

BOARD OF ZONING APPEALS MEETING
THURSDAY, JUNE 23, 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-22-16

Applicant: Ryan Badger
Owner: St. Haven LTD
Location: 115 Wilson St
Project: New Building
Reference: 60.8

APPLICATION BZA-22-17

Applicant: Ryan Badger
Owner: John Roush
Location: Log Pond Dr (054-054-269904-00.098)
Project: New Apartment Complexes
Reference: 26.8/125.2

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, JULY 28, 2022, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JULY 1, 2022, 4:30PM.

5. **ADJOURNMENT**



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application # _____

BZA-22-16
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

Rev 2/10

Owner

Name: St. Vincent Haven LTD (Shawn Murphy Mid-Ohio Development) **Telephone:** 740-403-4824

Address: 4393 Arbor Lake Dr., Groveport, OH 43125 **E-mail:** smurphy@midohiodevelopment.com

Applicant

Name: Ryan Badger (ADR & Associates, Ltd.) **Telephone:** 740-345-1921

Address: 88 . Church St., Newark, Ohio 43055 **E-mail:** rbadger@adrinnovation.com

Lessee

Name: **Telephone:**

Address: **E-mail:**

Parcel

Address of Parcel: (Number & Street, City, State, Zip) **Auditor's Parcel #:**
115 Willson St, Newark, OH 43055 054-201198-00.000

On the North South East West side of the street, between the following intersections:
Raccoon Dr and S. 6th St.

Subdivision Name: **Lot Number:**

DC Downtown **Other**
If filling out electronically, click box to display dropdown If filling out electronically, click box to display dropdown (Specify Use):

Notes: (Optional)
Requesting a variances for Minumum building seperation between existing building and proposed building.

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:
Additional will include 6 additional sleeping rooms, case management rooms, and common areas to help improve operation of St Vincent Haven. .

Appeal Continued

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

Minimum distance of 25' between two building can not be met. Proposing 5'.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Additional fire protection provisions within the design and construction of the proposed building will be provided with the new structure.

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 60.82, Setbacks; minimum distance between two buildings.

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 #

[Handwritten Signature]

(Owner/Applicant Signature)

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

appeared R. Ryan Barbee 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 1st day of June, 2022

[Handwritten Signature: Deborah McDonald]

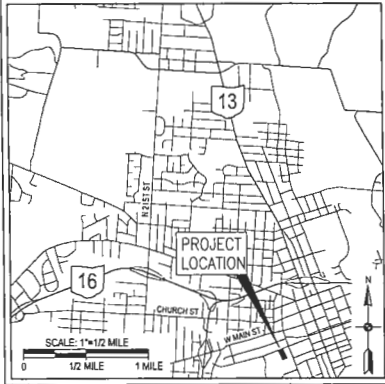
(Notary Public signature)



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

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

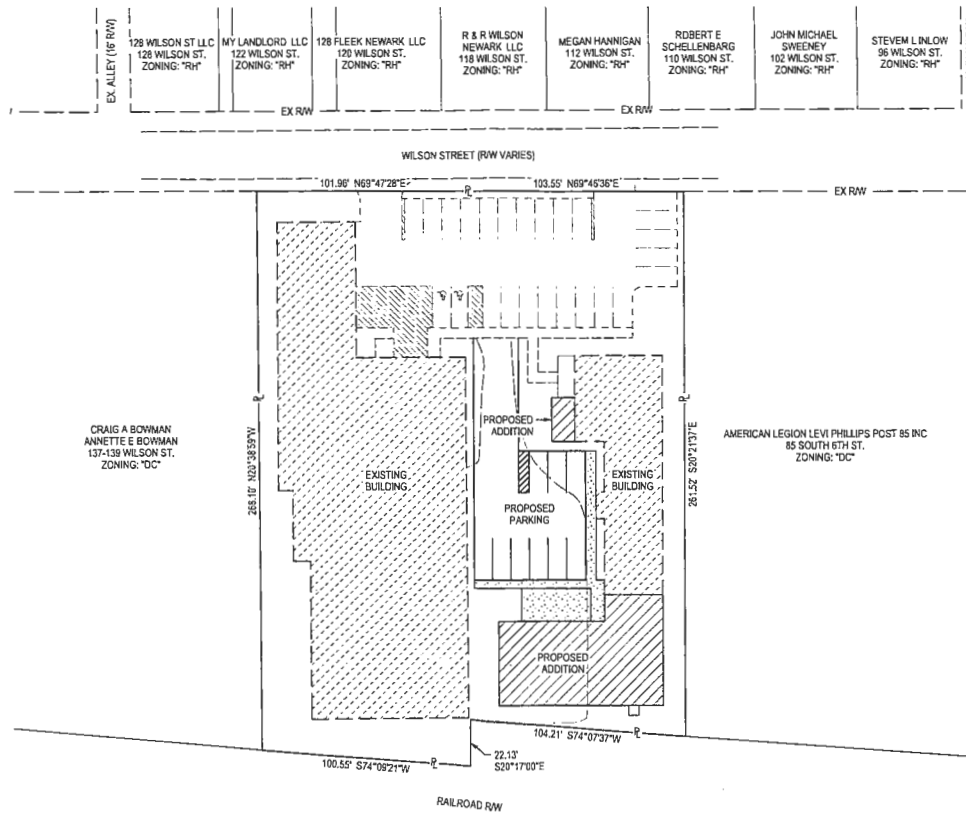
Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/31/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>6/14/2022</u>	<u>BAM</u>		Paid Date: <u>6/13/22</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>27752</u>
				Amount \$ <u>50.00</u>



