

BOARD OF ZONING APPEALS MEETING
THURSDAY, JUNE 27, 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-24-16

Applicant: James Edwards
Owner: James Edwards
Location: 650 Ridgefiled Ave
Project: Building Addition
Reference: 16.8

4. **NEW BUSINESS**

APPLICATION BZA-24-18

Applicant: Joe Gebhart
Owner: First Church of the Nazarene Newark
Location: 434 Eastern Ave
Project: Lot Split/Combo
Reference: 6.12

APPLICATION BZA-24-19

Applicant: Ed Ridgeway
Owner: Kelsey Duke
Location: 209 Crimson Dr
Project: Garage Addition
Reference: 16.8

APPLICATION BZA-24-20

Applicant: Stephen Hosom
Owner: Stephen Hosom
Location: 390 Ridge Ave
Project: Garage
Reference: 86.3

APPLICATION BZA-24-21

Applicant: Sarah Arnold
Owner: Habitat for Humanity Mid Ohio
Location: 335 Washington St
Project: Single Family Dwelling
Reference: 16.8

APPLICATION BZA-24-22

Applicant: Jaymie Oliver
Owner: OOH! Advertising LLC
Location: Multiple Locations
Project: Digital Billboard Conversion
Reference: 135.10

APPLICATION BZA-24-23

Applicant: Alicia Walton – Springfield Sign
Owner: CMC- Cincinnati Capital Partners 174 LLC
Location: 1355 N 21st St
Project: Wall Signs
Reference: 135.8

APPLICATION BZA-24-24

Applicant: John Paul
Owner: Gary & Pamela Kelley
Location: 1942 Patrick Dr E
Project: Garage Addition
Reference: 16.8

APPLICATION BZA-24-25

Applicant: Marcel Pasaribu
Owner: Licking Metropolitan Housing Authority
Location: 85 W Church St
Project: Storage Shed
Reference: 86.5.1

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

5. ADJOURNMENT

BZA CASE NO. 24-16

Date of Review: 5/10/24

Address of Project: 650 Ridgefield Rd

Current Zoning: RM

Project Description: Building Addition

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 16.8

Requirement: In the RM district, the required front yard setback is 25 feet

Proposal: The applicant is proposing to erect a building addition that encroaches into the setback along Seneca Drive by 11 feet

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 # 24-16
 BZA Application # _____
 Date Received: 4/26/24
 Received by: S.C.C.
 Amount Due: \$ 75.00
 Receipt # 162917

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

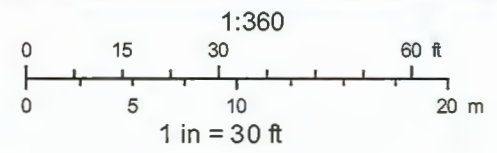
Rev 8/13

Owner	
Name: <u>James F. Edwards</u>	Telephone: <u>740-817-7544</u>
Address: <u>650 Ridgfield Rd. Newark OH 43055</u>	E-mail: <u>supermandhia20@gmail.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Same as above</u>	Telephone: _____
Address: _____	E-mail: _____
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>650 Ridgfield Rd. Newark OH 43055</u>	Auditor's Parcel Number: <u>054-230106-00.000</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>Union st and</u>	
Subdivision Name: <u>Edgewood Park revised</u>	Lot Number: <u>8945</u>
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> <u>Residential S10 Single family</u>	Proposed Use: <small>If filling out electronically, click box to display dropdown (Specify Use):</small> <u>Living Space</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>Extra bedrooms and bathrooms for living space</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>The structure will be 11ft. into the 25ft. o^d space that is supposed to be allowed from the property line</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Our oldest son cannot live alone any longer he is handicapped and has children and needs the bedrooms and a hand icapped bathroom</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>6.11 Corner Lots</u>	



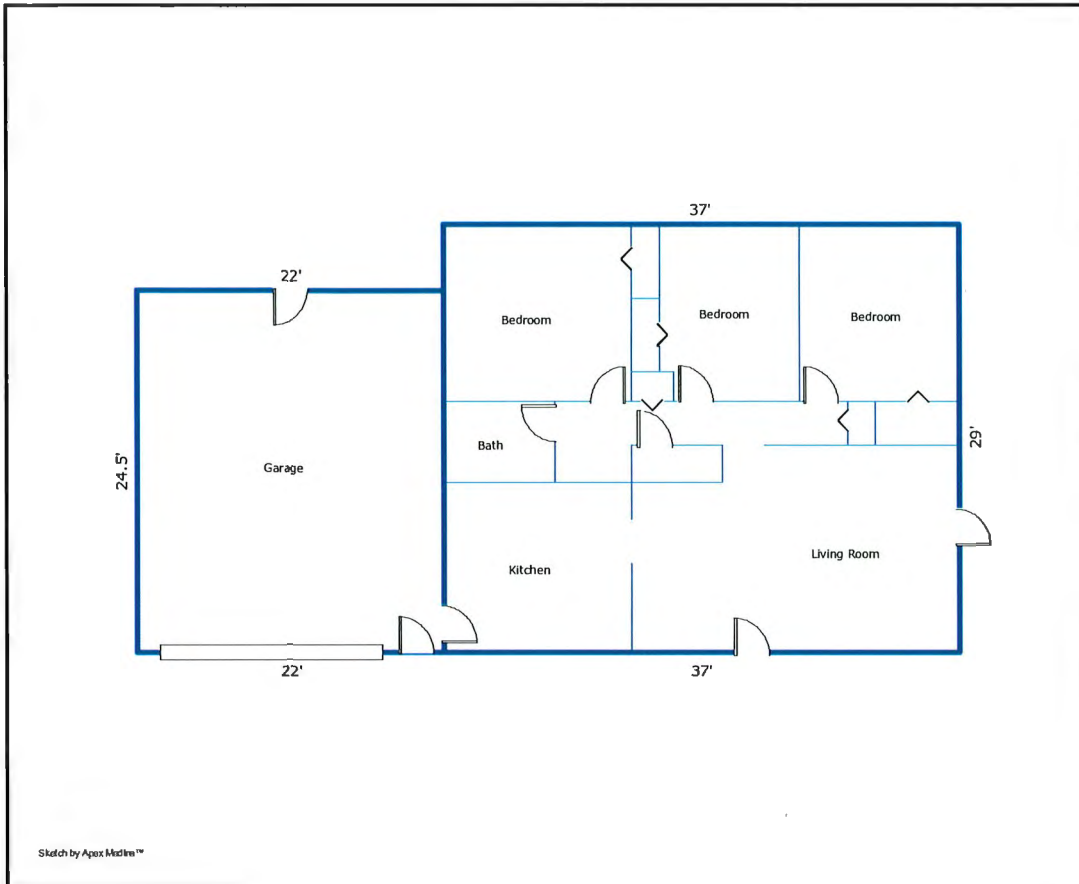
April 9, 2024

- Parcels
 Blue: Band_3
 Blue: Band_3
 Blue: Band_3
 Blue: Band_3
- Red: Band_1
 Red: Band_1
 Red: Band_1
 Red: Band_1
- Green: Band_2
 Green: Band_2
 Green: Band_2
 Green: Band_2



Building Sketch

Borrower/Client	Edwards, James				
Property Address	650 Ridgefield Rd				
City	Newark	County	Licking	State	OH
Zip Code	43055				
Lender	Insight Bank				



Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown	Subtotals	
GLA1	First Floor	1073.00	1073.00	First Floor		
GAR	Garage	539.00	539.00	37.00 x 29.00	1073.00	
Net LIVABLE Area		(rounded)	1073	1 Item	(rounded)	1073

BZA CASE NO. 24-18

Date of Review: 6/7/24

Address of Project: 434 Eastern Ave

Current Zoning: RH

Project Description: Lot Split/Combo

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
<p><u>08-16</u> <u>6</u> <u>6.12</u></p>	<p>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.</p> <p>Proposal: The applicant is proposing to create a lot split, leaving the property with a 20’ rear setback</p> <p>Conclusion: The proposal requires board approval</p>



**CITY OF NEWARK
ENGINEERING & ZONING**

Zoning Application # _____

15ZA-24-18
BZA Appeal # _____

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: FIRST CHURCH OF THE ZAZARENE NEWARK	Telephone: 304-916-5483
Address: 200 S. Williams St. Newark OH, 43055	E-mail: dan@newarknaz.org

Applicant

Name: Joe Gebhart (Shai-Hess Commercial Real Estate)	Telephone: 740-334-2863
Address: 1471 Granville Rd. Newark OH, 43055	E-mail: jgebhart@shai-hess.com

Lessee

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

Parcel

Address of Parcel: (Number & Street, City, State, Zip) 434 Eastern Ave Newark, OH 43055	Auditor's Parcel #: 054-206694-00.000
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: Mill St. and Curtis Ave.	
Subdivision Name:	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown RH	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use):

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:

Appeal Continued

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: Per Article 16.8, Lot Area & Setbacks RH zoning requires a rear set back of 30 feet. Requesting a variance for a 20 foot set back as to allow for more parking to the Church parcel. Applicant will be splitting off and combing split area with an adjoining lot. Subject to lot split and combination approval by City Engineer and Planning Commission.

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)

16.8 Lot Area & Setbacks

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 Appeal #

Joseph Gebhart
(Owner/Applicant Signature)

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

appeared Joseph Gebhart 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 21st day of May.

Kelly Jo Fenton
(Notary Public signature)



KELLY JO FENTON
Notary Public, State of Ohio
My Commission Expires
November 2, 2027

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

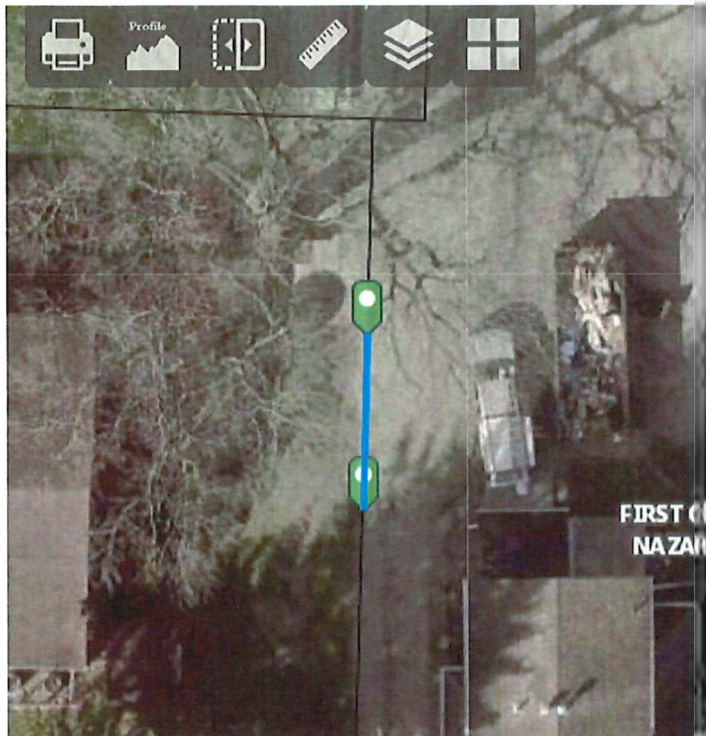
Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>5/21/24</u>
<input type="checkbox"/> Forward to BZA				Paid Date: <u>5/21/24</u>
<input type="checkbox"/> Hold				Check <u>Cash</u> (circle one)
		Reason:		Check # _____
				Amount \$ <u>75.00</u>

Red Out Line – what 434 Eastern Ave Parcel will look like

Blue Out Line – what 24 Mill Street Parcel will look like.



