



Board of Zoning Appeals

January 5, 2022

Board Meeting

Minutes

5:30 PM

CALL TO ORDER

Attendee Name	Title	Status
Michael Percy	Chairman	Present
Susie L. Simpson	Member	Excused
Don Carr	Vice-Chairman	Present
William Smith	Member	Present
Otho Eyster	Alt. Member	Excused
Tonya Boucher	Member	Present
Kate Aryanata	Alt. Member	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Justin Fuentes; Aaron Ramirez; Kim Rose; Mike Hillier; Jason Booth; Marj Booth; Nick Brown; Mel Severns

ANNUAL SELECTION OF CHAIRMAN AND VICE-CHAIRMAN

- nominate Michael Percy as Chairman for 2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Carr, Smith, Boucher, Aryanata
EXCUSED:	Simpson, Eyster

- nominate Don Carr for Vice Chairman for 2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Percy, Carr, Smith, Boucher, Aryanata
EXCUSED:	Simpson, Eyster

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Dec 1, 2021 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Carr, Smith, Boucher, Aryanata
EXCUSED:	Simpson, Eyster

BZA FILES

- 2022-BZA-01 : 905 W Chestnut ST - Variances for Setbacks

Brown (sworn in) explained his request to build a duplex on the empty lot at 905 W Chestnut ST. He would like to align the front of the structure with the rest of the homes on the block. The requested front setback is 10' and 8' on the sides to accommodate the eaves.

Percy verified the Code calls for setbacks of 30' from the front and 10' from the sides.

Brown explained setbacks of the other existing structures in the neighborhood vary. He is able to accommodate a 12' setback as well, just not 30'.

Carr asked if the proposed structure would be owner occupied. Brown said no. Carr verified the depth of the proposed structure is 80' and the property is 150'+. Brown explained the structure needs to be big enough to support the families that live there. Many of his tenants come from Columbus and in competing with the Columbus market he wants to provide a home that they want to drive an hour for.

Carr applauded Brown for the proposed project. Carr asked if the request to move the structure closer to the front is solely for aligning it with the other structures on the block. Brown said it will also allow room for some off-street parking for the tenants.

Carr asked about the applicant's response to the 3rd narrative standard: It will allow for the intended footprint of the structure designed to maximize the living space. Carr asked how does pushing the structure closer to the sidewalk affect the living space. Brown said if the 30' setback is used the building would have to be shortened to maintain the required rear setback. The building was designed a little too big for the lot. He overlooked that when it was laid out.

Carr asked if Brown would object if a 12' setback was recommended by the Board. Carr said the setback of the house to the west is 16' and the house to the east, except for the addition is set back 23'. Brown said he was going off the addition, but he does not object to a 12' setback.

Carr verified the proposed structure will be 2-story. He asked if the height was ok. Percy said a variance hasn't been requested for height. Carr verified the garage will be attached to the dwelling.

Hillier (sworn in) asked Carr what the setback is of the addition on the house to the east, to which Carr said approximately 12'. Hillier thinks a 12' setback for the proposed duplex will fit in with the neighborhood. He doesn't think it would look right setting back 30'. He thinks it will be a massive improvement to the neighborhood.

Blankenhorn read the staff report for the record. December 30, 2021 BZA Case: 2022-BZA-01 905 W Chestnut ST Parcel # 66-00337.000 Nick Brown is requesting to construct a 2-family structure on the vacant lot at 905 West Chestnut ST. The property is appropriately zoned for this use. He is proposing to situate the front of the home 12' from the front property line with the eaves approximately 2' less than that. The sides are proposed to be 10.2' from each side, with the eaves approximately 2' closer to the property line. The proposed structure includes an attached garage which exceeds the 8' side setback standard of the Code.

905 West Chestnut ST is flanked by two 2-family structures on both the left and right side of the property, none of which set 30' from the front property line. Requiring this property owner to adhere to the 30' front setback would make the proposed new construction appear out of place and not compatible with the neighborhood. Allowing the eaves to extend into the standard setback will not detract from the neighboring property. There are no City Utility conflicts. The City Zoning Staff supports this request as submitted.

Carr made a motion to approve 2022-BZA-01 requesting 2 setback variances for 905 W Chestnut ST that will

allow for the construction of a residential duplex structure with a reduced front setback to 12' as opposed to the 10' requested versus the 30' required and reduce the side setback to no more than 8' to accommodate the overhang of the planned structure.

RESULT:	ACCEPTED AS MODIFIED [UNANIMOUS]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Carr, Smith, Boucher, Aryanata
EXCUSED:	Simpson, Eyster

- 2022-BZA-02 : 1630 Coshocton AVE - Variance for Reduced Number of Parking Spaces

Fuentes (sworn in) explained the proposal for 1630 Coshocton AVE, requesting a parking variance. The proposed 10,900 sf retail structure would be required to have 73 parking spots to meet Code. The national pet supply retailer, Petco, doesn't think they need more than 30 parking spots. They are asking for a variance to allow for 44 parking spaces.

Percy clarified there were 2 additional site plans included in the application packet showing stores in other cities with fewer parking spaces. Fuentes explained those are examples showing the same size store in other locations with 30 & 36 parking spaces.

Fuentes said none of the other locations being developed for Petco requires as many parking spaces as Mount Vernon City Code.

Carr asked about the conceptual plan provided in the application. There is a cart corral shown in one of the parking stalls. This would reduce the available parking count to 43.

Fuentes said parking studies have shown that 30 parking spaces is sufficient for the proposed size and type of retail store. They do not anticipate all of the stalls being full.

Ramirez (sworn in) explained 30 spaces have been shown to be sufficient at their other locations. The Mount Vernon site has some constraints that they are working through. There is quite a bit of topography change from side to side on the narrow property. There are some existing utilities that have to be worked around. They have tried to fit as many spaces in to meet the requirements. 44, now 43 is what they were able to accomplish.

Carr asked if it is assumed the parking places to the south of the building will be for employees or will they be for customers as well. Ramirez said they can be customers also, but likely employees will use them because they will have access to a rear door. A sidewalk will be provided around the side of the building.

Hillier asked about the plans provided in the application for other communities, as examples. Hillier asked if the proposed spaces are standard. Blankenhorn said the site plans show 10' x 19' parking spaces, which meets City Code requirements. Hillier thinks that is a plus. Hillier said if the business doesn't have enough parking they are only hurting themselves.

Percy added the Code likely falls short because not all retailers require the same volume of parking. Visits to a pet supply store are likely shorter in duration.

Blankenhorn read the staff report for the record: December 30, 2021 BZA Case: 2022-BZA-02 Parcel: 66-09757.002 Address: 1630 Coshocton AVE A representative for Petco Animal Supplies Inc. has submitted a proposal to construct a retail store along Coshocton AVE with a reduced number of parking spaces from that required by Zoning Code. Petco operates approximately 1,500 stores across the United States, Mexico & Puerto Rico. A parking study included in the submission explains their anticipated parking needs. Planners nationwide and abroad are seeing an increasing number of municipalities doing away with parking requirements, allowing the commercial operators to determine their needs. The City Zoning Staff supports this request as submitted.

There was no other communication through the Development Services Manager.

Carr asked if the proposed structure is a standard construction of all Petco's. Fuentes said this is a prototypical, new program for a free-standing building. Typically, Petco's are inside of a shopping center. Carr asked if the

design for Mount Vernon matches the other examples provides. Fuentes said yes.

Carr made a motion to approved 2022-BZA-02, a variance request to reduce the required number of parking spaces for a proposed 10,900 sf retail store from 73 spaces to 43 at 1630 Coshocton AVE.

Carr asked if the proposed variance is specific to this project or this property. Broeren said it is for this parcel. Carr asked if this doesn't go through (Petco building construction) has BZA reduced the parking spaces for whoever wants to develop. Blankenhorn explained, not necessarily because anyone else developing the property would have to provide a proposal. Another building may not be the same size. Blankenhorn explained, if the variance is approved, in order for it to come to fruition a Zoning Permit has to be issued. There is a timeline allowed for Zoning Permits and the amount of time given for construction. If those aren't met all approvals are essentially voided.

RESULT:	ACCEPTED AS MODIFIED [UNANIMOUS]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Carr, Smith, Boucher, Aryanata
EXCUSED:	Simpson, Eyster

- 2022-BZA-03 : 6 Longitude Dr - Variance for Rear Setback

Percy recused himself from the case.

Rose (sworn in) represented Jason and Marj Booth who purchased lot 36 at Compass Pointe and planned a house just slightly larger than the minimum 1,200 sf required by Code to retire in as empty nesters. When the builder filed for the permit to construct they were surprised to find out the planned rear setback was insufficient. Compass Pointe was platted in 1994. The Planning Commission approved lot 36 as a buildable lot with no restrictions. Rose portrayed this particular lot as needing problem solving by the Board of Zoning Appeals by approving a variance to fit a suitable home on the lot. This is the last vacant lot in the development. The request was amended after the initial submission from a proposed rear setback of 16' 8" to 17' 6". Rose said the proposed home resembles every other home in the neighborhood. The proposed home will be situated with a 30' front setback. Rose said the neighbors in this neighborhood are supportive of the request being approved so that the last house can be built in the development and block the view of the home behind lot 36, not in the development.

Carr stated the amendment improves the request by increasing the setback. Carr asked if the property owner has been on the lot to see how close the proposed home will set to the back of the Mansfield AVE home; they will be fairly close to one another. Rose said it is tolerable.

Carr said he thinks even though the house is oversized, it will be a great addition to the neighborhood.

Severns (sworn in) lives in the neighborhood and thinks the proposed home will greatly improve the appearance of the street and complete Compass Pointe. He stated he is in strong favor of this request.

Blankenhorn read emails submitted through her in support of the request: William & Emily Miller of 8 Longitude DR - We have no objections for a reduced rear setback for a single-family dwelling at 6 Longitude Drive, Mount Vernon, Ohio requested by Jason & Marjorie Booth. Should you have any further questions, please feel free to contact either of us.

Email from Jeff Laroche of 7 Longitude DR: Hi Lacie, We received your notice concerning the zoning request for 6 Longitude DR and want to let you know we are supportive of this request in order to get the house built and the neighborhood completed.

Email from Clint & Abbey Hobbs: Good morning Lacie, We are the homeowners of 5 Longitude DR, and we are in support of the Booth's building on the property at 6 Longitude Drive. Their home will complete our subdivision. Thank you, Clint and Abbey Hobbs.

Staff Report: December 30, 2021 BZA Case: 2022-BZA-03 6 Longitude DR Parcel number 66-09853.037 Jason Booth is requesting to construct a single-family home on the vacant lot at 6 Longitude DR. The property is appropriately zoned for this use. He is proposing to situate the front of the home 30' from the front property line, in accordance with current code, and in line with neighboring homes. In doing so, he is unable to adhere

to the 30' setback requirement from the rear property line. Blankenhorn noted this staff report was written before the amendment came in. Therefore, he is requesting a variance down to 16' 8" at the closest point from the home to the property line. The parcel was platted as a buildable lot. In this case requiring a 30' setback in the front and a 30' setback in the rear, along with the minimum 1,200 square foot size requirement, makes it difficult to construct a single-family home. In order to preserve the character of the neighborhood it appears more important to maintain the 30' setback at the front of the property, which his application does, while accommodating the requested rear setback variance. There are not utility conflicts and the home remains outside of the 16' utility easement at the rear of the property. The Zoning Staff supports this request as submitted.

Carr asked if we heard from the address 202 Mansfield AVE, adjacent to the back of the property. Blankenhorn said we did not hear anything from them. They were sent a notice of the hearing.

Smith made a motion to approve 2022-BZA-03 variance request for rear setback from the required 30' to a 17' 6" setback at 6 Longitude DR.

RESULT:	ACCEPTED AS MODIFIED [4 TO 0]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Carr, Smith, Boucher, Aryanata
EXCUSED:	Simpson, Eyster
RECUSED:	Percy

ADJOURN

- Adjourn Motion

No applications were received for the 2nd BZA meeting slated in January.

Boucher made a motion to adjourn the meeting, Carr seconded and the meeting was adjourned at 6:10 PM



Board of Zoning Appeals Meeting: 01/05/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

AMENDED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3460)

DOC ID: 3460

2022-BZA-01 : 905 W CHESTNUT ST - VARIANCES FOR SETBACKS

Item Number	2022-BZA-01
Site Address	905 W Chestnut ST
Parcel Number	66-00337.000
Zoning District	R-2
Presented By	Nick Brown

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1161.02

Request: construct a duplex with a reduced front setback to complement the setback of the existing structures on the block. Side setbacks to be reduced to accommodate the overhang of the planned structure.

