

BOARD OF ZONING APPEALS MEETING  
THURSDAY, FEBRUARY 23, 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-23-02**

Applicant: Northpoint Ohio Architecture  
Owner: MIMG XXIII  
Location: 95 S Westmoor Ave  
Project: Picnic Shelters  
Reference: 26.5

### **APPLICATION BZA-23-03**

Applicant: Josetta Whitney  
Owner: Kevin & Josetta Whitney  
Location: 880 W Main St  
Project: Fence  
Reference: 88.1

### **APPLICATION BZA-23-04**

Applicant: Eric Sharp  
Owner: April & Eric Sharp  
Location: 209 N 21<sup>st</sup> St  
Project: Accessory Structure  
Reference: 16.7

### **APPLICATION BZA-23-05**

Applicant: Northstar Towers  
Owner: The Kroger Co  
Location: 1155 N 21<sup>st</sup> St  
Project: Transmission Tower  
Reference: 88.2/50.4

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

- 5. ADJOURNMENT**



Zoning Application #

BZA-23-02  
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> MIMG XXIII McMillen Woods, LLC	<b>Telephone:</b>
<b>Address:</b> 2195 N. STATE HWY 83 STE 14 B	<b>E-mail:</b> Franktown, CO 80116

**Applicant**

<b>Name:</b> Phil Claggett/Northpoint Arch.	<b>Telephone:</b> 740-349-3222
<b>Address:</b> 19 N. 4th St, Newark, OH 43055	<b>E-mail:</b> phil@northpointohio.com

**Lessee**

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

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 95 <sup>S-</sup> Westmoor Ave, Newark, OH 43055	<b>Auditor's Parcel #:</b> 054-21673-05-000 201104126007038
--	--

On the  North  South  East  West side of the street, between the following intersections:  
West Main St and the end of Westmoor Ave.

<b>Subdivision Name:</b> N/A	<b>Lot Number:</b> N/A
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown MFR	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use): A-5

**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:**

(2) 20' x 20' Picnic Shelters.

**Appeal Continued**

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

Proposed Structures fall within the 100 ft setback for Accessory Structures.

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

The nature of the project, the distance from the property line and distance from other structures.

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) 26.5

**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-23-02  
BZA Appeal #

[Signature]  
(Owner/Applicant Signature)

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

appeared Harold W Hitchens III 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 23<sup>rd</sup> day of January 2023.



POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO  
[Signature]  
(Notary Public signature)  
MY COMMISSION EXPIRES 5/11/2024

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Revd. Date: <u>1/23/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>2/1/2023</u>	<u>BAM</u>		Paid Date: <u>1/23/23</u>
<input type="checkbox"/> Hold		Reason:		Check # <u>10926</u> Amount \$ <u>50.00</u>



**BZA CASE NO. 23-02**

Date of Review: 2/1/23

**Address of Project:** 95 S Westmoor Ave

**Current Zoning:** MFR

**Project Description:** Picnic Shelters

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

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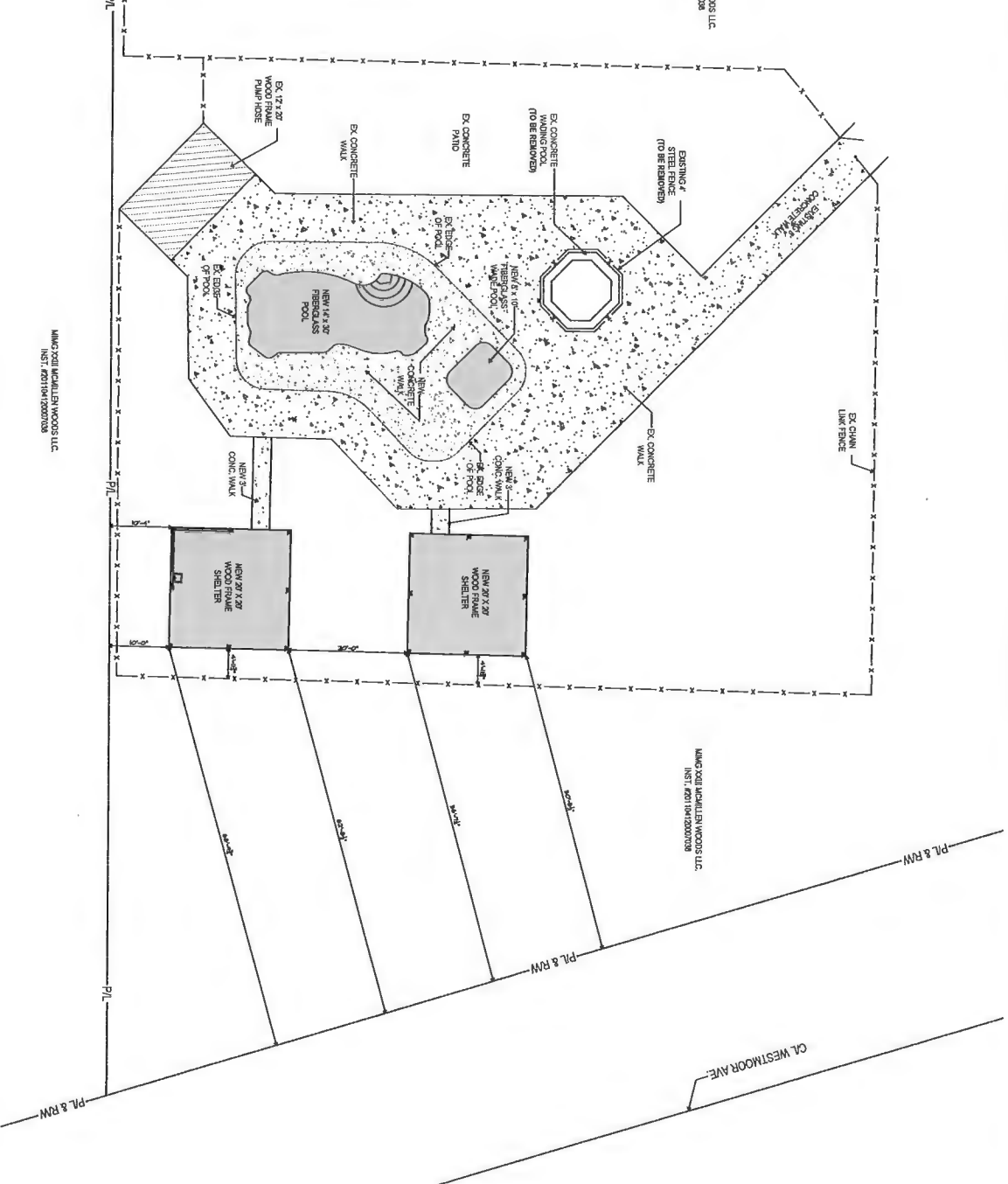
**Ordinance / Article / Section                      Requirement / Proposal / Conclusion**

08-16                      26                      26.5

**Requirement:** In the Multi-Family Residential District (MFR), accessory structures shall be set back 100 ft. from any property line.

