



Board of Zoning Appeals

April 6, 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	Excused

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Mel Severns; Mike Hillier; John Denzer; Mona Nacey; Mark Wiest; Laura Wiest; Gregory Stoutenburgh

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Mar 2, 2022 5:30 PM

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

BZA FILES

- 3528 : 2022-Bza-07 Conditional Use Permit for a Single-Family Dwelling

Mona Nacey (sworn in) - purchased and moved into the property at 115 E Gambier ST 2.5 years ago, the former Russell Cooper House Bed & Breakfast. She is utilizing the property as a single-family dwelling. The original request was revised to add a request for a Conditional Use Permit for a single-family dwelling, as the property is zoned O/I Office-Institutional. Nacey would like to have an attached garage added to the home. The proposed garage is 24' x 24' which would leave 5' of setback from the rear property line. There was no other testimony for the Conditional Use Permit.

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

- approve reduced rear setback of 5' for attached garage

Percy clarified the request is to add an attached garage on the north side of the dwelling, requiring a variance to allow a 5' rear property line setback.

Blankenhorn clarified a dwelling is required to be 30' from the rear property line. Detached accessory structures can be 5' from the rear property line.

Nacey explained the back porch will be removed and the garage attached there. The garage doors will open toward the alley. She stated old pictures show there was a carriage house there in the past.

Carr asked if Nacey took a physical measurement of the property from the house to the fence at the rear property line. Nacey said yes, the contractor did and it is 29'.

The proposed garage addition is scheduled to go to the Historical Review Commission next week.

There were no communications submitted through the Development Services Manager regarding the request.

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

- 3529 : 2022-Bza-08.1 Reduced front setback of 13' for porch

Gregory Stoutenburgh (sworn in) explained he would like to add an attached garage to his home.

Percy clarified from the application a variance is requested for the setback for a proposed front porch and a variance for the side and front setback for a proposed attached garage. Code requires a 30' front setback. The variance request is for a 13' setback for the front porch.

Carr thinks the measurements provided by the applicant are incorrect, citing the Auditor's report, saying the house sets 14' from the property line.

Blankenhorn stated the measurements are based on field measurements Stoutenburgh provided after locating a property pin. Historically the Auditor's site is not always an accurate depiction of the property lines.

Stoutenburgh said he measured from the (located rear) property pin using the measurement provided on a survey obtained from the Auditor's site, and found the distance brought him to the edge of the sidewalk.

Stoutenburgh discussed the survey and property pins with Broeren. The survey shows the measurement of the west property line. Stoutenburgh assumed the east property line is equal.

Carr asked Stoutenburgh if he measured from the house to the sidewalk. Stoutenburgh did; it was 18'.

Stoutenburgh said his house is the only house on the block without a front porch. All the other houses on the street have porches that extend closer to the street than his home.

Carr asked Stoutenburgh what separates his house from the neighbor behind on Center Street; a fence? Carr noted how close the house is. Stoutenburgh said there is not a fence and the house is extremely close.

Percy explained they are dealing with very tight tolerances and they want to get the measurements right to grant a variance accurately.

Carr questioned the accuracy of the 30' measurement provided by Stoutenburgh for the home's side setback from the Center Street property line. Stoutenburgh said he has researched property data online due to the wait time to get a survey completed.

Blankenhorn and Broeren looked up the property's legal description on the County Records website.

There were no others in attendance to testify.

Broeren said the legal description describes the North and South property lines as 64', making the property a rectangle. A 13' front setback is a realistic number to use for the proposed porch.

There was no additional communication concerning the request through the Development Services Manager.

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

- 2022-BZA-08.2 : 501 Oak ST - Variance for Reduced Front & Side Setbacks for Attached Garage

The discussion continued about the proposed attached garage. Code requires a 10' side and 30' front setback. The request seeks an 18' front setback and an 18" side setback.

Stoutenburgh explained there is a privacy fence on the east property line that he intends to remove back to the rear corner of the proposed garage. He wants a garage to park a vehicle in, as he does not have any covered automobile storage currently.

