

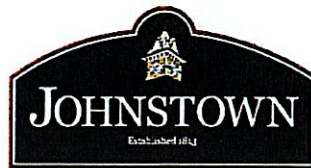


Design Review Board Meeting
Wednesday, December 3, 2025 - 6:30 PM
AGENDA

1. Call to Order/Roll Call
2. Public Comment on items not on the agenda
3. Application # 10-6-25 Certificate of Appropriateness; 48 Benedict Dr. - Front Porch Addition
 - a. Application
4. Other Business
5. Adjourn

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177



PAID

OCT 06 2025

CITY OF JOHNSTOWN

CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187

Application Number: 10-6-25 Date: 10/6/25

FEES:

Base Fee: \$ 300

Total Fee Amount: \$ 300⁰⁰ Paid: Check # 2363 Cash: \$ _____

(PLEASE PRINT)

1. Applicant: Charles Wilson Phone: _____
2. Property Address: 48 Benedict Dr. City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: _____
4. Business Owner's Name: _____ Phone: (____) ____ - _____
5. Contractor's Name: self Phone: (____) ____ - _____
6. Principal Business Activity: _____
7. Existing Use of Property: residential
8. Square Footage of Proposed Building or Business: 240 sq. ft.
9. Zoning District: UR1 Number of Off-Street Parking Spaces: _____
10. Estimated Cost of Improvements: \$ _____

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

- PLEASE READ CITY ORDINANCE #1187 PRIOR TO SUBMITTING APPLICATION
- (Conditional) One (1) full set (8.5 x11) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation. **(Required only if asked for by the Zoning Inspector.)**

Some of the requests below may not apply to your application.

- (1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
- (2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
- (3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
- (4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
- (5) Samples of proposed building materials.
- (6) Color samples for proposed roof, siding, etc.
- (7) Illustrations of all existing site signage including wall and ground.
- (8) Illustrations of proposed signage to scale.
- (9) A dimensioned site plan showing location of existing ground mounted signs.
- (10) A dimensioned site plan showing the proposed location of ground mounted signs.
- (11) Samples of proposed sign materials.
- (12) Color samples of proposed sign(s).
- (13) Proposed lighting plan for sign(s).
- (14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

List of Materials that will be used on the project:

1. Trex Enhance Composite Decking/Clam shell
3. Timber Tech Radianca Rail/White
5. Koma PVC 3/4 inch trim/white
7. Black shingles to match existing

List of Contiguous Neighbors and Addresses:

1. Both + Bernie Hann	40 Benedict Dr.	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
2. Pauline Biddle	56 Benedict Dr.	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
3. Dale Purdin	70 Benedict Dr.	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code
4. Fred Johnson	357 Buena Vista Dr.	OH	43031
Neighbor's Name	Neighbor's Address	State	Zip Code

The undersigned is applying for a Certificate of Appropriateness Permit for the following use:
said permit is to be issued based on the information contained within this application. The

Applicant's Signature: x Charles A Wilson Date: 10 / 6 / 2025

Date Received in Office: 10/6/25 By: Sashbrook

Date Permit Approved or Denied by Planning Commission: DRB / /

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Michael L. Smith

Auditor, Licking County, Ohio

WILSON THERESA K & WILSON CHARLES A
48 BENEDICT DR

Parcel #: 053-179670-00.000

Rt #: 053-165.19-010.000

1 of 1



Tax District: 053 - MONROE T-JOHTN V-JOHTN-MNR LSD
 School District: JOHNSTOWN MONROE LSD
 Neighborhood: 07200 Johnstown
 Classification: 510 Single family platted lot
 Acreage:
 Property Desc: LOT 8 GRANDVIEW HTS

ATTRIBUTES

Story Height: 1
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: Central
 Basement: Full Basement
 Attic:

