

BOARD OF ZONING APPEALS MEETING  
THURSDAY, JANUARY 26, 2023, 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-22-42**

Applicant: Steve Daye  
Owner: Steve Daye  
Location: 949 Shaw Dr  
Project: Home Business  
Reference: 16.4

### **APPLICATION BZA-22-43**

Applicant: Erik Lambert  
Owner: David Grigsby  
Location: 539-545 New Haven Ct  
Project: Two-Family Dwelling Units  
Reference: 26.8

### **APPLICATION BZA-22-44**

Applicant: Donald Dunlap  
Owner: Donald Dunlap  
Location: 963 Wells Ave  
Project: Accessory Structures  
Reference: 86.3

### **APPLICATION BZA-23-01**

Applicant: Michael Lee  
Owner: Four M Manufacturing Group Inc  
Location: 1851 Tamarack Rd  
Project: Building Addition  
Reference: 64.6.2

### **INTERPRETATION**

7868 Licking Springs Rd  
Home Business/Legal Non-Conforming Use

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, FEBRUARY 23, 2023, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS FEBRUARY 1, 2023, 4:30PM.**

- 5. ADJOURNMENT**



Zoning Application #

BZA-22-42  
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**

Rev 2/10

**Owner**

<b>Name:</b> STEVE DAVE	<b>Telephone:</b> 614-989-2651
<b>Address:</b> 949 SHAW DR Newark OH	<b>E-mail:</b> Steve.Dave@CSSOHIO.ORG

**Applicant**

<b>Name:</b> STEVE DAVE	<b>Telephone:</b> 614-989-2651
<b>Address:</b> 949 SHAW DR Newark OH	<b>E-mail:</b> Steve.Dave@CSSOHIO.ORG

**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) 949 SHAW DR Newark OH 43055	<b>Auditor's Parcel #:</b> 059234990-00-000
--	--

On the North South East West side of the street, between the following intersections:  
and

<b>Subdivision Name:</b> SHAW Estate	<b>Lot Number:</b> 9388 SHAW PLACE
---	---------------------------------------

<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown RL	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use):
---	--

**Notes:** (Optional)  
  
Flood: X

**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 Business

**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:**

**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.
- 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-22-42  
BZA Appeal #

[Signature]  
(Owner/Applicant Signature)

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

appeared Steve Daye 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 19<sup>th</sup> day of December 2022



Constance J. Mason  
(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: <u>12/22/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>11/12/2023</u>	<u>BAM</u>		Paid Date: <u>12/22/22</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>1064</u>
				Amount \$ <u>50-</u>

**BZA CASE NO. 22-42**

Date of Review: 1/11/23

**Address of Project:** 949 Shaw Dr

**Current Zoning:** RL

**Project Description:** Home Business

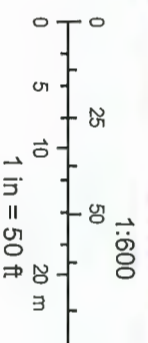
**B.Z.A. Approval Required?**----- Yes  
**Planning Commission Approval Required?**----- No  
**Engineer’s Approval Required?**----- No  
**Law Director’s Approval Required?**----- No  
**City Council Approval Required?**----- No

Ordinance / Article / Section	Requirement / Proposal / Conclusion
08-16            16            16.4	<b>Requirement:</b> In the RL district a home business must be approved by the board of zoning appeals.
<b>Proposal:</b>	The applicant requests to operate and internet based firearm business
<b>Conclusion:</b>	The proposal requires board approval.

# 949 Shaw Dr



28, 2022





DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
11/20/2017	201732103306	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	99.00	0.00	0.00	0.00

**Receipt**

This is not a bill. Please do not remit payment.

SRD ENTERPRISES, LLC  
 STEVE DAYE  
 949 SHAW DR  
 NEWARK, OH 43055

*EIN 823645972*

**STATE OF OHIO  
 CERTIFICATE**

**Ohio Secretary of State, Jon Husted**  
 4098567

It is hereby certified that the Secretary of State of Ohio has custody of the business records for  
**SRD ENTERPRISES, LLC**

and, that said business records show the filing and recording of:

Document(s)  
**DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG**  
 Effective Date: 11/16/2017

Document No(s):  
**201732103306**



United States of America  
 State of Ohio  
 Office of the Secretary of State

Witness my hand and the seal of the  
 Secretary of State at Columbus, Ohio this  
 20th day of November, A.D. 2017.

*Jon Husted*  
 Ohio Secretary of State



Department of Taxation

PO Box 182215  
Columbus, OH 43218-2215  
tax.ohio.gov



SRD ENTERPRISES LLC  
949 SHAW DR  
NEWARK, OH 43055-2614

April 06, 2018  
Contact ID: 4561304555

*EIN 823645972*

RE: Ohio Tax Account #: 45049109  
County: LICKING  
Effective Date: April 15, 2018



TXS097047900001210100

This is to certify that the vendor herein named, having complied with the provisions of Ohio Revised Code (R.C.) section 5739.17, is hereby authorized to sell tangible personal property and selected services at retail, at the location specified below. **This license shall terminate and be null and void: if the business is moved to a new location outside the county where it is presently located, if the business is sold, if an individual or partnership incorporates the business, if a partnership is dissolved, or if a corporation is dissolved or is canceled for cause by the Tax Commissioner.**

SRD ENTERPRISES LLC  
949 SHAW DR  
NEWARK, OH 43055-2614

The Ohio Sales Tax Law provides that no vendor shall fail to collect the full and exact tax as required by Sections 5739.01 to 5739.31, inclusive, of the R.C., or fail to comply with such sections and the rules and regulations of the Tax Commissioner.

Whoever violates this provision may be fined not less than twenty-five nor more than one hundred dollars for a first offense; for each subsequent offense such person shall, if a corporation, be fined not less than one hundred nor more than five hundred dollars, or if an individual or member of a partnership, firm, or association, be fined not less than twenty-five nor more than one hundred dollars, or imprisoned not more than sixty days, or both.

Taxpayer Services Division  
Phone: 1-888-405-4089  
Fax: 1-614-387-1851  
TTY/TDD: 1-800-750-0750







Zoning Application #

BZA-22-43  
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**

Rev 2/10

**Owner**

Name: DAVID GRIGSBY Telephone: (740) 403-0047  
Address: 55 Sandlewood Dr Newark OH 43055 E-mail: dpginc@icloud.com

**Applicant**

Name: ERIK LAMBERT Telephone: (614) 419-4386  
Address: 6665 Busch Blvd Columbus OH 43229 E-mail: elambert@habitatmidohio.org

**Lessee**

Name: Telephone:  
Address: E-mail:

**Parcel**

Address of Parcel: (Number & Street, City, State, Zip) Auditor's Parcel #:  
539-545 New Haven Ct. Newark OH 43055 054-196506-00.004, 005, 006, 007

On the  North  South  East  West side of the street, between the following intersections:  
New Haven Ave and

Subdivision Name: Lot Number:  
New Haven Commons 12324, 12323, 12322, 12321

Zoning Classification: Proposed Use:  
If filling out electronically, click box to display dropdown MFR If filling out electronically, click box to display dropdown  
(Specify Use): RESIDENTIAL, New

Notes: (Optional) SEEKING SAME VARIANCES ON ALL FOUR PARCELS:

539 - Parcel/Lot .007/12324  
541 - .006/12323  
543 - Parcel/Lot .005/12322  
545 - .004/12321

**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:

Zoning Application #

BZA-22-43  
BZA Appeal #

Erik Lambert

(Owner/Applicant Signature)

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

appeared ERIK Lambert who, by me being duly sworn, says that he is the

(Applicant's name)

Erik Lambert 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 22nd day of December



AUBREY SMOCK  
Notary Public  
State of Ohio  
My Comm. Expires  
August 31, 2026

Aubrey Smock

(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: <u>12/28/22</u> Paid Date: <u>12/28/22</u> <input checked="" type="checkbox"/> Check <input type="checkbox"/> Cash (circle one) Check # <u>36791</u> Amount \$ <u>50.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>1/12/2023</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

### Appeal Continued

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

Lot Area insufficient - requesting reduction from 10,000 to 8,000 sf.  
 Side yard setbacks - requesting reduction from 17' to 10.44'  
 REAR YARD setbacks - requesting reduction from 45' to 32'  
 Minimum parking requirement - request reduction from 3.5 to 3 per unit

Please outline the circumstances, which you feel would warrant a variance to the requirements of the

Zoning Code: MFR Classification of platted parcels only allows duplex or larger but with zoning square footage requirements they would be on buildable, Lot square footage, side and rear yard setbacks and parking will be similar to ALL OTHER duplexes on New Haven Ct.

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) 26.8 Lot Area + SY setback + RY setback

125.2 Parking

### 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.
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- 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.

**BZA CASE NO. 22-42**

Date of Review: 1/11/23

**Address of Project:** 539-545 New Haven Ct

**Current Zoning:** RL

**Project Description:** Two-Family Units

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

**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

08-16            26        26.8

**Requirement:** To build a two-family unit in the MFR district, a lot area of 10,000 square feet is required. The required rear yard setback is 40 ft. The minimum road frontage required is 80 ft.

