



Board of Zoning Appeals

March 2, 2022

Board Meeting

Agenda

5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Feb 16, 2022 5:30 PM

BZA FILES

- 2022-BZA-05 : 103 Arch AVE - Variance for Front Setback for Covered Front Porch

ADJOURN



Board of Zoning Appeals Meeting: 03/02/22 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 # 3500)

DOC ID: 3500

**2022-BZA-05 : 103 ARCH AVE - VARIANCE FOR FRONT SETBACK FOR
 COVERED FRONT PORCH**

Item Number	2022-BZA-05
Site Address	103 Arch AVE
Parcel Number	66-00316.000
Zoning District	R-1
Presented By	Florine Staats

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1)

Request: replace a small, approximately 6' x 6', covered porch with a larger, 8' x 26' covered porch.

- Estimated front setback of proposed/new porch = 2'; steps relocated to side of porch
- The former/old porch setback with steps and railing was approximately 2' to the bottom post for the railing
- At one time there was a ramp with railings extending into the right-of-way, as seen in Google Street View Image enclosed



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Robert E & Florine A Staats 103 Arch Avenue Mount Vernon, Ohio 43050 (740) 504-6005			
Agent's Name, Address and Phone N/A			
Site Information			
Site Address 103 Arch Avenue		Legal Description RIVERSIDE 94	
Parcel Number 66-00316.000	Deed Volume and Page Number Book 1890, Page 542	Zoning District R-1	
Existing use of property Single Family Dwelling		Proposed use of property Accessory Structure-Deck/Patio/ Porch	
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 replacing a very small covered porch (approximately 6'x6') that was in pretty bad shape and was in need of an upgrade, with a larger covered porch that measures 8'x26'. My husband and me just purchased this home from the estate of our now deceased landlord (Wayne Beach) in November. After living here for the past 9 years, we have been looking forward to making many improvements to increase the value of our home. The front porch has been one of the first projects we wanted to			
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: 01-19-2022 By: Florine A Staats			
Status of Application			
Filing Date 1/19/2022		Case Number 2022-BZA-05	
		Hearing Date	
		Fee deposit \$75.00	Date Paid 1/19/22
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-05 application packet with narrative (3500 : 2022-Bza-05)

January 19, 2022

To Whom It May Concern:

We are replacing a very small covered porch (approximately 6' x 6') that was in pretty bad shape and was in need of an upgrade, with a larger covered porch that measures 8' x 26'. My husband and me just purchased this home from the estate of our now deceased landlord (Wayne Beach) in November. After living here for the past 9 years, we have been looking forward to making many improvements to increase the value of our home. The front porch has been one of the first projects we wanted to undertake because this has been where we spend a lot of our time, while our little girls ride their bikes and play at Arch Park. Please, we ask that you reconsider your decision.

Sincerely,

Robert E Staats

Florine A Staats

Attachment: 2022-BZA-05 application packet with narrative (3500 : 2022-Bza-05)

Narrative statements

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

FS RES 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.

FS RES 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.

We have 2 little girls that are 8+9 who like to ride their bikes, Roller Skate + would like to Play in back park. The existing porch was very small and in need of repair. With the house facing south the heat of the sun in summer made it unbearable to sit out there, so we could keep an eye out for them. There are no trees for shade. Also, with

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

When we applied for a Mortgage loan, we borrowed a extra \$15,800 to make the improvements to the property by building a new porch + replacing the roof. Half of the money for these projects have been dispersed to the contractor. If the porch cannot be completed, it will

FS RES 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.

FS RES 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.

FS RES 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-BZA-05 application packet with narrative (3500 : 2022-Bza-05)

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family of 4, there was no room on the old porch for all of us to sit as a family because the porch was not big enough to hold 4 chairs.

We have talked with our Neighbors, Mike Tracy Agem, 101 Arch Ave; Rex + Terry Talbott, 105 Arch Ave; Bill + Candy Conant, 107 Arch Ave; Larry Hurlow; 209 Arch Ave; Richard Darven; 303 Arch Ave. All of the named above have expressed enthusiasm for us becoming homeowners & making improvements to the property. Also they are looking forward to the completion the new porch & roof replacement.

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cost more money to have it dismantled & a new one put in place. The contractor will have be paid in full for the first started project & then paid to tear it down and then paid again to start over on the approved porch from the zoning board. Our mortgage is at the high end of what our budget will allow and there is not enough money in our budget to start over. Please reconsider your decision.

Attachment: 2022-BZA-05 application packet with narrative (3500 : 2022-BZA-05)

Google Maps 103 Arch Ave



Attachment: 103 Arch Ave - Google Maps (3500 : 2022-Bza-05)

