

BOARD OF ZONING APPEALS MEETING
THURSDAY, APRIL 25, 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
4. NEW BUSINESS

APPLICATION BZA-24-12

Applicant: Patrick & Beth Cooperider
Owner: Patrick & Beth Cooperider
Location: 905 Stewart St
Project: Pole Barn
Reference: 16.7

APPLICATION BZA-24-14

Applicant: Kevin Scott
Owner: Kscott Properties LLC
Location: 529 Ballard Ave
Project: RV Campground
Reference: 150.7.3

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY MAY 23, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS MAY 1, 2024, 4:30PM.

5. ADJOURNMENT

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

Zoning File # _____
 BZA Application # BZA-2472
 Date Received: 3/28/24
 Received by: GC
 Amount Due: \$ 75.00
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Patrick and Beth Cooperider</u>	Telephone: <u>740-258-7901</u>
Address: <u>905 Stewart Street</u>	E-mail: <u>Cooperiderp@Denison.edu</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: <u>Patrick and Beth Cooperider</u>	Telephone: <u>740-258-7901</u>
Address: <u>905 Stewart Street</u>	E-mail: <u>Cooperiderp@Denison.edu</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel	
Address of Parcel: <u>905 Stewart St</u>	Auditor's Parcel Number: <u>054-224644-00.000</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:	Lot Number: <u>37</u>
Zoning Classification: <u>RM</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 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:	
This project is not permitted by the Zoning Code for the following reason(s): <u>Height of the building 23' at peak</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>would like to back hay wagons in the barn and be able to store hay/animal bedding</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>16.7</u> <u>Code Section 06</u>	

BZA CASE NO. 24-12

Date of Review: 4/11/24

Address of Project: 905 Stewart St

Current Zoning: RM

Project Description: Pole Barn

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

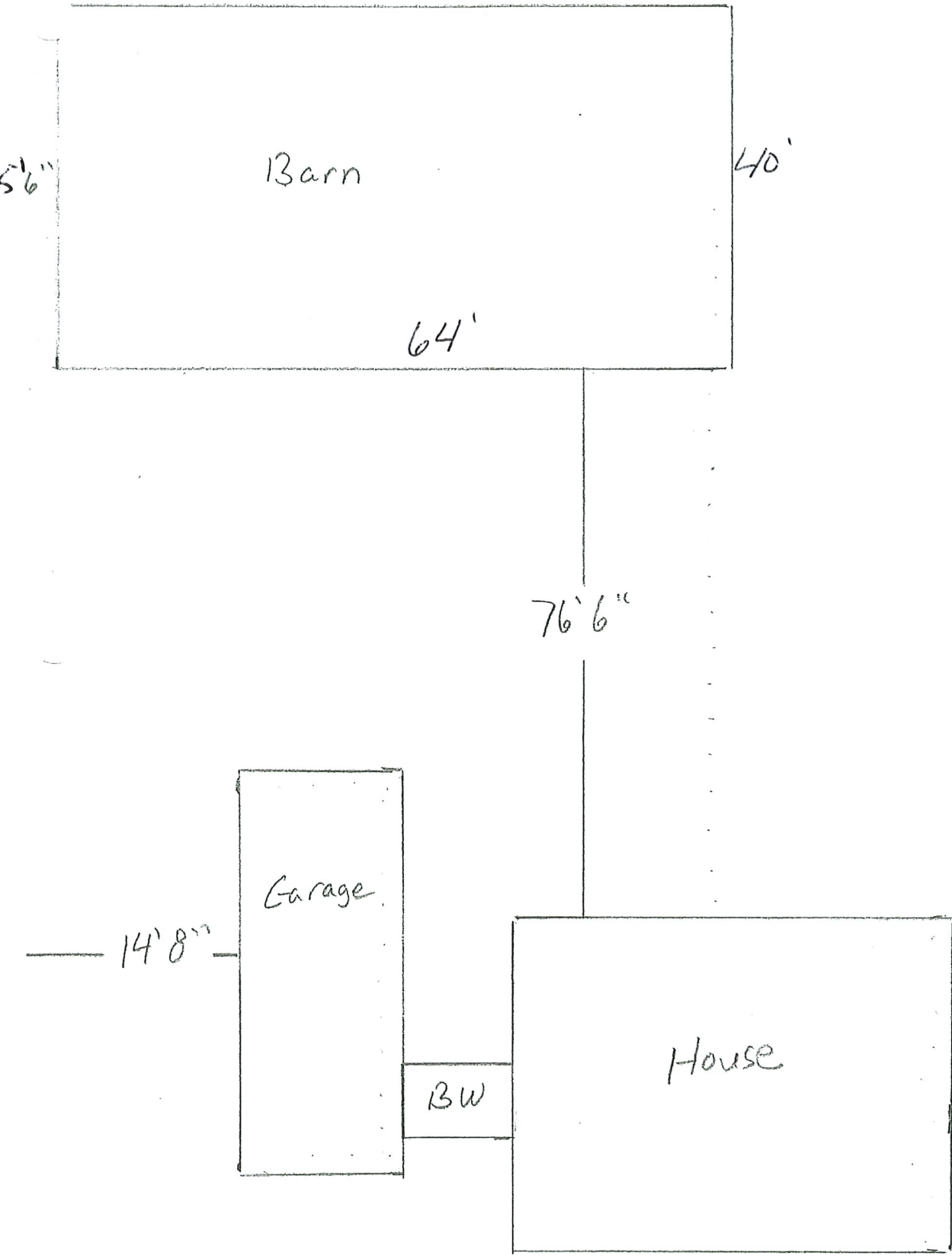
Ordinance / Article / Section Requirement / Proposal / Conclusion

