

BOARD OF ZONING APPEALS MEETING
THURSDAY, MARCH 24, 2022, 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-22-03

Applicant: Ryan Badger
Owner: HM/King Rd LLC
Location: King Rd (096-286524-01.004)
Project: Multi-Family Aparmtents
Reference: 125

APPLICATION BZA-22-04

Applicant: Nicky Jackson
Owner: JBDAVCO LLC
Location: 236 Green Meadow Dr
Project: Home Business
Reference: 16

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, APRIL 1, 2022, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS FEBRAURY 1, 2022, 4:30PM.

5. **ADJOURNMENT**

Appeal Continued

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

Minimum Parking requirements not met. Parking spaces required (2 spaces per one bedroom unit, 2.5 spaces per two bedroom unit, 3.5 spaces per three bedroom unit). See breakdown of spaces on the title sheet of the included plans.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Proposed development would provide a minimum of 1 spaces per bedroom.

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 125.2, Parking Spaces Required.

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.

21-562
Zoning Application #

BZA-22-03
BZA Appeal #

(Owner/Applicant Signature)

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

appeared Ryan Badger 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.

Subscribed and sworn to before me this 2 day of February 2022

(Notary Public signature)



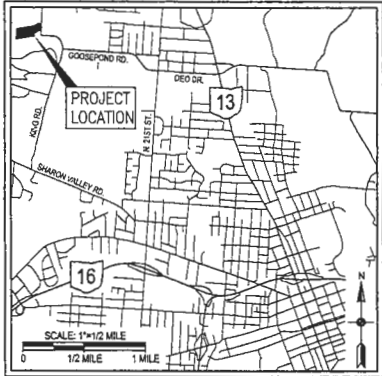
DEBORAH MCDONALD
Notary Public, State of Ohio
My Commission Expires:
February 26, 2025

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Revd. Date: <u>2/2/22</u> Paid Date: <u>2/2/22</u> <input checked="" type="checkbox"/> Check Cash (circle one) Check # <u>27766</u> Amount \$ <u>50.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>3/7/2022</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

FOX RUN APARTMENTS, PHASE II SITE COMPLIANCE PLANS

SITUATED IN THE CITY OF NEWARK,
LICKING COUNTY, OHIO



SITE INFORMATION:

OWNER: H N / KING RD LLC
 ADDRESS: KING ROAD
 AUDITORS PAR. NO.: 096-286524-01.004
 PROPOSED SITE AREA: 11.243 AC. (TOTAL)
 LOT AREA: 10.860 AC.
 RW: 0.283 AC.
 PROPOSED BUILDING AREA: 99,075 SQ. FT.
 PROPOSED DENSITY: 9,040 SQ. FT./AC.

ZONING INFORMATION:

EXISTING ZONING: MFC - MULTI-FAMILY COMMERCIAL
 EXISTING USE: VACANT LOT
 PROPOSED ZONING: UNCHANGED
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 BUILDING SETBACKS: 30' FRONT
 30' SIDE
 40' REAR

FLOOD INFORMATION:

THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 39069C0329H DATED MARCH 16, 2015.

SURVEY INFORMATION

SURVEY INFORMATION BASED ON FIELD OBSERVATION BY SMART SERVICES, INC.

FOR MORE INFORMATION CONTACT:

SMART SERVICES, INC.
 88 W CHURCH STREET
 NEWARK, OH 43055
 (740) 345-4700

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
CNPT #1	782184.410	1863728.561	866.67	5" REBAR W/ CAP "TRAVERSE"
CNPT #2	781554.171	1863732.206	868.77	5" REBAR W/ CAP "TRAVERSE"

VARIANCE REQUESTED:

