

BOARD OF ZONING APPEALS MEETING
THURSDAY, MARCH 28, 2024, 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-22-10

Applicant: Josh Darfus
Owner: Darfus Real Estate & Management LLC
Location: 398-400 MT Vernon Rd
Project: New Retail Post Frame Building
Reference: 125.2

4. NEW BUSINESS

APPLICATION BZA-24-08

Applicant: Frank Rosato
Owner: Southgate Co
Location: 1555-1567 W Main St
Project: Wall Sign
Reference: 135.8

APPLICATION BZA-24-09

Applicant: Jaymie Oliver
Owner: OOOH! Advertising –DBA Oliver Outdoor
Location: Multiple Locations
Project: Billboard Digital Conversion
Reference: 135.10

APPLICATION BZA-24-10

Applicant: Lee Auer
Owner: Lee Auer
Location: 382 Eddy St
Project: Fence
Reference: 88.1

APPLICATION BZA-24-11

Applicant: Randy & Andrea Fields
Owner: Randy & Andrea Fields
Location: 1171 Cranwood Dr
Project: Fence
Reference: 88.1

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON
THURSDAY APRIL 25, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL
IS APRIL 1, 2024, 4:30PM.

5. ADJOURNMENT



Zoning Application #

BZA-22-10

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: Darfus Real Estate and Management LLC	Telephone: 740-243-3297
Address: 2560 Bethel Road SE., Bremen, Ohio 43107	E-mail: sales@flyovercountrysg.com
Applicant	
Name: Josh Darfus	Telephone: 740-243-3297
Address: 2560 Bethel Road SE, Bremen, Ohio 43107	E-mail: sales@flyovercountrysg.com
Lessee	
Name: N/A	Telephone:
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) 398-400 Mt. Vernon Road, Newark, Ohio 43055	Auditor's Parcel #: 054-270624-00.000
On the <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: Mount Vernon Road and West North Street	
Subdivision Name: N/A	Lot Number: N/A
Zoning Classification: If filling out electronically, click box to display dropdown MB	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Commercial/Retail
Notes: (Optional) Either Mount Vernon Road or West North Street could serve as the front of this property in a desire to alleviate the need for the request of additional variances Mr. Darfus wishes to designate the front of the property to be West North Street.	

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: Post frame construction, steel sided exterior building to be used for retail space. More specifically, a family owned sporting goods retail store.	

33% Density

Appeal Continued

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

The setbacks for the property are 40 feet for the rear and 25 feet for the side of the property that adjoins a property that is an R district. Additionally if the Board deems the front of the property to be Mount Vernon Road then the property does not meet the necessary frontage requirements of 75 feet.

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

The code section is clear, "Where, by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property existing on the effective date of this code...the literal enforcement of the requirements would involve practical difficulty or would cause unnecessary hardship the Board may grant a variance." In the present appeal Josh Darfus is seeking a variance for a property that is exceptionally narrow. The property is only 50ft by 100ft. The setbacks in are 25ft on the side for a property that adjoins a R district and 40ft in the rear for a property that adjoins an R district. Due to the dimensions of the lot in question it induces an unnecessary hardship on any property owner wishing to construct a building on the premises.

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 46 Section 46.8

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.

Zoning Application #

BZA-22-10

BZA Appeal #

[Handwritten Signature]
(Owner/Applicant Signature)

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

appeared Josh Darfus 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 29th day of April



Jarod B. Rose, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

[Handwritten Signature]
(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/2/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>5/9/2022</u>	<u>BAM</u>		Paid Date: <u>5/22/22</u>
<input type="checkbox"/> Hold		Reason:		Check <input type="checkbox"/> Cash (circle one)
				Check # <u>5569</u>
				Amount \$ <u>50.00</u>

COMMERCIAL BUILDING SITE CONSTRUCTION PLANS - 2023

400 MT. VERNON ROAD CITY OF NEWARK, LICKING COUNTY, OHIO

BENCHMARKS

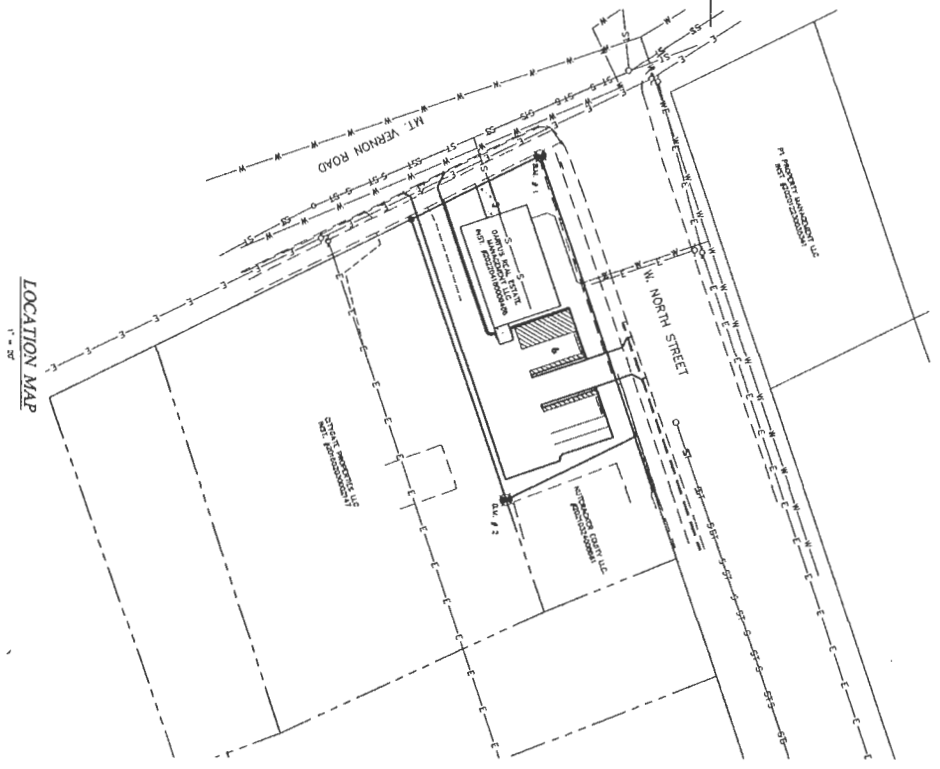
MARK 1000 DATUM
 1/4" DIA. IRON PIN FOUND AT THE CORNER OF
 400 MT. VERNON ROAD AND MT. VERNON ROAD
 72024-00-000
 167.7245
 7/8" DIA. IRON PIN FOUND AT THE CORNER
 OF MT. VERNON ROAD AND MT. VERNON ROAD
 72024-00-000
 167.7245
 1/4" DIA. IRON PIN FOUND AT THE CORNER
 OF MT. VERNON ROAD AND MT. VERNON ROAD
 72024-00-000
 167.7245