COMMENTS - Current Meeting:

Brown (sworn in) explained his request to build a duplex on the empty lot at 905 W Chestnut ST. He would like to align the front of the structure with the rest of the homes on the block. The requested front setback is 10' and 8' on the sides to accommodate the eaves.

Percy verified the Code calls for setbacks of 30' from the front and 10' from the sides.

Brown explained setbacks of the other existing structures in the neighborhood vary. He is able to accommodate a 12' setback as well, just not 30'.

Carr asked if the proposed structure would be owner occupied. Brown said no. Carr verified the depth of the proposed structure is 80' and the property is 150'+. Brown explained the structure needs to be big enough to support the families that live there. Many of his tenants come from Columbus and in competing with the Columbus market he wants to provide a home that they want to drive an hour for.

Carr applauded Brown for the proposed project. Carr asked if the request to move the structure closer to the front is solely for aligning it with the other structures on the block. Brown said it will also allow room for some off-street parking for the tenants.

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setback is used the building would have to be shortened to maintain the required rear setback. The building was designed a little too big for the lot. He overlooked that when it was laid out.

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RESULT:	ACCEPTED AS MODIFIED [UNANIMOUS]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Carr, Smith, Boucher, Aryanata
EXCUSED:	Susie L. Simpson, Otho Eyster



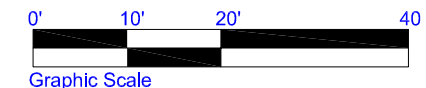
Mount Vernon

City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone JNB RP, LLC 212 N. Gay St. 740-507-9900			
Agent's Name, Address and Phone Nick Brown 212 N. Gay St. 740-507-9900			
Site Information			
Site Address 905 W. Chestnut St.		Legal Description E of Gottshall ADDN 0.18A	
Parcel Number 66-00337.000	Deed Volume and Page Number	Zoning District	
Existing use of property Vacant residential lot zoned R-2		Proposed use of property multi-family dwelling	
Hearing Request			
Type of Hearing Requested ☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.			
Request:			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact. Date: 11/3/21 By:			
Status of Application			
Filing Date		Case Number 2022-BZA-01	
		Hearing Date	
	Fee deposit \$75.00	Date Paid 12/14/21	Receipt Number 725
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-01 Application Packet (3460 : 2022-Bza-01)



6600337000
RESIDENTIAL
SINGLE FAMILY RESIDENCE
7,840 SF (0.18 ACRES)

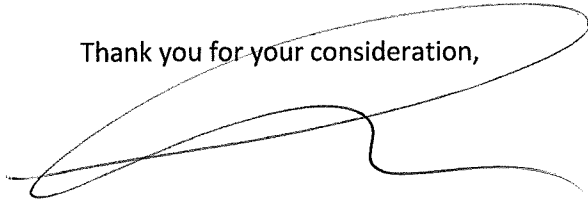
50  MySitePlan.com
Site Plans. Values. You Need Them.

JNBRP, LLC
212 N. Gay St.
Mount Vernon, OH
JNBRPLLC@gmail.com

We are requesting a minor change in setback of a new build in an old neighborhood. We would like our new building to be in line with all the other houses on West Chestnut St. From the information that We have gathered, this is approximately ten feet.

There was a house there for many years that had a fire and needed to be torn down. That original structure shared the old setback with the other houses in the neighborhood. We would just like to have our new structure look as if it belongs in the neighborhood.

Thank you for your consideration,



Nick Brown

JNBRP, LLC

740-507-9900

Attachment: 2022-BZA-01 Application Packet (3460 : 2022-Bza-01)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

_____ 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

_____ 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

This variance is sought to bring the building in line with the rest of the surrounding structures which are all placed 10 ft. from the property line on the road side. Building this structure with the current building code would make this look out of place. It will allow for the intended footprint of the structure designed to maximize living space.

4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

It will be difficult to build this structure to support the current need for housing in this city, which would provide vast living space for 2 families. Without the variance, the living space will be minimized to the point where only a single family home can be built.

_____ 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

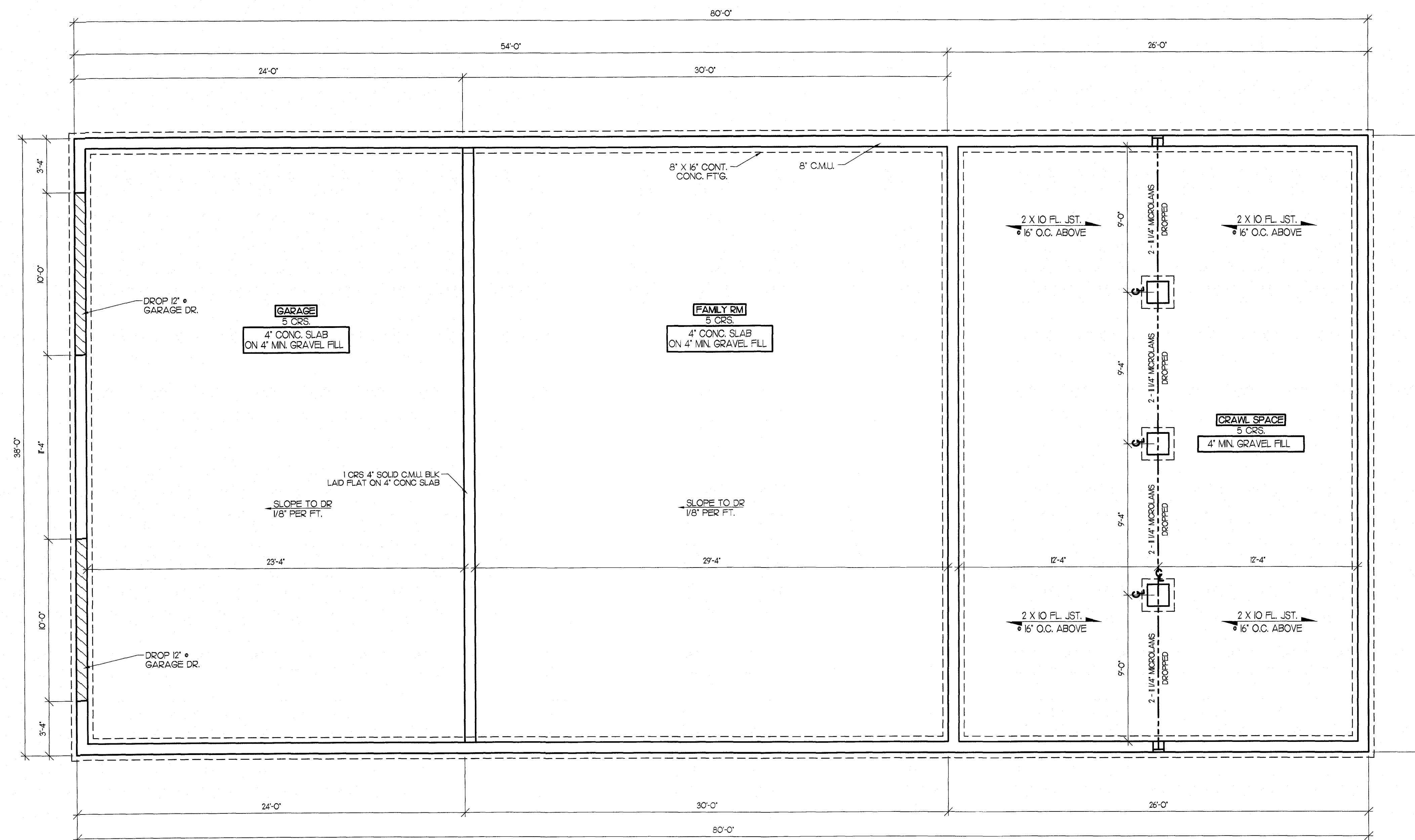
_____ 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

_____ 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

[illegible]

TOWN HOUSE

A-1



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

NOTE:
ALL INTERIOR WALLS ARE TO BE 3 1/2" UNLESS OTHERWISE NOTED.
ALL EXTERIOR WALLS ARE TO BE 4" UNLESS OTHERWISE NOTED.

HEADER SCHEDULE	
MARK	DESCRIPTION
H-1	HEADER 2-2X8 WITH 1/2" SPACER GLUED & NAILED
H-2	HEADER 2-2X10 WITH 1/2" SPACER GLUED & NAILED
H-3	HEADER 2-2X12 WITH 1/2" SPACER GLUED & NAILED

NOTE:
2X___ BLOCKING EQUAL TO THE JOIST DEPTH TO BE INSTALLED @ 24" O.C. BETWEEN THE BAND AND FIRST JOIST WHICH IS PARALLEL TO THE FOUNDATION WALL. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

AREA			
	UNIT #1	UNIT #2	TOTALS
FIRST FLOOR	494 SQ. FT.	494 SQ. FT.	988 SQ. FT.
FAMILY RM	570 SQ. FT.	570 SQ. FT.	1140 SQ. FT.
SECOND FLOOR	494 SQ. FT.	494 SQ. FT.	988 SQ. FT.
TOTAL LIVING	1558 SQ. FT.	1558 SQ. FT.	3116 SQ. FT.
GARAGE	456 SQ. FT.	456 SQ. FT.	912 SQ. FT.
30% OF TOTAL LIVING SQ. FT.			934 SQ. FT.

DOOR SCHEDULE		
SIZE	TYPE	ROUGH OPENING
2" X 6"	INTERIOR PRE-FINISHED	26" X 82 1/2"
2" X 6"	INTERIOR PRE-FINISHED	30" X 82 1/2"
2" X 6"	INTERIOR PRE-FINISHED	32" X 82 1/2"
2" X 6"	INTERIOR PRE-FINISHED	34" X 82 1/2"
3" X 6"	INTERIOR PRE-FINISHED	38" X 82 1/2"
3" X 6"	EXTERIOR PREHUNG	38 3/8" X 82 1/2"

BI-FOLD DOOR R.O. = WIDTH PLUS 1 1/4" X 82" HIGH
BI-PASS DOOR R.O. = WIDTH X 82" HIGH

WINDOW SCHEDULE		
MARK	SIZE	ROUGH OPENING
W1	3030 SH	36 1/4" X 36"
W2	2-3030 SH	72 1/8" X 36"
W3	3050 SH	36 1/4" X 60 1/4"
W4	2-3050 SH	72 1/8" X 60 1/4"
W5	2060 SH	24" X 72"

