u>5000</u>



May 16, 2023





City of Newark Engineering and Zoning

40 W Main St Newark, OH 43055
740-670-7729 www.newarkohio.net

Notice of Board of Zoning Appeals Decision

May 25, 2023

Amy Jordan
1429 Granville Rd
Newark, OH 43055

Application Number: BZA-23-016

Dear Property Owner,

At a Public Hearing held on Thursday, May 25, 2023 the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

Address of Project: 1429 Granville Rd

Current Zoning: RL

Project Description: Home Business

Ordinance/Article/Section:

08-16 16 16.4

Requirement: In the Residential Medium Intensity District, home based businesses are required to be approved by the board.

Proposal: The applicant proposes to run a one on one dance studio

Conclusion: The proposal requires board approval

On the basis of evidence presented at the Public Hearing, and pursuant to Article 150 of Ordinance 08-33, otherwise known as the Zoning Code, the Board of Zoning Appeals granted your Appeal Application subject to the following conditions

Ordinance/Article/Section:

Action Taken:

The conditional use issued is good for 6 months, a review hearing is to take place in November of 2023

The hours of operation shall be between 12:00 PM and 8:00 PM, Monday-Friday

There shall be no more than 2 people and 1 instructor

The Zoning Inspector will issue a permit to you subject to the above conditions

You are hereby advised that if you are aggrieved by the decision of the Board, you may present to the Court of Common Pleas of Licking County a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality.

STATEMENT OF CERTIFICATION

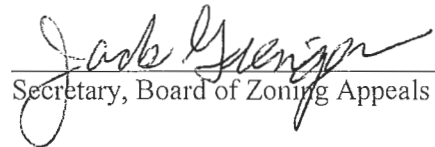
STATE OF OHIO, LICKING COUNTY, SS:

I, Steve Layman, Chairman of the Board of Zoning Appeals of the City of Newark, Ohio, within and for said City, and in whose custody the files, Journals and Records of said Board are required by the Ordinances and Resolutions of the City of Newark, Ohio, to be kept, do hereby certify that the foregoing is a true copy of the original entry evidencing the Board's decision in the premises and remaining on file and of record in this office. Said decision of the Board of Zoning Appeals is currently in full force and effect.

WITNESS my signature, this 25th day
of May 2023.



Chairman, Board of Zoning Appeals



Secretary, Board of Zoning Appeals

Cc:

Board of Zoning Appeals
 C/o Engineering Dept.
 40 West Main St, 2nd Flr.
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Board of Zoning Appeals
Application

Zoning File # BZA-23-46
 BZA Application # _____
 Date Received: 12/19/23
 Received by: B.C.C.
 Amount Due: \$ _____
 Receipt # _____

