

BOARD OF ZONING APPEALS MEETING  
THURSDAY, MAY 25, 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-23-11**

Applicant: David Rhodes  
Owner: David Rhodes  
Location: 1110 Mt Vernon Rd  
Project: Fence  
Reference: 88.2

### **APPLICATION BZA-23-16**

Applicant: Amy Jordan  
Owner: Amy Jordan  
Location: 1429 Granville Rd  
Project: Home Business  
Reference: 16.4

### **APPLICATION BZA-23-18**

Applicant: Jess Hicks  
Owner: Jess Hicks  
Location: 40 Homewood  
Project: Detached Garage  
Reference: 86.3.2

### **APPLICATION BZA-23-19**

Applicant: Connie Hewitt  
Owner: Connie Hewitt  
Location: 397 Florence St  
Project: Attached Garage/Sheds  
Reference: 86.3.1/16.8

### **APPLICATION BZA-23-20**

Applicant: Tyler Harriman  
Owner: Tyler Harriman  
Location: 565 Granville St  
Project: Fence  
Reference: 88.2

### **APPLICATION BZA-23-21**

Applicant: Northpoint Ohio  
Owner: Tim Murphy (Brothers Masonry)  
Location: 274 N Cedar St  
Project: Commercial Building  
Reference: 54.8

**APPLICATION BZA-23-22**

Applicant: Jeanne Phillips  
Owner: Jeanne Phillips  
Location: 2127 Morgan Run  
Project: Shed  
Reference: 86.3.1

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, JUNE 22, 2023, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JUNE 1, 2023, 4:30PM.**

**5. ADJOURNMENT**



CITY OF NEWARK  
ENGINEERING & ZONING

Zoning Application #

BZA-23-11  
BZA Appeal #

c/o Engineering Department

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

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: David Rhodes	Telephone: 740-364-8695
Address: 6 N Park Place suite D	E-mail: Rhodes1@Yahoo.com

Applicant

Name: Du2 Rhodes	Telephone: 740 364 8695
Address: 6 N Park Place suite D	E-mail: Rhodes1@Yahoo.com

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 1110 MT Vernon Rd	Auditor's Parcel #: 054-270606-00.002
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name:	Lot Number: N/A
Zoning Classification: If filling out electronically, click box to display dropdown General GC	Proposed Use: 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:

Installing 6 FT Fence Along waterworks

### Appeal Continued

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

Front Yard Fence Restricted to 4ft in height

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

Make fence height consistent with existing  
Also security of building

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

### 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-23-11  
BZA Appeal #

David Rhodes

(Owner/Applicant Signature)

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

appeared David R. Rhodes 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 2nd day of March, 2023.



POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO

MY COMMISSION EXPIRES

5/11/2024

[Signature]  
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>3/2/23</u> Paid Date: <u>3/2/23</u> Check <u>Cash</u> (circle one) Check # Amount \$ <u>50-</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BAW</u>		
<input type="checkbox"/> Hold		Reason:		

**BZA CASE NO. 23-11**

Date of Review: 5/8/23

**Address of Project:** 1110 Mt Vernon Rd

**Current Zoning:** GC

**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

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

08-16                      88                      88.2

**Requirement:** A fence in the front yard is restricted to a maximum of 4 ft. in height

**Proposal:**                      The applicant proposes to erect a 6' fence along Waterworks Rd.

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



SMITH MICHAEL LEE  
& ONEILL PAFFI  
0.42

BUCKEYE MOTOR  
CARILLIC  
0.21

DAVID & LISA  
RHODES LTD  
0.69

NDP  
1.00  
UNION LLC  
0.24

WALF-BRUBBERS RD

M VERNON RD

DFO DB

+ - ↙ ↘

13





\$50

Zoning Application #

BZA-23-16  
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> Amy E. Jordan	<b>Telephone:</b> (614) 554-3007
<b>Address:</b> 1429 Granville Rd.	<b>E-mail:</b> jordance59@hotmail.com

**Applicant**

<b>Name:</b> Same as above	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**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) 1429 Granville Rd., Newark, OH 43055	<b>Auditor's Parcel #:</b> 054-247-710-00.000
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On the North South East West side of the street, between the following intersections:  
and

<b>Subdivision Name:</b>	<b>Lot Number:</b> N/A
--------------------------	------------------------

<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): Dance Studio
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**Notes:** (Optional)  
  
3.38 Acres

**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:**



**Appeal Continued**

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

Home business. Conditional use.