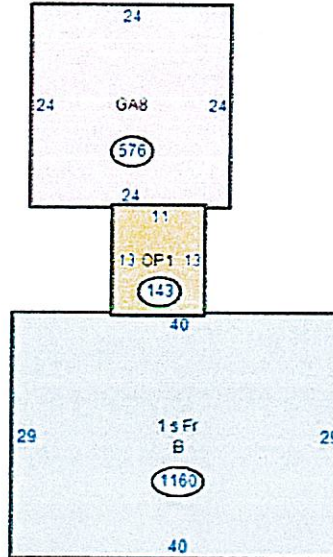
Total Rooms: 5.0
 Bedrooms: 2.0
 Family Rooms: 1.0
 Dining Rooms: 0.0

Full Baths: 2.0
 Half Baths: 0.0
 Other Fixtures: 0.0

Year Built: 1959
 Finished Living Area: 1,160

Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0
 Basement Finished: No



AREA

First Floor: 1,160
 Upper Floor: 0
 Attic: 0
 Half Story: 0
 Crawl: 0
 Basement: 1,160

VALUES (by tax year)

		Land	Improvement	Total
2024	Market	62,400	142,700	205,100
	CAUV	0	0	0
2023	Market	62,400	142,700	205,100
	CAUV	0	0	0
2022	Market	37,400	95,400	132,800
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
03/18/2024	1 JS - JOINT SURVIVORSHIP	325000.00	620	Y	N	DAVIS PATRICIA A ET AL
01/09/2024	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	DAVIS MARJORIE M
05/25/2011	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	DAVIS ROBERT & MARJORIE

IMPROVEMENTS

Description	Yr Built	SqFt	Value
TAXES			
Taxes/Reductions	Prior	1st Half	2nd Half
Pen/Int/Adj	0.00	1530.48	1530.48
Recoupment	0.00	0.00	0.00
Specials	0.00	0.00	0.00
Gross Due	0.00	1530.48	1530.48
Payments	0.00	1530.48	1530.48
Net Due	0.00	0.00	0.00