ST. VINCENT DE PAUL SHELTER BUILDING ADDITION

SITE COMPLIANCE PLANS

SITUATED IN THE CITY OF NEWARK,
LICKING COUNTY, OHIO



PROJECT DATA

TOTAL AREA:	1.244 ACRES
PROJECT EARTH DISTURB AREA:	0.300 ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.000 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	N/A ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.899 ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	0.935 ACRES
RECEIVING WATERS:	CITY OF NEWARK MS4

SITE INFORMATION:

OWNER: ST. VINCENT HAVEN LTD.
 ADDRESS: 115 & 135 WILSON STREET
 AUDITORS PAR. NO.: 054-201198-00.000
 054-203659-00.001
 SITE AREA: 1.244 AC. (TOTAL)
 BUILDING AREA: 20,600 SQ. FT. (EXISTING)
 3,793 SQ. FT. (PROPOSED)
 24,393 SQ. FT. (TOTAL)
 PROPOSED DENSITY: 19,609 SQ. FT./AC.

ZONING INFORMATION:

EXISTING ZONING: DC - DOWNTOWN COMMERCIAL
 EXISTING USE: HEALTH CLINIC (HOMELESS SHELTER)
 PROPOSED ZONING: UNCHANGED
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 BUILDING SETBACKS: 0' FRONT
 0' SIDE
 0' REAR
 25' MIN. BETWEEN BUILDINGS

FLOOD INFORMATION:

A PORTION OF THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE 'AE' AS SHOWN ON FIRM MAP No. 39089C0341H DATED MAY 2, 2007.

VARIANCE REQUESTED:

VARIANCE FROM SECTION 60.82, LOT AREA & SETBACKS; MINIMUM DISTANCE BETWEEN ANY TWO BUILDINGS REQUIRED (25'). PROPOSED DISTANCE BETWEEN TWO BUILDINGS OF 15' AS SHOWN.

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2



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 _____



DEVELOPER
 SHAWN MURPHY
 MID-CHIO DEVELOPMENT
 4393 ARBOR LAKE DRIVE
 GROVEPORT, OHIO 43125
 (740) 403-4824
 smurphy@midchiodovelopment.com