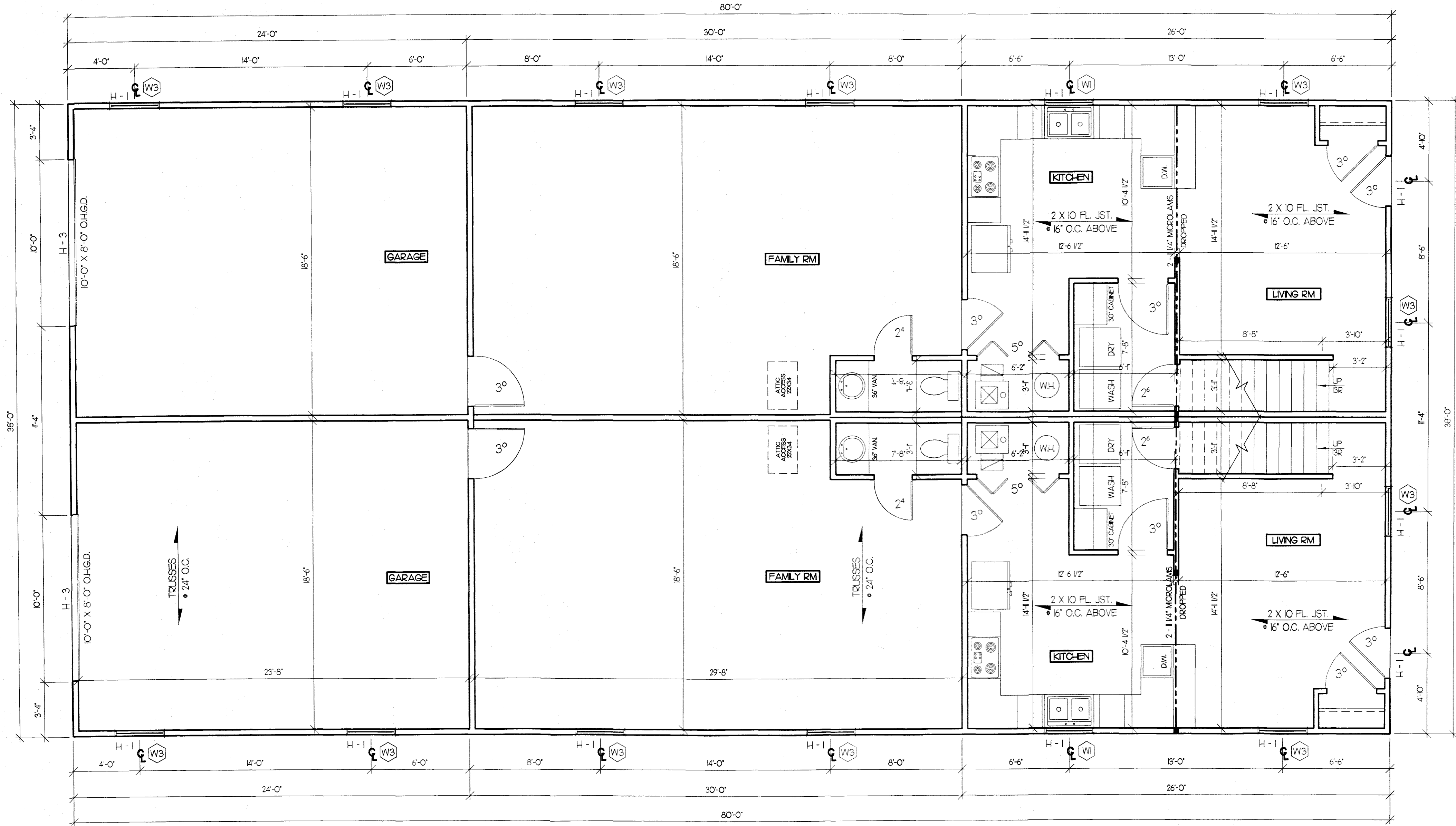
REVISIONS	

FILE NAME:
NICK-2

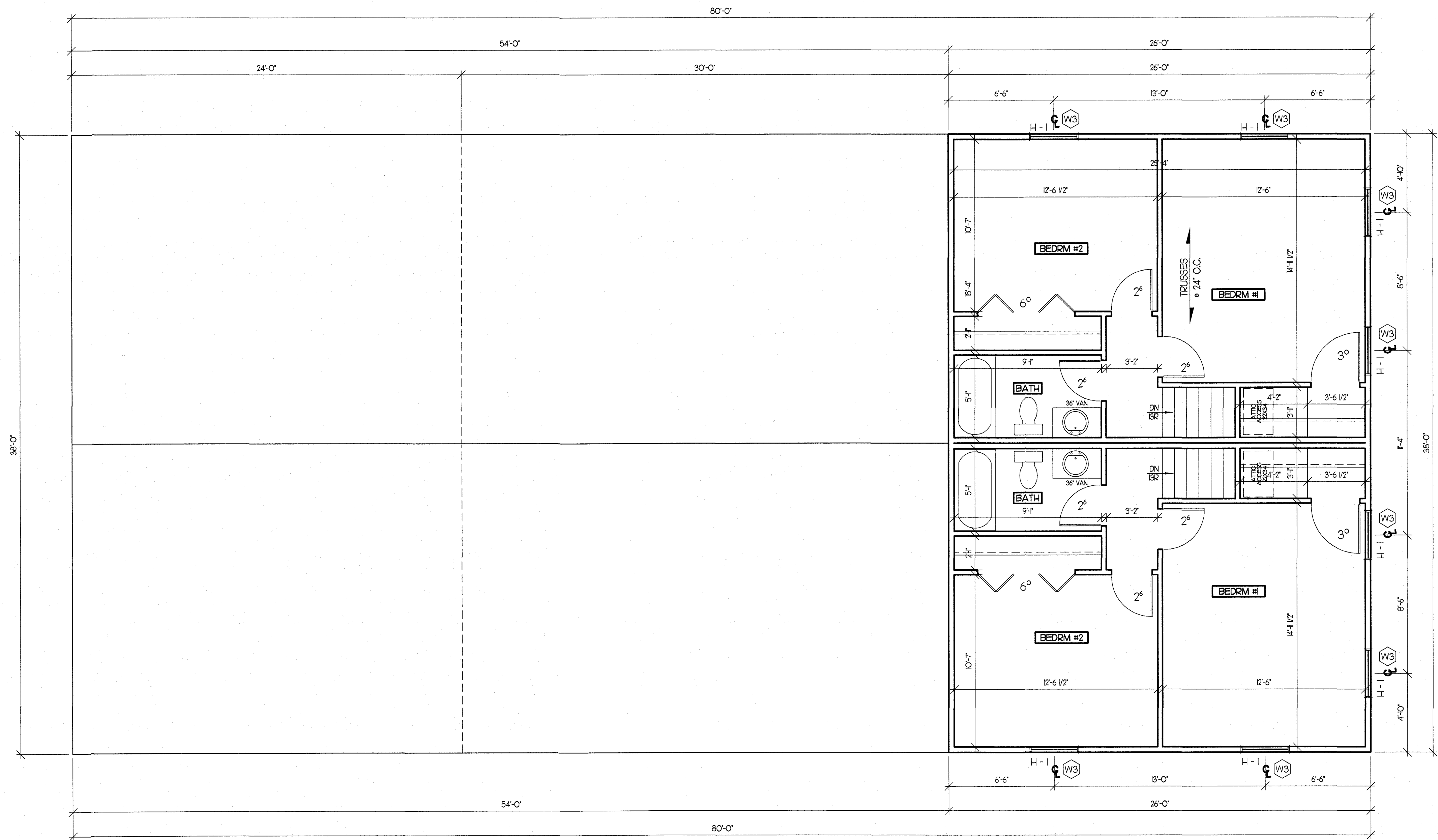
TOWN HOUSE

DATE
4-20-21

SHEET
A-2



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

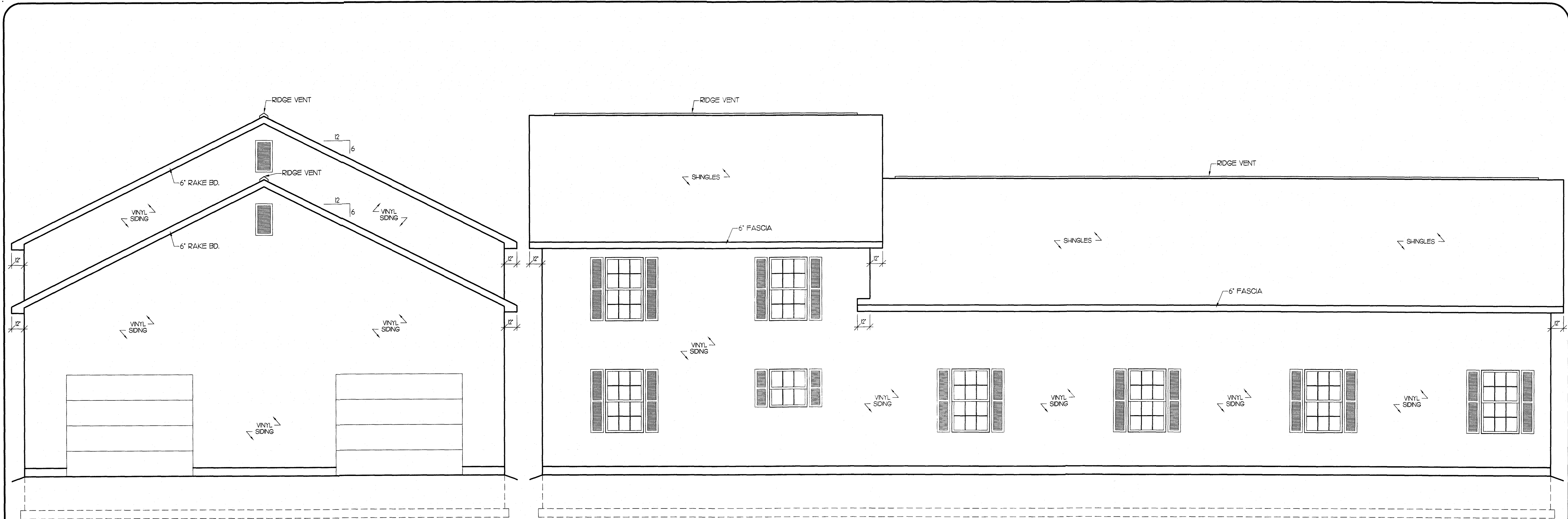
REVISIONS

FILE NAME:
NICK-3

TOWN HOUSE

DATE
4-20-21

SHEET
A-3

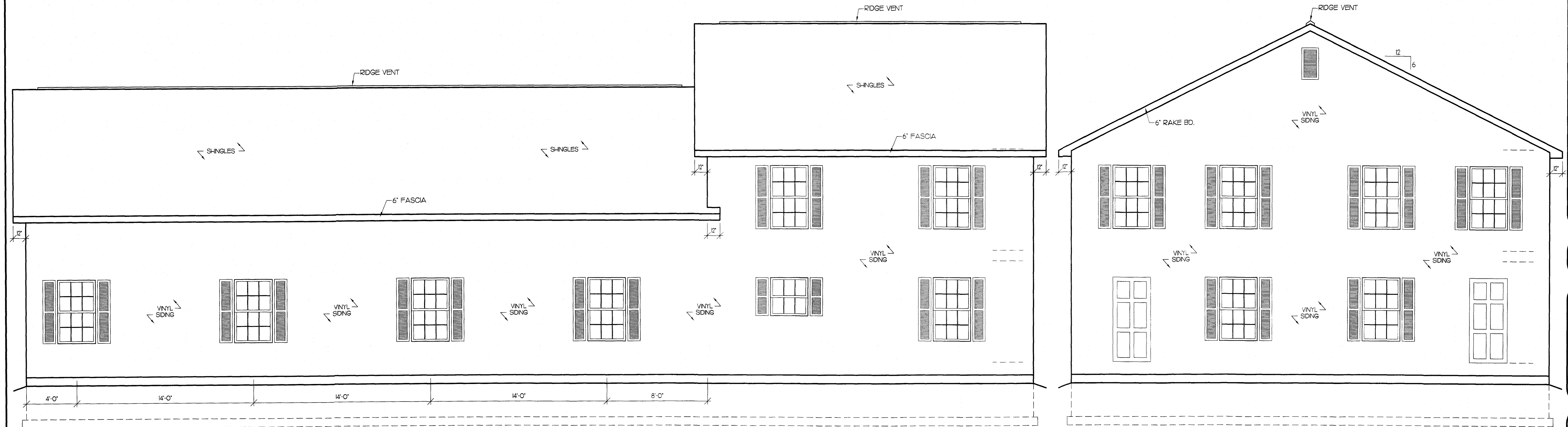


REAR ELEVATION

SCALE: 1/4"=1'-0"

RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

FRONT ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS

FILE NAME:
NICK-4

TOWN HOUSE

DATE

4-20-21

SHEET

A-4

REVISIONS

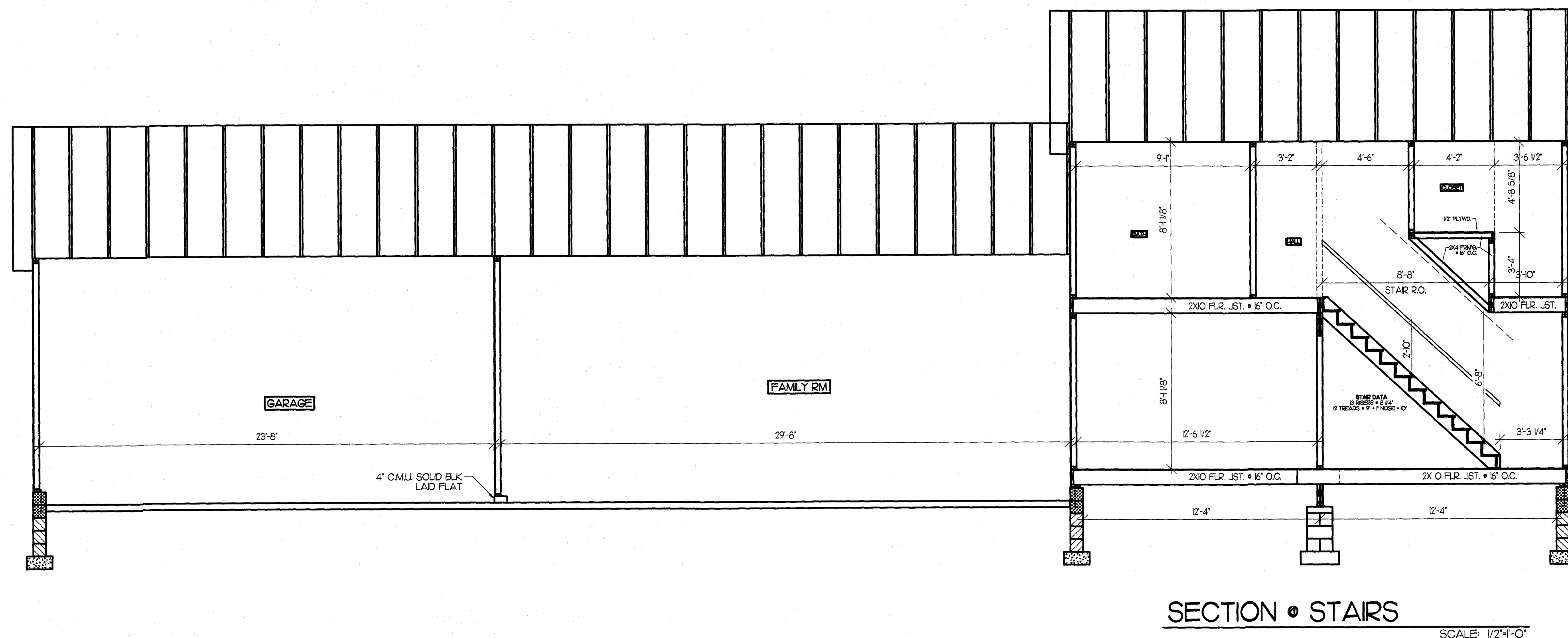
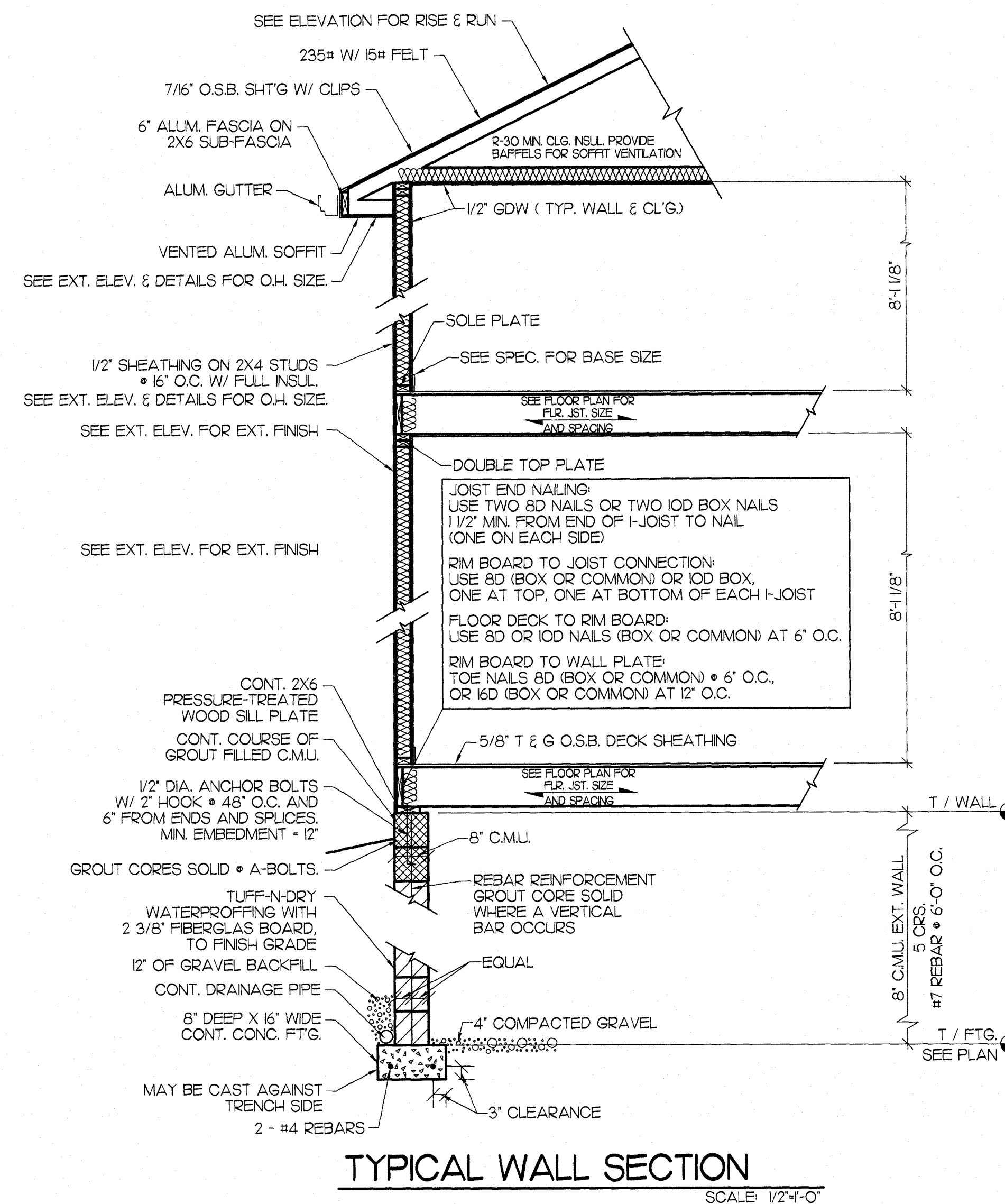
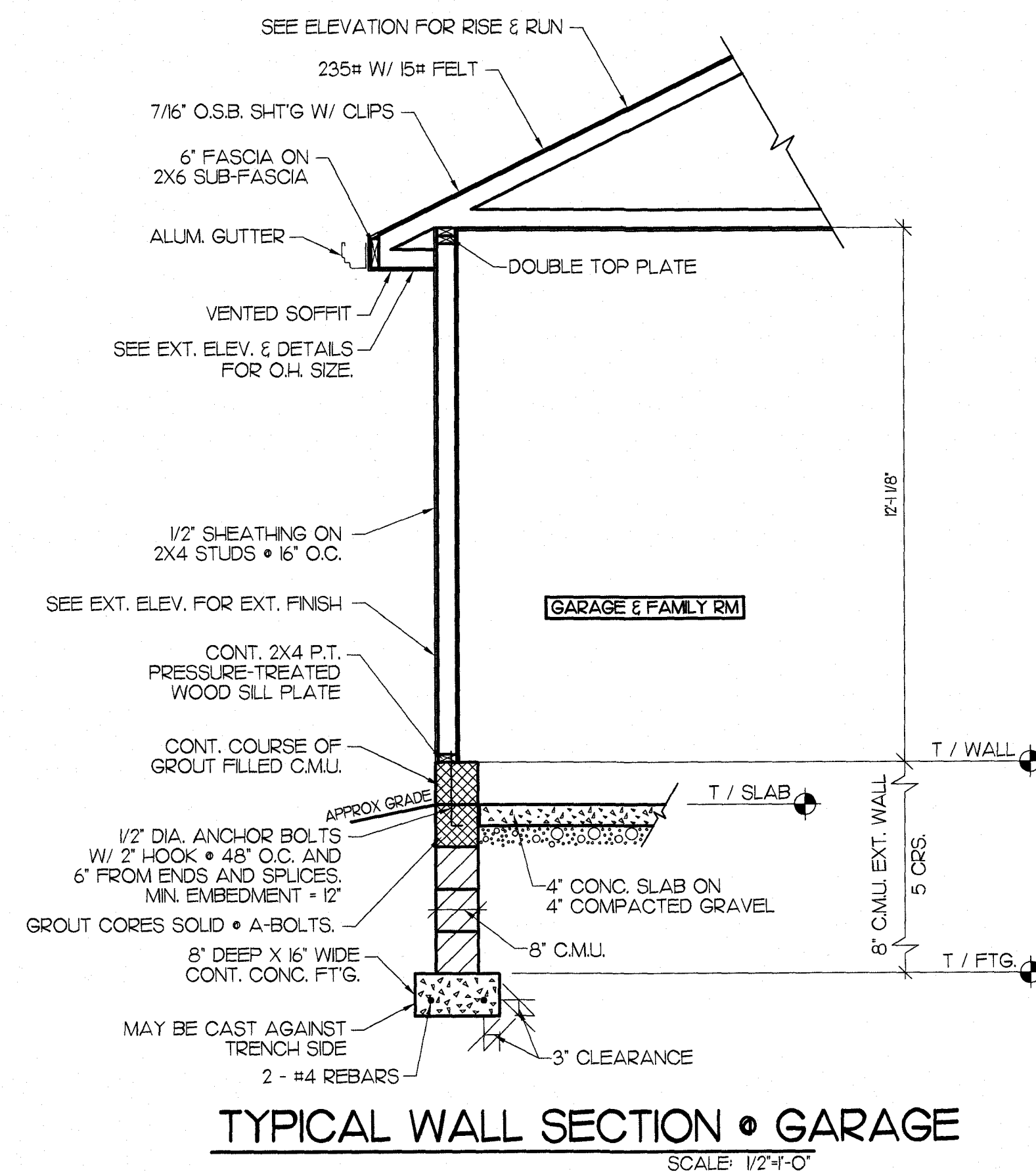
FILE NAME:
NICK-5

TOWN HOUSE

DATE
4-20-21

SHEET

A-5





Board of Zoning Appeals Meeting: 01/05/22 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

AMENDED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3463)

DOC ID: 3463

2022-BZA-02 : 1630 COSHOCTON AVE - VARIANCE FOR REDUCED NUMBER OF PARKING SPACES

Item Number	2022-BZA-02
Site Address	1630 Coshocton AVE
Parcel Number	66-09757.002
Zoning District	GB – General Business
Presented By	Embree Development Group

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1174.05(b)

Request: reduce the amount of parking spaces required for a proposed 10,900 sf retail store from 73 spaces to 44 spaces.

COMMENTS - Current Meeting:

Fuentes (sworn in) explained the proposal for 1630 Coshocton AVE, requesting a parking variance. The proposed 10,900 sf retail structure would be required to have 73 parking spots to meet Code. The national pet supply retailer, Petco, doesn't think they need more than 30 parking spots. They are asking for a variance to allow for 44 parking spaces.

Percy clarified there were 2 additional site plans included in the application packet showing stores in other cities with fewer parking spaces. Fuentes explained those are examples showing the same size store in other locations with 30 & 36 parking spaces.

Fuentes said none of the other locations being developed for Petco requires as many parking spaces as Mount Vernon City Code.

Carr asked about the conceptual plan provided in the application. There is a cart corral shown in one of the parking stalls. This would reduce the available parking count to 43.

Fuentes said parking studies have shown that 30 parking spaces is sufficient for the proposed size and type of retail store. They do not anticipate all of the stalls being full.

Ramirez (sworn in) explained 30 spaces have been shown to be sufficient at their other locations. The Mount Vernon site has some constraints that they are working through. There is quite a bit of topography change from side to side on the narrow property. There are some existing utilities that have to be worked around. They have tried to fit as many spaces in to meet the requirements. 44, now 43 is what they were able to accomplish.

Carr asked if it is assumed the parking places to the south of the building will be for employees or will they be for customers as well. Ramirez said they can be customers also, but likely employees will use them because they will have access to a rear door. A sidewalk will be provided around the side of the building.

Hillier asked about the plans provided in the application for other communities, as examples. Hillier asked if the proposed spaces are standard. Blankenhorn said the site plans show 10' x 19' parking spaces, which meets City Code requirements. Hillier thinks that is a plus. Hillier said if the business doesn't have enough parking they are only hurting themselves.

Percy added the Code likely falls short because not all retailers require the same volume of parking. Visits to a pet supply store are likely shorter in duration.

Blankenhorn read the staff report for the record: December 30, 2021 BZA Case: 2022-BZA-02 Parcel: 66-09757.002 Address: 1630 Coshocton AVE A representative for Petco Animal Supplies Inc. has submitted a proposal to construct a retail store along Coshocton AVE with a reduced number of parking spaces from that required by Zoning Code. Petco operates approximately 1,500 stores across the United States, Mexico & Puerto Rico. A parking study included in the submission explains their anticipated parking needs. Planners nationwide and abroad are seeing an increasing number of municipalities doing away with parking requirements, allowing the commercial operators to determine their needs. The City Zoning Staff supports this request as submitted.

There was no other communication through the Development Services Manager.

Carr asked if the proposed structure is a standard construction of all Petco's. Fuentes said this is a prototypical, new program for a free-standing building. Typically, Petco's are inside of a shopping center. Carr asked if the design for Mount Vernon matches the other examples provides. Fuentes said yes.

Carr made a motion to approved 2022-BZA-02, a variance request to reduce the required number of parking spaces for a proposed 10,900 sf retail store from 73 spaces to 43 at 1630 Coshocton AVE.

Carr asked if the proposed variance is specific to this project or this property. Broeren said it is for this parcel. Carr asked if this doesn't go through (Petco building construction) has BZA reduced the parking spaces for whoever wants to develop. Blankenhorn explained, not necessarily because anyone else developing the property would have to provide a proposal. Another building may not be the same size. Blankenhorn explained, if the variance is approved, in order for it to come to fruition a Zoning Permit has to be issued. There is a timeline allowed for Zoning Permits and the amount of time given for construction. If those aren't met all approvals are essentially voided.