**Proposal:**            The applicant proposes to construct 2 picnic shelters with a minimum setback of 50 ft.

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



MANG ROSE MOBILIEN WOODS, LLC  
 INST. #201194120007038

MANG ROSE MOBILIEN WOODS, LLC  
 INST. #201194120007038

**SITE PLAN**  
 P. 1 of 3 sheets

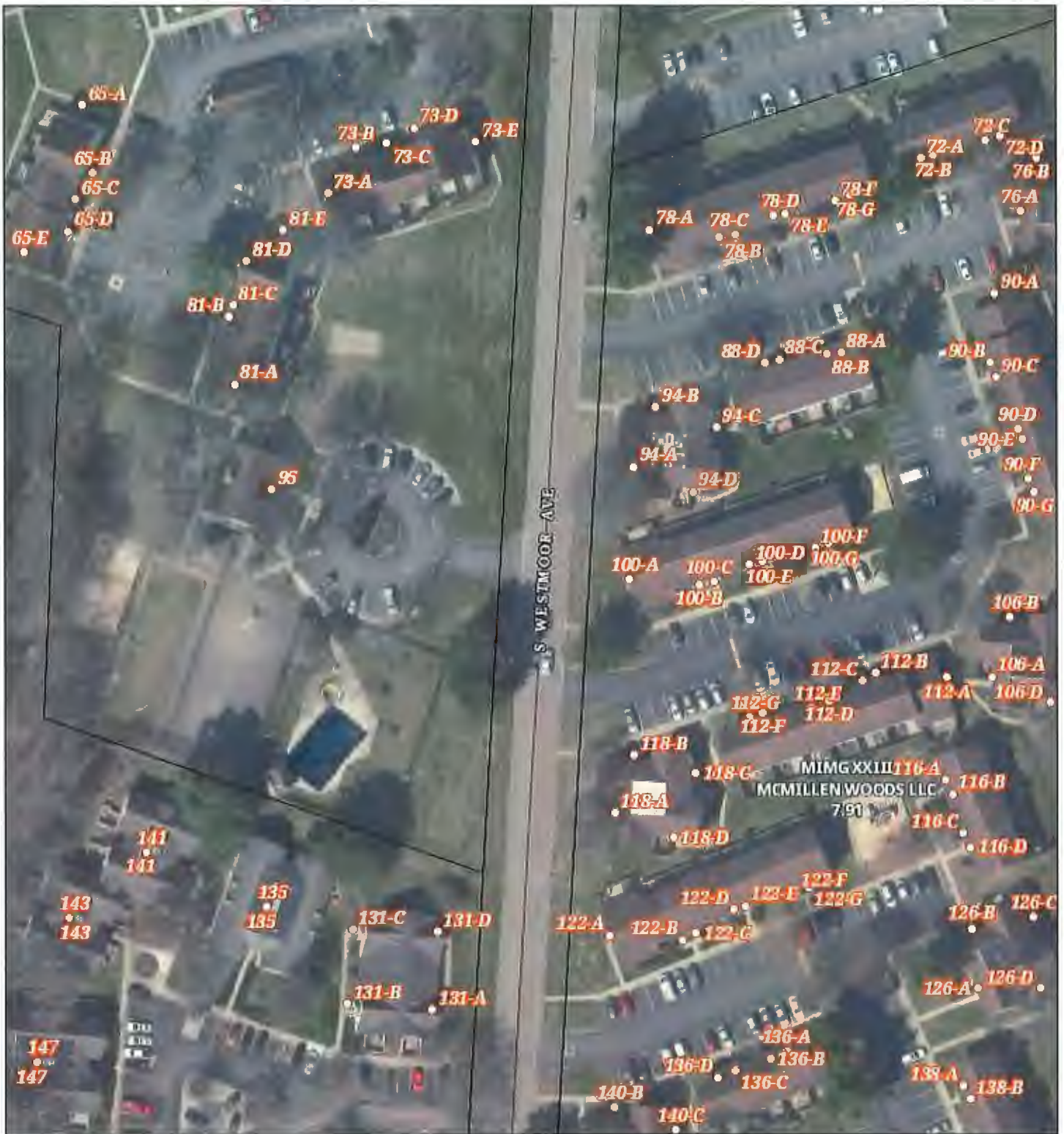
**SITE GENERAL NOTES**

1. ALL DIMENSIONS SHALL INCLUDE ALL FINISHES / SURFACES AND SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

1. ALL DIMENSIONS SHALL INCLUDE ALL FINISHES / SURFACES AND SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

# 95 S Westmoor Ave

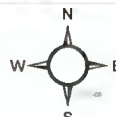


January 25, 2023

- Street Number Only
- Sales - 2023
- Sales - 2022
- Owner Name & Acres

**Centerline Labels**

- Interstate/US/State Route
- County Road



- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line



LICKING COUNTY TAX MAP





**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: Kevin + Josetta Whitney Telephone: 937-844-9727  
Address: 880 West Main St. Newark, OH E-mail: whiteroze32@yahoo.com

**Applicant**

Name: Josetta Whitney Telephone: 937-844-9727  
Address: 880 West Main St, Newark, OH E-mail: whiteroze32@yahoo.com

**Lessee**

Name: N/A Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Parcel**

Address of Parcel: (Number & Street, City, State, Zip) 880 West Main St, Newark, OH 43055 Auditor's Parcel #: 654-238-272-00-000

On the  North  South  East  West side of the street, between the following intersections:  
West Main St. and 25th

Subdivision Name: \_\_\_\_\_ Lot Number: 6427 PT

Zoning Classification: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
If filling out electronically, click box to display dropdown RH 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:

Flood: X



**Appeal Continued**

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

See Attachment 1.

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

See Attachment 1.

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)

Article 88-88.1-1

**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-23-03  
BZA Appeal #

Josetta J. Whitney  
(Owner/Applicant Signature)

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

appeared Josetta J. Whitney 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 this 26th day of January, 2023



POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES 5/11/2024  
(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>1/26/23</u> Paid Date: <u>1/26/23</u> Check Cash (circle one) Check # <u>1239</u> Amount \$ <u>50.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>2/1/2023</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

**BZA CASE NO. 23-03**

Date of Review: 2/1/23

**Address of Project:** 880 W Main St

**Current Zoning:** RH

**Project Description:** Fence

- 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            88        88.1

**Requirement:** In the Residential High Density District (RH), front yard fences are limited to 4 ft. In height.

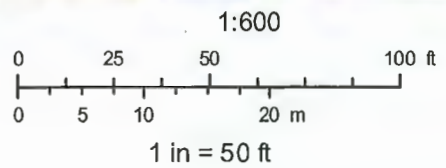
**Proposal:**        The applicant proposes to erect a five-foot tall fence along the property lines next to N 25<sup>th</sup> St and W Main St.

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





January 19, 2023





**Attachment 1**

Kevin and Josetta Whitney  
880 West Main, Newark, OH 43055  
Re: Board of Zoning Appeals Application

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

Per Article 88 Fences, Walls, and Similar Structures, 88.1 CD, AD, and R-Districts: Fences, walls, and similar structures may be located in required yards as follows: 1. Any Yard: Not exceeding **four feet above the adjacent ground.**

I am requesting a **five (5) foot black aluminum fence, a variance of one (1) foot**, to be installed in my front yard, along the property line of West Main and my side yards, along the property line of neighboring house and 25<sup>th</sup>.

Pictures of five (5) foot black aluminum fence to be installed.





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

Our current five (5) foot black aluminum fence encloses part of our small back yard, mainly around the large concrete patio area. The current fence enclosure does not allow enough 'grass' area for our dogs to use the 'bathroom' without feces on the concrete patio. We have two small 10 lb. dogs and one 80 lb. German Shepard.

We can extend the fence to the back property line, behind the shed; however, the 3-car garage and driveway are about 75% of our 'back yard'. We will be setting up our grandchildren's swing set between the shed and current fence that will not allow much 'grass' area for the dogs. See picture below of current fence to shed and Drawing 1 of concrete driveway and shed.





There for, we want to fence our front yard to the West Main sidewalk and down our side yard along 25<sup>th</sup>. Our German Shepard is able to jump a four (4) foot fence, as he demonstrated at our last house in Columbus. When we used a four (4) foot chicken wire to enclose our garden, he easily jumped the fence in order to eat the tomatoes. He is not able to jump a five (5) foot black aluminum fence, as installed on our current and prior properties. See pictures below.



Example of 5 ft fence at prior property in Columbus.



Example of 5 ft fence at current property, 880 West Main

We are requesting a variance of one (1) foot in height to be added to the fence on the front and side yards in order to keep our German Shepard safely in the yard.



**CITY OF NEWARK  
ENGINEERING & ZONING**

Zoning Application #

BZA-23-04  
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**

<b>Name:</b> Eric Sharp / April Sharp	<b>Telephone:</b> 614-980-1826
<b>Address:</b> 209 N. 21st Street	<b>E-mail:</b> E.SharpTc@gmail.com

**Applicant**

<b>Name:</b> Eric Sharp	<b>Telephone:</b> 614-980-1826
<b>Address:</b> 209 N. 21st Street	<b>E-mail:</b> E.SharpTc@gmail.com

**Lessee**

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

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 209 N. 21st Street Newark OH 43055	<b>Auditor's Parcel #:</b> 054-245364-00.000
On the <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: 21st and Church	
<b>Subdivision Name:</b>	<b>Lot Number:</b> 7069 & 7070 Pt (Flory & Christian's)
<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown Residential (RH)	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use): 510 Single Family platted lot
<b>Notes:</b> (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:**  
 Residential Garage with workshop/storage above garage to complement existing structure

**Appeal Continued**

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

Article 16 16.7 Height Restrictions Accessory Building 20' MAX

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

Due to the design and Roof Pitch of Current House

We would like you to consider a variance for 7 foot above the 20 foot height to complement and blend this building with the current 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)

~~Article 16 16.7~~ ~~Height Restrictions Accessory Building~~

Article 16 16.7 Height Restrictions Accessory Building

**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-23-04  
BZA Appeal #

*[Handwritten Signature]*

(Owner/Applicant Signature)

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

appeared Eric L. Sharp 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 this 31<sup>st</sup> day of January, 2023.



POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES  
5/11/2024

*[Handwritten 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>4/30/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>2/1/2023</u>	<u>BAM</u>		Paid Date: <u>1/31/23</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check #
				Amount \$ <u>50.00</u>

**BZA CASE NO. 23-04**

Date of Review: 2/1/23

**Address of Project:** 209 N 21<sup>st</sup> St

**Current Zoning:** RH

**Project Description:** Garage

- 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        16.7

**Requirement:** In the Residential High Density District (RH), accessory structures are limited to a maximum height of 20 ft.

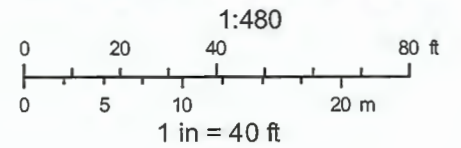
**Proposal:**        The applicant proposes to erect a 27 ft. tall 28’x40’ garage in the rear yard

