

BOARD OF ZONING APPEALS MEETING  
THURSDAY, DECEMBER 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**

### **APPLICATION BZA-23-35**

Applicant: Northstar Towers  
Owner: The Kroger Co  
Location: 1155 N 21<sup>st</sup> St  
Project: Conditional Use – Cell Tower/Fence  
Reference: 50.4/88.2

4. **NEW BUSINESS**

### **APPLICATION BZA-23-43**

Applicant: Bryan Lewis  
Owner: EM Millcreek Partners  
Location: 701-705 Woods Edge LN  
Project: Two Unit Condo  
Reference: 28.8

### **APPLICATION BZA-23-44**

Applicant: Joseph Mentzer  
Owner: Joseph Mentzer  
Location: 1075 Hollar LN  
Project: Parking Lot  
Reference: 125.3.2

### **APPLICATION BZA-23-45**

Applicant: Donald Slee & Andrew Slee  
Owner: Donald & Janet Slee  
Location: 1432 Misty Glen Dr  
Project: Home Occupation (Business)  
Reference: 16.4

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, JANUARY 25, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS JANUARY 2, 2024, 4:30PM.**

5. **ADJOURNMENT**



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) Auditor's Parcel #: 054-269904-04.000  
1155 N. 21st Street, Newark, OH 43055

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: GB - General Business District Proposed Use: Transmission Communications Tower  
If filling out electronically, click box to display dropdown

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 LESSEES.

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

**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.
- 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-23-35  
BZA Appeal #

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

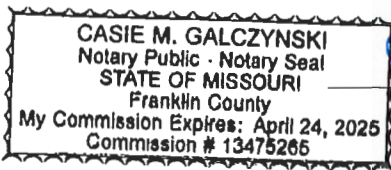
Before me, a Notary Public in and for St. Louis County in the State of Missouri, personally

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 6<sup>th</sup> 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>



# City of Newark Engineering and Zoning

40 W Main St Newark, OH 43055  
740-670-7729 www.newarkohio.net

## Notice of Board of Zoning Appeals Decision

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December 28, 2023

Northstar Towers  
815 Superior Ave E  
Cleveland OH, 44114

**Application Number: BZA-23-035**

Dear Property Owner,

At a Public Hearing held on Thursday, December 28, 2023 the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

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

**Current Zoning:** GB

**Project Description:** Cell Tower w/perimeter fence

**Ordinance/Article/Section:**

08-16 50 50.4

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

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

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

08-16 88 88.2

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

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

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

On the basis of evidence presented at the Public Hearing, and pursuant to Article 150 of Ordinance 08-33, otherwise known as the Zoning Code, the Board of Zoning Appeals **granted** your Appeal Application

**The Board finds, beyond reasonable doubt that all the following facts and conditions exist:**

- Unusual Circumstances:
- Preservation of Property Rights:
- Absence of Detriment:

On the basis of evidence presented at the Public Hearing, and pursuant to Article 150 of Ordinance 08-33, otherwise known as the Zoning Code, the Board of Zoning Appeals **denied** your Appeal Application **due to the following reasons.**

**The following conditions were not met:**

- Unusual Circumstances:
- Preservation of Property Rights:
- Absence of Detriment:
- Other: \_\_\_\_\_

**As requested by the applicant, this request has been tabled.**

The Zoning Inspector **will, will not** issue a permit to you subject to the above conditions

You are hereby advised that if you are aggrieved by the decision of the Board, you may present to the Court of Common Pleas of Licking County a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality.

**STATEMENT OF CERTIFICATION**

STATE OF OHIO, LICKING COUNTY, SS:

I, Steve Layman, Chairman of the Board of Zoning Appeals of the City of Newark, Ohio, within and for said City, and in whose custody the files, Journals and Records of said Board are required by the Ordinances and Resolutions of the City of Newark, Ohio, to be kept, do hereby certify that the foregoing is a true copy of the original entry evidencing the Board's decision in the premises and remaining on file and of record in this office. Said decision of the Board of Zoning Appeals is currently in full force and effect.

WITNESS my signature, this 28th day  
of December 2023.