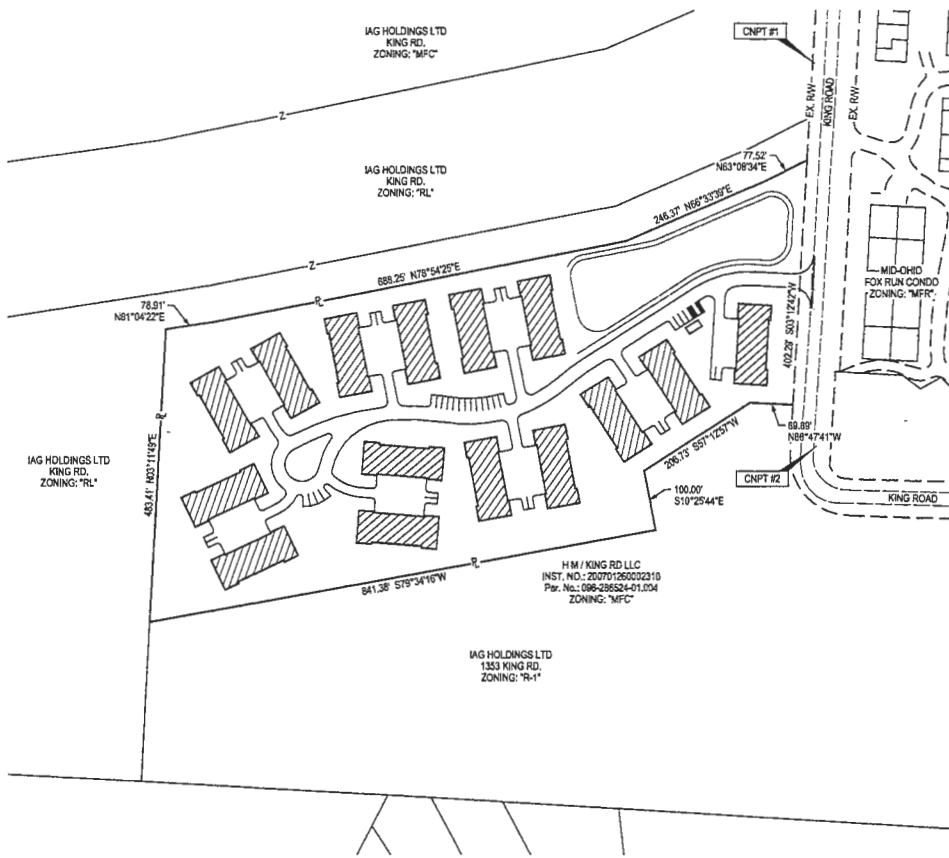
VARIANCE FROM SECTION 125.2, PARKING SPACES REQUIRED (2 SPACES PER ONE BEDROOM UNIT, 2.5 SPACES PER TWO BEDROOM UNIT, 3.5 SPACES PER THREE AFD) BEDROOM UNIT). PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 2 (AP) SPACES PER UNIT REGARDLESS OF BEDROOMS. 120 (PRIVATE)
 30 EA. X 2.5 = 75 SPACES 158 TOTAL PROVIDED
 30 EA. X 3.5 = 105 SPACES
 180 TOTAL REQUIRED

VARIANCE REQUESTED:

VARIANCE FROM SECTION 125.2, PARKING SPACES REQUIRED (2.5 SPACES PER TWO BEDROOM UNIT, 3.5 SPACES PER THREE BEDROOM UNIT). PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 1 SPACE PER BEDROOM. (150 TOTAL BEDROOMS, 158 TOTAL SPACES)



BRIAN C. KLINGENBERG, P.E.
 OHIO PROFESSIONAL ENGINEER #82904



PROJECT DATA

TOTAL AREA:	10.960 ACRES
PROJECT EARTH DISTURB AREA:	7.800 ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.000 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	7.800 ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.00 ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	4.320 ACRES
RECEIVING WATERS:	UN-NAMED TRIBUTARY TO LOG POND RUN

100 YEAR DETENTION TABLE

DESCRIPTION	VOLUME REQUIRED (C.F.)	ELEVATION REQUIRED	VOLUME PROVIDED (C.F.)	ELEV. FOR PROVIDED VOLUME
RETENTION BASIN (MET POND)	120,858	888.00	150,148	896.00

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2
LANDSCAPING PLAN	3
BOUNDARY SURVEY	(BY OTHERS)



SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ENGINEER _____ DATE _____

CITY SERVICE DIRECTOR _____ DATE _____

CITY UTILITIES SUPERINTENDENT _____ DATE _____

CITY STORMWATER COORDINATOR _____ DATE _____

DRAWN
CHECKED
DATE



EXCISONS

SITE COMPLIANCE PLAN
TITLE SHEET

FOX RUN APARTMENTS
PHASE II
CITY OF NEWARK, OHIO

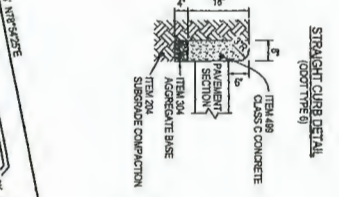
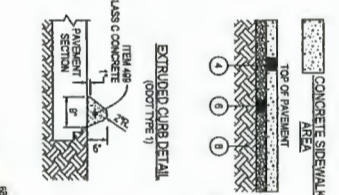
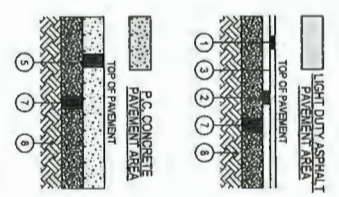
DEC. 26, 2021
5:08:43 PM

1
3



SITE PLAN

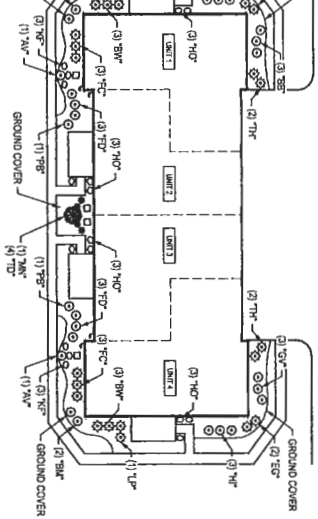
- PAVEMENT LEGEND**
- 1" ASPHALT CONCRETE (A4) PG#42
 - 3" ASPHALT CONCRETE (A4) PG#42
 - 2 1/2" ASPHALT CONCRETE (A4) PG#42
 - INERTIAL COURSE, TYPE 2 (A4)
 - NON-TRUCKING TACK COAT
 - 4" CONCRETE WALK
 - 8" NON-REINFORCED P.C. CONCRETE PAVEMENT, CLASS C
 - 4" AGGREGATE BASE
 - 8" AGGREGATE BASE
 - SUBGRADE COMPACTION