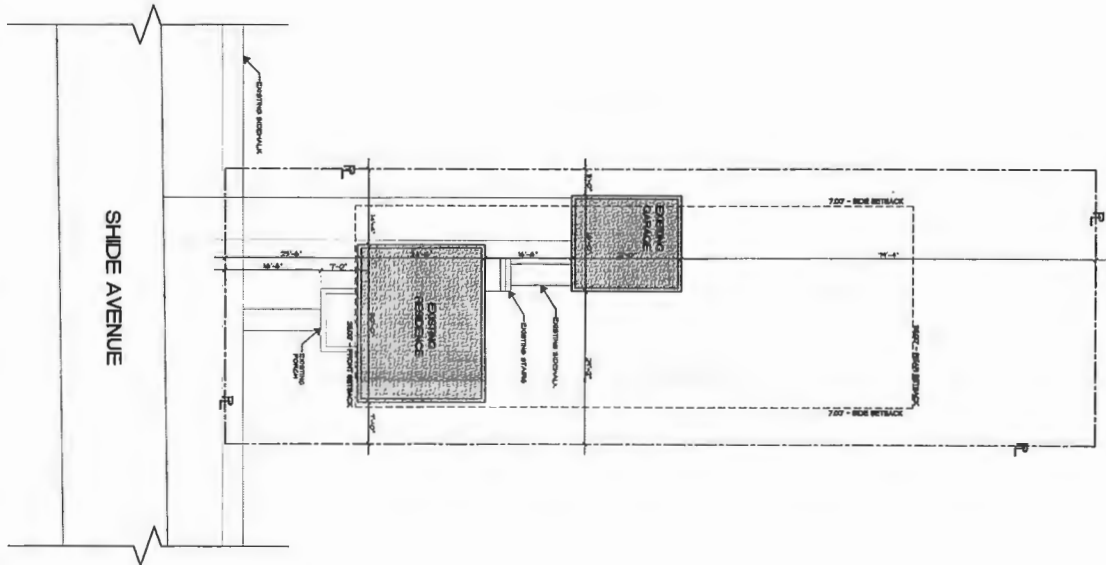
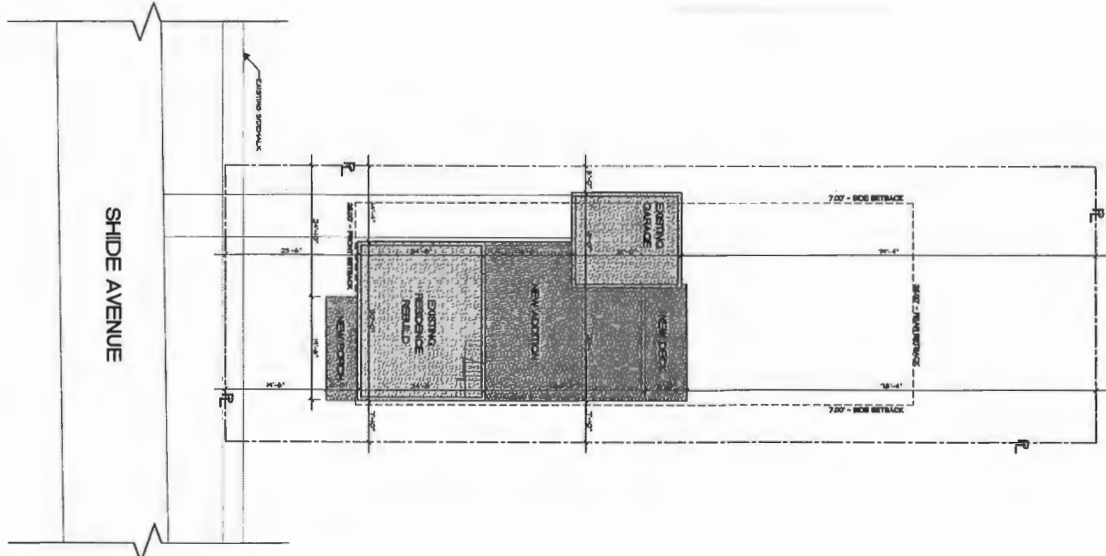
CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Angela Phillips</u>	Telephone: <u>(740) 405-5323</u>
Address: <u>1210 Shide Ave. Newark, OH 43055</u>	E-mail: <u>adphillips1965@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Kori Caughenbaugh / Northpoint Architecture</u>	Telephone: <u>(740) 349-3222</u>
Address: <u>19N 4th Street Newark, OH 43055</u>	E-mail: <u>Kori@Northpointohio.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1210 Shide Ave. Newark, OH 43055</u>	Auditor's Parcel Number: <u>654-225948-00.000</u>
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name: <u>Hollar Addition</u>	Lot Number: <u>Lots 6411, 6412 & 6413</u>
Zoning Classification: <u>Residential (Med. Density)</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
This 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: <u>Residential Reno/Addition</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Setback front & side - non-conforming match exist.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Existing</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List)	

REBUILD/ADDITION ARCHITECTURAL SITE PLAN
 2025-11-20

EXISTING ARCHITECTURAL SITE PLAN
 2025-11-20



DATE	2025-11-20
PROJECT NO.	2025-11-20
CLIENT	PHILLIPS RESIDENCE
ADDRESS	1210 SHIDE AVENUE
CITY	NEWARK, OHIO
STATE	OHIO
COUNTY	NEWARK
ZONING	RESIDENTIAL
SCALE	AS SHOWN
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	2025-11-20