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Before New Porch



Before New Porch

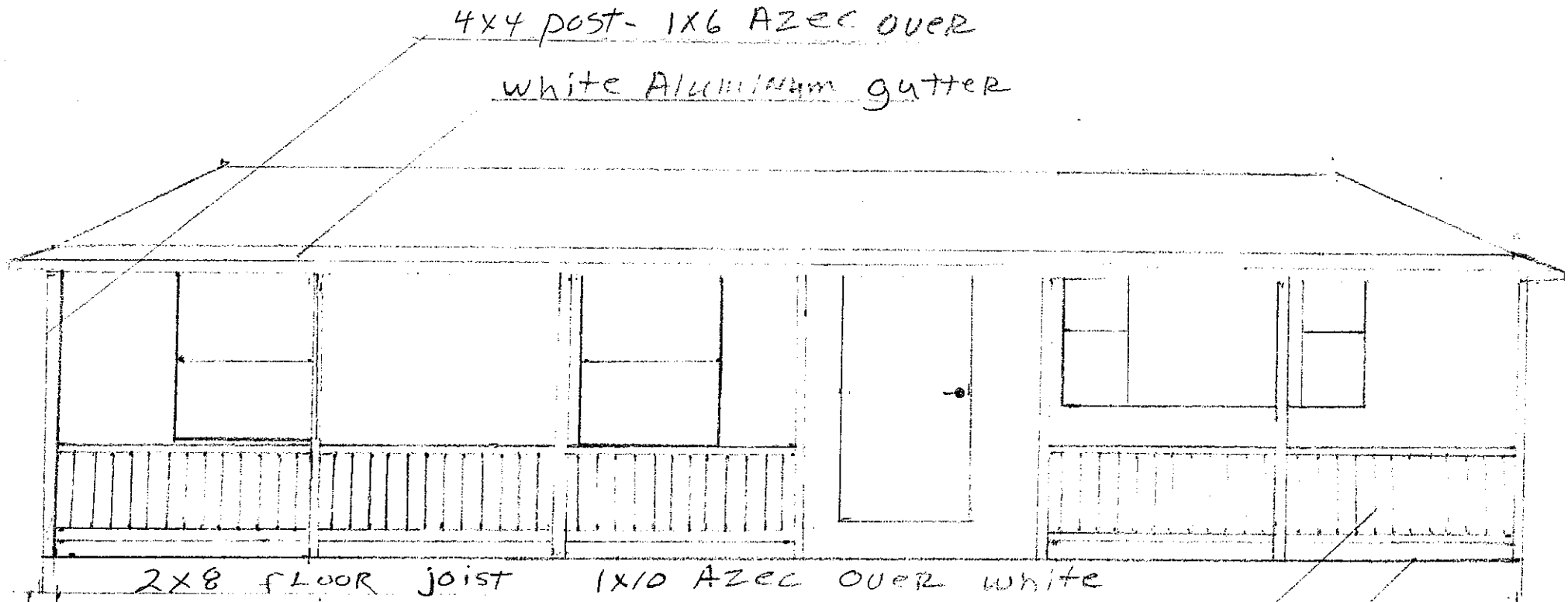


Before New porch

48 Benedict drive Johnstown Ohio

4x4 post- 1x6 AZEC over

