

BOARD OF ZONING APPEALS MEETING
THURSDAY, MAY 23, 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-24-14

Applicant: Kevin Scott
Owner: Kscott Properties LLC
Location: 529 Ballard Ave
Project: RV Campground
Reference: 150.7.3

4. NEW BUSINESS

APPLICATION BZA-24-15

Applicant: Troy Frenton
Owner: Troy Frenton
Location: 501 Woods Ave
Project: Porch
Reference: 16.8

APPLICATION BZA-24-16

Applicant: James Edwards
Owner: James Edwards
Location: 650 Ridgefiled Ave
Project: Building Addition
Reference: 16.8

APPLICATION BZA-24-17

Applicant: Ramirez Rentals LLC
Owner: Ramirez Rentals LLC
Location: 60 Mohawk St
Project: Lot Split
Reference: 6.12

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON
THURSDAY JUNE 27, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL
IS JUNE 3, 2024, 4:30PM.

5. ADJOURNMENT

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 Application # BZA-24-14
 Date Received: 4/9/24
 Received by: D.C.C.
 Amount Due: \$ _____
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Kevin SCOTT</u>	Telephone: <u>(740) 345-9207</u>
Address: <u>529 Ballard Ave Newark OH 43055</u>	E-mail: <u>KSCOTTproperties22@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>KSCOTT Properties LLC</u>	Telephone: <u>(740) 345-9207</u>
Address: <u>31 Bow St, Newark OH 43055</u>	E-mail: <u>KSCOTTproperties22@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel:	Auditor's Parcel Number:
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: <u>Ballard</u> and	
Subdivision Name:	Lot Number:
Zoning Classification: <u>mobile Home Park</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 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:	
This project is not permitted by the Zoning Code for the following reason(s): <u>CITY ORDINANCE ART. 20.2</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>very similar use & classification</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) <u>20.2</u>	

BZA CASE NO. 24-14

Date of Review: 4/11/24

Address of Project: 529 Ballard Ave

Current Zoning: RMH

Project Description: RV Campground

- B.Z.A. Approval Required?----- Yes
- Planning Commission Approval Required?----- No
- Engineer's Approval Required?----- No
- Law Director's Approval Required?----- No
- City Council Approval Required?----- No

Ordinance / Article / Section	Requirement / Proposal / Conclusion
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08-16 150 150.7.3

Requirement: The board shall have the power to hear and decide applications filed for special exceptions

Proposal: The applicant is proposing to operate an RV campground in a mobile home park

Conclusion: The proposal requires board approval

Board of Zoning Appeals
C/o Engineering Dept.
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Newark, Ohio 43055
(740) 670-7727
(740)349-5911 Fax

City of Newark
Board of Zoning Appeals
Application

Zoning File # _____
BZA Application # BZA-24-15
Date Received: 5-1-24
Received by: P. Kemp
Amount Due: \$ _____
Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Troy Frenon</u>	Telephone: <u>740-975-0486</u>
Address: <u>944 Toboso Rd. Newark</u>	E-mail: <u>Tfrenon35@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Troy Frenon</u>	Telephone: <u>740-975-0486</u>
Address: <u>944 Toboso Rd. Newark</u>	E-mail: <u>Tfrenon35@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>501 Woods Ave. Newark, Oh. 43055</u>	Auditor's Parcel Number: <u>054-259422-00-000</u>
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: <u>Woods Ave. and Moull St.</u>	
Subdivision Name: <u>Jefferson Place Place</u>	Lot Number: <u>6269</u>
Zoning Classification: <u>Single Family, Grandfathered</u> If filling out electronically, click box to display dropdown <u>to remain a salon on main level</u>	Proposed Use: <u>Salon main level</u> If filling out electronically, click box to display dropdown (Specify Use): <u>Residential on 2nd level</u>
Appeal	
This 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 type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use:	
This project is not permitted by the Zoning Code for the following reason(s): <u>Front porch does not meet current zoning setbacks.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Re construction of an out-dated covered deck. Rebuilt to a slightly smaller size as original, with an added handicap accessible Ramp.</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) <u>Article 16 16.8</u>	

BZA CASE NO. 24-15

Date of Review: 5/10/24

Address of Project: 501 Woods Ave

Current Zoning: RH

Project Description: Porch

B.Z.A. Approval Required?----- Yes
Planning Commission Approval Required?----- No
Engineer’s Approval Required?----- No
Law Director’s Approval Required?----- No
City Council Approval Required?----- No

Ordinance / Article / Section	Requirement / Proposal / Conclusion
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08-16 16 16.8

Requirement: In the RH district the required front yard setback is 20 feet

Proposal: The applicant is proposing to erect a porch that encroaches into the setback along Woods Avenue