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



January 26, 2023

*Property line setback 3' - 5' from garage*

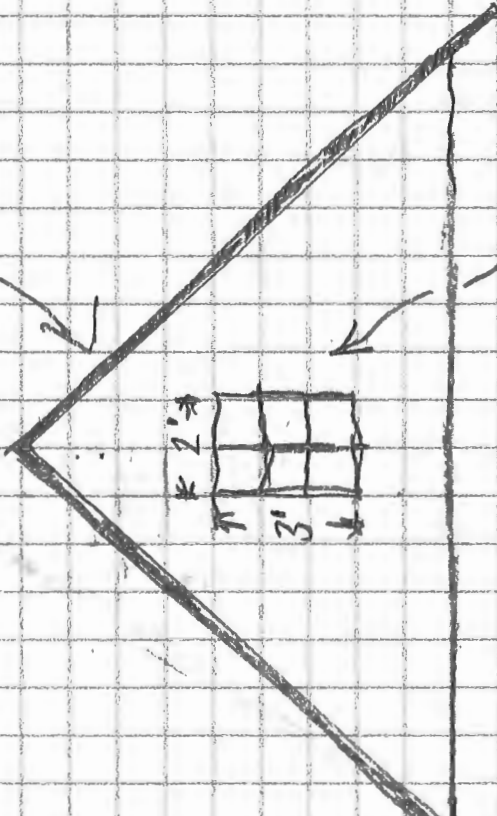




10/12 PITCH

1 1/2 Pitch Main Roof

28' x 40' Building



Metal Roof

Vinyl Board + Batten Siding

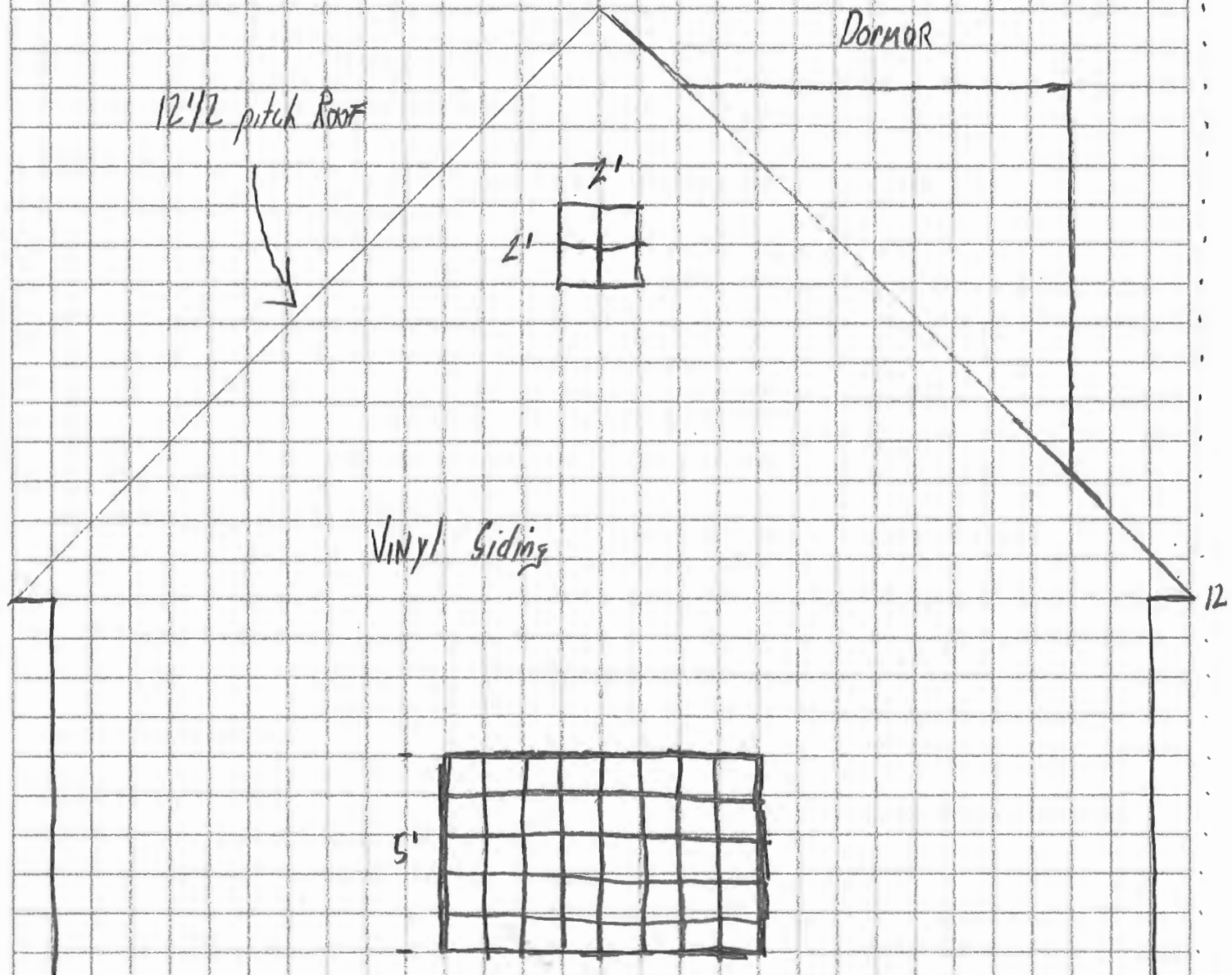
16 x 9 Door OH

16 x 9 Door OH

10

02

02





**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-23-05

BZA Appeal #

PC-23-04

c/o Engineering Department

**BOARD OF ZONING APPEALS APPLICATION**

**Owner**

<b>Name:</b> The Kroger Co, an Ohio Corporation	<b>Telephone:</b> 425-345-8864
<b>Address:</b> 1014 Vine Street, Cincinnati, OH 45202	<b>E-mail:</b> tung@terabonne.net

**Applicant**

<b>Name:</b> Northstar Towers	<b>Telephone:</b> 916-801-3155
<b>Address:</b> 815 Superior Ave. E Cleveland, OH 44114	<b>E-mail:</b> jesse.styles@nstartowers.com

**Lessee**

<b>Name:</b> Cello Partnership d/b/a Verizon Wireless	<b>Telephone:</b>
<b>Address:</b> 7575 Commerce CT Lewis Center, OH 43035	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) 1155 N 21st Street Newark, OH 43055	<b>Auditor's Parcel #:</b> 054-269904-04.000 (Instrument 201508170017364)
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On the  North  South  East  West side of the street, between the following intersections:  
N. 21st Street and Baker BLVD

<b>Subdivision Name:</b> Lot 8 Hummerick House	<b>Lot Number:</b> 054-269904-04.000 8
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<b>Zoning Classification:</b> If filling out electronically, click box to display dropdown General Intensity Business District GB	<b>Proposed Use:</b> If filling out electronically, click box to display dropdown (Specify Use) Transmission Communications Tower
---	---

**Notes: (Optional)**  
Transmission Tower requires Conditional Use approval.  
Floor: A/AE

**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:**  
 FACILITY WILL CONSIST OF A MONOPOLE TOWER AND A PROPOSED 11'x18' CONCRETE PAD WHICH WILL CONTAIN EQUIPMENT FOR THE TRANSMISSION AND RECEPTION OF WIRELESS COMMUNICATIONS. THIS TOWER AND SPACE WILL BE CAPABLE OF SURRORTING THREE ADDITIONAL LESSEES.



Zoning Application #

BZA-23-05

BZA Appeal #

### Appeal Continued

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

Fence requires Board Approval for height to Seven Feet in G1 district.  
Barbed Wire on Fencing requires Board Approval.

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

Safety is the primary reason the industry standard is Seven Feet fence height with one foot of barbed wire above. The fence at this height is the deterrent against trespassing and therefore keeps the site and its equipment secure.

**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)**

88.2.2 and 88.2.4

### 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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- 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-23-05  
BZA Appeal #

Jesse Styles  
(Owner/Applicant Signature)

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

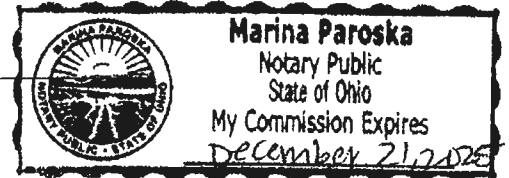
appeared JESSE STYLES who, by me being duly sworn, says that he is the  
(Applicant's name)

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 January 25<sup>th</sup> day of 2023.

Marina Paroska  
(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>2-1-23</u>
<input type="checkbox"/> Forward to BZA				Paid Date: <u>2-1-23</u>
<input type="checkbox"/> Hold		Reason:		Check <input checked="" type="checkbox"/> Cash (circle one)
				Check # <u>2953</u>
				Amount \$ <u>50.00</u>

**BZA CASE NO. 23-05**

Date of Review: 2/1/23

**Address of Project:** 1155 N 21<sup>st</sup> St

**Current Zoning:** GB

**Project Description:** Transmission Tower

**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            50    50.4

**Requirement:** In the General Business District GB), transmission towers must be conditionally approved by the Board.

**Proposal:**        The applicant proposes to erect a transmission tower, with an accompanying concrete pad, 7 ft. tall fence and equipment.

**Conclusion:**     The proposal requires board approval.

08-16            88    88.2

**Requirement:** In the General Business District GB), the use of barbwire in fencing must be conditionally approved by the Board. In the same district fences are restricted to 6 ft. in height.

**Proposal:**        The applicant proposes to erect a 7 ft. tall fence with one foot of barbwire above.

**Conclusion:**     The proposal requires board approval.



REGISTERED: 07/07/2012 12:53 PM



CELLCO PARTNERSHIP
verizon
VERIZON SITE NAME: NEWARK JEFFERSON
VERIZON SITE NUMBER: MROW-168

SITE NAME:
NEWARK
SITE NUMBER: OH-225

PROPOSED RAW LAND SITE WITH A ±160'-0" MONOPOLE TOWER w/±10'-0"
LIGHTNING ARRESTOR AND INSTALLATION OF A 11'x18' EQUIPMENT PAD



SHEET INDEX

TITLE: T-1 TITLE SHEET & PROJECT INFORMATION
SURVEY: 1-1 FINAL SURVEY
CIVIL SHEETS: C-1 OVERALL SITE LAYOUT, C-2 DIMENSIONAL SITE LAYOUT, C-3 ENLARGED SITE LAYOUT, C-4 TOWER ELEVATION & ANTENNA DETAILS, C-5 EQUIPMENT PAD LAYOUT, C-6 EQUIPMENT PAD LAYOUT, C-7 FENCE DETAILS & NOTES

PREPARED BY: BURGESS & NIPLÉ
Engineers & Architects & Planners
3266 REED ROAD
COLLINGSWOOD, OH 43020
614-499-2050
FAX 614-497-1355



FULL SCALE PRINT IS ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

Table with columns: REV, DATE, DESCRIPTION. Contains several rows of empty entries.

PROJECT INFORMATION table containing details like PROJECT TYPE, SITE NAME, ADDRESS, COORDINATES, and TOWER specifications.

PROJECT INFORMATION table containing contact information for fire services, police services, power company, and real estate manager.

ENVIRONMENTAL REQUIREMENTS table with checkboxes for notices and restrictions.

DRIVING DIRECTIONS and SPECIAL NOTES sections providing navigation instructions and regulatory requirements.

SPECIAL NOTES section detailing handicapped requirements, plumbing requirements, and construction standards.

BUILDING CODES AND STANDARDS section listing applicable codes such as ACI 318, ASCE 10, and IEEE 695.

SITE INFORMATION table containing project name (NEWARK), address, site number (OH-225), and drawing details.