20 Foot Setback



Feet
Measurement Result
20.1 Feet

BZA CASE NO. 24-19

Date of Review: 6/7/24

Address of Project: 209 Crimson Dr

Current Zoning: RL

Project Description: Garage Addition

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 16.8

Requirement: In the RL district, the side yard setback for a two story home is 10 ft.

Proposal: The applicant is proposing to build a garage addition reducing the side yard setback to 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 # BZA-24-19
 Date Received: 5-22-24
 Received by: P. Kemp
 Amount Due: \$ 15.00 ✓
 Receipt # 162929

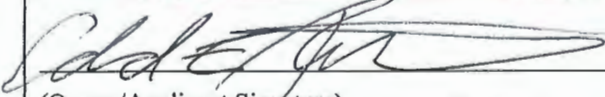
CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

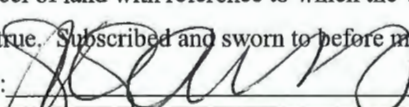
Rev 8/13

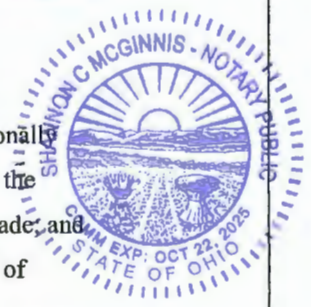
Owner	
Name: <u>Kelsey Duke</u>	Telephone: <u>304-904-9960</u>
Address: <u>209 CRIMSON DR NEWARK</u>	E-mail: <u>Kelseyduke723@gmail.com</u>
I would prefer to have agendas mailed <input type="checkbox"/> than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>Ed Ridgeway Remodeling L.L.C.</u>	Telephone: <u>740-404-2537</u>
Address: <u>1018 Hickory Rd Heath Ohio 43056</u>	E-mail: <u>edmarkbldr@gmail.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>209 CRIMSON DR NEWARK OHIO 43055</u>	Auditor's Parcel Number: <u>5604350600110</u> <u>02130000876076363000</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: <u>Road Ct</u> and <u>Auburn Dr</u>	
Subdivision Name: <u>PARK RIDGE</u>	Lot Number: <u>13363</u>
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: <u>CONSTRUCT ATTACHED 3RD CAR GARAGE</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>Side Set Back Requirement of 8' - like to go to 6' offset</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>Multiple Houses Has 3rd CAR ATTACHED GARAGE WITH OFFSET</u> <u>Similar to Proposed Addition</u> <u>Property Next Door - PIPELINE EASEMENT - VACANT</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>7.2.2 LOT AREA & SETBACKS</u>	

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*


 (Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Edward Widmar 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 20 day of May, 2024. Notary Signature: 



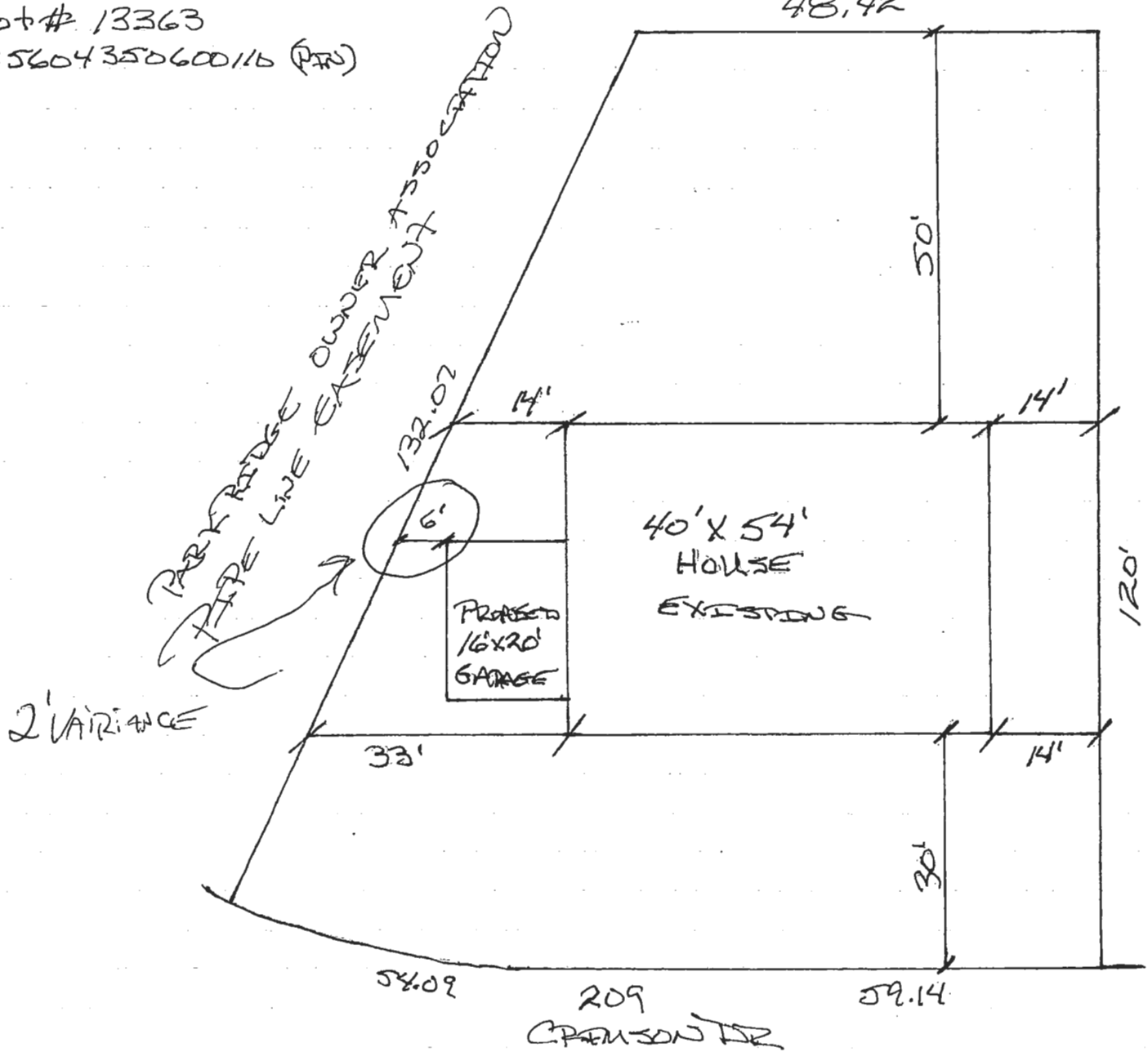
Do not write below this line- For Office Use Only

Status:	Date:	Zoning Reviewer:	Date Notified:
<input type="checkbox"/> Incomplete			
<input checked="" type="checkbox"/> Forward to BZA	<u>6/7/24</u>	<u>BAW</u>	
<input type="checkbox"/> Hold		Reason:	

Kelsey Duke
209 CRAWSON DR
NEWARK OHIO

SCALE 1"=20'

PARK RIDGE
Lot # 13363
#5604350600116 (PWS)



Duke 209 CREAMSON DR. NEWARK

SIDE ELEVATION

SCALE
1/4" = 1'

EXISTING
HOUSE

6/12

12"
OVERHANG

VINYL
SIDING

20'0"

4'10"

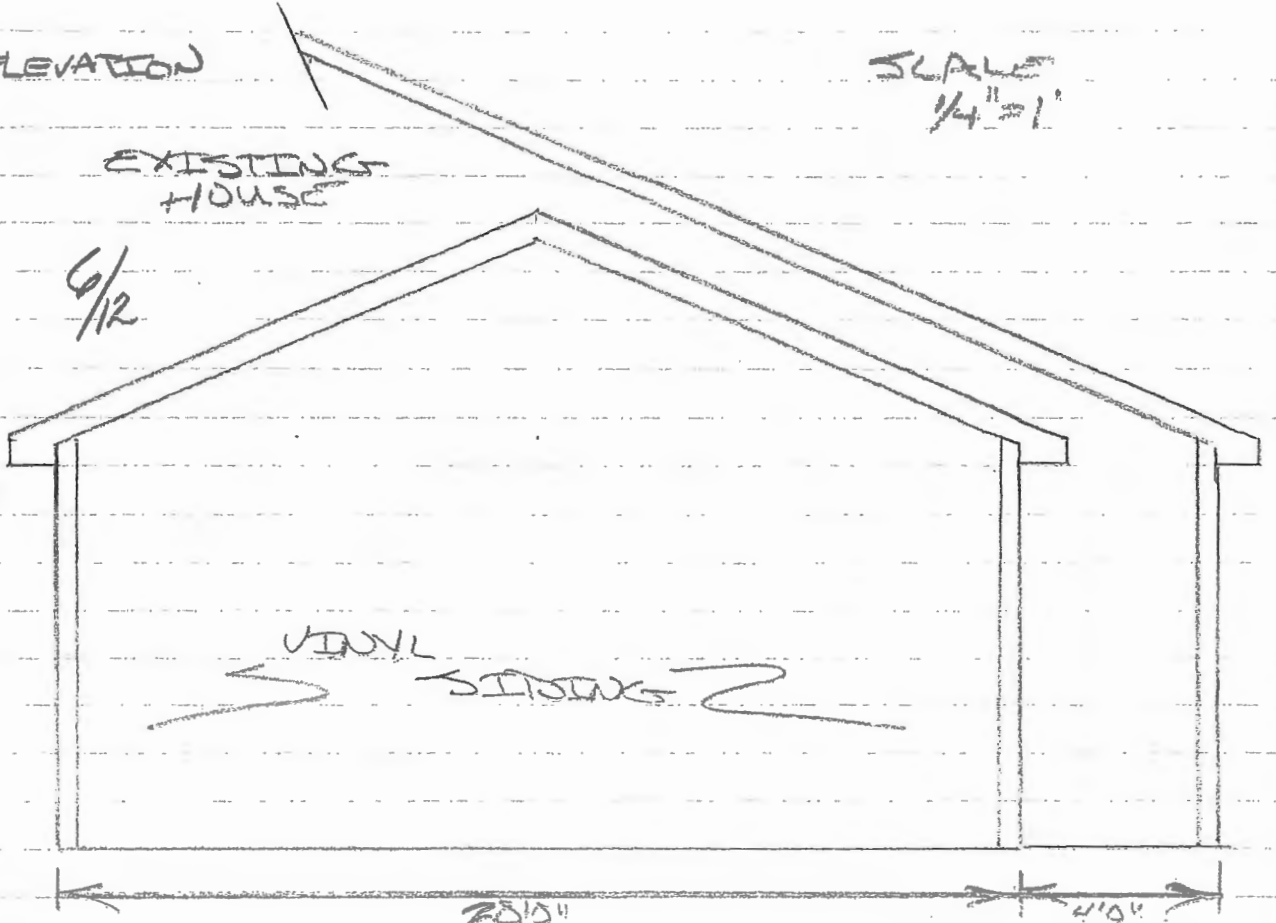
FRONT ELEVATION

EXISTING
ROOF

VINYL
SIDING

GRADE

16'0"