Conclusion: The proposal requires board approval

501 Woods Ave. Newark, Or. 97355

Owner

Aerial view

Troy Franten

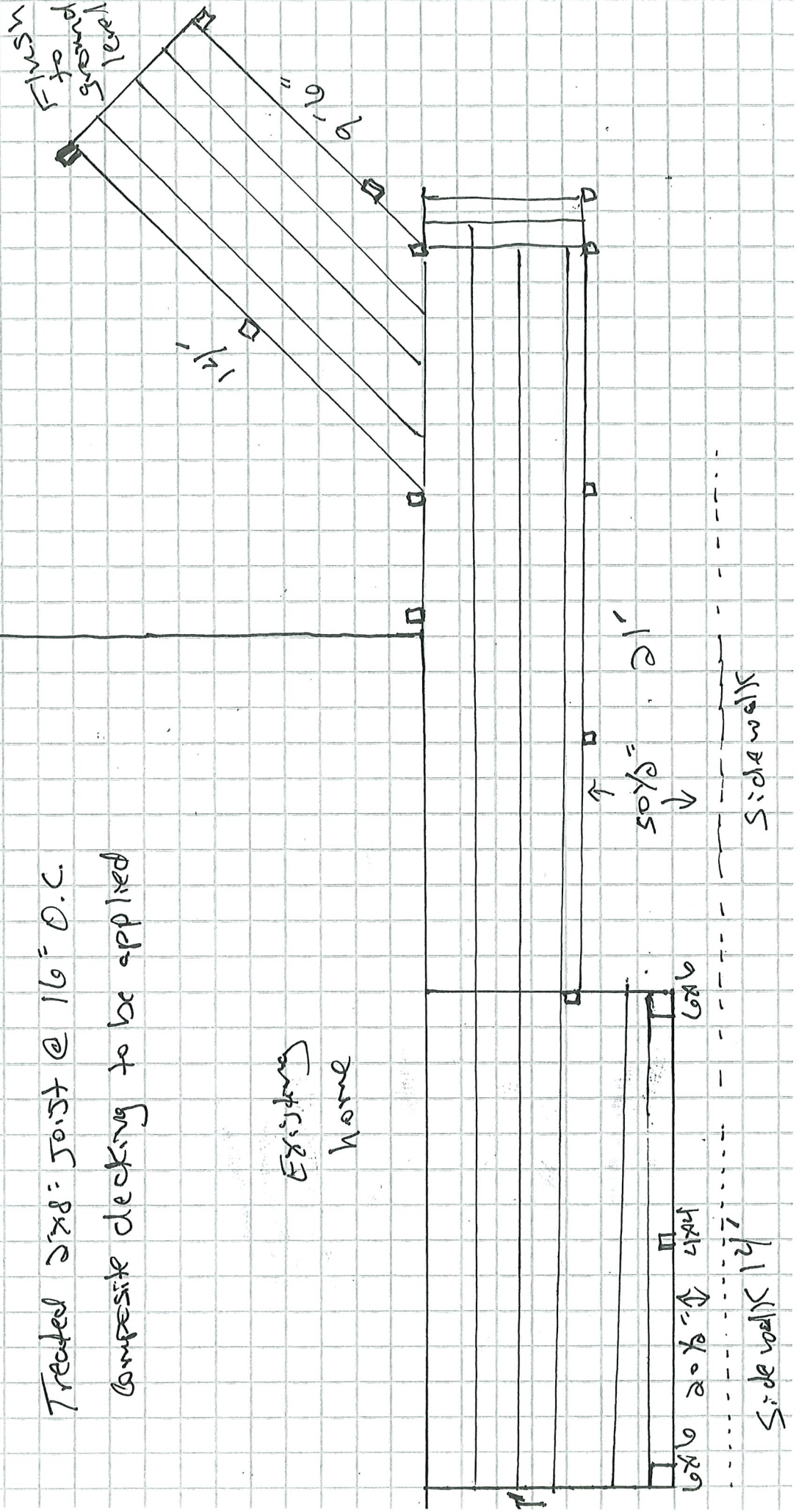
Deck with Ramp

740-975-0486

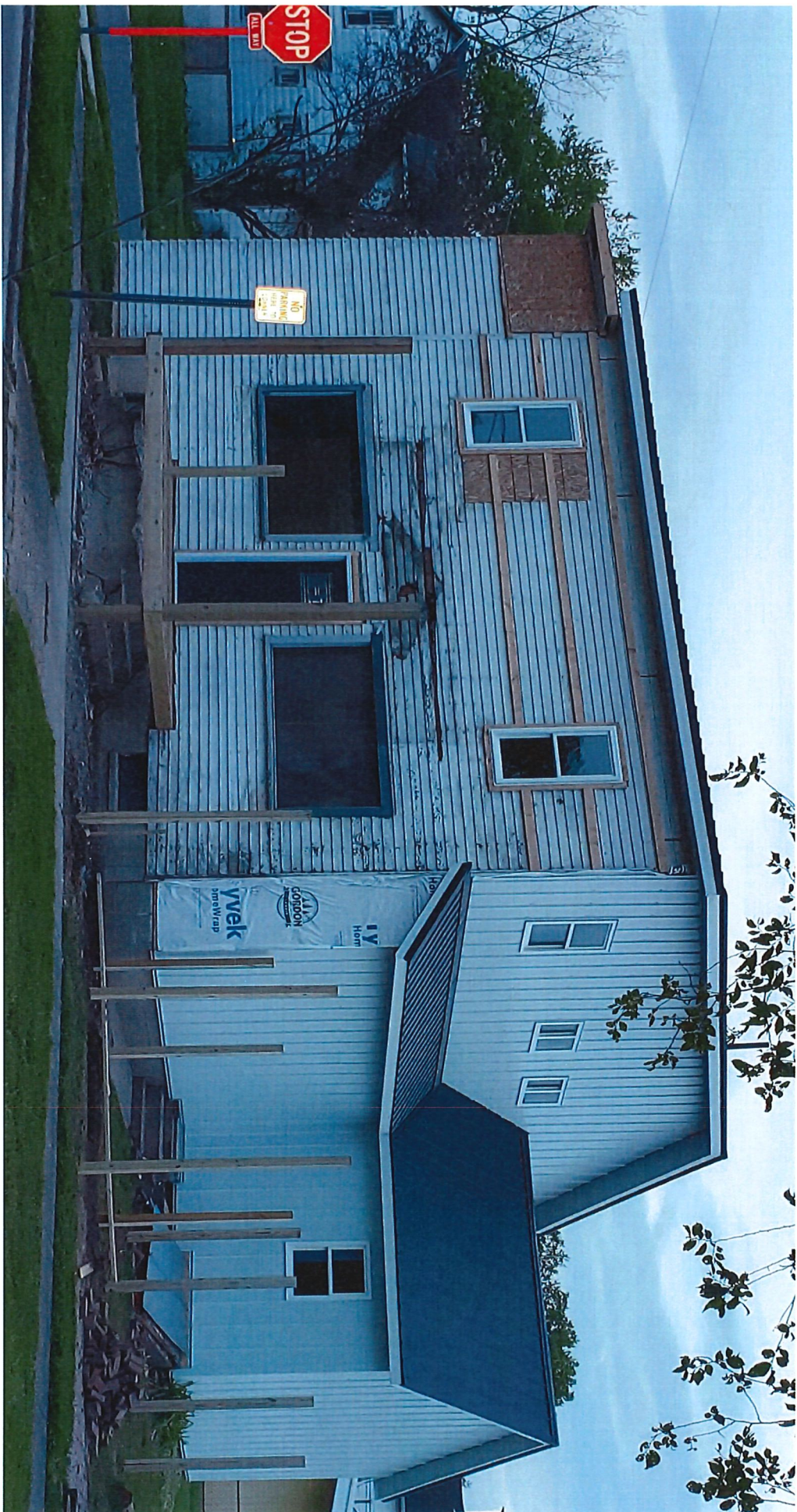
All post dug 36" = 40" Depth
and 1 1/2" diameter

Treated 2x8 Joist @ 16" O.C.
Composite decking to be applied

Existing
Home



501 Woods Ave. / 174 Moull St.



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 # 24-16
 BZA Application # _____
 Date Received: 4/26/24
 Received by: S.C.C.
 Amount Due: \$ 75.00
 Receipt # 162917

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>James F. Edwards</u>	Telephone: <u>740-817-7544</u>
Address: <u>650 Ridgely Rd. Newark OH 43055</u>	E-mail: <u>supermanohio20@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: <u>Same as above</u>	Telephone: _____
Address: _____	E-mail: _____
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel	
Address of Parcel: <u>650 Ridgely Rd. Newark OH 43055</u>	Auditor's Parcel Number: <u>054-230106-00.000</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: <u>Union St and</u>	
Subdivision Name: <u>Edgewood Park revised</u>	Lot Number: <u>8945</u>
Zoning Classification: <u>Residential S10 Single family</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <u>Living Space</u> <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>Extra bedrooms and bathrooms for living space</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>The structure will be 11ft. into the 25ft. o^p space that is supposed to be allowed from the property line</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Our oldest son cannot live alone any longer he is handicapped and has children and needs the bedrooms and a handicapped bathroom</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) <u>6.11 Corner Lots</u>	

