

*Returned
incomplete
9-3-26*

**APPLICATION FOR ZONING AMENDMENT
ZONING COMMISSION, LICKING TOWNSHIP, OHIO**

The undersigned, owner(s) of the following legally described property hereby request the consideration of the Licking Township Zoning Commission for a text amendment or zoning map change as specified below.

Please check one:

Text Amendment ☐ Go to Section A
Zoning Map Change ☒ Go to Section B

*Accepted as
Complete 9/17/26*

PLEASE PRINT OR TYPE ALL INFORMATION

Name of Applicant F&F Holdings LLC, c/o Joe Fitch
Mailing Address 5075 Refugee Rd. SW, Baltimore, OH 43105
Phone Number: Home _____ Business 614-989-2210

Section A: TEXT AMENDMENT CHANGE

****Supporting Information**—attach the following items to the application in triplicate form. **

- 1) Text Amendment- a copy of the proposed text and the Article and/or Section numbers in the current zoning resolution that are to be amended by the proposed text attached hereto. (It is preferred to have the existing text with additions highlighted or in bold text, deletions identified by stricken text and notes identified by italic text)
- A. Reason for the text amendment request.
- B. Statement as to how the proposed text amendment complies with the Township Comprehensive Plan.
- C. The issue (problem) the proposed text amendment is proposed to resolve.
- D. Any other information that would provide the L.C.P.C staff and the Zoning Commission Board as to the issues involved, how the proposed amendment will address these issues and how the individual or board came to the conclusion that the proposed text amendment will resolve the issue. Please cite any references and/or research used to develop the proposed text and if possible include copies of said materials.

Section B: ZONING MAP CHANGE

Name of Property Owner(s) F&F Holdings LLC, c/o Joe Fitch
Mailing Address 5075 Refugee Rd. SW, Baltimore, OH 43105
Phone Number: Home _____ Business 614-989-2210

1. Location Description:

Subdivision Name or Address of Property
Avondale

Section 17 Township Licking Block _____

Lot Number Parcels 041-136496-00.008, 041-136496-00.009 and 041-120372-00.000 (partial).
(If not in platted subdivision attach a legal description of the area)

2. Existing Use of property:

Commercial Business Parking

3. Current Zoning:

Residential

4. Proposed Use:

Commercial Business Parking

5. Proposed Zoning District:

Buckeye Lake Area Business District (BLB)

6. Map Amendment-

****Supporting Information—attach the following items to the application in triplicate form. ****

A) A vicinity map showing property lines, streets, and existing and proposed zoning (this may be obtained through the County Planning Commission or the County Engineers Office)

B) A list of all adjoining property owners with their complete mailing addresses in accordance with the Licking County Auditor's current tax list on mailing labels either in a typed format or in legible handwriting. This includes adjoining property owners on all four sides, including across road right-of-ways. PLEASE NOTE: Failure to accurately list all adjoining property owners will result in return of the zoning application for completion.

C) Current Tax Map of Area to be Rezoned (this may be obtained from the Licking County Engineer Office or the County Planning Commission)

D) Survey and Legal of Area to be Rezoned if not entire parcel as shown on the current Tax Map.

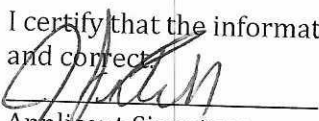
E) A statement of how the proposed rezoning complies with the Township Comprehensive Plan.

F) A narrative of the proposed amendment to the zoning map.

*Submittal of this application does not imply nor guarantee approval by the Licking Township Zoning Commission. Approval of any application will be determined by the Licking Township Zoning Commission and the Licking Township Trustees after careful consideration of the received information and completion of the legal process.

**** It is highly recommended by the Zoning Commission and the Board of Trustees that all questions and intentions for this application be discussed only with the Zoning Inspector, David Moraine, at 740-937-5042 before submittal of this application;** the Board also requests a representative for the applicant be present at the scheduled public hearing.

I certify that the information contained in this application and its supplements is true and correct.


Applicant Signature

7-27-26
Date

Below, list all adjoining property owners with their complete name and mailing addresses. This includes property owners on all four sides, including across road right-of-ways.

*As listed by the Licking County Auditor's current tax list on mailing addresses either in typed format or in legible handwriting.

1. 11356 Avondale LLC

11356 Avondale Rd., Thornville, OH 43076

2. Darren Napier

1230 Ginder Rd., Lnacaster, OH 43130

3. James E. Carter

11082 Avondale Rd., Thornville, OH 43076

4. _____

5. _____

6. _____

When complete, please mail with the hearing fee of \$375.00 (residential) \$600.00 (residential to commercial/commercial) (make check payable to Licking Township Trustees) to:

Andrea Lynch, Zoning Clerk
8332 Licking Trails Road
Thornville, OH 43076
alynchlickingtwp@yahoo.com
740-323-2400



Time To Get Dirty!

Zoning Board

The attached application from F & F Holdings is a request for rezoning of three parcels.

Parcel #1 041-136496-00.008

Parcel # 2 041-136496-00.009

Parcel # 3 041-120372-00.000

These parcels are currently zoned residential even though a portion of them is already zoned commercial we are asking to rezone the entire parcels to commercial.

We currently use parcels for parking for The Dirty Oar as well as signage for advertising purposes. The commercial zoning also fits into the future land use map which is calling for mixed use commercial. We would appreciate your consideration in this matter.

