

BOARD OF ZONING APPEALS MEETING  
THURSDAY, OCTOBER 24, 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**
- 4. NEW BUSINESS**

**APPLICATION BZA-24-38**

Applicant: Collin Kirk  
Owner: Collin & Stacy Kirk  
Location: 858 Craig Parkway  
Project: Conditional Use  
Reference: 16.4

**APPLICATION BZA-24-39**

Applicant: Sarah Williams  
Owner: Ben & Sarah Williams  
Location: 540 Pinehurst CT  
Project: Setback Reduction  
Reference: 16.8

**APPLICATION BZA-24-40**

Applicant: Jessica Gauthier  
Owner: Donald & Jennifer Hughes  
Location: 212 O'Bannon Ave  
Project: Single Family Dwelling  
Reference: 16.8

**APPLICATION BZA-24-41**

Applicant: Verdantas – Amanda Spencer  
Owner: EM Land Holdings  
Location: Horns Hill Rd (Parcel # 088-297090-00.066)  
Project: New Subdivision  
Reference: 16.8

**APPLICATION BZA-24-43**

Applicant: Wayne Gore  
Owner: Wayne & Tami Gore  
Location: 586 Prior Ave  
Project: Carport  
Reference: 86.3

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY NOVEMBER 21, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS NOVEMBER 1, 2024, 4:30PM.**

- 5. ADJOURNMENT**

**BZA CASE NO. 24-38**

Date of Review: 10/7/24

**Address of Project:** 858 Craig Parkway

**Current Zoning:** RL

**Project Description:** Conditional Use/Home based Business

- 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

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<b>Ordinance / Article / Section</b>	<b>Requirement / Proposal / Conclusion</b>
08-16            16        16.4	
<b>Requirement:</b>	In the RL district, home occupations must be conditionally approved by the board.
<b>Proposal:</b>	The applicant is requesting a conditional use for a home occupation to sell firearms online.
<b>Conclusion:</b>	The proposal requires board approval



**CITY OF NEWARK  
ENGINEERING & ZONING**

Zoning Application #

BZA-24-38

BZA Appeal #

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**

**Owner**

<b>Name:</b> Collin & Stacy Kirk	<b>Telephone:</b> (740) 334-9644
<b>Address:</b> 858 Crais Parkway, Newark	<b>E-mail:</b> skirk8313@gmail.com

**Applicant**

<b>Name:</b> Collin Kirk	<b>Telephone:</b> (740) 973-2876
<b>Address:</b> 858 Crais Parkway Newark	<b>E-mail:</b> Kirkc197617@yahoo.com

**Lessee**

<b>Name:</b>	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 858 Crais Parkway, Newark, OH 43055	<b>Auditor's Parcel #:</b>
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: Krebs and Pleasant Valley	
<b>Subdivision Name:</b> Alfred Krebs Pleasant Valley Addition	<b>Lot Number:</b> (8772) in 6
<b>Zoning Classification:</b> Residential <small>If filling out electronically, click box to display dropdown</small>	<b>Proposed Use:</b> Conditional Business <small>If filling out electronically, click box to display dropdown</small> (Specify Use): online and tradeshows

**Notes:** (Optional)  
ATF requires residence to be zoned commercial to issue FFL to address.

**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:**  
Home based Federal Firearms License (FFL). Online sales and tradeshows only. No sales face to face at address.

### Appeal Continued

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

Residential zoning

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

No face to face sales. Customers not coming to address. Online and trade shows only

**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)

Ordinance 08-33  
Article 18  
Section 70.3

### 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 Appeal #

Glen M. Glover

(Owner/Applicant Signature)

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

appeared Collins M. Kirk who, by me being duly sworn, says that he is the  
(Applicant's name)

Glover 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 16th day of September 2024.  
POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES 5/14/2029  
[Signature]  
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>9/16</u> Paid Date: <u>9/16</u> Check Cash (circle one) Check # _____ Amount \$ <u>75.</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>10/10/24</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		



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

## City of Newark Board of Zoning Appeals Application

Zoning File # \_\_\_\_\_  
 BZA Application # BZA-24-39  
 Date Received: 10/1/24  
 Received by: S-C-C  
 Amount Due: \$ 75  
 Receipt # \_\_\_\_\_

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

### Owner

**Name:** Ben & Sarah Williams **Telephone:** 740-503-5006  
**Address:** 540 Pinhurst Ct., Newark, OH 43055 **E-mail:** SW5263@yahoo.com  
 I would prefer to have agendas mailed rather than e-mailed