**Proposal:**        The applicant requests a blanket variance for 4 lots to reduce the lot area requirement to 8,000 sq. ft., the rear yard setback to 32 ft. and the lot frontage to 60 ft.

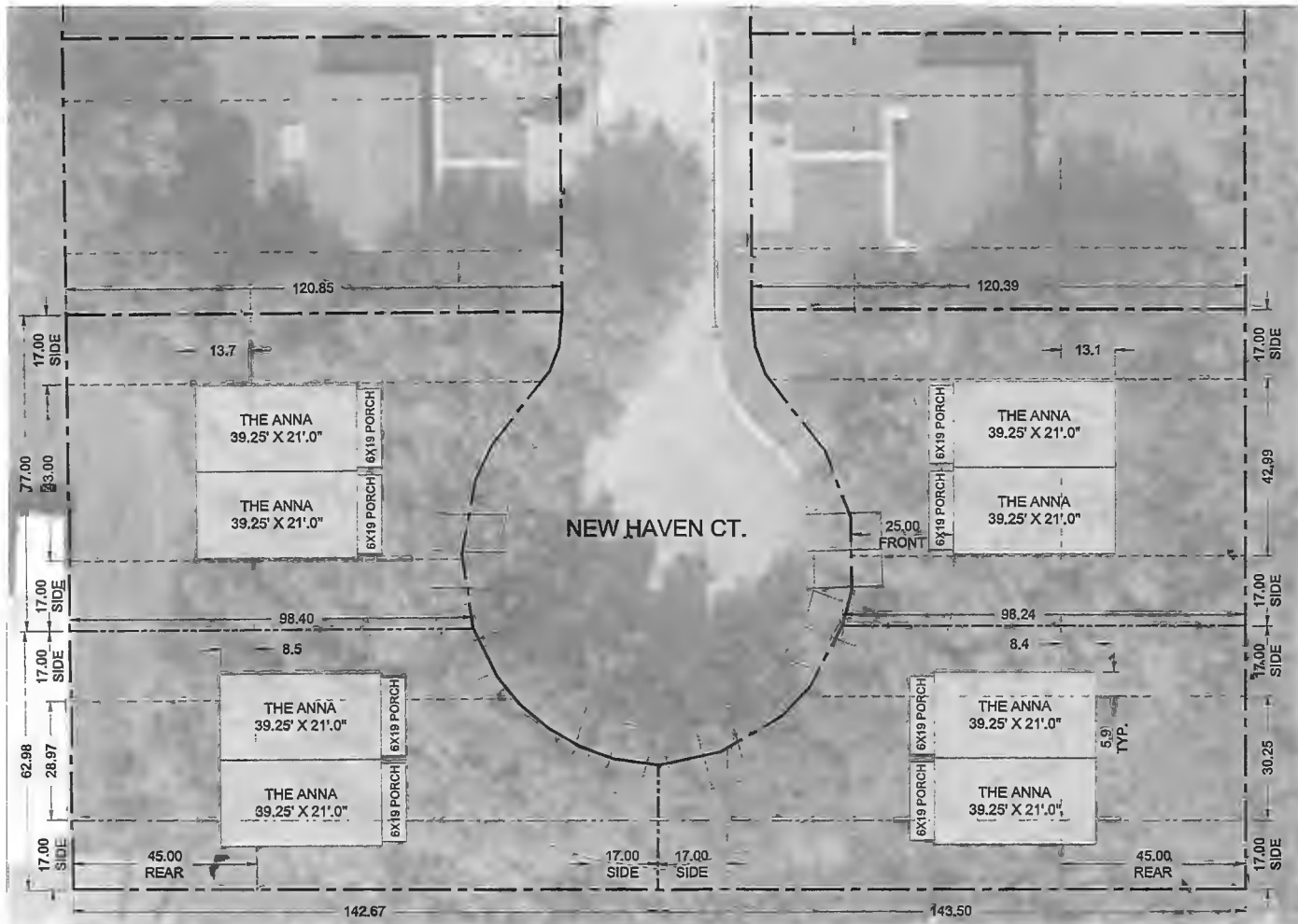
**Conclusion:**     The proposal does not meet the requirement of the code.

08-16            125        125.2

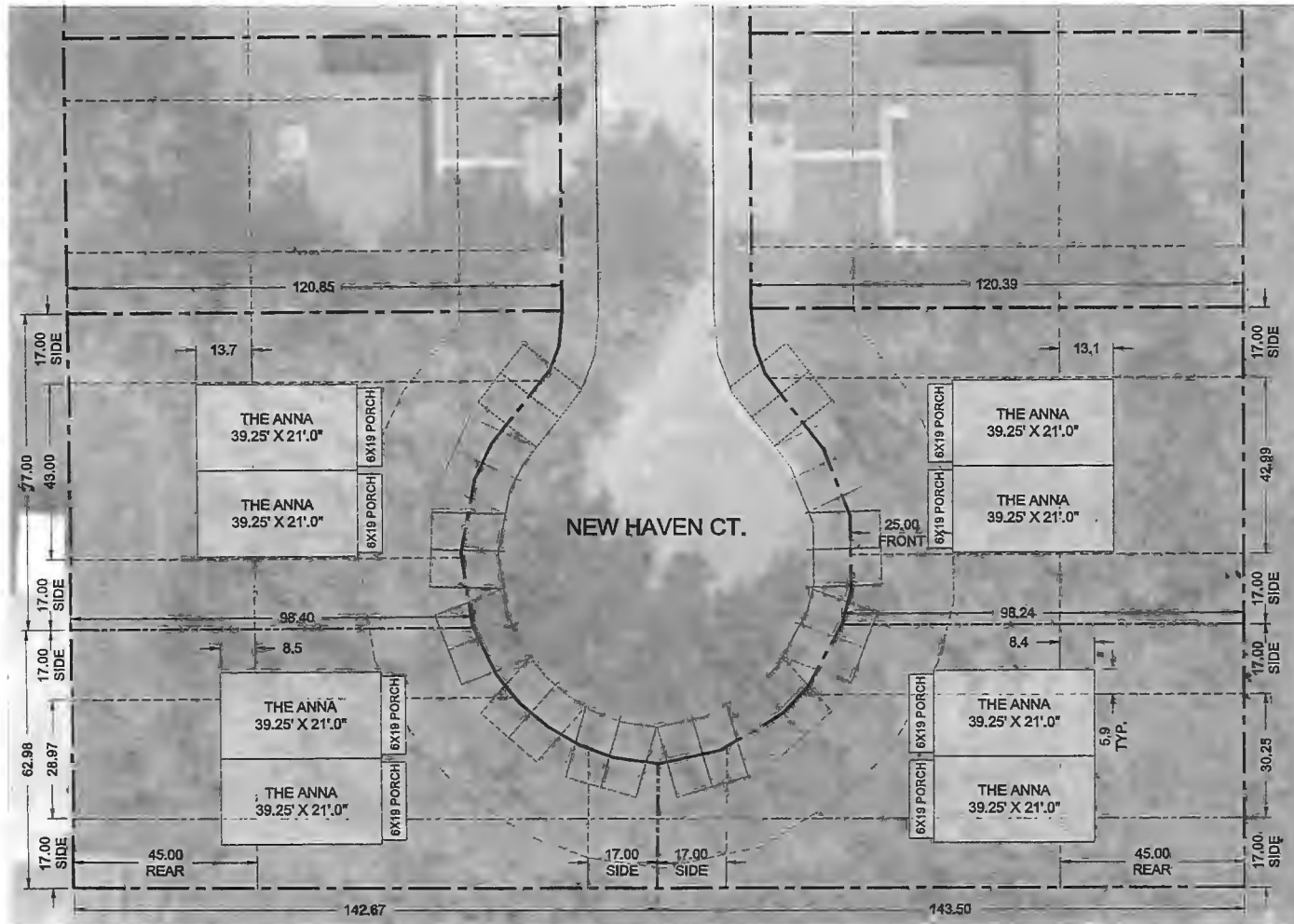
**Requirement:** The code requires 3.5 parking spaces for each 3+-bedroom unit

**Proposal:**        The applicant proposes three parking spaces per unit

**Conclusion:**     The proposal does not meet the requirement of the code.



SITE PLAN STUDY 



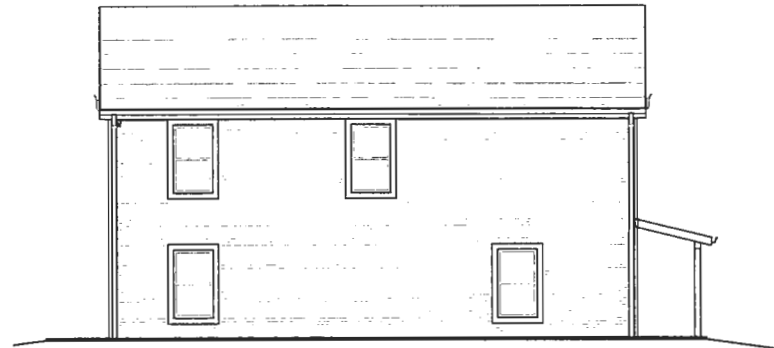
SITE PLAN STUDY

4 BED



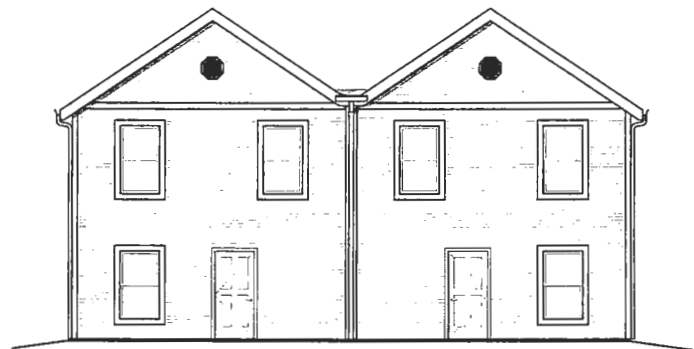
front elevation

1/8" = 1'-0"