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

\_\_\_\_\_  
Secretary, Board of Zoning Appeals

Cc:



























## Board of Zoning Appeals Notice of Public Hearing

Dear Property Owner:

Notice is hereby given of a Public Hearing to be held on Thursday, September 28, 2023, at 5:30 pm in Council Chambers, 40 W. Main St, Newark, OH. Public comment is solicited regarding a Zoning Appeal filed by the following applicant:

Application Number: BZA-23-35  
Applicant: Northstar Towers  
Property Location: 1155 N 21<sup>st</sup> St  
Owner: The Kroger Co  
Reason(s) for the Appeal:

**Ordinance**    **Article/Section**

08-16 \_\_\_\_\_ 50 \_\_\_\_\_ 50.4

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

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

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

08-16 \_\_\_\_\_ 88 \_\_\_\_\_ 88.2


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

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

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

This notice is being sent per Zoning Ordinance 08-33, Article 150.4.2 to owners of properties located within 200 feet of the property in question. All interested persons will be given an opportunity to be heard. For further information regarding this application, please call 740-670-7727 or email [zoninginspector@newarkohio.net](mailto:zoninginspector@newarkohio.net). The City of Newark Zoning Code is available on the Engineering and Zoning webpage at [www.newarkohio.net](http://www.newarkohio.net). Accommodations for individuals with disabilities will be provided upon reasonable request.

Sincerely,

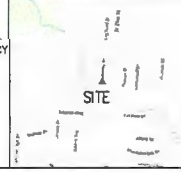
  
George Carter  
Zoning Inspector

FIRST NAME	LAST NAME	PHYSICAL ADDRESS	MAILING ADDRESS	CITY	STATE	ZIP CODE
	ACD INVESTMENTS LLC	1069 N 21 ST	PO BOX 1474	PATASKALA	OH	43062
RICHARD A & ELECTA R	ARNETT	SAME	1076 SUNRISE DR	NEWARK	OH	43055
	CHURCHILL LIVING TRUST	SAME	1086 SUNRISE DR	NEWARK	OH	43055
MONA JAY	FINE	SAME	1098 SUNRISE DR	NEWARK	OH	43055
MYRTLE J	FRAZIER	SAME	1112 PIERSON DR	NEWARK	OH	43055
TEE JAYE'S COUNTRY RESTRAUNT	FSI REALTY INC	1195 N 21 ST	1363 PARSONS AVE	COLUMBUS	OH	43206
BARB A-TR	HARRIS	SAME	1116 SUNRISE DR	NEWARK	OH	43055
	KEINATH & HEATWOLE LTD	1175 N 21 ST	683 SWANSEA RD	NEWARK	OH	43055
	KROGER CO	1155 N 21 ST	1014 VINE ST	CINCINNATI	OH	45202
RYAN LLC	LTC PROPERTIES INC	1065 JOHNSON AVE	PO BOX 56607	ATLANTA	GA	30343
	NEWARK AREA SOCCER ASSOCIATION INC	BAKER BLVD	600 BAKER BLVD	NEWARK	OH	43055
	NEWARK PROPERTIES LTD	JOHNSON AVE & N 21ST ST & SUNRISE DR	1061 N 21ST ST	NEWARK	OH	43055
	NLCP 1150 NORTH 21ST ST OH LLC	1150 N 21 ST	27 PINE ST STE 50	NEW CANAAN	CT	6840
	PEOPLES BANK	1180 N 21ST	138 PUTNAM ST	MARIETTA	OH	45750
CHRISTINE	PRIMM	SAME	1110 SUNRISE DR	NEWARK	OH	43055
WILLIAM K	LONZO - TR	SAME	1092 SUNRISE DR	NEWARK	OH	43055
HEWITT M & JENNIE L	SHAUCK	SAME	1104 SUNRISE DR	NEWARK	OH	43055
CHARLOTTE R & DARWIN	STOUT	SAME	1080 SUNRISE DR	NEWARK	OH	43055
	TERRAZA 7 LLC	1091 N 21 ST	11995 EL CAMINO REAL	SAN DIEGO	CA	92130
	THOMAS J EVANS FOUNDATION	EMPIRE DR	PO BOX 4217	NEWARK	OH	43058
JAMES G	UNDERWOOD	SAME	1200 N 21 ST	NEWARK	OH	43055
THOMAS R	WIECHART ETAL	N 21ST ST	4511 ELIDA RD	ELIDA	OH	45807

