



Board of Zoning Appeals

February 16, 2022

Board Meeting

Agenda

5:30 PM

CALL TO ORDER

The Encoder is not working. The meeting will NOT be live streamed.

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Jan 5, 2022 5:30 PM

BZA FILES

- 2022-BZA-04 : 206 N Main ST - Conditional Use Permit for Tourist Home
- 2022-BZA-06 : 503 E High ST - Variance for Front Setback for Covered Front Porch

ADJOURN



Board of Zoning Appeals Meeting: 02/16/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

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

BZA FILE (ID # 3501)

DOC ID: 3501

2022-BZA-04 : 206 N MAIN ST - CONDITIONAL USE PERMIT FOR TOURIST HOME

Item Number	2022-BZA-04
Site Address	206 N Main ST
Parcel Number	66-01341.000
Zoning District	R-2
Presented By	Marty Parker

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

- 1161.01(b)(3) Conditional Uses R-2
- 1155.24 General Standards Applicable to all Conditional Uses
- 1155.26(i) Additional Criteria for Conditional Uses
- 1155.27 Supplementary Conditions and Safeguards
- 1174.05 Required Number of Parking Spaces by Use

Request: Applicant wants to use property for an “Air B n B” with luxury getaway suites and accompanying amenities as stated in application. See application packet for additional details.

* Administrative note: the term Tourist Home is listed as a Conditional Use in multiple Zoning Districts throughout the City’s Zoning Code, however it is not defined. Based on the applicants description of what he wants to do with the property we encouraged him to pursue the Conditional Use Permit for a Tourist Home.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone BUCKET LIST PRODUCTIONS, LLC			
Agent's Name, Address and Phone Marty Lee Parker 9870 Hyland Croy Rd., Plain City, Oh 43064 614-353-3969			
Email address: martyparkernews@gmail.com			
Site Information			
Site Address 206 N. Main St. Mount Vernon, Oh 43050		Legal Description m&b Parcel Size: 8,712 sq. ft.	
Parcel Number 66-01341.000	Deed Volume and Page Number 1832/95 119	Zoning District R2	
Existing use of property 510 - Single family dwelling owner occupant		Proposed use of property Air B N B	
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 plan to buy this property and turn it into an Air B N B. We will have couples from Columbus and Cleveland come and stay in luxury, getaway suites that include amenities such as: a jet tub, a salt (Halotherapy) room, two zero gravity massage chairs, a painting/art room and an exercise room. The decor will be high end providing guests with an elite experience. The home has a lot of charm and historic character that lends itself well to a destination location. We have space for a total of three couples at one time. The average cost per night will be \$342. The historic design of the house will be kept and upgraded to continue the feel of the original design. I need to have approval to operate an air b n b here before I purchase the property. There will be no food served at this location.			
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: 1/10/2022		By:	

Attachment: 2022-BZA-04 Application (3501 : 2022-Bza-04)

Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
Status of Board's Action ☐ Approved ☐ Denied			

EFFECTS ON ADJOINING PROPERTIES

The property located at 206 N. Main Street in Mount Vernon would like to be used as a Short Term Rental getaway, location destination for people who want to leave Columbus and Cleveland for the weekend. It will be listed on the Air BnB website. There will be a total of up to six guests in the house at one time. The couples would come in a total of three cars which would park in the available street parking in front of the house.

Here are the element effects on the neighbors:

*Noise - no noise will be added to the property. People will leave their cars, that are parked out front and enter the front entrance. Once people are in the house, they will not leave other to visit downtown.

*Glare – zero glare will be added to the building as we are keeping the outside of the home the same.

*Odor – zero odor will be coming from the property.

*Fumes – zero fumes will be coming from the property.

*Vibrations – zero vibrations will be coming from the house.

The historical context and motif of the home is why we are purchasing the property and we will continue to maintain and improve its current look and feel.