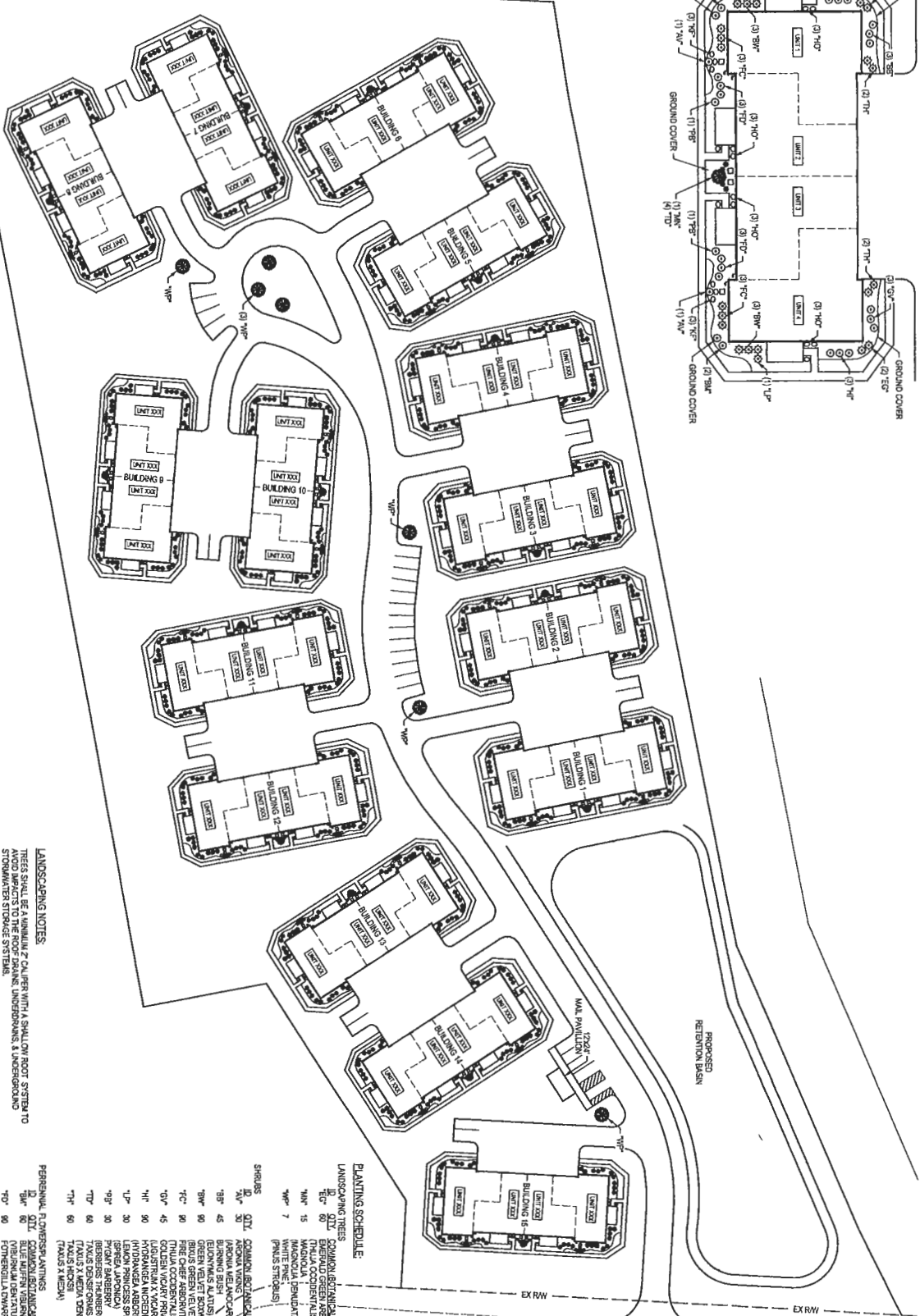
WATER AND SANITARY SEWER CONNECTIONS FROM BUILDING TO MAIN LINES SHALL BE DESIGNED BY THE ENGINEER AND SHALL BE SHOWN ON THE FINAL CONSTRUCTION PLANS.

TYPICAL FOUNDATION PLANTING DETAIL

SCALE: 1" = 20'-0"