EXISTING
HOUSE



Simple
Neighborhood House
Berta Greene



BZA CASE NO. 24-20

Date of Review: 6/7/24

Address of Project: 390 Ridge Ave

Current Zoning: RH

Project Description: Garage

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: There shall be no more than two accessory structures per lot

Proposal: The applicant is proposing to erect a third accessory structure measuring 26’x28’

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-24-20
 Date Received: 5/30/24
 Received by: G.C.C.
 Amount Due: \$ 875
 Receipt # CASH

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

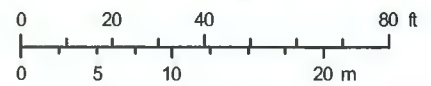
Owner	
Name: <u>STEPHEN W HOSOM</u>	Telephone: <u>740-405-1402</u>
Address: <u>390 RIDGE AVE NEWARK, OH 43055</u>	E-mail: <u>hosom@tnc.com</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: <u>STEPHEN W HOSOM</u>	Telephone: <u>740-405-1402</u>
Address: <u>390 RIDGE AVE NEWARK, OH 43055</u>	E-mail: <u>hosom@tnc.com</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: <u>390 RIDGE AVE NEWARK, OH 43055</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: <u>3979</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 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>STRUCTURES LIMITED TO TWO, CODE REQUIRES 3 FT SET BACK PROPOSE 2 FT IF NEEDED?</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>SINCE DEATH OF MOTHER AND UNCLE I NEED MORE SPACE TEMP. TO SORT AND SELL ITEMS ALSO DISABLED AND NEED CAR IN GARAGE FOR WINTER</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) <div style="text-align: center; font-size: 1.5em; margin-top: 10px;"><u>8C</u></div>	



May 30, 2024

1:480

Street Labels



HydroLines

— ArtificialPath; Connector; StreamRiver

+ RailRoads

County Mask

Parcels

Building Footprints

26 x 28

1 + 2 Existing
3 Proposed

BZA CASE NO. 24-21

Date of Review: 6/7/24

Address of Project: 335 Washington St

Current Zoning: RH

Project Description: Single Family Dwelling

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 16.8

Requirement: In the RH district, the required rear yard setback is 30 ft.

Proposal: The applicant is proposing to build a single family dwelling with a 23 ft. rear setback

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-24-21
 Date Received: 5-30-24
 Received by: RP
 Amount Due: \$ 7500
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: <u>Habitat For Humanity Mid Ohio</u>	Telephone: <u>614 568 5288</u>
Address: <u>6665 Busch Blvd Columbus OH 43229</u>	E-mail: <u>sarnold@habitatmidohio.org</u>
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	

Applicant	
Name: <u>Sarah Arnold - Habitat For Humanity Mid Ohio</u>	Telephone: <u>727 432 0396</u>
Address: <u>6665 Busch Blvd Columbus OH 43229</u>	E-mail: <u>sarnold@habitatmidohio.org</u>
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	

Parcel	
Address of Parcel: <u>335 Washington St.</u>	Auditor's Parcel Number: <u>054-208506-00.000</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>Webb and S. Cedar St.</u>	
Subdivision Name: <u>James H. Smith's 2nd Addition Replat</u>	Lot Number: <u>1573A</u>
Zoning Classification: <u>RH</u> <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <u>residential, single family</u> <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: <u>Single family residential new construction</u>	
This project is not permitted by the Zoning Code for the following reason(s): <u>proposed home within 30' rear setback requirement by 6.71', requesting 23' rear setback.</u>	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: <u>irregular lot shape has additional 50' depth on east half of rear lot. approval allows owner to use existing plans for affordable housing construction; prevents costly plan changes.</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>Article 16.8</u>	

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. 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 zoninspect@newarkohio.net*



AUBREY SMOCK
Notary Public
State of Ohio
My Comm. Expires
August 31, 2026

(Owner/Applicant Signature)

[Handwritten Signature]

Before me, a Notary Public in and for Franklin County in the State of Ohio, personally appeared Sarah Arnold 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 29th day of May, 2024. Notary Signature: Aubrey Smock

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>9/17/24</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	



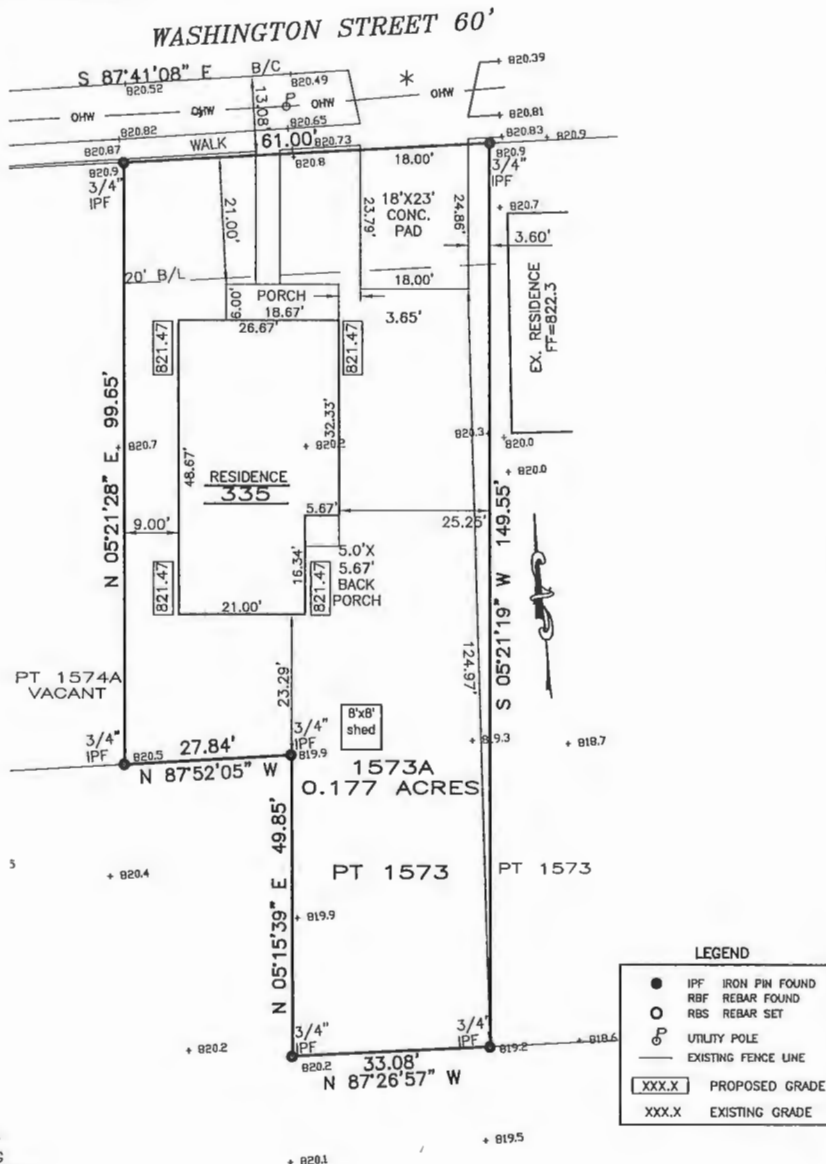
690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
 WWW.LANDMARKSURVEY.COM

ORDER NO. HFHM01-JOB34

REVISIONS	DESCRIPTION
05/06/24	CONCRETE PAD PLACEMENT (NV)
05/14/24	HOUSE & CONC. PAD PLACEMENT
	REVISED (NV)

DATE: 05/02/24

FOR HABITAT FOR HUMANITY MIDOHIO HOUSE STYLE THE NAOMI COUNTY OF LICKING
 LOT/SUBDIVISION LOT 1574A REPLAT OF JAMES H SMITH'S 2ND ADDITION CITY/TWP OF NEWARK
 ADDRESS 335 WASHINGTON STREET SCALE 1" = 20' DRAWN BY: NV
 MINIMUMS: R: 30' S: 6' (FOR 1-1.5 STORIES) VOL: 1 PG: 263
 S: 8' (FOR 2-2+ STORIES)



* STABILIZE CONSTRUCTION ENTRANCE.
 LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	7718
HOUSE	1205
DRIVE	424
APPROACH	242
SER WALK	89
WALK	150
SOD	6272
LOT COV	15.62%

GENERAL STANDARD	
POURED WALL	= 8'
FINISH FLOOR	= 823.66
TOP OF FOUNDATION	= 822.14
FINISH GRADE	= 821.47
GARAGE PAD	= 821.14
BASEMENT FLOOR	= 814.64
TOP OF FOOTER	= 814.14
DRIVE SLOPE DISTANCE	= NA

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. 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 USE IS STRICTLY PROHIBITED.



Scott D. Grundei 05/14/24
 DATE
 SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047

THIS PROPERTY IS LOCATED IN FLOOD ZONE X
 MAP NO. 39089C0342H
 EFF. DATE: 5/2/2007

BZA CASE NO. 24-22

Date of Review: 6/7/24

Address of Project:

2130 Reddington Rd
38/40 W Church St
19 W Main St

Current Zoning:

HB
DC
DC

Project Description: Digital Billboard 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

08-16 135 135.10B1b7

Requirement: Digital Billboard Conversion must be approved by the Board

Proposal: The applicant is proposing to convert three billboard structures to digital

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 # 24-22
 Date Received: 5/31/24
 Received by: J.C.C.
 Amount Due: \$ _____
 Receipt # _____

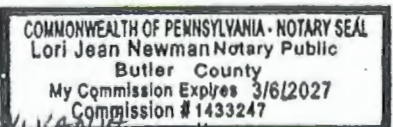
CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

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: <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 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	

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.
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(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 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
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 - 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
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Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
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 - Owner authorization statement is present if using a Representative
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- 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)
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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*

J.P. Oliver
(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 30th day of May, 2024.
Notary Signature: [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>6/17/24</u>	<u>BRM</u>	
<input type="checkbox"/> Hold		Reason:	

Oliver Site #207
40.047 -82.4742
Parcel #054-233244-00.037
Reddington Road, Newark OH 43055
Zoned: C
North Request to be Digital
South Request to be Digital

HB

Oliver Site #LMW
40.059004936099, -82.4049716452261
Parcel #054-202644-00.000
38/40 W Church Street Newark, OH 43055
Zoned: Downtown
Face request to be digital

DC

Oliver Site # MPW
40.05728791533678, -82.40329619837028
Parcel #054-202068-00.000
19 W Main Street
Newark, OH 43055
Zoned: Downtown
Top Request to be Digital

DC

OnTrac Property Map



June 7, 2024

- Street Number Only
 N
W E
S
Owner Name & Acres
- Sales - 2024
 Centerline Labels

 Interstate/US/State Route
- Sales - 2023

 County road 94 Feet

 Township road 0.02 Miles

 Other Road Type

 Driveway

 Interstates

 Municipal Corporations

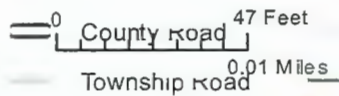
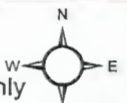
LICKING COUNTY TAX MAP

OnTrac Property Map



June 7, 2024

- Street Number Only
- Sales - 2024
- Sales - 2023
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route