### Applicant

**Name:** Sarah Williams **Telephone:** 740-503-5006  
**Address:** 540 Pinhurst Ct., Newark, OH 43055 **E-mail:** SW5263@yahoo.com  
 I would prefer to have agendas mailed rather than emailed

### Parcel

**Address of Parcel:** 540 Pinhurst Ct., Newark OH 43055 **Auditor's Parcel Number:** 654-283512-00.029  
 On the  North  South  East  West side of the street, between the following intersections:  
                     Pinhurst                      and                      Doral  
**Subdivision Name:** Fairway Estates **Lot Number:** 12308 Fairway Estates  
**Zoning Classification:** \_\_\_\_\_ **Proposed Use:** \_\_\_\_\_  
If filling out electronically, click box to display dropdown If filling out electronically, click box to display dropdown  
(Specify Use):

### Appeal

**This Application is a request to permit the following:** ~~Other~~  
 Erection  Alteration  Maintenance  Conversion  Conditional Use   
**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):**  
 We purcha

**Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:** We purchased the house last year and as part of the survey, it came back that the corner of the attached garage encroaches 2 feet over the setback rules. The title company had no concerns, but we want to avoid any problems

**Has there been any previous application or appeal on these premises?**  No  Yes When? Selling in the future.

**This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code:** (List) Article 16

BZA-24-39

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 2<sup>nd</sup> Street(3<sup>rd</sup> Floor) (740)670-5280 or [www.lcounty.com](http://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.

**KATLIN CROW**  
Notary Public, State of Ohio  
My Commission Expires  
April 26, 2028  
COMMISSION: 2023-RE-863098

\*Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to [zoninspector@newarkohio.net](mailto:zoninspector@newarkohio.net)

Sarah Williams

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Sarah Williams 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 26 day of September, 2024. Notary Signature: Katlin Crow



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>10/10/24</u>	<u>[Signature]</u>	
<input type="checkbox"/> Hold		Reason:	

**BZA CASE NO. 24-38**

Date of Review: 10/7/24

**Address of Project:** 540 Pinehurst CT

**Current Zoning:** RS

**Project Description:** Setback Reduction (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

<b>Ordinance / Article / Section</b>	<b>Requirement / Proposal / Conclusion</b>
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08-16            16        16.8

**Requirement:** In the RS district, the required rear yard setback is 50 feet.

**Proposal:** This house was built in 1997. A recent survey has found this house to encroach into the required rear yard setback by 2.5 feet, based off 1997 standards. Today's standards the house encroaches by 12.5 feet. The applicants requests the board reduce the rear yard setback to 37.5 feet.

**Conclusion:** The proposal requires board approval





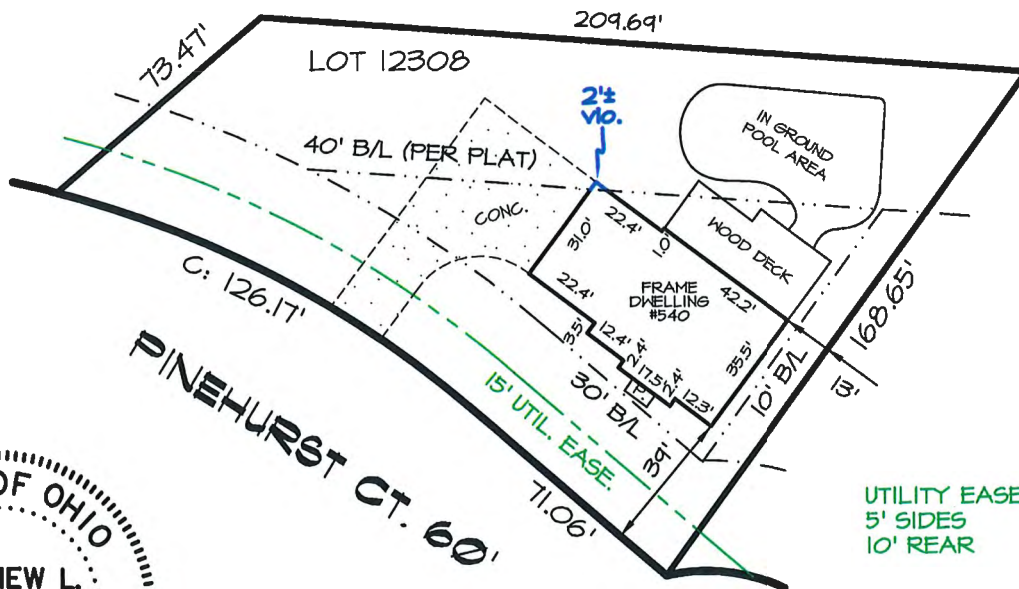
CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

