

TEMPORARY BOARD OF ZONING DISTRICT REVISION MEETING  
THURSDAY, **JULY 27 2023**, 5:00 P.M.  
COUNCIL CHAMBERS  
40 W MAIN ST, NEWARK, OH 43055

## **AGENDA** **PUBLIC HEARING**

### **1. CALL TO ORDER**

### **2. APPLICATION TBZ-23-02**

Applicant:	Bryan McAnally
Owner:	Gary McAnally
Location:	900-906 Sharon Valley Rd
Present Zoning:	MFR
Proposed Zoning:	GB
Prior Zoning:	B2

### **3. MISCELLANEOUS**

THE NEXT SCHEDULED TEMPORARY BOARD OF ZONING DISTRICT REVISION MEETING WILL BE HELD ON THURSDAY, **AUGUST 24, 2023 AT 5:00 P.M.** CONTINGENT UPON AGENDA ITEM SUBMITTAL. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS **AUGUST 1, 2023, 4:30PM.**

### **4. ADJOURNMENT**

ARTICLE 31

B-2 NEIGHBORHOOD BUSINESS DISTRICT

31.0 \* PERMITTED USES

Any local retail business or service establishment supplying commodities or performing services primarily for residents of the neighborhood on a day-to-day basis, such as:

1. Any use permitted in the B-1 District.
2. Grocery store, super markets, fruit and vegetable store, drug stores, garden supply stores, barber shops, beauty parlors, clothes cleaning and laundry pick-up, etc.
3. Business and professional offices.
4. Restaurants, soda fountains, ice-cream parlors, however, not including drive-in restaurants.
5. Automobile service stations, minor repair garages and parking lots, subject to the applicable requirements of this Ordinance.
6. Display signs, billboards, and other outdoor advertising signs and structures subject to the applicable requirements of this Ordinance.
7. Residential uses- any use permitted and as regulated in the residence district adjoining the B-2 District; and if there are adjoining two or more different categories of residence districts, the regulations of the least restrictive residence shall prevail.

31.1 OTHER USES

Any other retail business or service establishments determined by the Board to be of the same general character as the above permitted uses, not including those which are first permitted or are not permitted in the B-3 District unless demonstrated as necessary for normal day-to-day needs.

31.2 ACCESSORY USES

Accessory uses and structures as permitted and regulated in the R-3 District and any other accessory uses and structures customarily accessory and incidental to the permitted uses.

31.3 CONDITIONAL USES

As regulated in the R-3 District

31.4 OUTDOOR ADVERTISING-FREE STANDING SIGNS

Free Standing Signs of symbolic design shall be permitted provided:

1. No part of such sign shall project into the public right-of-way of any street or highway.
2. The support of such sign shall be set back at least 15 feet from any public right-of-way.
3. The maximum area of any face of such sign shall not exceed 40 square feet.
4. The maximum height of such sign shall not exceed 35 feet.
5. Such sign shall comply with all other applicable regulations of this Ordinance.

31.5 REQUIRED CONDITIONS

31.5a Business in Enclosed Buildings: All businesses, services or processing shall be conducted wholly within a completely enclosed building, except for the sale of automotive fuel, lubricants and fluids at service stations, and such outdoor display of storage of vehicles, materials and equipment as hereinbefore specifically authorized or as may be authorized by the Board.

31.5b Production for Sale at Retail: All products produced on the premises whether primary or incidental shall be sold at retail primarily on the premises where produced.

31.5c Use Must be Nonobjectionable: Processes and equipment employed in goods processed or sold shall be limited to those which cinders, gas, fumes, noise, vibration, refuse matter or water carried waste.

31.5d New Merchandise: Goods for sale shall consist primarily of new merchandise.

31.6 HEIGHT REGULATIONS IN THE B-2 DISTRICT

No principal structure shall exceed 2 ½ stories or 30 feet in height, and no accessory structure shall exceed one story or 15 feet in height, except as provided in Article 51 of this Ordinance.

