

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

Rec'd 5-22-26
ZC 6-04-26

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

PLEASE PRINT OR TYPE ALL INFORMATION

Name of Applicant Courtney McConaha
Mailing Address 3874 Ridgely Tract Rd., Newark OH 43056
Phone Number: Home 740-398-2459 Business _____

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) Kevin & Courtney McConaha
Mailing Address 3874 Ridgely Tract Rd., Newark OH 43056
Phone Number: Home 740-398-2459 Business _____

1. Location Description:
Subdivision Name or Address of Property
3874 Ridgely Tract Rd., Newark OH 43056
Section _____ Township Licking Block _____
Lot Number 041-118194-00.000
(If not in platted subdivision attach a legal description of the area)
2. Existing Use of property:
Residential/Business
3. Current Zoning:
Residential
4. Proposed Use:
Residential/Business
5. Proposed Zoning District:
General Business
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.

DM Moraine 5-21-26
Applicant Signature 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 Auditors current tax list on mailing addresses either in typed format or in legible handwriting.

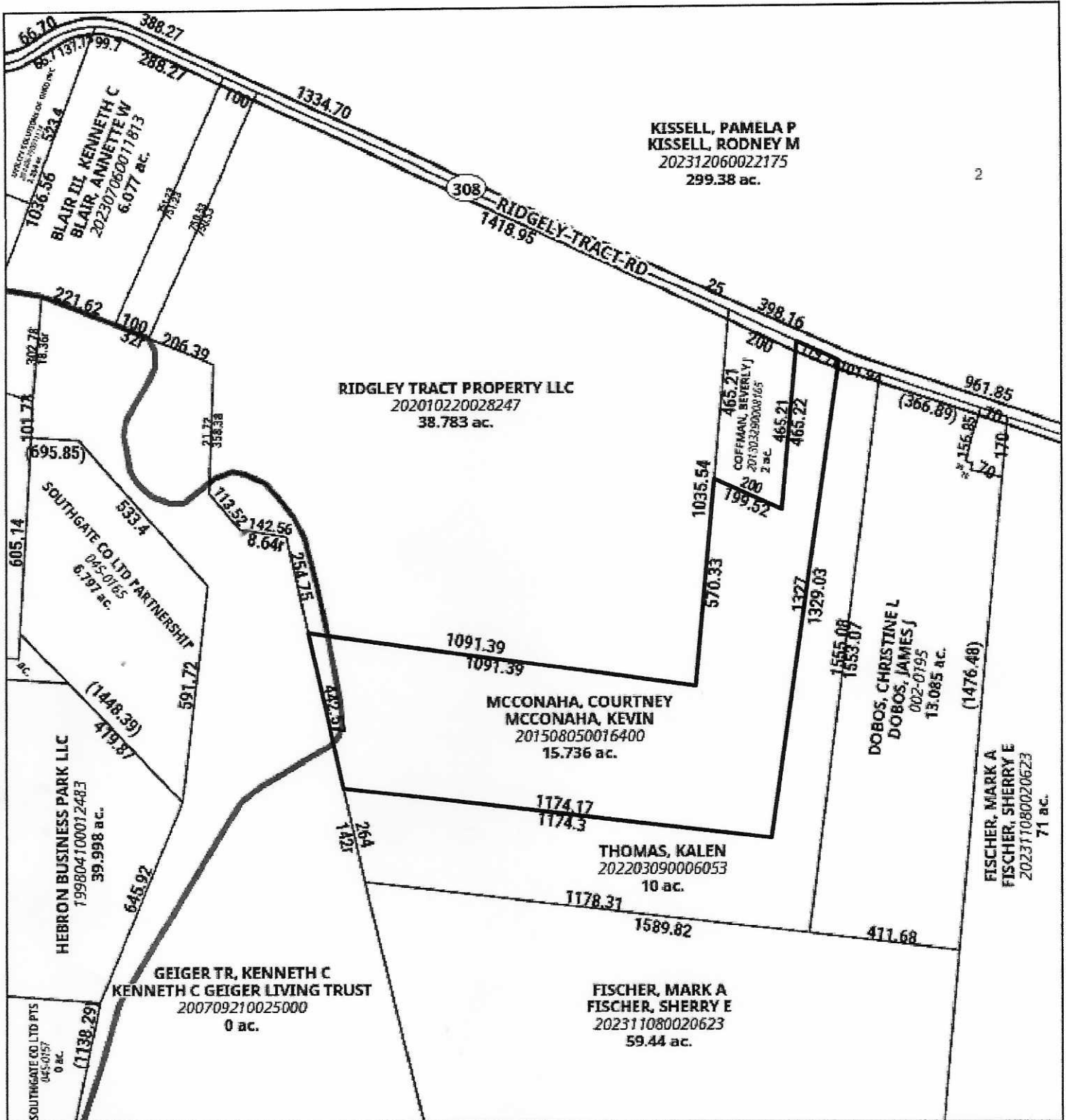
1. Kalen Thomas
3860 Ridgely Tract Rd., Heath, OH 43056
2. Beverly Coffman
3850 Ridgely Tract Rd., Newark OH 43055
3. Rodney & Pamela Kissell
2203 Ryan Rd., Newark OH 43055
4. Kenneth & Nancy Geiger
3141 Ridgely Tract Rd., SE Newark OH 43055
5. Ridgely Tract Property LLC.
1265 Morse Rd., Columbus OH 43229

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

Section B - Item E: In reference to the Future Land Use Map on pages 52 and 54 of the Comprehensive Plan, our property aligns with the commercial land use section. This area is designated for businesses which is what we intend to use it for.