Percy asked Stoutenburgh if he is aware the driveway will have to be hard surfaced to which Stoutenburgh said yes he is aware of that.

Broeren addressed the needed curb cut. Stoutenburgh said he spoke with someone working on the City's Oak ST reconstruction project and determined they may be able to put the curb cut in when that work is being done. There is a manhole located in line with where the driveway would be. There was discussion about curbing on Center Street and drainage in the area.

Carr asked about the signatures that were included in the application. Stoutenburgh said he talked to some of the neighbors about his proposal. Carr pointed out the signature from the person living at 104-1/2 is a tenant, not the property owner. Additionally, the owner of 503 Oak Street did not sign the petition. The property is not owner occupied.

Smith asked Stoutenburgh if he plans to park an automobile in the proposed garage, to which Stoutenburgh replied yes. Smith asked Stoutenburgh where he currently parks his cars. Stoutenburgh said on the street. Smith pointed out the proposed garage will allow for fewer cars to be parked on the street.

There were no communications submitted concerning the request through the Development Services Manager.

Carr added comments about the motion stating the height of the proposed garage is a good 5' or more elevation change from the garage door to the street. There are no plans or drawings of what the garage will look like. Carr described the 18" side setback as very disturbing to him. He addressed the lot coverage ratio, calculating 40% with the proposed garage.

Stoutenburgh asked if the coverage included the existing shed that he plans to remove. Carr said that would save 2%.

Percy suggested either amending the motion on the floor to add the coverage ratio overage or if the motion passes to follow that up with a motion to approve the coverage overage. He said he is concerned with the 18" side setback variance. He thinks it is awfully tight and he is not comfortable with it. He is not comfortable with anything less than 5'. Percy asked if 16' is required to which Stoutenburgh said yes.

Carr asked Blankenhorn if she heard from the owner of 503 Oak ST. She did not and the letter was not returned.

RESULT:	DENIED [2 TO 2]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Smith, Boucher
NAYS:	Percy, Carr
EXCUSED:	Simpson, Eyster, Aryanata

- 2022-BZA-10 : 406 E Vine ST - Variance to Add Porch to Existing Garage

Mark Wiest (sworn in) explained he started building on to his garage without a permit. He wants to add a planting porch to the existing garage in his backyard. It is not an enclosed structure. The roofline will tie into the existing structure. It is approximately 3' 4" from the property line.

Carr clarified that the existing structure is nonconforming. Wiest said it sets 3' from the side property line and essentially on the rear property line.

Carr asked if the proper setback for the structure should be 5' from the side. That was confirmed.

John Denzer (sworn in) lives at 404 E Vine ST, next door to the Wiest's. He and his wife are supportive of the request and feel the Wiest's are only enhancing their property. He went on to describe how close the structures in the neighborhood are. He is in favor of the request.

Blankenhorn read an email from the Denzer's that was sent in prior to the meeting for the record: Mount Vernon Zoning Board - My wife, Debra, and I have resided at 404 E Vine Street for nearly 30 years. Mark and Laurie Wiest have been our next door neighbor for nearly 20 years. We wish to inform the Zoning Board that Debra and I have no issues or concerns with the extension the Wiest's plan for their garage. The location of the garage is beside the southeast corner of our property and does not impair or hinder our vision or negatively affect us in any way. We are requesting the Zoning Board to reverse your decision and allow the Wiest family to continue with the construction of their garage addition. Sincerely, John and Debra Denzer 404 E Vine Street.

There was no other communication submitted concerning the request through the Development Services Manager.

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

ADJOURN

- Adjourn Motion

Smith made a motion to adjourn the meeting, Carr seconded and the meeting was adjourned at 6:22 PM



Board of Zoning Appeals Meeting: 04/06/22 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

ADOPTED

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

BZA FILE (ID # 3528)

DOC ID: 3528

2022-BZA-07 : 115 E GAMBIER ST - CONDITIONAL USE PERMIT FOR SINGLE-FAMILY DWELLING & VARIANCE TO ADD AN ATTACHED GARAGE

Item Number	2022-BZA-07
Site Address	115 E Gambier ST
Parcel Number	66-00773.000
Zoning District	O/I – Office Institutional
Presented By	Mona Nacey

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

- 1168.03(a) Development Standards for residential uses in the Office-Institutional District
- 1161.02(a) Development Standards (R-2 Single- and Two-Family District)
- 1160.02 Development Standards (R-1 Single Family District)
- 1168.01(b)(4) Conditional Uses in the Office-Institutional District: Single family, two-family and multiple family dwellings.