RESULT: **ACCEPTED AS MODIFIED [UNANIMOUS]**
MOVER: Don Carr, Vice-Chairman
SECONDER: Tonya Boucher, Member
AYES: Percy, Carr, Smith, Boucher, Aryanata
EXCUSED: Susie L. Simpson, Otho Eyster



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone FRS RE LLC, 2800 Gilbert Ave. Cincinnati, OH 45206			
Agent's Name, Address and Phone Embree Development Group, 4747 Williams Dr. Georgetown, TX 78633			
Site Information			
Site Address 1630 Coshocton Ave. Mt. Vernon, OH 43050		Legal Description 12 7 3 CENTER E PT NW SECT 24 1.694AC	
Parcel Number 66-09757.002	Deed Volume and Page Number	Zoning District 400	
Existing use of property Commercial Vacant Line		Proposed use of property Pet Store	
Hearing Request			
Type of Hearing Requested			
☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.			
Request: We are requesting a variance at the above-mentioned address to reduce the amount of parking spaces required by city ordinance. Our client is a retail company and section 1174.05 of the city code indicates that retail stores require one parking spot for each 150 square feet of floor area. Floor space is 10,900 SF which equates to 73 parking spots. 44 parking spots are being proposed.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.			
Date: 12.3.2021		By:	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
		Receipt Number	
Status of Board's Action			
☐ Approved ☐ Denied			

Attachment: 2022-BZA-02 Application Packet (3463 : 2022-Bza-02)

December 14, 2021

City of Mount Vernon
Development Services – City Hall
40 Public Square, Suite 206
Mount Vernon, Ohio 43050-3241

Letter of Intent for Zoning Variance
1630 Coshocton Ave. Mount Vernon, OH 43050
Parcel ID#: 66-09757.002

Dear Development Services Members,

In accordance with city ordinance 1155.14, Application and Standards For Variances, please consider this our formal request for a zoning variance to seek relief for the amount of required parking spaces for a pet retail store. We (Embree Development Group) and our client, Petco, are pursuing a new location at the abovementioned address in Mount Vernon, Ohio. Per the parking schedule in section 1174.05 of the city code, all retail stores are required to have one parking space for each 150 square feet of floor area. Please consider the following in accordance with the seven standards outlined in Code Section 1155.14(e).

1. The granting of this variance is in accord with the general purpose and intent of the district as the development is in an area that is surrounded by other retailers and restaurants. Additionally, granting the variance will not be detrimental to public welfare, injurious to the property, or improvements in the zoning district in which the subject property is currently located.
2. Reference statement number one above that addresses the requirement of Section 1155.14(e)-2. Per section 1167.01 – Permitted uses, Pet Shops are an acceptable retail trade location within the General Business District.
3. There are eighty-eight parks at the Bob Evans restaurant next door to the proposed location and per city code, sit down restaurants require one parking spot for every three persons of capacity. As stated above, our client does not anticipate this many patrons at a time. Additional land would need to be purchased to meet the city's parking requirements as the property does not have the capacity to accommodate for the current parking constraint.
4. The client, Petco, is releasing a nationwide program that consists of a 10,900 square foot prototype building in the areas in which they plan on developing. To meet the requirement, the building would have to downsize and this would not meet Petco's business model. The building contains 10,900 square feet of floor space which would require seventy-three parking spaces; however, per coordination with the client this constraint is excessive.
5. The granting of the variance is necessary for the reasonable use of the land or building as the client has found that forty-four parks are enough to satisfy the anticipated store traffic. Please see letter attached from Petco.
6. Standard number six in section 1155.14(e) states, "The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in

the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area”.

If this variance is granted, there will be no obstructions to the surrounding light fixtures in the area. In fact, illumination will be added to the area with the construction of the building.

Additionally, this development will not be a detriment to the area as it will have a shared driveway with Bob Evans and will not increase congestion on Coshocton Ave. Lastly, establishing a Petco at this location is in compliance with the permitted uses of the General Business District and should not diminish or impair property values of the adjacent area.

7. If Mount Vernon grants this variance it will not allow the applicant any special privilege that is denied by local jurisdiction to other land, structures, or buildings in the same district.

Should there be any questions or concerns please do not hesitate to contact the undersigned. Thank you for your consideration.

Sincerely,

Embree Development Group
4747 Williams Drive
Georgetown, Texas 78633



Petco parking needs study, Mount Vernon Ohio:

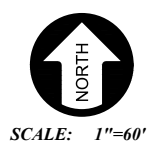
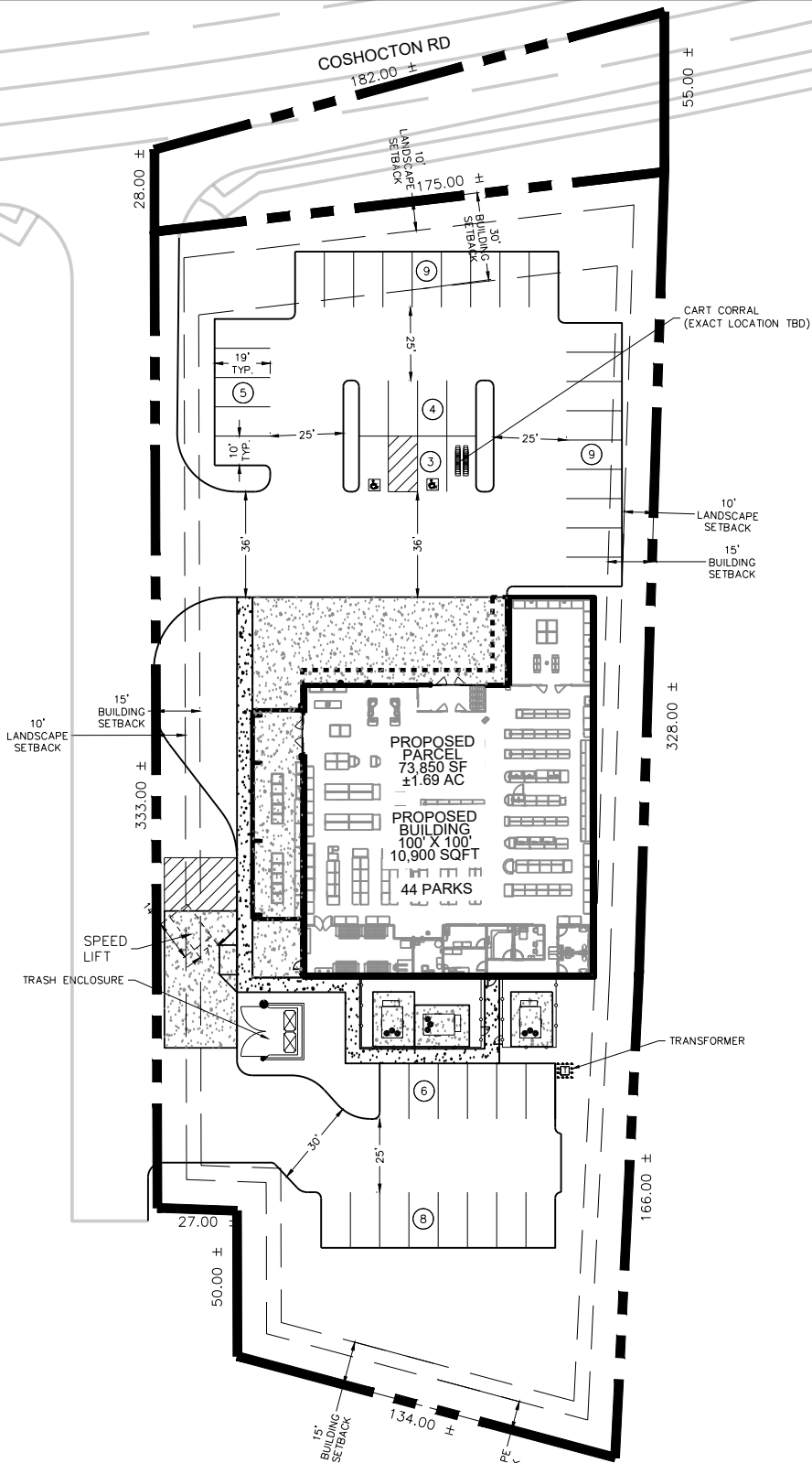
We expect 200-250 guests per day at maturity (\$2.5-\$3.0M). Our peak times will have 1.5-2x the number of visitors as typical hours resulting in 25-35 guests per hour, with an average length of stay around 10 minutes. This results in an average of 6-10 guests in the store at a time.

In order to ensure that we meet the needs of all of our guests even in the busiest of times we target 20 convenient parking spots for our customers, with another 10 parking spaces for our store associates. 30 total parking spaces will be more than adequate to meet our guests and associates needs for our Petco store in Mount Vernon, Ohio.

Sincerely,
Daniel Herrlin, PhD
Director of Real Estate Data Science
Petco Animal Supplies Inc.

Attachment: 2022-BZA-02 Application Packet (3463 : 2022-Bza-02)

Proposed Site Plan



PROJECT ADDRESS

MT. VERNON
COSHOCTON RD

4.2.a

PROTOTYPE:	C
BLDG SF:	SF
SF/AC:	73,850 SF / AC
PARKING SPACES:	44
FLOOD PLAIN:	X

CONCEPTUAL
SITE PLAN

Attachment: 2022-BZA-02 Application Packet (3463 : 2022-Bza-02)

ZONING INFORMATION:

JURISDICTION:

CITY OF MT. VERNON, OH

BUILDING SETBACKS:

FRONT: 30' SIDE: 15' REAR: 15' STREET SIDE: 15'

PARKING REQUIREMENTS:

PER CODE: 1 PER 150 SF PER CLIENT: 35 SPACES

MIN. DIMENSIONS:

DRIVE AISLE: 22' STD. STALLS: 10' X 19'

NOTES & ISSUES:

- Site layout based on aerial data on lines and property dimensions need verified by ALTA/ACSM survey.
- Landscape, utility, drainage, and site requirements have not been reviewed
- Drawing subject to change upon final review of all Zoning and/or Development Codes.
- Current zoning is: GEN. COMMERCIAL

DRAWN BY:	CHECKED BY:
CDAME	ARAMIRE
DATE:	DRAWING NO.
11/19/2021	1 OF 1

EMDREE
Packet Pg. 24

PROJECT ADDRESS	
ORANGE	4.2.a
HWY 178 & MEDWAY DR.	
PROTOTYPE:	1
BLDG SF:	
SF/AC:	64,529 SF
PARKING SPACES:	36
FLOOD PLAIN:	X

CONCEPTUAL
SITE PLAN

Attachment: 2022-BZA-02 Application Packet (3463 : 2022-Bza-02)

ZONING INFORMATION:

JURISDICTION:
CITY OF ORANGEBURG, SC

BUILDING SETBACKS:
FRONT: 50' SIDE: 5'
REAR: 10'

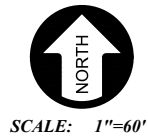
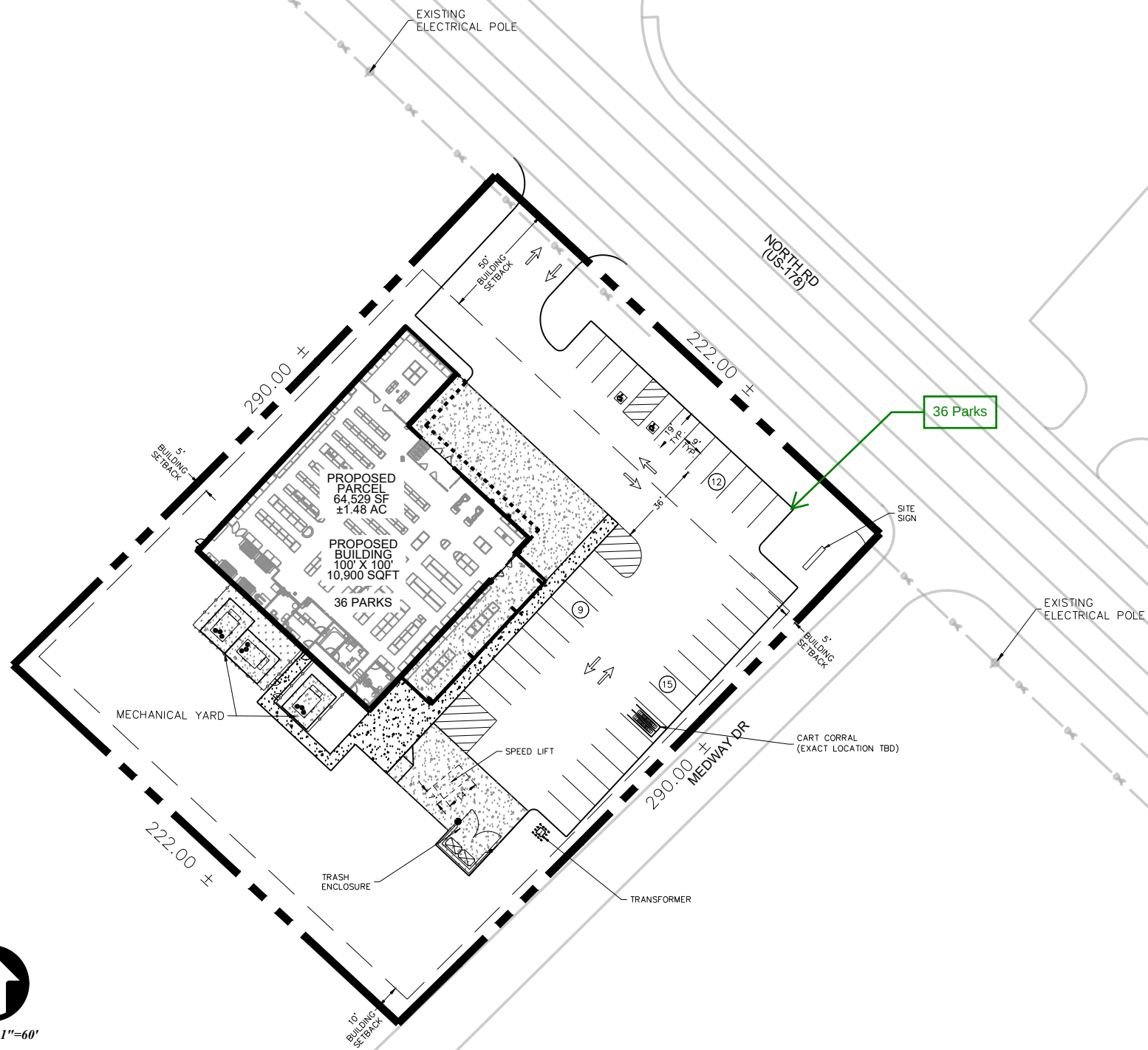
PARKING REQUIREMENTS:
PER CODE: 1 PER 350 SF
PER CLIENT: 30 SPACES