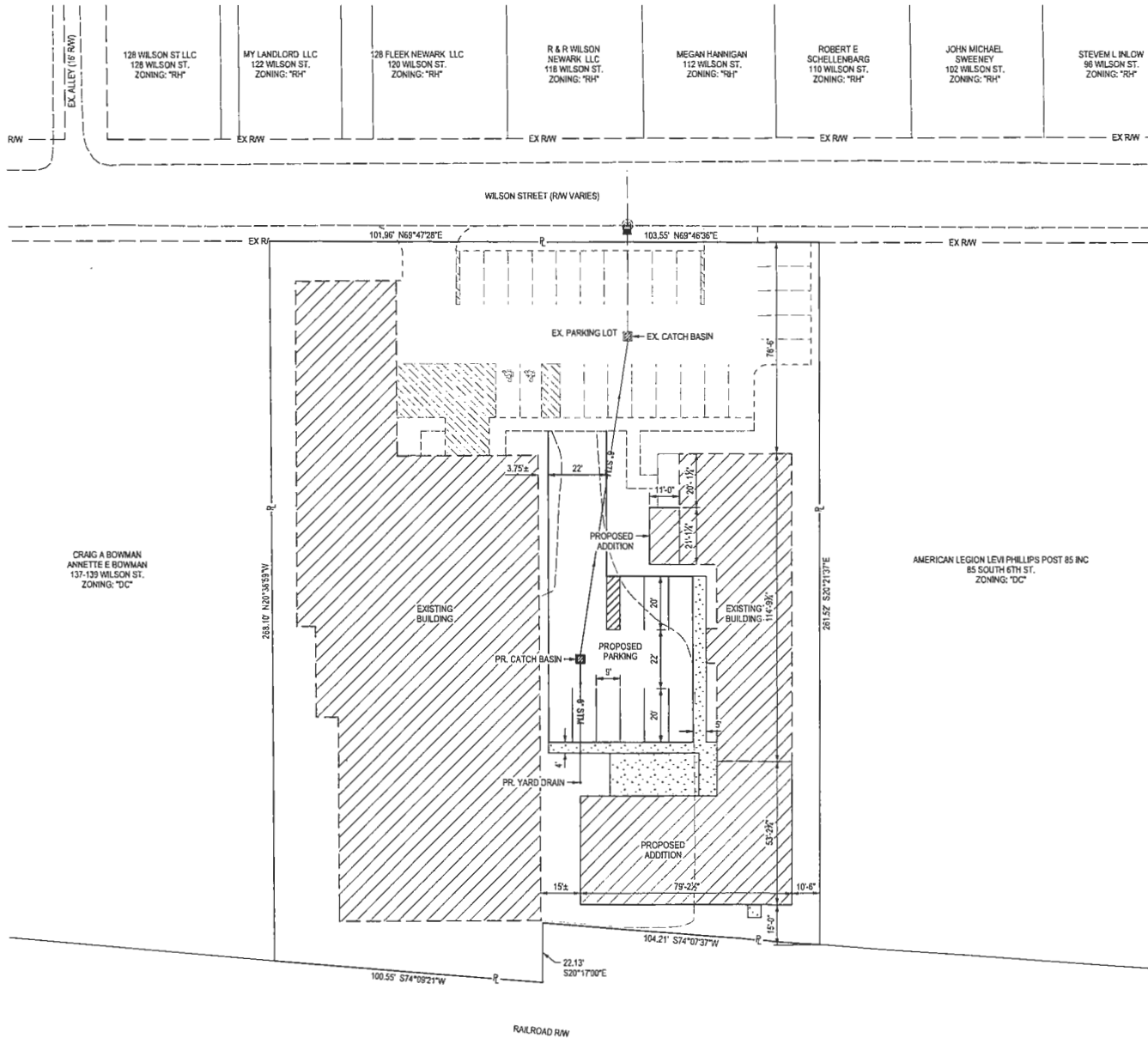
ARCHITECT
 PROJECT ARCHITECTURE
 LUKE BAUS
 149 EAST MAIN STREET
 HEBRON, OHIO 43025
 (740) 928-1105
 luke@projectarchitectureco.com

BRIAN C. KLINGENBERG, P.E.
 OHIO PROFESSIONAL ENGINEER #22904

DATE _____

SEAL

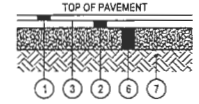
SITE PLAN



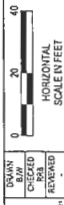
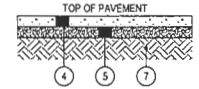
PAVEMENT DETAIL LEGEND

- 1 ITEM 441 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG64-22
- 2 ITEM 441 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 (448)
- 3 ITEM 407 NON-TRACKING TACK COAT
- 4 ITEM 608 4" CONCRETE WALK
- 5 ITEM 304 4" AGGREGATE BASE
- 6 ITEM 304 8" AGGREGATE BASE
- 7 ITEM 204 SUBGRADE COMPACTION

