

Board of Zoning Appeals
Board Meeting

Agenda

March 5, 2025
5:30 PM

VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

SWEARING IN NEW MEMBERS

- Curtis Adams
- Luisa Gantt

2025 ELECTIONS

Election of the 2025 Chairperson and Vice-Chairperson.

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Nov 20, 2024 5:30 PM

BZA FILES

- 2025-BZA-04 : 935 Coshocton AVE - Variance for Second Freestanding Sign

ADJOURN



Board of Zoning Appeals Meeting: 03/05/25 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 # 4200)

DOC ID: 4200

2025-BZA-04 : 935 COSHOCTON AVE - VARIANCE FOR SECOND FREESTANDING SIGN

Item Number	2025-BZA-01
Site Address	935 Coshocton AVE
Parcel Number	66-04268.000
Zoning District	GB – General Business District
Presented By	Samantha Newell, Kessler Sign Group

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1113.08 Permanent Signs in Nonresidential Zoning Districts
 (a) Freestanding Signs
 (2) Only one freestanding sign shall be permitted along each public street frontage.

Request: variance to install a second freestanding sign on the parcel, see attached application package



City of Mount Vernon, Ohio
Board of Zoning Appeals &
Municipal Planning Commission

Request for Hearing

Applicant's Information			
Owner's Name, Address, Phone, email address USPG Portfolio Four LLC 3665 Fishinger Blvd. Hilliard OH 43024			
Agent's Name, Address, Phone, email address Samantha Newell P.O. box 785 Zanesville OH 43702 740.453.0668 Samantha@kessler-sign.co.com			
Site Information			
Site Address 935 Coshocton Ave Mt. Vernon Ohio		Legal Description	
Parcel Number 64-04268.000	Deed Volume and Page Number	Zoning District G1B	
Existing use of property Vacant Restaurant		Proposed use of property Take 5 oil change	
Hearing Request			
Type of Hearing Requested: <input type="checkbox"/> Appeal <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Other			
In the following section, please provide a brief description of the request. Any additional documents or information required by the Zoning Code and/or supporting your request should be attached to this application as separate sheets.			
Request: See attached Narrative.			
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: 2.7.25		By:	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$100.00	Date Paid
Status of Board's Action <input type="checkbox"/> Approved <input type="checkbox"/> Denied			

Revised 2025-01-24

Attachment: 2025-BZA-01 Application package (4200 : 2025-Bza-01)

Narrative

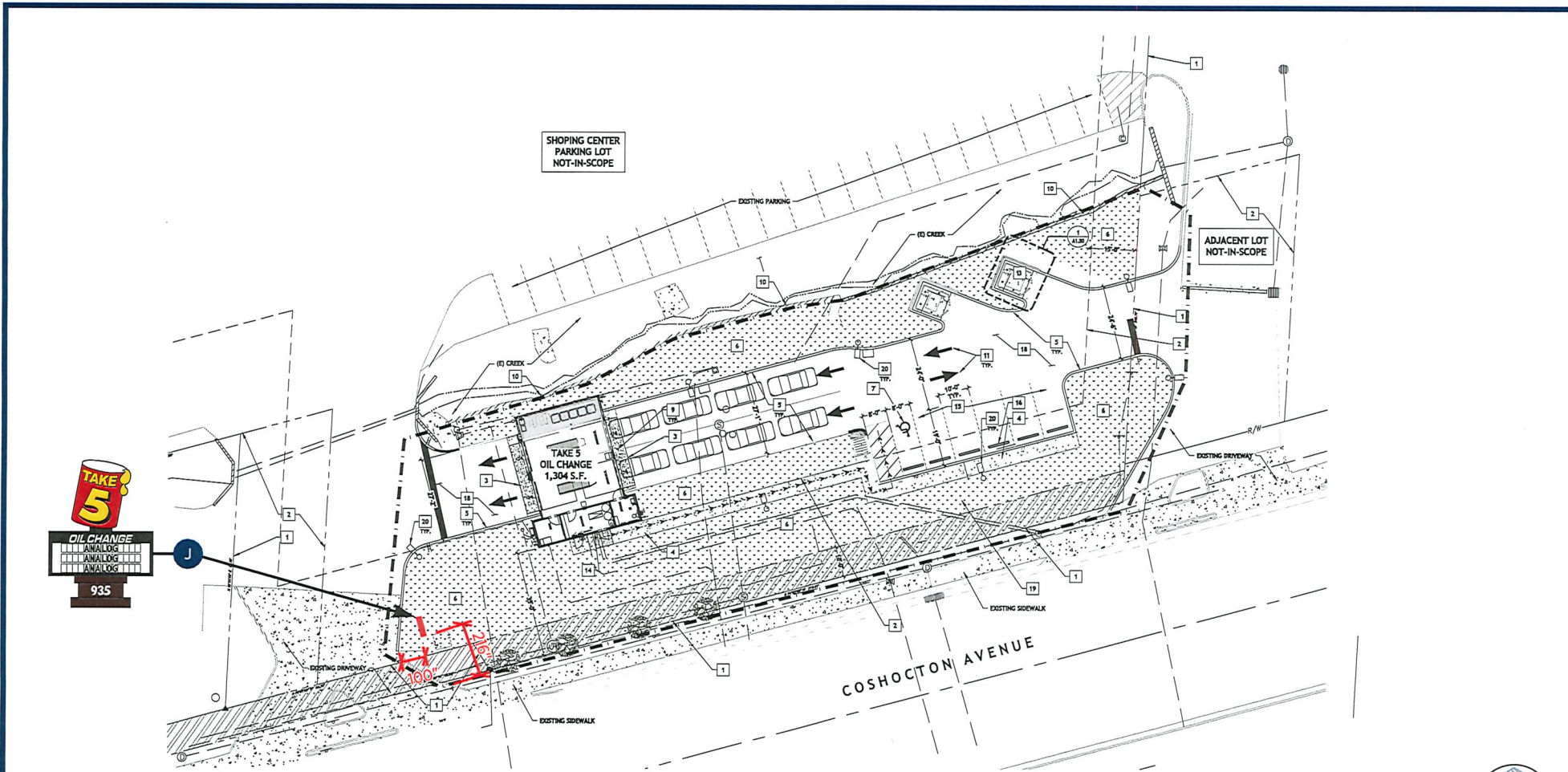
Regarding Take 5 Oil Change at 935 Coshocton Ave. Mt. Vernon Ohio

