



**ADR & Associates, Ltd.**  
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Clientcentric Consulting  
Design . Engineering . Innovation

July 15, 2025

Woody Fox, Zoning Inspector  
St Albans Township  
PO Box 346  
25 East Main Street  
Alexandria, OH 43001

RE: Englefield Propane – Variance Request

Woody,

Please find enclosed variance application and supporting documents for the Englefield Propane project Including:

- Application
- Narrative Statement
- Site Plan (Site Layout & Landscaping)
- Property Deeds
- Neighbor Mailing Addresses

Please confirm the application fee amount, and we will provide ASAP. If you have any questions, please feel free to contact myself.

Thanks,

A handwritten signature in blue ink, appearing to read "BW" followed by a stylized flourish.

Brian Wood  
Project Manager

An Employee-Owned Company

[www.adrinnovation.com](http://www.adrinnovation.com)

Alexandria, OH 43001

# APPLICATION FOR VARIANCE

BOARD OF ZONING APPEALS

APPLICATION NUMBER \_\_\_\_\_

Name of Applicant BRIAN WOOD - ADR & ASSOCIATES  
 (c/o CODY ENGLEFIELD - EAST AVENUE DUCHESS LLC)  
 Mailing Address 88 WEST CHURCH STREET, NEWARK, OH 43055  
 Phone Number(s) 740-207-7274  
 Email Address bwood@adrinnovation.com

4.064 acres  
 066-318546

1. Location Address: 9145 JERSEY MILL ROAD NW

2. Nature of Variance: Describe generally the proposed variance:

- Variance from Section 1212(5) to allow for the storage yard to be enclosed with chain link fence while maintaining the existing decorative fence along Jersey Mill Road and SR310.
- Variance from Section 1211 to allow for the buffer yard to be reduced from 50' to 25' along SR310 to be consistent with requirement along Jersey Mill Road.

In addition, plans drawn to scale must accompany this application showing:

- (1) dimensions and shape of the lot,
- (2) the size and locations of existing buildings,
- (3) the locations and dimensions of proposed buildings or alterations, and
- (4) any natural or topographic peculiarities of the lot in question, and
- (5) list of adjacent property owners and addresses within 500 feet of applicants property

3. Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments on a separate paper)

- a. Special conditions that exist peculiar to the land or building in question.
- b. That a literal interpretation of the Zoning Resolution would deprive the applicant of rights enjoyed by other property owners.
- c. That the special conditions do not result from previous actions of the applicant.
- d. That the requested variance is the minimum variance that will allow a reasonable use of the land or building.

I certify that the information contained in this application and its supplements is true and correct to the best of my knowledge.

Applicant: BZ & W-L Date 7/14/25

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FOR OFFICAL USE ONLY:

Date Issued \_\_\_\_\_ Date of notice to parties of interest \_\_\_\_\_ Date of Check \_\_\_\_\_

JUSTIFICATION OF VARIANCE (FROM SECTION 1211 - BUFFERYARD):

1. To preserve existing trees and vegetation along the rear of the property, reducing the bufferyard from 50' to 25' will allow the developer to maintain much of the naturel state of the wooded area to the rear of the property wile providing the developable area needed to support the proposed development.
2. Making efforts to keep the existing decorative fence along the property frontage provides 40'-50' of undeveloped buffer between the existing fence and the proposed storage lot perimeter fence. Even though measured bufferyard (from R/W to Storage Area along SR310 measures 25'
3. Allowing the existing wooded area and fencing to remain will be the least impactful improvement to create harmonious development with the surrounding area and minimize the negative impacts of development.
4. The proposed variances would reduce environmental impacts while providing stormwater management required for approval.

JUSTIFICATION OF VARIANCE (FROM SECTION 1212 -FENCE):

1. Allowing chain-link fence surrounding the storage yard will provide the necessary security, as well as safety to the general public needed for this development.
2. The fencing being placed 25' from the R/W and behind the landscaping of the bufferyard will allow for it not be unsightly to the general public.
3. With the existing decorative fence along SR310 and Jersey Mill Road being intended to remain, the chain link fence will not be the focal point of the development.

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+ AMG 310 LLC  
+ 7054 TUSCANY DR  
DUBLIN, OH 43016

+ BRANKAMP, MICHAEL PATRICK  
+ 1919 HAZELTON ETNA RD  
PATASKALA, OH 43062

+ HARMONY OLD SCHOOL BAPTIST CHURCH  
+ PRIMITIVE BAPTIST CHURCH,  
5420 BATTEE RD  
ALEXANDRIA, OH 43001

+ EASTWEST INVESTMENTS LLC  
+ EVERGREEN COLUMBUS LLC  
3409 REDDING RD  
COLUMBUS, OH 43221

+ HOLMES SIDING CONTRACTORS LTD  
+ 6783 COUNTY RD 624  
MILLERSBURG, OH 44654

+ HOPKINS, LINDSAY  
+ 9371 JERSEY MILL RD  
PATASKALA, OH 43062

+ LANNDALE FARMS INC  
+ 4425 JOHNSTOWN ALEXANDRIA RD  
JOHNSTOWN, OH 43031

+ LICKING MEMORIAL HEALTH FOUNDATION  
+ 1320 W MAIN ST  
NEWARK, OH 43055

+ MYERS, JAMES  
+ 9210 JERSEY MILL RD  
ALEXANDRIA, OH 43001

+ OHIO - STATE OF - DEPARTMENT OF TRANSPORTATION  
+ 1980 W BROAD ST  
3RD FLOOR  
COLUMBUS, OH 43223

AMG 310 LLC  
A.P.N. 066-318558-00.000

EX. TREE  
(TO REMAIN)

EX. TREES  
(TO REMAIN)

EX. TREES  
(TO REMAIN)

EX. WHITE SPLIT-RAIL  
(REMOVE PORTION IF  
BY DRIVEWAY TO NE

PORTION OF EXISTING  
WOODED AREA  
(TO REMAIN)

TREE CLEARING LIMITS  
CONSTRUCTION FENCE

PR. 6' TALL CHAINLINK FENCE

PR. 6' TALL CHAINLINK FENCE

EX WHITE SPLIT-RAIL FENCE  
(TO REMAIN)

HAZELTON-ETNA RD.  
(S.R.310)

PR. STORMWATER  
MANAGEMENT BASIN  
(SEE SHEET XX FOR DETAILS)

TREE CLEARING LIMITS  
CONSTRUCTION FENCE

PR. 6' TALL CHAINLINK FENCE

PR. GRAVEL  
STORAGE LOT

PR. BUFFERYARD MOUNDING / L  
(SEE DETAIL, THIS SHEET)

PR. TREE (TYPE A or TYPE D),  
SPACED @ 30'-0" O/C, TYP.

PR. 6' TALL CHAINLINK FENCE

PR. BUFFERYARD MOUNDING / LANDSCAPING  
(SEE DETAIL, THIS SHEET)

EX. WHITE SPLIT-RAIL FENCE  
(TO REMAIN)

EX. WHITE SPLIT-RAIL FENCE  
(REMOVE PORTION IMPACTED  
BY DRIVEWAY TO NEAREST POST)

JERSEY MILL RD.