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: 864 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 MAIL SET
  - MAG MAIL SET
  - MONUMENT
  - IRON PIN
  - POINT OF BEGINNING
  - CENTRALINE
  - RIGHT OF WAY LINE
  - PROPERTY LINE
  - LAND SPACE
  - PROPOSED RIGHTS OF WAY
  - EXISTING EASEMENT
  - FENCE

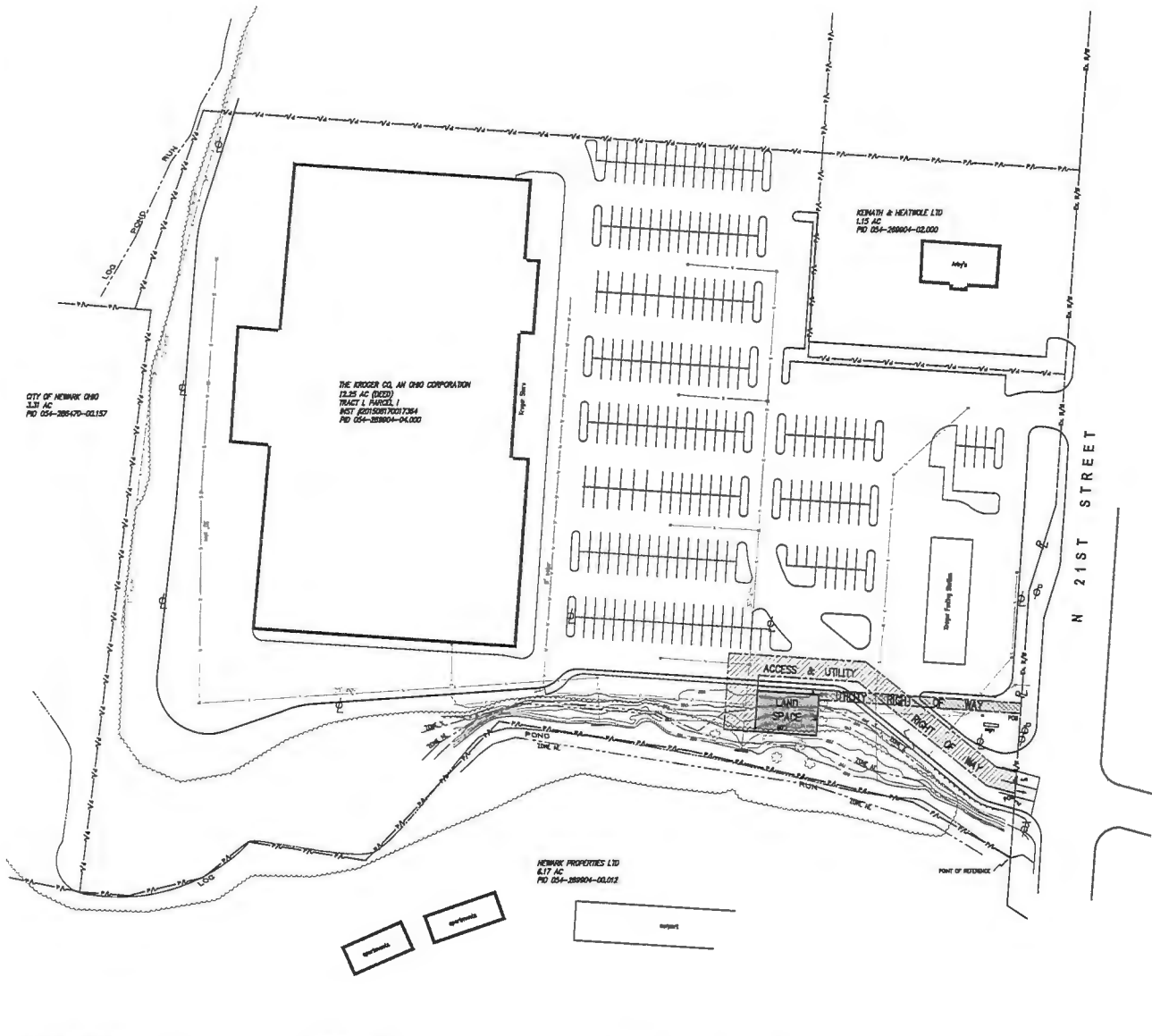
EASEMENTS AND RECORDING INFORMATION SHOWN HEREON ARE BASED ON TITLE REPORT (COMMENT NO. \_\_\_\_\_), PROVIDED TO PS SURVEYING & MAPPING GROUP, LLC BY AGENTS OF NORTHSTAR TOWERS. ALL VISIBLE EVIDENCE OF UTILITIES OR OTHER DATA OBSERVED IN THE FIELD IS DELINEATED HEREON.