LIGHT DUTY ASPHALT PAVEMENT AREA



CONCRETE SIDEWALK AREA



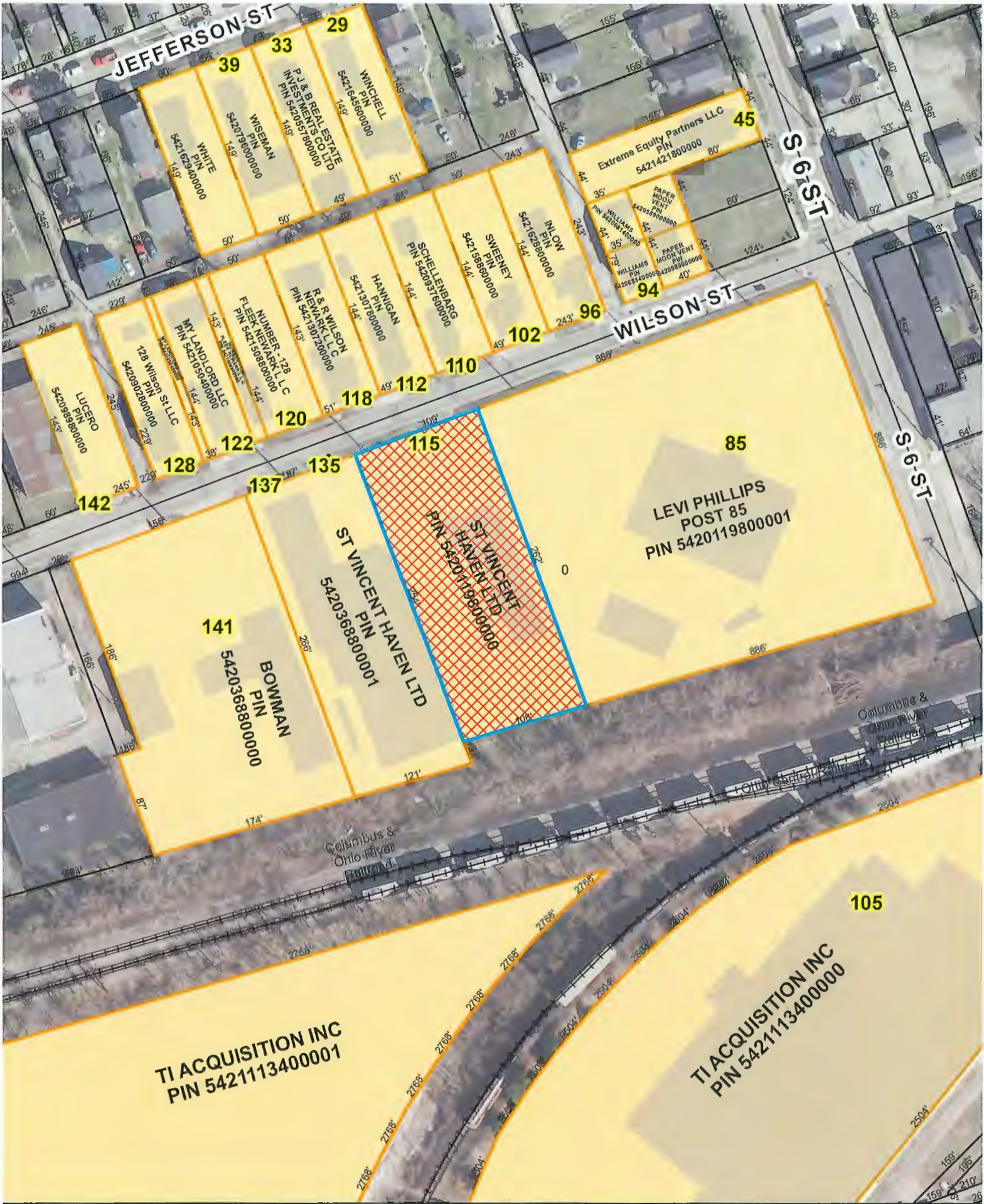
REVISIONS

NO.	DATE	DESCRIPTION

SITE COMPLIANCE PLAN
SITE PLAN

ST. VINCENT DEPAUL SHELTER
BUILDING ADDITION
CITY OF NEWARK, OHIO

MAY 18, 2022
JOB #22-043





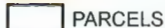


1 inch = 100 feet

JUNE 16, 2022

115 Wilson St

Legend

-  Building Outlines
-  Railroad
-  Proposed Variance
-  Proposed Variance within 20'
-  PARCELS