6/1/2013 11:04:40 AM Project: C:\Users\jburgess\OneDrive\Documents\070712\125312\125312.dwg

NOTED: 1/17/2013 11:26:11 AM



**CELLCO PARTNERSHIP**  
**verizon**  
 VERIZON SITE NAME: NEWARK JEFFERSON  
 VERIZON SITE NUMBER: MROW-168

SITE NAME:  
**NEWARK**  
 SITE NUMBER: OH-225

PROPOSED RAW LAND SITE WITH A ±160'-0" MONOPOLE TOWER w/±10'-0"  
 LIGHTNING ARRESTOR AND INSTALLATION OF A 11'x18' EQUIPMENT PAD

**OHIO** Utilities  
**Protection SERVICE**  
 Call Before You Dig  
 1-800-362-3764  
 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

SHEET INDEX	
TITLE:	T-1 TITLE SHEET & PROJECT INFORMATION
SURVEY:	1-1 FINAL SURVEY
CIVIL SHEETS:	
C-1	OVERALL SITE LAYOUT
C-2	DIMENSIONAL SITE LAYOUT
C-3	ENLARGED SITE LAYOUT
C-4	TOWER ELEVATION & ANTENNA DETAILS
C-5	EQUIPMENT PAD LAYOUT
C-6	EQUIPMENT PAD LAYOUT
C-7	FENCE DETAILS & NOTES

PREPARED BY:  
**BURGESS & NIPLE**  
 Engineers & Architects & Planners  
 8086 REED ROAD  
 COLUMBIUS, OH 43020  
 614-458-2000  
 FAX 614-451-1565

1115 SUTHERLAND AVE. SUITE 1312  
 CLEVELAND, OH 44114  
 216-715-1168

FULL SCALE PRINT IS  
 ON 24" x 36" MEDIA

**CONSTRUCTION DRAWINGS**

REV	DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT TYPE:	FACILITY WILL CONSIST OF A MONOPOLE TOWER AND A PROPOSED 11'x18' CONCRETE PAD WHICH WILL CONTAIN EQUIPMENT FOR THE TRANSMISSION AND RECEPTION OF WIRELESS COMMUNICATIONS
SITE NAME:	NEWARK
SITE NUMBER:	OH-225
ES11 ADDRESS:	1155 N 21ST STREET NEWARK, OH 43055
COUNTY:	LICKING
ZONING CLASSIFICATION:	GENERAL BUSINESS DISTRICT
CONSTRUCTION TYPE:	II-B
USE GROUP:	U
TYPE OF SITE:	RAW LAND
TOWER COORDINATES:	LATITUDE: 40° 04' 44.62" LONGITUDE: 82° 25' 52.56" ELEVATION: 2862.5' (NAVD 1988) AMSL
TYPE OF TOWER:	MONOPOLE
OVERALL TOWER HEIGHT:	2370'-0"
LIGHTNING ARRESTOR HEIGHT:	2310'-0"
TOWER (STRUCTURAL STEEL) HEIGHT:	2360'-0"
ANTENNA CENTERLINE HEIGHT:	235'-0"
GENERATOR:	NOT REQUIRED FOR CAPACITY SITE
GENERATOR SIZE:	N/A
GENERATOR TYPE:	N/A
IS THIS SITE DIESEL RESTRICTED?:	N/A
BUILDING DESIGN:	STD PAD
BUILDING SIZE:	11'x18'

PROJECT INFORMATION	
NON EMERGENCY FIRE SERVICES:	NEWARK TOWNSHIP FIRE DEPARTMENT 310 DEO DR NEWARK, OH, 43055 PHONE: (740) 345-2345
NON EMERGENCY POLICE SERVICES:	NEWARK POLICE DEPARTMENT 39 S. 4TH ST NEWARK, OH, 43055 PHONE: (740) 670-7200
POWER COMPANY:	ACP OHIO PHONE: (800) 672-2231
GAS COMPANY:	N/A
TELEPHONE COMPANY:	TDD
CONSTRUCTION MANAGER:	JASON BREWSTER EMAIL: jason.brewster@vzw.com
REAL ESTATE MANAGER:	JOSEPH ESPINOSA EMAIL: joseph.espinosa@vzw.com
TOWER OWNER:	NORTHSTAR TOWERS, LLC 835 SUPERIOR AVE, E, SUITE 1812 CLEVELAND, OH 44114 PHONE: (216) 803-0803
PROPERTY OWNER:	THE KNODGER CO, AN OHIO CORPORATION 1014 VINE ST CINCINNATI, OH, 45202 PHONE: (425) 345-8864
APPLICANT:	CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS 7575 COMMERCE CT LEWIS CENTER, OH 43035

ENVIRONMENTAL REQUIREMENTS
<input type="checkbox"/> NOTICE TO CONTRACTOR ATTACHED <input checked="checked" type="checkbox"/> NO ENVIRONMENTAL RESTRICTIONS

DRIVING DIRECTIONS
BEGINNING OF SITE ACCESS ROAD: * LATITUDE: 40.07980° * LONGITUDE: -82.43133° DEPART FROM VERIZON WIRELESS OFFICE (7575 COMMERCE CT, LEWIS CENTER OH 43035) TOWARD CRANKIE POINT DRIVE. FROM LEWIS CENTER OFFICE, HEAD SOUTH ON US-23. TAKE RAMP RIGHT FOR I-270 E. AT EXIT 30, TAKE RAMP FOR OH-161 E. ROAD NAME CHANGES TO OH-37 E. KEEP STRAIGHT ONTO OH-16 E. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR 21ST ST. TURN LEFT ONTO N 21ST ST. ARRIVE AT SITE ENTRANCE ON THE LEFT

SPECIAL NOTES
<b>HANDICAPPED REQUIREMENTS:</b> • FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION • HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED. <b>PLUMBING REQUIREMENTS:</b> • FACILITY HAS NO PLUMBING OR REFRIGERANTS. <b>FAA AND FCC REQUIREMENTS:</b> • THIS FACILITY SHALL MEET ALL FAA AND FCC REQUIREMENTS. <b>CONSTRUCTION REQUIREMENTS:</b> • ALL WORK MUST CONFORM TO VERIZON WIRELESS CONSTRUCTION INSTALLATION STANDARDS & ALL APPLICABLE CODES AND ORDINANCES.

BUILDING CODES AND STANDARDS
CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR THE LOCATION. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: • AMERICAN CONCRETE INSTITUTE 318 • AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S MANUAL OF STEEL CONSTRUCTION • TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222 • STRUCTURAL STANDARDS FOR STEEL AND CONCRETE TOWER AND SUPPORTING STRUCTURES TIA-801 • COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS • INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 100, IEEE C62-43 • ANSI T1.811, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION • 2017 OBC AND AMENDMENTS • 2017 NEC FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

SITE INFORMATION:  
**NEWARK**  
 1155 N 21ST STREET  
 NEWARK, OH 43055  
 LICKING COUNTY

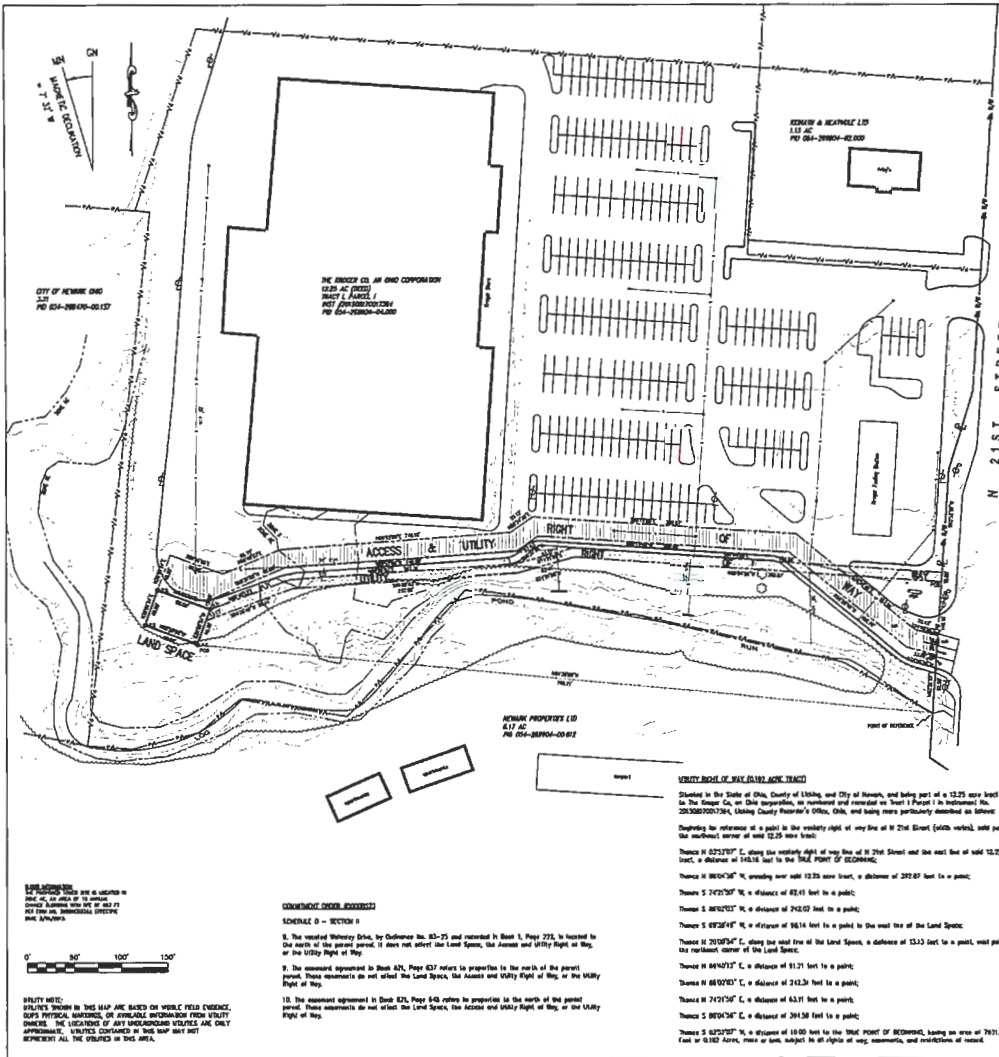
SITE NUMBER:  
**OH-225**

FILE NUMBER: P68023  
 DEVELOPED BY: GAI  
 DRAWING BY: JFW  
 DATE: 07/22/2012

SHEET TITLE:  
**TITLE SHEET & PROJECT INFORMATION**

SHEET NUMBER:  
**T-1**

I:\PROJECTS\101311\101311\_01\101311\_01\_P01\PROJECT INFORMATION\PROJECT INFORMATION\PROJECT INFORMATION.dwg, 7/17/2013 11:26:11 AM, Jason Brewster



THE LAND SPACE, AS SHOWN BY THE COORDINATES BELOW, HAVE A HORIZONTAL ACCURACY WITHIN +/- 50 FEET AND A VERTICAL ACCURACY WITHIN +/- 20 FEET.