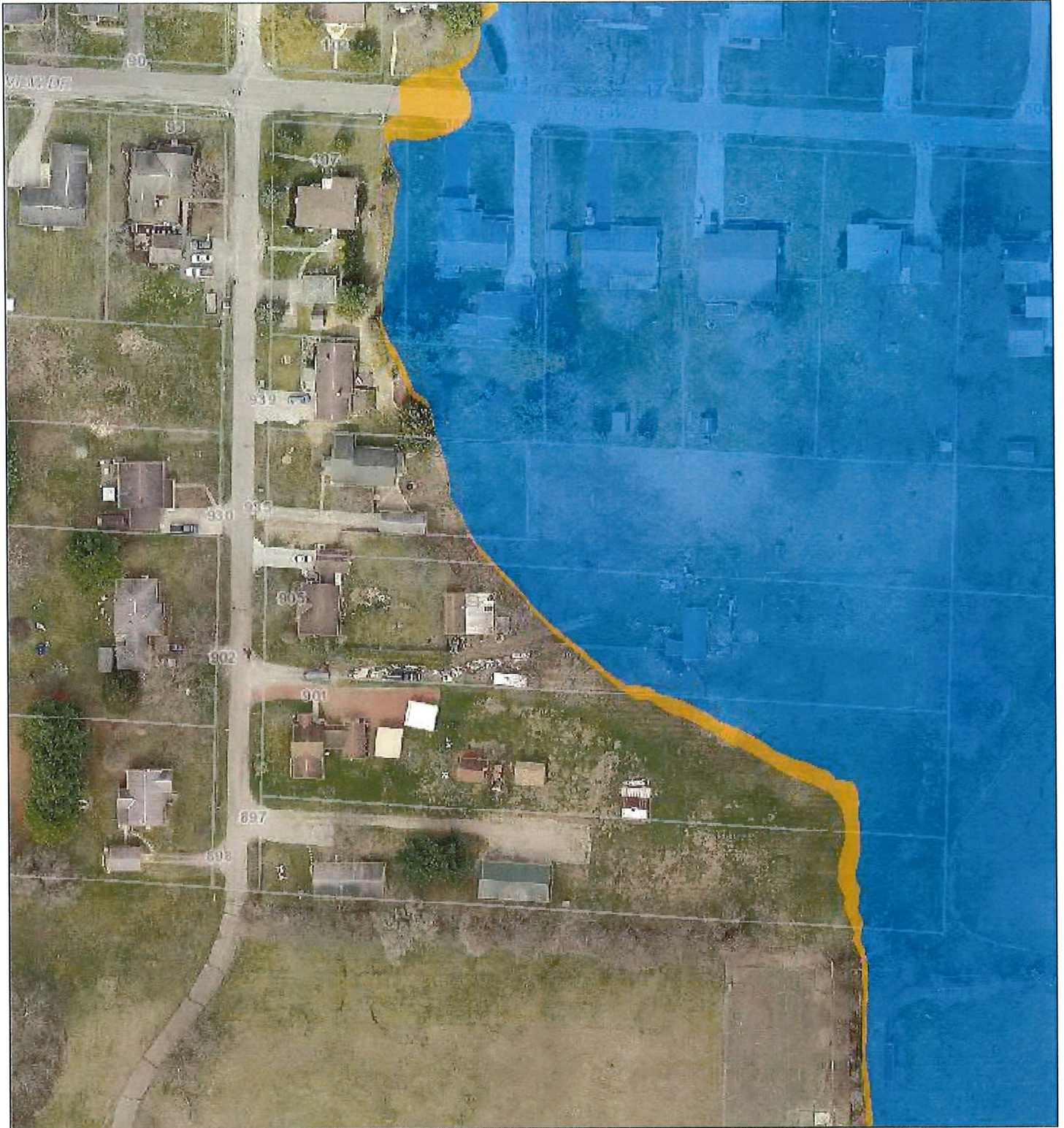
08-16 16 16.7

Requirement: No accessory structure should exceed 20 feet in height

Proposal: The applicant is proposing to erect a pole barn with a height of 25 feet

Conclusion: The proposal requires board approval





April 11, 2024

Flood Map

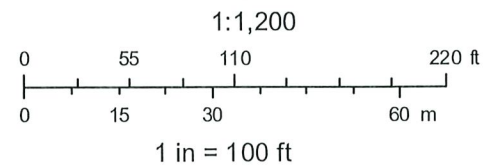
- FLOODWAY (in ZONE AE)
- A (100 Year)
- AE (100 Year)
- 1% Annual Chance (in channel)
- 1% Future Conditions

0.2% Annual Chance (500 Year)

RailRoads

Hydrolines

- ArtificialPath; Connector; StreamRiver
- County Mask
- Parcels



OnTrac Property Map



April 11, 2024

● Street Number Only
 ● Owner Name & Acres
 ● Centerline Labels
 ● Sales - 2024
 ● Sales - 2023

Interstate/US/State Route
 Other Road Type
 Municipal Corporations

94 Feet County Road
 Driveway
 0.02 Miles Interstate

Licking County Auditor GIS

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-24-14
 Date Received: 4/9/24
 Received by: D.C.C.
 Amount Due: \$ _____
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Kevin SCOTT</u>	Telephone: <u>(740) 345-9207</u>
Address: <u>529 Ballard Ave Newark OH 43055</u>	E-mail: <u>KSCOTTproperties22@GMAIL.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: <u>KSCOTT Properties LLC</u>	Telephone: <u>(740) 345-9207</u>
Address: <u>31 Bow St, Newark OH 43055</u>	E-mail: <u>KSCOTTproperties22@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel	
Address of Parcel:	Auditor's Parcel Number:
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 intersections: <u>Ballard</u> and	
Subdivision Name:	Lot Number:
Zoning Classification: <u>mobile Home Park</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 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): <u>CITY ORDINANCE ART. 20.2</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>very similar use & classification</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>20.2</u>	

BZA CASE NO. 24-14

Date of Review: 4/11/24

Address of Project: 529 Ballard Ave

Current Zoning: RMH

Project Description: RV Campground

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

08-16 150 150.7.3

Requirement: The board shall have the power to hear and decide applications filed for special exceptions

Proposal: The applicant is proposing to operate an RV campground in a mobile home park

Conclusion: The proposal requires board approval

OnTrac Property Map



April 11, 2024



- Street Number Only
- Sales - 2024
- Sales - 2023
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- Other Road Type
- Municipal Corporations
- Driveway
- Interstates
- Township Road
- County Road
- 188 Feet
- 0.04 Miles

Licking County Auditor GIS