WARD CONSTRUCTION DRAWINGS

WARD CONSTRUCTION DRAWINGS LISTED ON THESE
 SHEETS ARE CONSIDERED TO BE A PART HEREOF:

DESCRIPTION
 DATE
 DRAWN BY
 CHECKED BY
 APPROVED BY

OF NEWARK STANDARD DRAWINGS
 SPECIAL & SPECIAL SECTIONS
 TYPICAL ERECTION PLAN
 CHANGING
 W/TE SERVICE INSTALLATION
 AFTER SETTING
 SETTING LAYOUT
 TYPICAL



DEVELOPER / OWNER
 Dennis Real Estate & Management, LLC
 5500 Belmont Road
 Newark, OH 43055
 Ph: 740-243-3257

ARCHITECT
 SPANNAK ARCHITECTURE
 740-503-3004



INDEX OF SHEETS

DESCRIPTION	SHEET NO.
Zone 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	1
GENERAL NOTES	2
EX. CONDITIONS/QUALITY PLAN	3
SITE PLAN W/ UTILITIES	4
GRADING PLAN & DRAINAGE	5
PLAN & PROFILE	6
SWP PLAN	7
SWP DETAILS	7

APPROVALS

SIGNATURES BELOW SIGNIFY ONLY AGREEMENT WITH THE GENERAL PURPOSE AND INTENT
 OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE OWNER
 AND DESIGNER. PROVIDING THE PLAN.

DATE	DATE
CITY OF NEWARK	
BY: CITY ENGINEER	
CITY OF NEWARK	
BY: DIRECTOR OF UTILITIES	
CITY OF NEWARK	
BY: STREETS SUPERINTENDENT	
CITY OF NEWARK	
BY: ZONING DIRECTOR	
CITY OF NEWARK	
BY: FIRE CHIEF	
CITY OF NEWARK	
DATE	
OWNER	
DATE	

TOOO D. WILCOX, P.E. REC. NO. DATE



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

June 23, 2022

Darfus Real Estate & Management LLC
2560 Bethel Road SE
Bremen, OH 43107

Application Number: BZA-22-010

Dear Mr. Darfus,

At a Public Hearing held on Thursday, June 23, 2022 the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

- Address of Project:** 398-400 Mt Vernon Rd
- Current Zoning:** MB (Medium Business)
- Project Description:** New retail post frame building

Ordinance/Article/Section:

08-33 46 46.8

Requirement: The property is required to have a FY Setback of 30', a SY setback of 15', and a RY setback of 40'.

Proposal: The applicant proposes to erect a new retail post frame building. The applicant proposes the following setbacks for the building: FY (Mt Vernon Side) 15', FY (North St Side) 11', SY (South Side) 11, and RY (East Side) 25'

Conclusion: The proposal does not meet the requirements of the code.

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, denied, tabled** your Appeal Application **as submitted, subject to the following conditions:**

Ordinance/Article/Section:	Action Taken:
10' setback	Mt Vernon
10' setback	W. Nook
	S parking places

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 23rd day of June 2022.



Chairman, Board of Zoning Appeals



Secretary, Board of Zoning Appeals

Cc:



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 # 24-08
 Date Received: 12/16/24
 Received by: S.C.C.
 Amount Due: \$ 200
 Receipt # _____
 CK# 329539

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Southgate Company Limited Partnership	Telephone: 740-522-2151
Address: 1499 West Main Street, Newark, Ohio 43055	E-mail:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Frank Rosato	Telephone: 740-522-2151
Address: 1499 West Main Street, Newark, Ohio 43055	E-mail: frank@southgatecorporation.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 1555- 1567 West Main Street, Newark, Ohio	Auditor's Parcel Number: 054-216672-00.075
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: South Terrace Ave. and Westmoor Ave.	
Subdivision Name:	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown LB- Limited Intensity Business District	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): No change
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:	
This project is not permitted by the Zoning Code for the following reason(s):	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: We are asking for a signage variance for the parcel at 1555-1567 W.Main Street be allowed to have (4) 3' x 10' building signs, this would for a total of 120 sq. ft. for the total building mounted signage. For 'LB' per 135.8(B.)(b.) allows 16 sq. ft. split between two or more signs. This would match the tenant on the sister building. This signage would be flat panel design and externally illuminated.	
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) Newark Zoning Code Article 135, Section 135.8 (B. On Premises Building Signs) (b. LB maximum sign area permitted)	

Required Documents and Appeal Process Overview

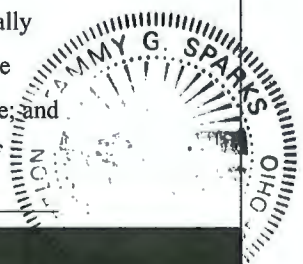
- Call the Newark City Engineering Department to schedule an Engineering Review.**
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers**
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
*Note: Submit 1 paper copy or 1 digital copy**
 - Tax Map must show properties within 200ft radius of the parcel
- Obtain a Project Site Plan**
*Note: Submit 1 paper copies and 1 digital copy**
Site plans must meet the following requirements:
 - Plan is drawn to scale
 - Shows the location of existing and proposed structures
 - Shows property and setback lines
 - Shows dimensions of structures and any other proposed improvements
 - Plans must show all parking, landscaping and signage requirements
- Obtain Building Elevations**
*Note: Submit 1 paper copies and 1 digital copy**
 - Elevation drawings show front, side and rear elevation measurements
 - Show the property as if the proposed project were already completed
 - All major exterior finish materials are identified
- Obtain Other Exhibits**
*Note: Submit 1 paper copies and 1 digital copy**
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)
- Submit Original Board of Zoning Appeals Application and attachments given above**
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
*Note: Submit 1 paper copy and 1 digital copy**
 - All questions are answered completely or N/A is noted
 - Notarized Owner signature is present
 - Owner authorization statement is present if using a Representative

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 a representative must attend.
- Pay the Appropriate Application Fee: Residential \$75 Commercial or Multi-Family \$200**
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
 - Check is made payable to the "City of Newark"
 - If the application is for an Off-Premise Variable Message Sign, the fee is \$150. Sec 150.4.1.(4)(5)
- Attend the Board of Zoning Appeals Meeting**
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.
- A Decision Letter will be mailed to you after the meeting**
**Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net*

[Handwritten Signature]

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Frank Rosato who, by me being duly sworn, says that he is the Applicant, Owner, or Lessee (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this 12th day of February, 2024. Notary Signature: Tammy G Sparks



Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	<u>3/1/24</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 24-08

Date of Review: 3/1/24

Address of Project: 1555-1567 W Main St

Current Zoning: LB

Project Description: Wall 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: The maximum sign face area of a wall sign in a LB District is 16 sq. ft.