**CITY OF NEWARK
ENGINEERING & ZONING**

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

Zoning Application #

BZA-22-17

BZA Appeal #

PC-22-23

c/o Engineering Department

BOARD OF ZONING APPEALS APPLICATION

Owner

Name: John Roush

Telephone: 614-751-9274

Address: 13375 National Road, Reynoldsburg, OH 43068

E-mail: john@expresswashconcepts.com

Applicant

Name: Same as Owner

Telephone: 740-345-1921

Address: 88 . Church St., Newark, Ohio 43055

E-mail: rbadger@adrinnovation.com

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

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

Log Pond and N. 21st. Street Newark, OH 43055

Auditor's Parcel #:

054-269904-00.098; 054-269904-00.000

On the North South East West side of the street, between the following intersections:
N. 21st. Street (at the end of Log Pond and

Subdivision Name:

Lot Number:

MFR Multi-Family Residence

If filling out electronically, click box to display dropdown

Other

If filling out electronically, click box to display dropdown

(Specify Use): Apartments

Notes: (Optional)

Requesting a variances for Minumum required parking spaces, front building setback, and lot desnity..

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:

Phase 2 of the LP development proposes an additional 4, 3-story apartment buildings to the 3 building as part of phase 1.

Appeal Continued

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

Minimum Parking requirements not met. Req: 252, Provided: 126. Phase 1 received parking variance 2/2022.
Minimum front setback requirement not met. Req: 30', Provided: 25'. This was also granted for Phase 1.
Minimum lot density not met.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: See attached plan sheets for more information.

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; Section 26.08 Lot Setbacks; Section 26.08

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-22-17
BZA Appeal #

[Signature]

(Owner/Applicant Signature)

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

appeared R. Ryan Brown 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

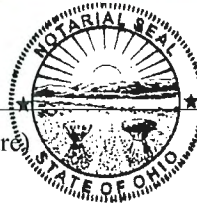
(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this 2nd day of June 2022

[Signature]

(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				Rcvd. Date: <u>6/3/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>6/14/2022</u>	<u>BAM</u>		Paid Date: <u>6/3/22</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>27753</u>
				Amount \$ <u>50.00</u>

THE LP - PHASE II SITE COMPLIANCE PLANS

SITUATED IN THE CITY OF NEWARK,
LICKING COUNTY, OHIO



SITE INFORMATION:

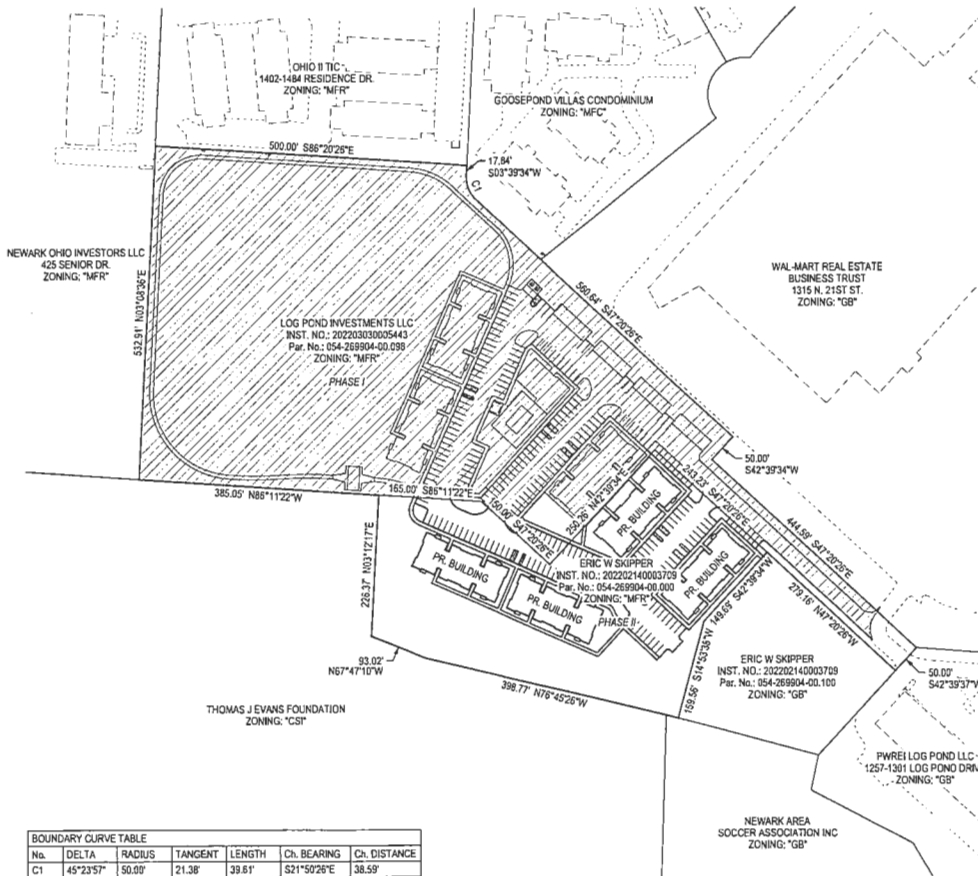
ADDRESS: LOG POND DRIVE
 AUDITORS PAR. NO.: 054-269904-00.098
 054-269904-00.000
 PROPOSED SITE AREA: 13,375 AC.
 PROPOSED BUILDING AREA: 32,135 SQ. FT. (PHASE I)
 30,457 SQ. FT. (PHASE II)
 PROPOSED DENSITY: 4,680 SQ. FT./AC.