19 NORTH 4th STREET
 NEWARK, OHIO 43085
 PHILLIPS RESIDENCE
 EST. 1999
 TEL. (740) 544-3112
 FAX. (740) 544-3111



PHILLIPS

Residence

1210 Shide Ave. Newark, Ohio 43055





Board of Zoning Appeals
 C/o Engineering Dept.
 40 West Main St, 2nd Flr.
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark Board of Zoning Appeals Application

Zoning File # 2-2024-0001
 BZA Application # 24-01
 Date Received: 1/3/24
 Received by: B.C.C.
 Amount Due: \$ N/C
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Chrisanne Webster	Telephone: 740-403-9222
Address: 2011 Londondale Parkway	E-mail: chrisanne10@hotmail.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Same as Owner	Telephone:
Address:	E-mail:
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 2011 Londondale Parkway	Auditor's Parcel Number: 054-042588-00.019
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name: Brittany Hills	Lot Number: 11473
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> RL	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
This 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: Adding a porch to the North side of the house	
This project is not permitted by the Zoning Code for the following reason(s): The porch encroaches into the required front yard setback	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Two front yards creates a burden to make an improvement to the house	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 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	

Filed: X

Required Documents and Appeal Process Overview

- Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
*Note: Submit 1 paper copy or 1 digital copy**
- Obtain a Project Site Plan
*Note: Submit 1 paper copies and 1 digital copy**
Site plans must meet the following requirements:
 - Plan is drawn to scale Shows the location of existing and proposed structures
 - Shows property and setback lines Shows dimensions of structures and any other proposed improvements
 - Plans must show all parking, landscaping and signage requirements
- Obtain Building Elevations
*Note: Submit 1 paper copies and 1 digital copy**
 - Elevation drawings show front, side and rear elevation measurements
 - Show the property as if the proposed project were already completed All major exterior finish materials are identified
- Obtain Other Exhibits
*Note: Submit 1 paper copies and 1 digital copy**
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)
- Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
*Note: Submit 1 paper copy and 1 digital copy**
 - All questions are answered completely or N/A is noted Notarized Owner signature is present
 - Owner authorization statement is present if using a Representative

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 a representative must attend.
- Pay the Appropriate Application Fee: Residential \$75 Commercial or Multi-Family \$200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
 - Check is made payable to the "City of Newark" If the application is for an Off-Premise Variable Message Sign, the fee is \$150. Sec 150.4.1.(4)(5)
- Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.
- A Decision Letter will be mailed to you after the meeting
**Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net*

Chrisanne Webster

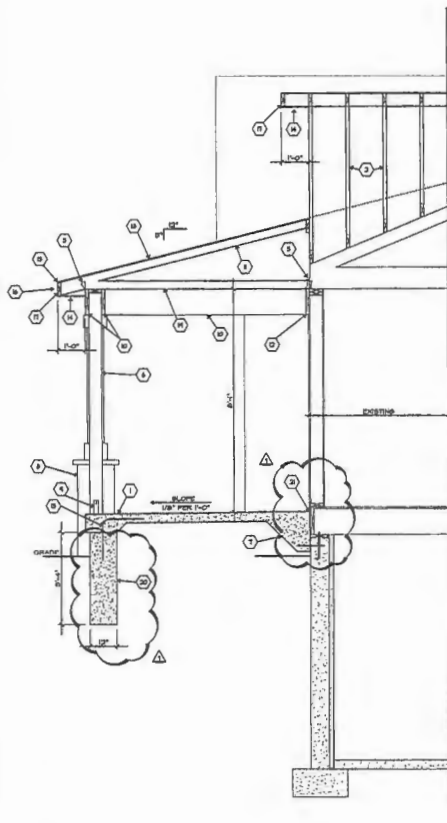
(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Chrisanne Webster who, by me being duly sworn, says that he is the Applicant, Owner, or Lessee (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this 24th day of

January, 20 24. Notary Signature: *[Signature]*

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	<u>1/10/24</u>	<u>BAW</u>	
<input type="checkbox"/> Hold		Reason:	