LANDSCAPING PLAN



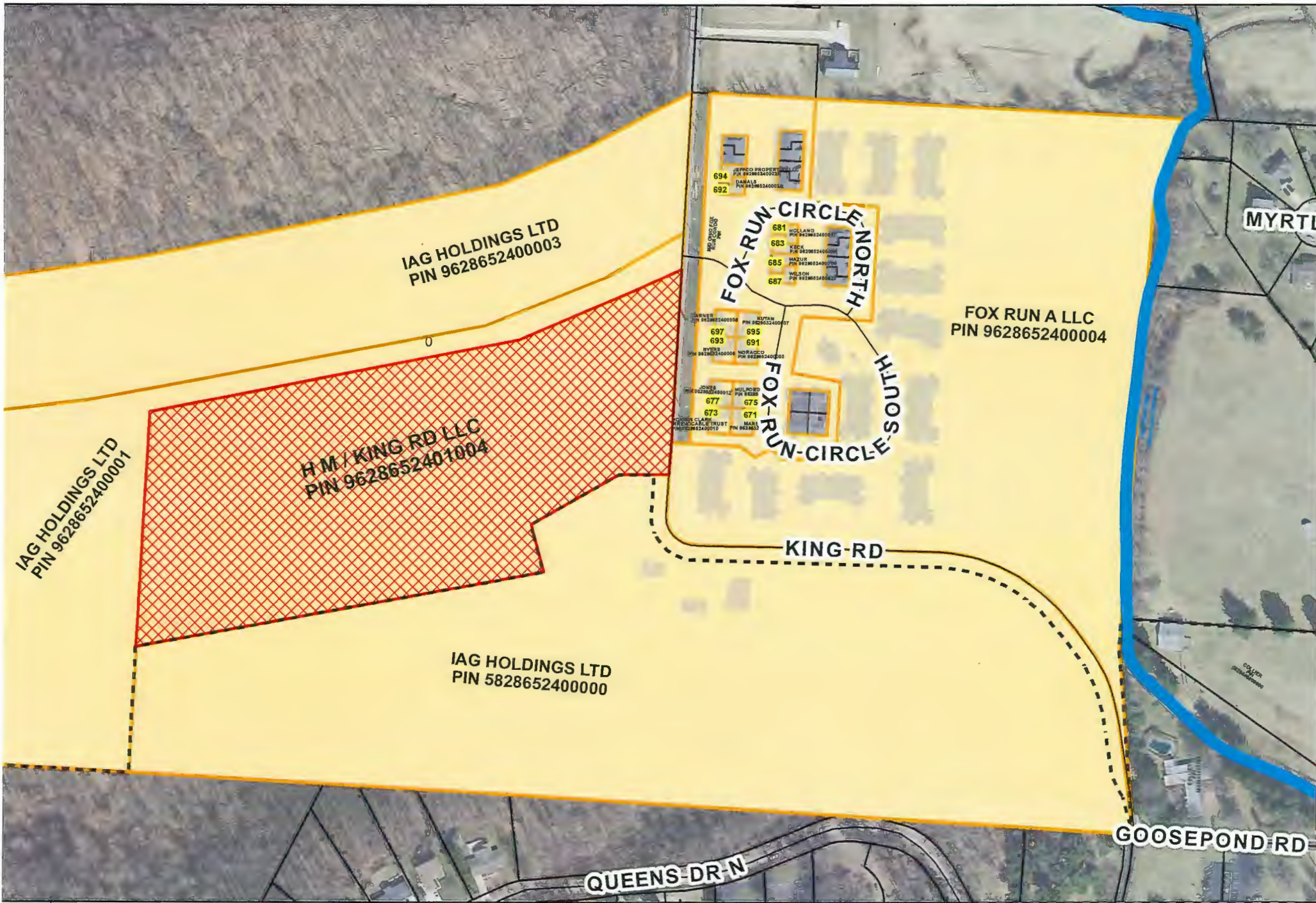
LANDSCAPING NOTES:
 TREES SHALL BE A MINIMUM 7' CALIBER WITH A SHALL ON ROOT SYSTEM TO
 ALSO APPLY TO THE ROOF DRAIN, UNDERDRAINS, & LANDSCAPING
 STORMWATER STORAGE SYSTEMS.
 TREES TRUNKS SHALL BE CLEAR AT LEAST 7' ABOVE GRADE.
 SHRUBS AND HERBES SHALL BE 2' MINIMUM HEIGHT.

PLANTING SCHEDULE:

- LANDSCAPING TREES
- 10' CITY COMMON BOTANICAL NAME
- 12' CITY COMMON BOTANICAL NAME
- 15' CITY COMMON BOTANICAL NAME
- 18' CITY COMMON BOTANICAL NAME
- 24' CITY COMMON BOTANICAL NAME
- 30' CITY COMMON BOTANICAL NAME
- 36' CITY COMMON BOTANICAL NAME
- 42' CITY COMMON BOTANICAL NAME
- 48' CITY COMMON BOTANICAL NAME
- 54' CITY COMMON BOTANICAL NAME
- 60' CITY COMMON BOTANICAL NAME
- 72' CITY COMMON BOTANICAL NAME
- 84' CITY COMMON BOTANICAL NAME
- 96' CITY COMMON BOTANICAL NAME
- 108' CITY COMMON BOTANICAL NAME
- 120' CITY COMMON BOTANICAL NAME
- 132' CITY COMMON BOTANICAL NAME
- 144' CITY COMMON BOTANICAL NAME
- 156' CITY COMMON BOTANICAL NAME
- 168' CITY COMMON BOTANICAL NAME
- 180' CITY COMMON BOTANICAL NAME