LATITUDE: 40° 04' 44.82" N  
 LONGITUDE: 82° 23' 52.56" W  
 GROUND ELEVATION: 842.5 FT (DRAIN BS)

From The Center of the Lewis Center office, go south to I-270 East. At Exit 20, take ramp to OH-161 East toward New Albany. In 17.6 miles, road name changes to OH-37. In 4.1 miles, keep straight to OH-16. In 5.1 miles, take ramp right and follow signs for 21st St. Turn left onto N 21st St and go 1.2 miles. Site is behind the Kroger Store.



TOWER COORDINATES DIRECTIONS LOCATION MAP (NOT TO SCALE)



- LEGEND**
- POWER POLE
  - UTILITY POLE
  - TELEPHONE POLE
  - TELEPHONE BOX
  - ELECTRIC BOX
  - IRON PIN FOUND
  - IRON PIN SET
  - ANAL. PIN SET
  - ANAL. B.M. SET
  - WOODEN - IRONBUSH
  - WOODEN PIN
  - POINT OF BEGINNING
  - CENTERLINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE
  - LAND SPACE
  - PROPOSED RIGHTS OF WAY
  - EXISTING EASEMENT
  - FENCE

**LAND SPACE (ALTA/ACM TRACT)**

Situated in the State of Ohio, County of Licking, and City of Newark, and being part of a 12.25 acre tract conveyed to The Kroger Co. on Ohio separation, as numbered and recorded on Tract I Parcel 1 in Instrument No. 200501700734, Licking County Recorder's Office, Ohio, and being more particularly described as follows:

Beginning for reference of a point in the westerly right of way line of N 21st Street (each verbal), said point being the northeast corner of said 12.25 acre tract:

Thence N 82°30'00" E, crossing over said 12.25 acre tract, a distance of 288.17 feet to an iron pin set, said iron pin set being the TRUE POINT OF BEGINNING;

Thence N 89°30'00" E, a distance of 80.00 feet to an iron pin set;

Thence N 20°30'00" E, a distance of 48.00 feet to an iron pin set;

Thence S 89°30'00" E, a distance of 80.00 feet to an iron pin set;

Thence S 20°30'00" E, a distance of 48.00 feet to the TRUE POINT OF BEGINNING, being an area of 210,000 Square Feet or 0.650 Acre, more or less, subject to all rights of way, easements, and restrictions of record.

**ACCESS AND UTILITY RIGHT OF WAY (ALTA/ACM TRACT)**

Situated in the State of Ohio, County of Licking, and City of Newark, and being part of a 12.25 acre tract conveyed to The Kroger Co. on Ohio separation, as numbered and recorded on Tract I Parcel 1 in Instrument No. 200501700734, Licking County Recorder's Office, Ohio, and being more particularly described as follows:

Beginning for reference of a point in the westerly right of way line of N 21st Street (each verbal), said point being the northeast corner of said 12.25 acre tract:

Thence N 82°30'00" E, along the westerly right of way line of N 21st Street and the east line of said 12.25 acre tract, a distance of 80.00 feet to the TRUE POINT OF BEGINNING;

Thence N 14°45'00" E, crossing over said 12.25 acre tract, a distance of 234.88 feet to a point;

Thence N 30°30'00" E, a distance of 150.78 feet to a point;

Thence N 88°30'00" E, a distance of 208.69 feet to a point;

Thence S 35°30'00" E, a distance of 274.58 feet to a point;

Thence N 82°30'00" E, a distance of 248.88 feet to a point;

Thence S 82°30'00" E, a distance of 80.00 feet to a point;

Thence S 20°30'00" E, a distance of 12.50 feet to a point, said point being the northeast corner of said Land Space;

Thence N 89°30'00" E, along the north line of the Land Space, a distance of 80.00 feet to a point, said point being the northeast corner of the Land Space;

Thence N 20°30'00" E, a distance of 40.00 feet to a point;

Thence S 89°30'00" E, a distance of 80.00 feet to a point;

Thence N 84°30'00" E, a distance of 66.78 feet to a point;

Thence N 82°30'00" E, a distance of 248.18 feet to a point;

Thence N 82°30'00" E, a distance of 28.12 feet to a point;

Thence S 89°30'00" E, a distance of 288.87 feet to a point;

Thence S 20°30'00" E, a distance of 182.94 feet to a point;

Thence S 24°45'00" E, a distance of 25.43 feet to a point in the westerly right of way line of N 21st Street and the east line of said 12.25 acre tract;

Thence S 82°30'00" E, along the westerly right of way line of N 21st Street and the east line of said 12.25 acre tract, a distance of 28.40 feet to the TRUE POINT OF BEGINNING, being an area of 140,000 Square Feet or 0.400 Acres, more or less, subject to all rights of way, easements, and restrictions of record.

**UTILITY RIGHT OF WAY (ALTA/ACM TRACT)**

Situated in the State of Ohio, County of Licking, and City of Newark, and being part of a 12.25 acre tract conveyed to The Kroger Co. on Ohio separation, as numbered and recorded on Tract I Parcel 1 in Instrument No. 200501700734, Licking County Recorder's Office, Ohio, and being more particularly described as follows:

Beginning for reference of a point in the westerly right of way line of N 21st Street (each verbal), said point being the northeast corner of said 12.25 acre tract:

Thence N 82°30'00" E, along the westerly right of way line of N 21st Street and the east line of said 12.25 acre tract, a distance of 148.34 feet to the TRUE POINT OF BEGINNING;

Thence N 89°30'00" E, crossing over said 12.25 acre tract, a distance of 292.87 feet to a point;

Thence S 74°30'00" E, a distance of 82.43 feet to a point;

Thence S 89°30'00" E, a distance of 242.02 feet to a point;

Thence S 82°30'00" E, a distance of 80.14 feet to a point in the east line of the Land Space;

Thence N 20°30'00" E, along the east line of the Land Space, a distance of 12.13 feet to a point, said point being the northeast corner of the Land Space;

Thence N 84°30'00" E, a distance of 11.71 feet to a point;

Thence N 88°30'00" E, a distance of 242.31 feet to a point;

Thence N 74°30'00" E, a distance of 63.17 feet to a point;

Thence S 89°30'00" E, a distance of 241.58 feet to a point;

Thence S 82°30'00" E, a distance of 18.00 feet to the TRUE POINT OF BEGINNING, being an area of 79,214 Square Feet or 0.182 Acres, more or less, subject to all rights of way, easements, and restrictions of record.

EASEMENTS AND RECORDING INFORMATION SHOWN HEREON ARE BASED ON TITLE REPORT (COMMENT NO. 500085273), PROVIDED BY PS SURVEYING & MAPPING GROUP, LLC BY AGENTS OF CELLO PARTNERSHIP, d.b.a. VERIZON WIRELESS, ALL VISIBLE EVIDENCE OF UTILITIES OR OTHER DATA OBSERVED IN THE FIELD IS DELINEATED HEREON.

TO CELLO PARTNERSHIP, d.b.a. VERIZON WIRELESS, AND NORTHSTAR TOWERS LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS MADE IS IN ACCORDANCE WITH THE "MODERN STANDARD DETAIL REQUIREMENTS FOR ALTA/ACM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCE IN 1992. HOWEVER, THE FOCUS OF THIS SURVEY IS THE LAND SPACE AND RIGHTS OF WAY PERTINENT INCREMENTS. INFORMATION REGARDING PARTS OF THE SUBJECT TRACT NOT CONCERNED WITH SAID RIGHTS OF WAY AND THE SPECIFIED RIGHTS OF WAY ARE NOT DELINEATED HEREON.

Filed by *Shirley A. Smith* 7088 1/19/2020

REGISTERED SURVEYOR DATE

NO.	DATE	DESCRIPTION
3	1/19/2020	FIELD SURVEY
2	1/19/2020	PRELIMINARY SURVEY PLAN
1	1/19/2020	PRELIMINARY SURVEY

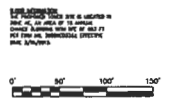
**NEWARK JEFFERSON (MROW-168) THE KROGER CO**

STATE OF OHIO, COUNTY OF LICKING, CITY OF NEWARK  
 N 21ST STREET, NEWARK, OH 43085

PREPARED FOR  
**CELLO PARTNERSHIP d.b.a. VERIZON WIRELESS & NORTHSTAR TOWERS LLC**  
 PS SURVEYING & MAPPING GROUP, LLC  
 1405 FORTUNE PLACE, COLUMBUS, OH 43260  
 EMAIL: info@psurveying.com