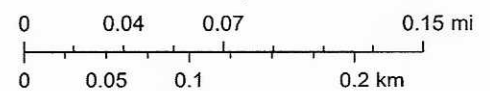
Section B - Item F: When we purchased our home in 2015, the previous owner was using the current building at the end of our driveway as a business. Our property currently consists of a single family home along with a pole barn that was constructed at the end of the driveway. The location of the pole barn doesn't really fit with a residential building as it is positioned far away from the residence. We would like to bring the zoning on our property compliant so that we can continue to have a business there.

Letter ANSI A Portrait

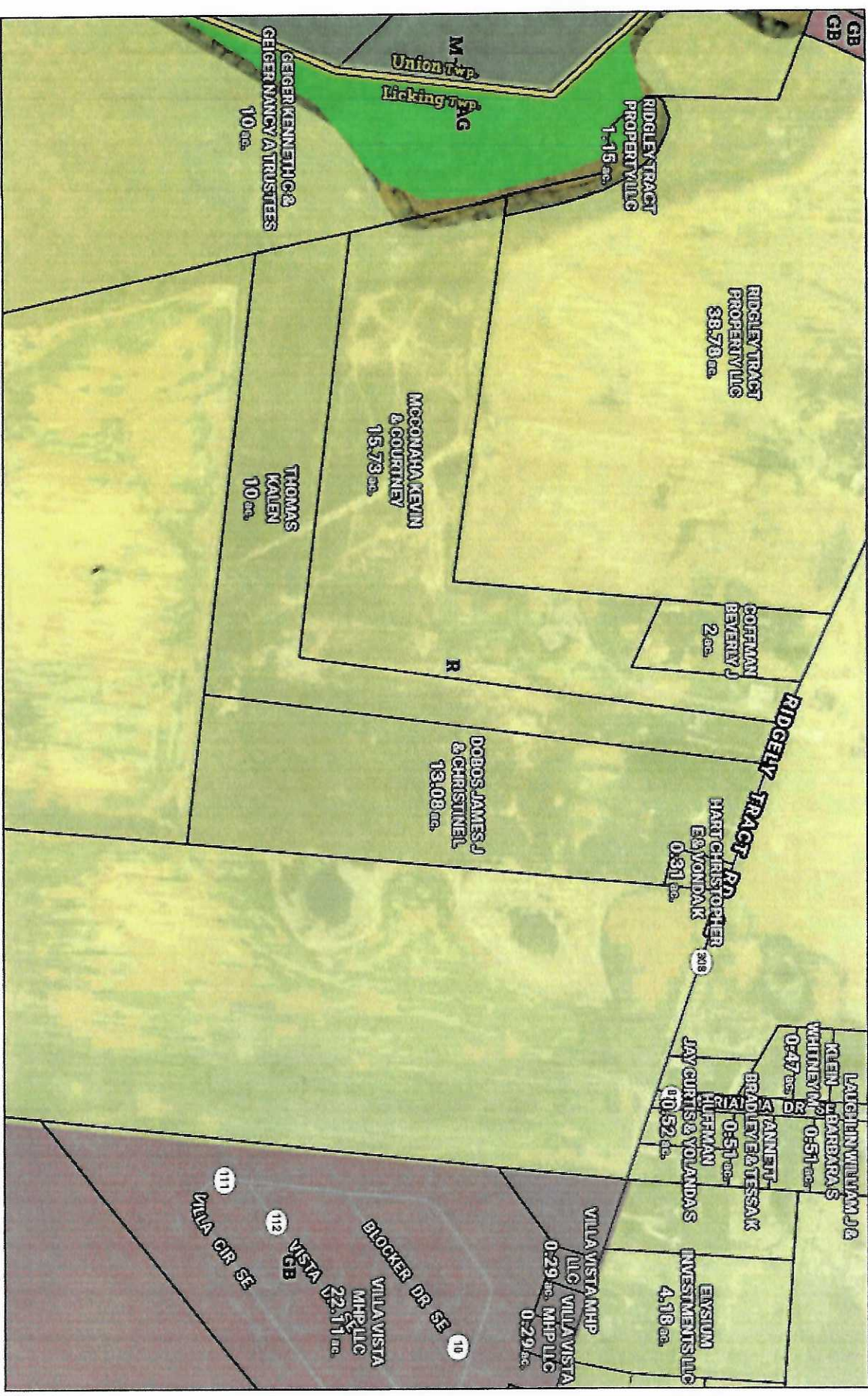


May 8, 2026

1:6,000

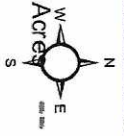


OnTrac Property Map



May 8, 2026

Owner Name & Acres



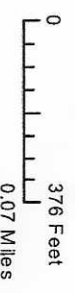
Tract Lines



Parcels



Split Listed Hooks



LICKING COUNTY TAX MAP

Property Report

Address		
MCCONAHA, COURTNEY -- 3874 RIDGELY TRACT RD SE		
Engineer's Pin	Owner	Auditor's PIN
01120000400000039000	MCCONAHA, COURTNEY	041-118194-00.000
Tax Acreage	Deed Acreage	Official Record
15.736	15.736	201508050016400