Proposal: The applicant is asking for an allowance of 120 sq. ft. to split between 4 signs.

Conclusion: The proposal requires board approval



SOUTHGATE BUILDING 21 PAPER 1501 W. MAIN ST. - (3) TENANT SIGNS AT WEST END OF BUILDING FACING WEST MAIN ST.

SOUTHGATE BUILDING 23
1555-1567 W. MAIN ST.





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-24-09
 Date Received: 2/25/24
 Received by: J.C.C.
 Amount Due: \$ _____
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

REV 13

Owner	
Name: OOOH! Advertising, LLC DBA Oliver Outdoor	Telephone: 724-256-8555
Address: 110 W. Diamond Street, Butler, PA 16001	E-mail: Jaymie@oliveroutdoor.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Jaymie Oliver	Telephone: 724-525-9663
Address: 110 W Diamond Street, Butler PA 16001	E-mail: jaymie@oliveroutdoor.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: See attached	Auditor's Parcel Number:
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:	
Subdivision Name: N/A	Lot Number: N/A
Zoning Classification: If filling out electronically, click box to display dropdown	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):
Appeal	
This Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> In accordance with the plans filed herewith, describe the building or use: Billboard	
This project is not permitted by the Zoning Code for the following reason(s): conversion to digital requires board approval	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: demand for digital advertising for local businesses and client flexibility; Community Service to include Amber Alert, EMS notifications and fundraiser support; disaster preparedness notification; etc., Growing demand for local and county real time flexible awareness.	
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) 135.10B1b7	

BZA CASE NO. 24-09

Date of Review: 3/1/24

Address of Project:

Current Zoning:

1290 N 21 st St	GB
1635 W Church St	HB
1110 Mt Vernon Rd	GC
1190 E Main St	GC
1073 Mt Vernon Rd	GB
2249 Cherry Valley Rd	CSI

Project Description: Billboard Sign Digital Conversion

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
--------------------------------------	--

08-16 135 135.10B1b1

Requirement: The off-premises sign may be replaced with a variable message electronic sign upon approval of the Board.

Proposal: The applicant is asking to convert six billboards in various locations.

Conclusion: The proposal requires board approval

Required Documents and Appeal Process Overview

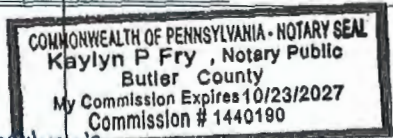
- Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
- Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
Note: Submit 1 paper copy or 1 digital copy*
- Obtain a Project Site Plan
Note: Submit 1 paper copies and 1 digital copy*
Site plans must meet the following requirements:
 - Plan is drawn to scale
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Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)
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- A Decision Letter will be mailed to you after the meeting
*Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net

[Handwritten Signature]

(Owner/Applicant Signature)

Before me, a Notary Public in and for Butler County in the State of Pennsylvania, personally appeared Jaymie Oliver who, by me being duly sworn, says that he is the Applicant, Owner, or Lessee (circle one) of the parcel of land with reference to which the within appeal is made; and that the statement of facts contained herein above is true. Subscribed and sworn to before me this 26 day of February, 20 24. Notary Signature: *[Handwritten Signature]*



Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	<u>3/1/24</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

Oliver Site # 139
Parcel# 054-270540-00.004
1290 N. 21st Street, Newark OH 43055
Zoned: GB
South Face is Digital Already
North Face (Trivision), request to be Digital

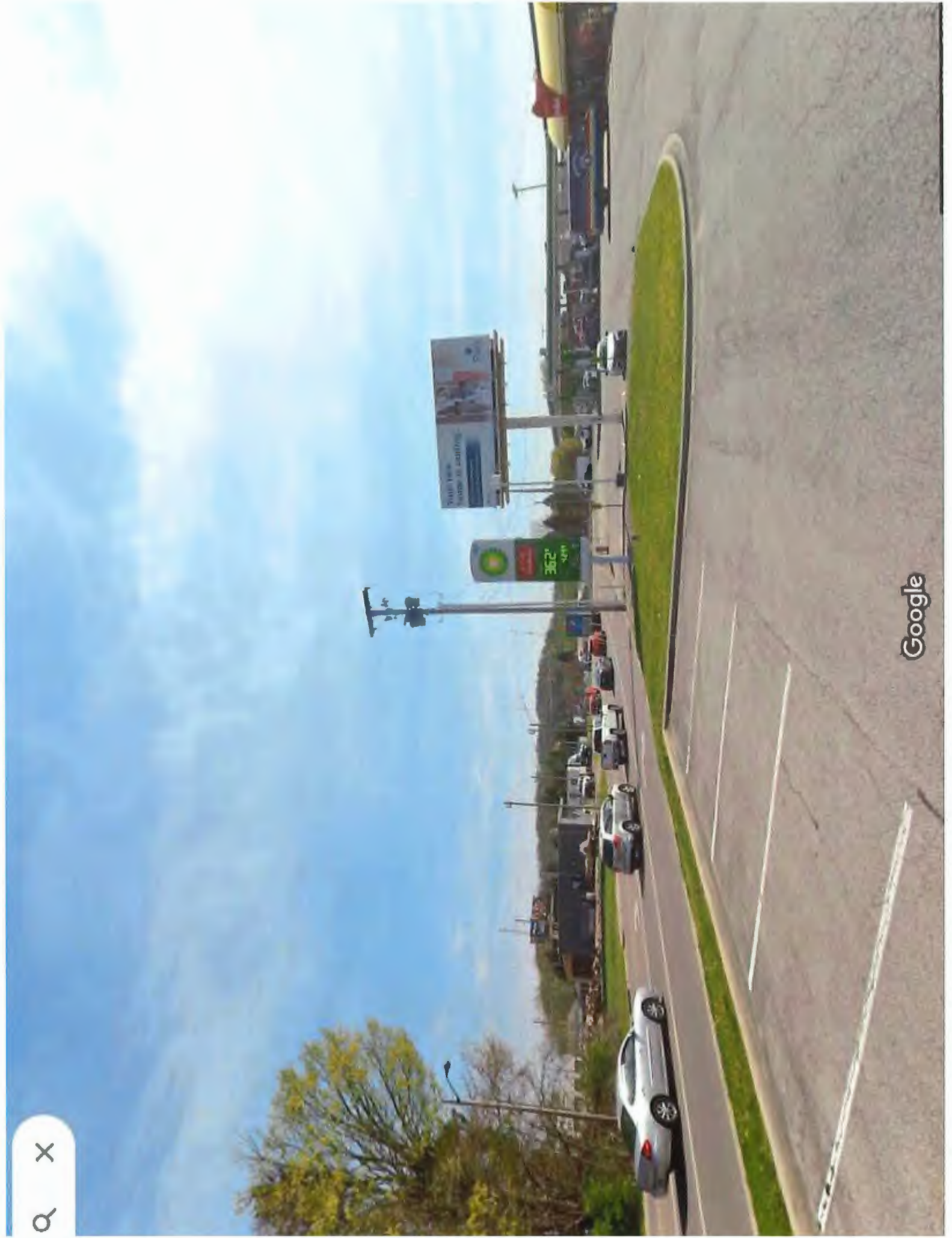
Oliver Site # 191
Parcel# 54-246936-00.001
1635 W Church Street, Newark OH
Zoned: HB
East Face is Digital Already
West Face request to be Digital