We are requesting a variance to install a 10' monument sign on our property. The current ordinance 1113.08-A2 permits only one freestanding sign along each public street frontage. However, there is no room on the existing tenant sign to accommodate this business, creating a significant hardship.

Take 5 Oil Change is at a disadvantage compared to neighboring businesses that have adequate signage to attract customers. Without access to proper advertising signage, they are unable to effectively promote their services, which impacts revenue and would make it hard to find their new business. Additionally, while traveling West on Coshocton Ave. there is no visible logo signage for the business, further reducing the ability to attract potential customers.

The proposed 10' monument sign will be designed to complement the existing signage in the area and will not create any visual clutter or safety hazards. It will provide them with the necessary visibility of signage to compete fairly with neighboring businesses and contribute to the local economy.

We believe that granting this variance will not only support their business but also enhance the overall commercial environment in the area. We also believe it is only fair to allow them to have a monument/ tenant sign that everyone else is able to have. This will help address the business's visibility challenges and enhance its competitiveness. Thank you for considering our request!



Site & Sign Location Plan

Scale: 1/32"=1'-0"



222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.



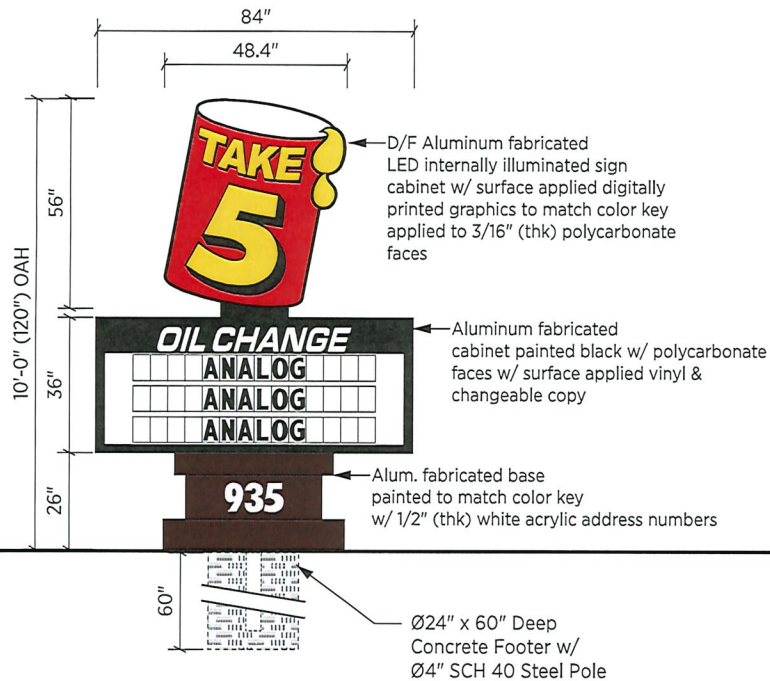
CLIENT
Take 5 Oil Change
440 South Church Street
Suite 700
Charlotte, NC 28202

LOCATION ADDRESS
Take 5 Oil Change #956
935 Coshocoton Ave
Mount Vernon, OH 43050

LAYOUT DATES
12/03/2024 - AR

PROJECT NO.
32907

Attachment: 2025-BZA-01 Application package (4200 : 2025-Bza-01)



Quantity	1
Square Footage	40 Sq Ft
Square Footage Calculation	Allowed: 40 sf; 35' Height m.

Description
Provide D/F LED illuminated monument sign per drawing.

Color Key

- PMS 2347 C
- PMS 107 C
- Black
- White
- SW 6076 "Turkish Coffee"

Attachment: 2025-BZA-01 Application package (4200 : 2025-Bza-01)



Illuminated Monument Sign

Scale: 3/8" = 1'-0"



222 NORTH KENHORST BOULEVARD, READING, PA 19607
PHONE: 844.460.6631 | FAX: 610.478.1332 | WWW.EGANSIGN.COM

This design/engineering proposal will remain the exclusive property of Egan Sign until approved & accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.



CLIENT
Take 5 Oil Change
440 South Church Street
Suite 700
Charlotte, NC 28202

LOCATION ADDRESS
Take 5 Oil Change #956
935 Coshocoton Ave
Mount Vernon, OH 43050

LAYOUT DATES
12/03/2024 - AR

PROJECT NO.
32907



Google



Attachment: 2025-BZA-01 Application package (4200 : 2025-Bza-01)