

BOARD OF ZONING APPEALS MEETING
THURSDAY, NOVEMBER 21, 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-24-44

Applicant: The Main Place
Owner: The Main Place
Location: 858 Craig Parkway
Project: Office Building
Reference: 40.8

APPLICATION BZA-24-45

Applicant: Northpoint Ohio
Owner: Don & Sues Sports Bar
Location: 645 W Church St
Project: Building Addition
Reference: 40.8/4.5

APPLICATION BZA-24-46

Applicant: Gary Wood
Owner: Gary Wood
Location: 878 Jones Ave
Project: Lot Split
Reference: 6.12

APPLICATION BZA-24-47

Applicant: Delbert Messer
Owner: Delbert Messer
Location: 836 Idlewilde Ave
Project: Accessory Structure
Reference: 86.3

THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY DECEMBER 19, 2024, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS DECEMBER 2, 2024, 4:30PM.

- 5. ADJOURNMENT**

BZA CASE NO. 24-44

Date of Review: 11/6/24

Address of Project: 105 S 3rd St

Current Zoning: GO

Project Description: New Office Building

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
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08-16 40 40.8

Requirement: In the GO district, the required front yard setback is 30 ft.

Proposal: The applicant proposes to construct a new office building with a 10 ft. setback off the property line along Harrison St

Conclusion: The proposal requires board approval

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 # 52A-24-44
 Date Received: 10-21-24
 Received by: PK
 Amount Due: \$ 200.00
 Receipt # N/A

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>The Main Place</u>	Telephone: <u>740-877-4519</u>
Address: <u>112 S. 3RD St Newark Ohio</u>	E-mail: <u>tcunningham@themaingplace.org</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>The main place</u>	Telephone: <u>740-877-4519</u>
Address: <u>112 S. 3RD St Newark Ohio 43055</u>	E-mail: <u>tcunningham@themaingplace.org</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>105 S. 3RD St Newark Ohio, 43055</u>	Auditor's Parcel Number: <u>054-202530-00, 000</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>Harrison St and 3RD St</u>	
Subdivision Name: <u>Phillips Addition</u>	Lot Number: <u>636</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>OFFICE-60</u>	Proposed Use: <small>If filling out electronically, click box to display dropdown</small> <small>(Specify Use):</small> <u>OFFICE</u>
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>OFFICE/BUSINESS.</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>30' Set Back on Harrison St Side</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>We only have an available 10' Set Back on that side.</u>	
Has there been any previous application or appeal on these premises? <input type="checkbox"/> No <input checked="" 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>N/A</u>	

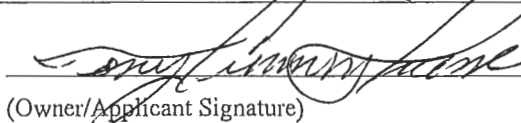
Flood: A/AE/1%

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

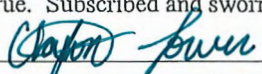
*Digital files should be submitted in PDF, TIF, or JPG format - on disk, or emailed to zoninspector@newarkohio.net



(Owner/Applicant Signature)



CLAYTON LOWER
Notary Public
State of Ohio
My Comm. Expires
September 9, 2029

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Tony Cunningham 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 21 day of October, 2024. Notary 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>11/7/24</u>	<u>BZM</u>	
<input type="checkbox"/> Hold		Reason:	

BZA CASE NO. 24-45

Date of Review: 11/6/24

Address of Project: 645 W Church St

Current Zoning: HB

Project Description: Building Addition

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 40 40.8

Requirement: In the HB district, the required side yard setback is 15 ft.

Proposal: The applicant proposes to construct a 2,467 sq. ft. addition with a side yard setback of 5 ft. along the alley.

Conclusion: The proposal requires board approval

07-8 4 4.5

Requirement: New construction and substantial improvement of any commercial structure shall have the lowest floor elevated to or above the level of the base flood elevation or be dry flood proofed and certified by an engineer.

Proposal: The applicant proposes to construct a 2,467 sq. ft. addition. The building was previously issued a variance to the flood ordinance; the board must review an alteration to this building.

Conclusion: The proposal requires board approval



Zoning Application #

BZA-24-45
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: Steve Antritt / Don and Sue's Sports Bar	Telephone: 740-403-0510
Address: 645 W Church St, Newark, OH 43055	E-mail: N/A

Applicant

Name: Northpoint Ohio	Telephone: 740-349-3222
Address: 19 N. 4th St., Newark, OH 43055	E-mail: phil@northpointohio.com

Lessee

Name: N/A	Telephone:
Address:	E-mail:

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 645 W Church St, Newark, OH 43055	Auditor's Parcel #: 054-233454-00.000
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: Day Ave and N Williams St.	
Subdivision Name: N/A	Lot Number: N/A 7359.75604
Zoning Classification: If filling out electronically, click box to display dropdown HB	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Sports Bar Addition unplatted
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:
 The setbacks required for the building are 30' Front / 25' Rear / 15' Side.
 Requesting a variance to reduce (East) Side (Alley Side) setback to 5'-0"
 Proposed building addition = 2,467 s.f.

