

BOARD OF ZONING APPEALS MEETING
THURSDAY, JULY 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-24-16

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

- 4. NEW BUSINESS**

APPLICATION BZA-24-26

Applicant: Matt Dunlap
Owner: Matt Dunlap
Location: 47 Philmont Ave
Project: Fence
Reference: 88.1.1

APPLICATION BZA-24-27

Applicant: Curaieaf – Jacob Throneburg
Owner: NLCP 1150 North 21st ST OH LLC
Location: 1150 N 21st St
Project: Conditional Use
Reference: 46.4.1

APPLICATION BZA-24-28

Applicant: Sarah Arnold
Owner: Habitat for Humanity Mid Ohio
Location: 331 Washington St
Project: Single Family Dwelling
Reference: 16.8

APPLICATION BZA-24-29

Applicant: 57 Neal Newark LLC
Owner: 57 Neal Newark LLC
Location: 963 Wells Ave
Project: Accessory Structures
Reference: 86.3

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY AUGUST 22, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS AUGUST 1, 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 # 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>supermandavid@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</u> and _____	
Subdivision Name: <u>Edgewood Park revised</u>	Lot Number: <u>8945</u>
Zoning Classification: <u>Residential 510 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^d 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>Car 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

08-16 16 16.8

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

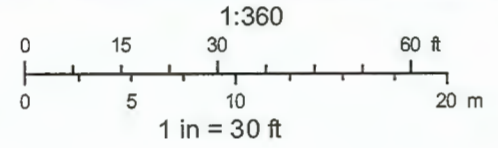
Proposal: The applicant is proposing to erect a building addition that encroaches into the setback along Seneca Drive by 11 feet

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





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

June 27, 2024

James Edwards
650 Ridgefield Dr
Newark OH, 43055

Application Number: BZA-24-16

Dear Property Owner,

At a Public Hearing held on Thursday June 27, 2024 the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

Address of Project: 650 Ridgefield Dr

Current Zoning: RM

Project Description: Building Addition

Ordinance/Article/Section:

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

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

The Board finds, beyond reasonable doubt that all the following facts and conditions exist:

Unusual Circumstances:

Preservation of Property Rights:

Absence of Detriment:

Other: _____

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 **denied** your Appeal Application **due to the following reasons.**

The following conditions were not met:

Unusual Circumstances:

Preservation of Property Rights:

Absence of Detriment:

Other: _____

As requested by the applicant, this request has been tabled.

The Zoning Inspector **will, will not** 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 27th
day of June 2024.



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 Application # BZA-24-26
Date Received: 6-19-24
Received by: R. Wolfman
Amount Due: \$ 15.00
Receipt # N/A

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>MATT Dunlay</u>	Telephone: <u>740-403-1909</u>
Address: <u>97 Philmont Ave Newark OH 43055</u>	E-mail: <u>madwolfman827@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>MATT Dunlay</u>	Telephone: <u>740-403-1909</u>
Address: <u>97 Philmont Ave Newark OH 43055</u>	E-mail: <u>madwolfman827@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 type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name:	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown <u>RH</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
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:	
This project is not permitted by the Zoning Code for the following reason(s): <u>Front Yard Fences are restricted to 4' in height</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>House sets further back on a double lot, it is also on a corner.</u> <u>I have a large Great Dane trying to keep in</u>	
Has there been any previous application or appeal on these premises? <input 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>88</u>	

BZA CASE NO. 24-26

Date of Review: 7/3/24

Address of Project: 47 Philmont Ave

Current Zoning: RH

Project Description: Fence

- 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

08-16 88 88.1.1

Requirement: In the RH district, front yard fences are restricted to a maximum of 4 ft. in height.