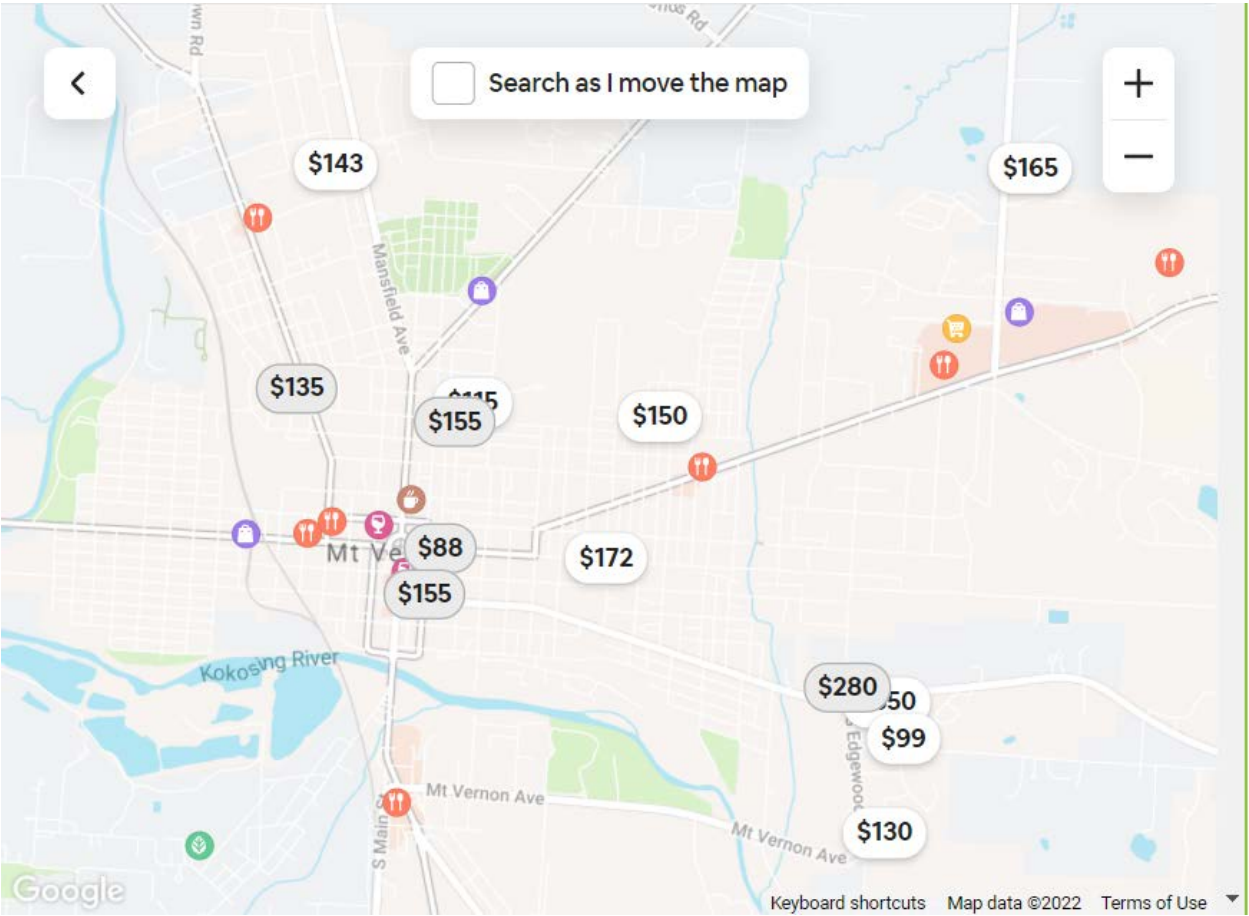
There will be no advertising signs on nor near the property promoting it as a short term rental. This falls in line with all the other Air BnB listings in Mt. Vernon.

The property has a total of four means of egress for fire safety: two on the first floor, a second back staircase from the second floor and a basement door.

The property usage of bringing in clientele from outside of Mount Vernon for a getaway weekend will benefit the local community and adjacent properties greatly. The natural charm of the city square and its surrounding restaurants and bars make a for an amazing experience to explore a town with the character of “Back to The Future” before or after our guest’s stay with us. The two blocks walking distance to such an American treasure is a huge part of the story our guests will have on their visit. We will suggest with a map on our Air BnB listing that our guests patronize the local cantinas and eateries.