**Mortgage Location Survey**



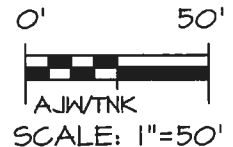
**VIOLATION:**  
**SUBJECT'S DWELLING VIOLATES  
BUILDING SETBACK AS SHOWN.**



UTILITY EASEMENTS:  
5' SIDES  
10' REAR



I/WE HAVE RECEIVED A COPY OF THIS  
SURVEY AND FIND THE CONDITIONS  
ACCEPTABLE TO ME/US.



BUYER/OWNER

**Street Address:**  
540 Pinehurst Ct, Newark, Ohio 43055

**New Owner:**  
Ben Williams and Sarah Williams

**Allotment:** Fairway Estates Phase 1

**Record Info:** Plat Book: 15 Page: 243

**Client Order No:** 56172398 **Date:** July 20, 2023

**Present Owner:**  
William G. Westerfelt and Rebecca L. Westerfelt

**This is to certify to:**

Union Savings Bank and/or Valmer Land Title Agency, LLC that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

*Matthew L. Campbell*  
Matthew L. Campbell - Reg. Surveyor No. 8546

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

City of Newark  
Board of Zoning Appeals  
Application

Zoning File # \_\_\_\_\_  
BZA Application # BZA-24-40  
Date Received: 10-1-24  
Received by: P Kemp  
Amount Due: \$ 75.00  
Receipt # 162997

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Donald &amp; Jennifer Hughes</u>	Telephone: <u>740-877-6582</u>
Address: <u>125 S. 33<sup>rd</sup> ST NEWARK OH</u>	E-mail: <u>JLHughes1992@</u> <u>YAHOO.COM</u>
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>Jessica L. Gauthier, RE AGENT</u>	Telephone: <u>740-258-7005</u>
Address: <u>569 DEANNA STROLL</u>	E-mail: <u>jessica.gauthier@</u> <u>CBREALTY.COM</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>212 O'BANNON AVE, NEWARK OH</u>	Auditor's Parcel Number: <u>054-189992-00-000</u>
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: <u>Jones Ave</u> and <u>O'BANNON AVE</u>	
Subdivision Name: <u>BelleVista</u>	Lot Number: <u>1</u>
Zoning Classification: <u>RA</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>New single family dwelling</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>FRONT YARD SETBACK IS 20 FT REQUESTING 9 FT</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>BRINGING NEW OLD LOT OF RECORD IS UNDER SIZED. LIFE TO AREA</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>16.8</u>	

Flood: X

**BZA CASE NO. 24-40**

Date of Review: 10/7/24

**Address of Project:** 212 O'Bannon Ave

**Current Zoning:** RH

**Project Description:** New 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

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**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

08-16            16        16.8

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

**Proposal:**        The applicant is proposing to build a new house. The lot sits on the intersection of Jones Avenue and O'Bannon Ave. Being a corner lot, the front yard setback standard must be met on both streets. The applicant request to reduce the Jones Avenue front yard setback to 9 feet from 20 feet.