NEW PORCH SECTION

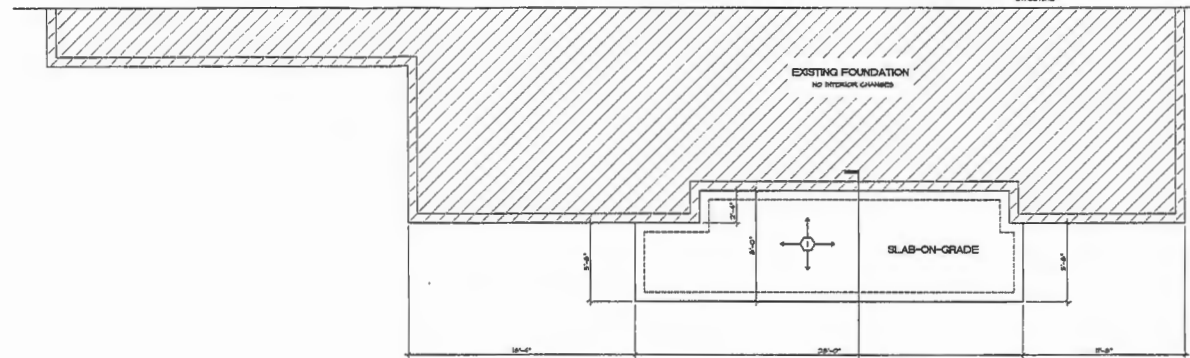
A

CODED NOTES

- 1) NEW 4" CONC. SLAB ON GRADE FRAM. LAB. 4 MIN. OVER 4" VAPOR BARRIER OVER 4" GRAVEL BASE
- 2) STEP TRUSSES OR 2x OVER-FRAMING @ 16" O.C.
- 3) SIMPSON HCL3A.
- 4) REPLACE ALL EXISTING EXTERIOR DOORS & WINDOWS W/ NEW - CONCRETE OVER - SEE GENERAL NOTES FOR FRAME R.I.D. SIZE.
- 5) REMOVE EXISTING GARAGE DOOR - CONCRETE OVER ON BALCONY OR DECKTOP - PREP EXISTING DOOR FRAME FOR NEW GARAGE DOOR OF SAME DIM.
- 6) NEW TREATED STRUCTURAL POST - CONCRETE OVER ON EXISTING FRESH ASPHALT - SINKED 2" DEEP W/ 1" IN MATERIAL, SIGHT AS CEDAR OR COMPOSITE @ 4" DIA. DOWN 1" TO FOUNDATION WALL. W/ FEET @ 40" O.C.
- 7) BELLOUCH POST W/ ARCHITECTURAL BRUSH VENEER - CONCRETE OVER.
- 8) SIMPSON C884 GULSHIM BASE.
- 9) PORCH BEAM - TREATED 2x6 BEAM EA. SIDE OF POST.
- 10) 2x6 RAFTERS @ 16" O.C.
- 11) 2x6 LEDGER - SECURE TO EACH STEP W/ (4) 1/2" 1/2" x 1/2" x 1/2" BOLT RESIN @ 52" O.C.
- 12) VERTICAL VINYL SCOFFIT
- 13) METAL Drip EDGE
- 14) 3" ORCC GUTTER
- 15) 2x6 FASCIA WRAP WITH ALUMINUM STANDING SEAM METAL ROOF - BY OWNER.
- 16) 2x4 C.L.S. JOIST @ 16" O.C.
- 17) 2x6 DIM. BRUSH - 1" DEEP DOWN FOOTING.
- 18) 2x6 EXTENDED EXPANSION JOINT