- Other Road Type
- Driveway
- Interstates
- Municipal Corporations

Licking County Auditor GIS

LICKING COUNTY TAX MAP

OnTrac Property Map



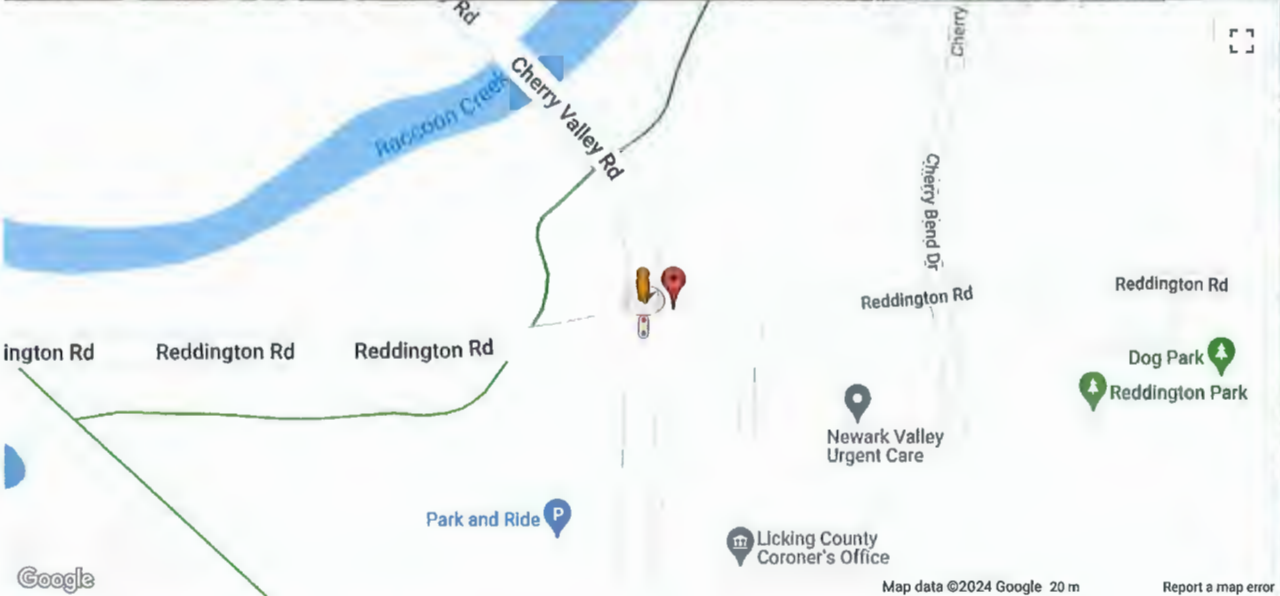
June 7, 2024

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

Licking County Auditor GIS

LICKING COUNTY TAX MAP

2101 Cherry Valley Rd
Newark, Ohio
[View on Google Maps](#)



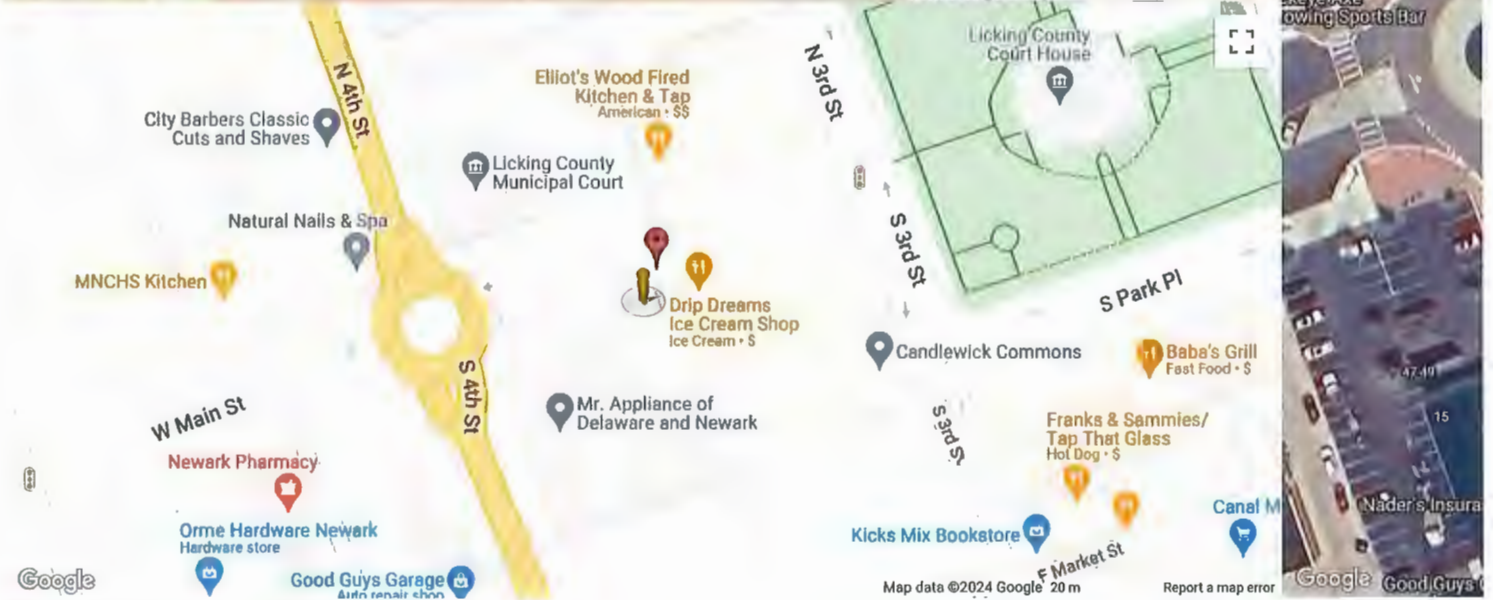
📍 lat: 40.047033° lng: -82.474323° hdg: 33.9° dist:10.9m





Google

© 2024 Google - Image Date: April 2023 Report a problem



lat: 40.057319° lng: -82.403446° hdg: 76.7° dist:11.5m



66 N 4th St
Newark, Ohio
View on Google Maps

© 2024 Google - Image Date: August 2023 Report a problem



First United Methodist Church

Big Brothers Big Sisters

W Locust St

United Dairy Farmers Convenience store

W Locust St

Southeastern Ohio Legal Services

Jerry McClain Companies

Elks Lodge

First Presbyterian Church

Altered By Amy

N 3rd St

Park National Bank: Newark

North Third Tower

angel church

N 5th St

'anAtta-Stickle nation Service

PRO MEDICAL MIDWEST

W Church St

Shipp Brothers Brewing Restaurant & Taproom

Union Square Music Hall

Munkehed Tatu Tattoo shop

Buckeye Winery

PRO MEDICAL MIDWEST

lat: 40.0593° lng: -82.405195° hdg: 110.2° dist:260m

BZA CASE NO. 24-23

Date of Review: 6/7/24

Address of Project: 1355 N 21st St

Current Zoning: GB

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: At this location and with this building size, a wall sign is permitted to have a sign face area no larger than 36 sq. ft.

Proposal: The applicant is proposing to install wall signs totaling a sign face area of 83.01. This is an overage of 47.01 sq. 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 # 24-23
 Date Received: 5/31/24
 Received by: B.C.C.
 Amount Due: \$ _____
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8-13

Owner	
Name: CMC - Cincinnati Capital Partners 174 LLC	Telephone: 417-832-1160
Address: 529 N Prince Lane	E-mail: Brandon@adcfab.com
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Alicia Walton - Springfield Sign	Telephone: 417-862-2454
Address: 4825 E. Kearney St Springfield MO 65803	E-mail: aliciaaw@springfieldsign.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 1355 N 21 St Newark, OH	Auditor's Parcel Number: 054-269904-00.089
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: N 21st ST and Log Pond Dr	
Subdivision Name: 00-000 - n/a	Lot Number: LOT 2 SKINNER LOTS R12 T2 Q2 TIF 2007-2021
Zoning Classification: GB <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: <small>If filling out electronically, click box to display dropdown</small> (Specify Use): Restaurant
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: 7 Brew respectfully ask for additonal wall signage for our drive through building	
This project is not permitted by the Zoning Code for the following reason(s): Buildings of more than fifteen and not more than twenty feet in length shall have a maximum combined sign face area of thirty-six square feet.	
Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Due to our business being a drive though only, we have limited business frontage. See attached	
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) Article 135 (B)(1)(D)Buildings of more than fifteen and not more than twenty feet in length shall have a maximum combined sign face area of thirty-six square feet.	

Required Documents and Appeal Process Overview

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Newark City Engineering Department, 40 West Main Street (2nd Floor) (740)670-7727
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*Note: Submit 1 paper copies and 1 digital copy**
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*Note: Submit 1 paper copies and 1 digital copy**
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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*

Alicia Walton
(Owner/Applicant Signature)

Before me, a Notary Public in and for Dade County in the State of Missouri, personally appeared Alicia Walton 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 31 day of May, 2024. Notary Signature: C. Genie Bruffey

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>6/17/24</u>	<u>BAW</u>	
<input type="checkbox"/> Hold		Reason:	



SEVEN BREW

1355 N 21ST STREET
NEWARK, OH

SIGN PACKAGE

ao52811
#20717

PRESENTED BY
SHAUNCRAWFORD

o: 417.862.2454
c: 417.705.2122
e: ShaunC@springfieldsign.com

a: 4825 E. Kearney St.
Springfield, MO 65803



NkpmgPKp



Springfield

SCALE 1" = 30'