BZA CASE NO. 24-16

Date of Review: 5/10/24

Address of Project: 650 Ridgefield Rd

Current Zoning: RM

Project Description: Building Addition

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

Planning Commission Approval Required?----- No

Engineer’s Approval Required?----- No

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

City Council Approval Required?----- No

Ordinance / Article / Section	Requirement / Proposal / Conclusion
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08-16 16 16.8

Requirement: In the RM district, the required front yard setback is 25 feet

Proposal: The applicant is proposing to erect a building addition that encroaches into the setback along Seneca Drive by 11 feet

Conclusion: The proposal requires board approval



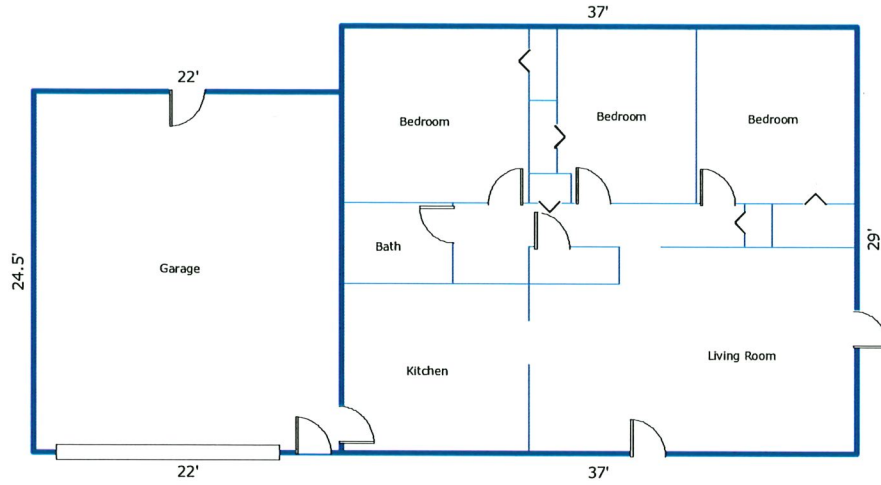
April 9, 2024

- Parcels
- Blue: Band_3
- Blue: Band_3
- Blue: Band_3
- Blue: Band_3
- Red: Band_1
- Red: Band_1
- Red: Band_1
- Red: Band_1
- Green: Band_2
- Green: Band_2
- Green: Band_2
- Green: Band_2

1:360
0 15 30 60 ft
0 5 10 20 m
1 in = 30 ft

Building Sketch

Borrower/Client	Edwards, James				
Property Address	650 Ridgefield Rd				
City	Newark	County	Licking	State	OH Zip Code 43055
Lender	Insight Bank				



Sketch by Apex Medico™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1073.00	1073.00
GAR	Garage	539.00	539.00

LIVING AREA BREAKDOWN	
Breakdown	Subtotals
First Floor	37.00 x 29.00
	1073.00

Net LIVABLE Area	(rounded)	1073	1 Item	(rounded)	1073
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Board of Zoning Appeals
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 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 Application # _____
 Date Received: 9/20/24
 Received by: 2700
 Amount Due: \$ 75
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Ramirez Rentals, LLC</u>	Telephone: <u>740.670.4070</u>
Address: <u>151 Stone Valley Dr. 43023</u>	E-mail: <u>Kristen.ramirez555</u>
I would prefer to have agendas mailed rather than e-mailed <input checked="" type="checkbox"/>	
<u>@gmail.com</u>	
Applicant	
Name: <u>Ramirez Rentals, LLC</u>	Telephone: _____
Address: <u>Same</u>	E-mail: _____
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>60 Mohawk St / 438 Seroco Ave</u>	Auditor's Parcel Number: _____
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: <u>N/A</u>	Lot Number: _____
Zoning Classification: <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 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: 	
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: <u>438 Seroco was purchased to include 60 Mohawk. The two houses were on one lot. We had the lot split and would prefer the smaller lot go with the smaller house (60 Mohawk)</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) 	

BZA CASE NO. 24-17

Date of Review: 5/10/24

Address of Project: 438 Seroco Ave/60 Mohawk St

Current Zoning: RH

Project Description: Lot Split

- 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 6 6.12

Requirement: No lot, yard, court, parking area or other space shall be reduced in area or dimension so as to make the area or dimension less than the minimum area required by this Code, unless approved by the Board.

Proposal: The applicant is proposing to create a lot split, lot leaving a lot with a dimension of 40'x40'

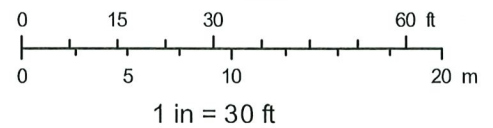
Conclusion: The proposal requires board approval



April 26, 2024

1:360

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



Krista Ramirez
740.670.4070