31.7 LOT AREA IN THE B-2 DISTRICT

Commercial- None

Residence- Same as for the R-3 Residence District

31.8 YARD REQUIREMENTS IN THE B-2 DISTRICT

The following minimum requirements shall apply:

<u>USE</u>	<u>FRONT YARD</u>	<u>SIDE YARD WIDTH</u>	<u>REAR YARD</u>
Uses other than residential	25 ft	none, except when adjoining R-District, then 15 feet.	10 ft.; except when adjoining R-District 30 feet
Residential:	Same as specified in the R-District to which the regulations apply.		

STATE OF OHIO  
 LICKING COUNTY  
 CITY OF NEWARK  
 QTR. 2, T-2-N, R-12-W  
 Part of ORIGINAL LOT 5  
 SOUTH TIER of LOTS  
 U.S. MILITARY LANDS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1627.99'	111.14'	111.00'	S 67°17'49" E	119.059°

MOULL STREET EXT SUBDIVISION  
 PLAT BOOK 76 PAGES 301

LOT 12258

Stafford Housing L.P.  
 O.R. 749 Pg. 422

Gary McAnally &  
 Larvey M. McAnally  
 Inst. No. 20031120002674  
 T.D. = 3.8658 Acres  
 PID 054-286470-01.000  
 2.183 Acres

Map shown as a basis for the Ohio State Plane Coordinate System.  
 Observations were taken at the Ohio State Plane Coordinate System  
 datum and were reduced to the Ohio State Plane Coordinate System  
 datum and were used to derive the map.

BM-1 - 2" Magnetic Nail Set in Forement 8.5 feet east  
 of the SE corner of the Dumpster Pad and 80.5 feet  
 north of the NW corner of the Oil Car Wash Building  
 Ohio State Plane Coordinates (South Zone)  
 N: 754654.7004 E: 190251.8025 Elev: 421.63

BM-2 - 5/8" Iron Pin found at the NW corner of the site on  
 the south side of Moul Street  
 52 feet east of G&H and 11.5 feet S of C-1  
 Ohio State Plane Coordinates (South Zone)  
 N: 754591.1459 E: 190276.0071 Elev: 401.50

BM-3 - 5/8" Iron Pin found at the NW corner of the site on  
 the south side of Moul Street  
 19 feet north of Power Pole and 54' NW of Apt Bldg  
 Ohio State Plane Coordinates (South Zone)  
 N: 754565.3656 E: 190245.7091 Elev: 401.62

Carson Realty II LLC  
 Inst. No. 20170403000008

LOT 11175

Doris R. Martin  
 O.R. 261 Pg. 422

LOT 11174

LOT 11173  
 Janice F. McPeak  
 Inst. No. 201101040000211

BERRY VIEW ADDITION - PHASE II  
 PLAT BOOK 73 PAGES 289 & 290

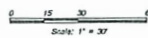
Robert G. Takout  
 O.R. 296 Pg. 317

LOT 11172

LINE	BEARING	DISTANCE
1-1	N 44°12'52" E	1.25'
1-2	N 44°12'52" E	15.00'
1-3	N 44°12'52" E	15.00'
1-4	N 44°12'52" E	15.00'
1-5	N 44°12'52" E	15.00'