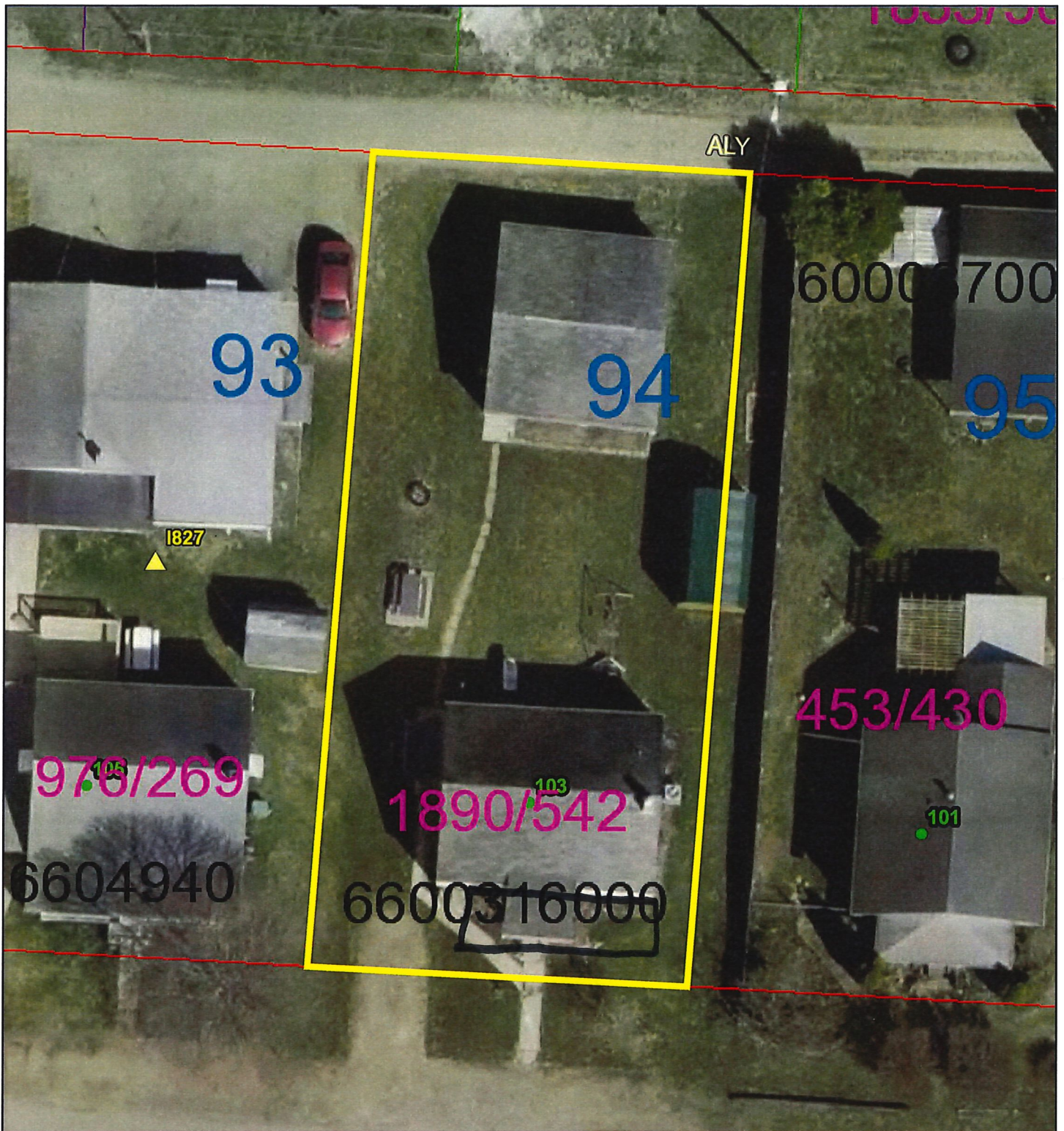
Mt Vernon, Ohio

Google

Street View - May 2012

Image capture: May 2012 © 2022 Google

103 Arch AVE



Attachment: 20220113112951137 (3500 : 2022-Bza-05)

January 13, 2022

26' x 8'
covered front porch

- 1 inch -
 Scale - 1:240

1 inch = 20 feet
 1 inch = 0.004 miles

Knox County, OH; Bruce Harris & Associates



Attachment: 10473323-Arch 103 Ave Jan 2022 (3500 : 2022-Bza-05)

20 Jan, 2022

To whom it may concern,

I, Michael Agan, and my wife, Tracy Agan, have absolutely no problems with our neighbors, Robert and Florine Staats, at 103 Arch Avenue, building a porch on the front of their house facing Arch Avenue. It will not obstruct our view of the park or in any way inconvenience the quiet enjoyment of our own property at 101 Arch Avenue. Please take this into consideration, Thank you.

Sincerely,

Michael N. Agan
Tracy A. Agan

101 Arch Avenue

Mount Vernon, OH 10

Tel. 740-392-5972

1/27/21

To Whom It may Concern,

My family and I are residents
of 107 Arch Avenue, two houses down
from Bob & Florine Staats. We collectively
have zero objection to any changes
they choose to make with
their home.

Sincerely, The Conants.

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Attachment: 2022-BZA-05 neighborhood letters (3500 : 2022-Bza-05)

As residents of 107 Arch avenue
we have no problem with deck being
Built at 103 Arch. In fact we feel it
will be an improvement to the neighborhood
and ask that the zoning board allow it to
go forward.

Candy + Bill Conant

To whom it may concern,

My husband and I
have no problem with
Bob + Florine putting
on a front porch

We have lived
next to them for
several years now
and they take very
good care of their
property.

We think a front
porch is a very nice
addition to their
property.

Yours truly
Loreen Sabett

My number is (740-358-6809) if
you have any more questions