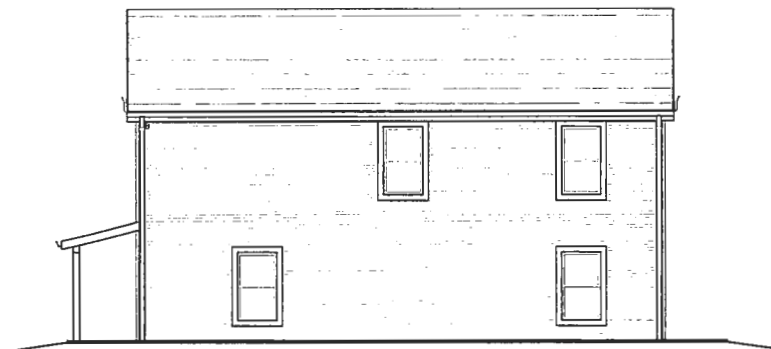
left elevation

1/8" = 1'-0"



rear elevation

1/8" = 1'-0"



right elevation

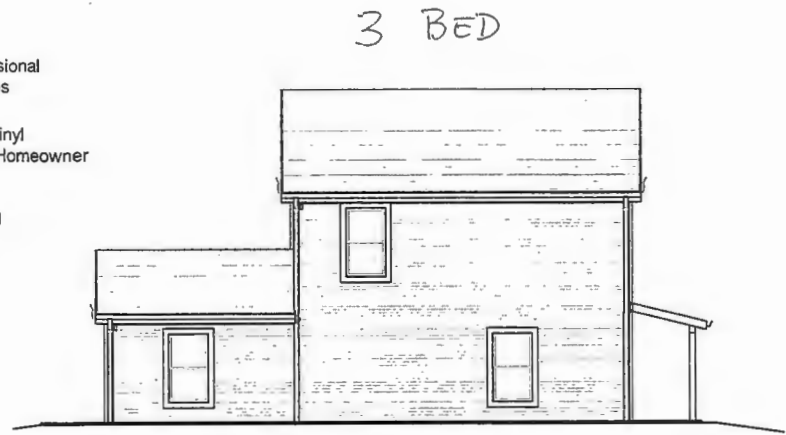
1/8" = 1'-0"





front elevation

1/8" = 1'-0"



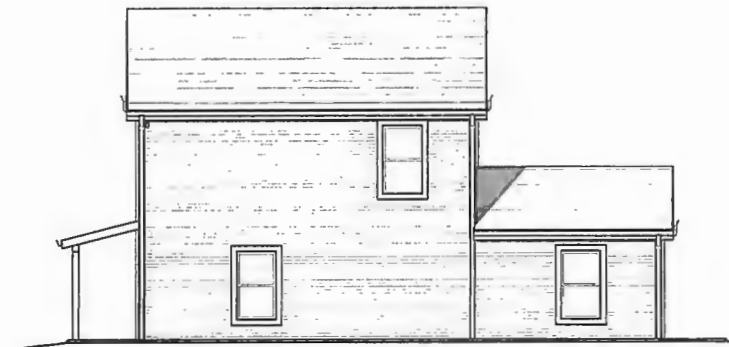
left elevation

1/8" = 1'-0"



rear elevation

1/8" = 1'-0"



right elevation

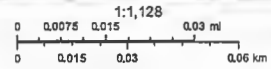
1/8" = 1'-0"

### OnTrac Property Map



December 22, 2022

- |                      |                           |                 |                          |
|----------------------|---------------------------|-----------------|--------------------------|
| ○ Street Number Only | Centerline Labels         | Township Road   | Interstates              |
| ○ Sales - 2022       | Interstate/US/State Route | Other Road Type | Municipal Corporations   |
| Owner Name & Acres   | County Road               | Driveway        | Jurisdictional Townships |





22-023

22-44

Zoning Application #

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

Rev 2/10

Owner

Name: Donald Dunlap

Telephone: 740-975-4980

Address: 963 Wells Ave

E-mail:

Applicant

Name: Same as above

Telephone:

Address:

E-mail:

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

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

054-228378-00.000 963 Wells Ave

Auditor's Parcel #:

054-228378-00.000

On the North South East West side of the street, between the following intersections:  
and

Subdivision Name:

Lot Number:

182, 183, 184

Zoning Classification:

If filling out electronically, click box to display dropdown

RH

Proposed Use:

If filling out electronically, click box to display dropdown  
(Specify Use):

Notes: (Optional)

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:

Multiple accessory structures on the lot

### Appeal Continued

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

- The number of accessory structures exceed what is permitted (4 total). Exceeds by 2
- The structures are located in the side + front yard. They are supposed to be in the rear yard.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: **NEED THE SHED FOR STORAGE FOR BUILDING MATERIALS FOR THE REBUILD OF THE HOUSE**

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)

86. 3. 1  
86. 3. 2

### 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.**
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- 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.**

• Setbacks of 2 structures are not compliant, + appear to encroach into the city ROW.

Zoning Application #

BZA-22-44

BZA Appeal #

Donald E Dunlap, Jr

(Owner/Applicant Signature)

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

appeared Donald E Dunlap, Jr who, by me being duly sworn, says that he is the

(Applicant's name)

owner 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 on this 5th day of January, 2023

POLE A KEMP  
NOTARY PUBLIC  
STATE OF OHIO

MY COMMISSION EXPIRES

May 11, 2024

[Signature]  
(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: <u>1/5/2023</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>1/12/2023</u>	<u>BAM</u>		Paid Date: <u>1/6/2023</u>
<input type="checkbox"/> Hold		Reason:		Check <u>Cash</u> (circle one)
				Check # <u>---</u>
				Amount \$ <u>50.00</u>

**BZA CASE NO. 22-44**

Date of Review: 1/11/23

**Address of Project:** 963 Wells Ave

**Current Zoning:** RH

**Project Description:** Multiple Storage Sheds

- 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:**        The applicant has installed four accessory structures on his lot, without the issuance of a zoning permit. All four appear to be in the side yard, and two of them appear to encroach into the public right of way. 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.



Engineering & Zoning  
 40 W. Main St.  
 Newark, OH 43055  
 (740) 670-7727  
 Fax (740) 349-5911  
[www.newarkohio.net](http://www.newarkohio.net)

City of Newark  
 Zoning/Sign/Fence  
 Application for Certificate of  
 Plan Approval

Office Use Only  
 Application # \_\_\_\_\_  
 Application Date: 12/22/22  
 Date Paid: \_\_\_\_\_  
 Paid:  Check  Cash  
 (Circle one)  
 Check Number \_\_\_\_\_  
 Amount \$ \_\_\_\_\_

<b>Project</b>	<b>Nature of Project:</b> <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> New Construction <input type="checkbox"/> Change of Occupancy/Use <input type="checkbox"/> Sign <input type="checkbox"/> Fence <i>Please note, demolitions require a separate application. Upon completion, print to .pdf prior to printing to your printer to ensure proper formatting.</i>			
	<b>Description of Project:</b> <u>STORAGE SHED</u>			
	<b>Address of Project (Number &amp; Street):</b> <u>963 WELLS AVE</u>		<b>Auditor's Parcel #:</b> <u>054-228378-00-000</u>	
	<b>Current Zoning District:</b> <u>RH</u>	<b>Lot #:</b> <u>182, 183 PT, 184 PT</u>	<b>Subdivision Name:</b>	
	<b>On the</b> <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West <b>side of street:</b> <b>Between the intersection of:</b> (give streets)		<b>Entrance to Subdivision is off of:</b>	
	<b>Flood Hazard area?</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Floodway <input type="checkbox"/> 100 Yr <input type="checkbox"/> 500 Yr		<b>Site Telephone:</b>	
	<b>Flood Zone:</b> <u>X</u>		<b>Site Fax:</b>	
	<b>Airport:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Sewer System:</b> <input type="checkbox"/> Public <input type="checkbox"/> Private	
<b>Water System:</b> <input type="checkbox"/> Public <input type="checkbox"/> Private				
<b>Is this property part of a Homeowners Association?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>				
If yes, has the HOA been notified of this Plan? Yes <input type="checkbox"/> No <input type="checkbox"/>				

<b>Board</b>	<b>Has there been a Board of Zoning Appeals (BZA) variance granted for this project?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, BZA Application # _____ Date: _____
--------------	---

<b>Owner</b>	<b>Property Owner:</b> <u>GINA M. DONALD E DUNLAP JR</u>	<b>Telephone:</b> <u>740-975-4980</u>
	<b>Address:</b> <u>963 WELLS AVE</u>	<b>E-mail:</b>
	<b>City:</b> <u>NEWARK</u> <b>State:</b> <u>OH</u> <b>Zip:</b> <u>43055</u>	<b>Fax:</b>