Request: Ms. Nacey is requesting to add an attached garage to her single-family home and is requesting approval of a 5' rear setback.

Additionally: Ms. Nacey needs a Conditional Use Permit for a Single-Family Dwelling, as this property is zoned O/I and was formerly utilized as a Bed & Breakfast.

COMMENTS - Current Meeting:

Mona Nacey (sworn in) - purchased and moved into the property at 115 E Gambier ST 2.5 years ago, the former Russell Cooper House Bed & Breakfast. She is utilizing the property as a single-family dwelling. The original request was revised to add a request for a Conditional Use Permit for a single-family dwelling, as the property is zoned O/I Office-Institutional. Nacey would like to have an attached garage added to the home. The proposed garage is 24' x 24' which would leave 5' of setback from the rear property line.

There was no other testimony for the Conditional Use Permit.

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



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone MONA NACEY 115 E. GAMBIER ST. MT. VERNON			
Agent's Name, Address and Phone			
Site Information			
Site Address 115 E GAMBIER ST.		Legal Description PT BLOCK A 0.427A	
Parcel Number 66-00773.000	Deed Volume and Page Number 1704/727	Zoning District O/I - Office-Institutional	
Existing use of property formerly a Bed & Breakfast		Proposed use of property Single 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 WISH TO BUILD AN ATTACHED GARAGE. THE SPACE BETWEEN THE NORTH SIDE OF THE PROPOSED GARAGE & THE FENCE IS 5' SO I NEED A VARIANCE Additionally: request a Conditional Use Permit for a Single Family Dwelling			
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: Mar 1 '22		By: Mona Nacey	
Status of Application			
Filing Date 3/1/2022		Case Number 2022-BZA-07	
		Hearing Date April 6, 2022	
		Fee deposit \$75.00	Date Paid 3/14/2022
		Receipt Number 813	
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

Narrative statements

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

MN 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.

MN 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 PROPOSED SITE ~~for~~ THE GARAGE IS
PRESENTLY UGLY (AS per the PICTURES).
THE GARAGE, AS I PLAN TO BUILD IT WILL
MAKE THE AREA PRETTIER & MORE
USEFUL THAN IT IS ~~AT~~ AT PRESENT

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

I AM GETTING OLDER & SNOW & ICE IN THE
WINTER IS BECOMING MORE HAZARDOUS
FOR ME.

MN 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.