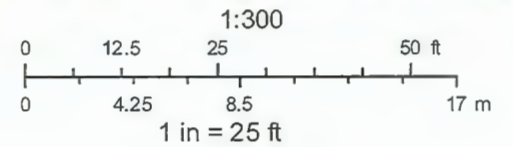
Proposal: The applicant is proposing to build a 6 ft. tall fence in the front yard along Emerson St

Conclusion: The proposal requires board approval



June 17, 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





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 # 132A-24-27
 Date Received: 6-20-24
 Received by: P. Kemp
 Amount Due: \$ 200.00 6/25
 Receipt # WTA plf

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Owner	
Name: Jarrell Annenberg	Telephone: 847-226-2133
Address: 1150 N 21st St, Newark, OH 43055	E-mail: jannenberg@newlake.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: Entity - Curaleaf Newark, Representative of Entity - Jacob Throneburg, Director of Real Estate Strategy	Telephone: 704-796-8983
Address: 290 Harbor Drive Stamford, CT 06902	E-mail: Jacob.Throneburg@curaleaf.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel	
Address of Parcel: 1150 N 21st St, Newark, OH 43055	Auditor's Parcel Number: 5427462600000
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: N 21st St and Pierson Dr	
Subdivision Name: Crawfords East Meadows Addition	Lot Number: 8636
Zoning Classification: MB <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <small>If filling out electronically, click box to display dropdown</small> (Specify Use): Retail

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 checked="" type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use: Cannabis dual-use (Medical and recreational) dispensary	

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

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

Has there been any previous application or appeal on these premises? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes When? 2019, Medical Cannabis approval

This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) CHAPTER 1260 MB Medium Intensity Business District, 1260.04 CONDITIONAL USES. Based on this zoning code, the sales of recreational cannabis is not permitted, we are requesting to modify to include this addition.
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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. See 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*

Jacob Throneburg

(Owner/Applicant Signature)



Before me, a Notary Public in and for Miami-Dade County in the State of Florida, personally appeared Jacob Throneburg 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 30 day of June, 2024. 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>7/2/2024</u>	<i>[Signature]</i>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 24-27

Date of Review: 7/3/24

Address of Project: 1150 N 21st St

Current Zoning: MB

Project Description: Conditional Use

- 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 46 46.4.1

Requirement: In the MB district, a medical marijuana dispensary must receive conditional approval from the Board of Zoning Appeals

Proposal: In 2018, a conditional use permit was issued for a medical marijuana dispensary. One condition was that no adult use/recreational marijuana could be sold. In 2024, the State of Ohio legalized adult use marijuana. The applicant wished to have the condition removed.

Conclusion: The proposal requires board approval



**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

Notice of Board of Zoning Appeals Decision

August 23, 2018

WGB, LLC / Monte Spires
222 N LaSalle Suite 1550
Chicago, IL 60601

Application Number: BZA-18-014

Dear Mr. Spires,

At a Public Hearing held on Thursday, August 23, 2018, the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

Address of Project: 1150 N 21st Street
Current Zoning: Medium Intensity Business District (MB)
Project Description: State Licensed Medical Marijuana Dispensary
Ordinance/Article/Section:

08-33 46 46.4.1

Requirement: Medical marijuana dispensaries as defined in section 3796:1-1-01 (13) of the Ohio Administrative Code (OAC) provided that (A) such facility is in full and complete compliance with the requirements and restrictions of all applicable sections of the OAC and Ohio Revised Code as well as all applicable licensing and reporting requirements of the Codified Ordinances of the City Of Newark, Ohio and (B) such facility is not located within 1,000 feet of a parcel of real estate having situated on it a school, church, public library, public playground, public park or community addiction services provider as defined under section 5119.01 of the Revised Code.

A variance from the 1,000 feet distance restriction to reduce said restriction by no more than 250 feet distance may be issued by the Board of Zoning Appeals with a conditional use permit.

Proposal: Propose to construct and operate a State Licensed Medical Marijuana Dispensary.

Conclusion: The proposed use of the medical marijuana dispensary is a conditional use and requires Board of Zoning Appeals 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**, denied, tabled your Appeal Application as submitted, **subject to the following conditions:**

Ordinance/Article/Section: Action Taken:
① in coordination & approval of City Engineer, paint "do not block driveway" or appropriate signage on Pierson, Enlarge concrete "post loop" barrier at 21st St, curb cut to eliminate possible left turns into or out of lot, ② ~~Secure~~ Safety Director approving exterior security camera system ③ medical use only ④ no on-site consumption ⑤ ^{open} no later than 9:00 pm ⑥ maintenance of 6' privacy fence along east property line.

The Zoning Inspector will, will not 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

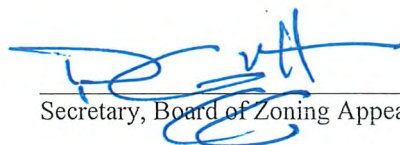
STATE OF OHIO, LICKING COUNTY, SS:

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 23rd
day of August, 2018.