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

To teach one on one dance instruction.

Has there been any previous application or appeal on these premises?  Yes  No When?

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

Section 16.4

**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.**
- 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-23-16  
BZA Appeal #

[Signature]  
(Owner/Applicant Signature)

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

appeared Amy E. Jordan 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 13th day of April 2023.



POLLY A. KEMP  
NOTARY PUBLIC  
STATE OF OHIO

MY COMMISSION EXPIRES  
5/11/2024

[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>4/13/23</u> Paid Date: <u>4/13/23</u> Check Cash (circle one) Check # <u>5805</u> Amount \$ <u>5000</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

**BZA CASE NO. 23-16**

Date of Review: 5/8/23

**Address of Project:** 565 Granville St

**Current Zoning:** RL

**Project Description:** Home Business (Dance Instructions)

**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

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**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

08-16            16        16.4

**Requirement:** In the Residential Medium Intensity District, home based businesses are required to be approved by the board.

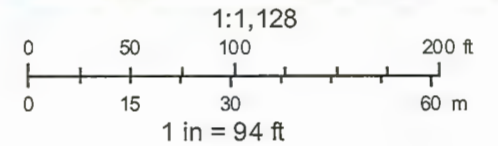
**Proposal:**        The applicant proposes to run a one on one dance studio

**Conclusion:**     The proposal requires board approval





April 17, 2023





Ref # ASP-23-0058 BZA-23-18  
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: <i>Jess Hicks</i>	Telephone: <i>740-405-0198</i>
Address: <i>40 Homewood AVE</i>	E-mail: <i>Jessfuhicks@gmail.com</i>

Applicant	
Name: <i>Same as owner</i>	Telephone:
Address:	E-mail:

Lessee	
Name:	Telephone:
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) <i>40 Homewood AVE Newark Ohio 43055</i>	Auditor's Parcel #: <i>054-196788-00-000</i>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: and	
Subdivision Name:	Lot Number: <i>1707</i>
Zoning Classification: If filling out electronically, click box to display dropdown <i>RH</i>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
Notes: (Optional)  <i>Flooding: X</i>	

Appeal	
The Application is a request to permit the following: Erection <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use:  <i>Detached garage</i>	



**Appeal Continued**

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

Density over 35%

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

Just looking to get some extra outside setting space

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)

86.32

**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-23-8  
BZA Appeal #

[Signature]  
(Owner/Applicant Signature)

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

appeared Jess Hicks 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 24 day of April 2023



JENNIFER YATES  
Notary Public  
State of Ohio  
My Comm. Expires  
January 19, 2027

[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>4/24/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/4/2023</u>	<u>BAH</u>		Paid Date: <u>4/24/23</u>
<input type="checkbox"/> Hold		Reason:		Check Cash (circle one)
				Check # <u>Credit Card</u>
				Amount \$ <u>50.00</u>

**BZA CASE NO. 23-18**

Date of Review: 5/8/23

**Address of Project:** 40 Homewood Ave

**Current Zoning:** RH

**Project Description:** Detached 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

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**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

08-16            86        86.3.2

**Requirement:** No accessory structure or combination of structures shall occupy more than 35 percent of the rear yard.

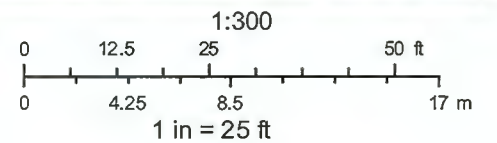
**Proposal:**        The applicant proposes to erect a 42'x30' garage. Which exceeds the density requirement by 5%.