**FINAL SITE SURVEY**

PS PROJECT NO.	DRAWN BY	DATE	SHEET
20-101-01	AKC	2/17/2020	1

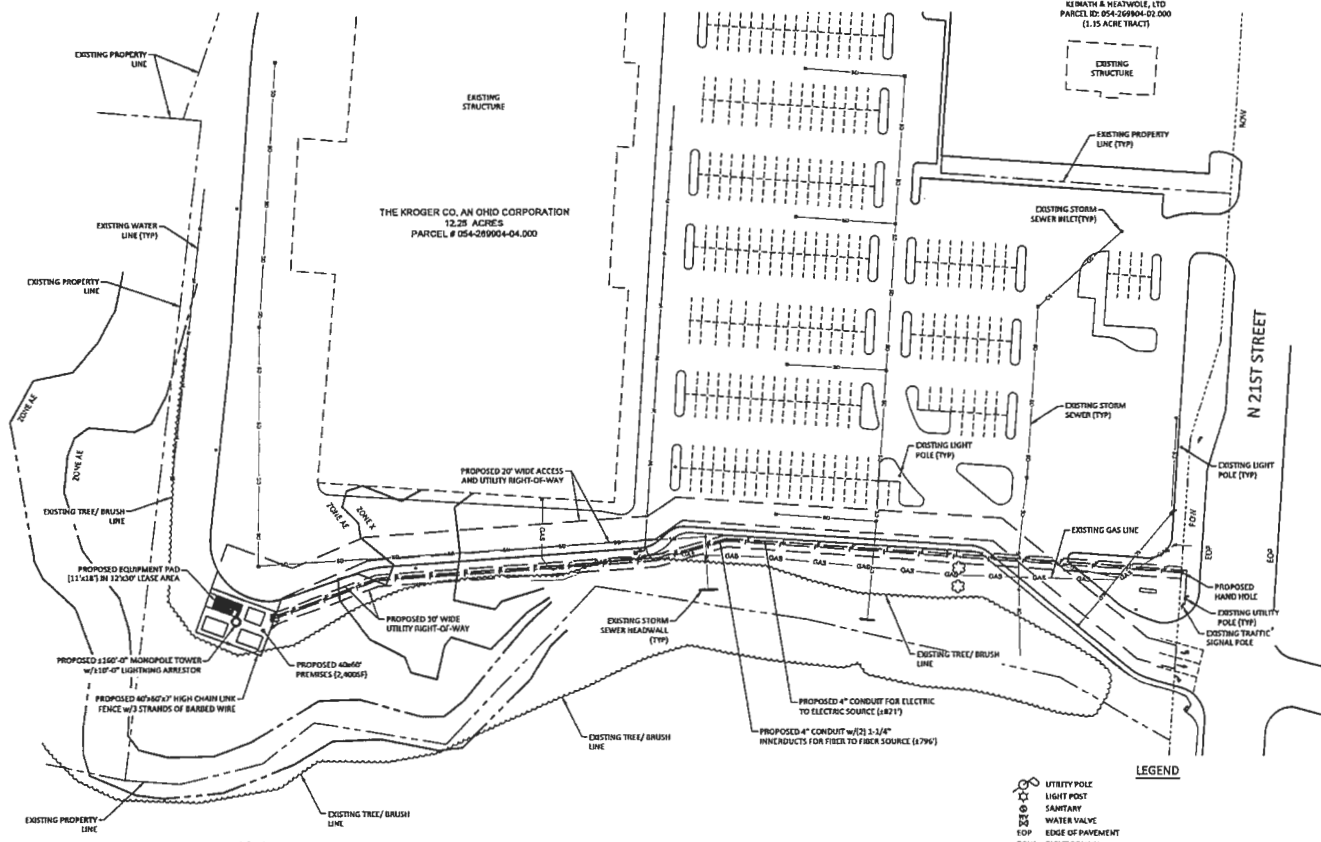


**EXPLANATION:**  
 UTILITIES SHOWN IN THIS MAP ARE BASED ON VISIBLE FIELD EVIDENCE, GOVERNMENT RECORDS, OR AVAILABLE INFORMATION FROM UTILITY OWNERS. THE LOCATION OF ANY UNDETERMINED UTILITIES ARE ONLY APPROXIMATE. UTILITIES SHOWN IN THIS MAP MAY NOT REPRESENT ALL THE UTILITIES IN THIS AREA.

- CONVEYANCE INSTRUMENTS**
- SCHEDULE D - SECTION 8**
8. The recorded Utility Easement, by Ordinance No. 83-25 and recorded in Book 1, Page 221, is located to the north of the parcel parcel. It does not affect the Land Space, the Access and Utility Right of Way, or the Utility Right of Way.
9. The recorded easement to Book 875, Page 637 refers to properties to the north of the parcel parcel. These easements do not affect the Land Space, the Access and Utility Right of Way, or the Utility Right of Way.
10. The easement agreement in Book 823, Page 648 refers to properties to the north of the parcel parcel. These easements do not affect the Land Space, the Access and Utility Right of Way, or the Utility Right of Way.



10/27/2021 11:41:34 AM



FLOOD INFORMATION:  
 THE PROPOSED TOWER SITE IS LOCATED IN ZONE  
 AE, AN AREA OF SPECIAL CHANCE OF FLOODING  
 WITH A BFE = 84.7 PER FIRM NO. 38060C0383,  
 EFFECTIVE DATE: 3/16/2015



- LEGEND**
- UTILITY POLE
  - LIGHT POST
  - SANITARY
  - WATER VALVE
  - EOP
  - ROW
  - RIGHT OF WAY

- PROPOSED PREMISES
- PROPOSED EASEMENT
- PROPOSED UNDERGROUND ELECTRIC CONDUIT
- PROPOSED UNDERGROUND FIBER CONDUIT
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING DITCH
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC

PREPARED BY:  
**BURGESS & NIPLE**  
 Engineers & Architects & Planners  
 8086 FRIED ROAD  
 COLUMBUS, OH 43220  
 614-458-2050  
 FAX 614-451-1383

FOR: **NORTHSTAR**  
 TOWERS  
 1155 N 2251 STREET  
 NEWARK, OH 43091  
 614-775-1386

FULL SCALE PRINT IS  
 ON 24" x 36" MEDIA

**CONSTRUCTION  
 DRAWINGS**

REV	DATE	DESCRIPTION

**SITE INFORMATION:**

**NEWARK**  
 125 N 2251 STREET  
 NEWARK, OH 43091  
 LICKING COUNTY

SITE NUMBER:  
**OH-225**

ASL NUMBER: P814573  
 DESIGNED BY: BSN  
 DRAWN BY: JFM  
 DATE: 09/27/2021

SHEET TITLE:

**OVERALL  
 SITE LAYOUT**

SHEET NUMBER:  
**C-1**

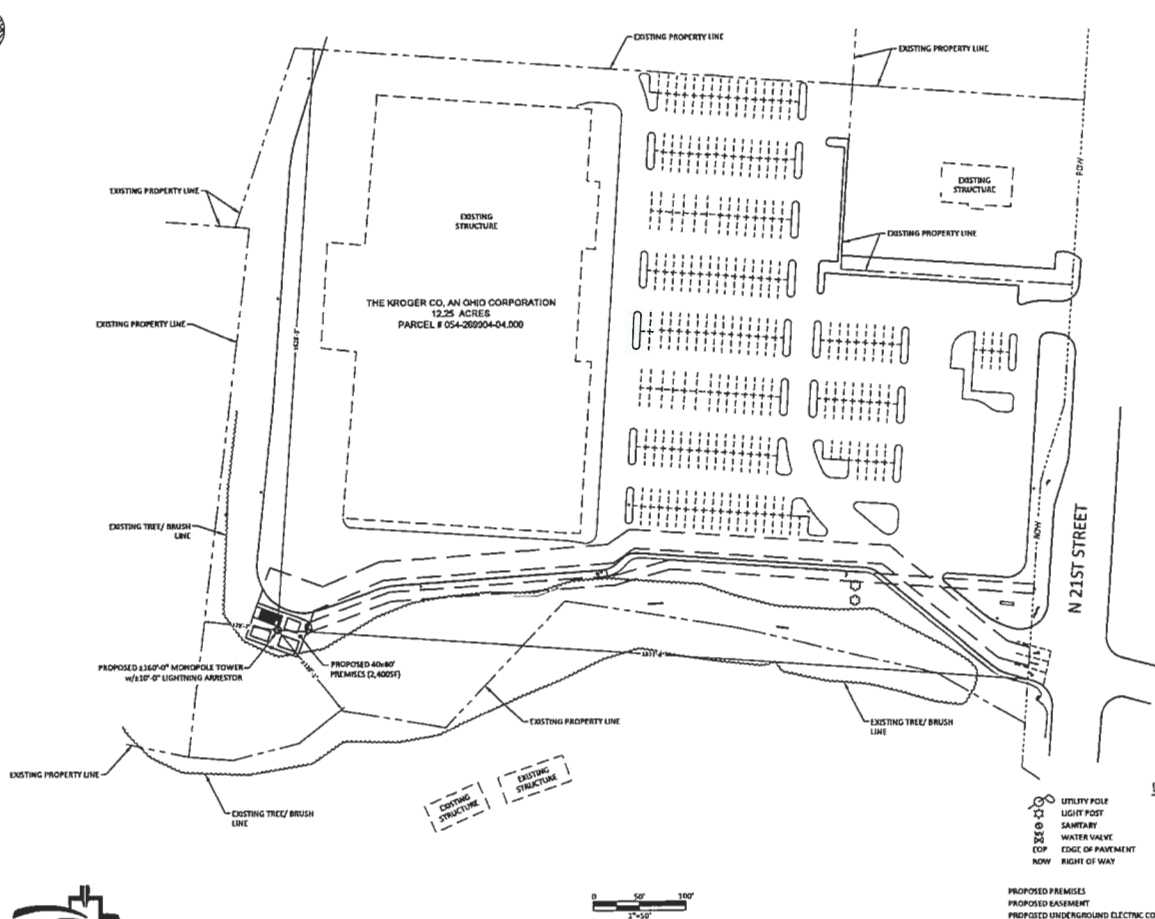
**OHIO  
 Utilities Protection  
 SERVICE**  
 Call Before You Dig  
 1-800-362-2764  
 AT LEAST 48 HOURS PRIOR TO EXCAVATING