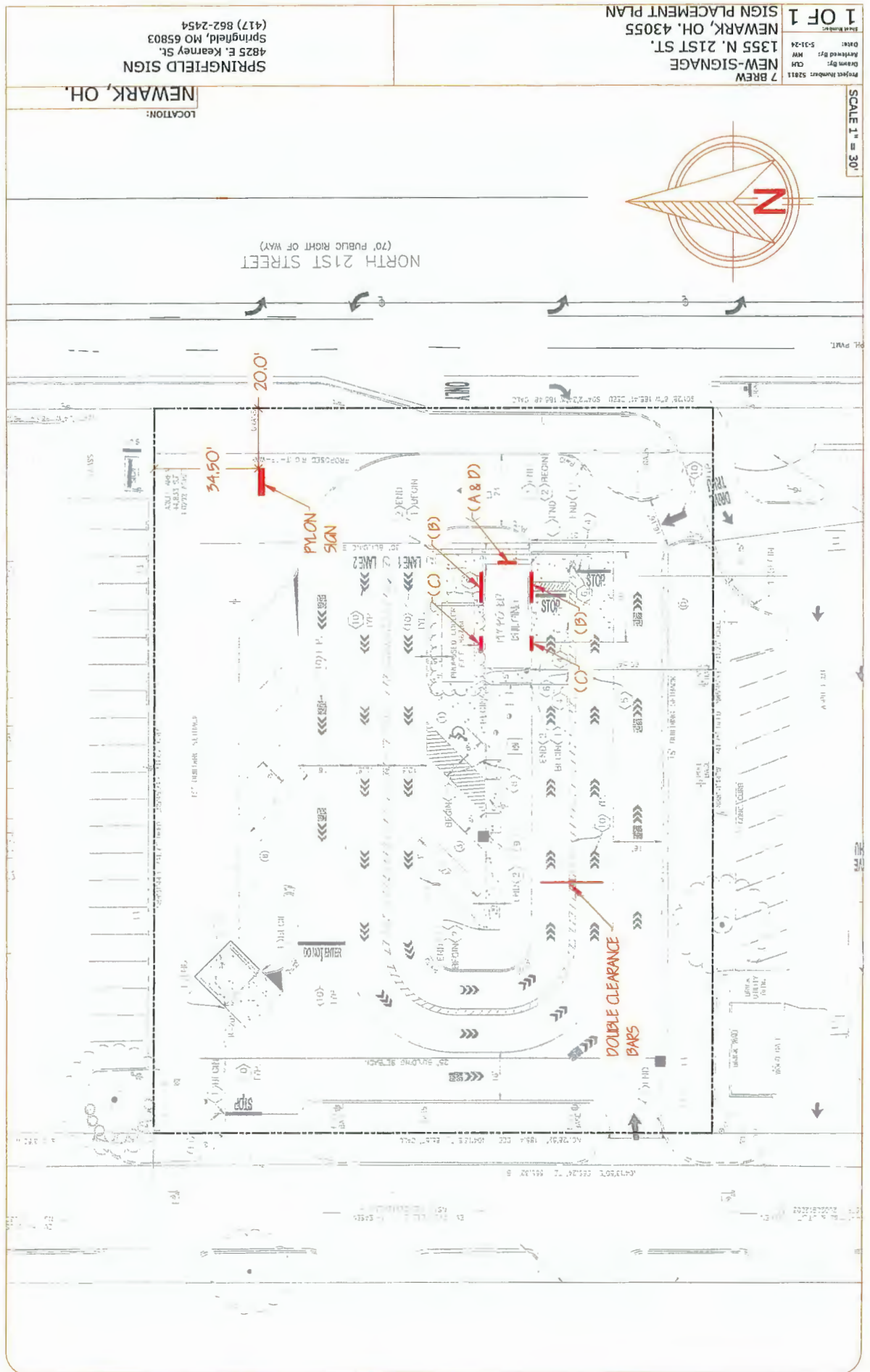
1 OF 1
NEW-SIGNAGE
1355 N. 21ST ST.
NEWARK, OH, 43055
Project Number: 52813
Drawn By: CMH
Checked By: MM
Date: 5-31-24

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

NEWARK, OH
LOCATION:



NORTH 21ST STREET
(70' PUBLIC RIGHT OF WAY)





ELEVATION DETAILS (NICHHA)

SALES: Shaun Crawford

800.845.9927

CLIENT: 7Brew

21399

DRAWING #: ao52811-2

ARTIST: Joshua Kregel

CREATED: 4/29/24

LOCATION: 355 N 21ST STREET, NEWARK, OH

REV DATE: N/A | REV_0

EXTERIOR

SCALE: 3/16"=1'



Elevation Sq. Ft. 993.49

FRONT ELEVATION

SCALE: 3/16"=1'



Elevation Sq. Ft. 993.49

REAR ELEVATION



ELEVATION DETAILS (NICHHA)

SALES: Shaun Crawford	☎ 800.845.9927	CLIENT: 7Brew	# 21399
ARTIST: Joshua Kroeger	CREATED: 4/29/24	LOCATION: 355 N 21ST STREET, NEWARK, OH	

DRAWING #: ao52811-3
REV DATE: N/A REV_0

EXTERIOR

SCALE: 3/16"=1'



Elevation Sq. Ft. 909.25

FRONT ELEVATION

SCALE: 3/16"=1'



Elevation Sq. Ft. 909.25

REAR ELEVATION



CABINET SIGN

SALES: Shaun Crawford | 800.845.9927

CLIENT: 7Brew # 20717

DRAWING #: ao52811-4

PAGE

ARTIST: Joshua Kroeger | CREATED: 12/11/23

LOCATION: 355 N 21ST STREET, NEWARK, OH

REV DATE: 12/18/23 | REV_1

04

EXTERIOR

WALL SIGN

SCALE: 1/2"=1'

Quantity: 1



FLUSH MOUNT CABINET

- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS
- 3/8th Toggle Bolt attachment for sign (estimated weight is 70lbs) see attachment detail below

Total Sq. Ft. 28.27

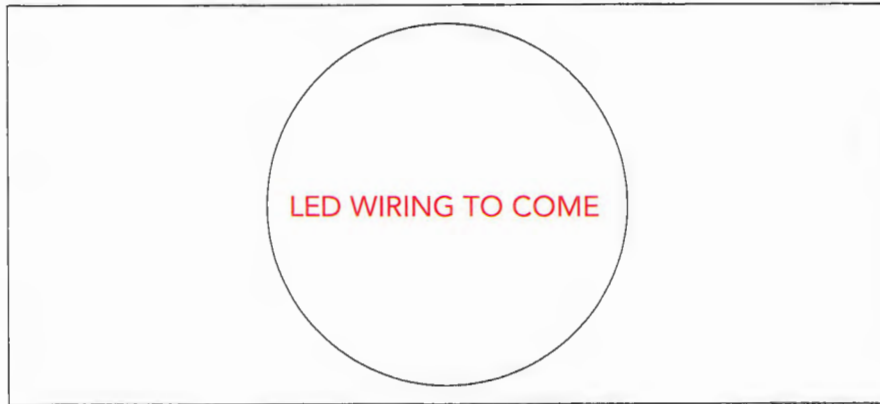
MIDDLE CIRCLE IS OPAQUE WHITE VINYL



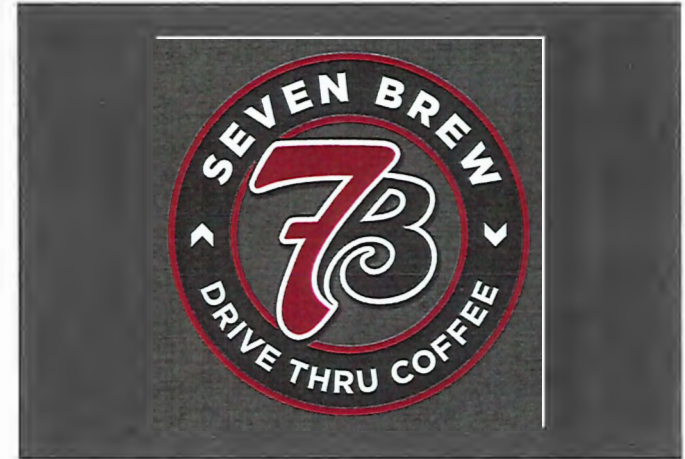
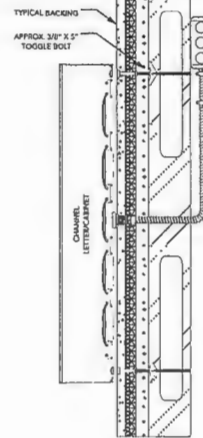
PANTONE 202 C



BLACK



DIRECT





CHANNEL LETTER SIGN

SALES: Shaun Crawford	800.845.9927	CLIENT: 7Brew	# 20717	DRAWING #: a0 52811-5	PAGE 05
ARTIST: Joshua Kroeger	CREATED: 12/11/23	LOCATION: 355 N 21ST STREET, NEWARK, OH	REV DATE: N/A	REV_0	

EXTERIOR

WALL SIGN

SCALE: 3/4"=1'
Quantity: 2

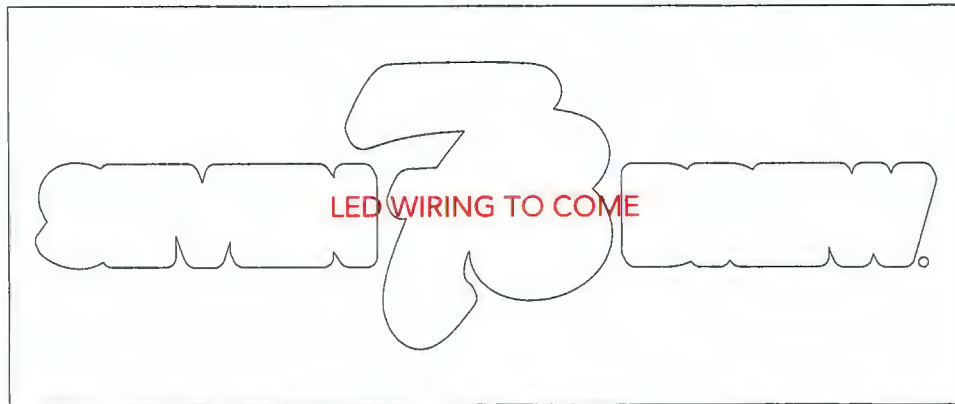
(B)



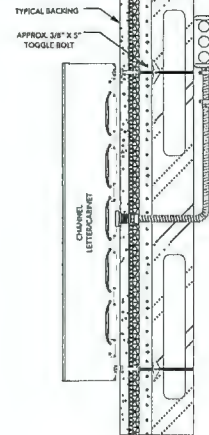
- FLUSH MOUNT CHANNEL LETTERS**
- "SEVEN 7B BREW"
 - WHITE EMBOSSD ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS

- FLUSH MOUNT FCO**
- "DRIVE THRU" AND "COFFEE >>>"
 - PAINTED AS SHOWN
 - FLUSH MOUNTED FCOS

Total Sq. Ft. 31.76



DIRECT





PANEL SIGN

SALES: Shaun Crawford | 800.845.9927

CLIENT: 7Brew # 21399

DRAWING #: ao52811-0

PAGE 06

ARTIST: Joshua Kroeger | CREATED: 4/29/24

LOCATION: 355 N 21ST STREET, NEWARK, OH

REV DATE: N/A | REV_0

EXTERIOR

WALL SIGN

SCALE: 1-1/2"=1'
Quantity: 2



- FLUSH MOUNT FCOs**
- 1/2" ACRYLIC FCOs
 - PAINTED AS SHOWN
 - FLUSH MOUNTED
 - INSTALL LOCATION ON PREV. DRAWINGS

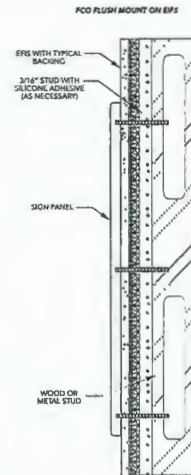
Total Sq. Ft. 7.66



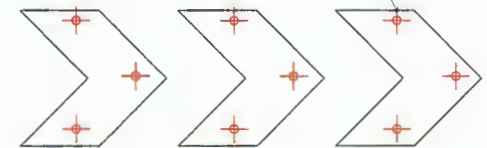
PANTONE 202 C



AZKO NOBEL BRUSHED ALUMINUM



50 ATTACHMENT POINTS





PANEL SIGN

SALES: Shaun Crawford | 800.845.9927

CLIENT: 7Brew # 21399

DRAWING #: ao52811-7

PAGE 07

ARTIST: Joshua Kroeger | CREATED: 4/29/24

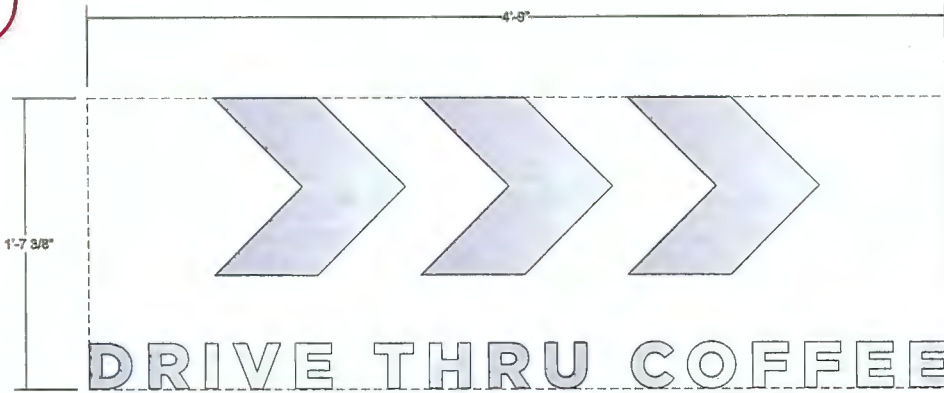
LOCATION: 355 N 21ST STREET, NEWARK, OH

REV DATE: N/A | REV_0

EXTERIOR

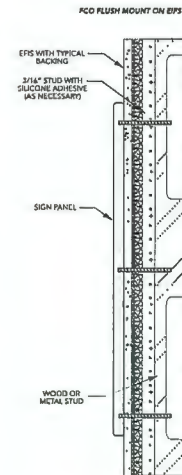
WALL SIGN

SCALE: 1-1/2"=1'
Quantity: 1

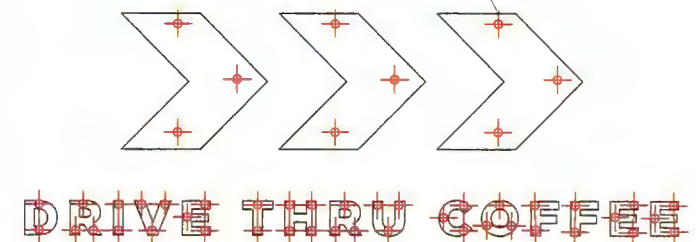


- FLUSH MOUNT FCOs**
- 1/4" BRUSHED ACM FCO
 - FACE AS SHOWN
 - FLUSH MOUNTED
 - INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66



50 ATTACHMENT POINTS



BZA CASE NO. 24-24

Date of Review: 6/7/24

Address of Project: 1942 Patrick Dr E

Current Zoning: RL

Project Description: Garage Addition

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 16.8

Requirement: In the RL district, the required side yard setback is 8 ft.

Proposal: The applicant is proposing to build a garage addition, which leaves a 3’ side yard setback.

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-24-24
 Date Received: 6-11-24
 Received by: P. Kemp
 Amount Due: \$ 75.00
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

Owner	
Name: Gary & Pamela Kelley	Telephone:
Address: 1942 Patrick Dr E	E-mail:
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: John Paul Construction	Telephone: 740-404-7619
Address: 1415 Granville Rd Newark OH 43055	E-mail: jfpaul63@hotmail.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 1942 Patrick Dr E	Auditor's Parcel Number: 054-283446-00.012
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: Kelley Grove	Lot Number: 11961
Zoning Classification: <small>If filling out electronically, click box to display dropdown</small> RL	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: Building Addition	
This project is not permitted by the Zoning Code for the following reason(s): The proposed addition would reduce the side yard setback to 3'. The requirement is 8'	
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) 16.8	

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 \$50.4.1.(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 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.*



POLLY A. KEMP
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES

5/11/2029

Renee M. Paer

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally appeared Renee Michelle Paer 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 11th day of June, 2024. Notary Signature: *[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	6/17/24	BAM	
<input type="checkbox"/> Hold		Reason:	



June 7, 2024

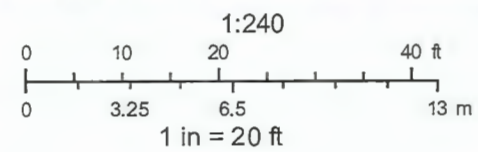
Street Labels

14x32

HydroLines

— ArtificialPath; Connector; StreamRiver

+ RailRoads



BZA CASE NO. 24-25

Date of Review: 6/7/24

Address of Project: 85 W Church St

Current Zoning: DC

Project Description: Storage Shed

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 86.5.1

Requirement: In the DC district, there shall be no more than one accessory structure for each principle structure

Proposal: The applicant is proposing to install a second accessory structure, where there is only one principle structure.

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 # 24-25
 Date Received: 8/3/23
 Received by: g.c.c.
 Amount Due: \$ _____
 Receipt # _____

CITY OF NEWARK, OHIO | BOARD OF ZONING APPEALS

Rev 8/13

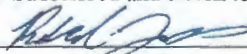
Owner	
Name: Licking Metropolitan Housing Authority	Telephone: (740) 349-8069
Address: 144 W Main St, Newark, OH 43055	E-mail: jhullarthur@lickingmha.org
I would prefer to have agendas mailed rather than e-mailed <input type="checkbox"/>	
Applicant	
Name: Marcel Pasaribu	Telephone: (614) 907-7093
Address: 300 Spruce St, Suite 200, Columbus, OH 43215	E-mail: mpasaribu@moody-eng.com
I would prefer to have agendas mailed rather than emailed <input type="checkbox"/>	
Parcel	
Address of Parcel: 85 W Church St, Newark, OH 43055	Auditor's Parcel Number: 054-206238-00
On the <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West side of the street, between the following intersections: W Church St and N 5th St	
Subdivision Name: Crane's Addition	Lot Number: 589, 590
Zoning Classification: DC - Downtown Commercial District <small>If filling out electronically, click box to display dropdown</small>	Proposed Use: Storage Shed <small>If filling out electronically, click box to display dropdown (Specify Use):</small>
Appeal	
<p>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"/></p> <p>In accordance with the plans filed herewith, describe the building or use: The new structure is a storage shed that will be placed on the covered parking lot.</p>	
<p>This project is not permitted by the Zoning Code for the following reason(s): Per Article 86 of the Zoning Code of the City of Newark, there shall be no more than one accessory structure for each principle structure. This new storage shed will be the second accessory structure.</p>	
<p>Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: The principle structure currently has two accessory structures in the parking lot, a storage shed and a smoking shed. The project is to relocate the existing smoking shed, demo the existing storage shed, and place a new storage shed.</p>	
<p>Has there been any previous application or appeal on these premises? <input checked="" type="checkbox"/>No <input type="checkbox"/>Yes When?</p>	
<p>This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: <small>(List)</small> Article 86, Section 86.5.1</p>	

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*



(Owner/Applicant Signature)
 Before me, a Notary Public in and for Franklin County in the State of Ohio, personally appeared Marcel Pasaribu 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 3rd day of June, 20 24. 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>6/7/24</u>	<u>BAM</u>	
<input type="checkbox"/> Hold		Reason:	

ALTA/NSPS Land Title Survey

LICKING METROPOLITAN HOUSING AUTHORITY PARCEL
DEED VOLUME 747, Page 871

TAX PARCEL 54-206235-00-000

SITUATED IN 4TH QTR, TWP 2N, RNG 12W, U.S.M.L.,
BEING ALL OF LOTS 589, 590, 591, 592 AND PART OF LOT 618 OF
CRANES ADDITION, P.B. 2, PG. 144,
AND ALL OF THE 16.50' WIDE ALLEY, VACATED IN CITY ORDINANCE 75-28,
AND PART OF THE 16.50' WIDE ALLEY, VACATED IN CITY ORDINANCE 85-32,
SHOWN HERON,
CITY OF NEWARK, LICKING COUNTY, OHIO

NOTES RELATING TO TABLE A

1. The parcels are and in a FEMA regulated flood zone.
2. The parcels are not in a FEMA regulated flood zone.
3. The parcels are not in a FEMA regulated flood zone.

GENERAL NOTES

1. The license agreement dated in Schedule 'C', listed below as toly number 12 a appurtenant to the land shown in this survey of West Church Street, which is appurtenant to the property in the rear of said Alley, certain other to the west of the Cranes Addition, and certain other to the east of the alley, shall be the original and only to be returned.
2. The license agreement for this parcel and toly. A new license agreement has been toly.
3. A deed and deed to the original toly.

NOTES CORRESPONDING TO SCHEDULE "B"

The above shows an this survey of West Church Street, which is appurtenant to the property in the rear of said Alley, certain other to the west of the Cranes Addition, and certain other to the east of the alley, shall be the original and only to be returned. A deed and deed to the original toly.

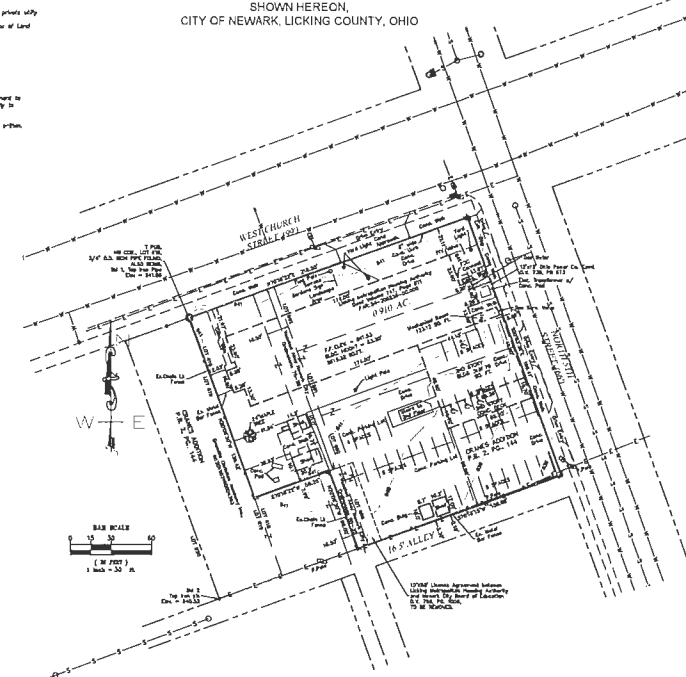
Legal Description of Parcel

1. License Agreement to and between the Licking Metropolitan Housing Authority and the City of Newark, Ohio, dated in Schedule 'C', listed below as toly number 12 a appurtenant to the land shown in this survey of West Church Street, which is appurtenant to the property in the rear of said Alley, certain other to the west of the Cranes Addition, and certain other to the east of the alley, shall be the original and only to be returned.

LEGAL DESCRIPTION

EXHIBIT A
DESCRIPTION
RESIDUAL PARCEL

1. License Agreement to and between the Licking Metropolitan Housing Authority and the City of Newark, Ohio, dated in Schedule 'C', listed below as toly number 12 a appurtenant to the land shown in this survey of West Church Street, which is appurtenant to the property in the rear of said Alley, certain other to the west of the Cranes Addition, and certain other to the east of the alley, shall be the original and only to be returned.