MIN. DIMENSIONS:
DRIVE AISLE: 25'
STD. STALLS: 9' X 19'

NOTES & ISSUES:

1. Site layout based on aerial data on lines and property dimensions need verified by ALTA/ACSM survey.
2. Landscape, utility, drainage, and site requirements have not been reviewed.
3. Drawing subject to change upon final review of all Zoning and/or Development Codes.
4. Current zoning is: General Commercial

DRAWN BY:	CHECKED BY:
BLEISHMAN	ARAMIRE
DATE:	DRAWING NO.
11/23/2021	1 OF 1



CONCEPTUAL SITE PLAN

KERRVILLE, TEXAS
JUNCTION HWY & COMMERCE ST

4.2.a



PROTOTYPE:	DEVELOPER	DESIGNER	DATE: 11/22/2021
BLDG SF:	EMBREE DEVELOPMENT GROUP	EMBREE DEVELOPMENT GROUP	TXDOT ROAD: YES
SF/AC:	NAME: STEVEN TYSON	NAME: WILLIAMS DREW	FLOOD PLAIN: ZONE X
PARKING SPACES:	PHONE #: 512-819-4788	PHONE #: 254-319-5021	

BUILDING SETBACKS:
FRONT: 25'
REAR: 0'
SIDE: 15'

JURISDICTION:
CITY OF KERRVILLE

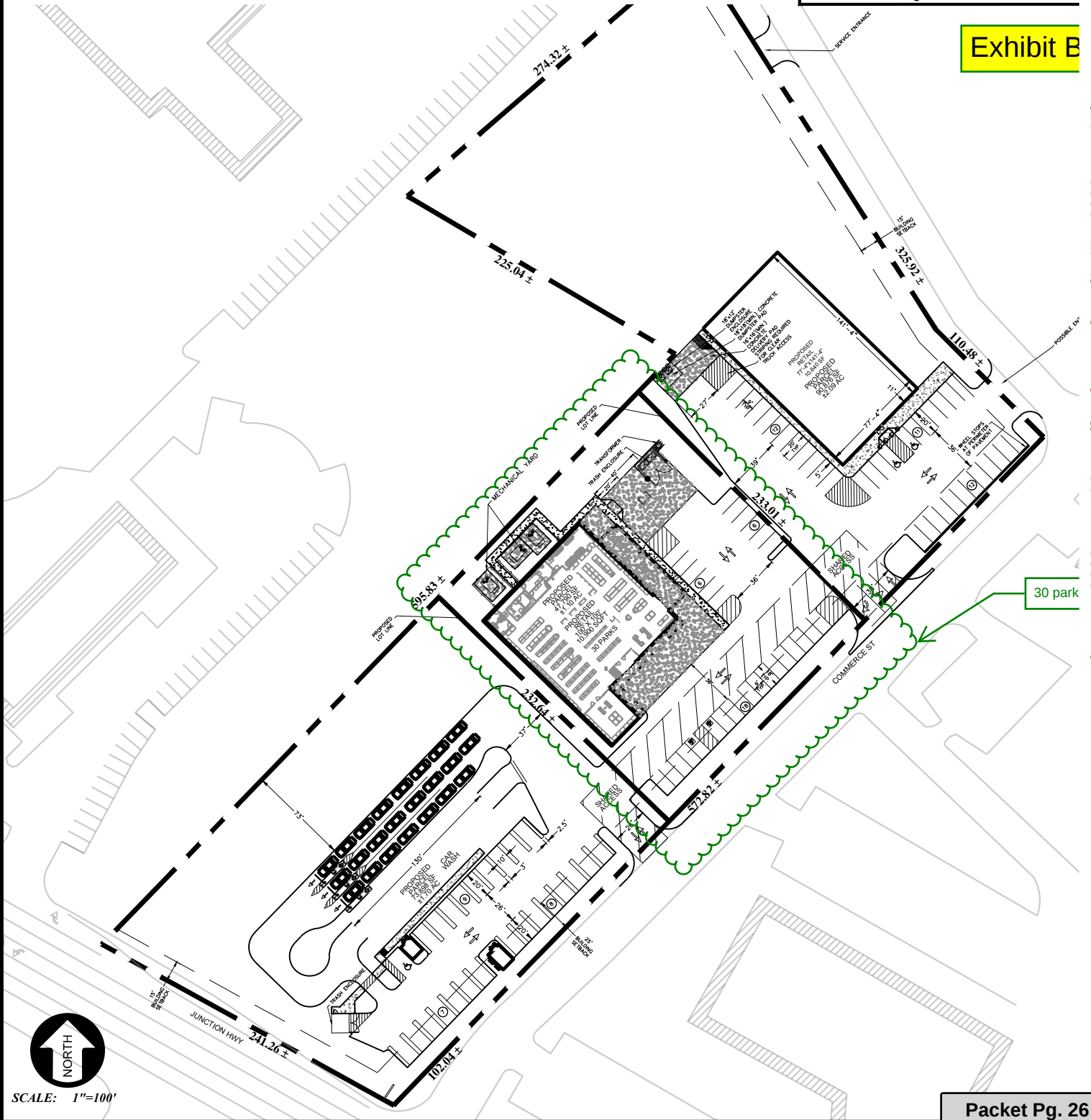
REQUIRED PARKING:
PER CODE:
PER CLIENT:
PROVIDED:

MINIMUM DIMENSIONS
DRIVE AISLE: 24'
STD. STALLS: 9'X18'

NOTES & ISSUES:

1. Site layout based on aerial data only. Lot lines and property dimensions need to be verified by ALTA/ACSM survey.
2. Landscape, utility, drainage, and signage requirements have not been reviewed.
3. Drawing attributes may change upon review of local Zoning Code.
4. Current zoning is: C-2

Exhibit B





Board of Zoning Appeals Meeting: 01/05/22 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

AMENDED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3464)

DOC ID: 3464

2022-BZA-03 : 6 LONGITUDE DR - VARIANCE FOR REAR SETBACK

Item Number	2022-BZA-03
Site Address	6 Longitude DR
Parcel Number	66-09853.037
Zoning District	R-1
Presented By	Jason & Marjorie Booth

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02

Request: a variance from the required 30' rear setback to allow a 16' 8" setback for a new single-family dwelling.

UPDATE: 01/04/2022 – the request has been amended to be 17' 6" – see revised site plan.

COMMENTS - Current Meeting:

Percy recused himself from the case.

Rose (sworn in) represented Jason and Marj Booth who purchased lot 36 at Compass Pointe and planned a house just slightly larger than the minimum 1,200 sf required by Code to retire in as empty nesters. When the builder filed for the permit to construct they were surprised to find out the planned rear setback was insufficient. Compass Pointe was platted in 1994. The Planning Commission approved lot 36 as a buildable lot with no restrictions. Rose portrayed this particular lot as needing problem solving by the Board of Zoning Appeals by approving a variance to fit a suitable home on the lot. This is the last vacant lot in the development. The request was amended after the initial submission from a proposed rear setback of 16' 8" to 17' 6". Rose said the proposed home resembles every other home in the neighborhood. The proposed home will be situated with a 30' front setback. Rose said the neighbors in this neighborhood are supportive of the request being approved so that the last house can be built in the development and block the view of the home behind lot 36, not in the development.

Carr stated the amendment improves the request by increasing the setback. Carr asked if the property owner has been on the lot to see how close the proposed home will set to the back of the Mansfield AVE home; they will be fairly close to one another. Rose said it is tolerable.

Carr said he thinks even though the house is oversized, it will be a great addition to the neighborhood.

Severns (sworn in) lives in the neighborhood and thinks the proposed home will greatly improve the appearance of the street and complete Compass Pointe. He stated he is in strong favor of this request.

Blankenhorn read emails submitted through her in support of the request: William & Emily Miller of 8 Longitude DR - We have no objections for a reduced rear setback for a single-family dwelling at 6 Longitude Drive, Mount Vernon, Ohio requested by Jason & Marjorie Booth. Should you have any further questions, please feel free to contact either of us.

Email from Jeff Laroche of 7 Longitude DR: Hi Lacie, We received your notice concerning the zoning request for 6 Longitude DR and want to let you know we are supportive of this request in order to get the house built and the neighborhood completed.

Email from Clint & Abbey Hobbs: Good morning Lacie, We are the homeowners of 5 Longitude DR, and we are in support of the Booth's building on the property at 6 Longitude Drive. Their home will complete our subdivision. Thank you, Clint and Abbey Hobbs.

Staff Report: December 30, 2021 BZA Case: 2022-BZA-03 6 Longitude DR Parcel number 66-09853.037 Jason Booth is requesting to construct a single-family home on the vacant lot at 6 Longitude DR. The property is appropriately zoned for this use. He is proposing to situate the front of the home 30' from the front property line, in accordance with current code, and in line with neighboring homes. In doing so, he is unable to adhere to the 30' setback requirement from the rear property line. Blankenhorn noted this staff report was written before the amendment came in. Therefore, he is requesting a variance down to 16' 8" at the closest point from the home to the property line. The parcel was platted as a buildable lot. In this case requiring a 30' setback in the front and a 30' setback in the rear, along with the minimum 1,200 square foot size requirement, makes it difficult to construct a single-family home. In order to preserve the character of the neighborhood it appears more important to maintain the 30' setback at the front of the property, which his application does, while accommodating the requested rear setback variance. There are not utility conflicts and the home remains outside of the 16' utility easement at the rear of the property. The Zoning Staff supports this request as submitted.

Carr asked if we heard from the address 202 Mansfield AVE, adjacent to the back of the property. Blankenhorn said we did not hear anything from them. They were sent a notice of the hearing.

Smith made a motion to approve 2022-BZA-03 variance request for rear setback from the required 30' to a 17' 6" setback at 6 Longitude DR.

RESULT:	ACCEPTED AS MODIFIED [4 TO 0]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Don Carr, William Smith, Tonya Boucher, Kate Aryanata
EXCUSED:	Susie L. Simpson, Otho Eyster
RECUSED:	Michael Percy



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Jason & Marjorie Booth, 8 Longitude Drive, Mount Vernon, OH 740-485-5516

Agent's Name, Address and Phone

Schlabach Builders, 6678 State Route 241, Millersburg, OH 44654 330-674-9386

Site Information

Site Address

6 Longitude Drive, Mount Vernon, Ohio

Legal Description

Lot 36, Longitude Drive of Compass Pointe Subdiv

Parcel Number

66-09853.037

Deed Volume and Page Number

Book 475, Page 674

Zoning District

R1

Existing use of property

Vacant Land

Proposed use of property

Single Family Home

Hearing Request

Type of Hearing Requested

☒ Variance Use ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

Please see attached document for request:

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date:

12/16/2021

By:

[Signature]

Status of Application

Filing Date

12/17/2021

Case Number

2022-BZA-03

Hearing Date

January 5, 2022

Fee deposit

\$75.00

Date Paid

12/16/2021

Receipt Number

732

Status of Board's Action

☐ Approved

☐ Denied

Attachment: 2022-BZA-03 Application Packet (3464 : 2022-Bza-03)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

JSB 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

JSB 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

In my narrative statement attached.