ZONING INFORMATION:

EXISTING ZONING: MFR - MULTI-FAMILY RESIDENTIAL
 EXISTING USE: VACANT LOT
 PROPOSED ZONING: MFR - MULTI-FAMILY RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 BUILDING SETBACKS: 25' FRONT
 25' SIDE (3 STORIES)
 45' REAR
 441' TOTAL
 PARKING REQUIRED: 189 PHASE I
 2 SPACES PER UNIT (ONE BEDROOM) x 18 UNITS
 2.5 SPACES PER UNIT (TWO BEDROOM) x 36 UNITS
 3.5 SPACES PER UNIT (THREE BEDROOM) x 18 UNITS
 252 PHASE II
 2 SPACES PER UNIT (ONE BEDROOM) x 24 UNITS
 2.5 SPACES PER UNIT (TWO BEDROOM) x 48 UNITS
 3.5 SPACES PER UNIT (THREE BEDROOM) x 24 UNITS
 PARKING PROVIDED: 277 TOTAL (1.66 SPACES PER UNIT)
 151 PHASE I
 122 STANDARD SPACES
 24 GARAGE SPACES
 5 HANDICAP SPACES
 126 PHASE II
 122 STANDARD SPACES
 4 HANDICAP SPACES

FLOOD INFORMATION:

A PORTION OF THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE
 AE AS SHOWN ON FIRM MAP NO. 39089C0333J DATED MARCH 16, 2015.



No.	DELTA	RADIUS	TANGENT	LENGTH	Ch. BEARING	Ch. DISTANCE
C1	45°23'57"	50.00'	21.38'	39.61'	S21°50'26"E	38.59'

VARIANCES REQUESTED:

- VARIANCE FROM SECTION 26.8, SETBACKS, 25' FRONT YARD REQUIRED, PROPOSED DEVELOPMENT WOULD PROVIDE A 20' FRONT YARD SETBACK.
 - VARIANCE FROM SECTION 28.8, LOT AREA, (3,111 SQ. FT. / ONE BEDROOM UNIT, 3,630 SQ. FT. / TWO BEDROOM UNIT, 4,356 SQ. FT. / 3 BEDROOM UNIT, THE PROPOSED DEVELOPMENT WOULD REQUIRE A LOT AREA OF 618,534 SQ. FT. THE PROPOSED DEVELOPMENT PROVIDES A LOT AREA OF 582,615 SQ. FT. (A REDUCTION OF 5.8%)

	PHASE I UNITS	PHASE II UNITS	TOTAL UNITS	LOT AREA
ONE BEDROOM	24	18	42	130,662 SQ. FT.
TWO BEDROOM	48	36	84	304,920 SQ. FT.
THREE BEDROOM	24	18	42	182,952 SQ. FT.
TOTAL LOT AREA REQUIRED:				618,534 SQ. FT.