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

# 40 Homewood Ave



April 4, 2023







Zoning Application #

17ZA-23-19  
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: Connie Hewitt Telephone: 740-405-0052  
Address: 82 4th St. S.E. E-mail:

**Applicant**

Name: Connie Hewitt Telephone:  
Address: 82 4th St. S.E. E-mail:

**Lessee**

Name: Telephone:  
Address: E-mail:

**Parcel**

Address of Parcel: (Number & Street, City, State, Zip) Auditor's Parcel #:  
397 Florence St R Newark Ohio 43055 054-192972-00.000

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

Subdivision Name: Lot Number:  
OAKWOOD ADDITION 4195

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)

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:

Garage Add



**Appeal Continued**

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

Setback requirements, no primary structures on vacant lot,  
need 2 sheds. May be Front Yard.

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

Unique lot,

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)

Art 16 Art 86. Sheds

**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-23-19  
BZA Appeal #

Connie Hewitt

(Owner/Applicant Signature)

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

appeared Connie S. Hewitt 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 25<sup>th</sup> day of April 2023



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

[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				Rcvl. Date: <u>4/25/23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BAM</u>		Paic Date: <u>4/25/23</u>
<input type="checkbox"/> Hold		Reason:		Check <u>Cash</u> (circle one)
				Check # <u>        </u>
				Amount \$ <u>50.00</u>

**BZA CASE NO. 23-19**

Date of Review: 5/8/23

**Address of Project:** 397 Florence St

**Current Zoning:** RH

**Project Description:** Attached Garage & 2 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        86.3.1

**Requirement:** No accessory structure may be erected or constructed prior to the erection or construction of the principal or main building

**Proposal:**        The applicant proposes to erect a 24'x24' & an 8'x8'shed on the vacant lot.

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

08-16            16        16.8

**Requirement:** In the Single Family High Density District, buildings are required to have a side yard setback of 6 ft. and a rear yard setback of 30 ft.

**Proposal:**        The applicant has erected a garage addition on a legal non-conforming lot with a 0 ft. side yard setback and a 0 ft. rear yard setback.

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



# OnTrac Property Map









April 25, 2023

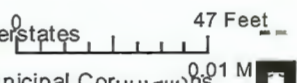
**Centerline Labels**

-  Interstate/US/State Route
-  County Road



-  Township Road
-  Other Road Type
-  Driveway

-  Interstates
-  Municipal Corporations
-  Jurisdictional Townships



-  Historical Townships Line
-  County Boundary
-  Ohio Counties

Licking County Auditor GIS

LICKING COUNTY TAX MAP



Ref # ASP-2023-0070 BZA-23-20  
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. 2/19

Owner

Name: Tyler Harriman Telephone: (740) 358-9041  
Address: 565 Granville St. E-mail: t.harriman.2011@gmail.com

Applicant

Name: Same Telephone:  
Address: E-mail:

Lessee

Name: Telephone:  
Address: E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) Auditor's Parcel #:  
565 Granville St. Newark, OH 43085 054-248232-00-000

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

Subdivision Name: Lot Number: N/A

Zoning Classification: Proposed Use:  
If filling out electronically, click box to display dropdown RM 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:

6' Fence



Zoning Application #

BZA-23-20  
BZA Appeal #

### Appeal Continued

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

Front yard Fences are restricted  
to 4' in height.

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

Small children and last summer we had a homeless man  
sleeping in our front yard. We' because we don't want them  
peering over the 4' fence.

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)

88.1

### 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.
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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.