Zoning Application #

BZA-24-45
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: <u>11/1/24</u> Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>11/7/2024</u>	<u>BAM</u>		
<input type="checkbox"/> Hold		Reason:		

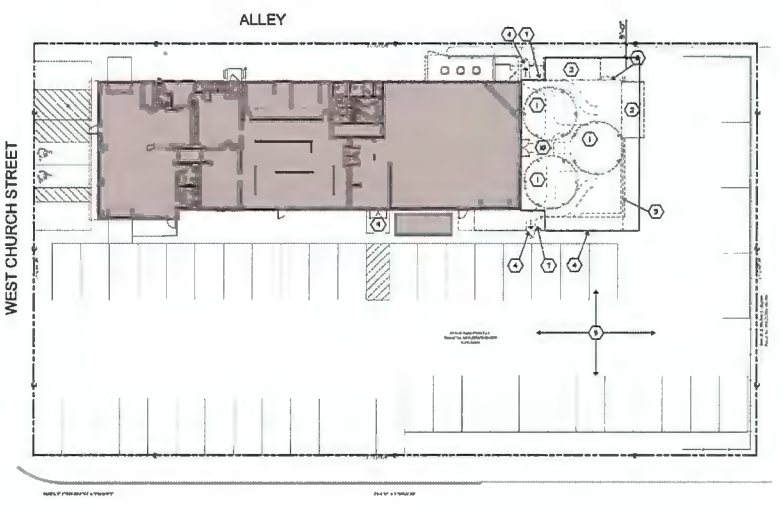
GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN ON THIS SITE PLAN HAVE LOCATED BASED UPON OBSERVABLE FIELD EVIDENCE AND UTILITY RECORDS SUPPLIED BY THE OWNER. UNDERGROUND LINES HAVE NOT PHYSICALLY LOCATED. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION FIRST. SHOULD UNEXPECTED OR INCORRECTLY DOCUMENTED PIPES OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION CONSULT WITH UTILITY COMPANY IMMEDIATELY FOR ACTION TO BE TAKEN. GOVERNORS IN CHARGE & UTILITY COMPANY OPERATIONS REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY COMPANY.
2. FIELD ADJUSTMENTS IN ELEVATION AND LOCATION OF PROPOSED UTILITIES MAY BE MADE IF APPROVED BY OWNER'S / ARCHITECT'S. ADJUSTMENTS SHALL BE MADE TO MOVE THE UTILITY TO PROVIDE ACCESSIBLE CLEARANCE. THE CONTRACTOR SHALL CALL THE UTILITY PROTECTION SERVICE (1-800-342-7364) 24 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THESE FACILITIES.
3. TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED TO THEIR FULL DEPTH WITH APPROXIMATE AS SPECIFIED IN FISH BOX D.D.G.T. SPECIFICATIONS, LATEST EDITION. ALL MATERIALS SHALL BE PLACED AND COMPACTED TO A MINIMUM DENSITY OF 95% FOR MATERIAL BY A STANDARD PROCTOR DENSITY GREATER THAN FOR PAVEMENT CONC. FOOT.
4. SITE IMPROVEMENTS SHALL INCLUDE FINISH (GRAVEL) AND PROPER DRAINAGE INSTALL FOR GOOD.
5. TESTING & SUPERVISION OF EARTHWORK SHALL BE THE RESPONSIBILITY OF THE OWNER AS DIRECTED BY THE CONTRACTOR.
6. ALL EXCAVATION AND GRADING SHALL COMPLY WITH ALL REQUIREMENTS AND STANDARDS SET FORTH IN SOIL DEMON AND SEDIMENTATION CONTROL MANUAL FOR THE OHIO DEPARTMENT OF ENVIRONMENT AND NATURE RESOURCES. NOTE: PROVIDE DRILLING AND BEDROCK CONTROL IF IT IS REQUIRED BY LOCAL JURISDICTION.
7. IT IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND OWNER TO INSURE THAT GRADING OF SITE AND PLACEMENT OF MATERIALS WILL NOT PRODUCE POORLY MAINTAINED SURFACES SHALL BE FLOOD TESTED FOR WATER PENETRATION. HIGHWAY GRADE AND FINISH GRADE SHALL NOT EXCEED THE DESIGN PLAN OF WATER.
8. HIGHWAY SOIL BEARING SHALL BE 3000 PSI (75T).
9. MECHANICALLY COMPACT THE SUB-BASE OF THE SLAB ON GRADE TO A FIRM AND UNSETTLING CONDITION. REMOVE ALL VEGETATION ROOTS, TOPSOIL, LITTER AND ANY SOFT AREAS DISCOVERED AND BACKFILL WITH A BITUMULOUS COMPACTED GRANULAR MATERIAL. SOIL AS SHOWN SHALL BE SHOWN AND OR ON OR NEAR THE SLAB. DO NOT USE PYLITE AND/OR EXPANSIVE MATERIALS SUCH AS PIPE TAILINGS, CEMENT SHALES, OPEN HEARTH SLAB.
10. FOR SLABS ON GRADE SHALL BE BASED ON AT LEAST SIX (6) OF COMPACTED, STRUCTURALLY COMPACTED SUBSOIL AND IDENT BACKFILL MATERIAL. THE TOP 4" TO 8" OF FIN FILL SHALL BE GRAVEL. THE REMAINING BALANCE OF FILL MATERIAL SHALL BE OF A GRANULAR AND LOW PLASTICITY NATURE (LIMITED CLAYMINERALS AS LISTED IN AASHTO M 28, M 27, M 2, OR C-1) HAVING A PLASTICITY INDEX NOT EXCEEDING THREE (3). THESE FULL SOILS / MATERIALS SHALL BE FIELD TESTED TO SUBMIT OVER OTHERS PLACED IN THIS HORIZONTAL LAYERS - 8" MINIMUM LOOSE DEPTH AND COMPACTED TO SEVEN (7) PER OF STANDARD PROCTOR DENSITY (MAY VARY) AND BROUGHT TO DESIRED GRADE EXACTLY SLAB.