white Aluminum gutter



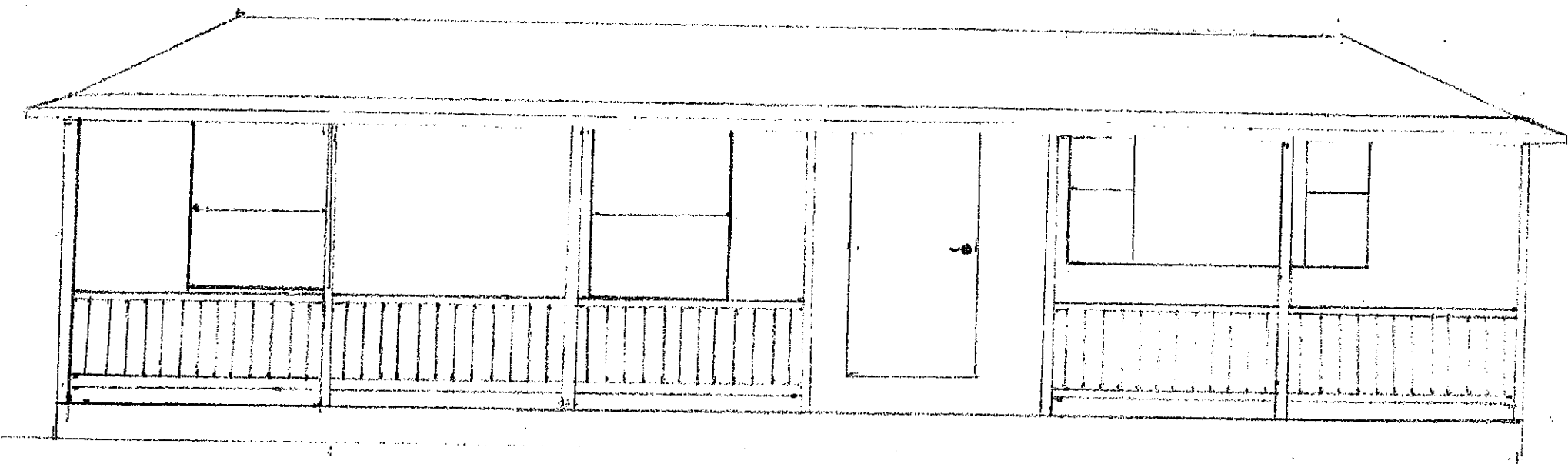
2x8 FLOOR joist

1x10 AZEC over white

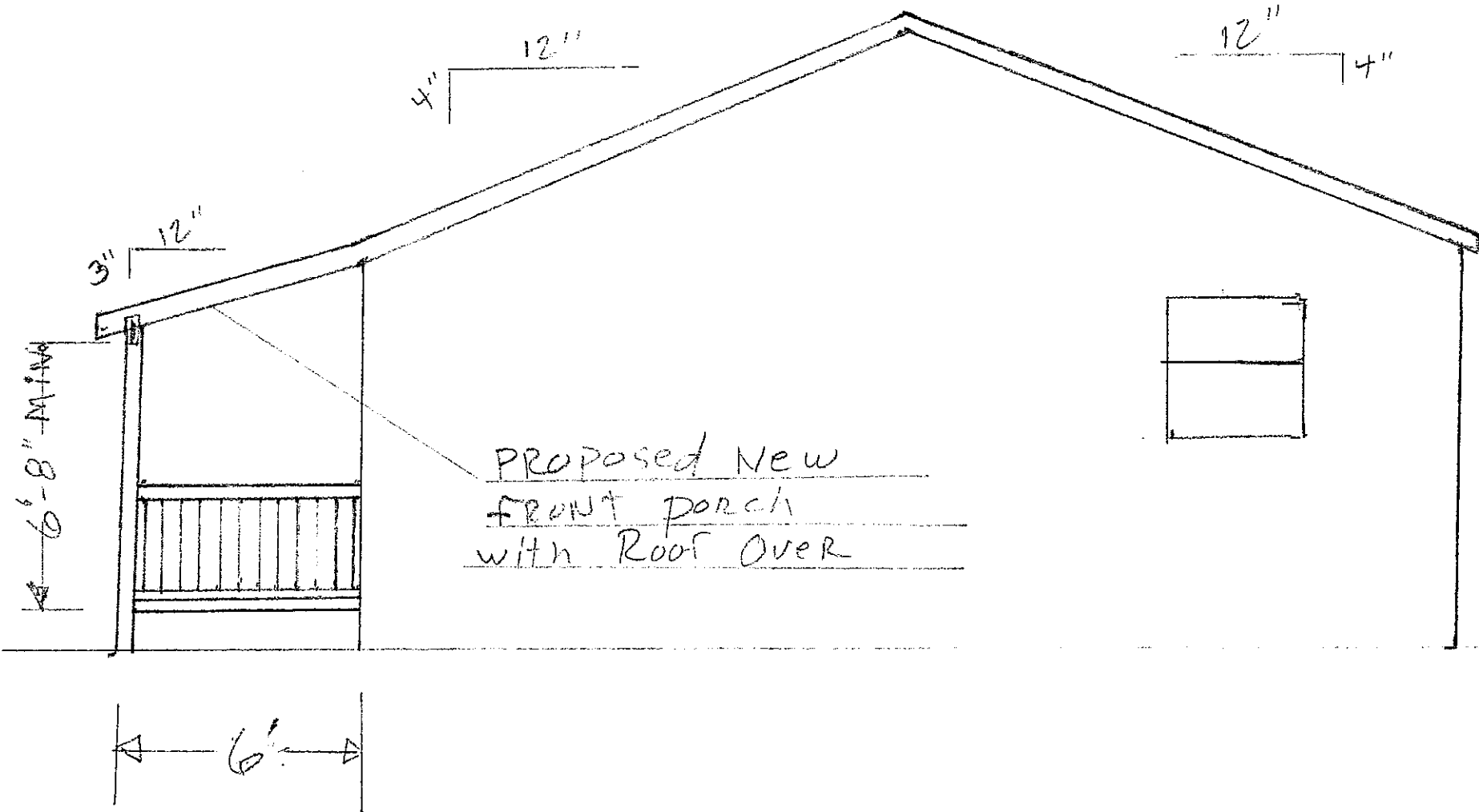
32" deep concrete
post supports
TOTAL 7 posts