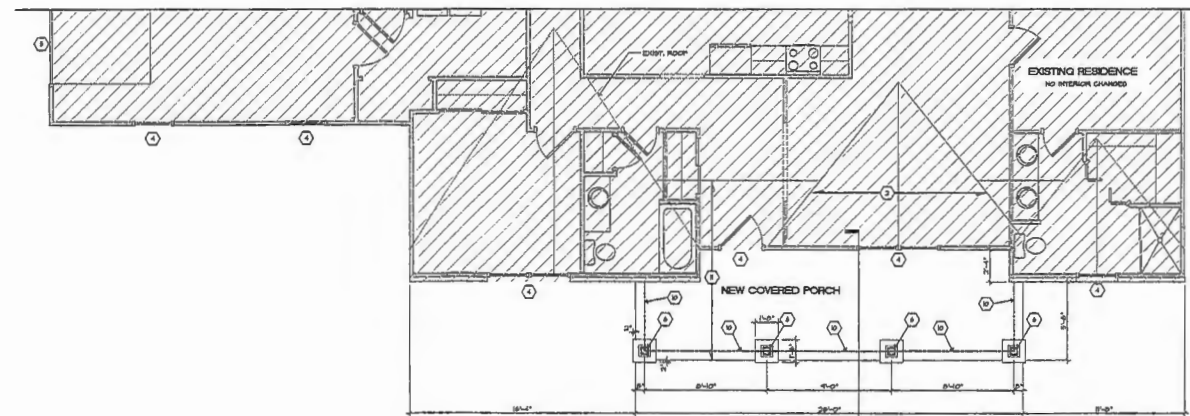
GENERAL NOTES

1. VERIFY EXACT R.I.D. SIZES W/ WINDOW & DOOR MANUFACTURER PRIOR TO PURCHASE AND INSTALLATION
2. MATCH NEW WINDOW/DOOR STYLES TO THOSE IN EXISTING STRUCTURE



FRONT PORCH ADDITION: 210 SQ. FT.

FOUNDATION PLAN



FRONT PORCH ADDITION: 210 SQ. FT.

FIRST FLOOR PLAN

Webster Residence
Addition & Alteration

Newark, Ohio 43055

2011 Lonsdale Pkwy



19 NORTH 4th STREET
NEWARK, OHIO 43055
BRIDGING THE GAP BETWEEN
ART & TECHNOLOGY
EST. 1999
TEL: (740) 348-2322
FAX: (740) 348-2321

DESIGNED BY	ERIC
CHECKED BY	PHILIP
DATE	2/20/10
DATE TO BE REVISION	2/20/10
APPROVED BY	ERIC

PHILIP M. CLARKE ARCHITECTURE, INC. 1999
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PHILIP M. CLARKE
ARCHITECT
OHIO REG. NO. 11847





19 NORTH 4th STREET
 NEWARK, OHIO 43055
 (614) 885-1100
 EST. 1999
 TEL: (614) 885-1100
 FAX: (614) 885-1101

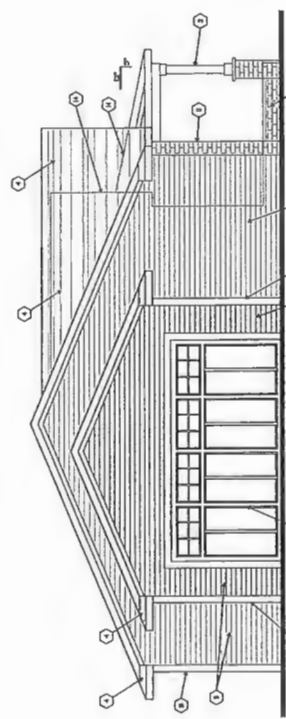
DATE	2008
DRAWN BY	MS
CHECKED BY	MS
SCALE	AS SHOWN
PROJECT NO.	200804
DATE OF REVISION	08/02

PHILIP A. CLARKE
 ARCHITECT
 11111 W. 11th St.
 Overland Park, KS 66213
 (913) 241-1111
 PHILIP A. CLARKE
 ARCHITECT
 11111 W. 11th St.
 Overland Park, KS 66213
 (913) 241-1111