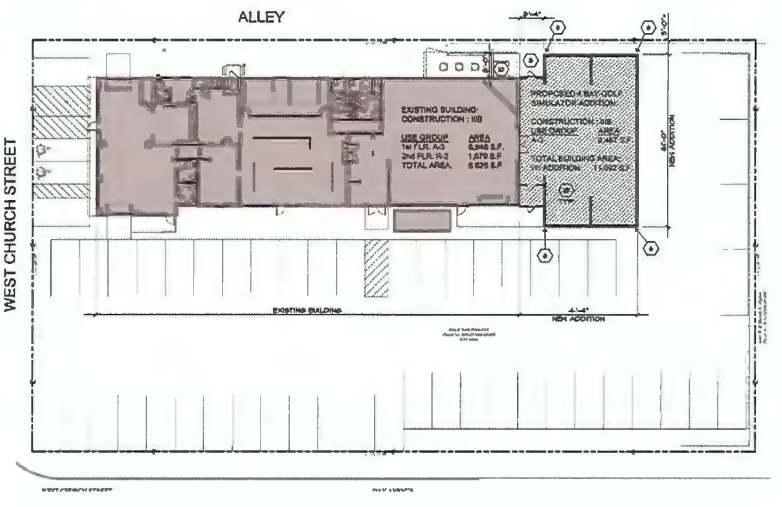
11. BACKFILL AND SOILS UNDER FOUNDATIONS & EQUIPMENT PADS SHALL BE PLACED TO MIN. (MIN.) OF STANDARD PROCTOR DENSITY AND BROUGHT TO CORRECT GRADE.
12. PROVIDE AND MAINTAIN TEMPORARY ENCLOSURES, FENCES AND BARRICADES AS REQUIRED BY GOVERNING LOCAL ORDINANCES. PROVIDE TEMPORARY DOOR AND MAINTAIN DRAINAGE AS SHOWN.
13. EARTHWORK INCLUDES EXCAVATION FOR ALL FOOTINGS, FOUNDATIONS AND RETAINERS. TRENCHING FOR UTILITIES AND DRAINAGE AREAS AND ALL GRADING INCLUDING RECONSTRUCTION OF EXISTING TOP SOIL ON SITE FOR FOOTING OR DRAINAGE FROM HIGH CONSTRUCTION AND OFF OF PAVED AREAS.
14. PROTECT EXISTING TREES AGAINST UNNECESSARY CUTTING, BRANCHING OR REMOVAL. IF BRANCHES DO NOT PRODUCE CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL, REMOVE THEM.
15. REMOVE TOPSOIL FROM ALL BUILDING AREAS AND AREAS TO BE PAVED (GRAVEL) OR CONCRETE TOPSOIL MAY BE USED FOR FILL IN NON-BUILDING AREAS AS DIRECTED BY OWNER / ARCHITECT.
16. CONTRACTOR AND SUB CONTRACTORS SHALL CONFER ACTIVITIES TO THE PROJECT SITE EXISTING RIGHT-OF-WAYS, TEMPORARY EASEMENTS & FOREMAN'S EASEMENTS, AND SHALL NOT ENTER UPON OTHER PROPERTIES WITHOUT WRITTEN PERMISSION OF THE OWNER.