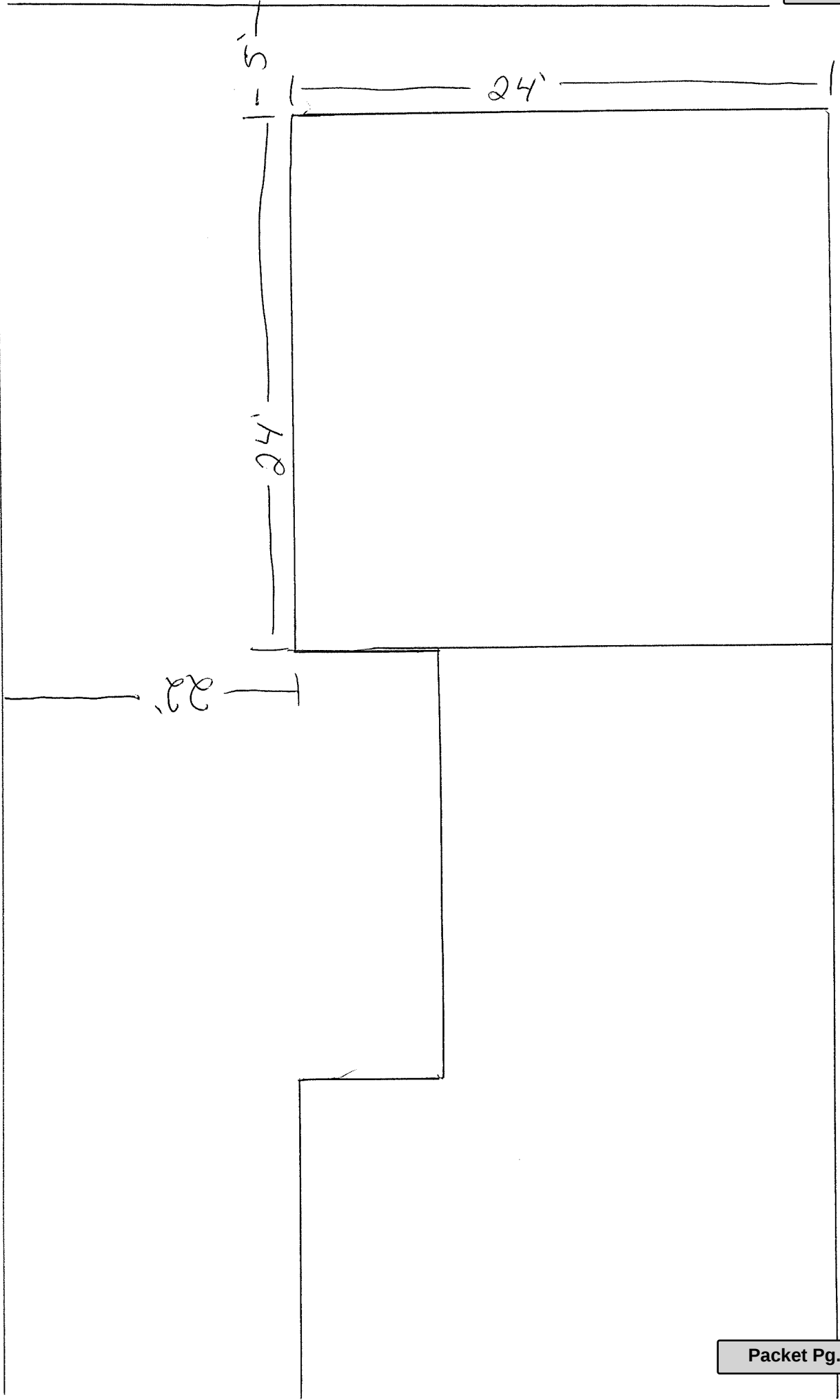
MN 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

MN 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.

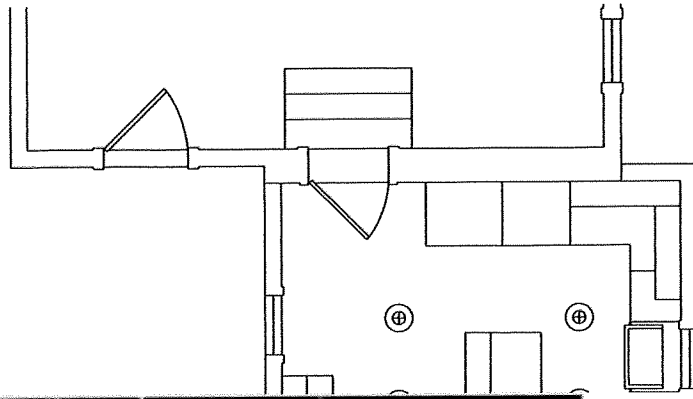
Alley

Fence

3.1.a



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)



22' off Alley
4

BN

From: Billy Nacey billy.nacey@gmail.com
Subject: garage plan
Date: February 26, 2022 at 8:59 AM
To: Mona Nacey mnacey@earthlink.net

Here are some rough plans for the garage. The overall size is 24' x ²⁴25-1/2' x 18' high, not including the cupola.