Our vision of the property is to maintain the historical feel of the home. One of our first actions will be to fix and paint the soffit of the face of home on the second floor that is facing the street. It is currently rotting away. We will continue to keep up with the beautiful landscaping and we will power wash the north facing side of the home to remove mold. The constant upkeep and improvements to the property to attract visitors falls in line with the comprehensive plan of increasing the local property value of the neighborhood while promoting Mt. Vernon businesses to people outside of the local community.

Below is a map of properties in Mount Vernon that are doing Short Term Rentals just like I plan to do. Several of them are historical homes very similar and close in proximity to the 206 N. Main St. property that I would like to purchase.





SUPERHOST

Entire residential home in Mount Vernon

Mt Vernon Ohio Historic District Home-WELCOME ...

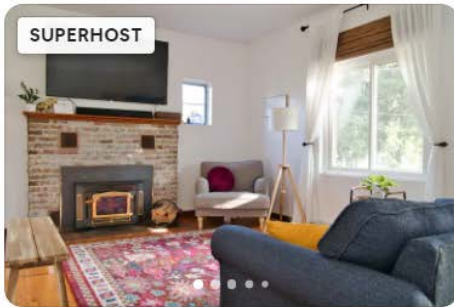


6 guests · 3 bedrooms · 4 beds · 2 baths

Wifi · Kitchen · Free parking

★ 5.0 (23 reviews)

\$172 / night



SUPERHOST

Entire residential home in Mount Vernon

Eclectic Sapphire: A Cheerful 3-Bedroom Getaway



6 guests · 3 bedrooms · 5 beds · 1 bath

Wifi · Indoor fireplace · Kitchen · Free parking

★ 5.0 (10 reviews)

\$143 / night



SUPERHOST

Entire residential home in Mount Vernon

City Farm House



8 guests · 3 bedrooms · 5 beds · 2.5 baths

Wifi · Kitchen · Free parking

★ 4.87 (15 reviews)

\$135 / night



SUPERHOST

Entire residential home in Mount Vernon

CHARMING 1800S FARM HOUSE



10 guests · 4 bedrooms · 7 beds · 2 baths

Wifi · Kitchen · Free parking

★ 4.96 (145 reviews)

\$165 / night

https://www.airbnb.com/rooms/50443439?previous_page_section_name=1000&federated_search_id=0a49a9cb-2767-48e2-a388-9932938dc018



Entire residential home in Mount Vernon



Little Pink Barn house

5 guests · 2 bedrooms · 2 beds · 1 bath
Wifi · Kitchen · Free parking

★ 5.0 (197 reviews)