- 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 BEDROOM UNIT). PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 2 SPACES PER UNIT REGARDLESS OF BEDROOMS.

PROJECT DATA

TOTAL AREA:	13.375 ACRES
PROJECT EARTH DISTURB AREA:	6.112 ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.258 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	6.370 ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.054 ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	4.605 ACRES
RECEIVING WATERS:	LOG POND RUN

100 YEAR DETENTION TABLE

DESCRIPTION	VOLUME REQUIRED (C.F.)	ELEVATION REQUIRED	VOLUME PROVIDED (C.F.)	ELEV. FOR PROVIDED VOLUME
EX. DETENTION BASIN	1,049,377	864.09	1,905,030	869.00

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2
LANDSCAPING PLAN	3
ALTA 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 STORMWATER UTILITY	DATE
CITY WATER WASTEWATER ADMINISTRATOR	DATE



Newark Office:
 88 West Church Street
 Newark, OH 43055
 (740) 345-1921 (ph)
 (740) 345-4994 (fax)
 www.adrinnovation.com

OWNER/DEVELOPER
 JOHN ROKSH
 EXPRESS WASH CONCEPTS
 13375 NATIONAL ROAD SW, SUITE D
 REYNOLDSBURG, OH 43068
 (614) 751-9274
 john@expresswashconcepts.com

ARCHITECT
 JON STEPHENS, AIA
 SULLIVAN BRUCK ARCHITECTS
 8 S. GRANT AVENUE
 COLUMBUS, OH 43215
 (614) 464-9820
 jon@sbarch.com