<b>Applicant</b>	<b>Applicant Name:</b> <u>DONALD E DUNLAP JR</u> Same as above: <input checked="" type="checkbox"/>	<b>Telephone:</b>
	<b>Address:</b> <u>963 WELLS AVE</u>	<b>E-mail:</b>
	<b>City:</b> <u>NEWARK</u> <b>State:</b> <b>Zip:</b>	<b>Fax:</b>

<b>Contractor</b>	<b>Contractor Name:</b> Same as above: <input type="checkbox"/>	<b>Telephone:</b>
	<b>Address:</b>	<b>E-mail:</b>
	<b>City:</b> <b>State:</b> <b>Zip:</b>	<b>Fax:</b>



Engineering & Zoning  
 40 W. Main St.  
 Newark, OH 43055  
 (740) 670-7727  
 Fax (740) 349-5911  
[www.newarkohio.net](http://www.newarkohio.net)

*City of Newark*  
 Zoning/Sign/Fence  
 Application for Certificate of  
 Plan Approval

Z - \_\_\_\_\_  
 Application # \_\_\_\_\_

**Zoning Fees**

	Project floor area - sq ft	Fee per sq ft	Fees	
<b>Structures</b>	Application Fee (Minimum for all Certificates)		\$22.50	
	Residential - 1, 2 & 3 Family Dwellings (Maximum Fee \$225)		\$0.09	
	Commercial, All other Structures (Maximum Fee \$450)		\$0.09	
	Residential - Accessory Structures Fee \$7.50 - Fences, Garages, Sheds, Decks***	enter fee or 0		
	Change of Occupancy/Use		\$0.00	\$0.00
	TOTAL(tab out of last field to auto-calculate)			<b>Total Structure Fee</b>

\*\*\*Fences, Garages, Sheds, Decks (detached), Porch (with no roof or sidewalls). \$7.50 fee will show in the total if box is checked.

	# of signs this size	Fee per sign	Fees
<b>Signs</b>	Application Fee (Minimum for all Certificates)		\$22.50
	Sign Face Area = 1 – 10 Sq Ft		\$30.00
	Sign Face Area = 11 – 40 Sq Ft		\$120.00
	Sign Face Area = 41 – 100 Sq Ft		\$180.00
	Sign Face Area = 101 - 300 Sq Ft		\$255.00
	TOTAL(tab out of last field to auto-calculate)		

**DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY**

Status	Date	Examiner Signature	Date Notified
<input type="checkbox"/> Incomplete			
<input type="checkbox"/> Disapproved			
<input type="checkbox"/> Approved			
<input type="checkbox"/> Hold		Reason:	



# OnTrac Property Map



December 15, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road

- 0 Township Road 47 Feet
- Other Road Type
- Driveway

- Interstates
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

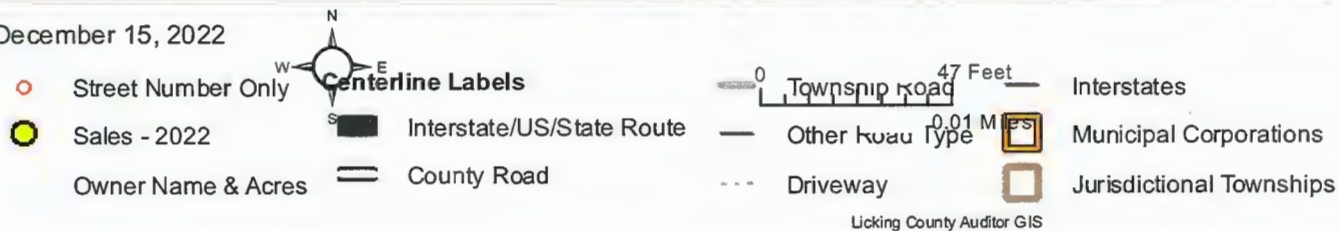
2022

LICKING COUNTY TAX MAP

# OnTrac Property Map



December 15, 2022



2021

LICKING COUNTY TAX MAP

# OnTrac Property Map



December 15, 2022

- |                      |                             |                   |                            |
|----------------------|-----------------------------|-------------------|----------------------------|
| ○ Street Number Only | Centerline Labels           | 0 47 Feet         | Interstates                |
| ● Sales - 2022       | ■ Interstate/US/State Route | — Other Road Type | ■ Municipal Corporations   |
| Owner Name & Acres   | ▬ County Road               | ⋯ Driveway        | □ Jurisdictional Townships |

Licking County Auditor GIS

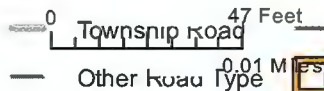
2020  
LICKING COUNTY TAX MAP

# OnTrac Property Map



December 15, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road



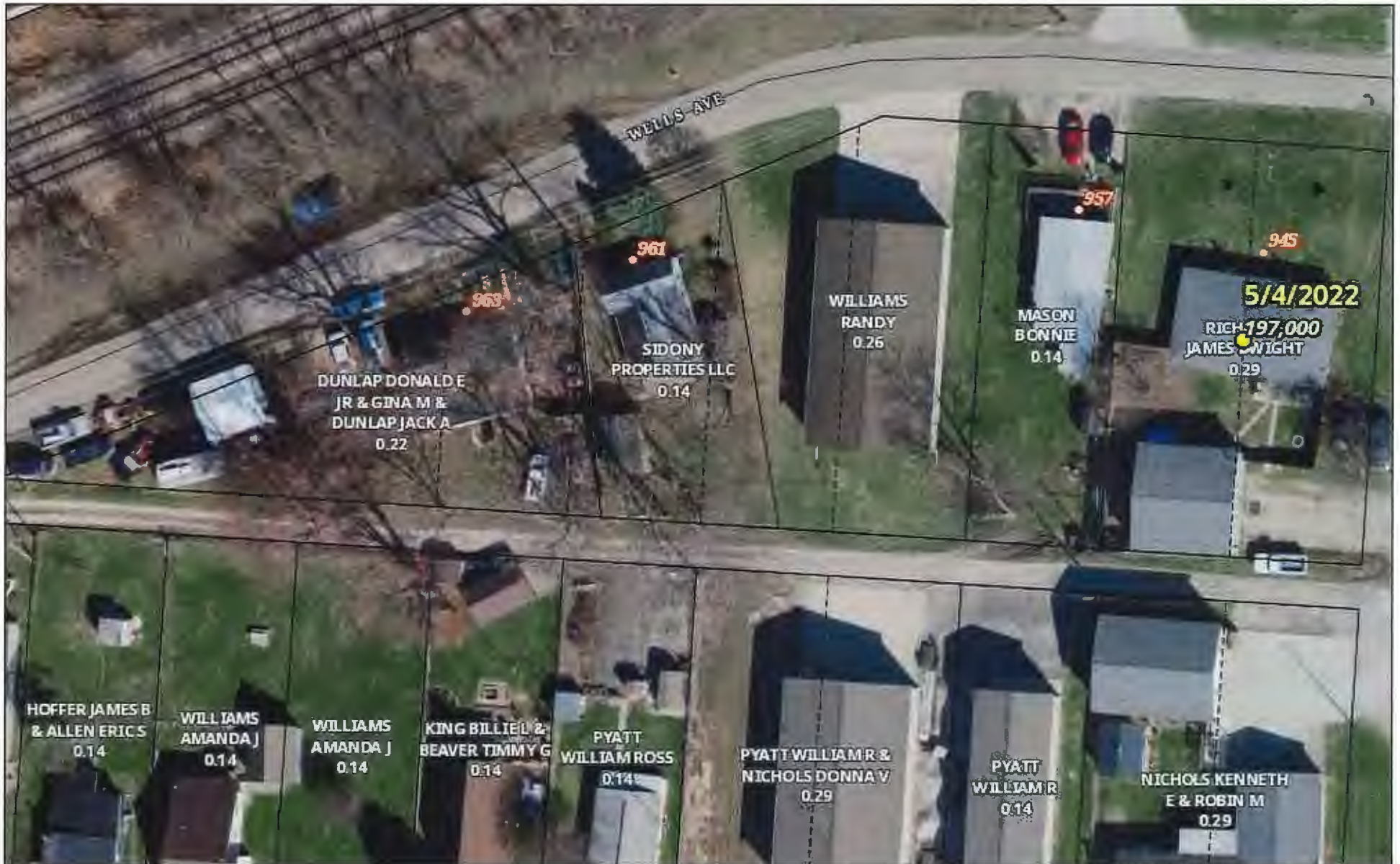
- Interstates
- Other Road Type
- Driveway
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

2019

LICKING COUNTY TAX MAP

# OnTrac Property Map



December 15, 2022



- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Interstate/US/State Route
- County Road

- 0 47 Feet
- Other Road Type
- Driveway

- Interstates
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

2018

LICKING COUNTY TAX MAP

# OnTrac Property Map



December 15, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road

- 0 Township Road 47 Feet
- Other Road Type
- Driveway

- Interstates
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

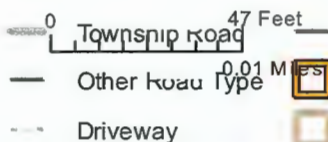
2016  
LICKING COUNTY TAX MAP

# OnTrac Property Map



December 15, 2022

- Street Number Only
- Sales - 2022
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County Road



- Interstates
- Municipal Corporations
- Jurisdictional Townships

Licking County Auditor GIS

2015  
LICKING COUNTY TAX MAP



Licking County  
Building Code Department

740.349.6671 Fax - 740.349.6672 675 Price Road Newark, OH 43055

**Certificate of Plan Approval**

PERMIT NUMBER	R-222382
JURISDICTION	CITY OF NEWARK
GRID NUMBER	14-U

**THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET**

1/9/20

This certificate, the approved plans, and all inspection reports must be on the jobsite and located at the front door (in the case of multiple units, in the lowest numbered unit) before an inspection can be conducted.