\$150 / night



Entire place in Mount Vernon



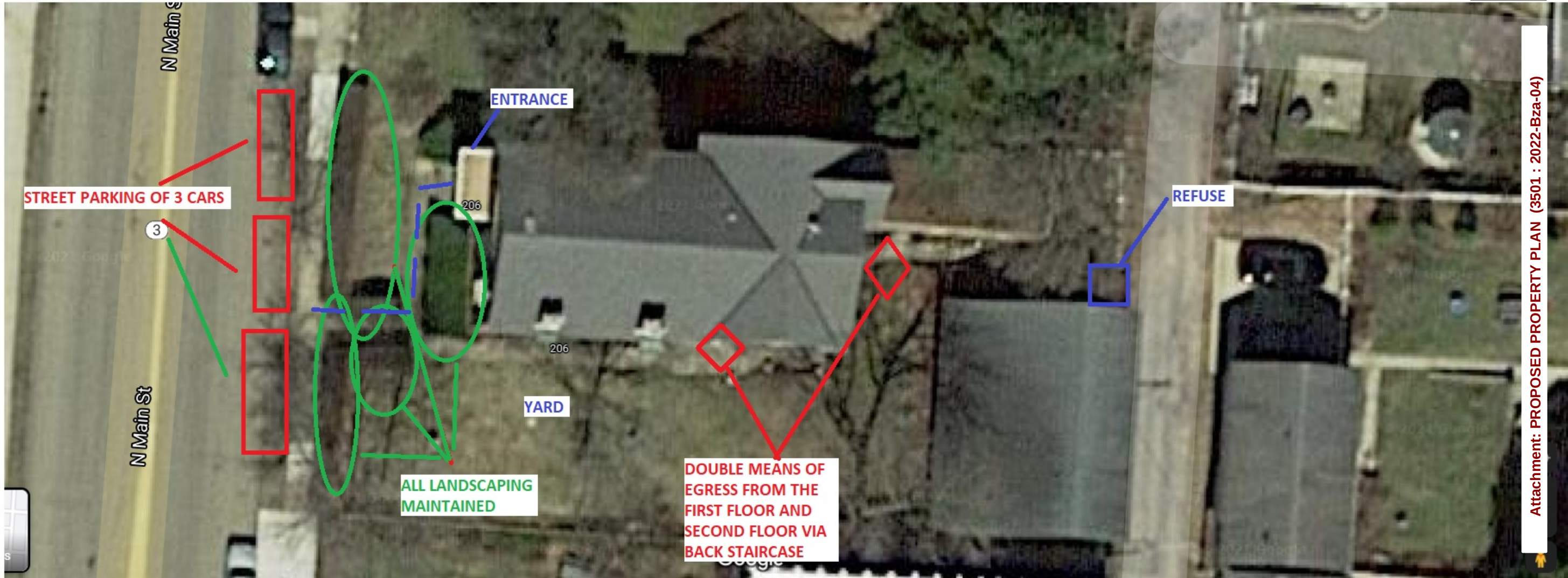
Historic Carriage House in Mt Vernon

4 guests · 2 bedrooms · 4 beds · 1 bath
Wifi · Kitchen · Free parking

★ 5.0 (76 reviews)

\$115 / night

*THERE WILL BE NO SIGNAGE ON THE PROPERTY JUST LIKE THE OTHER HOMES LISTED ON AIR BNB IN MOUNT VERNON.





MOLD FROM NORTH
FACING SIDE OF
PROPERTY WILL BE
REMOVED

SOFFIT REPAIR WILL BE DONE

CORINTHIAN COLUMNS WILL BE CLEANED

LANDSCAPING WILL CONTINUE TO BE WELL MAINTAINED

Attachment: FRONT OF HOME (3501 : 2022-Bza-04)



Board of Zoning Appeals Meeting: 02/16/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

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

BZA FILE (ID # 3502)

DOC ID: 3502

**2022-BZA-06 : 503 E HIGH ST - VARIANCE FOR FRONT SETBACK FOR COVERED
 FRONT PORCH**

Item Number	2022-BZA-06
Site Address	503 E High ST
Parcel Number	66-04292.000
Zoning District	R-1
Presented By	Kevin Hughes

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1160.02 Development Standards (R-1)
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Request: applicant is seeking a variance to allow them to construct a porch along the front side (south side) of the house.



City of Mount Vernon, Ohio Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Agent's Name, Address and Phone

Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

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:

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:

By:

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

Date Paid

Receipt Number

\$75.00

Status of Board's Action

☐ Approved

☐ Denied

Attachment: 2022-BZA-06 Application - Hughes (3502 : 2022-Bza-06)

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.

The variance we are seeking is with respect to our home located at 503 East High Street to enable us to construct a porch on the front of our home. The proposed porch, which we have contracted to obtain and for which we have provided architectural drawings, is consistent with the period look of our home as well the homes on either side of us. The design of our proposed porch is aesthetically pleasing, significantly enhances curb appeal, and will no doubt add value and charm to both our home and the surrounding block. Given the fact our home is flanked by neighboring homes with similarly situated porches, to deny our request would certainly impede our use of our home by comparison to the homes next to our house as well as many homes on High Street. Thank you in advance for your consideration and the granting of our request.