BANITARY CENTER CITY OF NEWARK 3005 E. MAIN STREET NEWARK, OH 43095 740-348-9188	CABLE TV SPECTRUM CABLE 23 W. MAIN ST. 7008 NEWARK, OH 43095 740-348-9188
BAR COLUMBIA BAR OF OHIO 1 1-800-844-6271	WATERLINE NEWARK WATER DEPT. 34 S. 70TH STREET NEWARK, OH 43095 740-344-4790
TELEPHONE INTERTECH 88 W. 90TH STREET NEWARK, OH 43095 740-344-9770	SUBSTATION AMERICAN ELECTRIC POWER 771 HICKS HILL DRIVE NEWARK, OH 43095 740-347-2281

UNDERGROUND UTILITIES
TWO WORKING DAYS BEFORE YOU DIG
CALL 1-800-342-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-EMERGENCIES
MUST BE CALLED DIRECTLY



SITE DEMOLITION PLAN



PROPOSED ADDITION SITE PLAN

CODED NOTES

- 1 REMOVE CONCRETE GRAIN BIN BAZOOKA AND FOUNDATIONS - PREP SITE FOR NEW BUILDING ADDITION
- 2 REMOVE EXISTING CONTAINER AND FOUNDATION - CAP POWER
- 3 REMOVE EXISTING FENCING AND STONE RETAINING WALL
- 4 REMOVE EXISTING FENCING AND GATE - REBORER FOR NEW BUILDING AREA LAYOUT - CONSULT OWNER
- 5 EXISTING PAVED MARGINS LOT, STORM WATER GARD (SILT, ETC.) TO REMAIN
- 6 PROVIDE DOWNPOUTS AT LOCATIONS SHOWN. PROVIDE 1/2" CURB BLOCK ON DRAIN DOWN THRU NEW SO. TO BOARD UP AND SCREED TO DOWN SPACERS TOGETHER BY CORNER
- 7 REMOVE PORTION OF EXISTING SIDEWALK AS REQ'D FOR NEW ADDITION
- 8 REMOVE DRIVE #1 PAVED CONC. SIDE WALK 4' X 8' X 1/4" X 1/4" HMA, OVER 4" GRAVEL, PROVIDE CONTROL JOINTS & FOT. DR. BRUSH PILES & SEAL.
- 9 EX. ADA ACCESSIBLE ENTRY
- 10 COORDINATE NEW H.E.P. TEST LOCATIONS AND FINISHES PRIOR TO CONSTRUCTION. INCLUDE ANY "RE-DEM" IN BASE BID.

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS
2. PROVIDE SCHEDULES AS REQUIRED FOR ALL FURNITURE AND EQUIPMENT SUPPLIED BY OWNER
3. FLOOR PLAN AS BUILT DIMENSIONS PROVIDED BY OWNER. FIELD VERIFY DIMENSIONS FOR PLAN SCALED ACCURACY.
4. PROVIDE C.I. (SLOPE MAX.) IN CORRIDORS AND HALLS TO EXISTING WALL TRANSITION - PER APPLICABLE CONSTRUCTION HANDBOOK (LATEST EDITION)
5. COORDINATE FINISHES SCHEDULE WITH OTHER CONSTRUCTION PHASING PLAN - PROVIDE CONSTRUCTION COST PER SQUARE FOOT

SITE INFORMATION

FOR EXISTING PARCEL# 054-233454-00.000

ZONING DISTRICT	= HB
LOT AREA	= 36,870 S.F.
EX BUILDING FOOTPRINT	= 8,946 S.F.
BUILDING ADDITION	= 2,487 S.F.
PARKING AREA	= 21,558 S.F.
GREEN SPACE AREA	= 1,400 S.F.
LANDSCAPE AREA	= 300 S.F.
PER SECTION 191.8 OF CITY OF NEWARK ZONING CODE	
OFF STREET PARKING	EXISTING = 52

AE FLOOD ZONE

PROPOSED ADDITION LOCATED IN AE FLOOD ZONE AND WILL REQUIRE FLOOD VENTING - PROPOSED "THREAT" VENTED PROTECT DEVICES - 1" BUSHING-RODDED (1/4" DIA) WITH FLOOD COVERAGE 800 SQ. FT. PER VENT X 3 VENTS (MIN.) = 2400 SQ. FT. COVER. 1" BUSHING WITH FLOOD COVERAGE OF 300 SQ. FT. TOTAL 2400 COVERAGE + PROPOSED ADDITION OF 2487 SF.