*This certificate expires if construction does not begin within 12 months of approval date of the construction documents, or if work is delayed or suspended for more than 6 months.*

*Inspection requests must be made at least 24 hours in advance.*

DESCRIPTION & LOCATION OF PROJECT:

RESTORATION / ALTERATION  
963 WELLS AVE  
NEWARK, OH 43055

740-349-6671	<b>REQUIRED INSPECTIONS</b>	740-349-6671
--------------	-----------------------------	--------------

OWNER:

DUNLAP, DONALD  
963 WELLS AVE  
NEWARK, OH 43055

*OCT 28, 2022*  
*DB*

**DO NOT POUR CONCRETE UNTIL THIS BLOCK IS SIGNED**

PERIMETER FOOTINGS \_\_\_\_\_

GROUNDING ELECTRODE (RE-BAR) \_\_\_\_\_

DECK / PORCH FOOTINGS \_\_\_\_\_

CONTRACTOR:

SAME AS OWNER

**DO NOT POUR CONCRETE FLOOR UNTIL THIS BLOCK IS SIGNED** (CONTACT HEALTH DEPT. FOR INSPECTION OF UNDERSLAB PLUMBING. FLOOR MAY BE POURED WITHOUT INSPECTION PROVIDED THERE ARE NO FOOTINGS OR UTILITIES UNDER THE SLAB)

FOOTINGS (Interior Thickened Slab / Post Pads) \_\_\_\_\_

ELECTRICAL (Underslab) \_\_\_\_\_

HVAC (Underslab) \_\_\_\_\_

APPLICANT:

DUNLAP, DONALD

FLOOR AREAS (In Square Feet)	
TOTAL	0
NON-HABITABLE	0

**DO NOT INSTALL DECKING ON OUTDOOR DECKS UNTIL THIS BLOCK IS SIGNED**

RAISED WOOD DECK JOISTS \_\_\_\_\_

BUILDING DATA:

PRESENT USE	RES. -1,2,3 FAM
USE GROUP	R
CONSTRUCTION TYPE	VB

**DO NOT INSTALL SUBFLOOR OVER CRAWL SPACE JOISTS UNTIL THIS BLOCK IS SIGNED**

CRAWL SPACE FLOOR JOISTS \_\_\_\_\_

CRAWL SPACE INSULATION \_\_\_\_\_

WORK AUTHORIZED UNDER THIS PERMIT IS LIMITED TO:

STRUCTURAL

**DO NOT COVER MASONRY FIREPLACE LINER UNTIL THIS BLOCK IS SIGNED**

MASONRY FIREPLACE (First Liner) \_\_\_\_\_

APPROVED BY: *[Signature]* APPROVAL DATE: 10/14/2022

**DO NOT COVER TRENCH UNTIL THIS BLOCK IS SIGNED**

ELECTRICAL UNDERGROUND \_\_\_\_\_

**ELECTRICAL METER HOOK-UP**

ELECTRICAL METER HOOK-UP \_\_\_\_\_

**Please read and review both sides of this form before signing.**

I, the undersigned, as Owner or Agent with expressed consent of the Owner of the above-referenced premises, hereby give consent for entry onto subject premises by personnel of the Building Code Department.

*[Signature]* 10-14-22  
Signature of Owner or Agent Date

**DO NOT INSTALL EXTERIOR SHEATHING OR SIDING UNTIL THIS BLOCK IS SIGNED** (APPLIES TO POST FRAME CONSTRUCTION ONLY)

HEADER TO POST CONNECTION \_\_\_\_\_

**DO NOT INSULATE UNTIL THIS BLOCK IS SIGNED** (ELECTRIC, PLUMBING, AND HVAC MUST BE INSTALLED BEFORE A ROUGH FRAMING CAN BE REQUESTED)

ROUGH ELECTRICAL \_\_\_\_\_

ROUGH HVAC \_\_\_\_\_

Plumbing, septic, and water systems are not a part of this





**PC FILE 22-58:**  
Zoning Application #

**BZA-23-01**  
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

FOUR M Manufacturing Group Inc., P.O. Box 2118, Memphis, Tn. 38101

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

**Owner**

**Name:** Justin Koepl, Project Engineer

**Telephone:** 901-481-5547

**Address:** Four M Manufacturing Group Inc, PO Box 2118, Memphis, TN 38101

**E-mail:** justin.koepl@ipaper.com

**Applicant**

**Name:** Michael Lee

**Telephone:** 314-960-0195

**Address:** 12 Sunnen Dr. St. Louis, MO 63143

**E-mail:** mike.lee@thecdcompanies.com

**Lessee**

**Name:**

**Telephone:**

**Address:**

**E-mail:**

**Parcel**

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

1851 Tamarack Rd. Newark, OH 43055

**Auditor's Parcel #:**

On the North South East West side of the street, between the following intersections:  
and

**Subdivision Name:**

**Lot Number:**

**Zoning Classification:** Light Industrial District (LI)

If filling out electronically, click box to display dropdown

**Proposed Use:**

If filling out electronically, click box to display dropdown

(Specify Use): **New Maintenance Room & offices**

**Notes:** (Optional) The existing building was constructed in the mid 1970's and is not long enough for the new equipment requirements of a modern box material production facility. To account for this, the existing maintenance room is being relocated to the exterior building proposed, so that the new equipment can be located inside the existing building. Modernization will eliminate cardboard waste during production, and for the client, and again, and again for the end user (customer). The proposed equipment is capable of making multiple sizes of boxes sized for the requirements of the product.

**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:**

A new pre-engineered metal building with concrete block walls that will aesthetically match the existing building elevation material is proposed located in a grass lawn area. The building proposed fills in a gap between existing building projections and does not impact the available parking or fire loop systems. Relocating the maintenance shop area to a new structure will allow the box plant facility to maintain it's existing client product lines and provide an opportunity to correct a sanitary sewer code issue which the original building construction and codes allowed. New building codes do not allow this. The production plant sanitary sewer effluent waste water is sampled and tested as a current requirement of the City, but this line is directly connected to the office sanitary sewer down stream. The sanitary sewer lines will be separated and the facility production waste water is re-routed outside of the building.

### Appeal Continued

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

Parcel is approximately 441,699 S.F. +/-, with proposed 30% building coverage, which exceeds the lot density requirements of maximum 25% building coverage. A variance from BZA will be needed before full zoning approval. Existing building area is 127,424 SF. Building & exterior break patio proposed roof area is 4,727 SF = 3.7% increase in building roof area compared to the existing conditions.

Please outline the circumstances, which you feel would warrant a variance to the requirements of the

Zoning Code: Proposed building and relocated exterior patio roof addition of 4,727 SF. Quality green area is not impacted. Trees are not displaced. Screening is not impacted.

The proposed addition location provides for modernizing the equipment for efficiency, energy consumption, and reducing product waste. The existing building layout on the site has been exceeded previously and the location planned for the building addition is purposely placed in a lawn area requiring maintenance which can be eliminated or reduced. The area requested for the building addition is located between an open area between building projections and minimizes the impact to tree lines and quality green zones on the site while allowing the overall facility to create a product which produces less waste product for the overall community and country.

Has there been any previous application or appeal on these premises?  Yes  No When? Not sure?