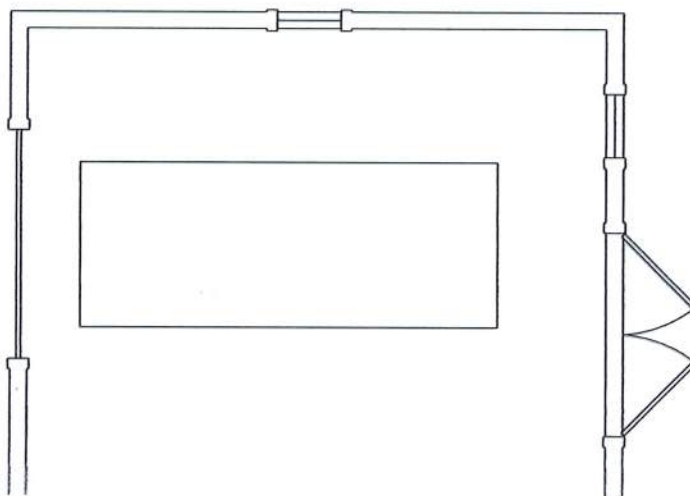
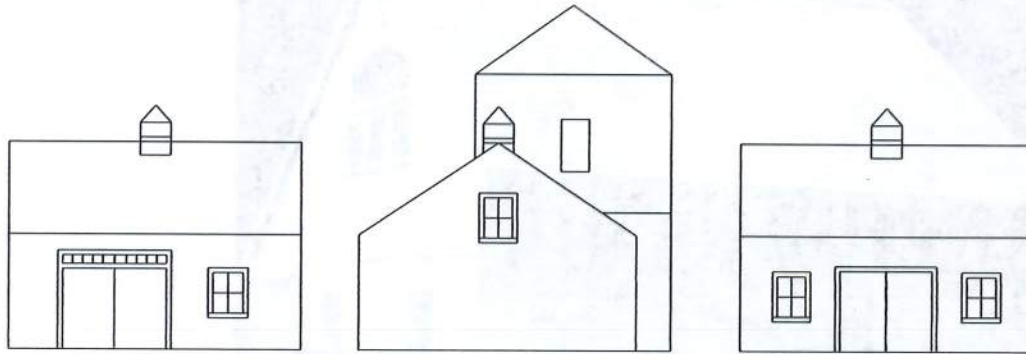
[Here is the kind of cupola I was thinking](#)

The elevation on the left is the west side, facing the alley. The middle one is the back, facing the parking lot, and the one on the right faces the garden.

The door facing the alley is a single automatic door, while the pair facing the garden open manually.

The floorplan is pretty simple, we can decide what to do with all the extra space. The rectangle in the middle just shows the dimensions of a full size Range Rover, so you can understand the scale.

The third attachment is the garage inspiration photo





Search for products
[\(https://cupolasdirect.com/\)](https://cupolasdirect.com/) [LOGIN/REGISTER \(HTTPS://CUPOLASDIRECT.COM/CUSTOMER/ACCOUNT\)](https://cupolasdirect.com/customer/account/)



[YOUR CART \(HTTPS://CUPOLASDIRECT.COM/CHECKOUT/CART\)](https://cupolasdirect.com/checkout/cart)

[Home\(/\)](#) [Amish Cupolas](#) [Cupolas By Size](#) [Weathervanes & Finials](#) [Lantern Posts & Mailboxes](#) [Saddle Cabinets & Barn Furniture](#)

[About Us](#) [Customer\(/customer-photos\)](#) [Installation\(/installation-guides\)](#) [Sizing \(/sizing-guidelines chart/\)](#) [Weathervane & Finial Information](#) [\(/weathervane-finial-info\)](#) [Customer Service](#) [\(/customer-service-guarantees-returns-more\)](#) [FAQ's\(/faq's\)](#)

Don't settle for a mass-produced, low quality cupola. Let our professional amish craftsmen hand-make your perfect, **HIGH-QUALITY, LOW-COST, MAINTENANCE-FREE CUPOLA**. Call now and let our 20 plus years of experience help you pick the perfect cupola for your project!