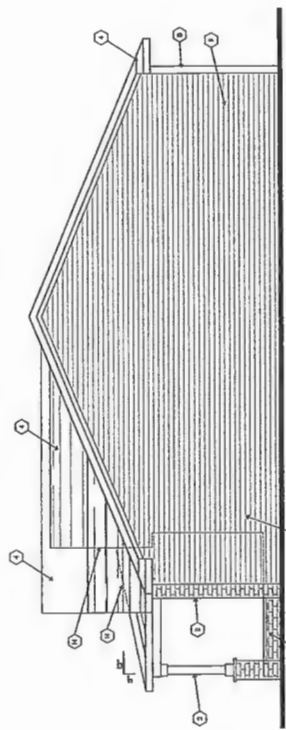


CODED NOTES

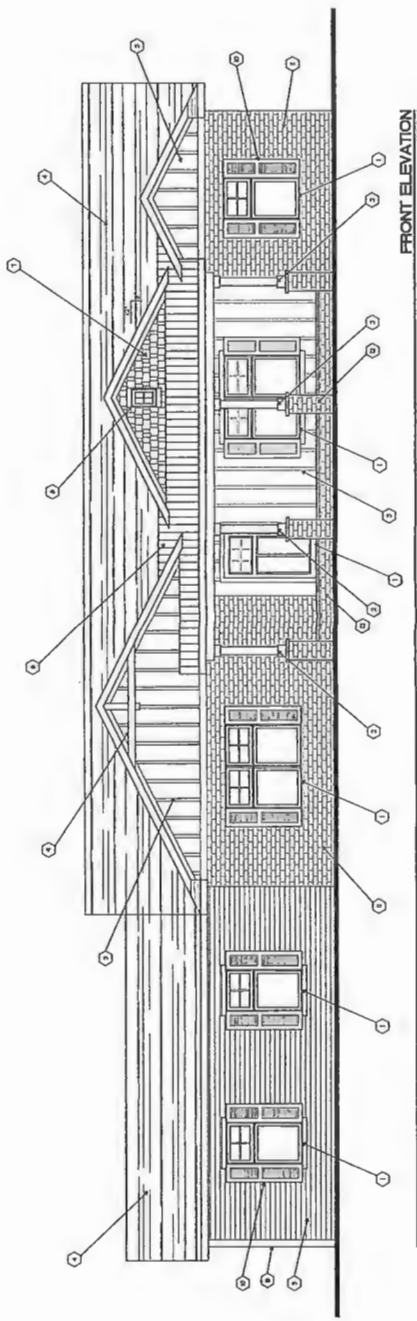
- 1) INCLUDE ALL EXTERIOR EXPOSURE TO BE REMOVED
- 2) REMOVE ALL EXISTING EXTERIOR FINISHES
- 3) REPAIR OR REPLACE ALL EXISTING ROOFING
- 4) REPAIR OR REPLACE ALL EXISTING GUTTERS
- 5) REPAIR OR REPLACE ALL EXISTING DOWNSPUTTERS
- 6) REPAIR OR REPLACE ALL EXISTING EXTERIOR WALLS
- 7) REPAIR OR REPLACE ALL EXISTING EXTERIOR DOORS
- 8) REPAIR OR REPLACE ALL EXISTING EXTERIOR WINDOWS
- 9) REPAIR OR REPLACE ALL EXISTING EXTERIOR TRIM
- 10) REPAIR OR REPLACE ALL EXISTING EXTERIOR LIGHT FIXTURES
- 11) REPAIR OR REPLACE ALL EXISTING EXTERIOR PAINT
- 12) REPAIR OR REPLACE ALL EXISTING EXTERIOR STAIRS
- 13) REPAIR OR REPLACE ALL EXISTING EXTERIOR RAILINGS
- 14) REPAIR OR REPLACE ALL EXISTING EXTERIOR PORCHES
- 15) REPAIR OR REPLACE ALL EXISTING EXTERIOR PATIOS
- 16) REPAIR OR REPLACE ALL EXISTING EXTERIOR FENCES
- 17) REPAIR OR REPLACE ALL EXISTING EXTERIOR DRIVEWAYS
- 18) REPAIR OR REPLACE ALL EXISTING EXTERIOR SIDEWALKS
- 19) REPAIR OR REPLACE ALL EXISTING EXTERIOR LANDSCAPING
- 20) REPAIR OR REPLACE ALL EXISTING EXTERIOR UTILITIES