10/27/2021 11:41:34 AM  
 C:\PROJECTS\2021\OH-225\OH-225.dwg  
 10/27/2021 11:41:34 AM

NOTED: 10/15/21 12:25 PM



P:\44523\Newark\SitePlan\SitePlan.dwg 26/2/21 1:14:52 PM User: jnw



- LEGEND**
- UTILITY POLE
  - LIGHT POST
  - SANITARY
  - WATER VALVE
  - EDGE OF PAVEMENT
  - NOW
  - RIGHT OF WAY
  - PROPOSED PREMISES
  - PROPOSED PAVEMENT
  - PROPOSED UNDERGROUND ELECTRIC CONDUIT
  - PROPOSED UNDERGROUND FIBER CONDUIT
  - EXISTING PROPERTY LINE
  - EXISTING LOT LINE
  - EXISTING DITCH
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING UNDERGROUND ELECTRIC

**OHIO**  
Utilities Protection  
**SERVICE**

Call Before You Dig  
1-800-362-2764  
AT LEAST 48 HOURS PRIOR TO EXCAVATING

DESIGNED BY:  
**BURGESS & NIPLE**  
Engineers & Architects & Planners  
1800 HIGLEY ROAD  
COLUMBUS, OH 43220  
614-456-2200  
FAX: 614-456-1365



FULL SCALE PRINT IS  
ON 24" x 36" MEDIA  
**CONSTRUCTION  
DRAWINGS**

REV	DATE	DESCRIPTION

**SITE INFORMATION:**

**NEWARK**  
1355 N 21ST STREET  
NEWARK, OH 43023  
LUCAS COUNTY

**SITE NUMBER:**  
OH-225

AM# NUMBER: PPS4513  
DESIGNED BY: GJM  
DRAWN BY: JNW  
DATE: 03/22/2021

**SHEET TITLE:**  
**DIMENSIONAL  
SITE LAYOUT**

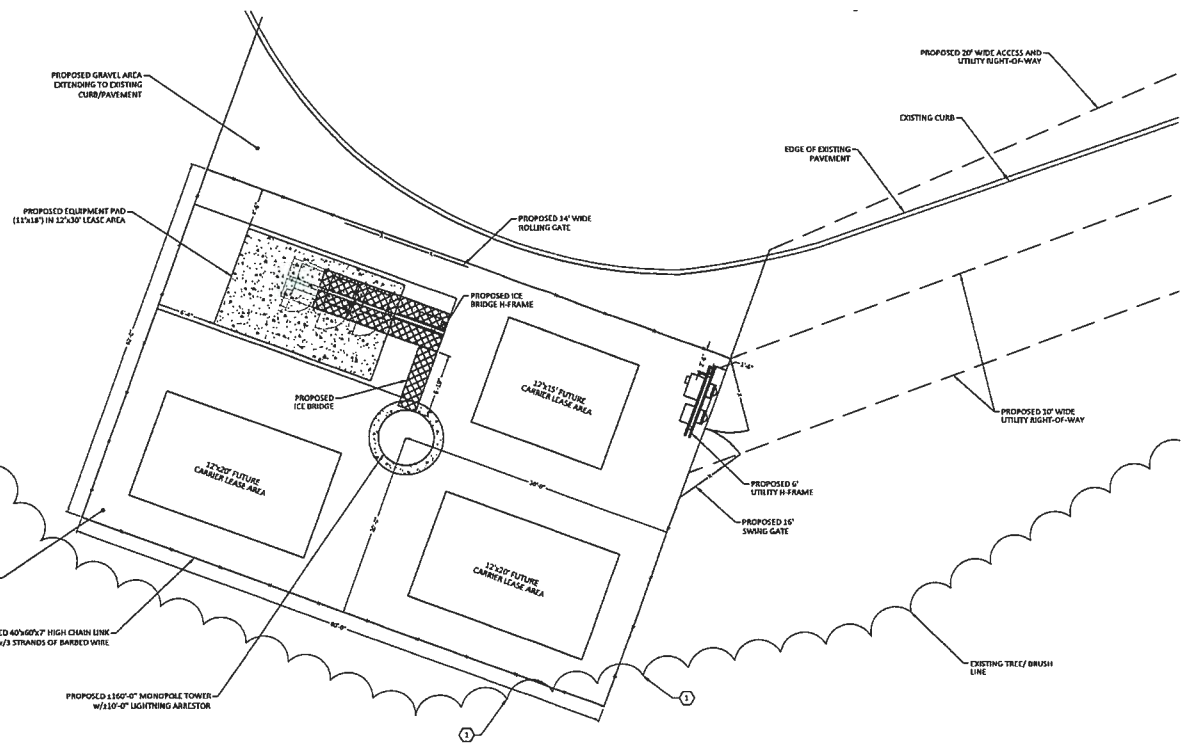
**SHEET NUMBER:**  
**C-2**

NOTED: SEE EXISTING UTILITY RECORDS



DRAWN BY: J. BURRESS  
CHECKED BY: M. NIPLE  
DATE: 05/12/2022  
SCALE: AS SHOWN  
PROJECT: 1566 N 21ST STREET, NEWARK, OH 43055

**OHIO**  
Utilities Protection  
SERVICE  
Call Before You Dig  
1-800-362-2764  
AT LEAST 48 HOURS PRIOR TO EXCAVATING



- CODED NOTES:**
- ① CONTRACTOR TO REMOVE EXISTING BRUSH/TREE LINE FROM WITHIN LAND SPACE AREA TO EXTENTS SHOWN AND DISPOSE OF OFF SITE.



**LEGEND**

	UTILITY POLE	_____
	LIGHT POST	_____
	SANITARY	_____
	WATER VALVE	_____
	EDGE OF PAVEMENT	_____
	ROW	_____
PROPOSED PREMISES		_____
PROPOSED EASEMENT		_____
PROPOSED UNDERGROUND ELECTRIC CONDUIT		_____
PROPOSED UNDERGROUND FIBER CONDUIT		_____
EXISTING PROPERTY LINE		_____
EXISTING LOT LINE		_____
EXISTING DITCH		_____
EXISTING UNDERGROUND TELEPHONE		_____
EXISTING UNDERGROUND ELECTRIC		_____

**BURGESS & NIPLE**  
Engineers & Architects & Planners  
5090 REED ROAD  
COLUMBUS, OH 43229  
614-498-2050  
FAX 614-451-1388

**NORTHSTAR**  
CONCRETE  
8115 SUPERIOR AVE. SUITE 1012  
CLEVELAND, OH 44114  
216-775-7088

FULL SCALE PRINT IS ON 24" x 36" MEDIA

**CONSTRUCTION DRAWINGS**

REV	DATE	DESCRIPTION

**SITE INFORMATION:**

**NEWARK**  
1566 N 21ST STREET  
NEWARK, OH 43055  
LUDWIG COUNTY

**SITE NUMBER:**  
OH-225

**FILE NUMBER:** P56423

**DESIGNED BY:** GSN  
**DRAWN BY:** JBN  
**DATE:** 05/23/2022

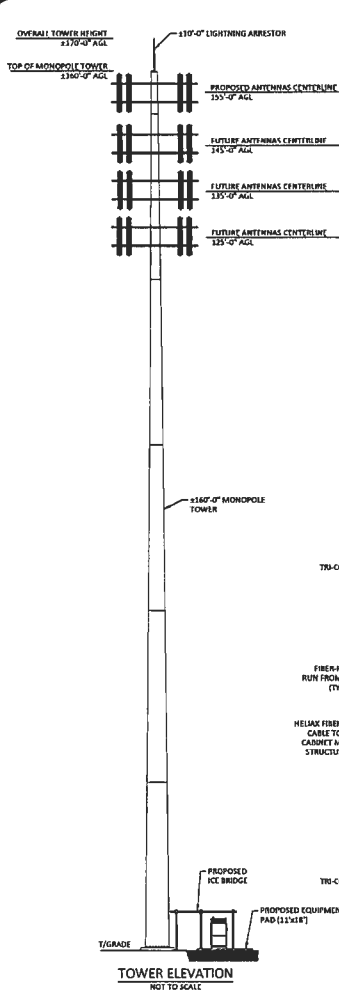
**SHEET TITLE:**  
**ENLARGED SITE LAYOUT**

**SHEET NUMBER:**  
**C-3**

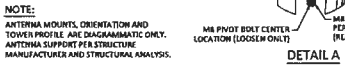
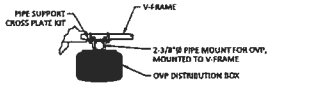


NOTED: 1/10/2023 3:34 PM

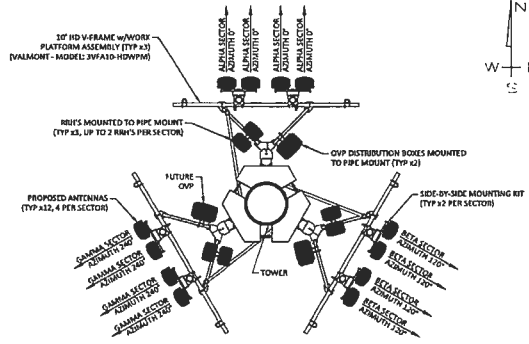
1. (UN)CLEAN WORK SURFACE. REMOVE ALL DEBRIS, OIL, GREASE, AND OTHER CONTAMINANTS FROM ALL SURFACES.



- TOWER NOTES:**
1. THE PROPOSED ANTENNA MOUNTS, AND ANTENNAS TO BE DESIGNED BY OTHERS.
  2. THE PROPOSED ANTENNA MOUNTS SHALL MEET ALL REQUIREMENTS LISTED IN THE VERIZON WIRELESS STATEMENT OF WORK, SECTION 6.5.2.
  3. THE HYBRID CABLES, OVPs, & RAPS SHALL BE INSTALLED PER THE GUIDELINES LISTED IN THE VERIZON WIRELESS STATEMENT OF WORK, SECTIONS 6.5.3-6.5.6.
  4. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
  5. SEE STRUCTURAL ANALYSIS FOR FIBER HYBRID CABLE / COAX ROUTING.
  6. CONTRACTOR TO REQUEST BY WORK ORDER AND CONFIRM ALL ORIENTATION, AZIMUTH AND DOWN TILT. SITE SPECIFIC DESIGN PRIOR TO TOWER CREW ARRIVAL ON SITE.