Zoning Application #

BZA-23-70  
BZA Appeal #

*[Signature]*  
(Owner/Applicant Signature)

Before me, a Notary Public in and for \_\_\_\_\_ County in the State of \_\_\_\_\_, personally

appeared \_\_\_\_\_ who, by me being duly sworn, says that he is the

(Applicant's name)

\_\_\_\_\_ of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd Date: <u>5/12/23</u> Paid Date: <u>5/12/23</u> Check <u>Cash</u> (circle one) Check # _____ Amount \$ <u>50.00</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

**BZA CASE NO. 23-20**

Date of Review: 5/8/23

**Address of Project:** 565 Granville St

**Current Zoning:** RM

**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

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**Ordinance / Article / Section**

**Requirement / Proposal / Conclusion**

08-16            88        88.2

**Requirement:** A fence in the front yard is restricted to a maximum of 4 ft. in height

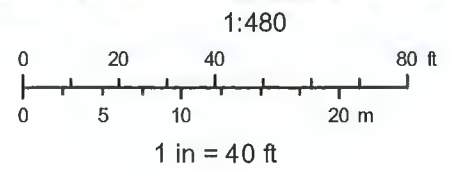
**Proposal:**        The applicant proposes to erect a 6' fence along Granville St.

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

fence line



April 13, 2023







Zoning Application #

BZA-23-21  
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:** Tim Murphy / Brothers Masonry LLC

**Telephone:** 614-804-8664

**Address:** 14940 Willey Rd., Frazeyburg, OH. 43822

**E-mail:** N/A

**Applicant**

**Name:** Northpoint Ohio

**Telephone:** 740-349-3222

**Address:** 19 N. 4th St., Newark, OH 43055

**E-mail:** phil@northpointohio.com

**Lessee**

**Name:** N/A

**Telephone:**

**Address:**

**E-mail:**

**Parcel**

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

274 N Cedar St., Newark, OH 43055

**Auditor's Parcel #:**

054-193848-00.000

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

Corner of Cedar St.

and Garfield Ave.

**Subdivision Name:**

N/A

**Lot Number:**

N/A

**Zoning Classification:**

If filling out electronically, click box to display dropdown

LC

**Proposed Use:**

If filling out electronically, click box to display dropdown

(Specify Use): Masonry Contractor's Office

**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:**

The setbacks required for the building are 30' Front / 40' Rear / 25' Side.

Requesting a variance to reduce ( South ) Side setback to 12'-0" and rear setback to 35'-0"

Proposed new building 70' X 60' = 4,200 s.f.



**Appeal Continued**

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

(Article 7.2.3) Side yard required = 25'-0" requested = 12'-0" and Rear yard setback = required 40'-0" requested = 35'-0"

**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.**

157A-23-21  
BZA Appeal #

Zoning Application # \_\_\_\_\_



(Owner/Applicant Signature)

Before me, a Notary Public in and for \_\_\_\_\_ County in the State of \_\_\_\_\_, personally

appeared Philip Claggett 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>5/4/23</u> Paid Date: <u>5/8/23</u> Check Cash (circle one) Check # <u>50</u> Amount \$ <u>50</u>
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BRM</u>		
<input type="checkbox"/> Hold		Reason:	<u>CK# 11032</u>	

**BZA CASE NO. 23-21**

Date of Review: 5/8/23

**Address of Project:** 274 N Cedar St

**Current Zoning:** LC

**Project Description:** New Commercial Business

**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            54            54.8

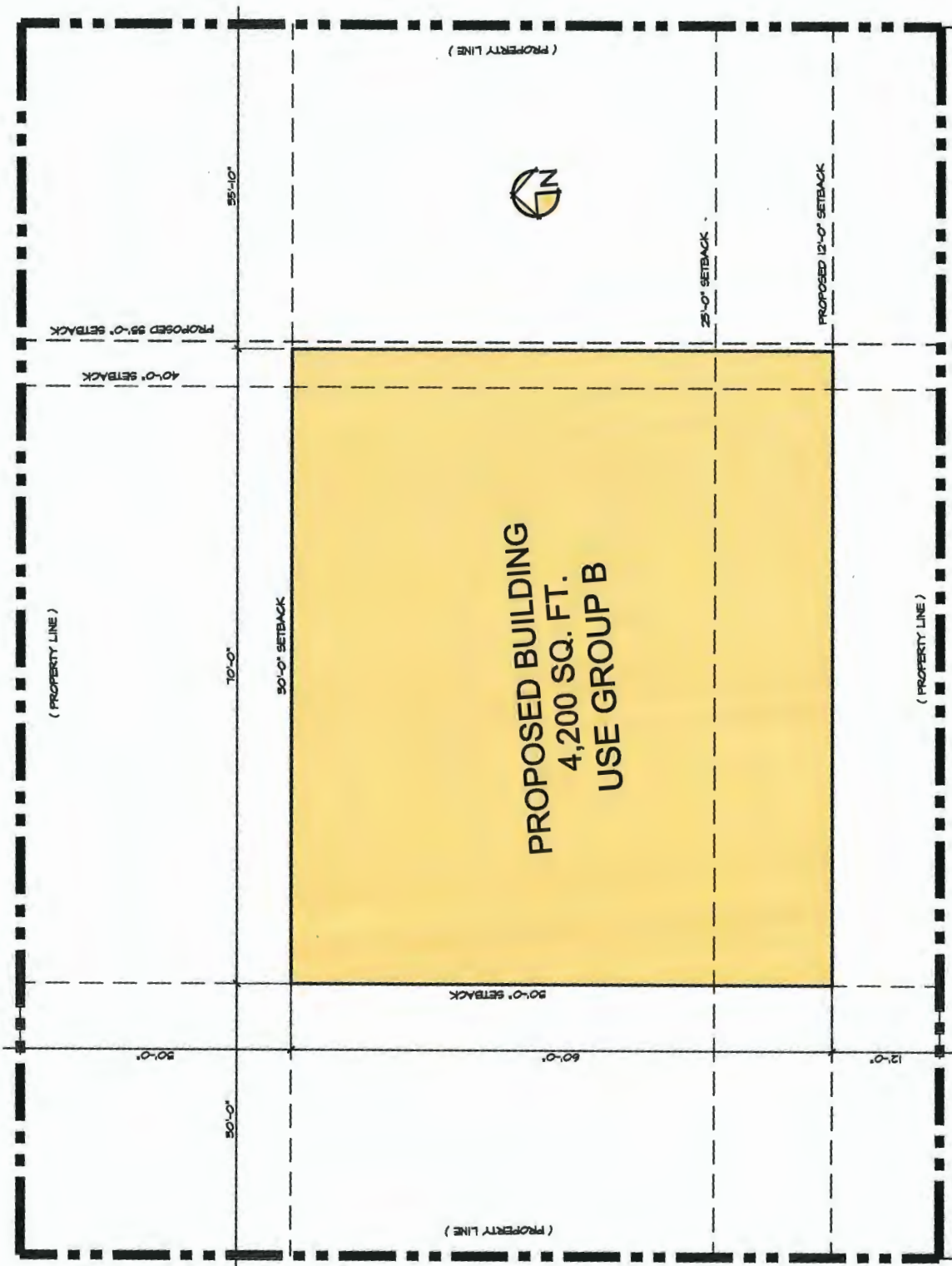
**Requirement:** In the Limited Commercial District (LC); the required rear yard setback is 40 ft. and the required side yard setback is 25 ft. (abutting a residential lot)

**Proposal:**            The applicant proposes to build a new commercial building with a side yard setback (South) of 12 ft. and a rear yard setback (East) of 35 ft.