PERENNIAL FLOWERS/PLANTINGS

- 12" CITY COMMON BOTANICAL NAME
- 18" CITY COMMON BOTANICAL NAME
- 24" CITY COMMON BOTANICAL NAME
- 30" CITY COMMON BOTANICAL NAME
- 36" CITY COMMON BOTANICAL NAME
- 42" CITY COMMON BOTANICAL NAME
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- 180" CITY COMMON BOTANICAL NAME



IAG HOLDINGS LTD
PIN 9628652400003

IAG HOLDINGS LTD
PIN 9628652400001

H M / KING RD LLC
PIN 9628652401004

IAG HOLDINGS LTD
PIN 5828652400000

FOX-RUN-CIRCLE-NORTH

FOX-RUN-CIRCLE-SOUTH

KING-RD

QUEENS-DR-N

GOOSEPOND-RD

FOX RUN A LLC
PIN 9628652400004

694
692

681
683
685
687

697
693

677
673

675
671



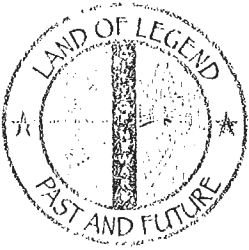
1 inch = 250 feet
FEBRUARY 8, 2022

0 KING RD

Legend

- Stream
- Building Outlines
- City Boundary
- Proposed Variance
- Proposed Variance within 200ft
- PARCELS





Zoning Application #

BZA-22-04

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

EA 210

Owner

Name: J B DAUVO ^{LLC} (FATHER IN LAW)	Telephone: 740-504-1936
Address: 170 Montrose Way Columbus, OH 43214	E-mail:

Applicant

Name: Nicky JACKSON	Telephone: 740-89-4521
Address: 236 Green Meadow Dr	E-mail: NJACKSON388@gmail.com

Lessee

Name: Nicky JACKSON	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 236 Green Meadow Dr Newark, OH 43055	Auditor's Parcel #: 054-233292-43.045
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On the North South East West side of the street, between the following intersections:
and

Subdivision Name: Hopewell Village	Lot Number: 10831
--	-----------------------------

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):
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Notes: (Optional)
Refer to enclosed Paperwork (Auto Detailing)
0-21 AC

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:

Flood: X

Appeal Continued

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:

Home Business is required to be approved by the board.

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)

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.
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- F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
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- 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-22-04
BZA Appeal #

(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's name)

_____ 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 _____ day of _____.

(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: 3/1/22
<input checked="" type="checkbox"/> Forward to BZA	3/7/2022	BAM		Paid Date: 3/1/22
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # 686
				Amount \$ 50.00

Auto Detailing Business

Nicky Jackson, Owner

Project Proposal

Prepared for: City of Newark Board of Zoning
Appeals

February 2, 2022

My company (as yet, unnamed) is seeking to provide auto detailing in the city of Newark in Licking County, Ohio. I have developed the following project proposal to assist the City of Newark Zoning Board as my company moves through the zoning and permitting process to launch my business.

Company Description:

My company will be a small, single-person operation providing affordable full interior and exterior auto detailing, steam cleaning and ceramic coating for cars, small and large SUVs, trucks, and minivans using an ecofriendly waterless and rinse less technology that limits water usage to 1-2 gallons per wash.

As stated, I will be the only employee and all work will be done in my home garage (236 Green Meadow Drive in the city of Newark) using basic utility access (electricity and water).

My background: I have over 20 years of experience auto detailing for friends and family and want to start a business to provide extra income now through retirement (I currently work in the construction industry and will be retiring in ten years). I would like to establish my business as an LLC with appropriate insurance as well as all other necessary requirements.