white composite RAILING

Timber Tech decking

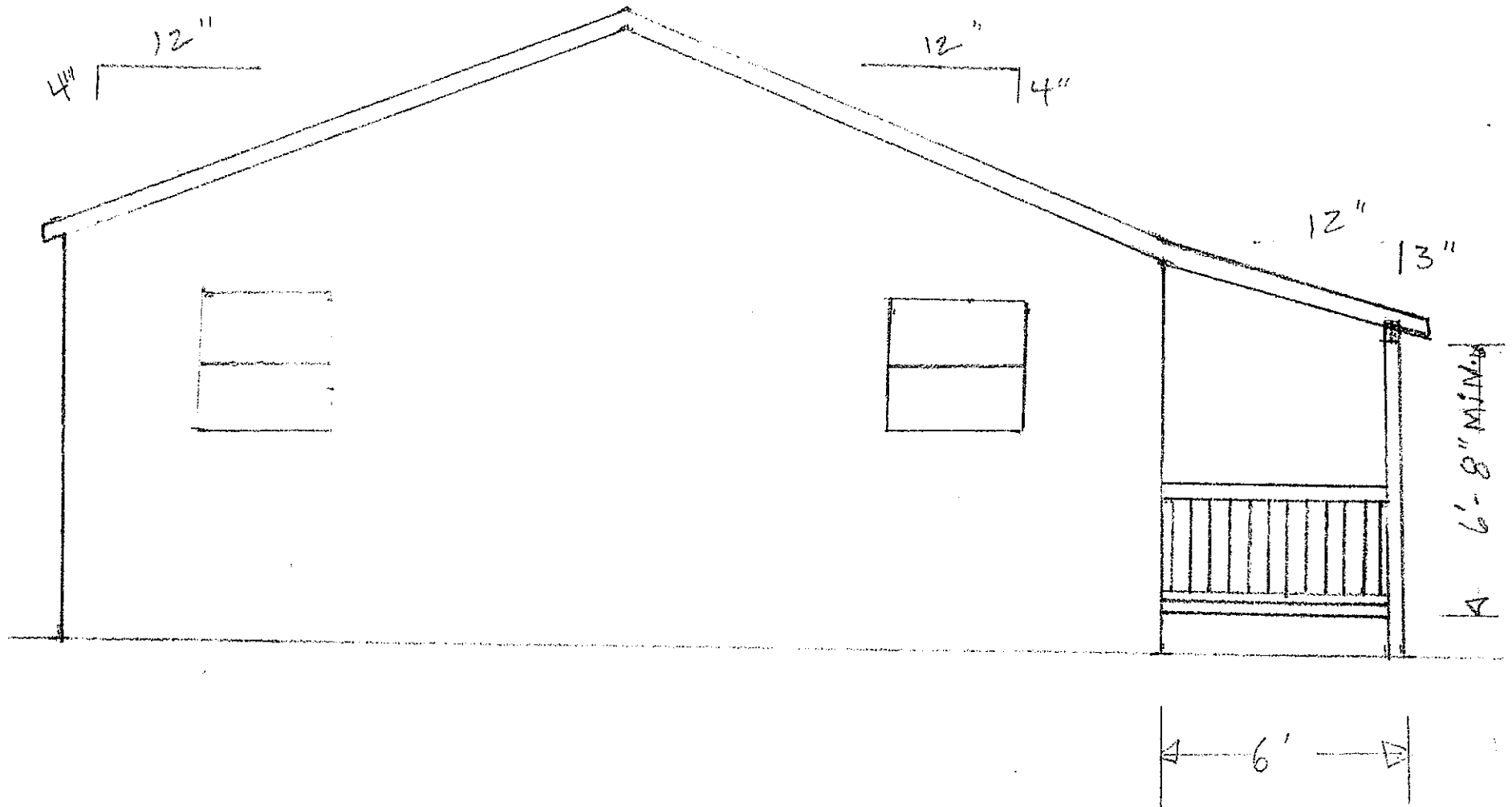


Right side



49 Benedict drive Johnstown Ohio

Left Side



48 Benedict drive Johnstown Ohio

48 Benedict Drive

1/4" = 1'

Johnstown Ohio

2x8 treated 16 OC. TYP

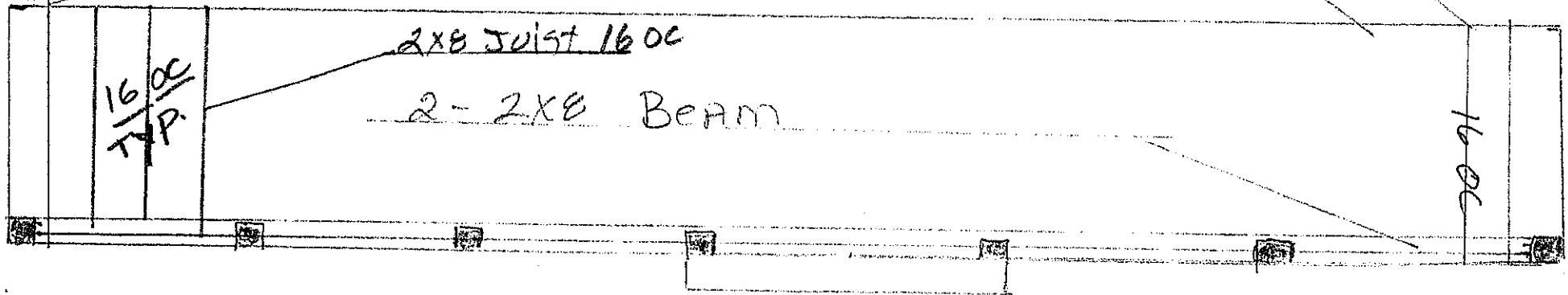
2x8 BAND BOARD Ledger Locks
TO house BAND BOARD.