Chairman, Board of Zoning Appeals



Secretary, Board of Zoning Appeals

Cc: 1150 Newark, LLC



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-24-28
 Date Received: 6-27-24
 Received by: [Signature]
 Amount Due: \$ 75.00 ✓
 Receipt # N/A

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: <u>Habitat for Humanity Mid Ohio</u>	Telephone: <u>614-568-5288</u>
Address: <u>6665 Busch Blvd Columbus OH 43229</u>	E-mail: <u>sarnold@habitatmidohio.org</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant

Name: <u>Habitat for Humanity Mid Ohio Sarah I. Arnold</u>	Telephone: <u>614-568-5288</u>
Address: <u>6665 Busch Blvd Columbus OH 43229</u>	E-mail: <u>sarnold@habitatmidohio.org</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel

Address of Parcel: <u>331 Washington St</u>	Auditor's Parcel Number: <u>054-21452400001</u>
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: <u>Webb St and S. Cedar St</u>	
Subdivision Name: <u>James H. Smith 2nd Add replat</u>	Lot Number: <u>lot 154A</u>
Zoning Classification: <u>RH</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <u>single family residential</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 Alteration Maintenance Conversion Conditional Use

In accordance with the plans filed herewith, describe the building or use:
Single family new construction

This project is not permitted by the Zoning Code for the following reason(s):
required rear setback 30' where proposed plans show 23' to rear wall of home on the west side and 29' on the east side rear of home and 17' to rear porch on the west side.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:
① new homeowner requires ADA accessible home w/ ramp and single story home.
 ② creating custom home plans to meet setbacks creates financial hardships when attempting to build affordable housing. The side yard east side is almost 25' wide and 2/3 of the rear yard is 29' deep so there is still a lot of open space as the code intended.

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

BZA CASE NO. 24-28

Date of Review: 7/3/24

Address of Project: 331 Washington St

Current Zoning: RH

Project Description: Single Family Dwelling

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

08-16 16 16.8

Requirement: In the RH district, the required rear yard setback is 30 ft.

Proposal: The applicant is proposing to build a single family dwelling with a 23 ft. rear setback