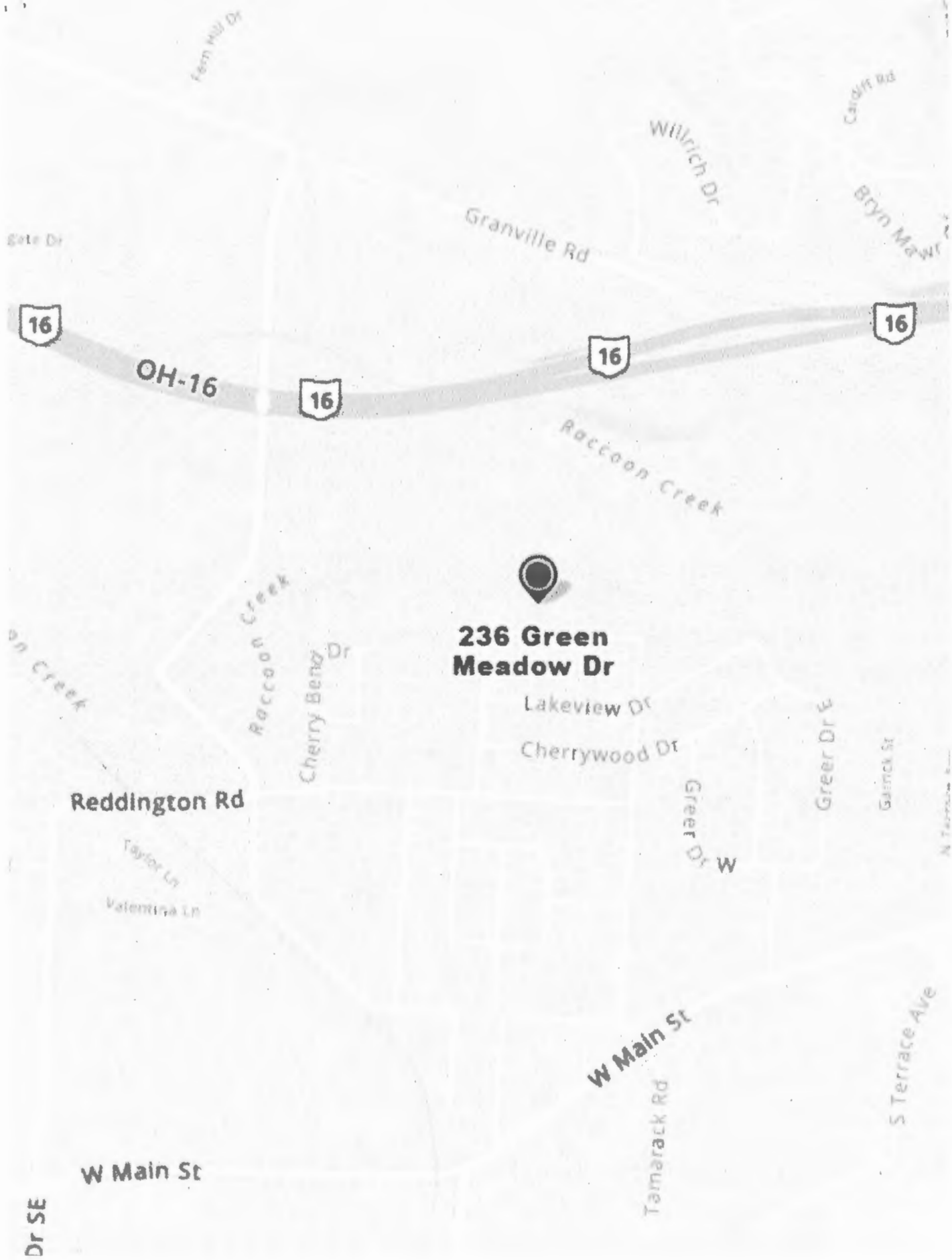
Company Operations:

If approved, my company will operate in my garage located at 236 Green Meadow Drive in the city of Newark, Ohio (please refer to maps and images below). Once in place, my business will be virtually silent—no noise will be heard from outside the garage. The business will emit no light pollution, will be fully enclosed and will have little impact on the area around it.