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 ALTIMETRIC SURVEYS" AS ESTABLISHED AND ADOPTED BY ALTA AND ASCA IN 1902. HOWEVER, THE FIELD 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 \_\_\_\_\_

NO.	DATE	DESCRIPTION
REVISIONS		
<b>NEWARK OH-225</b>		
<b>THE KROGER COMPANY</b>		
STATE OF OHIO, COUNTY OF LICKING, CITY OF NEWARK N 21ST ST, NEWARK, OH 43055		
PREPARED FOR <b>NORTHSTAR TOWERS</b>		
PS SURVEYING & MAPPING GROUP, LLC <small>1423 PENLAND PLACE, COLUMBUS, OH 43229</small>		
<b>SITE SURVEY</b>		
PS PROJECT No.	DRAWN BY	DATE
23-101-05	ALC	3/23/2023
		SHEET
		1
		OF
		1



**UTILITY NOTE:**  
 UTILITIES SHOWN IN THIS MAP ARE BASED ON VISIBLE FIELD EVIDENCE, QUOTE 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.

**SCALE INFORMATION:**  
 THE PROPOSED TOWER IS LOCATED IN THIS AC. AN AREA OF 10 SQUARE FEET. CHANCE FLOODING MAY AFFECT AREAS OF 100 SQ FT PER FIRM AC. APPROXIMATE OFFSHORE DATE 3/14/2023.





12/28/23

Board of Zoning Appeals  
C/o Engineering Dept.  
40 West Main St, 2nd Flr.  
Newark, Ohio 43055  
(740) 670-7727  
(740)349-5911 Fax

# City of Newark Board of Zoning Appeals Application

Zoning File # \_\_\_\_\_  
BZA Application # BZA-23-43  
Date Received: 11/17/23  
Received by: g.c.c.  
Amount Due: \$ 75-  
Receipt # 162851

## CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>EM MILLCREEK PARTNERS</u>	Telephone: <u>740 920 4099</u>
Address: <u>1239 Cherry Valley Rd</u>	E-mail: <u>blewis@stoneworksllc.com</u>
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	

Applicant	
Name: <u>BRYAN LEWIS</u>	Telephone: <u>740 975 6252</u>
Address: <u>1239 Cherry Valley Rd</u>	E-mail: <u>blewis@stoneworksllc.com</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	