**Conclusion:**     The proposal requires board approval

212 O'Bannon Ave.

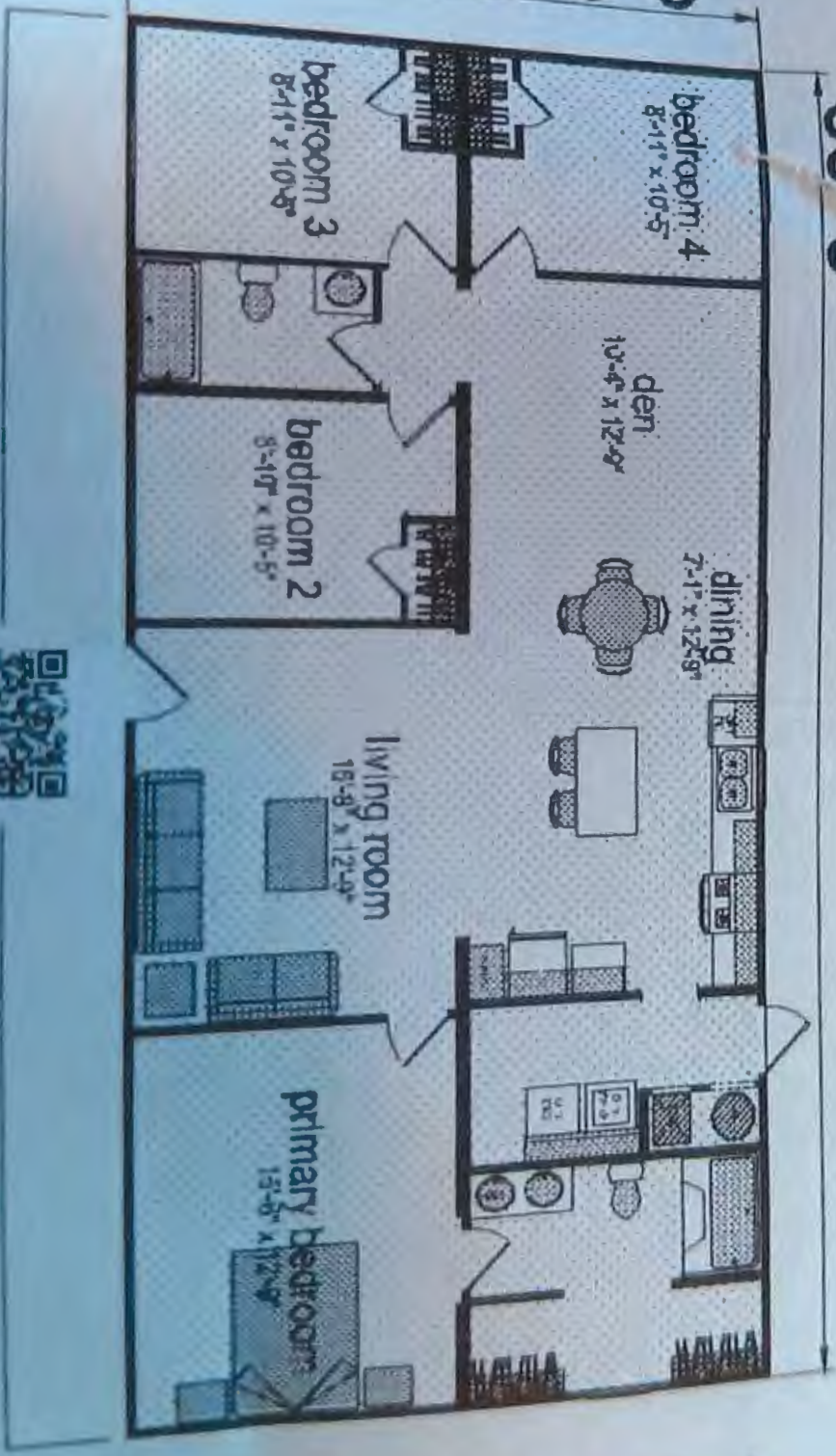


Four Bed

Two Bath

1,493 SQ. FT.

56'-0"



ZB5AH4ZPO1



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

**City of Newark**  
**Board of Zoning Appeals**  
**Application**

Zoning File # \_\_\_\_\_  
 BZA Application # BZA-24-41  
 Date Received: 10-1-24  
 Received by: PLS  
 Amount Due: \$ 200.00  
 Receipt # 162999

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
<b>Name:</b> Stone Works Partners, LLC - Ericch Horvath	<b>Telephone:</b> 740.920.4099
<b>Address:</b> 1239 Cherry Valley Road SE Newark, OH 43055	<b>E-mail:</b> EHorvath@stoneworksllc.com
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
<b>Name:</b> Verdantas - Amanda Spencer	<b>Telephone:</b> 740.344.5451
<b>Address:</b> 1555 W Main Street, Newark, OH 43055	<b>E-mail:</b> aspencer@verdantas.com
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
<b>Address of Parcel:</b> Horns Hill Road, Newark, OH 43055 The deadend of Hazel Bark Drive	<b>Auditor's Parcel Number:</b> 088-297090-00.066
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: Creeks Edge Drive & Hazel Bark Drive and The deadend of Hazel Bark Drive	
<b>Subdivision Name:</b> N/A	<b>Lot Number:</b> N/A
<b>Zoning Classification:</b> Low Density Single Family Residential <small>If filling out electronically, click box to display dropdown</small>	<b>Proposed Use:</b> <small>If filling out electronically, click box to display dropdown</small> (Specify Use): Single Family Residential
Appeal	
<b>This Application is a request to permit the following:</b> <b>Erection</b> <input type="checkbox"/> <b>Alteration</b> <input type="checkbox"/> <b>Maintenance</b> <input type="checkbox"/> <b>Conversion</b> <input type="checkbox"/> <b>Conditional Use</b> <input type="checkbox"/> <b>In accordance with the plans filed herewith, describe the building or use:</b> N/A	
<b>This project is not permitted by the Zoning Code for the following reason(s):</b> The proposed lots do not currently meet the required frontage per the code	
<b>Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:</b> The city's lot frontage requirement for RL Low Density is 70ft. We request a variance to reduce the required frontage to a minimum of 60ft.	
<b>Has there been any previous application or appeal on these premises?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
<b>This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code:</b> (List) Article 16 - Section 16.8 Lot Area & Setbacks	