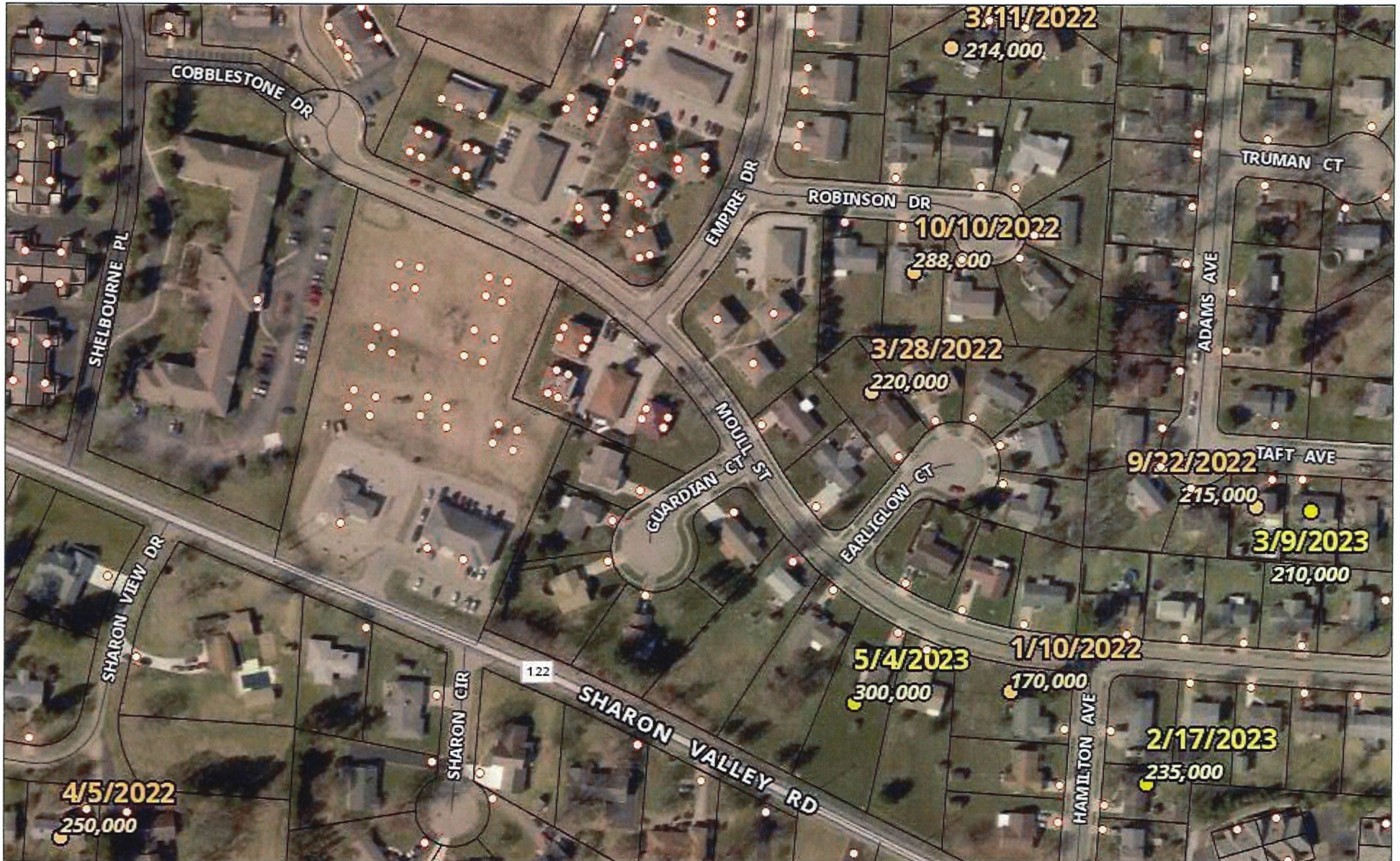
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT  
 SURVEY AND ALL MEASUREMENTS WERE MADE ACCORDING WITH  
 CHAPTER 4733-17 OF THE OHIO ADMINISTRATIVE CODE UNDER MY  
 DIRECT SUPERVISION IN JANUARY, 2023

PAUL J. BOESCHART PLS - REG. NO. 5-6512  
 94 CAYTON HIGHLANDS  
 HEBRON, OH 43029  
 PHONE: 740-929-4130 CELL: 740-616-0172



Date: JUNE 30, 2023  
 Dwg. No. 23-7643-S

# OnTrac Property Map



July 13, 2023

○ Street Number Only		○ Owner Name & Acres		
● Sales - 2023	Centerline Labels			
● Sales - 2022				

Licking County Auditor GIS

LICKING COUNTY TAX MAP



July 13, 2023