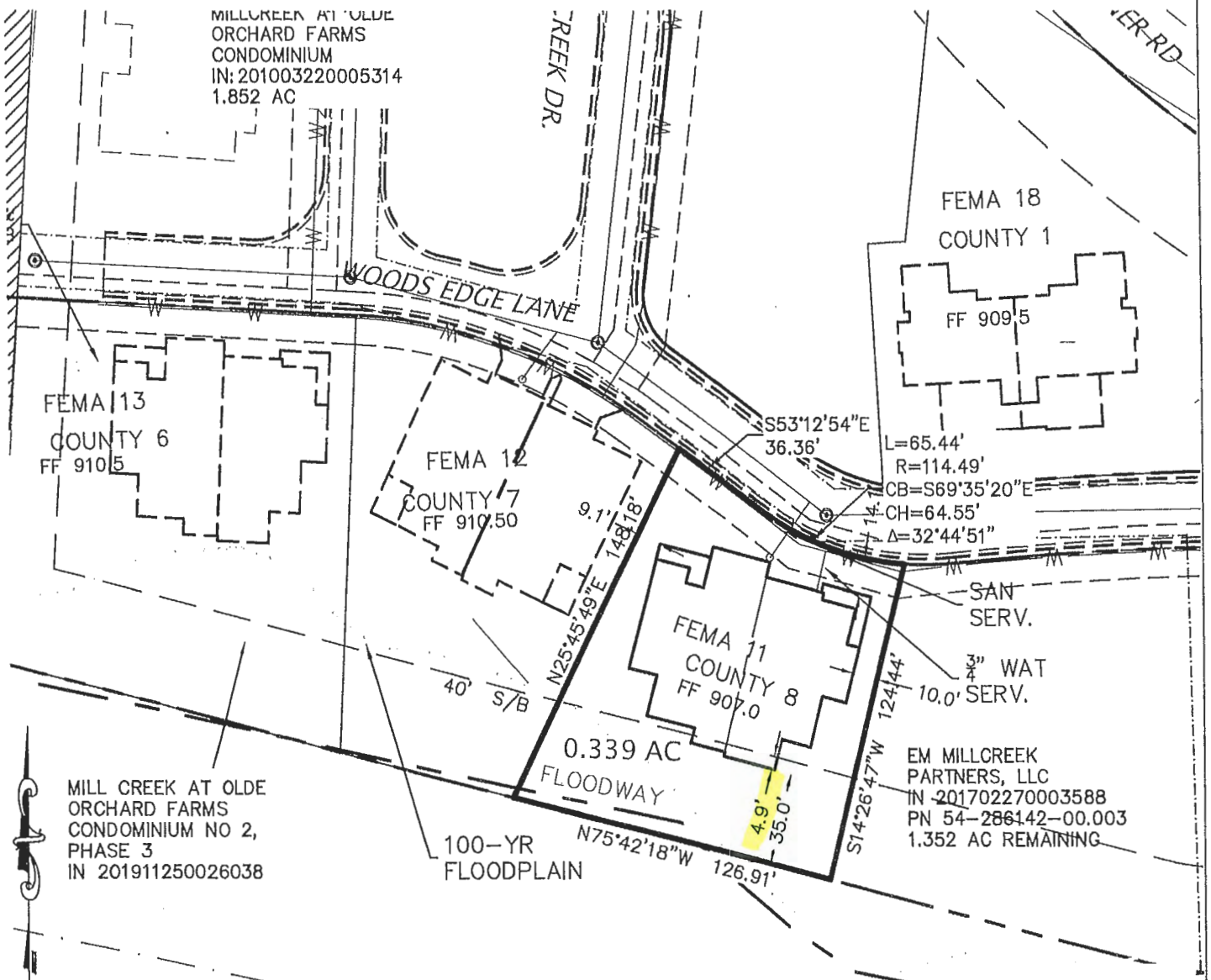
Parcel	
Address of Parcel: <u>701/705 Woods Edge Lane</u>	Auditor's Parcel Number: <u>054-286142-00.003</u>
On the <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>TURNER</u> and <u>PRICE</u>	
Subdivision Name: <u>MILLCREEK</u>	Lot Number: <u>11</u>
Zoning Classification: <u>RESIDENTIAL</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <u>MFC</u> <small>If filling out electronically, click box to display dropdown (Specify Use): <u>CONDO</u></small>

Appeal	
This Application is a request to permit the following: Erection <input 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: <p style="text-align: right;"><u>Flood: A/AE</u></p>	
This project is not permitted by the Zoning Code for the following reason(s): <u>(100 LF.)</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>The BUILDING SIZE IS 4.9' LONGER THAN THE AREA BETWEEN SETBACKS ON THE SITE</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List)	



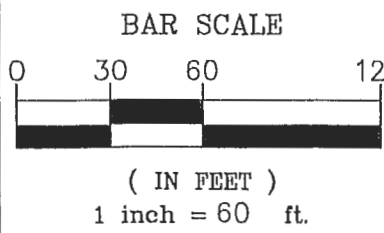
FOR: EM Millcreek Partners  
 COMMUNITY/BLDG: Millcreek Condo FEMA 11/ COUNTY 8  
 ADDRESS: 701 & 705 WOODS EDGE LN  
 SCALE 1" = 60'

BLDG STYLE:  
 CITY OF: Newark  
 DRN: TDW CK: DMW CO. OF: Licking



MILL CREEK AT OLDE ORCHARD FARMS CONDOMINIUM NO 2, PHASE 3  
 IN 201911250026038

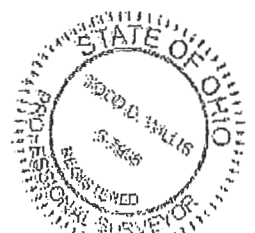
EM MILLCREEK PARTNERS, LLC  
 IN 201702270003588  
 PN 54-286142-00.003  
 1.352 AC REMAINING



NOTE: BUILDER TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION FIELD MODIFICATION TO THE EROSION AND SEDIMENT CONTROL MAY BE NECESSARY

**PLOT PLAN**

I hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a Building Permit. The use of the Plot Plan for any other purpose is strictly prohibited.



