

BOARD OF ZONING APPEALS MEETING
THURSDAY, DECEMBER 22, 2022 5:30 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055

MINUTES
PUBLIC HEARING

1. CALL TO ORDER

CALL TO ORDER- Steve Layman Board Chair called the Thursday December 22, 2022 Board of Zoning Appeals Meeting to order.

Present:	Steve Layman	Board Chair
	Eddie Hunt	Member
	George Carter	Zoning Inspector
	John Paul	Member
	Phil Claggett	Member
	Jack Geinger	Member

2. APPROVAL OF MINUTES

Minutes of the November 17, 2022 meeting

Motion and second to approve minutes of November 17, 2022, motion passed by acclamation

3. OLD BUSINESS

4. NEW BUSINESS

APPLICATION BZA-22-39

Applicant: Kevin Crawford
Owner: Crawford Rentals LLC
Location: 26 Vine Street
Project: New Storage Building
Reference: 48.8/48.6.2

Kevin Crawford, 1738 Fallsburg Rd - As of now as it stands this is being denied for the initial building site, is that correct?

Mr. Carter - We had discussed what the density equals and there is an ordinance out there from 2010 that prohibits the board from granting anything over 5% of what's required. So, it doesn't necessarily mean you're getting denied you might just have to consider an amendment to a smaller size.

Mr. Crawford - With that said, I've been talking with my partner and basically this is the smallest we would want to go, so if it is denied we would just withdraw our application and leave it residential at that time then.

Mr. Layman - I don't know if it's a case of denying or approving, it's what we're permitted to do.

Mr. Crawford - I understand that.

Mr. Lehman - You're asking for a greater than 5% increase.

Mr. Crawford - Yes sir. I just wanted to come here and say that I'll leave it residential then.

Mr. Lehman - So, you're withdrawing your application.

Mr. Crawford - Yes sir, thank you.

APPLICATION BZA-22-40

Applicant: Amber Burns

Owner: Stephen Burns

Location: 168 E. Main Street

Project: Detached Garage

Reference: 46.8

Stephen Burns, 168 E. Main Street - We're asking for a variance that based on an approved lot split. We want to build a 30x40 garage, it's zoned medium Business so it doesn't meet all the requirements. It's in an area that pretty much everything is residential. We own 2 lots, so we're just wanting to take 20 feet off of one lot, combine it with 168 so we have enough room to put the garage in the back with a 20 foot entrance from the back alley.

Mr. Lehman - Accessing this from Main Street?

Mr. Burns - From the alley.

Mr. Carter - I will make a statement on this application. The original application that was put together had the building on it, you all received package with the new plan where they are going to rotate that building in the other direction. With that being said he does now need the side yard setback on the east side so we probably need to adjust the rear yard setback as far as the variance and the distance between two buildings.

Motion to approve and a second

Mr. Carter - I will make a statement that this is conditional upon approval of your lot split combination.

Mr. Burns - Understood.

Motion approved unanimously conditional upon the lot split/combination being approved.

APPLICATION BZA-22-41

Applicant: Stephen Amicucci

Owner: Tectum Inc

Location: 105 S. 6th Street

Project: Prefab Office Building

Reference: 64.8

Troy Brunnel, Tectum 105 6th Street Newark, Ohio - We're asking to locate a small guard house/truck receiving house within 10 feet of our existing building where the setback requirements are 25 feet. So we're asking for a variance to allow us to locate that small building within 10 feet of our existing facility. It's kind of internal to the property and we've got the drive aisle coming in, if we were to set the building 25 feet out we would impede on the drive aisle coming into our facility parking area.

Robert Fox, 256 Obannon Ave - I just want to know where it would be located at, what side of the building.

Mr. Carter - If you come up to the stand I'll show you on a drawing.

Mr. Fox - Ok, I don't have a problem with that.

Motion to approve and a second, Motion approved unanimously, variance granted

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, JANUARY 26, 2023 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JANUARY 3, 2023, 4:30PM.

5. ADJOURNMENT

Chairman, Board of Zoning Appeals

Secretary, Board of Zoning Appeals