Thank you

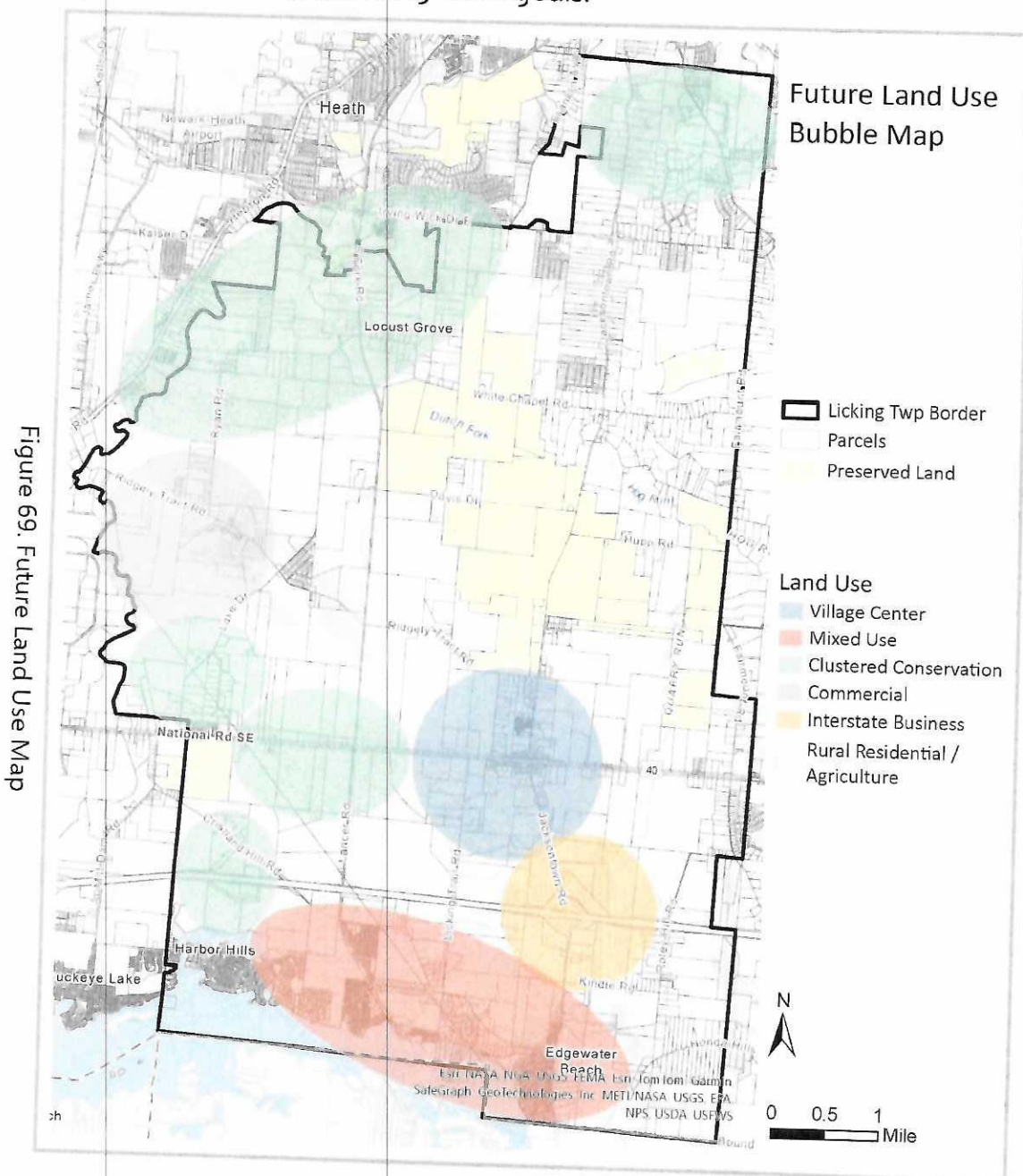
Joe Fitch

F & F Holdings

Future Land Use Map

The land use map serves as a key tool for guiding future growth and development in Licking Township. It provides insights into the potential uses for different areas, helping planners, developers, and residents collaborate on organized and sustainable development. This map balances growth with the preservation of farmland and open spaces, protecting the Township's rural character while accommodating new housing and commercial demands driven by the presence of major employers like Intel, Amazon, and Google.

By supporting informed decisions about land use, infrastructure planning, and community engagement, the map ensures that development aligns with the Township's current needs and long-term goals.



Future Land Use Map

Explanations

Agriculture

These areas are planned to remain as agricultural or rural residential uses. These areas do not face strong development pressures and are expected to retain their current uses looking toward the future.

Rural Residential

These areas are meant to preserve the rural character of the community while allowing for residential development that is compatible with farming activities, reflecting the areas agricultural roots.

Preserved Land

This area consists of land predominately preserved by Dawes Arboretum, safeguarding vital natural resources and landscapes from future development. This protection helps maintain the ecological integrity and scenic beauty of the region for generations to come.

Mixed Use

The purpose of these areas is to create a vibrant, walkable community near Buckeye Lake, where restaurants, housing, office spaces, and more come together in a single, dynamic space.

Interstate Business

This district is designed for automobile-oriented businesses like gas stations, car washes, and similar services. Its prime location alongside I-70 offers convenient access for travelers passing through, making it an ideal stop for essential roadside needs.