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

Lot coverage only for Article 130.6 Table 130.6.7

Ce 4. G. 2

### 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.

PC FILE 22-58:  
Zoning Application #

BZA-23-01  
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: Rcvd. Date: <u>1/12/2023</u> Paid Date: <u>1-12-2023</u> Check Cash (circle one) Check # <u>52602</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>1/13/2023</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

**BZA CASE NO. 23-01**

Date of Review: 1/11/23

**Address of Project:** 1851 Tamarack Rd

**Current Zoning:** LI

**Project Description:** Building Addition

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

**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

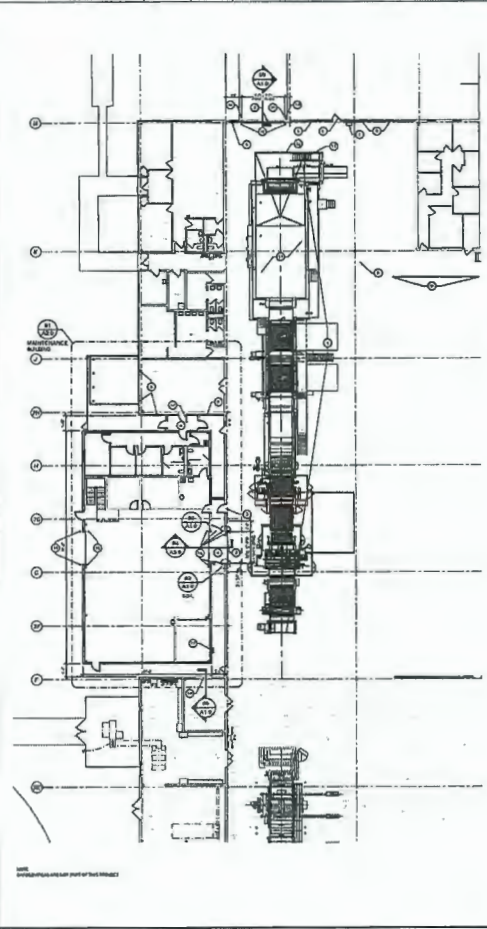
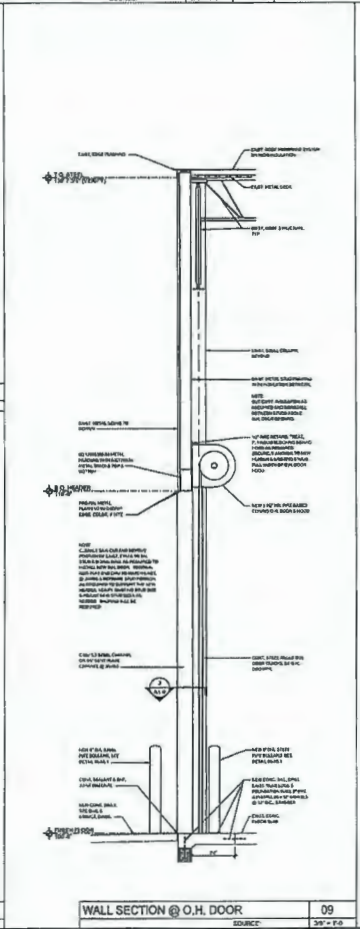
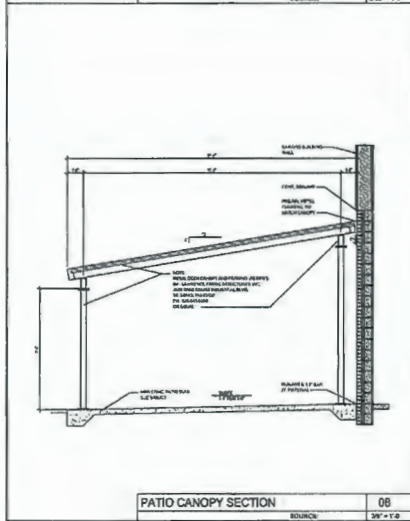
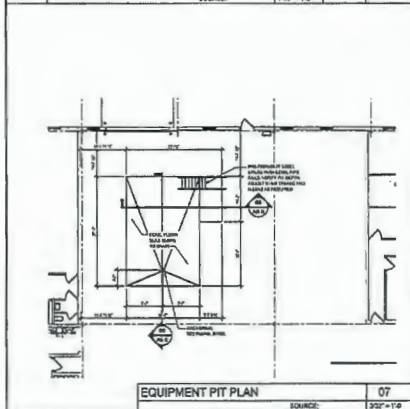
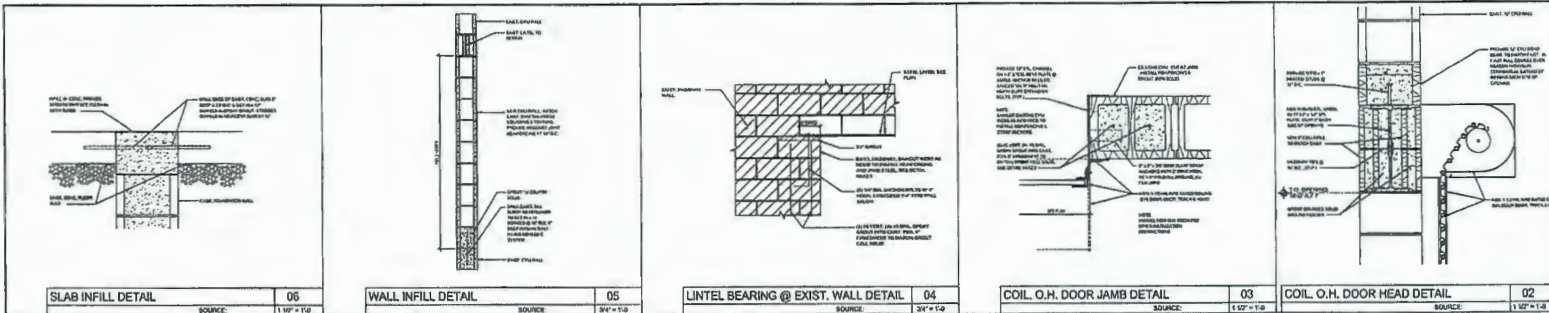
08-16      64      64.6.2

**Requirement:** In the Limited Industrial District (LI), the combined square footage of the footprint of all buildings and structures on a given lot shall not be more than 25% of the lot area

**Proposal:** The applicant proposes to construct a 4,727 sq. ft. addition, which will create of footprint with a combined square footage that totals 30% of the lot area

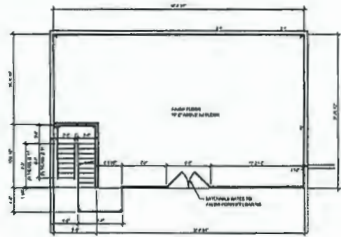
**Conclusion:** The proposal does not meet the requirement of the code.





- CONSTRUCTION KEYED NOTES:**
1. All dimensions shown are to the centerline of the member unless otherwise noted.
  2. All materials and finishes are to be as specified in the schedule.
  3. All work is to be in accordance with the applicable building codes and standards.
  4. All work is to be in accordance with the applicable building codes and standards.
  5. All work is to be in accordance with the applicable building codes and standards.
  6. All work is to be in accordance with the applicable building codes and standards.
  7. All work is to be in accordance with the applicable building codes and standards.
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  12. All work is to be in accordance with the applicable building codes and standards.
  13. All work is to be in accordance with the applicable building codes and standards.
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  16. All work is to be in accordance with the applicable building codes and standards.
  17. All work is to be in accordance with the applicable building codes and standards.
  18. All work is to be in accordance with the applicable building codes and standards.
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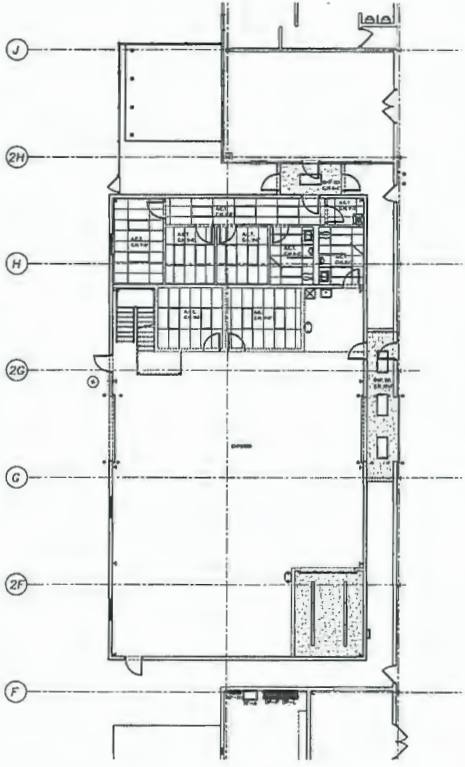
**CASCO**  
 13 Summit Drive, Suite 300, E. Lake, MO 64088  
 1851 TAMARACK ROAD  
 NEWARK, OH 43055  
 INTERNATIONAL PAPER  
 DATE: \_\_\_\_\_  
 No. Description: \_\_\_\_\_  
 CONVT. LOC. & REVISED: \_\_\_\_\_  
 Scale: 1/8" = 1'-0"  
 Project Number: 27627AD  
 Issue Date: 09-01-22  
 Drawn By/Checked By: JWS  
 FLOOR PLAN  
 A1.0



MEZZANINE FLOOR PLAN 04  
SOURCE: MEP-210

ROOM FINISH SCHEDULE											
ROOM NO.	ROOMS	FLOOR		WALL1	WALL2	WALL3	WALL4	CEILING			REMARKS
		MATERIAL	FINISH					MATERIAL	FINISH	MATERIAL	
100	MEZZANINE	CONC.	CONC.	CMU	CMU	CMU	CMU	CONC.	CONC.	CONC.	
101	OFFICE	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
102	OFFICE	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
103	OFFICE	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
104	OFFICE	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
105	TOILET	CONC.	CONC.	CMU	CMU	CMU	CMU	ACT	ACT	ACT	FINISH STRUCTURE ACCESS FLOOR OFF. SHOWER IN TOILET ROOMS
106	TOILET	CONC.	CONC.	CMU	CMU	CMU	CMU	ACT	ACT	ACT	FINISH STRUCTURE ACCESS FLOOR OFF. SHOWER IN TOILET ROOMS
107	HALL	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
108	STORAGE	CONC.	CONC.	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
109	STORAGE	CONC.	CONC.	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
110	OFFICE	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
111	OFFICE	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	
112	LOBBY/RECEPTION	CONC.	4" VINYL	CMU	CMU	CMU	CMU	ACT	ACT	ACT	

ROOM FINISH SCHEDULE 03  
SOURCE: M.T.S.