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



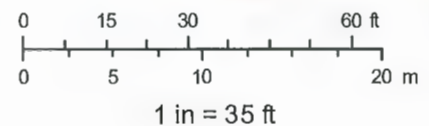
FRONT ELEVATION



January 9, 2024

1:420

- | | | |
|--------------------------------|----------------------------------|--------------------------------|
| Parcels | OHLICK020019_5.sid Green: Band_2 | Blue: Band_3 |
| OHLICK020027_6.sid Red: Band_1 | Green: Band_2 | Blue: Band_3 |
| Red: Band_1 | Green: Band_2 | OHLICK007019_1.sid Red: Band_1 |
| Green: Band_2 | Blue: Band_3 | Red: Band_1 |
| Blue: Band_3 | OHLICK008027_2.sid Green: Band_2 | Blue: Band_3 |
| | Red: Band_1 | Blue: Band_3 |





Z-2023-0217
Zoning Application #

BZA-24-02
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

Page 1 of 10

Owner

Name: Englefield Cynthia & Kennedy Group 1191 LLC	Telephone: 740-928-8215
Address: PO Box 1187 Newark OH 43058-1187	E-mail: trisha.phelps@englefieldoil.com

Applicant

Name: Scott Hartley	Telephone: 740-963-1083
Address: 2964 Peachtree Road Suite 585 Atlanta GA 30305	E-mail: sh@vistarp.com

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

105

Address of Parcel: (Number & Street, City, State, Zip) W Main Street Newark OH 43055	Auditor's Parcel #: 054-216636-00.000
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: Thornwood Drive and Coffman Road	
Subdivision Name: N/A	Lot Number: N/A
Zoning Classification: If filling out electronically, click box to display dropdown MFH	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): MFH
Notes: (Optional) Property was recently rezoned to MFH (Ordinance 23-19) in addition to Parcel ID 054-216642 (Ordinance 23-18) and Parcel ID 054-216654 (Ordinance 23-20)	

Appeal

The Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input 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: Current use is vacant land; Property was recently rezoned to MFH to accommodate multifamily as a permitted use. Property was included on 01-09-2024 Planning Commission meeting to receive its Zoning Permit conditioned on receiving BZA Approval on the reduction of required parking spaces (Z-2023-0217). Flood: X

Appeal Continued

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

The Project includes 308 multifamily units (comprised of 154 one-bedroom units and 154 two-bedroom units) and 467 parking spaces (Parking Ratio: 1.52 spaces/unit; 1.01 spaces/bedroom); City of Newark Code requires the Project to include 693 parking spaces (2 spaces per one-bedroom unit; 2.5 spaces per two-bedroom unit).

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

Typical market-driven parking ratios for multifamily developments across the US require 1.5 spaces/unit for suburban developments (less for urban developments). In recognition of this fact, the City of Columbus requires 1.5 spaces/unit (see Section 150.8.1 "Variance - Conditions Prevailing" of Newark Zoning Code). A more precise parking standard for suburban multifamily development is 1 space per bedroom. The Applicant's proposal meets both criteria. Additionally, due to the topography of the Site (there is over 70' of elevation change), there are portions of the property that are not conducive for development or parking (see Section 150.8.2 "Variance - Literal Enforcement Would Create Undue Hardship" of the Newark 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)

Article 125.2

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.

Z-2023-0217
Zoning Application #

BZA-24-02
BZA Appeal #

[Signature]
(Owner/Applicant Signature)

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

appeared Scott L. Hartley 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.



Sworn to before me this 4th day of January 2024.
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: Rcvd. Date: <u>1-4-24</u> Paid Date: <u>1-4-24</u> Check Cash (circle one) Check # <u>1702</u> Amount \$ <u>200.00</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>1/10/24</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

BZA CASE NO. 24-02

Date of Review: 1/10/24

Address of Project: 0 W Main St

Current Zoning: MFH

Project Description: Multi-Family Development

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

Planning Commission Approval Required?----- Yes

Engineer's Approval Required?----- No

Law Director's Approval Required?----- No

City Council Approval Required?----- No

Ordinance / Article / Section

Requirement / Proposal / Conclusion

08-16 _____ 125 _____ 125.2






Requirement: In the MFH district, the required number of parking spots for this project is 693.

Proposal: The applicant proposes 467 parking spots.

Conclusion: The proposal requires board approval



January 8, 2024

-  Parcels
-  Street Centerlines: State/Federal
-  Street Centerlines: County
-  Street Centerlines: Township
-  Street Centerlines: Municipal/Private