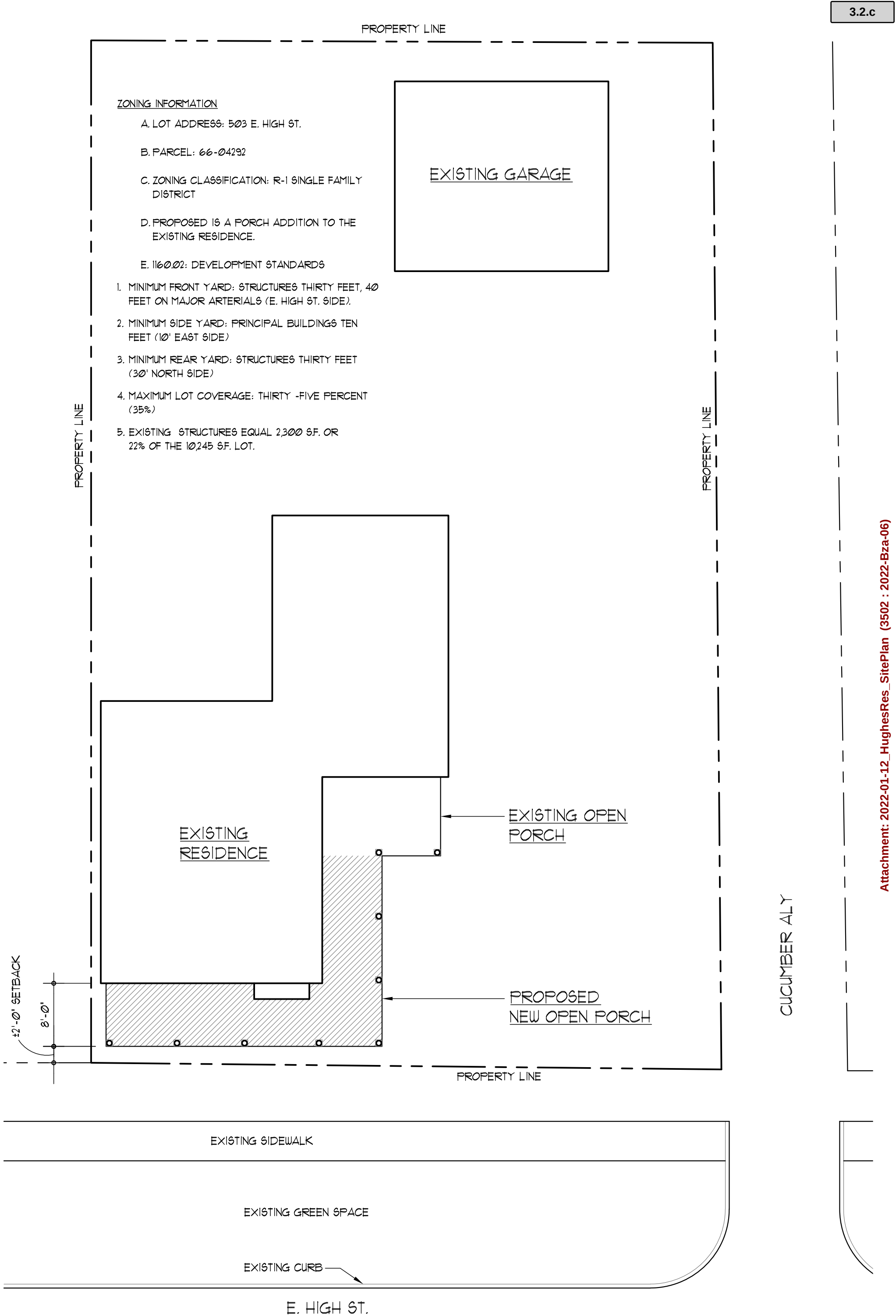
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

The strict application of this Zoning Ordinance, as explained more fully above, would create the hardship of interfering with the use and enjoyment of our home as compared to our neighbors and the many homes surrounding us on High Street. We have gladly gone to great lengths to ensure our proposed porch (as shown in the provided architectural drawings by our contracted architects (Green Valley Design, LLC) will be consistent with and as charming and period-appropriate with the historic nature of our home as the homes around us.

☒ 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.



Attachment: 2022-01-12_HughesRes_SitePlan (3502 : 2022-Bza-06)





FRONT PERSPECTIVE VIEW
NO SCALE

Attachment: 2021-09-27_21h24_HughesRes_SchemDesignDWGs (3502 : 2022-Bza-06)





Attachment: 2021-09-27_21h24_HughesRes_SchemDesignDWGs (3502 : 2022-Bza-06)