Price Match
[\(/customer-service-guarantees-returns-more\)](#)

Sizing Guidelines
[\(/sizing-chart/\)](#)

Call Us:
(717) 808-5711
 (tel:7178085711)

[HOME \(HTTPS://CUPOLASDIRECT.COM/\)](https://cupolasdirect.com/) » [STEEPLE CUPOLAS \(MCC4CW-TP\)](#)

PRICE MATCH GUARANTEE



STEEPLE CUPOLAS (MCC4CW-TP)

[Be the first to review this product](#)

[\(/https://cupolasdirect.com/steeple-cupolas-mcc4cw-tp.html#review-form\)](https://cupolasdirect.com/steeple-cupolas-mcc4cw-tp.html#review-form)

Item Code: MCC4CW-TP

Availability: **Built to order and ships within 3-5 weeks**

\$516.00

Size

QTY:



ADD TO CART

- OR -

Check out with **PayPal**

- OR -

PayPal CREDIT

- Have a more urgent need? Check out our [Quick Ship Steeple Cupola \(https://cupolasdirect.com/steeple-cupolas-mcc4cw-tp-quick-ship.html\)](https://cupolasdirect.com/steeple-cupolas-mcc4cw-tp-quick-ship.html), which ships within 3-5 days
- Available in 7 sizes from 18" to 48" – see detailed measurements available under the size selector
- Solid 3/4" thick Azek brand vinyl board construction
- Fits up to 8:12 roof pitch standard
- Base extension to fit up to 12:12 pitch available (please contact us with your roof pitch)
- Maintenance free, rot free and built to last
- Hand laid 24 gauge copper metal roof
- Plexiglass window panels behind vinyl



(<https://www.securecheckout.billmelater.com/paycapture-content/fetch?hash=AU826TU8&content=/bmlweb/ppwpsi.w.html>)



frames

- One removable window standard for interior access
- Optional light mount with standard socket base available
- 4 light (2x2) windows in 18" to 29" models
- 6 light (3x3) windows in 32" to 36" models
- 8 light (4x4) windows in 48" models
- Hand made by Amish craftsmen in Lancaster County, Pennsylvania
- Flared style base
- Beautiful column and corner cap features for a more elegant look
- Concave shape roof
- Mount to accommodate 3/4" diameter weathervane or finial mounting rod included
- Stainless steel exterior hardware
- Vinyl is paintable, if desired (we recommend Krylon Fusion)
- Suitable for windy and coastal applications
- Basic [cupola installation instructions](https://cupolasdirect.com/installation-guides/) (<https://cupolasdirect.com/installation-guides/>) included
- Compatible with most sheds, barns and buildings with a roofline up to 48' long
- Not recommended for steep pitch roofs and larger buildings
- Check out our [Sizing Chart](https://cupolasdirect.com/sizing-chart/) (<https://cupolasdirect.com/sizing-chart/>) & [Customer Photo](https://cupolasdirect.com/customer-photos/) (<https://cupolasdirect.com/customer-photos/>) page for more information
- Adds uniqueness and curb appeal to your home or building
- Shipping will be calculated during checkout for delivery within the continental US states
- Most 26" cupolas and smaller ship via ground service
- Most 27" cupolas and larger ship via motor freight
- Call us or contact us by email with any questions

REVIEWS

▲ Only registered users can write reviews. Please [sign in](https://cupolasdirect.com/customer/account/login/referer/aHR0cHM6Ly9jdXBvbGFzZGlyZWNOImNvbS9jYXRhbG9nL3Byb2RlY3Qvdmlldy9pZC85ODkvP2djbgikPUNqMETDUWIBMDIiUuJoQ3hBUkizQUFZUml5bnFoZ3lGbGI4VHO2b19jdUpsUTBucjZJdWJicllxb3hUWXBERVltOnZZOTI3dTdhIXNZWlVhOQV6bEVBTBdf d2NCI3JldmldyImb3Jt/) (<https://cupolasdirect.com/customer/account/login/referer/aHR0cHM6Ly9jdXBvbGFzZGlyZWNOImNvbS9jYXRhbG9nL3Byb2RlY3Qvdmlldy9pZC85ODkvP2djbgikPUNqMETDUWIBMDIiUuJoQ3hBUkizQUFZUml5bnFoZ3lGbGI4VHO2b19jdUpsUTBucjZJdWJicllxb3hUWXBERVltOnZZOTI3dTdhIXNZWlVhOQV6bEVBTBdf d2NCI3JldmldyImb3Jt/>) or [create an account](#)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:08 PM
To: Mona Nacey mnacey@earthlink.net