While the business itself will have minimal impact on neighbors, I also propose to structure operations to ensure virtually no disruption to the surrounding community. To ensure minimal impact on our neighbors, I will be the only business employee accepting only one vehicle at a time for service so that no vehicles associated with the business will be parked outside the garage. To eliminate traffic and noise concerns, I will average only 1-2 cars serviced per week and will not have customers waiting on site.

I anticipate that the 10-15 of hours per week of auto detailing labor I will perform within the garage will be from 4-8 pm Monday through Friday with occasional weekend work as required. All administrative aspects of my business will occur in my home at the same location.

Thank you for your consideration of my proposal to allow for a single-employee auto detailing business in my garage at 236 Green Meadow Drive to serve the Newark community.



**236 Green
Meadow Dr**

Reddington Rd

W Main St

OH-16

16

16

16

16



A rinseless wash is a washing technique that allows you to wash your car in a way that does not require rinsing afterwards. It is not waterless, but rinseless. This way of washing can save on time and/or product and prevents too much chemicals from going down the drain.

Why rinseless wash? There can be several reasons why a rinseless wash is preferred. It uses less water, which is good in areas with a water restriction. It makes less mess, less water running down the floor into the drain and it can be considered more eco-friendly. Rinseless washing can also be preferred when you visit a car meeting or detailing event. Rinseless washing can also save time, because you won't spent any time on rinsing off the vehicle. Since there is no rinsing, there is likely to be less water that needs to be dried.

Process of rinseless washing. The process of a rinseless wash is not very different to a normal wash, apart from the rinsing stage obviously. The most common practise on a rinseless wash would probably go like: Get your 2 buckets out Fill one with rinse water and the other with your rinseless wash product diluted at the correct ratio (most often between 1:200 and 1:250) Use a proper washmitt to wash your vehicle like normal. Work one panel at a time! After washing a panel, use a clean MF towel to dry the surface Use a second clean MF towel to wipe off any remaining residue

Description

Optimum No Rinse™ Wash & Shine New & Improved formula offers the Ultimate in lubricity during the wash as well as drying with greater gloss and protection. The polymers in the new formula have been modified to improve encapsulation and create a greater barrier between the dirt particulates and automotive finishes. You will notice the greater lubricity while washing your car with Big Red Sponge or other wash media as well as during the drying process with Optimum Microfiber towels. The new formula will also leave more protection and gloss than before!

No Rinse™ Wash & Shine is the most technologically advanced car wash system that only requires 1-2 gallons of water to wash the entire car. No Rinse™ Wash & Shine does not require rinsing since there are no soapy surfactants to wash off into the storm drains.

This unique product contains substantive polymers which bond to the paint and protect it during the wash. Therefore, No Rinse™ Wash & Shine offers greater protection and lubricity than conventional car washes leaving a sleek & glossy finish behind afterward. The wastewater in the bucket can be used to water the lawn or disposed of into a sink, where it will be treated!

Additional benefits are faster washes, ability to wash anywhere at any time including washing inside the garage during the cold months, no messy water runoffs, and greater looking car finishes. These are some of the reasons No Rinse™ Wash & Shine is being used by many professional detailers across the country.

No Rinse™ Wash & Shine can also be used to wash motorhomes, motorcycles, boats, and planes.

Directions:

- Use .5oz's of Optimum No Rinse per gallon of water. Or 256:1 ratio
- Using the Optimum Big Red Sponge apply ONR to the

236 Green Meadow Dr.



RUNNMEAD INC
5423363400000

RUNNMEAD INC
5423364000000

MI. BOB
5423329243037

CHARLES E FRANKS
5423329243040

MICHAEL E SMITH
5423329243038

TERRY L GANO
5423329243068

MICHAEL D FRAIZER
5423329243062

STEVEN K SMITH
5423329243059

JEFF S LLOYD
5423329243048

BRETT S MYERS
5423329243056

NATHAN MOON
5423329243051

5423326200000

MARK G FALLES
5423329243074