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

GARFIELD AVE

CEDAR STREET



PROPOSED BUILDING  
 4,200 SQ. FT.  
 USE GROUP B



PROPOSED 55'-0" SETBACK  
 40'-0" SETBACK  
 55'-0"

55'-0"

10'-0"

30'-0" SETBACK

50'-0" SETBACK

50'-0"

30'-0"

60'-0"

25'-0" SETBACK

PROPOSED 12'-0" SETBACK

12'-0"

(PROPERTY LINE)

(PROPERTY LINE)

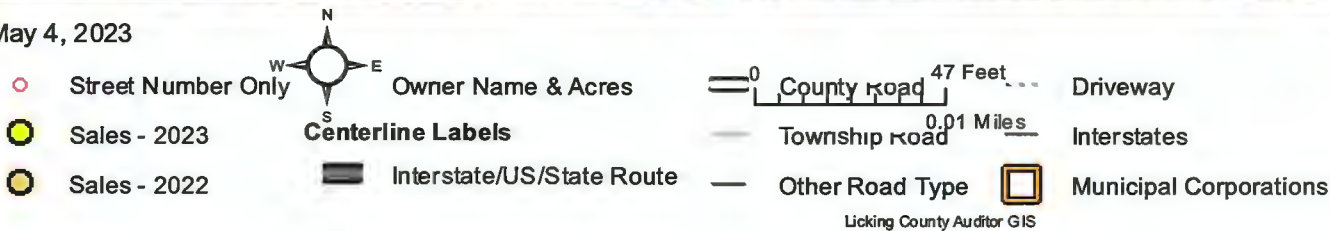
(PROPERTY LINE)



# OnTrac Property Map



May 4, 2023



LICKING COUNTY TAX MAP



CITY OF NEWARK  
ENGINEERING & ZONING

Zoning Application #

BZA-23-22  
BZA Appeal #

c/o Engineering Department

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

BOARD OF ZONING APPEALS APPLICATION

Rev 2/10

Owner

Name: <i>Jeanne Phillips</i>	Telephone: <i>740-364-8083</i>
Address: <i>2127 Morgan Run Newark OH</i>	E-mail: <i>phillipsjeanne@cleanharbor.com</i>

Applicant

Name: <i>same as above</i>	Telephone:
Address:	E-mail:

Lessee

Name:	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) <i>2127 Morgan Run Newark OH 43055</i>	Auditor's Parcel #: <i>054-283476-00.088</i>
On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <i>Morgan Run</i> and	
Subdivision Name: <i>Tincyn Woods</i>	Lot Number: <i>13310</i>
Zoning Classification: If filling out electronically, click box to display dropdown <i>RL</i>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
Notes: (Optional)  <i>Flood: X</i>	

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:  
*storage shed*

**Appeal Continued**

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

shed permitted in rear yard only

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

Due to nature of lot shape, shed is placed in rear/side yard.

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

**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 #

197A-23-22  
BZA Appeal #

Jeanne L. Phillips  
(Owner/Applicant Signature)

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

appeared Jeanne L. Phillips 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.



and sworn to before me this 4th day of May 2023.  
**POLLY A. KEMP**  
NOTARY PUBLIC  
STATE OF OHIO  
Polly A. Kemp  
(Notary Public signature)  
MY COMMISSION EXPIRES 5/11/2023

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

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5-4-23</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/11/2023</u>	<u>BAM</u>		Paid Date: <u>5-4-23</u>
<input type="checkbox"/> Hold		Reason:		Check <del>Cash</del> (circle one)
				Check # <u>Credit Card</u>
				Amount \$ <u>50.00</u>



**BZA CASE NO. 23-22**

Date of Review: 5/8/23

**Address of Project:** 2127 Morgan Run

**Current Zoning:** RL

**Project Description:** Storage Shed

**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

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

08-16                      86                      86.3.1

**Requirement:** No accessory structure shall be located in any yard or court except the rear yard

**Proposal:**                      The applicant has erected a shed in the front/side yard face the southern portion of Morgan Run.

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



5.1.2023 08:31



# OnTrac Property Map



May 4, 2023

○ Street Number Only

● Sales - 2023

● Sales - 2022



Centerline Labels

▬ Interstate/US/State Route

Owner Name & Acres

▬ County road 47 Feet

▬ Township road 0.01 Miles

▬ Other Road Type

▬ Driveway

▬ Interstates

▭ Municipal Corporations

Licking County Auditor GIS

LICKING COUNTY TAX MAP





5.1.2023 08:31