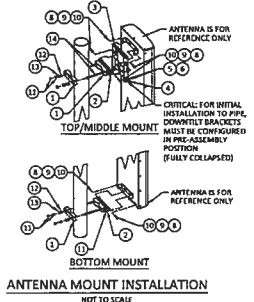
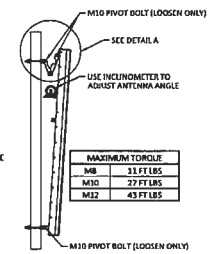


**NOTE:**  
ANTENNA MOUNTS, ORIENTATION AND TOWER PROFILE ARE DIAGRAMMATIC ONLY. ANTENNA SUPPORT PER STRUCTURE MANUFACTURER AND STRUCTURAL ANALYSIS.



**REQUEST RF WORK ORDER AND CONFIRM ALL ORIENTATION, AZIMUTH AND DOWN TILT. SITE SPECIFIC DESIGNS PRIOR TO TOWER CREW ARRIVAL ON SITE.**

**PROPOSED ANTENNA MOUNT AND ORIENTATION**  
NOT TO SCALE



**ANTENNA TILT ADJUSTMENT**  
NOT TO SCALE

1. LOOSEN PIVOT BOLTS, (DO NOT REMOVE)
2. REMOVE ADJUSTER BOLTS.
3. ADJUST ANTENNA ANGLE. (USE INCLINOMETER)
4. REINSTALL ADJUSTER BOLTS.
5. RETIGHTEN ALL BOLTS.
6. DO NOT TIGHTEN BOLTS ABOVE MAXIMUM TORQUE.

Item #	Description	Qty	U/M
1	PIPE CLAMP BRACKET, AND FLANGI	4	EA.
2	BRACKET, PIPE CLAMP INTERFACE	2	EA.
3	NOTCHED BRACKET	1	EA.
4	BRACKET	1	EA.
5	M8 BOLT	4	EA.
6	M8 WASHER	4	EA.
8	MIDNUT	12	EA.
9	MIDLOCK WASHER	6	EA.
10	M10 BOLT	6	EA.
11	M12 NUT	12	EA.
12	M12 WASHER	6	EA.
13	M12 LOCK WASHER	4	EA.
14	M12 CARRIAGE BOLT	4	EA.

**OVP/RRU/ANTENNA DETAIL**  
NOT TO SCALE

DESIGNED BY  
**BURGESS & NIPLE**  
Engineering & Architecture & Planning  
2065 FREED ROAD  
COLUMBUS, OH 43229  
614-453-2100  
FAX 614-651-1385

PROJECT NO.  
**NORTHSTAR**  
TOWERS  
115 SUPERIOR BLVD, SUITE 1112  
CLEVELAND, OH 44114  
216-717-1150

FULL SCALE PRINT IS ON 24" x 36" MEDIA  
**CONSTRUCTION DRAWINGS**

REV	DATE	DESCRIPTION

SITE INFORMATION:  
**NEWARK**  
1155 N 23RD STREET  
NEWARK, OH 43055  
SHERMAN COUNTY  
SITE NUMBER:  
**OH-225**

FILE NUMBER: P634533  
DESIGNED BY: GBN  
DRAWN BY: PWF  
DATE: 01/22/2023

SHEET TITLE:  
**TOWER ELEVATION & ANTENNA DETAILS**  
SHEET NUMBER:  
**C-4**



1:\MARI\Newark\Newark\Drawings\DWG\OH-225\OH-225-C-6.dwg (2/22/2023 3:55:15 PM) AutoCAD 2014

**EQUIPMENT PAD LAYOUT w/CONDUIT**  
NOT TO SCALE

**EQUIPMENT PAD LAYOUT ELEVATION 3**  
NOT TO SCALE

**EQUIPMENT PAD LAYOUT ELEVATION 4**  
NOT TO SCALE

**OHIO Utilities Protection SERVICE**  
Call Before You Dig  
1-800-362-2764  
AT LEAST 48 HOURS PRIOR TO EXCAVATING

**NOTES:**

1. PROPOSED ICE BRIDGE ASSEMBLY TO BE COMINGSCOPE. PART NUMBER: MTC405520HC (OR APPROVED EQUAL)
2. CONDUIT LOCATIONS MAY BE EXAGGERATED FOR CLARITY

**BURGESS & NIPLE**  
Engineers & Architects & Planners  
10545 REED ROAD  
COLUMBUS, OH 43220  
614-496-2000  
FAX 614-491-1585

**NORTHSTAR**  
TOWERS  
115 SUPERIOR AVE. SUITE 1112  
CLEVELAND, OH 44114  
216-713-1388

FULL SCALE PRINT IS  
ON 24" x 36" MEDIA

**CONSTRUCTION DRAWINGS**

REV	DATE	DESCRIPTION

**SITE INFORMATION:**

**NEWARK**

1135 W 31ST STREET  
NEWARK, OH 43085  
LICKING COUNTY

**SITE NUMBER:**  
**OH-225**

**AGE NUMBER:**      **PNR17**

DESIGNED BY:      GIB  
DRAWN BY:          PVA  
DATE:                    02/22/2023

SHEET TITLE:  
**EQUIPMENT PAD LAYOUT**

SHEET NUMBER:  
**C-6**



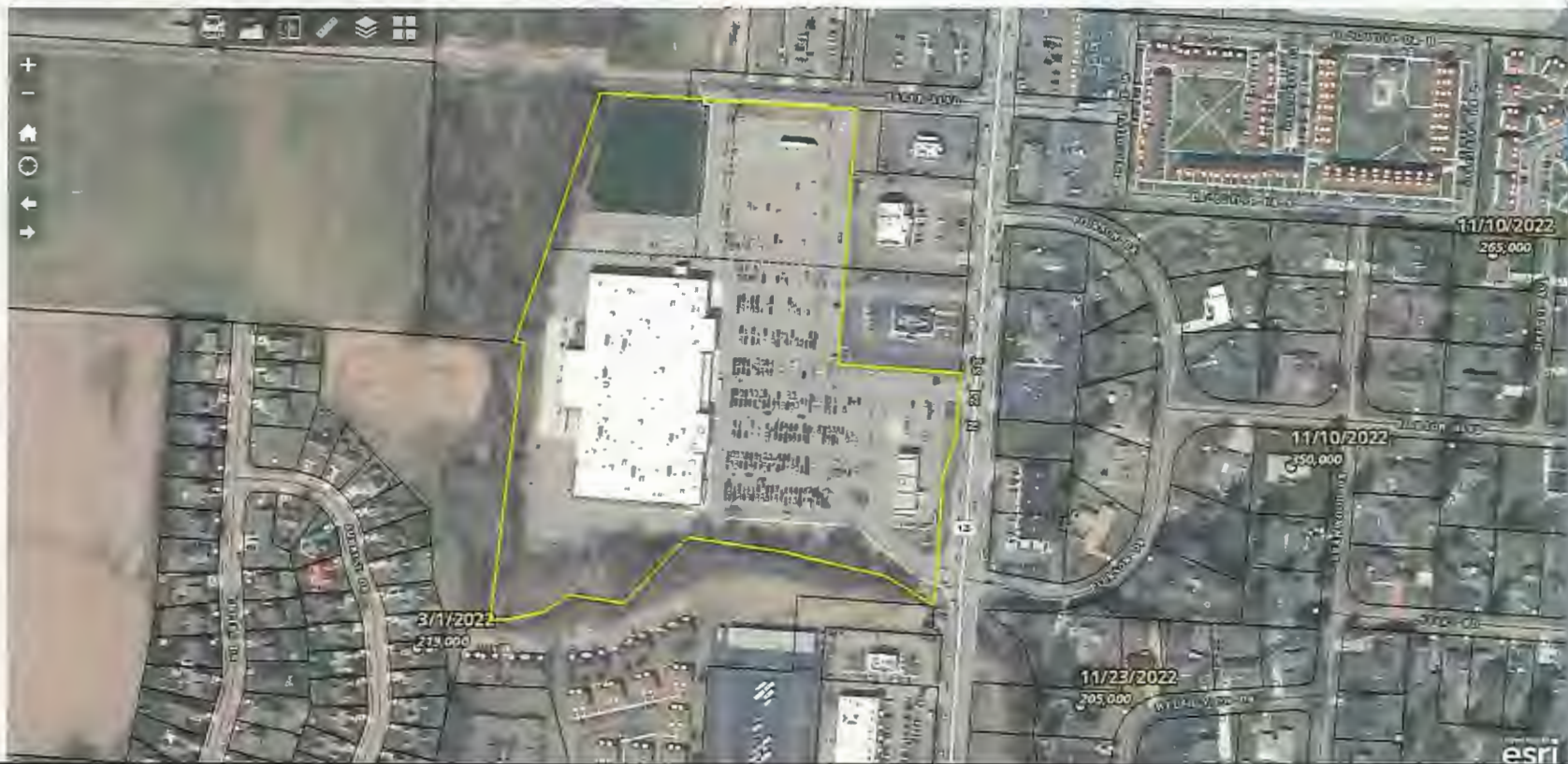




Michael L. Smith, Auditor  
Roy Van Atta, Treasurer

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

- Map
- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values
- Help
- Login



**FIND YOUR PARCEL**

Address  
1155 N 21st St

**11/10/2022**  
265,000

**05-269014-04-000**  
**KROGER CO**  
1155 N 21ST ST  
NEWARK, OH 43055

Acres: 16.01  
16.01 AC LOT 8  
HUMMERICK HOUSE  
LOTS R12 T2 O2 TIF 2018  
2026 (75%)

Land: \$2,640,300  
Improv: \$9,537,000  
Total: \$12,177,300

Transfer Date: 11/10/2022  
Amount: \$0  
Conveyance: 11111  
Valid Sale: No

Homestead: No  
Owner Occ: No

Foreclosure: No  
Certified Delq: No  
On Contract: No  
Bankruptcy: No  
Tax Lien No: