

BOARD OF ZONING APPEALS MEETING
THURSDAY, SEPTEMBER 28, 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-23-32

Applicant: Jeff Kovalik
Owner: Licking Memorial Hospital
Location: 1320 W Main St
Project: Freestanding Sign
Reference: 135.8

APPLICATION BZA-23-33

Applicant: Ted Hanawalt
Owner: Soho Property Management LLC
Location: 1525 W Church St
Project: Gravel Parking Lot
Reference: 125.3.2

APPLICATION BZA-23-34

Applicant: Roger Boucher
Owner: Roger Boucher
Location: 927 Wells Ave
Project: Fence
Reference: 88.1.2

APPLICATION BZA-23-35

Applicant: Northstar Towers
Owner: Kroger CO
Location: 1155 N 21st St
Project: Transmission Tower
Reference: 50.4/88.2

APPLICATION BZA-23-36

Applicant: Dennis & Jessica Reynolds
Owner: Dennis & Jessica Reynolds
Location: 345 Granville St
Project: Fence
Reference: 88.1.1

APPLICATION BZA-23-37

Applicant: Kathleen Miceli
Owner: Kathleen Miceli
Location: 589 Kenwell Dr
Project: Conditional Use – Short Term Rental
Reference: 16.4

APPLICATION BZA-23-38

Applicant: Shawn Murphy – Mid Ohio Development
Owner: Deer Valley Condominium LLC
Location: 1591 King Rd
Project: Subdivision Sign
Reference: 135.7C

APPLICATION BZA-23-39

Applicant: William Kopp
Owner: William Kopp
Location: 827 Buena Vista St
Project: Detached Garage
Reference: 86.3.1

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, OCTOBER 19, 2023, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS OCTOBER 2, 2023, 4:30PM.

5. ADJOURNMENT



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application #

BZA-23-32
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: Licking Memorial Hospital | Telephone: 220-564-4060 |
| Address: 1320 W. Main St. Newark, OH 43055 | E-mail: jkovalik@lmhealth.org |

Applicant

| | |
|--|--------------------------------------|
| Name: Mr. Jeff Kovalik, Asst. VP of Engineering | Telephone: 220-564-4060 |
| Address: 1320 W. Main St. Newark, OH 43055 | E-mail: jkovalik@lmhealth.org |

Lessee

| | |
|-----------------|-------------------|
| Name: | Telephone: |
| Address: | E-mail: |

Parcel

| | |
|--|---|
| Address of Parcel: (Number & Street, City, State, Zip) 1320 W. Main St. Newark, OH 43055 | Auditor's Parcel #: 054-186926-00.000 |
|--|---|

On the North South East West side of the street, between the following intersections:
W. Main St. / McMillen Dr. and W. Main St. / 34th St.

| | |
|--------------------------|--------------------|
| Subdivision Name: | Lot Number: |
|--------------------------|--------------------|

| | |
|---|--|
| Zoning Classification: If filling out electronically, click box to display dropdown GO - General Office District | Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): No change to 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:

Appeal Continued

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

"Size and height of sign exceeds what is allowed"

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

Currently the Hospital has two monument signs at the main entrance. We would like to remove both of them and replace with a single new sign which will reduce the number of signs and the overall signage area. As part of this improvement, we will also eliminate the current electronic "message-board" as well. The proposed sign is the same height as the current sign on the east side of the drive (13').

Has there been any previous application or appeal on these premises? Yes No **When?** 2008

This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) 135.8

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.

Variance in 2007 granted 48 sq Ft SFA
07-037

Zoning Application #

BZA Appeal #

Jeff Kovalik
(Owner/Applicant Signature)

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

appeared Mr. Jeff Kovalik, Asst. VP of Engineering who, by me being duly sworn, says that he is the

(Applicant's name)

Owners Representative 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 18th day of August



Natalie R. Brown
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Natalie R. Brown
(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>8/18/23</u> Paid Date: <u>8/18/23</u> |
| <input checked="" type="checkbox"/> Forward to BZA | <u>9/15/23</u> | <u>BAM</u> | | Check Cash (circle one) Check # <u>538017</u> Amount \$ <u>50.00</u> |
| <input type="checkbox"/> Hold | | Reason: | | |

BZA CASE NO. 23-31

Date of Review: 9/11/23

Address of Project: 1320 W Main St

Current Zoning: GO

Project Description: Freestanding Sign

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

08-16 135 135.8

Requirement: In the GO district, a freestanding sign is limited to 8 ft. in height, and a sign face area of 32 sq. ft.

Proposal: The applicant proposes to install a freestanding sign that is 13 ft. tall with a sign face area of 61 sq. ft.

Conclusion: The proposal requires board approval



LICKING COUNTY STATE OF OHIO (HOSPITAL) 1985

LICKING MEMORIAL HOSPITAL 722

12723A
12723
LICKING MEMORIAL HEALTH FOUNDATION 3.46

LICKING MEMORIAL HEALTH FOUNDATION 3.46
12723C

LICKING MEMORIAL HEALTH FOUNDATION 3.46
12723

LICKING MEMORIAL HOSPITAL 0.41
LICKING MEMORIAL HOSPITAL 0.51

SIGN LOCATION

W MAIN ST

S 53 ST

LYNNE MICHAEL PROPERTIES LLC 0.27
1287

KAP HOLDINGS LLC 0.49
1275

GRAMEL HOLDINGS LLC 0.43
1281

EMMAD LLC 0.29
1303

MARR PLLC 0.26
1311

1339

1267

132

32 G1 total
29

GO 8' tall
32 sq ft SFA

Licking Memorial Hospital

UL Underwriters Laboratories Inc. E71326 LISTED

D/F Pylon Sign - Option A

Branham Sign
COMPANY · INCORPORATED

Qty: 1

STREET SIDE →



- Halo-lit Letter
- 1/2" Gap Between Panels
- Coped Aluminum Backed w/White Plex w/Day-Nite Perforated Vinyl

8" Concrete Slab

Flat Stone Veneer on .063 Aluminum Skin on Aluminum Angle Frame



← STREET SIDE

71 sq ft

- D/F PYLON SIGN
- Angle Aluminum Sign Structure
 - .090 Aluminum Panels
 - "Brushed Aluminum" Painted Finish
 - Coped Out Copy & Cross
 - Backed with 3/16" White Acrylic Decorated w/Day-Nite Perforated Vinyl Behind Copy and 3/16" #2739 Red Acrylic for Cross Only
 - Internally LED Illuminated
 - Halo-lit Reverse Channel Letter "LM" Logo at Top of Sign
 - Painted to Match PMS 2955C
 - 1/2" Gap Between Panels
 - Painted Brushed Aluminum
 - 2" Reveal Painted Brushed Aluminum
 - Pole Cover at Bottom Angle Aluminum Frame with .063" Aluminum Skin
 - Clad in Stone (by Others)
 - Concrete Pad & Caisson Footer

Coped Aluminum Backed w/2739 Red Plex



Scale: 3/8" = 1' 0"

Concrete Caisson Footer

| ELECTRICAL DATA | |
|-----------------|------|
| VOLTAGE | 120 |
| AMPERAGE | 0.00 |

NOTE

STRUCTURE HAS BEEN DESIGNED TO WITHSTAND 115 MPH AS THE ULTIMATE WIND SPEED, AND 90 MPH AS THE DESIGNED WIND SPEED, ACCORDING TO 2017 IBC TABLE 1609.6.2.1(2) WITH 30' MAX OVERALL HEIGHT. SIGN HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2017 IBC.

ELECTRICAL REQUIREMENT:
ONE 20 Amp CIRCUIT @ 120V

UL Underwriters Laboratory

Upon request, this sign is intended to be fabricated & installed in accordance to UL standards and the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

Electrical

Primary electrical by others. Signs will be wired for 120 VAC. Branham Sign Co. MUST be notified of other voltage prior to manufacturing. A clean, dedicated 20 amp circuit consisting of primary (b1), neutral (with ground) wire to be provided by customer's licensed electrician to be placed within five (5) feet of center of sign. Timer or photo-cell (installed by others).

UL Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Approval:

| | |
|----------|------|
| Approved | Date |
|----------|------|



127 Cypress Street SW
Reynoldsburg, OH 43068
O: 740.964.9550
F: 740.964.9558

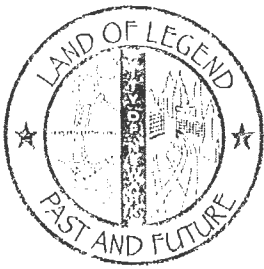
Job Path G:\Jobs\Sales\BOB\Licking Memorial\Pylon Sign Print5, Pg1

| | | | |
|-----------|----------|-----------------|--------------------------------------|
| Order #: | 000000 | Proj. Location: | 1320 West Main St., Newark, OH 43055 |
| Date: | 07.12.23 | Designer: | jgreenlee@branhamsign.com |
| Page Rev: | 005 | Sales Rep: | bmccollum@branhamsign.com |

PROJECT

Licking Memorial Hospital

The designs, concepts, drawing and specifications provided are the exclusive property of Branham Sign Company Inc. and may not be reproduced in any way, shape or fashion without the express written permission of Branham Sign Company Inc.



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application #

23-33

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. 1/10

Owner

| | |
|---|--------------------------------|
| Name: <u>Soho property MANAGEMENT LLC</u> | Telephone: |
| Address: | E-mail: <u>shea@ricart.com</u> |

Applicant

| | |
|---------------------------|---------------------------------------|
| Name: <u>Ted HANAWALT</u> | Telephone: <u>614-519-3733</u> |
| Address: | E-mail: <u>TedHANAWALT@ricart.com</u> |

Lessee

| | |
|---------------------------------------|---------------------------------------|
| Name: <u>#1 Ricart Express Newark</u> | Telephone: <u>614-519-3733</u> |
| Address: <u>1525 W. Church St</u> | E-mail: <u>TedHANAWALT@ricart.com</u> |

Parcel

| | |
|--|---|
| Address of Parcel: (Number & Street, City, State, Zip) <u>1525 W Church St Newark, OH 43055</u> | Auditor's Parcel #: <u>5424682201000</u> |
|--|---|

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

Bryn Mawr Dr and Country Club Dr

| | |
|-------------------|-------------|
| Subdivision Name: | Lot Number: |
|-------------------|-------------|

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

Notes: (Optional)

Appeal

The Application is a request to permit the following:
 Erection Alteration Maintenance Conversion Conditional Use
 In accordance with the plans filed herewith, describe the building or use:

Appeal Continued

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

Parking for more than 4 is required to dustless + durable surfacing

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

We are in need of more parking to provide us with enough inventory to sustain future growth. This will also help generate more tax revenues for the city of Newark.

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)

125.3.2

Required Documents

(Must be signed and returned to the Engineering Department.)

- A. Original Application
- B. List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. Number the parcel list. This will correspond with the Tax Map in C below.
- C. Tax Map from the County Engineer indicating boundaries of this property in question and properties described in B above. Number each parcel on the map to match its corresponding name, location and mailing address in list B above.
- 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.

Ted Hawawalt

(Owner/Applicant Signature)

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

appeared Ted Hawawalt 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 19th day of AUGUST 2023

[Signature] EXP: June 29 2027
(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>8/22/23</u> |
| <input checked="" type="checkbox"/> Forward to BZA | <u>9/15/23</u> | <u>BAM</u> | | Paid Date: <u>8/22/23</u> |
| <input type="checkbox"/> Hold | | Reason: | | Check Cash (circle one) |
| | | | | Check # <u>Credit Card</u> |
| | | | | Amount \$ <u>50.00</u> |

BZA CASE NO. 23-33

Date of Review: 9/11/23

Address of Project: 1320 W Main St

Current Zoning: HB

Project Description: Gravel Parking Lot

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

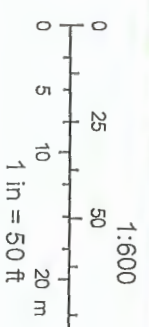
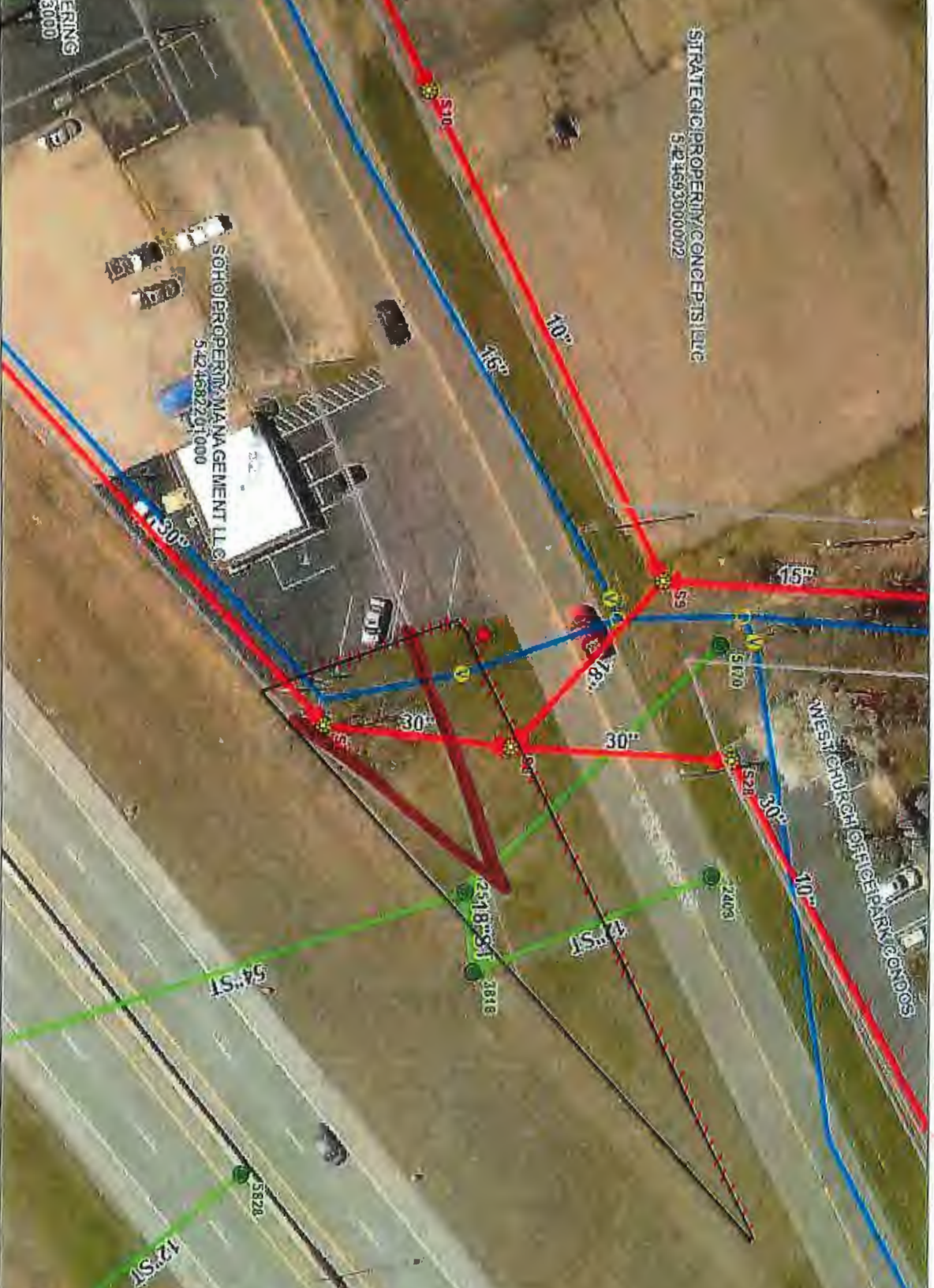
08-16 125 125.3.2

Requirement: Off-street parking form 4 or more vehicles must be dustless and durable.

Proposal: The applicant proposes to install a gravel parking lot to the East of their office building.

Conclusion: The proposal requires board approval

1525 W. Church St.





Zoning Application #

23-34
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: Roger Boucher
Address: 927 Wells Ave

Telephone: 740-973-5348
E-mail: chevy-64@twc.com

Applicant

Name:

Telephone:

Address:

E-mail:

Lessee

Name:

Telephone:

Address:

E-mail:

Parcel

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

927 Wells Ave Newark Ohio 43055

Auditor's Parcel #:

054-219504-00.000

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

Subdivision Name:

Lot Number:

Zoning Classification:

If filling out electronically, click box to display dropdown

RH

Proposed Use:

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

Notes: (Optional)

Appeal

The Application is a request to permit the following:

Erection Alteration Maintenance Conversion Conditional Use

In accordance with the plans filed herewith, describe the building or use:

Privacy Fence

Appeal Continued

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

Fences are restricted to 6' in height

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

*6 ft fence does not give me privacy and security
I would like. Would like to keep the 8 ft.*

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 88, 1.2

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.

Roger Boucher
(Owner/Applicant Signature)

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

appeared Roger G. Boucher 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 31st day of August, 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>8/31/23</u> Paid Date: <u>8/31/23</u> |
| <input checked="" type="checkbox"/> Forward to BZA | <u>9/15/23</u> | <u>BAM</u> | | <input checked="" type="checkbox"/> Cash (circle one) Check # <u>381</u> Amount \$ <u>50.00</u> |
| <input type="checkbox"/> Hold | | Reason: | | |

BZA CASE NO. 23-34

Date of Review: 9/11/23

Address of Project: 927 Wells

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

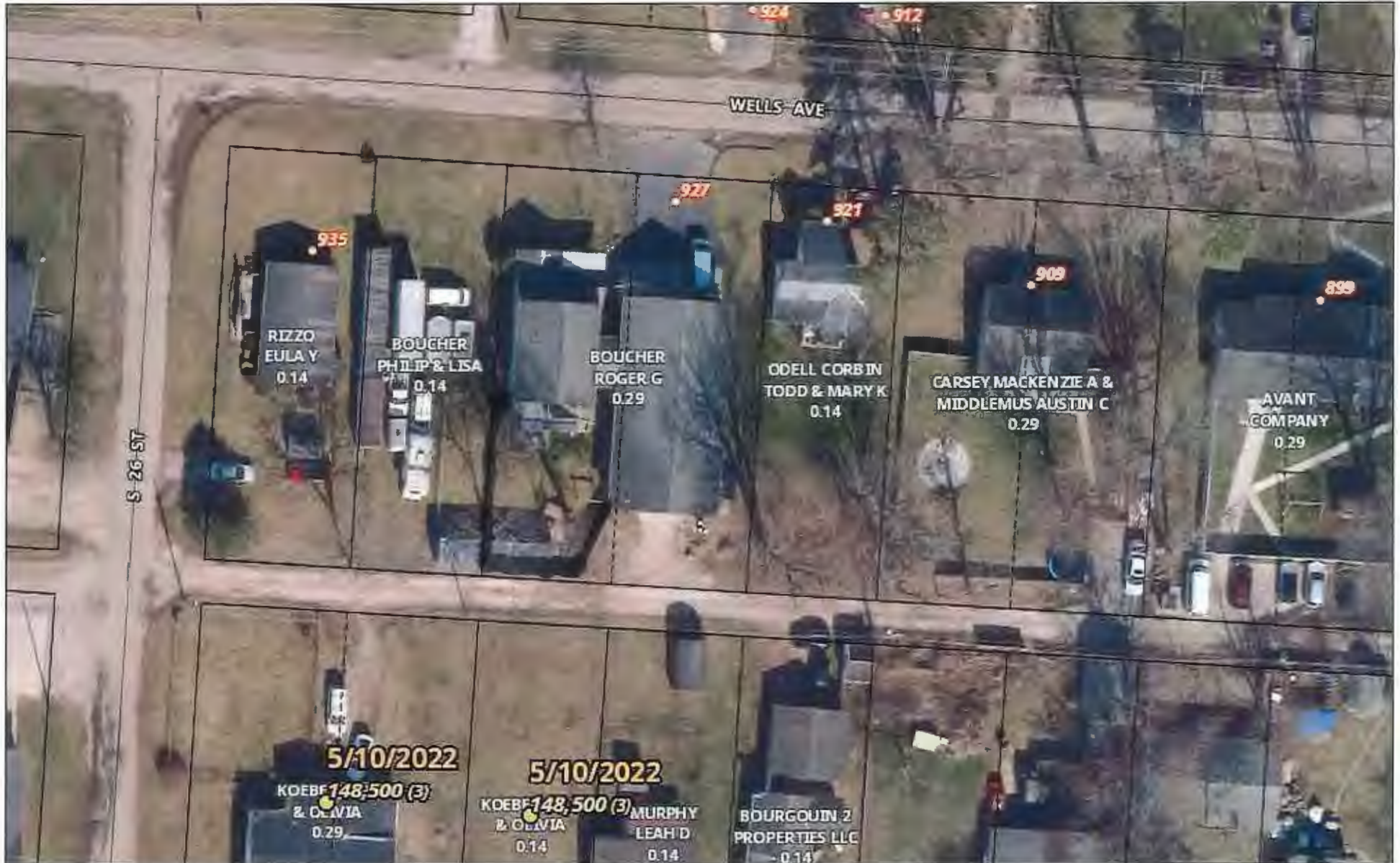
08-16 88 88.1.2

Requirement: In the RH district rear and side yard fences are restricted to 6 ft. in height.

Proposal: The applicant proposes to an 8 ft. tall fence in the back yard.

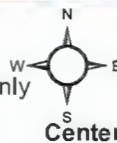
Conclusion: The proposal requires board approval

OnTrac Property Map



August 31, 2023

- Street Number Only
- Sales - 2023
- Sales - 2022

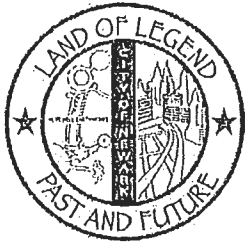


- Centerline Labels**
- Interstate/US/State Route

- County Road 47 Feet
- Township Road 0.01 Miles
- Other Road Type

- Driveway
- Interstates
- Municipal Corporations

LICKING COUNTY TAX MAP



Zoning Application #

BZA-23-35
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: The Kroger Co, an Ohio Corporation | Telephone: 425-345-8864 |
| Address: 1014 Vine Street, Cincinnati, OH 45202 | E-mail: tung@terabonne.net |

Applicant

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

Lessee

| | |
|--|-------------------|
| Name: Cellco Partnership d/b/a Verizon Wireless | Telephone: |
| Address: 7575 Commerce Ct, Lewis Center, OH 43035 | E-mail: |

Parcel

| | |
|--|--|
| Address of Parcel: (Number & Street, City, State, Zip) 1155 N. 21st Street, Newark, OH 43055 | Auditor's Parcel #: 054-269904-04.000 |
|--|--|

On the North South East West side of the street, between the following intersections:
N. 21st St. and Baker Blvd.

| | |
|---|-------------------------|
| Subdivision Name: Lot 8 Hummerick House | Lot Number: 8 |
|---|-------------------------|

| | |
|---|--|
| Zoning Classification: If filling out electronically, click box to display dropdown GB - General Business District | Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Transmission Communications Tower |
|---|--|

Notes: (Optional)
Transmission Tower requires Conditional Use approval per 50.4.2 of the Zoning Code.

Flood: 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 SUPPORTING THREE ADDITIONAL LESSES.

* BZA-23-05
tabled 2/23/23
(Denied)

Zoning Application #

BZA-23-35
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 7' in GB 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 7' 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? January 2023

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.
- C. Tax Map from the County Engineer indicating boundaries of this property in question and properties described in B above. Number each parcel on the map to match its corresponding name, location and mailing address in list B above.
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- E. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.
- F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
- G. Application Fee of \$25.00 for Off-Premise Variable Message Sign
- H. Additional documentation at the discretion of the applicant for support of the Appeal

Upon receipt of this application and the required documents listed above, you will be notified of the date and time of the hearing at which time you or a representative must appear.

Zoning Application #

BZA-23-35
BZA Appeal #

J. Michael Long, Counsel for the Applicant
(Owner/Applicant Signature)

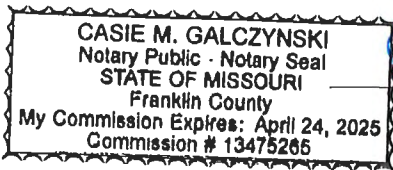
Before me, a Notary Public in and for St. Louis County in the State of Missouri, personally

appeared J. Michael Long, Counsel for the Applicant who, by me being duly sworn, says that he is the
(Applicant's name)

representative of 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 6th day of September, 2023.



[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>9-11-23</u> |
| <input checked="" type="checkbox"/> Forward to BZA | <u>9/15/23</u> | <u>BAM</u> | | Paid Date: <u>9-11-23</u> |
| <input type="checkbox"/> Hold | | Reason: | | Check Cash (circle one) |
| | | | | Check # <u>841187</u> |
| | | | | Amount \$ <u>50.00</u> |

BZA CASE NO. 23-35

Date of Review: 9/11/23

Address of Project: 1155 N 21st 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 barbed wire 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.



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

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

| SHEET INDEX | |
|----------------------|---------------------------------------|
| TITLE: | T-1 TITLE SHEET & PROJECT INFORMATION |
| SURVEY: | I-1 FINAL SURVEY |
| CIVIL SHEETS: | |
| C-1.1 | OVERALL SITE LAYOUT |
| C-1.2 | STAGING PLAN LAYOUT |
| C-2 | DIMENSIONAL SITE LAYOUT |
| C-3 | TOWER ELEVATION & ANTENNA DETAILS |
| C-4 | EQUIPMENT FOUNDATION |
| C-5 | EQUIPMENT PAD LAYOUT |
| C-6 | EQUIPMENT PAD LAYOUT |
| C-7 | EQUIPMENT PAD LAYOUT |
| C-8 | FENCE DETAILS & NOTES |

PREPARED BY
BURGESS & NIPLE
Engineers & Architects | Planners
330 RUSH ALLEY,
SUITE 700
COLUMBUS, OH 43215
614-453-2950

PREPARED FOR
NORTHSTAR TOWERS
1075 SUPERIOR AVE, SUITE 107,
CLEVELAND, OH 44114
CLEVELAND, OH
C174713.000

FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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| 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 |
| E911 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' 44.99" LONGITUDE: 82° 25' 44.98" ELEVATION: ±854' (NAVD 1988) AMSL |
| TYPE OF TOWER: | MONOPOLE |
| OVERALL TOWER HEIGHT: | ±170'-0" |
| LIGHTNING ARRESTOR HEIGHT: | ±10'-0" |
| TOWER (STRUCTURAL STEEL) HEIGHT: | ±160'-0" |
| ANTENNA CENTERLINE HEIGHT: | 155'-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: | AEP OHIO PHONE: (800) 672-2231 |
| GAS COMPANY: | N/A |
| TELEPHONE COMPANY: | TBD |
| CONSTRUCTION MANAGER: | PATRICK CROW EMAIL: patrick.crow@nstartowers.com |
| REAL ESTATE MANAGER: | JESSE STYLES EMAIL: jesse.styles@nstartowers.com |
| TOWER OWNER: | NORTHSTAR TOWERS, LLC 815 SUPERIOR AVE, E, SUITE 1812 CLEVELAND, OH 44114 PHONE: (216) 803-0803 |
| PROPERTY OWNER: | THE KROGER CO, AN OHIO CORPORATION 1014 VINE ST CINCINNATI, OH, 45202 PHONE: (425) 345-8864 |
| APPLICANT: | NORTHSTAR TOWERS, LLC 815 SUPERIOR AVE, E, SUITE 1812 CLEVELAND, OH 44114 PHONE: (216) 803-0803 |

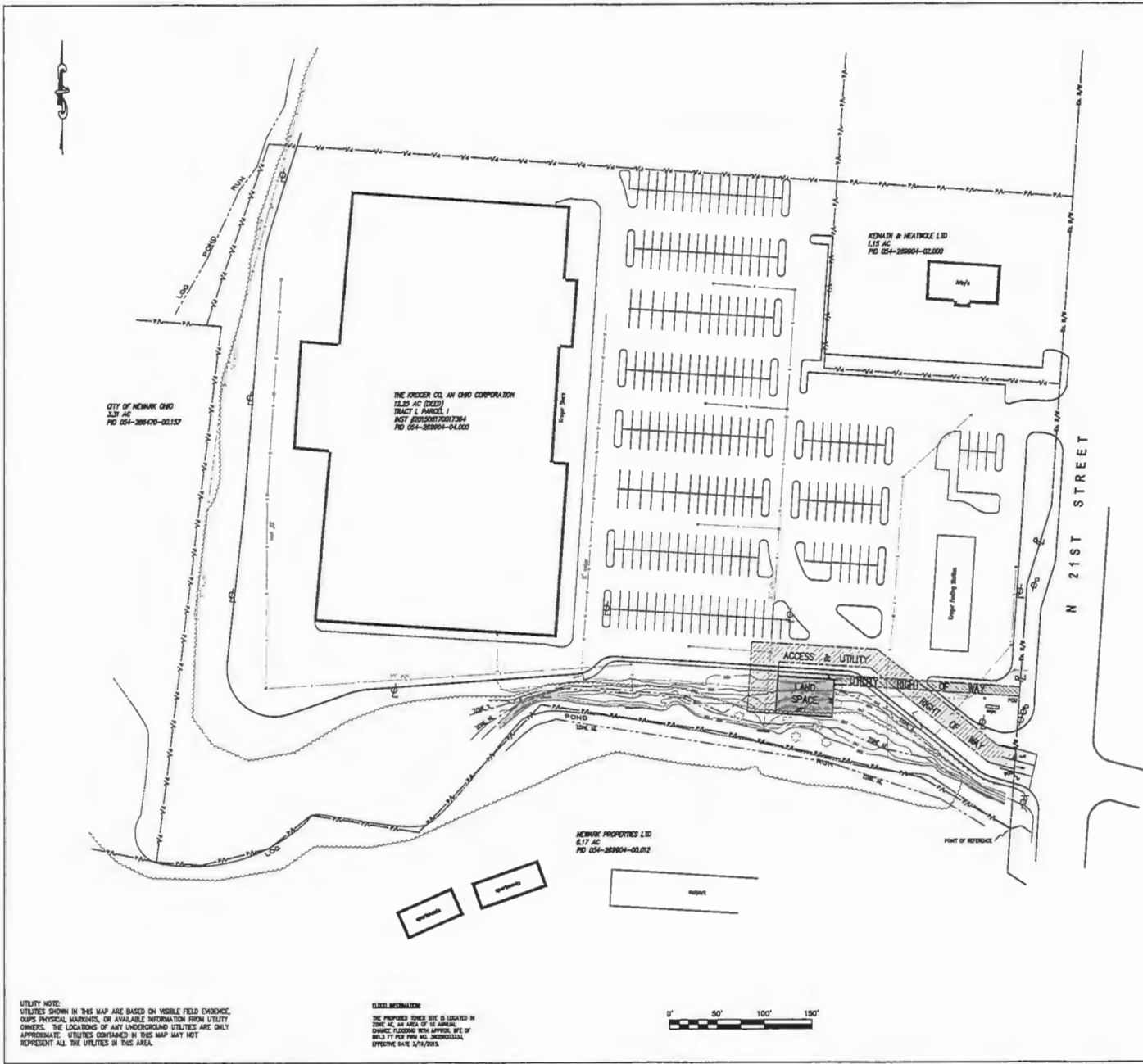
| ENVIRONMENTAL REQUIREMENTS | |
|-------------------------------------|-------------------------------|
| <input type="checkbox"/> | NOTICE TO CONTRACTOR ATTACHED |
| <input checked="" type="checkbox"/> | NO ENVIRONMENTAL RESTRICTIONS |

| DRIVING DIRECTIONS | |
|---|--|
| BEGINNING OF SITE ACCESS ROAD: • LATITUDE: 40.07909° • LONGITUDE: -82.43137° | |
| DEPART FROM VERIZON WIRELESS OFFICE (7575 COMMERCE CT, LEWIS CENTER OH 43085) TOWARD ORANGE 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 | |
|--|--|
| HANDICAPPED REQUIREMENTS: | |
| • FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION | |
| • HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED. | |
| PLUMBING REQUIREMENTS: | |
| • FACILITY HAS NO PLUMBING OR REFRIGERANTS. | |
| FAA AND FCC REQUIREMENTS: | |
| • THIS FACILITY SHALL MEET ALL FAA AND FCC REQUIREMENTS. | |
| CONSTRUCTION REQUIREMENTS: | |
| • 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 ANTENNA TOWER AND SUPPORTING STRUCTURES TIA-601 | |
| • COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS | |
| • INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 1100, IEEE C62.41 | |
| • ANSI T1.311, 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 | |
| A&E NUMBER: | PROJ1187 |
| DESIGNED BY: | GSH |
| DRAWN BY: | GSH |
| DATE: | 06/02/2023 |
| SHEET TITLE: | |
| TITLE SHEET & PROJECT INFORMATION | |
| SHEET NUMBER: | |
| T-1 | |



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

LATITUDE: 40° 04' 44.99" N
 LONGITUDE: 82° 25' 44.98" W

GROUND ELEVATION: 884 FT (NAVD 88)



TOWER COORDINATES LOCATION MAP (NOT TO SCALE)

- LEGEND**
- POWER POLE
 - LIGHT POLE
 - TELEPHONE POLE
 - TELEPHONE BOX
 - ELECTRIC BOX
 - IRON PIN FOUND
 - IRON PIN SET
 - PK NAIL SET
 - WAG NAIL SET
 - MONUMENT
 - IRON PIN
 - POINT OF BEGINNING
 - CENTERLINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE
 - LAND SPACE
 - PROPOSED RIGHTS OF WAY
 - EXISTING EASEMENT
 - FENCE

EASEMENTS AND RECORDING INFORMATION SHOWN HEREON ARE BASED ON TITLE REPORT (COMMITMENT No. _____), PROVIDED TO PS SURVEYING & MAPPING GROUP, LLC BY AGENTS OF NORTHSTAR TOWERS. ALL VISIBLE EVIDENCE OF UTILITIES OR OTHER DATA OBSERVED IN THE FIELD IS DELINEATED HEREON.

TO NORTHSTAR TOWERS: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS MADE IS IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS" AS ESTABLISHED AND ADOPTED BY ALTA AND ALSO IN 2022. HOWEVER, THE POINTS OF THIS SURVEY IS THE LAND SPACE AND RIGHTS OF WAY PERTINENT THEREON. INFORMATION REGARDING PARTS OF THE SUBJECT TRACT NOT CONCERNED WITH THE LAND SPACE AND THE SPECIFIED RIGHTS OF WAY WILL NOT BE INCLUDED HEREON.

PRELIMINARY SURVEY (NOT FOR CONSTRUCTION)

REGISTERED SURVEYOR _____ DATE _____

UTILITY NOTE:
 UTILITIES SHOWN IN THIS MAP ARE BASED ON VISIBLE FIELD EVIDENCE, OAPS PHYSICAL MARKINGS, OR AVAILABLE INFORMATION FROM UTILITY OWNERS. THE LOCATIONS OF ANY UNDERGROUND UTILITIES ARE ONLY APPROXIMATE. UTILITIES CONTAINED IN THIS MAP MAY NOT REPRESENT ALL THE UTILITIES IN THIS AREA.

CLERK INFORMATION:
 THE PROPOSED ZONED SITE IS LOCATED IN ZONE LC AN AREA OF 16.4000 ACRES. CHANGES FLOORED WITH APPROVAL BY THE BUILDING DEPARTMENT. EFFECTIVE DATE 3/31/2023.



| NO. | DATE | DESCRIPTION | REVISIONS |
|--|----------|-------------|-----------|
| NEWARK OH-225 | | | |
| THE KROGER COMPANY | | | |
| STATE OF OHIO, COUNTY OF Licking, CITY OF NEWARK, N 21ST ST, NEWARK, OH 43025 | | | |
| PREPARED FOR | | | |
| NORTHSTAR TOWERS | | | |
| PS SURVEYING & MAPPING GROUP, LLC 1425 PORTLAND PLACE, COLUMBUS, OH 43260 (614) 291-1000 | | | |
| SITE SURVEY | | | |
| PS PROJECT No. | DRAWN BY | DATE | SHEET |
| 23-101-03 | ALC | 3/23/2023 | 1 OF 1 |



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application #

BZA-23-36
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: Dennis + Jessica Reynolds | Telephone: 740-644-2727 |
| Address: 345 Granville St. | E-mail: zeep@roadrunner.com |

Applicant

| | |
|-----------------|-------------------|
| Name: | Telephone: |
| Address: | E-mail: |

Lessee

| | |
|-----------------|-------------------|
| Name: | Telephone: |
| Address: | E-mail: |

Parcel

| | |
|--|--|
| Address of Parcel: (Number & Street, City, State, Zip) 345 Granville St. Newark, OH 43055 | Auditor's Parcel #: 054-255624-00.001 |
| 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 Residential RM | Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): |
| Notes: (Optional) | |

Appeal

The Application is a request to permit the following:
Erection **Alteration** **Maintenance** **Conversion** **Conditional Use**
In accordance with the plans filed herewith, describe the building or use:

Appeal Continued

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

Zoning code fence height limit is 4 feet.

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

*① containment of Large Dogs
② more pleasing proportion to Large 3 story home*

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) *88.1.1*

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 Appeal #

Jessica Reynolds
(Owner/Applicant Signature)

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

appeared Jessica M. Reynolds 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 8th day of September, 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: Rcvd. Date: <u>9/8/23</u> |
|--|----------------|------------------|----------------|------------------------------------|
| <input type="checkbox"/> Incomplete | | | | Paid Date: _____ |
| <input checked="" type="checkbox"/> Forward to BZA | <u>9/15/23</u> | <u>BAM</u> | | Check Cash (circle one) |
| <input type="checkbox"/> Hold | | Reason: | | Check # _____ |
| | | | | Amount \$ _____ |

BZA CASE NO. 23-36

Date of Review: 9/11/23

Address of Project: 345 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

Ordinance / Article / Section

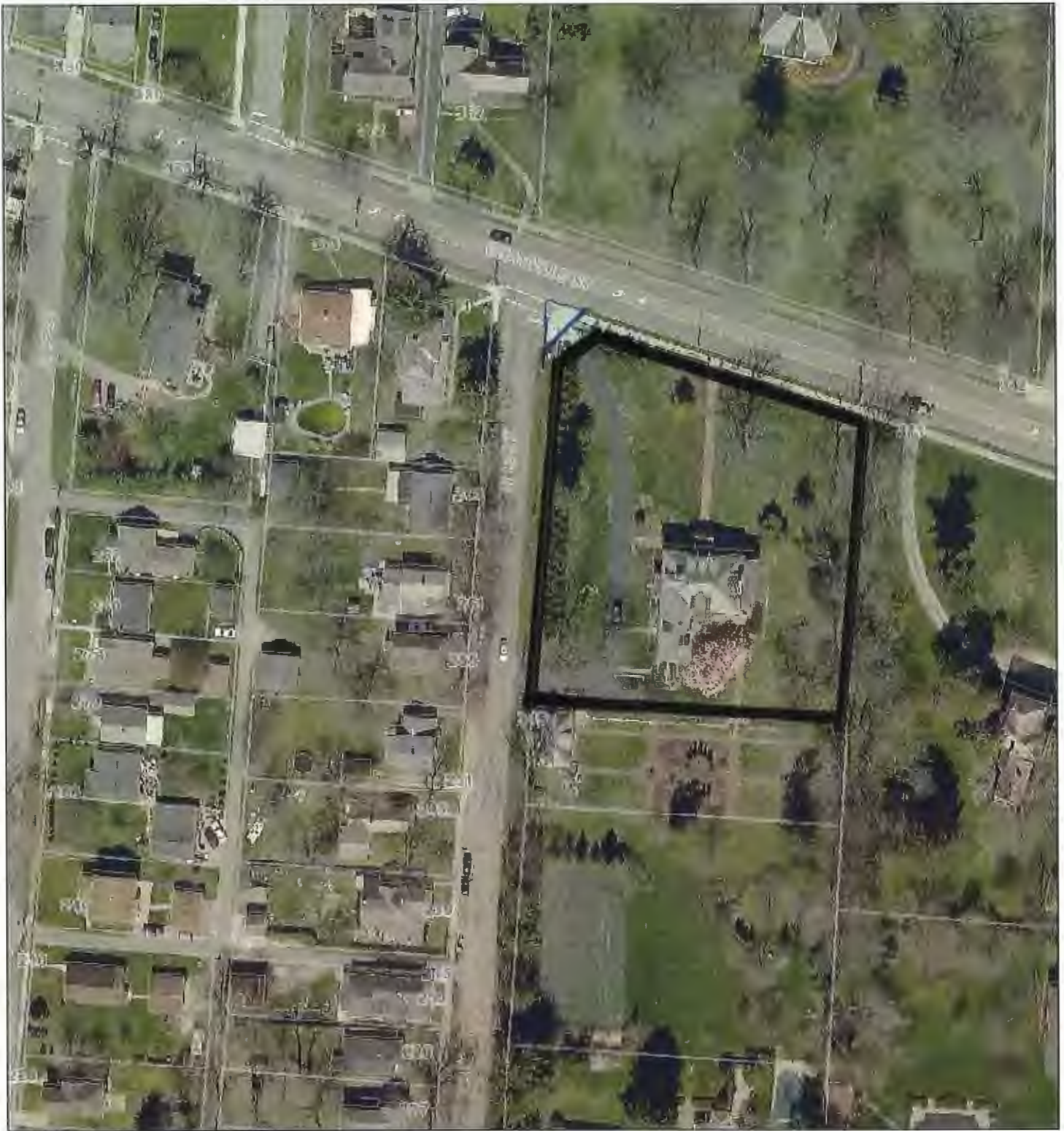
Requirement / Proposal / Conclusion

08-16 88 88.1.1

Requirement: In the RM district, front yard fences are restricted to 4 ft. in height.

Proposal: The applicant proposes to install a 5 ft. fence along Granville Street and 13th Street

Conclusion: The proposal requires board approval



September 5, 2023

+ RailRoads

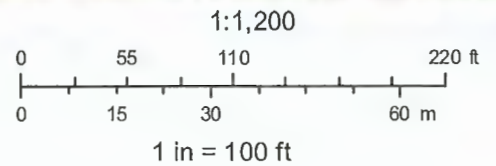
Hydrolines

ArtificialPath; Connector; StreamRiver

County Mask

Parcels

[] Building Footprints





Zoning Application #

23-37

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>Kathleen J Miceli</i> | Telephone: <i>740 973 3586</i> |
| Address: <i>6063 Pleasant Chapel Rd</i> <small><i>newark oh 43056</i></small> | E-mail: <i>chefkathy2004@yahoo.com</i> |

Applicant

| | |
|----------|------------|
| Name: | Telephone: |
| Address: | E-mail: |

Lessee

| | |
|----------|------------|
| Name: | Telephone: |
| Address: | E-mail: |

Parcel

| | |
|--|--|
| Address of Parcel: (Number & Street, City, State, Zip) <i>589 Kenwell Dr Newark Oh 43055</i> | Auditor's Parcel #: |
| 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: <i>R</i> | Lot Number: <i>8</i> |
| Zoning Classification: If filling out electronically, click box to display dropdown <i>FM</i> | Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): <i>Short term Rental</i> |
| 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:
Short Term Rental

Appeal Continued

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

Short term Rentals are a conditional use

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

The home is now in perfect condition. All upgrades have been done. I find Long term Rentals are a bad decision - Long term Rentals do not take care of the home or property

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)

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 Appeal #

[Signature]
(Owner/Applicant Signature)

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

appeared Kathleen J. Miceli 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 12th day of September 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>9-12-23</u> |
| <input checked="" type="checkbox"/> Forward to BZA | <u>9/19/23</u> | <u>BAM</u> | | Paid Date: <u>9-12-23</u> |
| <input type="checkbox"/> Hold | | Reason: | | Check <u>Cash</u> (circle one) |
| | | | | Check # <u>---</u> |
| | | | | Amount \$ <u>50.00</u> |

BZA CASE NO. 23-37

Date of Review: 9/11/23

Address of Project: 589 Kenwell Dr

Current Zoning: RM

Project Description: Conditional Use – Short Term Rental

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

Ordinance / Article / Section

Requirement / Proposal / Conclusion

08-16 16 16.4

Requirement: In the RM district, Short Term Rentals are considered a conditional use and must be approved by the board.

Proposal: The applicant proposes to operate a short-term rental

Conclusion: The proposal requires board approval



ZS-2023-00031
Zoning Application #

BZA-23-038
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: Deer Valley Condominium LLC | Telephone: |
| Address: 4393 Arbor Lake Dr Groveport OH 43125 | E-mail: |

Applicant

| | |
|--|---|
| Name: Shawn Murphy - Mid Ohio Development | Telephone: (740)-403-4824 |
| Address: | E-mail: smurphy@midohiodevelopment.com |

Lessee

| | |
|-----------------|-------------------|
| Name: | Telephone: |
| Address: | E-mail: |

Parcel

| | |
|--|--|
| Address of Parcel: (Number & Street, City, State, Zip) 1591 King Rd | Auditor's Parcel #: 096-286524-01.004 |
| 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: |
| Zoning Classification: If filling out electronically, click box to display dropdown MFR | Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): |
| Notes: (Optional) | |

Appeal

The Application is a request to permit the following:
Erection Alteration Maintenance Conversion Conditional Use
In accordance with the plans filed herewith, describe the building or use:

New Subdivision Sign

Appeal Continued

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

The base is required to be of brick construction. This sign will be metal. The code restricts the sign to 6' in height, this sign will be 8' tall.

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)

135.7C

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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- D. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions.
- E. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.
- F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
- G. Application Fee of \$25.00 for Off-Premise Variable Message Sign
- H. Additional documentation at the discretion of the applicant for support of the Appeal

Upon receipt of this application and the required documents listed above, you will be notified of the date and time of the hearing at which time you or a representative must appear.

Zoning Application #

BZA Appeal #

(Owner/Applicant Signature)

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

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

(Applicant's name)

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

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this _____ day of _____.

(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

| Status: | Date: | Zoning Reviewer: | Date Notified: | Date: Rcvd. Date: _____ Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____ |
|---|-------|------------------|----------------|---|
| <input type="checkbox"/> Incomplete | | | | |
| <input type="checkbox"/> Forward to BZA | | | | |
| <input type="checkbox"/> Hold | | Reason: | | |

BZA CASE NO. 23-38

Date of Review: 9/11/23

Address of Project: 1591 King Rd

Current Zoning: MFR

Project Description: Subdivision Sign

- 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

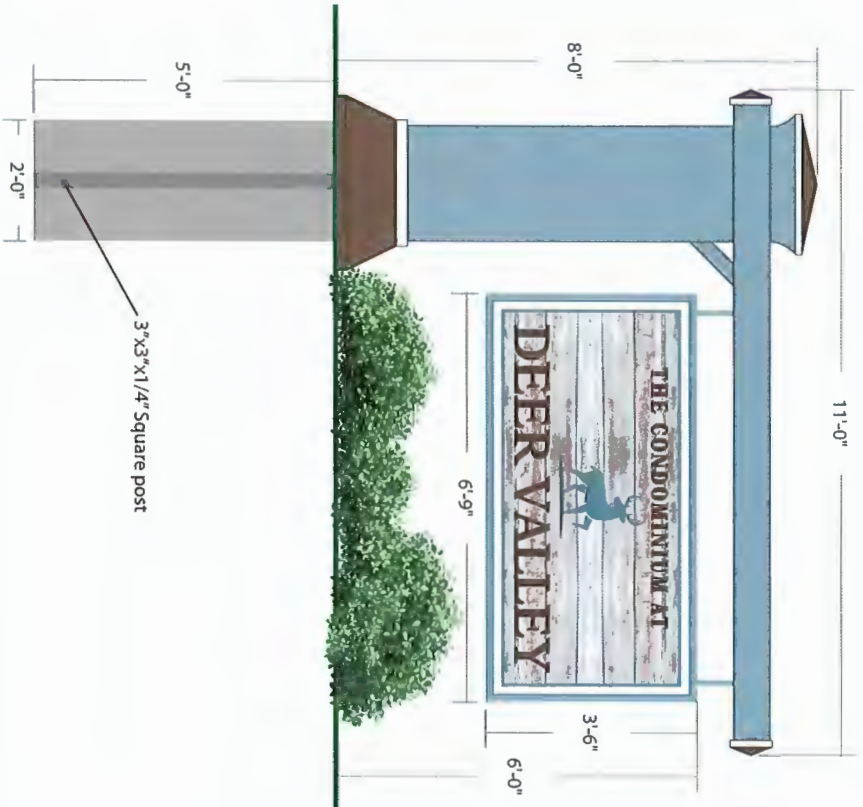
Requirement / Proposal / Conclusion

08-16 135 135.7C

Requirement: SUBDIVISION SIGN: In all districts a sign used solely to display the name of a residential subdivision is permitted. The maximum height shall be six feet; the maximum sign face area shall be ninety square feet. The sign shall not be internally illuminated. There shall be no more than one sign at each entrance to the subdivision. The material used to construct the base of the sign shall be brick or stone. The use of any other type of material to construct the base shall be approved by the Board. All portions of the sign shall be setback a minimum of fifteen feet from any property line or the public right-of-way..

Proposal: The applicant proposes to install an aluminum sign that is 8 ft. tall.