SIMPSON HANGERS Both ends

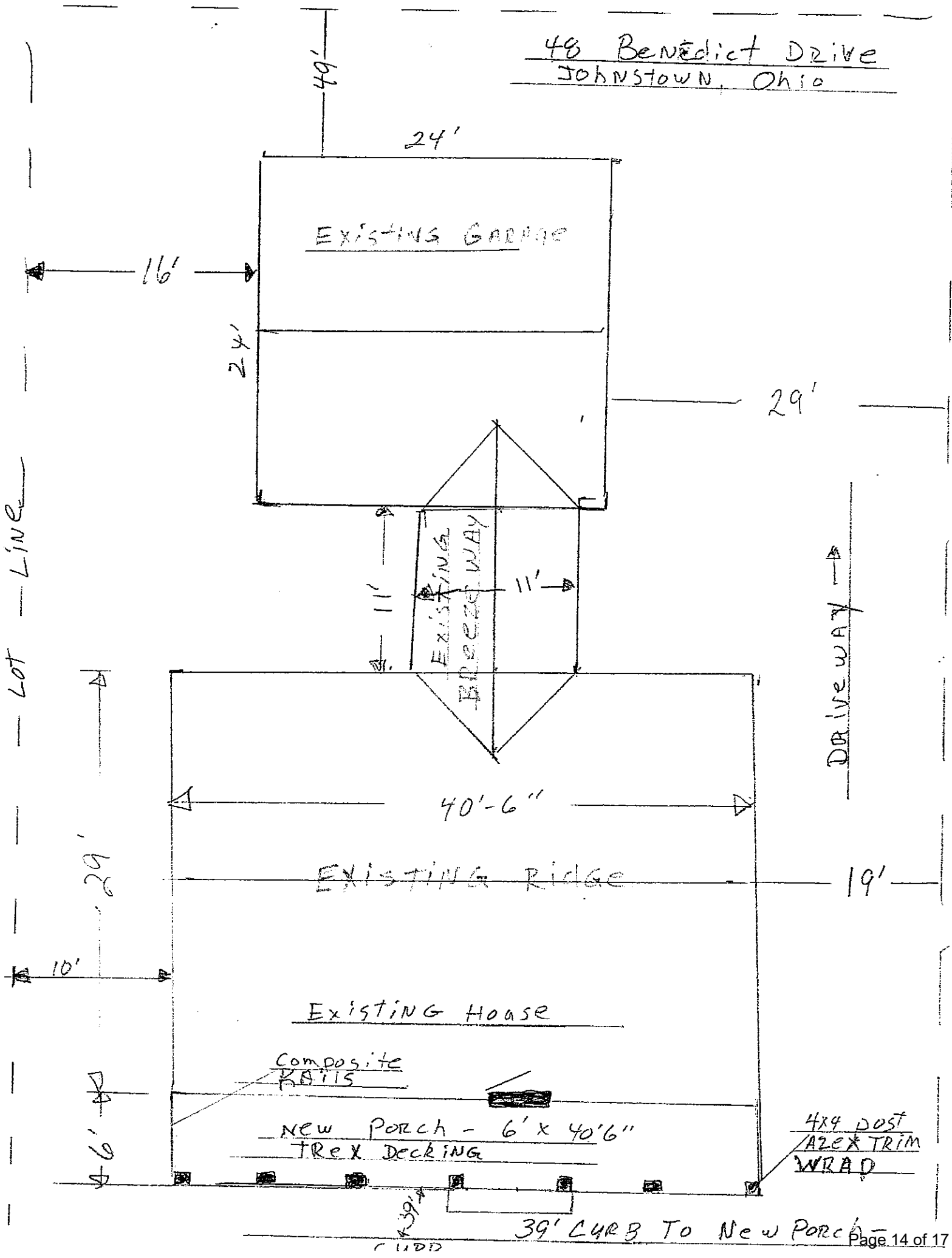
2x8 Joist 16 OC

2- 2x8 Beam

16 OC

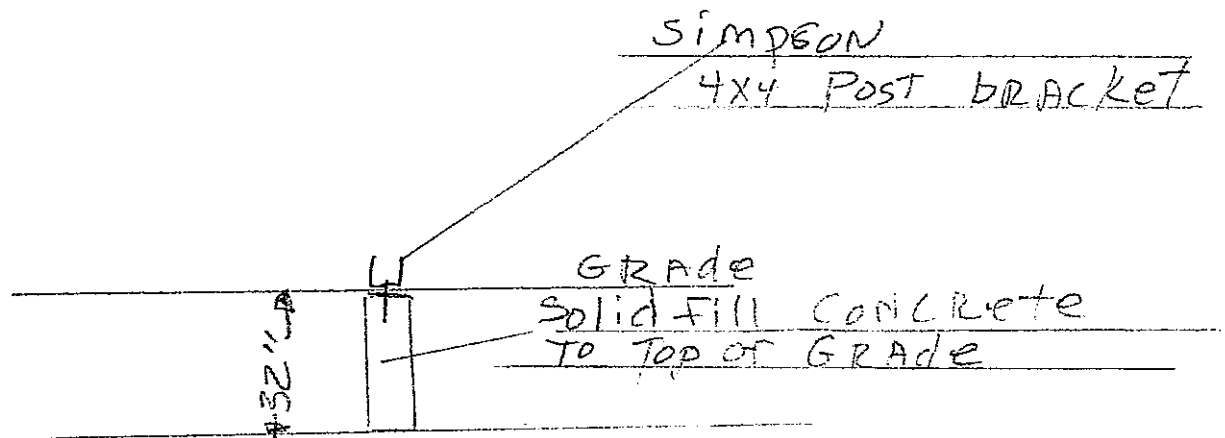


48 Benedict Drive
Johnstown, Ohio



48 Benedict drive
Johnstown Ohio

Typ post hole X 7 TOTAL

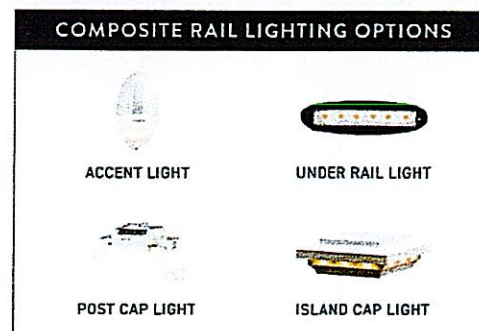
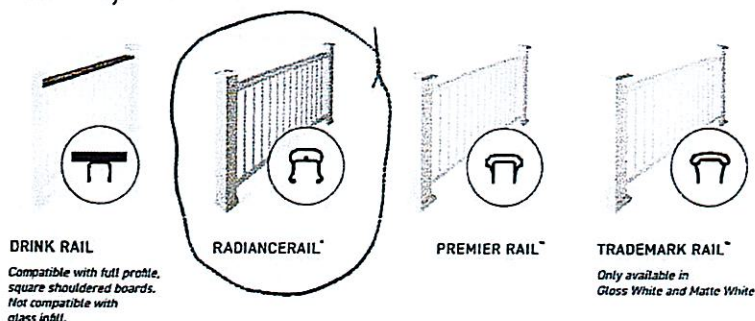


Unlimited design options
backed by unbeatable warranties

Classic Composite Series, Drink Rail
Vintage Collection, In-Post-Lite

CLASSIC COMPOSITE SERIES

Made from a mix of recycled plastic and wood fiber for superior durability to wood.