4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

In my narrative statement attached.

JSB 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

JSB 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

JSB 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Narrative Statement of Request:

Request for a variance of the required 30' setback on rear of home. This is a city buildable lot platted in the Compass Pointe subdivision. In the plat (as attached) it shows a 30' building line on the front of all parcels but does not show this requirement in the rear of any property in the plat. It only shows a 16' utility easement on the rear of all properties. The plat was the information Mr. Schlabach used to lay out and design the home.

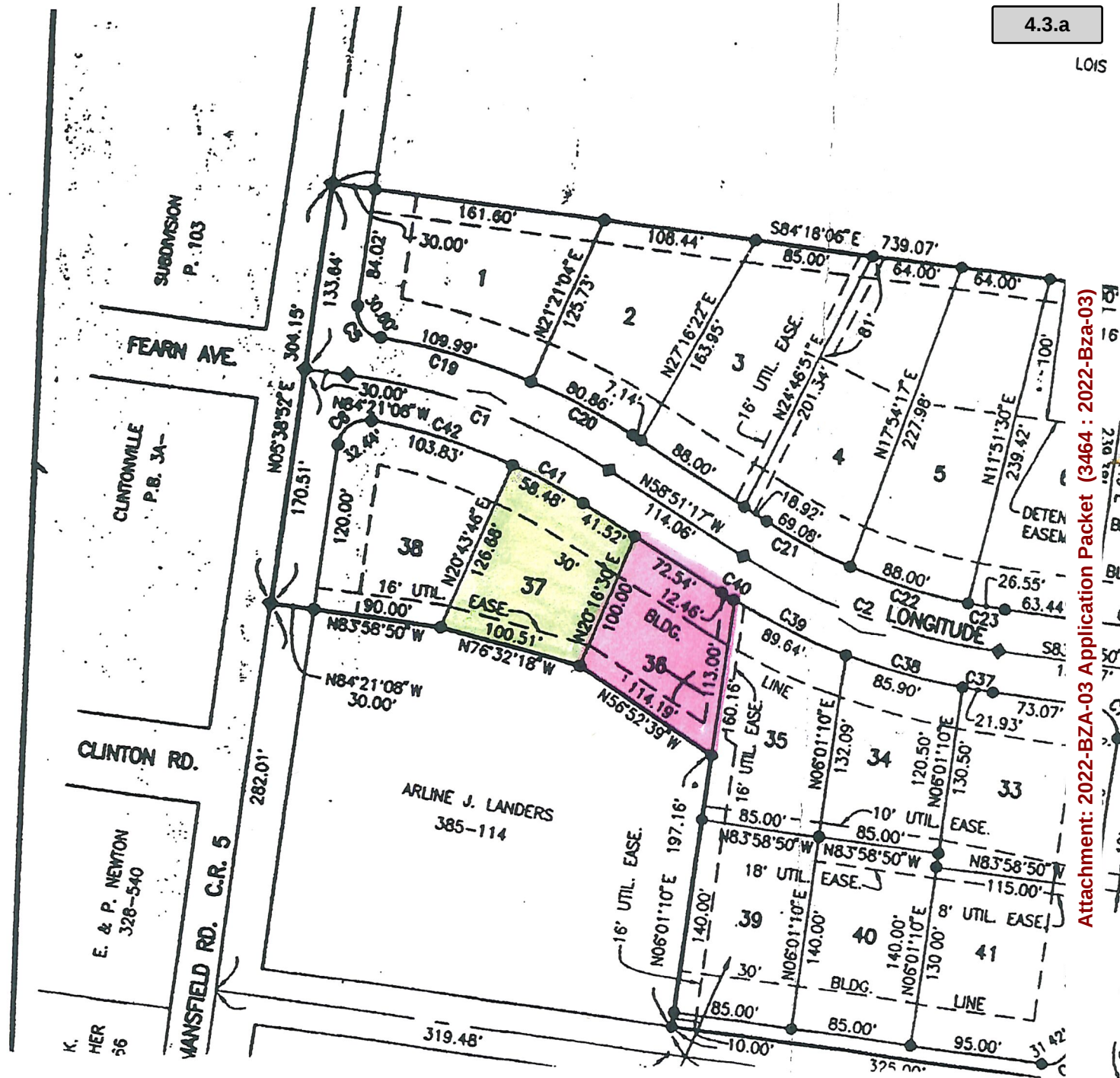
We are planning to build a small 1,303 square foot home on the property. For a buildable city lot and to meet city requirements of setback on the front and back it would not be possible to build a home. We chose a small structure due to lot size but want to build a quality home to match the neighborhood.

We have sold our existing home, and purchased this land from Mr. Bowers who resides at 4 Longitude Drive (next to the proposed built site). We are currently residing with my in-laws at 8 Longitude Drive (next door to the proposed build site). We have also closed on the construction loan at Park National Bank and the bank is in possession of our escrow funds for building draws. Failure to allow this variance would cause hardship of the loss of \$22,000 for the purchase of the land which cannot be built on, \$4,000 in closing cost for our construction loan and having sold our prior home for the purpose of building on this land.

We respectfully request the board allow for this variance to complete our move into the city and utilize the land we purchased and is platted as a buildable city lot.

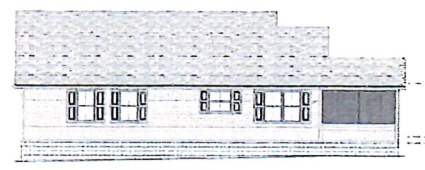


Jason Booth



Attachment: 2022-BZA-03 Application Packet (3464 : 2022-Bza-03)

APPRAISAL OF REAL PROPERTY

JASON & MARJ BOOTH #3115 6 LONGITUDE DRIVE KNOX CO MT VERNON, OHIO 43050		PAGE: 1/6														
 FRONT ELEVATION SCALE: 1/8" = 1'-0"		DRAWN BY: T.H.S.B. SCALE: As Shown DATE: Friday, October 22, 2021 PLANS: 330														
 REAR ELEVATION SCALE: 1/8" = 1'-0"		SOFTPLAN ARCHITECTURAL SOFTWARE SUPERVISOR														
<table border="1"> <thead> <tr> <th colspan="2">AREA SCHEDULE</th> </tr> <tr> <th>NAME</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>MAIN FLOOR</td> <td>1303.50'</td> </tr> <tr> <td>GARAGE</td> <td>472.50'</td> </tr> <tr> <td>PORCH</td> <td>86.50'</td> </tr> <tr> <td>SCREEN PORCH</td> <td>144.50'</td> </tr> <tr> <td>PATIO</td> <td>192.50'</td> </tr> </tbody> </table>		AREA SCHEDULE		NAME	AREA	MAIN FLOOR	1303.50'	GARAGE	472.50'	PORCH	86.50'	SCREEN PORCH	144.50'	PATIO	192.50'	6075 ST RT 311 OH 43050 330 ST 1300
AREA SCHEDULE																
NAME	AREA															
MAIN FLOOR	1303.50'															
GARAGE	472.50'															
PORCH	86.50'															
SCREEN PORCH	144.50'															
PATIO	192.50'															

LOCATED AT

6 Longitude Dr
 Mount Vernon, OH 43050
 COMPASS POINTE LOT #36 0.228A

FOR

Park National Bank
 50 N Third St
 Newark, OH 43058

OPINION OF VALUE

315,000

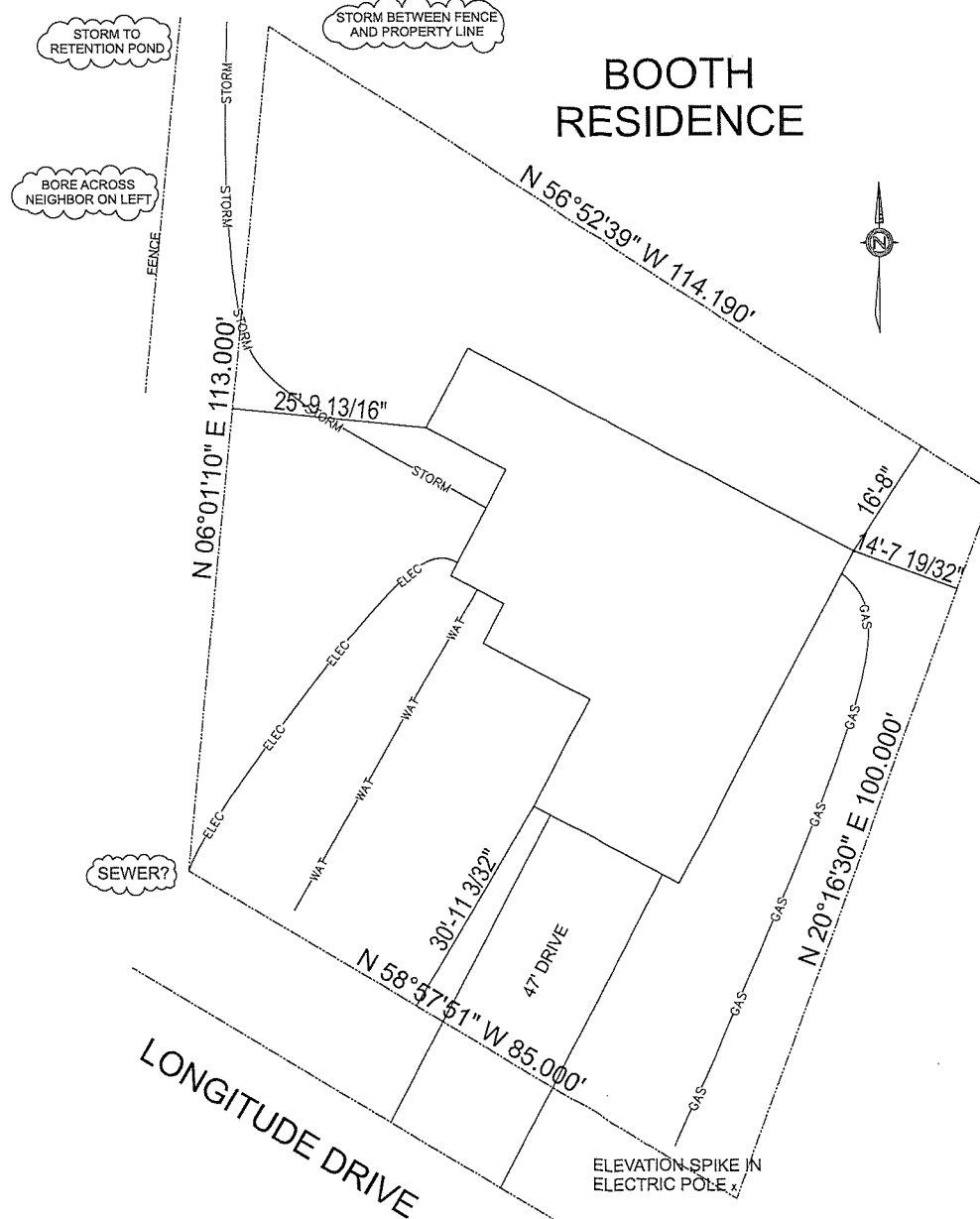
AS OF

10/28/2021

BY

John A Snow
 Snow Appraisal
 PO Box 107
 Mount Vernon, OH 43050
 (740) 501-8733
 snowappraisal@gmail.com

Attachment: 2022-BZA-03 Application Packet (3464 : 2022-Bza-03)



SITE PLAN
SCALE: 1/16" = 1'-0"

DRAWN BY: WILLIS B.
SCALE: 1/16" = 1'-0"
DATE: Friday, October 22, 2021

JASON & MARJ BOOTH #3115
6 LONGITUDE DRIVE
MT VERNON, OHIO 43050

6678 ST RT 241
MILLERSBURG
OH 44654
330.674.0388



**Knox County Ohio,
GIS
Jonette Curry**



JASON & MARJ BOOTH #3115

6 LONGITUDE DRIVE
MT VERNON, OHIO 43050

KNOX CO

PAGE:

4.3.b
1/6



AREA SCHEDULE	
NAME	AREA
MAIN FLOOR	1303 SQ'
GARAGE	472 SQ'
PORCH	96 SQ'
SCRND PORCH	144 SQ'
PATIO	192 SQ'

DRAWN BY: WILLIS B.