NOTE: SCOPE OF WORK / PROJECT INFORMATION FOR ADDITION TO BUILDING IS NOT ALL INCLUSIVE ON THIS SHEET. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO COORDINATE ALL PHASES / WORK ITEMS AS OUTLINED IN THE CONSTRUCTION ORGANIZATION, ADDRESS AND CONTRACT FOR CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTORS. FIELD VERIFY BUILDING INFORMATION PRIOR TO STARTING NEW WORK AND NOTIFY ARCHITECT UPON EXISTING BUILDING CONDITION DISCREPANCY. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS, UTILITIES, STRUCTURE, CLEARANCES, AND DIMENSIONS.



DON & SUE'S PIZZA
GOLF SIMULATOR ADDITION
645 WEST CHURCH STREET
NEWARK, OHIO 43065



19 NORTH 4th STREET
NEWARK, OHIO 43065

EST. 1999
TEL: (740) 348-3222
FAX: (740) 348-3221

DESIGN BY	PHC
DESIGNED BY	PHC
PREPARED BY	24022
DATE	1 NOVEMBER 2024
REVISED	

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OnTrac Property Map



October 31, 2024



Street Number Only

Owner Name & Acres

County Road 47 Feet

Driveway

Interstates

Township Road 0.01 Miles

Other Road Type

Municipal Corporations

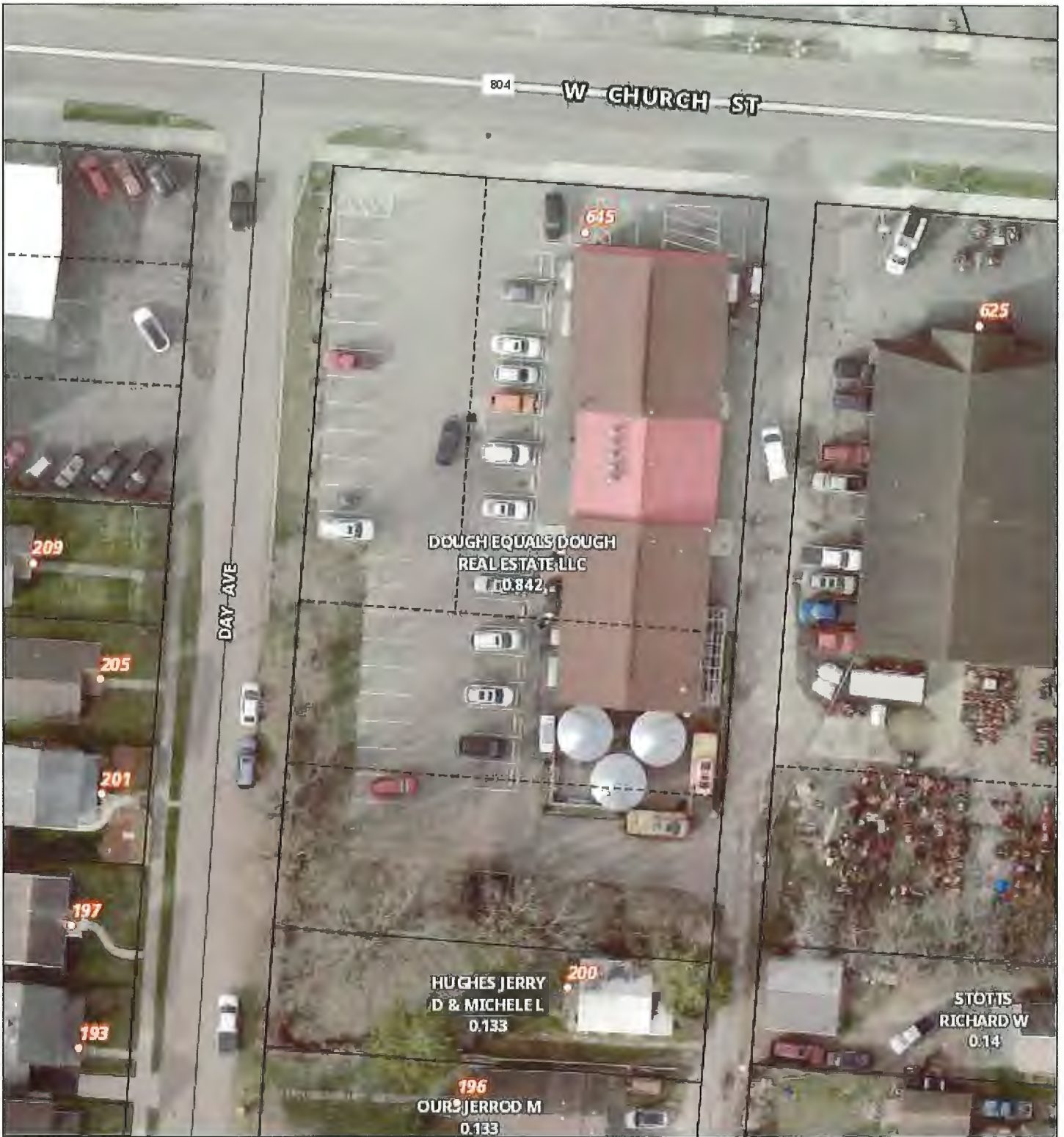


Licking County Auditor GIS

LICKING COUNTY TAX MAP

*ROBERT ADDITION
2,467 sq. ft.*

645 W Church St



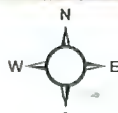
November 1, 2024

- Street Number Only
- Sales - 2024
- Sales - 2023

Owner Name & Acres

Centerline Labels

- Interstate/US/State Route
- County Road



- Township Road
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations
- Jurisdictional Townships
- Historical Townships Line



LICKING COUNTY TAX MAP

Don & Sues BZA requirements

- Item #1 Reduce parking requirements from 70 to 52
- Item #2 There are some equipment pieces that the components cannot be placed out of the BFE
Those items are listed below:
Note all kitchen equipment is installed with a GFCI breaker at the panel for protection

TBD
TBD
TBD
TBD
TBD
- Item #3 We request that all existing and new framing, which is of wood construction, be allowed to remain in place and will be sprayed with a sealer up to or above BFE to prevent moisture absorption.
Note all new sill plates on the concrete floor are pressure treated
- Item #4 We request to be allowed to maintain all existing wood interior wall sheathing and drywall walls (minimal) as currently constructed. All new wall finishes to be cement board in lieu of drywall up above BFE and then FRP finish in kitchen/bathrooms and metal siding finish other locations.
FRP finish will also break or have a seam at the cement board elevation so both finishes can be removed in case of a flooding event to dry out wall cavities.
- Item #5 We ask for a variance to maintain the existing HW tank and HVAC unit in the current basement as well as associated ductwork below slab
- Item #6 Request that sub floor on stage, which is within the BFE, and new RR subfloor be cement board subfloor.