Conclusion: The proposal requires board approval

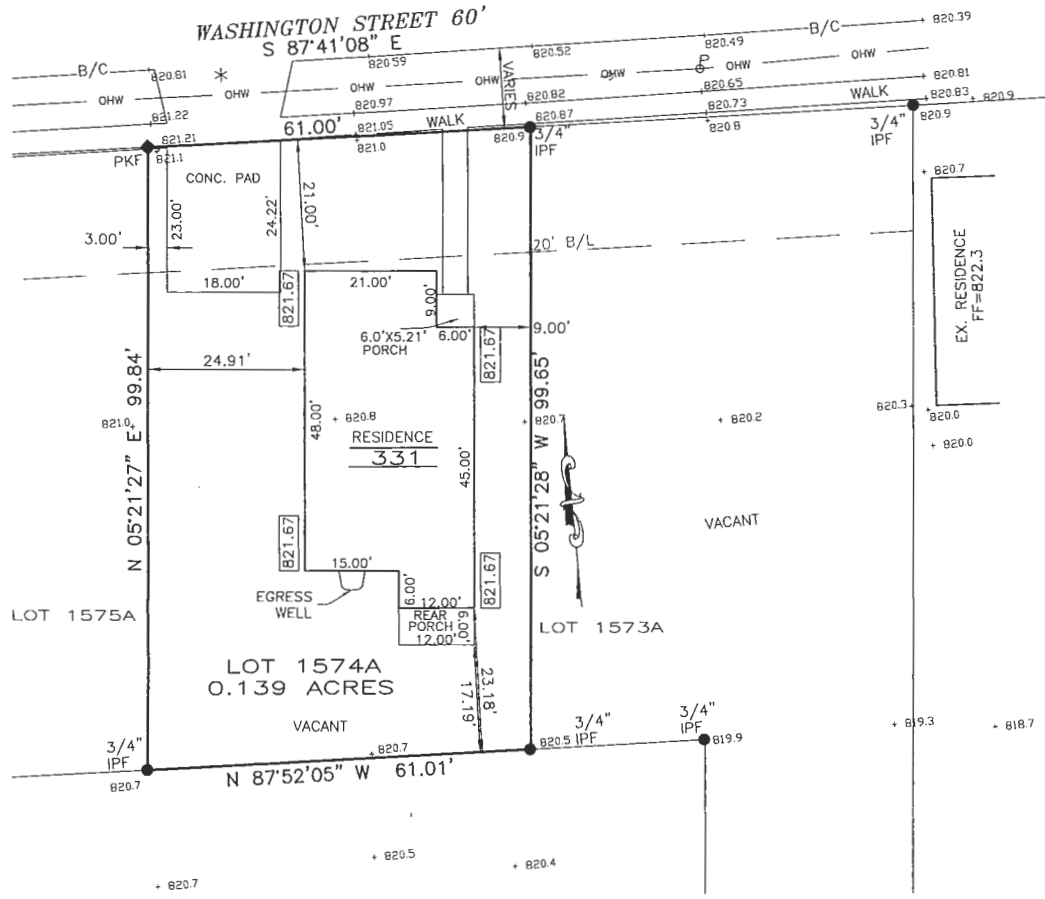
REVISIONS	DESCRIPTION
05/14/24	HOUSE FLIPPED FRONT & BACK

690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
 WWW.LANDMARKSURVEY.COM

ORDER NO. HFHM01-JOB36

DATE: 05/09/24

FOR HABITAT FOR HUMANITY MIDOHIO HOUSE STYLE THE TABITHA COUNTY OF LICKING
 LOT/SUBDIVISION LOT 1574A / REPLAT OF JAMES H. SMITH'S 2ND ADDITION CITY/TWP OF NEWARK
 ADDRESS 331 WASHINGTON STREET SCALE 1" = 20' DRAWN BY: NV
 MINIMUMS: R: 30' S: 6' (FOR 1-1.5 STORIES) VOL: 2 PG: 214
8' (FOR 2-2.5 STORIES)



* STABILIZE CONSTRUCTION ENTRANCE.
 LOT CALCULATIONS ARE FOR ESTIMATING
 PURPOSES ONLY, AND SHOULD BE VERIFIED
 BY THE BUILDER OR CONTRACTOR.

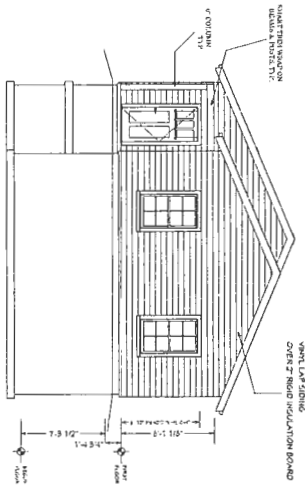
PRELIMINARY

LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	6076
HOUSE	1314
DRIVE	426
APPROACH	244
SER WALK	63
WALK	149
SOD	4538
LOT COV	21.63%

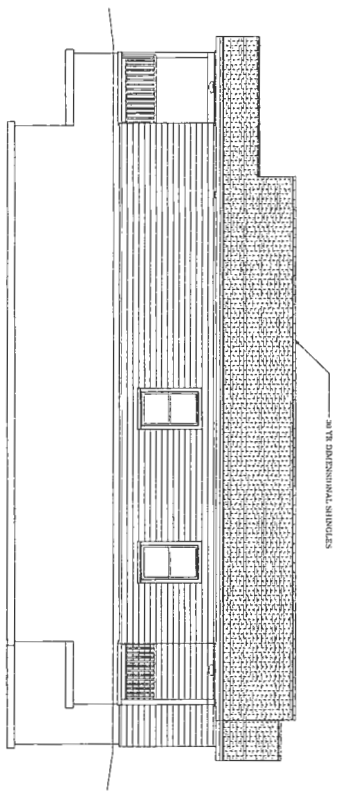
GENERAL STANDARD	
POURED WALL	= 8'
FINISH FLOOR	= 823.86
TOP OF FOUNDATION	= 822.34
FINISH GRADE	= 821.67
GARAGE PAD	= 821.34
BASEMENT FLOOR	= 814.84
TOP OF FOOTER	= 814.34
DRIVE SLOPE DISTANCE	= NA