Oliver Site # 200
Parcel# 054-270606-00.000
1110 Mt. Vernon Road, Newark OH 43055
Zoned: GC
North Face is Digital Already
South Face request to be Digital

Oliver Site # 208
Parcel# 055-282726-00.000
1190 East main Street, Newark OH 43055
Zoned: GC
West Face is Digital Already
East Face request to be Digital

Oliver Site # 210
Parcel# 054-270270-00.001
1073 Mt. Vernon Road, Newark, OH 43055
Zoned: GB
West Face request to be Digital
East Face request to be Digital

Oliver Site # 215
Parcel# 056-042864-00.001
249 Cherry Valle Road, Newark OH 43055
North Face request to be Digital
South Face request to be Digital



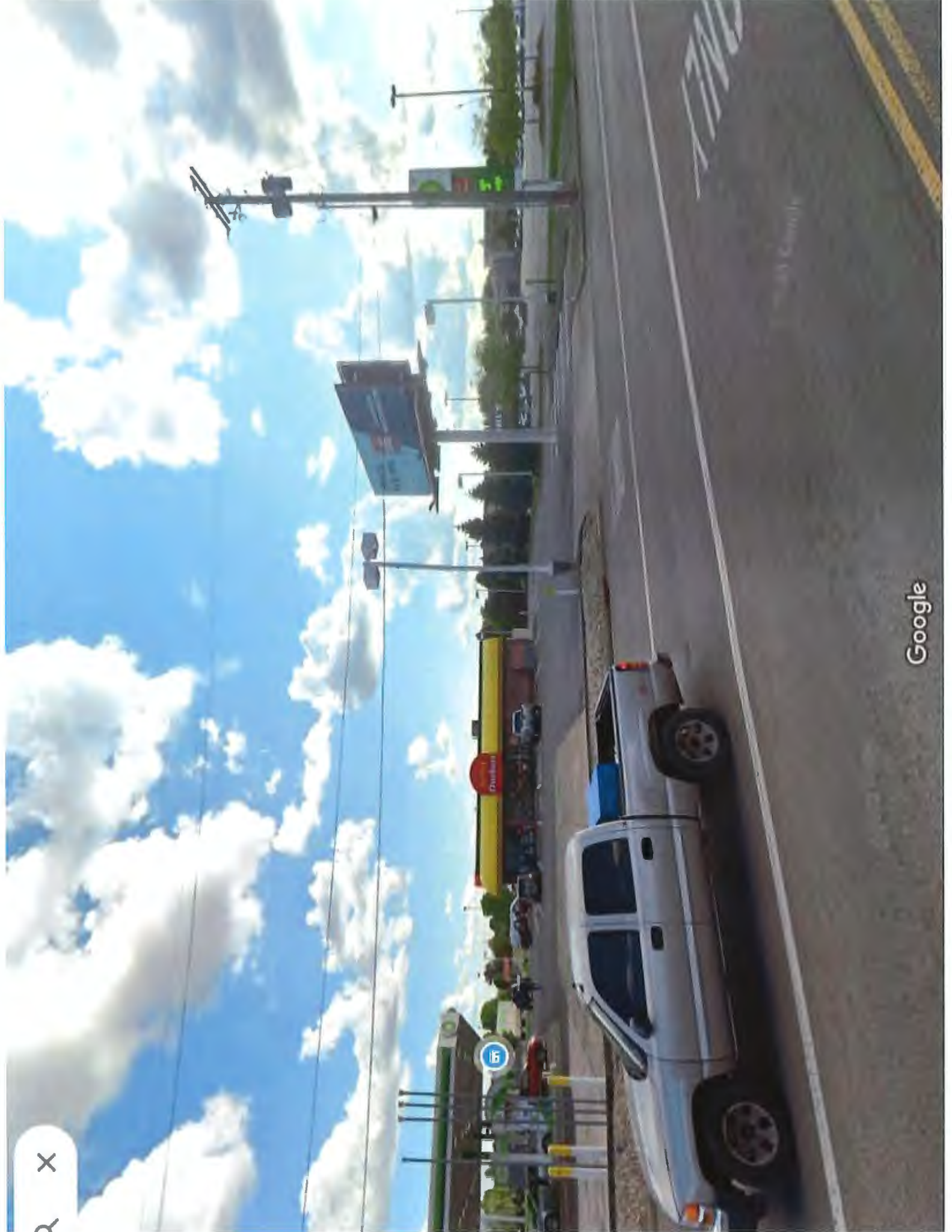
Google



X



Google



Google

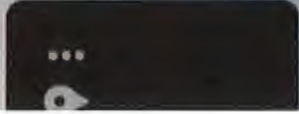
2 X



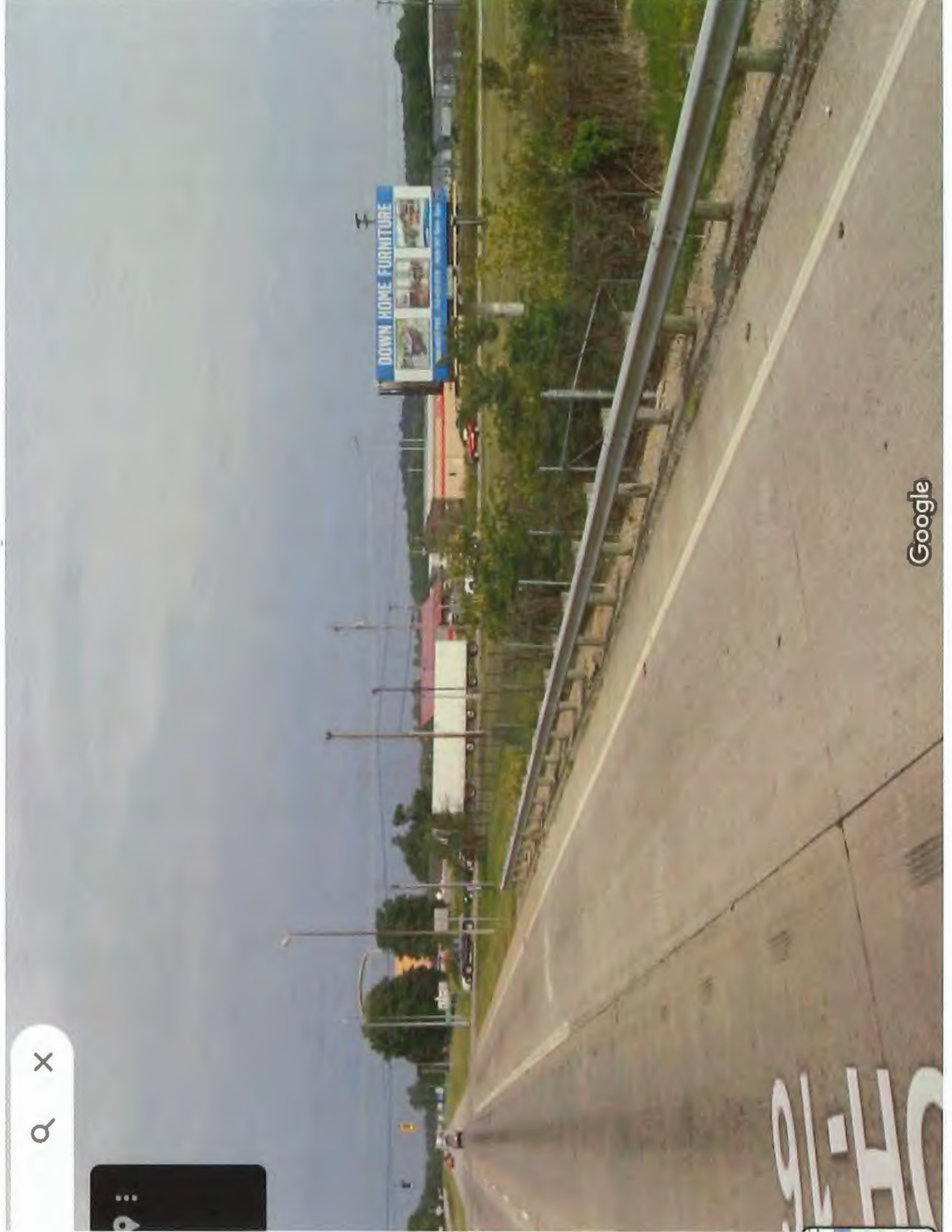
Search



Google



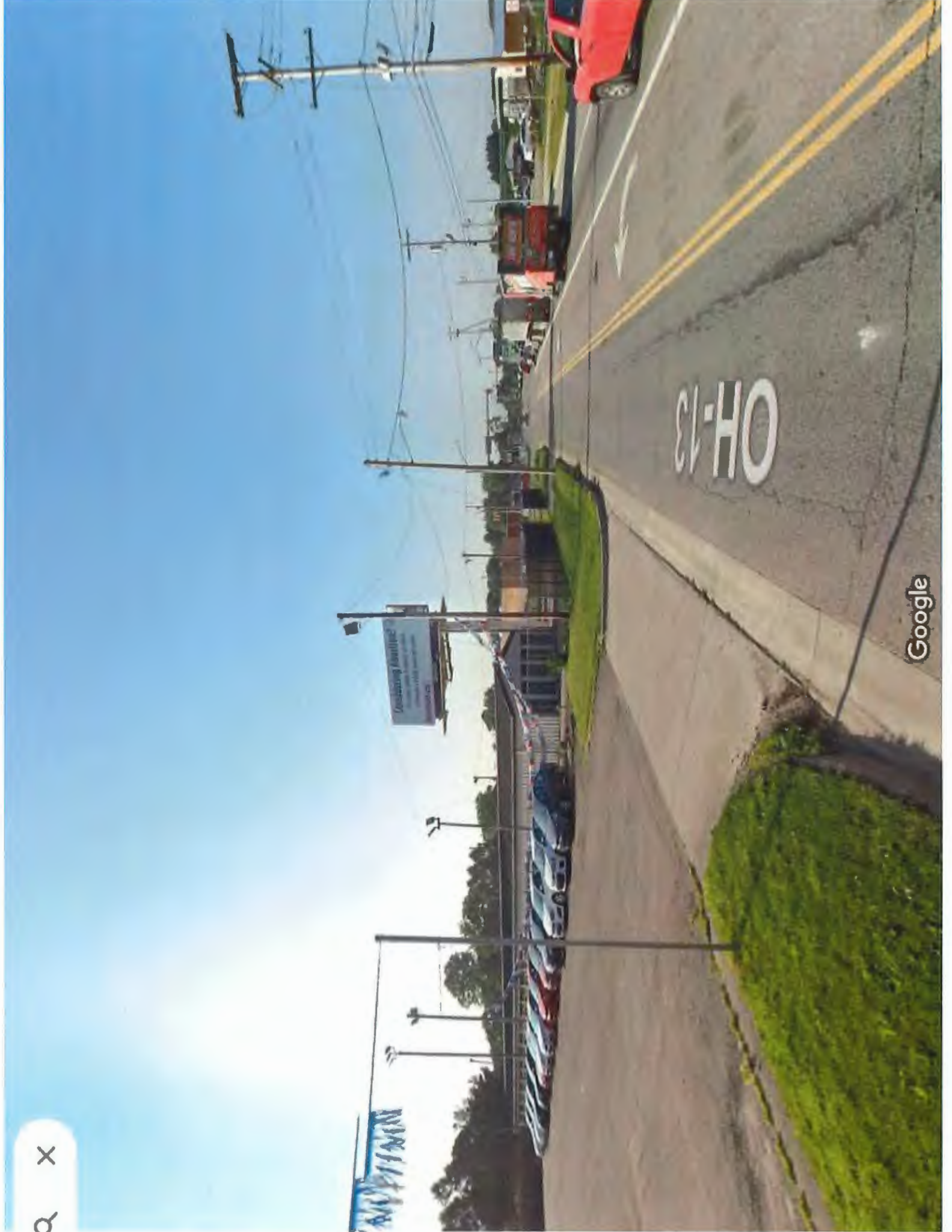
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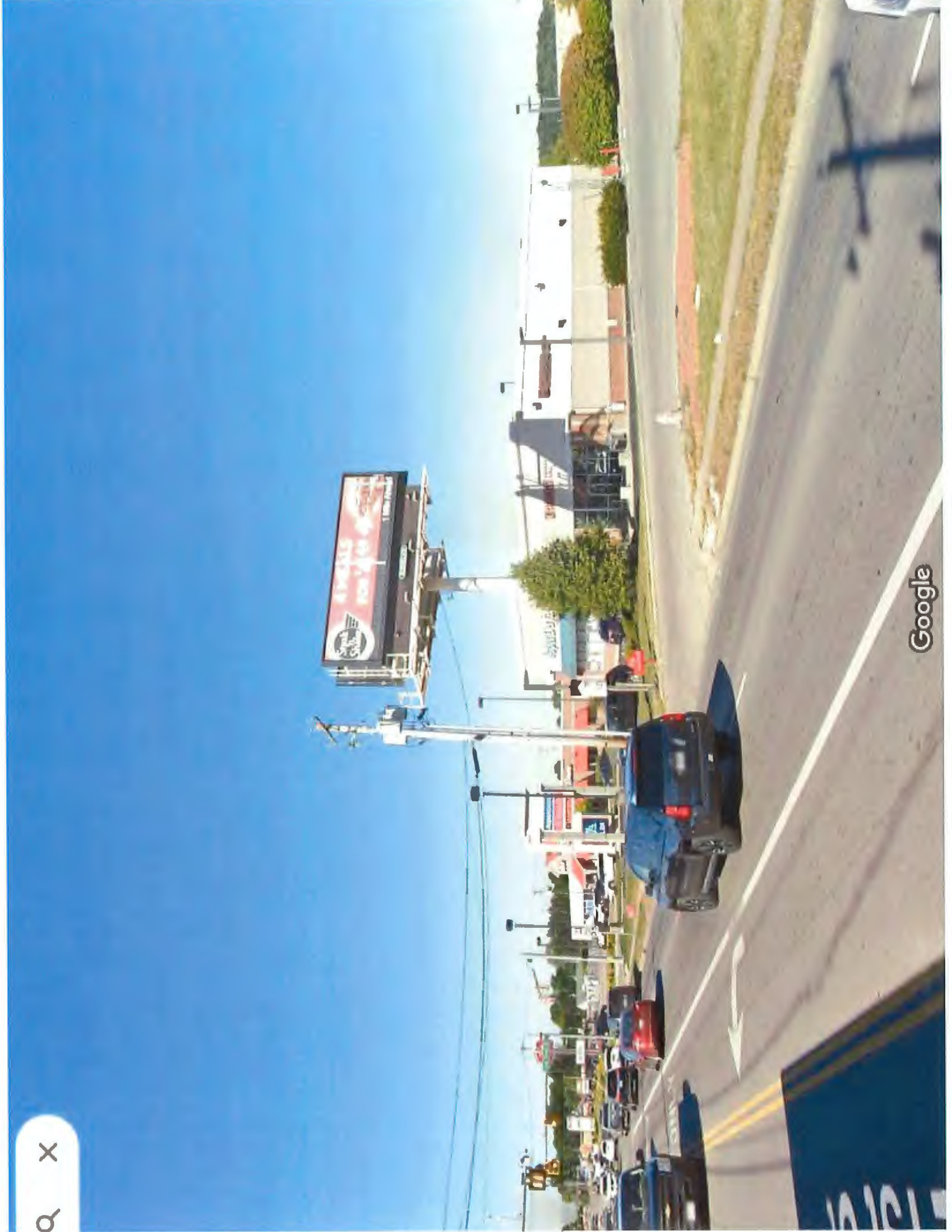
Google