- Item #7 Request that floor sinks for kitchen equipment remain at floor level (below required BFE) per Health Dept requirements
- Item #8 Request that a new floor drain (below BFE) be installed in the kitchen area for routine cleaning and maintenance
- Item #9 Request use of (3) storage containers and (3) silo structures installed into the flood plain
We will provide a registered engineer drawing showing approved anchoring to resist flotation of structures
- Item #10 Request a variance to not have to install a backflow check valve on the existing sanitary line below grade - will complete

NEEDS VARIANCE FOR #1, SETBACKS, SPACING, DISTANCES BETWEEN STRUCTURES
NEEDS TO MEET BC REQUIREMENTS FOR EGRESS.



**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

Notice of Board of Zoning Appeals Decision

March 25, 2021
Don & Sues Pizza LLC – Mark Huhn
51 Highland CT
Pataskala, OH 43062

Application Number: BZA-21-010

Dear Property Owner,

At a Public Hearing held on Thursday, March 25th, 2021, the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

Address of Project: 645 W Church St

Current Zoning: HB (High Business District)

Project Description: Building Remodel/Adding of Accessory Structures

Ordinance/Article/Section:

08-33 125 125.2

Requirement: In the High Business District (HB, and this specific, 70 parking spots are required.

Proposal: Propose to reduce the amount to parking spots required to 52

Conclusion: The proposal does not meet the requirements of the Zoning Code

07-8 4 4.5B1-3

Requirement: In the City of Newark, any significant improvement in the flood plain, must meet the standards of the Flood Insurance Ordinance

Proposal: Propose to reduce the requirements set forth in section 4.5B1-3 of the Newark City Flood Insurance Ordinance

Conclusion: The proposal does not meet the requirements of the Flood Insurance Ordinance

08-33 86 86.4

Requirement: In the High Business District (HB, one accessory structure is permitted per principle building, there also shall not be any accessory structures in the side yard

Proposal: Propose to erect 3 silo structures and 3 storage/shipping container structures

Conclusion: The proposal does not meet the requirements of the Zoning 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:



CITY OF NEWARK
ENGINEERING & ZONING

Z- 21-053-A
Certificate #
c/o Engineering Department
40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

ZONING CERTIFICATE

THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET

This Certificate and the approved plans must be on the jobsite before an inspection can be conducted

Rev 1/10

DESCRIPTION & LOCATION OF PROJECT:
Project Name: Conditional Occupancy/Use - Full Service
Pizza Restaurant/Bar & Drive-Through
Location: 645 W. Church St., Newark, OH