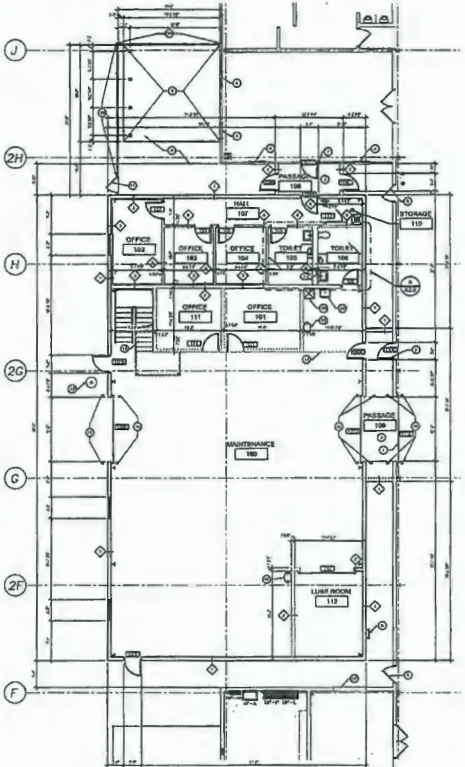
REFLECTED CEILING PLAN 02  
SOURCE: MEP-210

**PARTITION TYPES:**

- 1. PARTITION TYPE 1: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION.
- 2. PARTITION TYPE 2: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION.
- 3. PARTITION TYPE 3: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION.
- 4. PARTITION TYPE 4: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION.
- 5. PARTITION TYPE 5: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION.

**CONSTRUCTION KEYED NOTES:**

- 1. PARTITION TYPE 1: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION.
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- 5. PARTITION TYPE 5: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION. FINISH: 1/2" GYP BOARD ON 2" STUDS AND 1" MIN. INSULATION.



FLOOR PLAN 01  
SOURCE: MEP-210

**CASCO**  
11 Myrtle Drive, Suite 202, Lehigh, PA 18123-1100

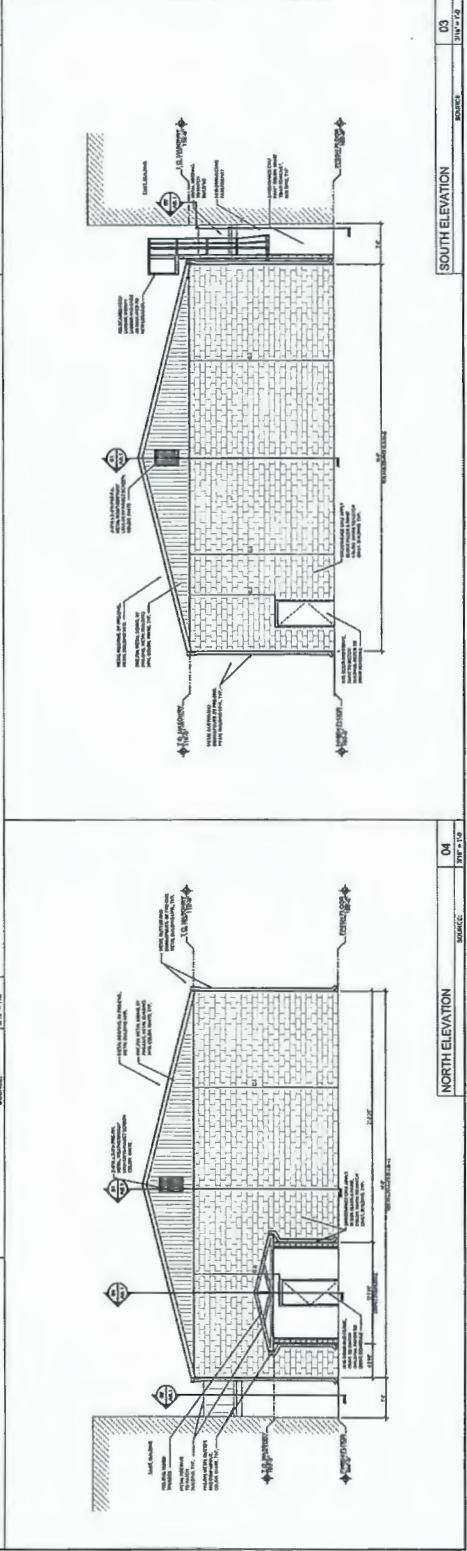
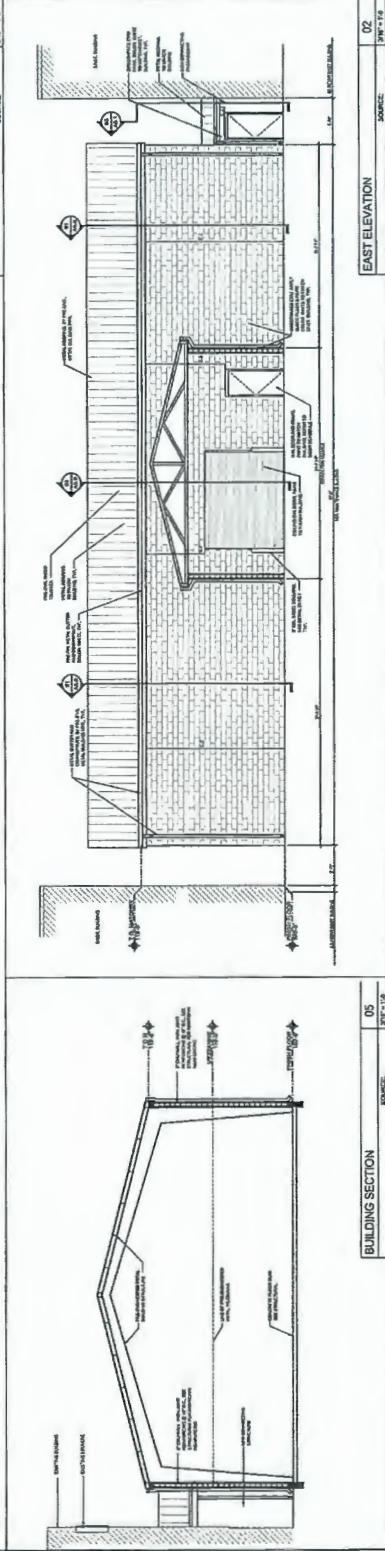
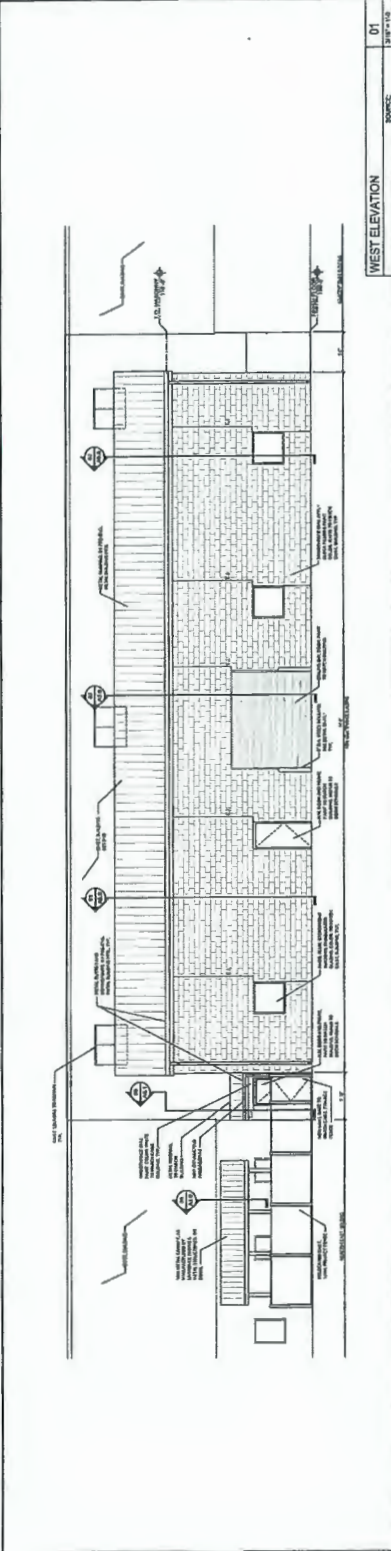
INTERNATIONAL PAPER  
1851 TAMARACK ROAD  
NEWARK, OH 43055

DATE: 09-02-22  
BY: [Signature]