SCALE: As Noted

DATE: Friday, October 22, 2021

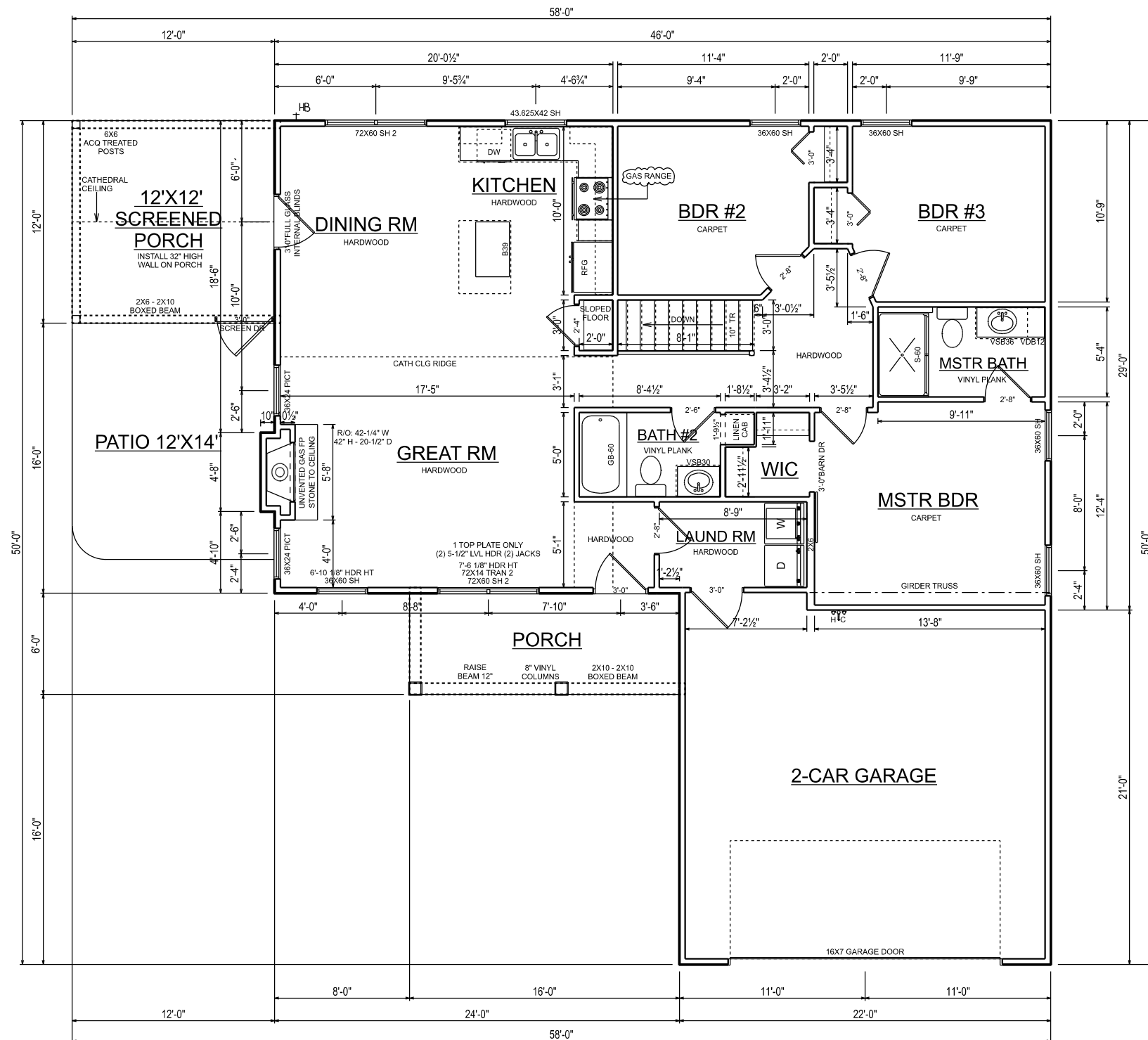
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

6678 ST RT 241
MILLERSBURG
OH 44654
330.674.9386

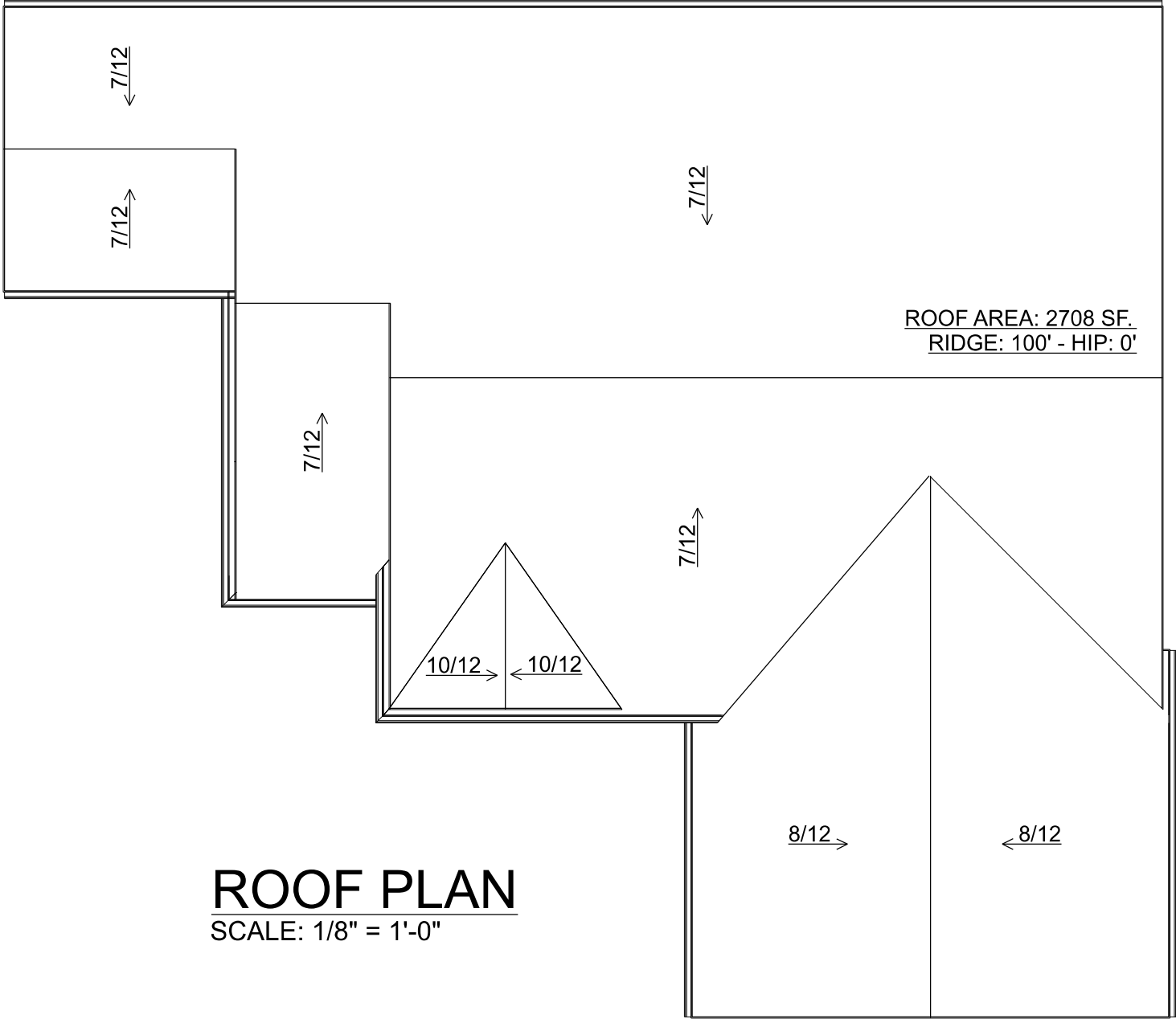
Schlabach
BUILDERS

Attachment: 2022-BZA-03 Booth Site Plan (3464 : 2022-Bza-03)





MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



6678 ST RT 241
MILLERSBURG
OH 44654
330-674-9386

JASON & MARJ BOOTH #3115
6 LONGITUDE DRIVE
MT VERNON, OHIO 43050

DRAWN BY: WILLIS B.

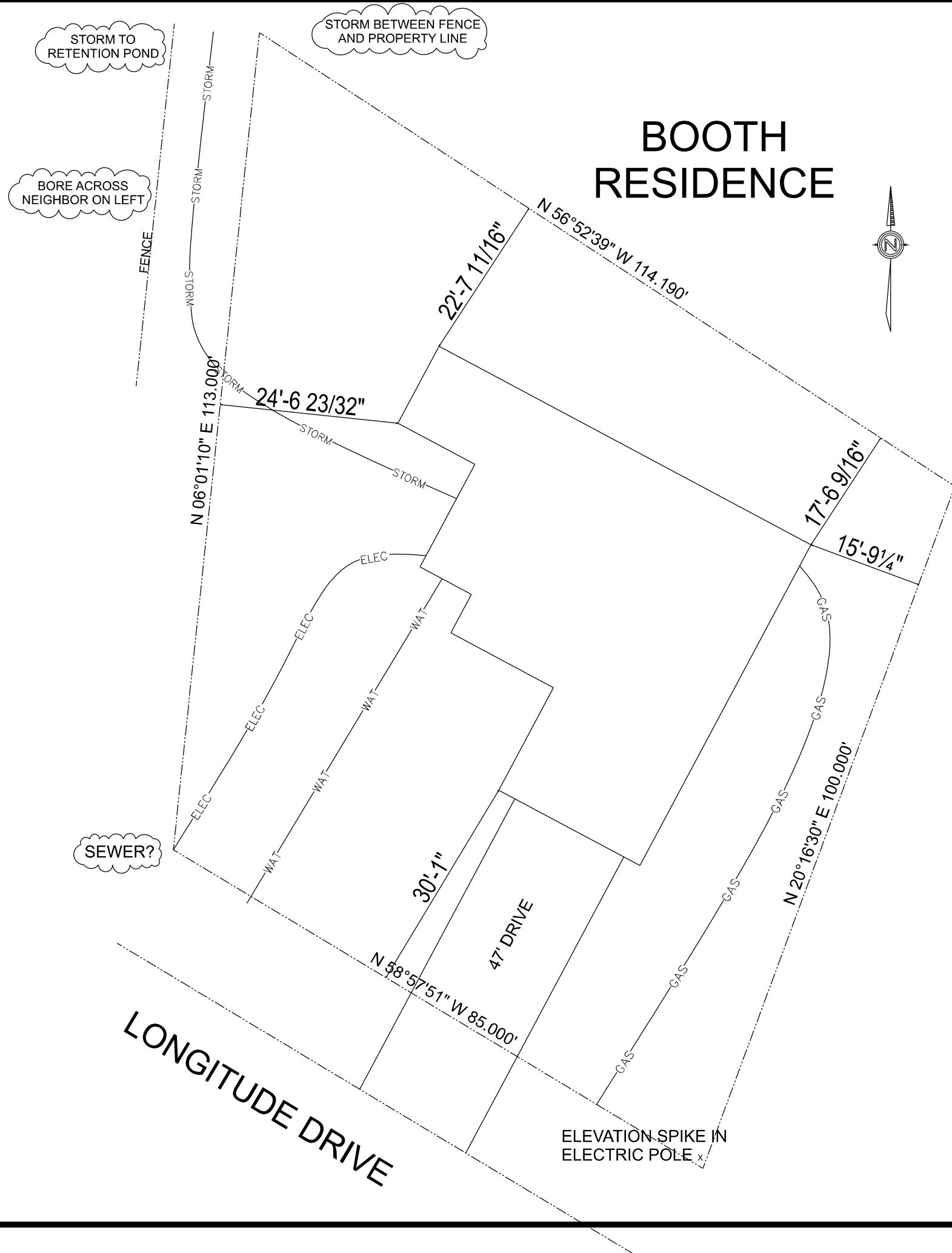
SCALE: 1/8" = 1'-0"

DATE: Friday, October 22, 2021

PAGE:

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4.3.b



BOOTH RESIDENCE



SITE PLAN

SCALE: 1/16" = 1'-0"

6678 ST RT 241
MILLERSBURG
OH 44654
330-674-9386



Packet Pg. 42

JASON & MARJ BOOTH #3115
6 LONGITUDE DRIVE
MT VERNON, OHIO 43050

Attachment: **Site Plan Update (3464 : 2022-Bza-03)**

DRAWN BY: WILLIS B.

SCALE: 1/16" = 1'-0"

DATE: Thursday, December 23, 2021

PAGE:

4.3.c
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AERIAL
SCALE: 1" = 30'-0"



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JASON & MARJ BOOTH #3115
6 LONGITUDE DRIVE
MT VERNON, OHIO 43050

Attachment: Layout Update (3464 : 2022-Bza-03)

DRAWN BY: WILLIS B.

SCALE: 1" = 30'-0"

DATE: Thursday, December 23, 2021

PAGE:

4.3.d
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