OWNER:
Name: Don & Sue's Pizza, LLC
Address: 645 W. Church Street
City/State/Zip: Newark, OH 43055
Daytime Telephone: 614-286-4270
E-mail:

CONTRACTOR:
Name: AKD Construction
Address: 145 s. 22nd Street
City/State/Zip: Newark, OH 43055
Daytime Telephone: 740-404-2657
E-mail: phillips2054@gmail.com

APPLICANT:
Name: Same as Owner
Address:
City/State/Zip:
Daytime Telephone:
E-mail:

PROPERTY/LOT DATA:
Lot Number: 7359, 7560 + Unplotted R12, T2, Q4
Auditor's Parcel Number: 054-233454-00.000
Zoning District: HB **Flood Zone: A/AE**

George Cant _____ 4/15/21
Certificate Approved By Date

Please read and review this form before signing

I, the undersigned, as Owner (or Agent with expressed consent of the Owner of the above-referenced premises) hereby give consent for entry onto subject premises by personnel of the City of Newark.

Owner/Agent Signature Date

670-7727 REQUIRED 670-7727
INSPECTIONS
DO NOT EXCAVATE UNTIL THIS BLOCK IS SIGNED
Property Line/Setback:

Signature Date
The Applicant must stake out the location of the property lines and building/sign location(s) prior to scheduling this inspection.

THIS BLOCK MUST BE SIGNED BEFORE THE LOWEST LEVEL OF THE STRUCTURE IS INSTALLED IF 100 YR OR FLOWY IS INDICATED BY "Flood Zone" LOCATED ON THE LEFT SIDE OF THIS FORM.

Flood Plain:

Signature Date
The Applicant must provide a completed "Elevation Certificate" on the job site with this permit and the approved plans.

DO NOT OCCUPY UNTIL THIS BLOCK IS SIGNED
Final Zoning:

Signature Date

Inspection Notes:
BZA 21-010 items 1-9
Verification of sewer backflow is required.
Flood Ord 07-8



**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

Z- 21-053-B

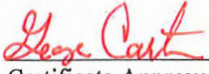
Certificate #

ZONING CERTIFICATE

THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET

This Certificate and the approved plans must be on the jobsite before an inspection can be conducted

Rev 1/10

DESCRIPTION & LOCATION OF PROJECT:	
Project Name: Shipping/Storage Containers (3) Location: 645 W. Church St., Newark, OH	
OWNER:	
Name: Don & Sue's Pizza, LLC Address: 645 W. Church Street City/State/Zip: Newark, OH 43055 Daytime Telephone: 614-286-4270 E-mail:	
CONTRACTOR:	
Name: AKD Construction Address: 145 s. 22 nd Street City/State/Zip: Newark, OH 43055 Daytime Telephone: 740-404-2657 E-mail: phillips2054@gmail.com	
APPLICANT:	
Name: Same as Owner Address: City/State/Zip: Daytime Telephone: E-mail:	
PROPERTY/LOT DATA:	
Lot Number: 7359, 7560 + Unplotted R12, T2, Q4 Auditor's Parcel Number: 054-233454-00.000 Zoning District: HB Flood Zone: A/AE	
	<u>4/15/21</u>
Certificate Approved By	Date
Please read and review this form before signing	
I, the undersigned, as Owner (or Agent with expressed consent of the Owner of the above-referenced premises) hereby give consent for entry onto subject premises by personnel of the City of Newark.	
_____ Owner/Agent Signature	_____ Date

670-7727	REQUIRED	670-7727
INSPECTIONS		
DO NOT EXCAVATE UNTIL THIS BLOCK IS SIGNED		
Property Line/Setback:		
_____ Signature	_____ Date	
The Applicant must stake out the location of the property lines and building/sign location(s) prior to scheduling this inspection.		

THIS BLOCK MUST BE SIGNED BEFORE THE LOWEST LEVEL OF THE STRUCTURE IS INSTALLED IF 100 YR OR FLOWY IS INDICATED BY "Flood Zone" LOCATED ON THE LEFT SIDE OF THIS FORM.	
Flood Plain:	
_____ Signature	_____ Date
The Applicant must provide a completed "Elevation Certificate" on the job site with this permit and the approved plans.	