*Todd Willis*

*Willis Engineering & Surveying*

Todd D. Willis, PS  
 Reg. No. S-7996  
 740-739-4030

Board of Zoning Appeals  
C/o Engineering Dept.  
40 West Main St, 2<sup>nd</sup> Flr.  
Newark, Ohio 43055  
(740) 670-7727  
(740)349-5911 Fax

City of Newark  
Board of Zoning Appeals  
Application

Zoning File # \_\_\_\_\_  
BZA Application # BZA-23-44  
Date Received: 11-21-23  
Received by: P. Kemp  
Amount Due: \$ 200.00  
Receipt # 162853

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Joseph L. Mantzer</u>	Telephone: <u>740 973.7451</u>
Address: <u>8688 Jersey Mill Rd. Alexandria OH 43001</u>	E-mail: <u>notjustdumpsters@gmail.com</u>
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>same</u>	Telephone:
Address:	E-mail:
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1075 Hollar Lane Newark OH 43055</u>	Auditor's Parcel Number: <u>054-210648-00.000</u>
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: <u>N/A</u>	Lot Number: <u>N/A</u>
Zoning Classification: <u>LI</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input checked="" 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: <u>Place Asphalt millings for park in lieu of dustless/durable surface</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Parking for more than 4 requires dustless/durable surface</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Cost inhabitant</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List) <u>125.3.2</u>	



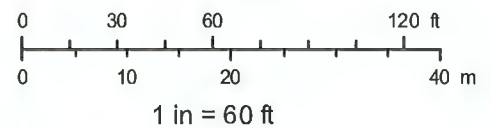


November 17, 2023

1:720

- Parcels
- Street Labels
- + RailRoads

County Mask



**Hydrolines**

ArtificialPath; Connector; StreamRiver

Board of Zoning Appeals  
 C/o Engineering Dept.  
 40 West Main St, 2<sup>nd</sup> Flr.  
 Newark, Ohio 43055  
 (740) 670-7727  
 (740)349-5911 Fax

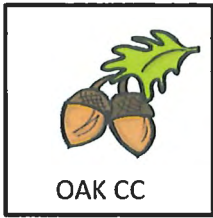
**City of Newark**  
**Board of Zoning Appeals**  
**Application**

Zoning File # \_\_\_\_\_  
 BZA Application # BZA-23-45  
 Date Received: 11-29-23  
 Received by: Dolley Kemp  
 Amount Due: \$ 75.00  
 Receipt # 162855

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Donald W &amp; Janet L. Slee</u>	Telephone: <u>740 405 8880 Jan</u>
Address: <u>1432 Misty Glen Drive</u>	E-mail: <u>oakcustomcoating@gmail.com</u>
<b>I would prefer to have agendas mailed rather than e-mailed</b> <input type="checkbox"/>	
Applicant	
Name: <u>Donald W Slee Andrew C. Slee</u>	Telephone: <u>740 405 8880 Jan</u>
Address: <u>1432 Misty Glen Drive</u>	E-mail: <u>oakcustomcoating@gmail.com</u>
<b>I would prefer to have agendas mailed rather than emailed</b> <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>1432 Misty Glen Drive</u>	Auditor's Parcel Number: <u>054-286350-00.011</u>
On the <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: <u>Deer Run</u> and <u>Misty Glen court</u>	
Subdivision Name: <u>Village of Deer Run</u>	Lot Number: <u>Lot #11660</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>RL</u>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use:	
This project is not permitted by the Zoning Code for the following reason(s): <u>Home based business requires Board of Zoning approval.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Please see attached.</u>	
Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes When?	
This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List)	



# **One Of A Kind Custom Coatings LLC**

## **Bringing Your Ideas To Life.**

### **WHO WE ARE:**

One of a Kind Custom Coatings is a father and son, veteran owned business specializing in applying ceramic coatings, powder coating and painting of small metal, plastic, and wooden parts. The operation is in its infancy, as we will just be establishing ourselves.