Conclusion: The proposal requires board approval



QTY (1) Double-sided Sign Panel with Custom Support Structure - 11'-0"
Overall - 88 sq ft Sign Panel 23.6 sq ft

Specifications

SIGN PANEL: TBD
ILLUMINATION: Exterior Illumination by others.
SUPPORT STRUCTURE: Custom built aluminum sign support structure painted PMS 7695U, PMS 462

■ PMS 7695U ■ PMS 4625U

SONSIGN
 47 Columbus, OH 43221
 www.ortonsigns.com

Client: **Mid Ohio Dev | Deer Valley Condos**
 Project: **Monument Sign**

Drawing Date: **09-06-23**
 Drawing #: **23-456** SP: **DH** D: **BW**



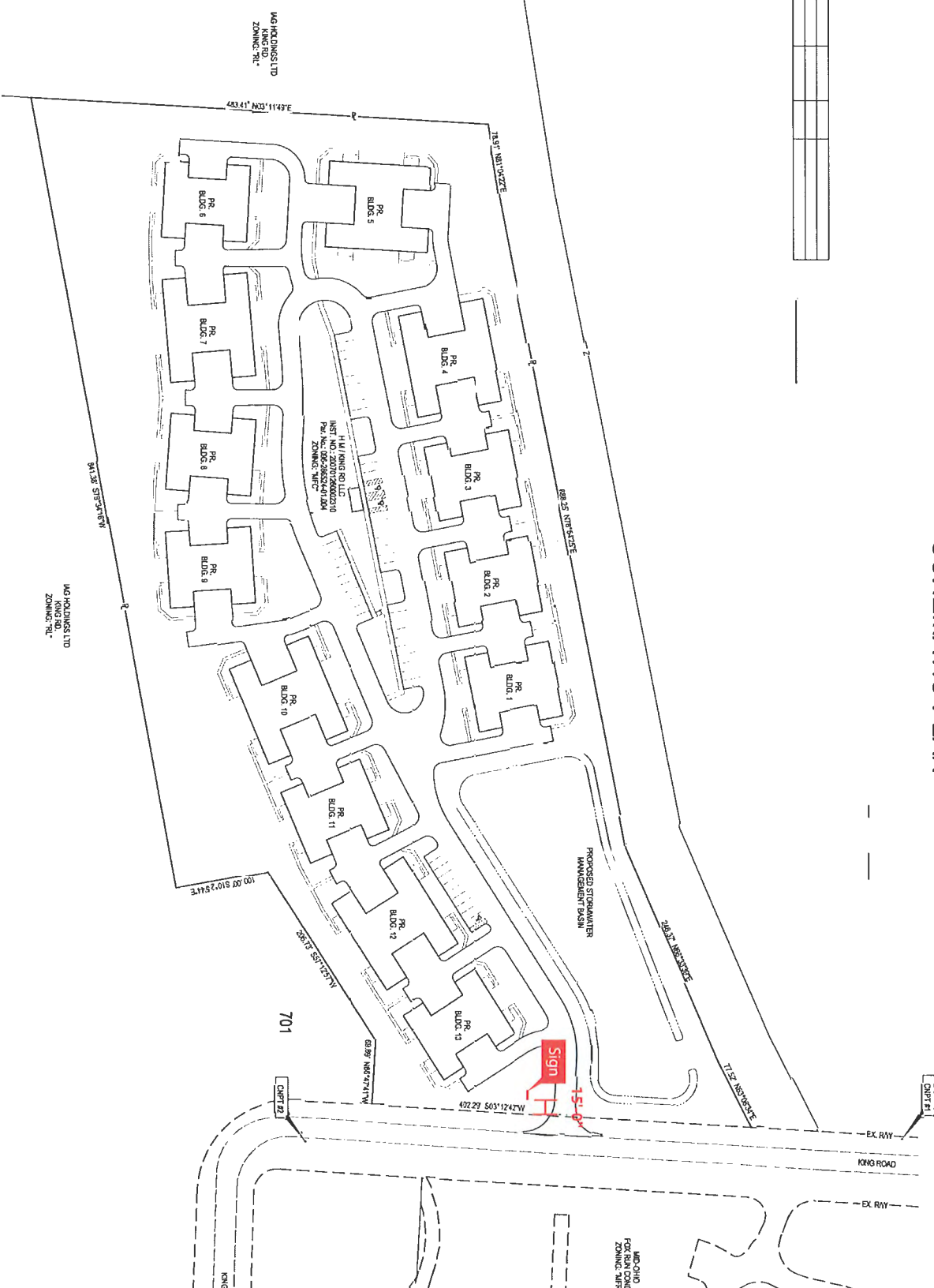
This sign is intended to be used in accordance with the instructions on the back of the sign. Electrical Code and/or other applicable codes and regulations may apply to the installation and use of this sign.

AS-DRAWN APPROVAL:

Client Signature: _____
 Morrison will not begin production until client signature is received on proof. Your signature and approval on this proof and any adjustments after signature is received will incur additional charges.

Orton Signs Company, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U.S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution.

SCHEMATIC PLAN



| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |

M/G HOLDINGS LTD
KING RD
ZONING: RL

M/G HOLDINGS LTD
KING RD
ZONING: RL

M/G HOLDINGS LTD
KING RD
ZONING: RL



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 #

B2A-23-39
BZA Appeal #

c/o Engineering Department

BOARD OF ZONING APPEALS APPLICATION

Page 1 of 1

Owner

| | |
|--|-------------------------------------|
| Name: <i>BILL KOPP</i> | Telephone: <i>740-334-7405</i> |
| Address: <i>827 NORTH BUENA VISTA ST</i> | E-mail: <i>billkopp@hotmail.com</i> |

Applicant

| | |
|------------------------|------------------------|
| Name: <i>BILL KOPP</i> | Telephone: <i>SAME</i> |
| Address: <i>SAME</i> | E-mail: <i>SAME</i> |

Lessee

| | |
|----------|------------|
| Name: | Telephone: |
| Address: | E-mail: |

Parcel

| | |
|--|---|
| Address of Parcel: (Number & Street, City, State, Zip) <i>827 NORTH BUENA VISTA ST</i> | Auditor's Parcel #: <i>054-191568-00.000</i> |
| On the <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersecctions: <i>Main St Cedar Run Rd and Main St Dogwood</i> | |
| Subdivision Name: <i>Walnut Hills ADD</i> | Lot Number: <i>8118</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): <i>Garage</i> |

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:
*I plan to put a preassembled garage on a concrete slab 3 feet from the existing garage to house my 3rd vehicle.
The front of the garage be even with the existing garage + then go back 20 feet. Structure is 12x20*

Page 1 of 1

Appeal Continued

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

Additional Structures Are supposed to go in the back yard

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

The back yard is sloped to the extent that I cannot set a vehicle back there without getting it stuck
The garage would look better than the car sitting to the side of driveway

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 86
Section 86.3

Required Documents

(Must be signed and returned to the Engineering Department.)

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(Applicant's name)

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(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: 9/15/23 |
| <input checked="" type="checkbox"/> Forward to BZA | 9/15/23 | BAM | | Paid Date: 9/15/23 |
| <input type="checkbox"/> Hold | | Reason: | | Check Cash (circle one) |
| | | | | Check # 0000 |
| | | | | Amount \$ 50.00 |

BZA CASE NO. 23-39

Date of Review: 9/11/23

Address of Project: 827 Buena Vista St

Current Zoning: RL

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

Ordinance / Article / Section

Requirement / Proposal / Conclusion

08-16 86 86.3.1

Requirement: In the RL District, accessory structures are required to be in the rear yard.

Proposal: The applicant proposes to erect a 12x20 detached garage in the side yard.

Conclusion: The proposal requires board approval

827 Buena Vista St



9/15/2023

Addresses

● Addresses

▭ Buildings

▭ Parcels

▭ City Limits

▭ Buildings

NewarkAerial2023.tif

▭ Red: Band_1

▭ Green: Band_2

▭ Blue: Band_3