PARKING REQUIREMENTS
None

FLOOD ZONE
FLOOD ZONE: None

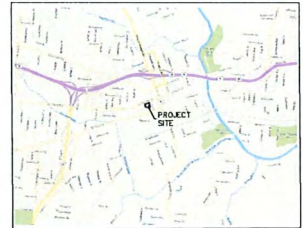
ZONING NOTES
ZONING DISTRICT: CC-COMMERCIAL DISTRICT
ZONING: CC
MAX HEIGHT: NONE

MONUMENT LEGEND

- 1/8" DIA. IRON PIN FOUND AT SURFACE
- 1/2" DIA. IRON PIPE FOUND AT SURFACE
- 3/4" DIA. IRON PIPE FOUND AT SURFACE
- 1" DIA. IRON PIPE FOUND AT SURFACE

WES ENGINEERING & SURVEYING
2817 West Park Drive
Newark, OH 43055
(716) 738-0300

Sheet /



VICINITY MAP
SCALE: 1" = 200'

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and sworn to, do hereby certify that the above and foregoing is a true and correct copy of the original and only to be returned.

I am a duly licensed Professional Surveyor in the State of Ohio, License No. 15685, and have been duly sworn to.

Date of this certificate: July 2023

Title of this map: ALTA/NSPS



REVISIONS

REV. NO.	DESCRIPTION

CITY OF NEWARK, LICKING, OHIO

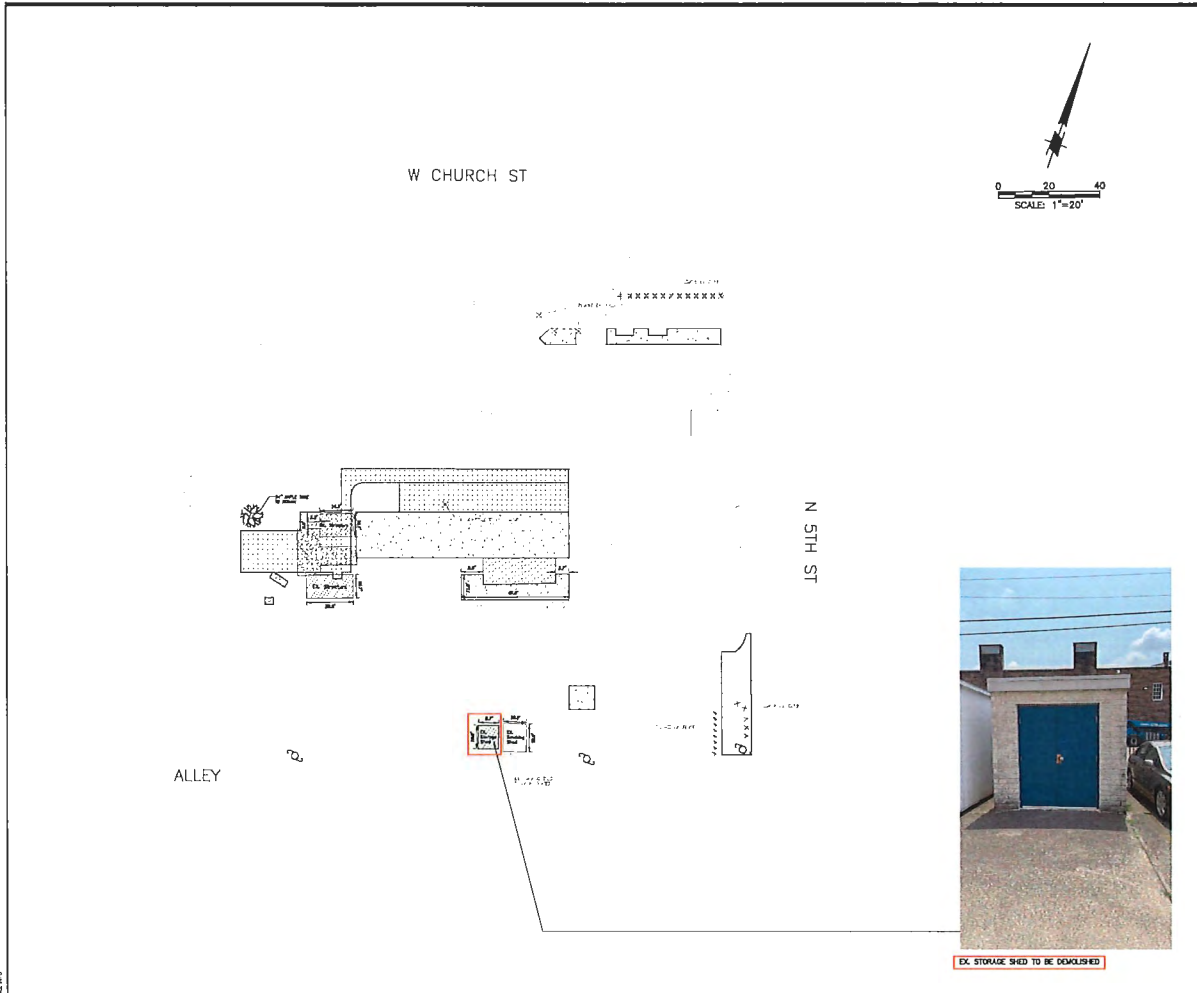
Project: IFC Housing Resources, Inc., 85 W. Church Street

Sheet Name: ALTA/NSPS

WES ENGINEERING & SURVEYING
2817 West Park Drive
Newark, OH 43055
(716) 738-0300

© 2011 MOODY INC.

DATE: 06/03/2024



LEGEND

- REMOVE EX. CONC. PAVEMENT
- REMOVE EX. STRUCTURE
- REMOVE EX. CONCRETE WALK AND PADE
- REMOVE EX. LANDSCAPE
- REMOVE EX. TOPSOIL
- REMOVE EX. DRIVEWAY APPROACH, WALK, AND CURB
- REMOVE EX. BOLLARDS / LIGHTPOLE
- REMOVE EX. CONC. CURB
- SALVAGE EX. FENCE
- EX. WATER LINE
- EX. SEWER LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. CURB
- EX. FENCE
- PROP. FENCE
- EX. POWER POLE
- PROPERTY BOUNDARY

MOODY
 300 SPRUCE STREET
 SUITE 300
 COLUMBUS, OHIO 43215
 PH: 614 290 8333
 MOODY@MOODY.COM

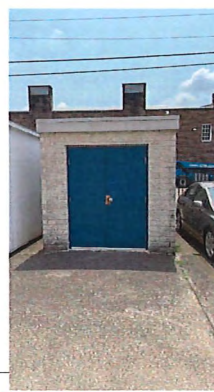
#	DATE	CHANGE DESCRIPTION

TERRACE GARDENS HOUSING RENOVATION
 A 211 HOUSING RESOURCE PARTNER
 TFG HOUSING RESOURCES

MCKON-NOLAN
 300 SPRUCE STREET
 SUITE 300
 COLUMBUS, OHIO 43215
 PHONE: (614) 461-4564
 FAX: (614) 250-6531

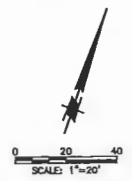
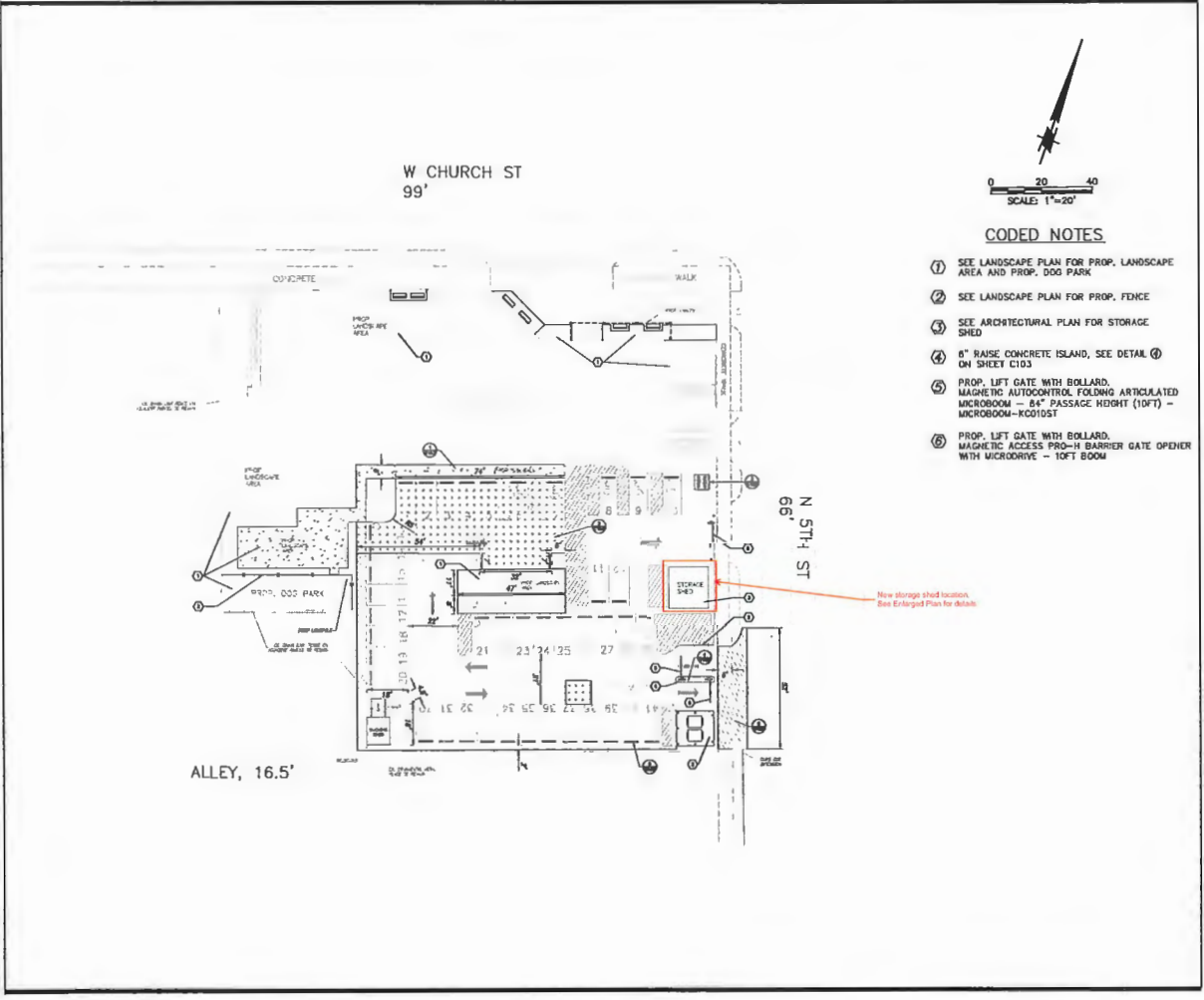
DEMO PLAN

06/03/2024
 R23202 01
C101
 PERMIT SET



EX STORAGE SHED TO BE DEMOLISHED

© 2022 Moody & Associates, Inc.



CODED NOTES

- ① SEE LANDSCAPE PLAN FOR PROP. LANDSCAPE AREA AND PROP. DOG PARK
- ② SEE LANDSCAPE PLAN FOR PROP. FENCE
- ③ SEE ARCHITECTURAL PLAN FOR STORAGE SHED
- ④ 8" RAISE CONCRETE ISLAND, SEE DETAIL ④ ON SHEET C103
- ⑤ PROP. LIFT GATE WITH BOLLARD, MAGNETIC AUTOCONTROL FOLDING ARTICULATED MICROBOOM - 84" PASSAGE HEIGHT (10FT) - MICROBOOM-KC010ST
- ⑥ PROP. LIFT GATE WITH BOLLARD, MAGNETIC ACCESS PRO-H BARRIER GATE OPENER WITH MICRODRIVE - 10FT BOOM

New storage shed location. See Enlarged Plan for details.