COLOR OPTIONS

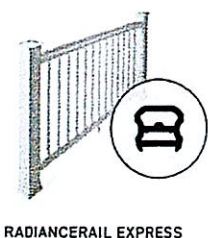


INFILL OPTIONS



RADIANCE RAIL EXPRESS®

Made from composite material, this milled-wood-inspired design is pre-routed for easy installation.

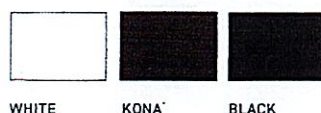


Our Smart Set includes all components in a single carton to make ordering and installation easier. Only available in White with composite balusters.

INFILL OPTIONS



COLOR OPTIONS

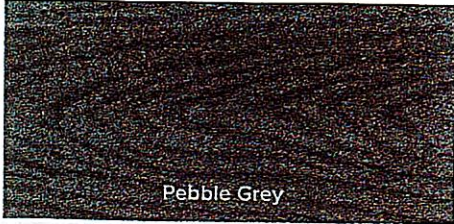


RadianceRail Express in White

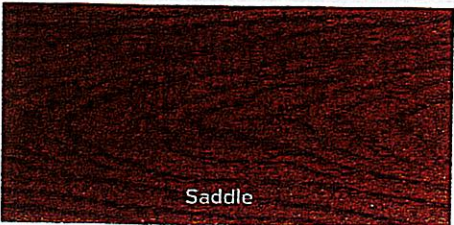
Trex Select®

Nature inspired with minimal maintenance

\$\$\$ 35 YEARS ★★★★★



Pebble Grey



Saddle

BOARD PROFILES



Use with Trex Hideaway® Hidden Fastening System for a clean, screw-free appearance.

HEAT MITIGATING



Trex decking with heat-mitigating technology can stay cooler to the touch when direct sunlight and high temperatures converge for extended periods of time. We therefore recommend shoes, socks, and pet booties, so that you and yours can enjoy living on your deck as much as we've enjoyed innovating it.

Trex Enhance®

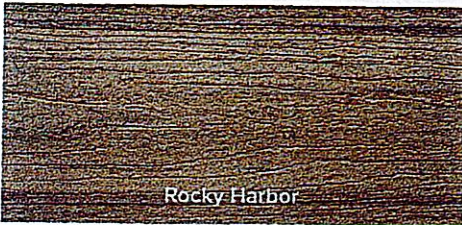
NATURALS

Beauty on a budget

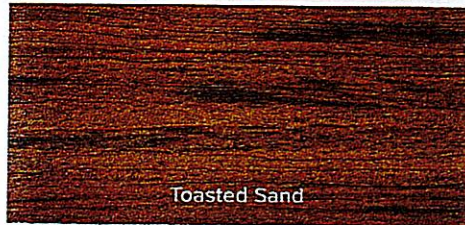
\$\$ 25 YEARS ★★★★★



Egggy Wharf



Rocky Harbor



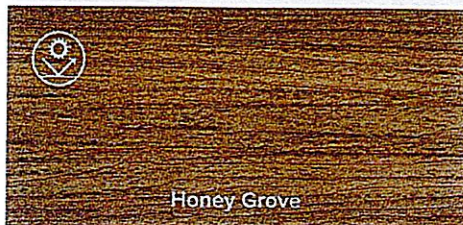
Toasted Sand



Coastal Bluff



Cinnamon Cove



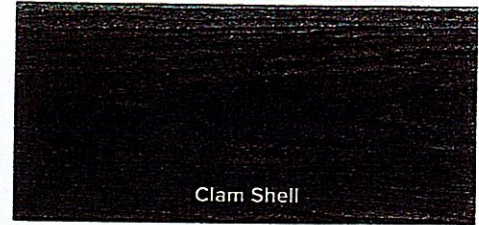
Honey Grove

Trex Enhance®

BASICS

A trade up from wood

\$ 25 YEARS ★★★★★



Clam Shell



Tide Pool



Beach Dune



Saddle

Decking & Railing