BRIAN C. KLINGENBERG, P.E.
 OHIO PROFESSIONAL ENGINEER #32904

DATE

SEAL

OWNER REVIEWED
 NEW YORK REVIEWED
 LICKING COUNTY REVIEWED
 OHIO REVIEWED

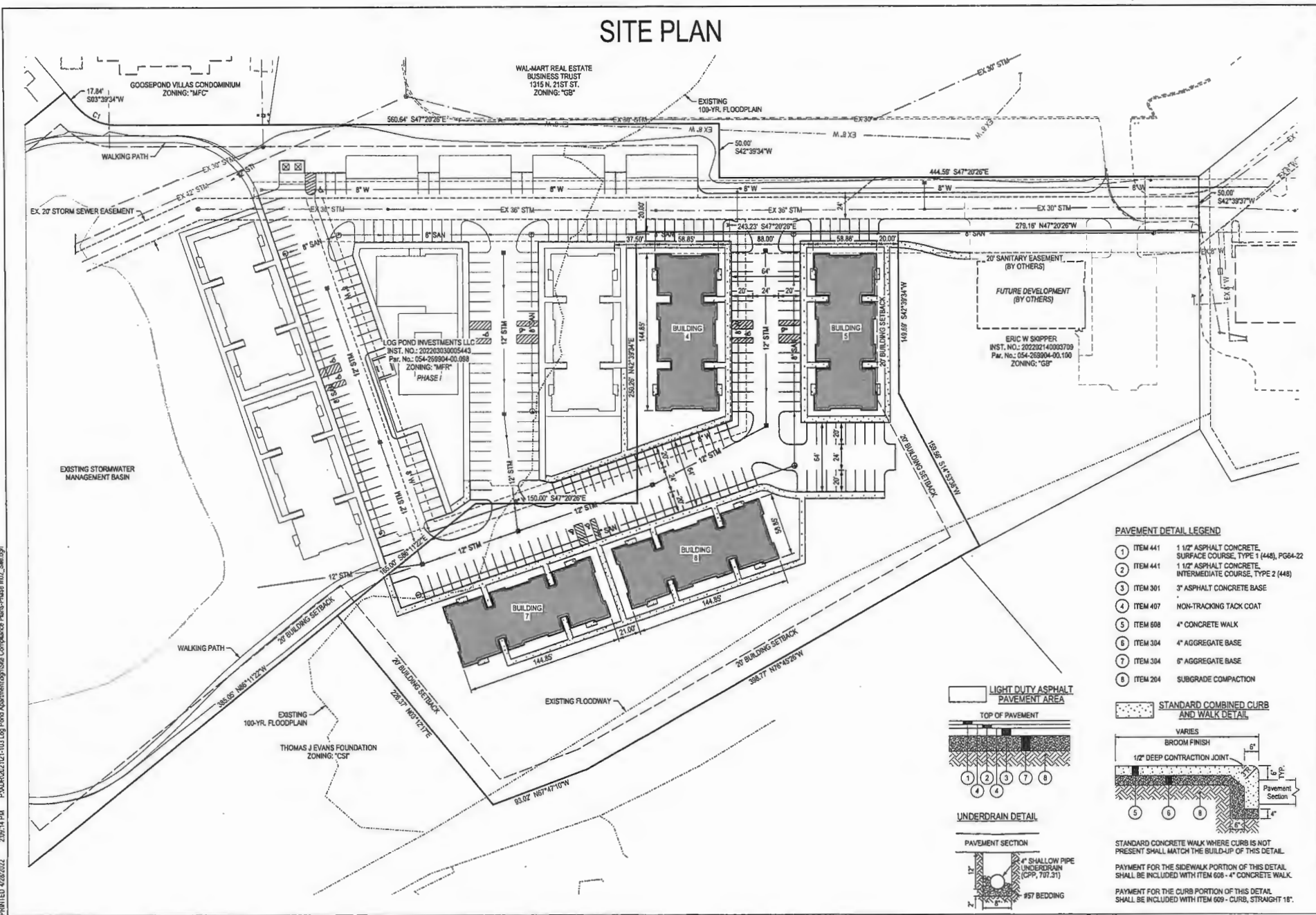
REVISIONS

SITE COMPLIANCE PLAN
 TITLE SHEET

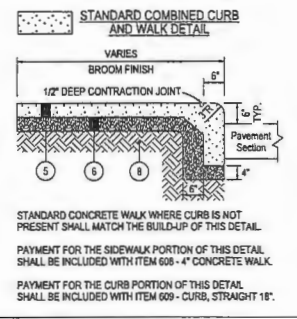
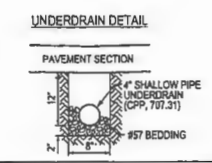
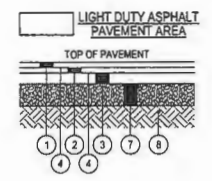
THE LP - PHASE II
 CITY OF NEWARK, OHIO

PRINTED 6/2/2022 7:35:24 AM P:\AUR\2021\01-103 Log Pond Apartments\Site Compliance\Plan-Phase II\Title.dwg

SITE PLAN



- PAVEMENT DETAIL LEGEND**
- ① ITEM 441 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1 (448), PG84-22
 - ② ITEM 441 1 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2 (448)
 - ③ ITEM 301 3" ASPHALT CONCRETE BASE
 - ④ ITEM 407 NON-TRACKING TACK COAT
 - ⑤ ITEM 608 4" CONCRETE WALK
 - ⑥ ITEM 304 4" AGGREGATE BASE
 - ⑦ ITEM 304 6" AGGREGATE BASE
 - ⑧ ITEM 204 SUBGRADE COMPACTION



HORIZONTAL SCALE IN FEET
 DRAWN: []
 CHECKED: []
 REVISIONS: []

 SITE COMPLIANCE PLAN
 SITE PLAN
 THE LP - PHASE II
 CITY OF NEWARK, OHIO
 APRIL 18, 2022
 209 471-1153

PRINTED: 4/20/2022 2:05:14 PM P:\ADP\2021\103 Log Pond Apartment\Site Compliance Plans\Phase II\02_Site.dwg



NEWARK OHIO
INVESTORS LLC
PIN 5426990400003

SENIOR DR E

RESIDENCE DR

GOOSEPOND RD

OHIO II TIC
11 LLC
PIN 5426990400009

WALMART RE
BUSINESS TRUST
PIN 5426990400088

LOGPOND
INVESTMENTS LLC
PIN 5426990400098

1315

SKIPPER
ERIC W
PIN 5426990400000

THOMAS J EVANS
FOUNDATION
PIN 5428669800004

PWREI LOG
POND LLC
PIN 5426990400087

NEWARK AREA SOCCER
ASSOCIATION INC
PIN 5426990400099

600

BAKER BLV



1 inch = 225 feet
JUNE 13, 2022

PARCEL NUMBER
054-269904-00.098

Legend

- Stream
- City Boundary
- Building Outlines
- Proposed Variance
- Proposed Variance Within 200Ft