### **OUR MISSION:**

We live in a time where everyone wants to have something unique that fits their personality. This inspired us to enter the industry of custom coatings. We are passionate about creating projects that are unique and last a lifetime for our customers.

### **OUR PROCESS:**

Our process would be to advertise through social media, a webpage, Craigslist, and Etsy to draw in customers. They can contact us via email, phone or form submission on our webpage. After initial contact, a design session will begin via email or phone, at which time they will lay out their ideas. We will respond to them with a project plan and bid. Some examples that we would expect to work on would be stainless drinking cups, sunglasses, flasks, knives and/or any other small metal, plastic, or wooden item.

After we reach an agreement, the customer will ship their item to us using USPS, UPS, FedEx etc. This ensures we will not have foot traffic or signage on the property.

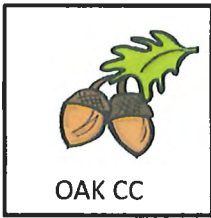
Upon receipt of the item our process then begins. Our first step is to media blast the item, removing any old paint, rust, or other surface contaminants, which will provide a clean surface upon which we will apply our coating(s). The media blaster is powered by a homeowner grade air compressor that is quiet and will not bother anyone in the area.

The coating will be sprayed on and can sit to cure or in some cases will be baked in an oven designed for baking parts. This oven can be a regular kitchen oven, or toaster oven, however, it cannot be used for food prep. Using a separate oven will ensure we will not contaminate our food prep process. Once the customer's product is cured, we will examine it to ensure that it meets our quality standards and meets the design specification agreed upon with the customer.

The next phase is customer approval and billing. Using any of the available face to face VOIP services, such as Zoom, or WebEx, we will be able to show the customer their completed project, which will trigger our invoice process to the customer. The customer will be able to pay using various payment options such as PayPal, Venmo, or Beacon.

One payment has been confirmed, we will package their item, ship it back to the customer.

The hours which we intend to run our business would be Monday through Thursday 9am to 3pm.



# **One Of A Kind Custom Coatings LLC**

## **Bringing Your Ideas To Life.**

### **FINANCIALS:**

Our startup costs will be approximately \$5000.00 and supplied by us, the owners. Our current projection for the first year of business is to cover all startup costs and make an additional \$5000.00 in profit. We intend to reinvest to further grow the business, possibly moving into the hydro-dipping industry in the future. While we understand that there are other companies doing similar things, we believe that there is a broad appeal, and a large customer base available. Our team has the experience of an award-winning custom motorcycle painter that can ensure we are competitive with anyone out there.

### **INTERACTION WITH OUR NEIGHBORS:**

We have spoken to the adjoining neighbors describing our intent and our process, to prevent any possible future problems or sudden surprises. We have no intention of changing the outside appearance of our home. We intend to run the business with zero impact on our neighbors, or the neighborhood in which we live.



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LEFEVRE THOMAS E TR

5428635000029  
HIGH POINT  
DEV CO

5428635000008  
GARD, KATHLEEN  
MGARD, JOHN T

5428635000009  
STEWART, TROY

5428635000010  
CRUMRINE, MICHAEL  
J CRUMRINE, KIMBERLY A

5428635000011  
SLEE, DONALD  
WSLEE, JANET L

5428635000012  
SHANNON, AMBRE  
LYNNCHISM II, EDGAR LEO

5428923000000  
BROWN, TERRYBROWN,  
DEBORAH

5428635000017  
BLANEY, KENNETH  
BLANEY, JODY

5428635000013  
ROGERS, STEPHEN  
CROGERS, KELLY

5428635000016  
WIEMERS, BETH A

5428635000017  
POUND, WILLIAM  
E POUND, MINNIE L

5428635000015  
NISAL, TEJASNISAL,  
CRYSTAL

5428635000016  
LINDSKOG, ERIK  
J LINDSKOG, WENDY

5428635000014  
HYSLOP, JAMES  
R HYSLOP, JANE A

5428635000015  
BARNETT,  
CLAYTON BARNETT, SUSAN






5428635000014  
JACOBS, RENEE  
A JACOBS, MITCHEL F



1432 MISTY GLEN DR

DECEMBER 1, 2023

**Legend**

-  Building\_Footprints
-  CITY LIMITS
-  PROPOSED VARVARIANCE
-  PROPOSED VARIANCE WITHIN 200FT
-  PARCELS