HOUSE ENCROACHES REAR SETBACK

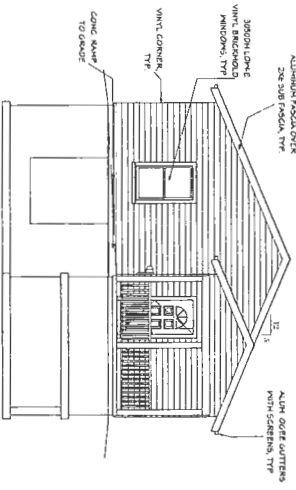
THIS PROPERTY IS LOCATED
 IN FLOOD ZONE x
 MAP NO. 39089C0342H
 EFF. DATE: 05/02/2007



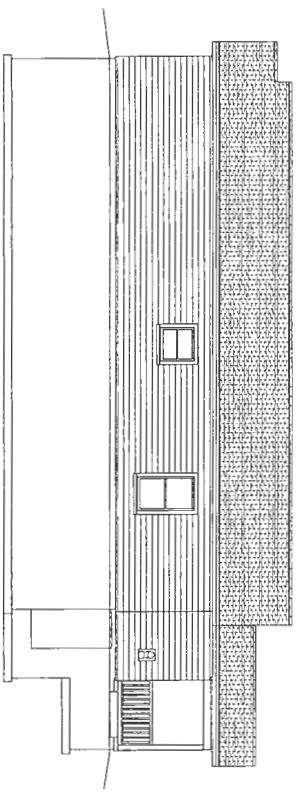
FRONT ELEVATION - A
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - A
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3140 Westerville Rd.
Columbus, OH 43224
www.habitatmidohio.org

The Tabitha -
Accessible
Single Family Model Home

Elevation A
4-Bedroom / 2 Bath
1447 SF

311 Washington St.
Newark, OH 43055
Lot 1574A
James H. Smith's 2nd ADD
PID: 054-214524-00-001

Project No. 1314

CONSTRUCTION SET

NO.	DESCRIPTION	BY	DATE

ELEVATIONS

A5.1

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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 # 24-29
 Date Received: 9/5/24
 Received by: Y.C.E
 Amount Due: \$ _____
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

REV 1/15

Owner	
Name: 57 Neal Newark LLC	Telephone: 614 668 2592
Address: PO BOX 134 Mewark, OH 43058	E-mail: frenchtradellc@hotmail.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: 57 Neal Newark LLC	Telephone: 614 668 2592
Address: PO BOX 134 Mewark, OH 43058	E-mail: frenchtradellc@hotmail.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 963 Wells Ave Newark, OH 43055	Auditor's Parcel Number: 054-228378-00.000
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:	Lot Number: LOT 182, 183 PT, 184 PT
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: Garage	
This project is not permitted by the Zoning Code for the following reason(s): Previous owner did not pull a permit for the garage that he built and did not disclose it when we bought the house	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: The previous owner did not let us know about any permit issue when we bought the house. Please allow us to make it right.	
Has there been any previous application or appeal on these premises? <input 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)	

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*

(Owner/Applicant Signature)

Before me, a Notary Public in and for _____ County in the State of _____, personally appeared _____ 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 _____ day of _____, 20_____. Notary Signature: _____

Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input type="checkbox"/> Forward to BZA			
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 24-29

Date of Review: 7/3/24

Address of Project: 963 Wells Ave

Current Zoning: RH

Project Description: Accessory Structures

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

08-16 86 86.3

Requirement: In a residential district, accessory structures are limited to 2 per lot. They must be located in the rear yard, and have setback of 5' from the property line

Proposal: There are multiple accessory structures that were installed on the property from a previous owner; none complies with the zoning code. The owner is asking for a variance to leave the accessory structures as they sit.

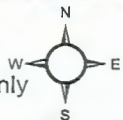
Conclusion: The property does not meet the requirement of the code.

OnTrac Property Map



July 5, 2024

- Street Number Only
- Sales - 2024
- Sales - 2023



Centerline Labels

Interstate/US/State Route

Owner Name & Acres

County road 47 Feet

Township road 0.01 Miles

Other Road Type

Driveway

Interstates

Municipal Corporations

Licking County Auditor GIS

LICKING COUNTY TAX MAP