DO NOT OCCUPY UNTIL THIS BLOCK IS SIGNED	
Final Zoning:	
_____ Signature	_____ Date

Inspection Notes:
<u>BZA 21-010</u>
<u>Flood ord 07-8</u>



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

Z- 81-053-C
Certificate #

ZONING CERTIFICATE

THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET

This Certificate and the approved plans must be on the jobsite before an inspection can be conducted

Rev 1/10

DESCRIPTION & LOCATION OF PROJECT:
Project Name: Silo Bin Accessory Structures (3)
Location: 645 W. Church St., Newark, OH

OWNER:
Name: Don & Sue's Pizza, LLC
Address: 645 W. Church Street
City/State/Zip: Newark, OH 43055
Daytime Telephone: 614-286-4270
E-mail:

CONTRACTOR:
Name: AKD Construction
Address: 145 s. 22nd Street
City/State/Zip: Newark, OH 43055
Daytime Telephone: 740-404-2657
E-mail: phillips2054@gmail.com

APPLICANT:
Name: Same as Owner
Address:
City/State/Zip:
Daytime Telephone:
E-mail:

PROPERTY/LOT DATA:
Lot Number: 7359, 7560 + Unplotted R12, T2, Q4
Auditor's Parcel Number: 054-233454-00.000
Zoning District: HB **Flood Zone: A/AE**

George Cart
Certificate Approved By 4/5/21
Date

Please read and review this form before signing

I, the undersigned, as Owner (or Agent with expressed consent of the Owner of the above-referenced premises) hereby give consent for entry onto subject premises by personnel of the City of Newark.

Owner/Agent Signature Date

670-7727 REQUIRED 670-7727
INSPECTIONS
DO NOT EXCAVATE UNTIL THIS BLOCK IS SIGNED
Property Line/Setback:

Signature Date
The Applicant must stake out the location of the property lines and building/sign location(s) prior to scheduling this inspection.

THIS BLOCK MUST BE SIGNED BEFORE THE LOWEST LEVEL OF THE STRUCTURE IS INSTALLED IF 100 YR OR FLWY IS INDICATED BY "Flood Zone" LOCATED ON THE LEFT SIDE OF THIS FORM.

Flood Plain:

Signature Date
The Applicant must provide a completed "Elevation Certificate" on the job site with this permit and the approved plans.

DO NOT OCCUPY UNTIL THIS BLOCK IS SIGNED
Final Zoning:

Signature Date

Inspection Notes:
BZA 21-010
Flood Ord 07-8

BZA CASE NO. 24-46

Date of Review: 11/6/24

Address of Project: 878 Jones Ave

Current Zoning: RH

Project Description: Lot Split

- 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 6 6.12

Requirement: No lot, yard, court, parking area or other space shall be reduced in area or dimension so as to make the area or dimension less than the minimum area required by this Code, unless approved by the Board.

Proposal: The applicant wants to replatt his parcel. Doing so will create a nonconformity on the required side yard setback of the existing home. The split will result in a 4 ft. side yard setback. The requirement is 6 ft.

Conclusion: The proposal requires board approval

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 # 152A-ZU-46
Date Received: 11/5/24
Received by: 8-70
Amount Due: \$ 175
Receipt # 832918

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>GARY Wood</u>	Telephone: <u>740-323-6196</u>
Address: <u>76 Homewood Ave</u>	E-mail:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name:	Telephone:
Address:	E-mail:
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>878 Jones Ave</u>	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: and	
Subdivision Name:	Lot Number:
Zoning Classification: <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:	
This project is not permitted by the Zoning Code for the following reason(s): <u>split will create a non-conformity (54 setback)</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Like to split lot for selling</u>	
Has there been any previous application or appeal on these premises? <input 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)	

OnTrac Property Map



3, 2024

at Number Only 

Owner Name & Acres  47 Feet

Centerline Labels  0.01 Miles

Interstate/US/State Route  Interstate

Other Road Type  Municipal Corporations

Licking County Auditor GIS

LIICKING COUNTY

BZA CASE NO. 24-47

Date of Review: 11/6/24

Address of Project: 836 Idlewilde Ave

Current Zoning: RH

Project Description: Accessory Structure 12x24

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

Requirement: No accessory structure may be erected or constructed prior to the erection or construction of the principal or main building. No accessory structure shall be located in any yard or court except the rear yard.

Proposal: The applicant wants to erect an accessory structure on the side lot. The lot is a separate parcel. The placement of the structure will be in the side yard.

Conclusion: The proposal requires board approval

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-21-47
Date Received: 11-6-21
Received by: PKP
Amount Due: \$ 75.00
Receipt # 832419

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Delbert Messer</u>	Telephone: <u>740-334-3607</u>
Address: <u>836 Idlewild Ave</u>	E-mail: <u>delbmesser@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: <u>same</u>	Telephone:
Address:	E-mail:
I would prefer to have agendas mailed rather than emailed <input checked="" type="checkbox"/>	

Parcel	
Address of Parcel: <u>836 Idlewild Ave</u>	Auditor's Parcel Number: <u>054-230430-00.000</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>75</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>RH</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 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:	
Has there been any previous application or appeal on these premises? <input 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)	



11/6/2024, 8:45:14 AM

- Addresses
- Parcels