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Google



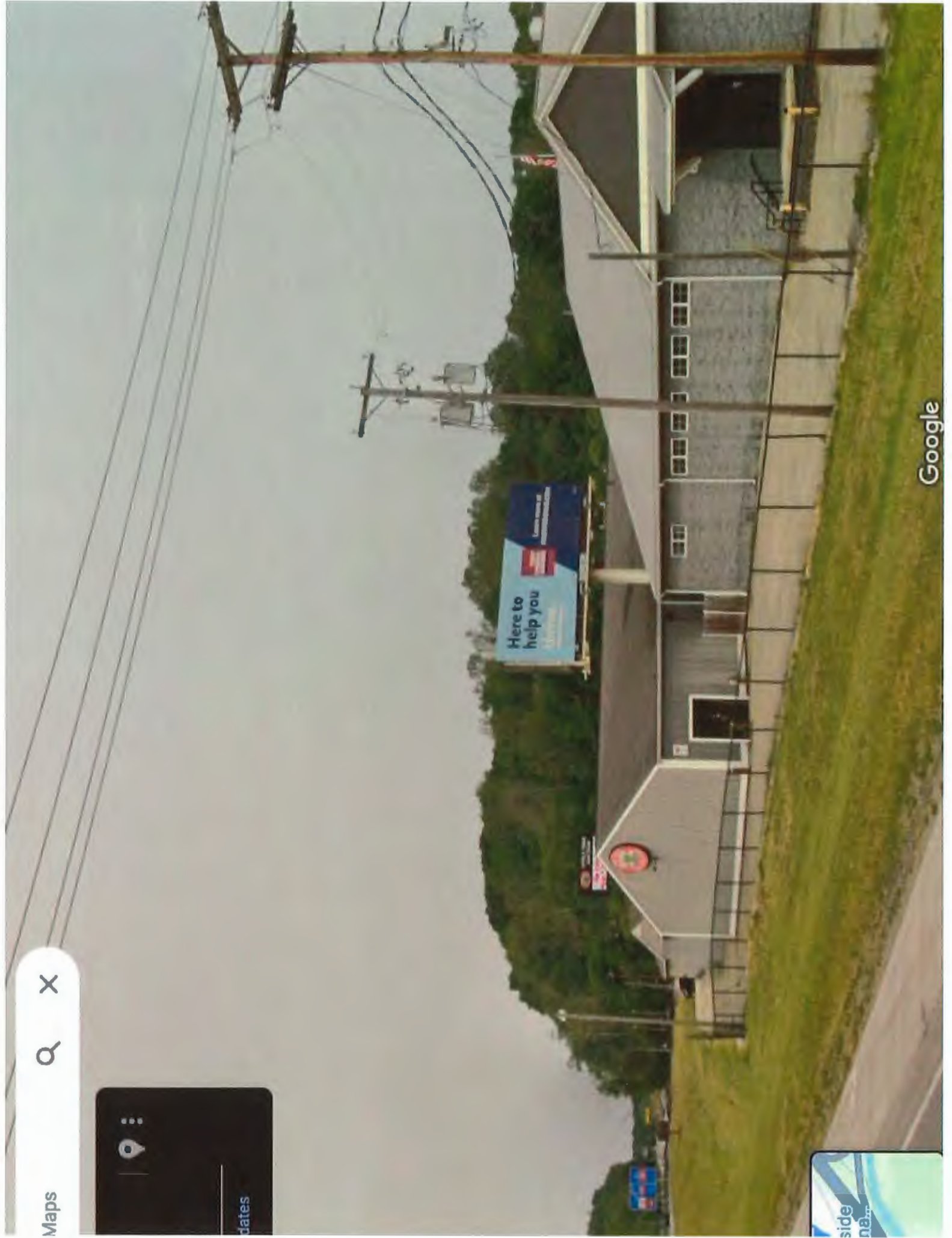
Google

Maps



dates

Google





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 # BZ-24-10
 Date Received: 3/11/24
 Received by: 2.CC
 Amount Due: \$ 75
 Receipt # _____

ck# 1159

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner

Name: Lee Auer Telephone: 614-832-7357
 Address: 382 Eddy St., Newark E-mail: leeauer@gmail.com
 I would prefer to have agendas mailed rather than e-mailed

Applicant

Name: _____ Telephone: _____
 Address: Same as above E-mail: _____
 I would prefer to have agendas mailed rather than emailed

Parcel

Address of Parcel: 382 Eddy St. Auditor's Parcel Number: 054-268740-00.000
 On the North South East West side of the street, between the following intersections:
 and Shields
 Subdivision Name: Chas Follett's Lot Number: 5620 + 5621
 Zoning Classification: Single Family platted Lot RH Proposed Use: No Change
If filling out electronically, click box to display dropdown
(Specify Use):

Appeal

This 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:

Install a 6' privacy fence

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

A portion of the property is facing a second street and limited to 4'

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

The planned privacy fence incurs no detriment to others, it beautifies the property + neighborhood, and the rule for corner lots having "2 front yards" is punitive

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

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

[Handwritten signature]

Required Documents and Appeal Process Overview

- Call the Newark City Engineering Department to schedule an Engineering Review.
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
Note: A Zoning Reviewer signature is required. See Office Use Section below.
 - Obtain a Real Estate Tax Map, and Auditor's Parcel Numbers
(Obtain from: Licking County Engineers Office, 20 South 2nd Street(3rd Floor) (740)670-5280 or www.lcounty.com)
*Note: Submit 1 paper copy or 1 digital copy**
 -
 - Obtain a Project Site Plan
*Note: Submit 1 paper copies and 1 digital copy**
Site plans must meet the following requirements:
 - Plan is drawn to scale Shows the location of existing and proposed structures
 - Shows property and setback lines Shows dimensions of structures and any other proposed improvements
 - Plans must show all parking, landscaping and signage requirements
 - Obtain Building Elevations
*Note: Submit 1 paper copies and 1 digital copy **
 - Elevation drawings show front, side and rear elevation measurements
 - Show the property as if the proposed project were already completed All major exterior finish materials are identified
 - Obtain Other Exhibits
*Note: Submit 1 paper copies and 1 digital copy**
Include photos, information or data which the applicant deems necessary for proper consideration of the application. (See Newark Zoning Ordinance 08-33, Article 150.)
 - Submit Original Board of Zoning Appeals Application and attachments given above
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
*Note: Submit 1 paper copy and 1 digital copy**
 - All questions are answered completely or N/A is noted Notarized Owner signature is present
 - Owner authorization statement is present if using a Representative
- 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 a representative must attend.
- Pay the Appropriate Application Fee: Residential \$75 Commercial or Multi-Family \$200
Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
 - Check is made payable to the "City of Newark" If the application is for an Off-Premise Variable Message Sign, the fee is \$150. See 150.4.1.(4)(5)
 - Attend the Board of Zoning Appeals Meeting
Newark City Council Chambers, 40 West Main Street (1st Floor)
Note: Meetings are held the fourth Thursday of each month at 5:30pm. Be prepared to answer Members' questions.
 - A Decision Letter will be mailed to you after the meeting
- *Digital files should be submitted in PDF, TIF, or JPG format - on disk, or email to zoninspector@newarkohio.net

Caplan

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Lee Auer who, by me being duly sworn, says that he is Applicant, Owner, or Lessee (circle one) of the parcel of land with reference to which the within appeal is made that the statement of facts contained herein above is true. Subscribed and sworn to before me this 1 day of March, 2024. Notary Signature: Jessica Kathleen Schnabel Mrs.



Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	<u>3/1/24</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 24-10

Date of Review: 3/1/24

Address of Project: 382 Eddy St

Current Zoning: RH

Project Description: Fence

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

Ordinance / Article / Section	Requirement / Proposal / Conclusion
--------------------------------------	--

08-16 88 88.1

Requirement: In the RH district front yard fences cannot exceed 4 feet in height

Proposal: The applicant proposes building a 6 foot fence along Shields, approximately 4 feet off the property line

Conclusion: The proposal requires board approval



382

20'

82'

X
27' w/ 5' gate

AUER
LEE P
0.251

74'

80' w/ 14' dbl gate

XX

BEVARD JAY
TYLER
374

GOEBEL JUSTIN
& JODID ET AL
0.147

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 # 82A-24-
 Date Received: 3-6-24
 Received by: RF
 Amount Due: \$ 162885.75
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Randy Fields + Andrea Fields</u>	Telephone: <u>614 946 8036</u>
Address: <u>1171 Cranwood Dr.</u>	E-mail: <u>FIELDS.RANDY86@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: <u>Randy + Andrea Fields</u>	Telephone: <u>614 946 8036</u>
Address: <u>1171 Cranwood Dr.</u>	E-mail: <u>FIELDS.RANDY86@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel	
Address of Parcel: <u>1171 Cranwood Dr.</u>	Auditor's Parcel Number: <u>054-273090-00.000</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>21st Street</u> and <u>Cranwood Dr.</u>	
Subdivision Name: <u>Crawfords East Meadows</u>	Lot Number: <u>8617</u>
Zoning Classification: If filling out electronically, click box to display dropdown <u>Newark Township</u>	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): <u>Personal</u>

Appeal	
This 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: <u>Privacy Fence for yard.</u>	

This project is not permitted by the Zoning Code for the following reason(s): <u>Front Yard Fences restricted to 4' in height</u>

Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Although our address is Cranwood Drive, the front faces Pierson. We would like to utilize our lot as much as possible for our kids to play. There is a lot of walking/foot traffic because of proximity to 21st Street & apartments.</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>8801</u>	which is why we would like the privacy of a left fence
--	--

BZA CASE NO. 24-11

Date of Review: 3/7/24

Address of Project: 1171 Cranwood Dr

Current Zoning: RL

Project Description: Fence

B.Z.A. Approval Required?----- Yes

Planning Commission Approval Required?----- No

Engineer's Approval Required?----- No

Law Director's Approval Required?----- No

City Council Approval Required?----- No

Ordinance / Article / Section

Requirement / Proposal / Conclusion

08-16 88 88.1

Requirement: Front yard fences are restricted to 4 feet in height

Proposal: The applicant is proposing to install a 6 foot tall fence, approximately 20 feet off the property line along cranwood.

Conclusion: The proposal requires board approval

PIERSON AVE.

Randus Fields
(614) 946-8036

CRANWOOD DR

Driveway

HOUSE 1171 Cranwood Dr.

9'

NEW FENCE

NEW FENCE 30'

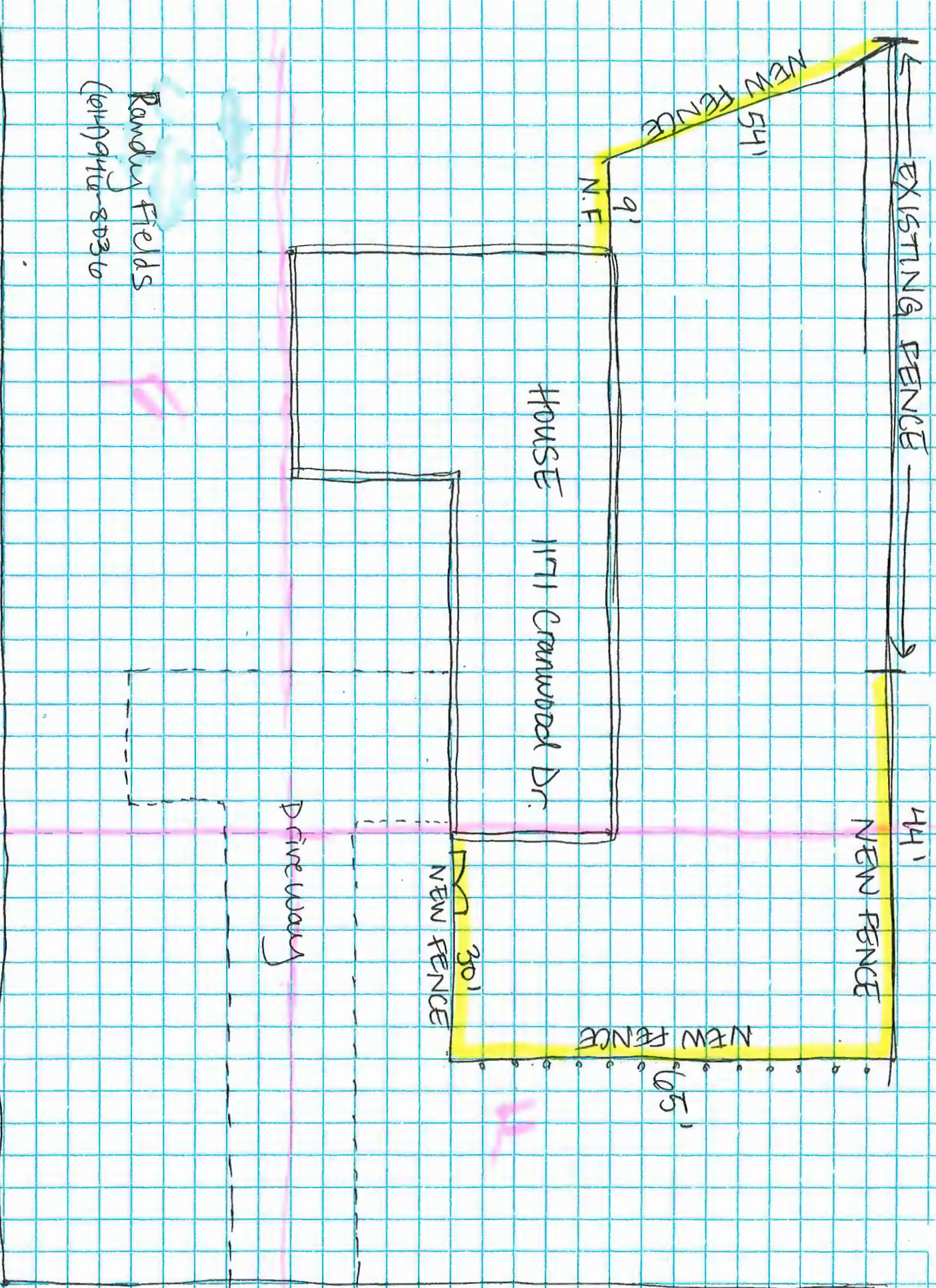
NEW FENCE 44'

NEW FENCE 54'

EXISTING FENCE

65'

F=4'



This is the style of fencing that we would like to install.
We would also like to plant some flowering bushes or hastas on the exterior of the fence that will be visible from the street for a little added curb appeal.



← Style



← stain color