**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 2<sup>nd</sup> Street(3<sup>rd</sup> Floor) (740)670-5280 or [www.lcounty.com](http://www.lcounty.com))  
*Note: Submit 1 paper copy or 1 digital copy\**
  - Tax Map must show properties within 200ft radius of the parcel
- 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**  
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Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)
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*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**

\*Digital files should be submitted in PDF, TIF, or EPS format, on disk, or email to [zoninginspector@newarkohio.net](mailto:zoninginspector@newarkohio.net)

  
\_\_\_\_\_  
(Owner/Applicant Signature)



**SARA LOTT**  
Notary Public, State of Ohio  
My Commission Expires  
December 4, 2027

Before me, a Notary Public in and for Licking County in the State of OHIO, personally appeared Amanda E. Spencer 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 01 day of October, 20 24. Notary 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>10/10/24</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	







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

**City of Newark**  
**Board of Zoning Appeals**  
**Application**

Zoning File # \_\_\_\_\_  
 BZA Application # BZA-24-43  
 Date Received: 10/11/14  
 Received by: 8-CC  
 Amount Due: \$ \$75  
 Receipt # 9652403  
CK # 979

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Wayne &amp; Tami Gore</u>	Telephone: <u>330-718-3289</u>
Address: <u>586 Prior Ave Newark Oh.</u>	E-mail: <u>wgoreSr@aol.com</u>
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	

Applicant	
Name: <u>Wayne Gore</u>	Telephone: <u>330-718-3289</u>
Address: <u>586 Prior Ave Newark Oh. 43055</u>	E-mail: <u>wgoreSr@aol.com</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	

Parcel	
Address of Parcel: <u>586 Prior Ave Newark Oh. 43055</u>	Auditor's Parcel Number: <u>054-278682-00-000</u>
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: and	
Subdivision Name:	Lot Number: <u>12</u>
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):

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Carport will be along side of house, next to neighbors vacant property. (but) Not extending past the front of home.

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)  
Flood: X

**BZA CASE NO. 24-43**

Date of Review: 10/7/24

**Address of Project:** 586 Prior Ave

**Current Zoning:** RH

**Project Description:** Carport

- 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

<b>Ordinance / Article / Section</b>	<b>Requirement / Proposal / Conclusion</b>
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08-16            86        86.3.1

**Requirement:** Accessory Structures are required to be in the back yard

**Proposal:**        The applicant proposes to construct a carport in his side yard

**Conclusion:**     The proposal requires board approval

08-16            86        86.3.1

**Requirement:** Accessory Structures shall be a minimum of 3 feet from the adjoining property line.

**Proposal:**        The applicant proposes to construct a carport in his side yard 6 inches from his side property line. (2.5 feet reduction)

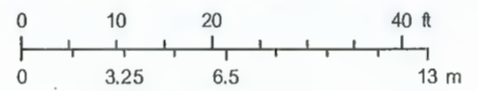
**Conclusion:**     The proposal requires board approval



October 7, 2024

1:240

Street Labels



Hydrolines

- ArtificialPath; Connector; StreamRiver
- RailRoads
- County Mask
- Parcels
- . . . . — . . . .

1 in = 20 ft

Slant Roof  
NOT  
Pitched

TOP VIEW

Over all Length  
30' FE

8' ft  
Height

9' FE  
Height

Struts  
every 2' ft or  
24" apart  
in width

10' FE  
Width

BOTTOM VIEW

Each 4x4  
in ground 3' feet

Over all  
Width  
13' F