WILL S. [Signature]  
PROJECT NUMBER: 220210  
ISSUE DATE: 09-02-22

MAINTENANCE BUILDING FLOOR PLAN

A2.0

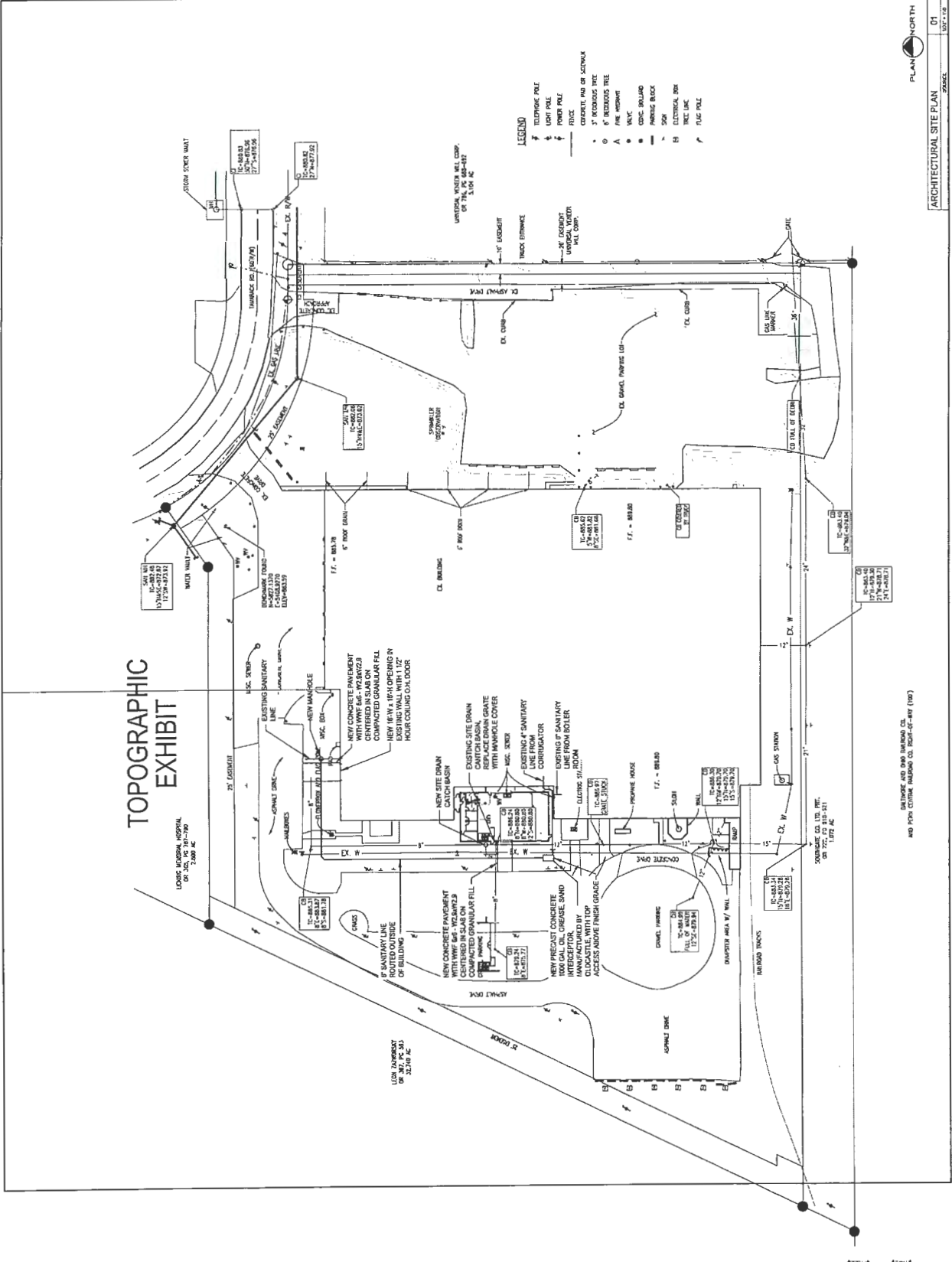


03 SOUTH ELEVATION SOURCE: \_\_\_\_\_

04 NORTH ELEVATION SOURCE: \_\_\_\_\_

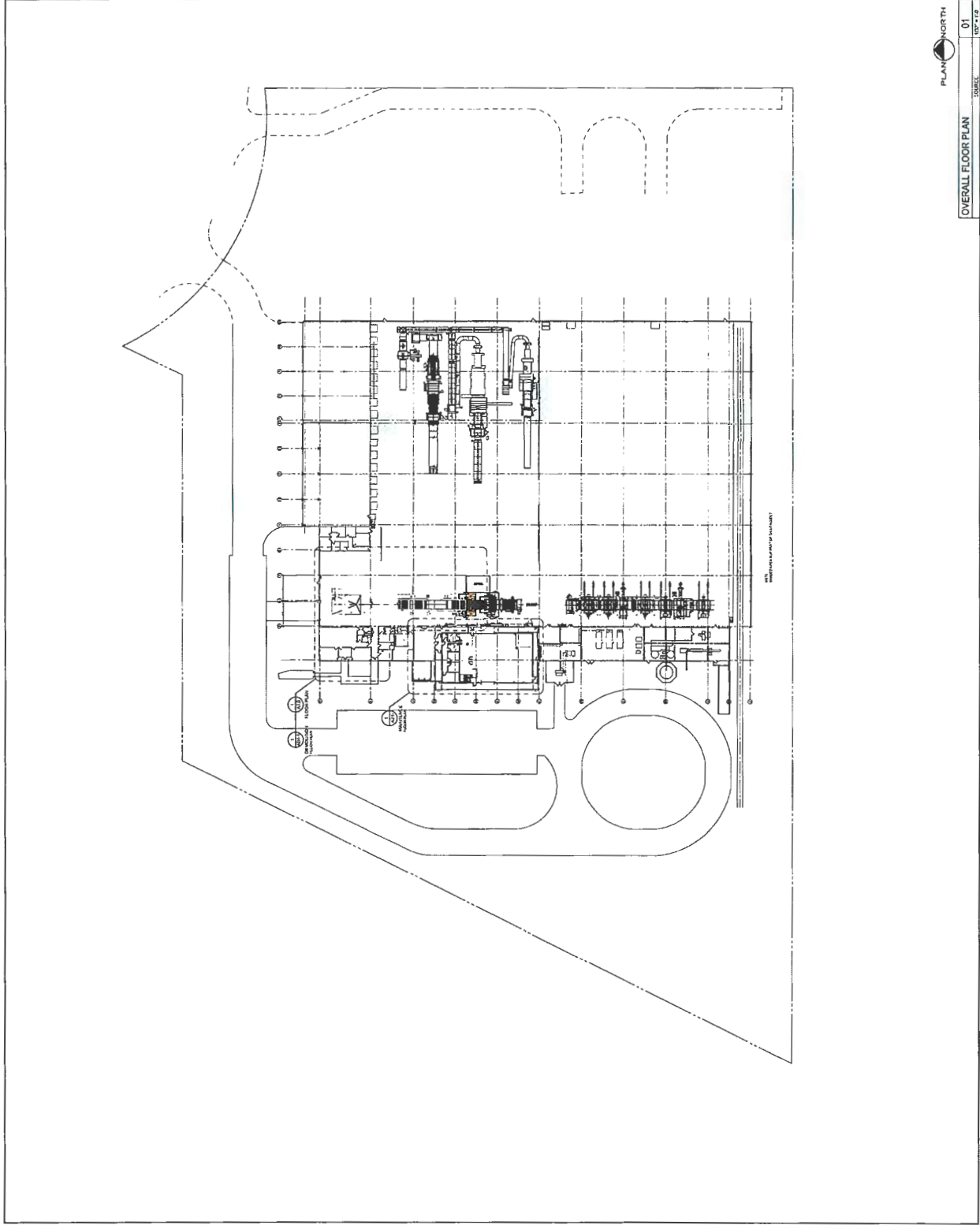
05 BUILDING SECTION SOURCE: \_\_\_\_\_





**LEGEND**  
 TELEPHONE POLE  
 LIGHT POLE  
 POWER POLE  
 FENCE  
 CONCRETE PAD OR STRUCTURE  
 6" DIAMETER TREE  
 8" DIAMETER TREE  
 FIRE HYDRANT  
 VENT  
 GAS SERVICE  
 EXISTING FLOOR  
 ELECTRICAL BOX  
 TRUCK SIGN  
 FLAG POLE

EXISTING AND NEW SHEDDING CO.  
 AND YORK CITIES HARBOR CO. RIGHT-OF-WAY (187)





**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

**Date:** January 13, 2023  
**To:** Board of Zoning Appeals  
**Subject:** Interpretation of the Zoning Code of Newark, Ohio  
**Use:** Existing Internet Based Firearm Home Business  
**Address:** 7868 Licking Springs Rd

I respectfully request that you review the Zoning Code and determine that an internet based firearm business is a permitted use as a home business located at 7868 Licking Springs Rd, Newark, OH. This property is an existing legal non-conforming property because of its business nature and a residential zoning classification (RL).

Submitter:

George Carter  
Name

40 W Main St  
Street Address

Newark                      OH                      43055  
City                                      State                                      Zip Code

740-670-7729                      \_\_\_\_\_  
Home Phone Number                      Mobile Phone Number

George Carter                      gcarter@newarkohio.net  
Signature                      E-Mail Address

**DO NOT WRITE BELOW THIS LINE**

1/26/23  
Meeting Date

At its meeting on the above date, the Board of Zoning Appeals determined that the use/business described above is \_\_\_\_\_ at 7868 Licking Springs Rd.

\_\_\_\_\_  
Chairman, Board of Zoning Appeals

\_\_\_\_\_  
Date