LEGEND

- EX. CONC. PAVEMENT TO BE Poured, SEALED, RESTRIPEd AND NUMBERED
- NEW CONCRETE PAVEMENT MATCH EXISTING TO BE STRIPEd AND NUMBERED
- NEW CONCRETE WALK
- REFACE DRIVEWAY APPROACH AND CONC. WALK
- EX. WATER LINE
- EX. SEWER LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. CURB
- EX. FENCE
- PROP. FENCE
- EX. POWER POLE
- PROPERTY BOUNDARY

MOODY
100 SPRUCE STREET
SUITE 300
COLLINGSBURG, OHIO 43025
P: 614 280 8388
MOODY-ENG.COM

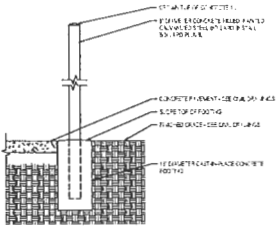
#	DATE	CHANGE DESCRIPTION

TERRACE GARDENS HOUSING RENOVATION
BY: 4870 SANGHVI STREET, MCLENNAN, TX 76725
TFG HOUSING RESOURCES

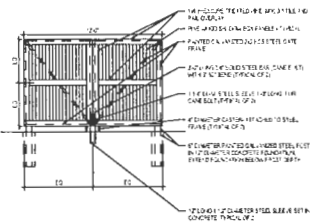
MOONVOLLAN
300 SPRUCE STREET
SUITE 300
COLLINGSBURG, OHIO 43025
PHONE: (614) 661-4564
FAX: (614) 280-5581

SITE PLAN

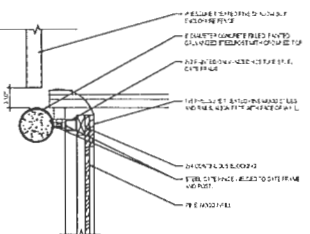
	06/03/2024
	R22203/01
	C102
PERMIT SET	



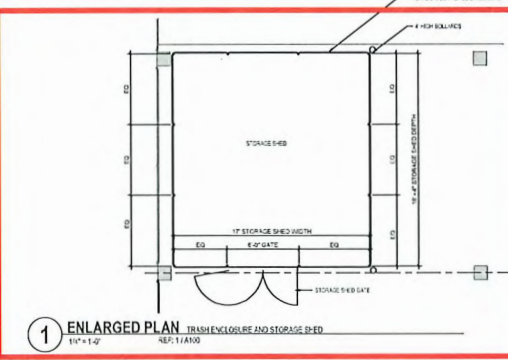
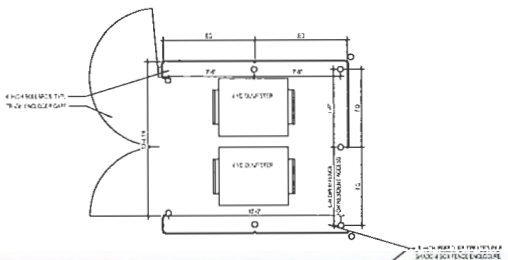
4 BOLLARD
12" x 4'



3 TRASH ENCLOSURE GATE
14' x 4'



2 GATE POST PLAN DETAIL
12" x 4'



1 ENLARGED PLAN TRASH ENCLOSURE AND STORAGE SHED
14' x 17'

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES AND DEMOLITION NOTES AND VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
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7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
9. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.

CODED NOTE LEGEND

1. SEE GENERAL NOTES FOR DEMOLITION AND VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
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7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
9. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.

FLOOR PLAN LEGEND

- REFERENCE SYMBOLS**
- 1. UNIT 'A'
 - 2. UNIT 'B'
 - 3. UNIT 'C'
 - 4. UNIT 'D'
 - 5. UNIT 'E'
 - 6. UNIT 'F'
 - 7. UNIT 'G'
 - 8. UNIT 'H'
 - 9. UNIT 'I'
 - 10. UNIT 'J'
 - 11. UNIT 'K'
 - 12. UNIT 'L'
 - 13. UNIT 'M'
 - 14. UNIT 'N'
 - 15. UNIT 'O'
 - 16. UNIT 'P'
 - 17. UNIT 'Q'
 - 18. UNIT 'R'
 - 19. UNIT 'S'
 - 20. UNIT 'T'
 - 21. UNIT 'U'
 - 22. UNIT 'V'
 - 23. UNIT 'W'
 - 24. UNIT 'X'
 - 25. UNIT 'Y'
 - 26. UNIT 'Z'
- NOTE:** VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES AND VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.

NEW WORK GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES AND DEMOLITION NOTES AND VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
9. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND DEMOLITION NOTES.

#	DATE	CHANGE DESCRIPTION
1	05/10/2024	ISSUE FOR PERMITS
2	05/10/2024	ISSUE FOR PERMITS
3	05/10/2024	ISSUE FOR PERMITS
4	05/10/2024	ISSUE FOR PERMITS
5	05/10/2024	ISSUE FOR PERMITS
6	05/10/2024	ISSUE FOR PERMITS
7	05/10/2024	ISSUE FOR PERMITS
8	05/10/2024	ISSUE FOR PERMITS
9	05/10/2024	ISSUE FOR PERMITS
10	05/10/2024	ISSUE FOR PERMITS

TERRACE GARDENS HOUSING RENOVATION
 300 SPRUCE STREET
 SUITE 303
 COLUMBUS, OHIO 43215
 PHONE: (614) 261-4624
 FAX: (614) 260-6681

ENLARGED PLANS
 05/10/2024
 23202 01
A504
 FOR CONSTRUCTION

C 2023 Mason-Merrill Inc.



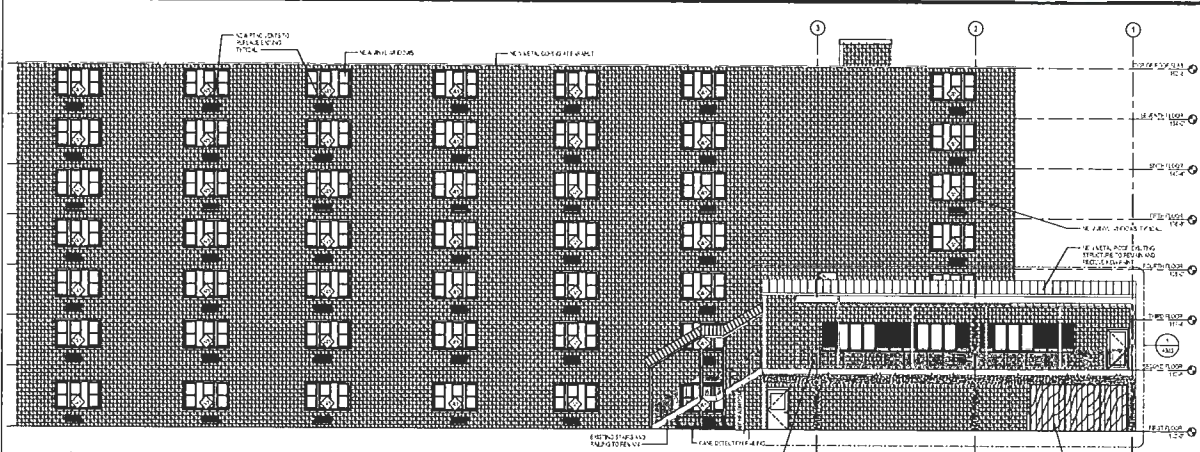
GENERAL NOTES - EXTERIOR ELEVATIONS
 1. ALL OLD BRICK TO BE DEMOLISHED AND REPLACED WITH NEW BRICK. NEW BRICK TO BE MATCHED TO EXISTING BRICK.

#	DATE	CHANGE DESCRIPTION
1	01/20/23	ISSUE FOR CONSTRUCTION
2	02/01/23	REVISION
3	02/15/23	FOR CONSTRUCTION

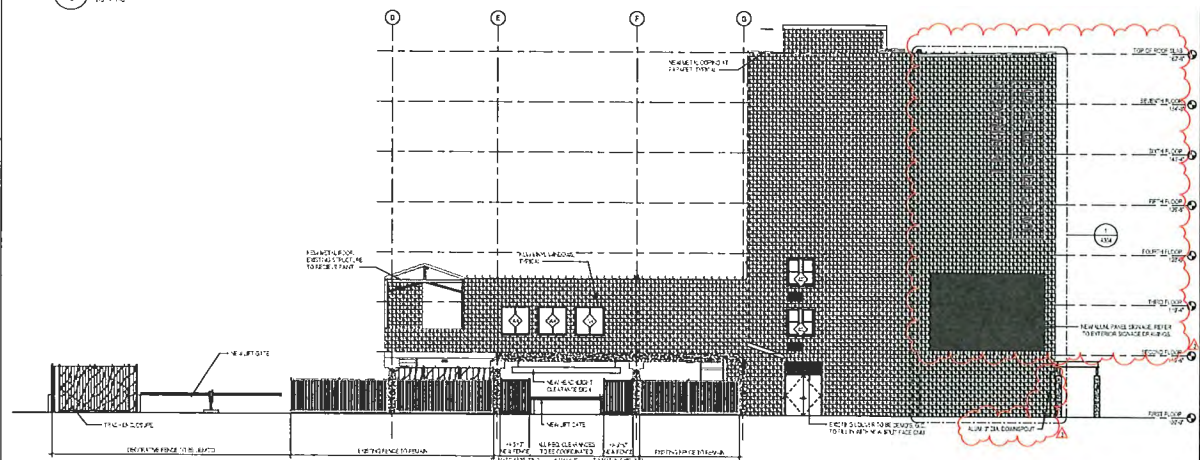
TERRACE GARDENS HOUSING RENOVATION
 300 SPRUCE STREET
 SUITE 300
 COLUMBUS, OHIO 43215
 PHONE: (614) 441-4054
 FAX: (614) 280-4481

TFG HOUSING RESOURCES
 MCKENNEY
 EXTERIOR ELEVATIONS - OVERALL

05/10/2024
 DRAWN BY: KES
 CHECKED BY: BSK
 R22202.01
A301
 FOR CONSTRUCTION



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. ALLOWANCE TO BE FOR BRICKS AS SHOWN ON TYPICAL PERFORMANCE EVALUATION REPORTS.

#	DATE	CHANGE DESCRIPTION
1	05/10/02	ISSUE FOR PERMITS
2	05/10/02	ISSUE FOR PERMITS
3	05/10/02	ISSUE FOR PERMITS

TFG HOUSING RESOURCES
TERRACE GARDENS HOUSING RENOVATION
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WWW.TFGHOUSINGRESOURCES.COM

EXTERIOR ELEVATIONS - OVERALL

05/10/02

DATE BY REV. BY

05/10/02

R22202 01

A302

FOR CONSTRUCTION

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PROJECT NAME: TERRACE GARDENS HOUSING RENOVATION
 DRAWING NO: ELEVATIONS
 DATE: 05/10/02
 DRAWN BY: J. NOLAN
 CHECKED BY: J. NOLAN
 APPROVED BY: J. NOLAN