MN



Sent from my iPhone

Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:08 PM
To: Mona Nacey mnacey@earthlink.net

MN



Sent from my iPhone

Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:06 PM
To: Mona Nacey mnacey@earthlink.net

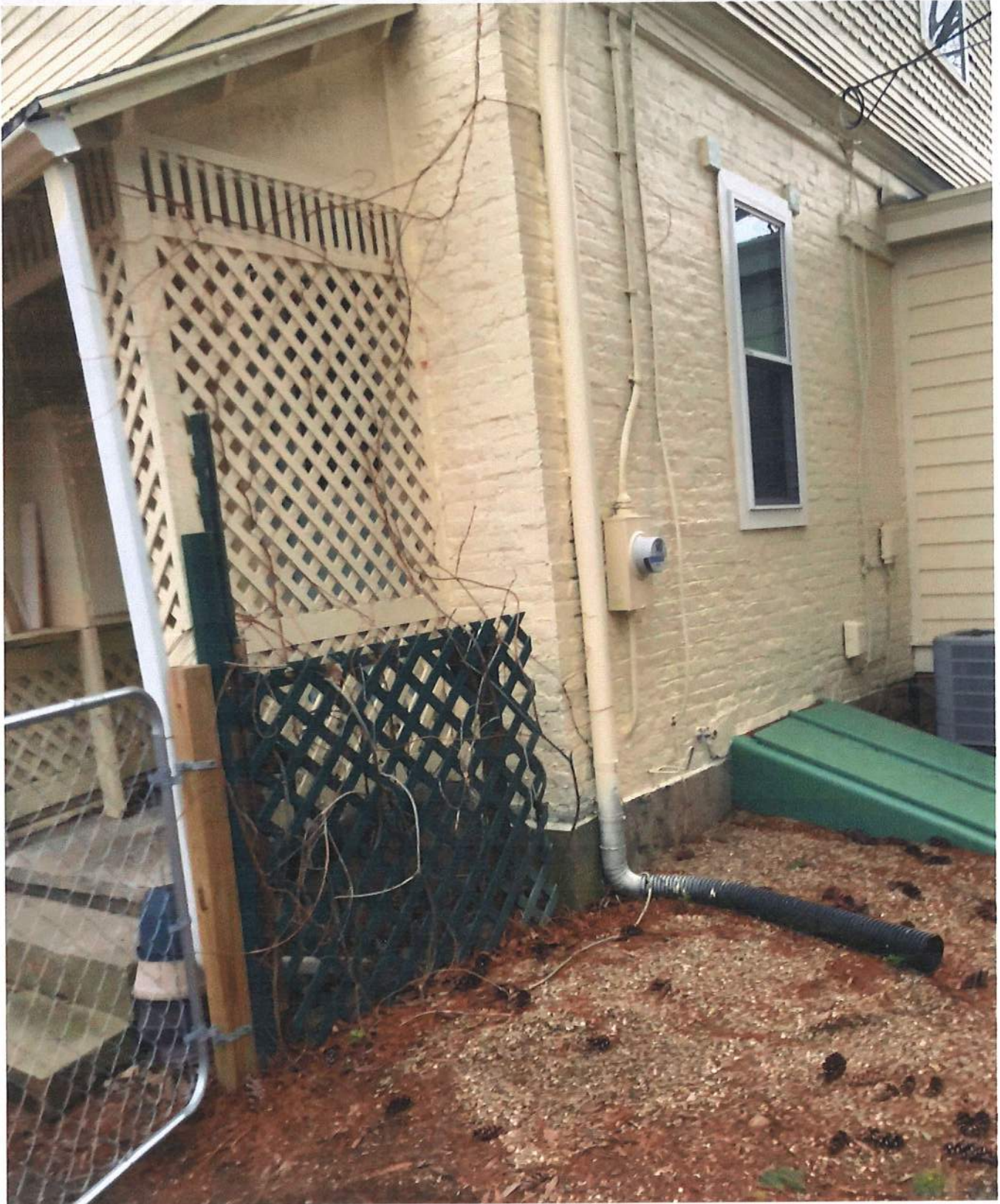
MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:05 PM
To: Mona Nacey mnacey@earthlink.net

MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: **Mona Nacey** monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:06 PM
To: **Mona Nacey** mnacey@earthlink.net

MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:05 PM
To: Mona Nacey mnacey@earthlink.net

MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)



Board of Zoning Appeals Meeting: 04/06/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

ADOPTED

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

BZA FILE (ID # 3529)

DOC ID: 3529

2022-BZA-08.1 : 501 OAK ST - VARIANCE TO ADD PORCH

Item Number	2022-BZA-08.1
Site Address	501 Oak ST
Parcel Number	66-03713.000
Zoning District	R-1 Single Family District
Presented By	Greg Stoutenburgh

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1 Single Family District)
 1154 NonConformities

Request: Mr. Stoutenburgh is requesting to add a porch to the front of his home and is requesting a front setback of 13'.

COMMENTS - Current Meeting:

Gregory Stoutenburgh (sworn in) explained he would like to add an attached garage to his home.

Percy clarified from the application a variance is requested for the setback for a proposed front porch and a variance for the side and front setback for a proposed attached garage. Code requires a 30' front setback. The variance request is for a 13' setback for the front porch.

Carr thinks the measurements provided by the applicant are incorrect, citing the Auditor's report, saying the house sets 14' from the property line.

Blankenhorn stated the measurements are based on field measurements Stoutenburgh provided after locating a property pin. Historically the Auditor's site is not always an accurate depiction of the property lines.

Stoutenburgh said he measured from the (located rear) property pin using the measurement provided on a survey obtained from the Auditor's site, and found the distance brought him to the edge of the sidewalk.

Stoutenburgh discussed the survey and property pins with Broeren. The survey shows the measurement of the west property line. Stoutenburgh assumed the east property line is equal.

Carr asked Stoutenburgh if he measured from the house to the sidewalk. Stoutenburgh did; it was 18'.

Stoutenburgh said his house is the only house on the block without a front porch. All the other

houses on the street have porches that extend closer to the street than his home.

Carr asked Stoutenburgh what separates his house from the neighbor behind on Center Street; a fence? Carr noted how close the house is. Stoutenburgh said there is not a fence and the house is extremely close.

Percy explained they are dealing with very tight tolerances and they want to get the measurements right to grant a variance accurately.

Carr questioned the accuracy of the 30' measurement provided by Stoutenburgh for the home's side setback from the Center Street property line. Stoutenburgh said he has researched property data online due to the wait time to get a survey completed.

Blankenhorn and Broeren looked up the property's legal description on the County Recorders website.

There were no others in attendance to testify.

Broeren said the legal description describes the North and South property lines as 64', making the property a rectangle. A 13' front setback is a realistic number to use for the proposed porch.

There was no additional communication concerning the request through the Development Services Manager.

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



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone <i>Loretta & Greg Stantenburgh 501 Oak Street Mt. Vernon 740 507 8518</i>			
Agent's Name, Address and Phone			
Site Information			
Site Address <i>501 Oak Street Mt. Vernon</i>		Legal Description	
Parcel Number <i>6603713</i>	Deed Volume and Page Number	Zoning District	
Existing use of property		Proposed use of property <i>Garage</i>	
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>Building of Garage 16FT x 25FT on right side of house. Since the owners are building it the cost will remain somewhat low. Estimate of materials is \$5000.</i>			
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: <i>3-8-22</i>		By: <i>Greg Stantenburgh</i>	
Status of Application			
Filing Date <i>3/8/2022</i>		Case Number	
		Hearing Date	
Fee deposit <i>\$75.00</i>	Date Paid <i>3/8/2022</i>	Receipt Number <i>807</i>	
Status of Board's Action ☐ Approved ☐ Denied			

Narrative statements

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

DB 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.

DB 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.

I have a Sub Standard Lot, In order to build an attached garage a variance is required,

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

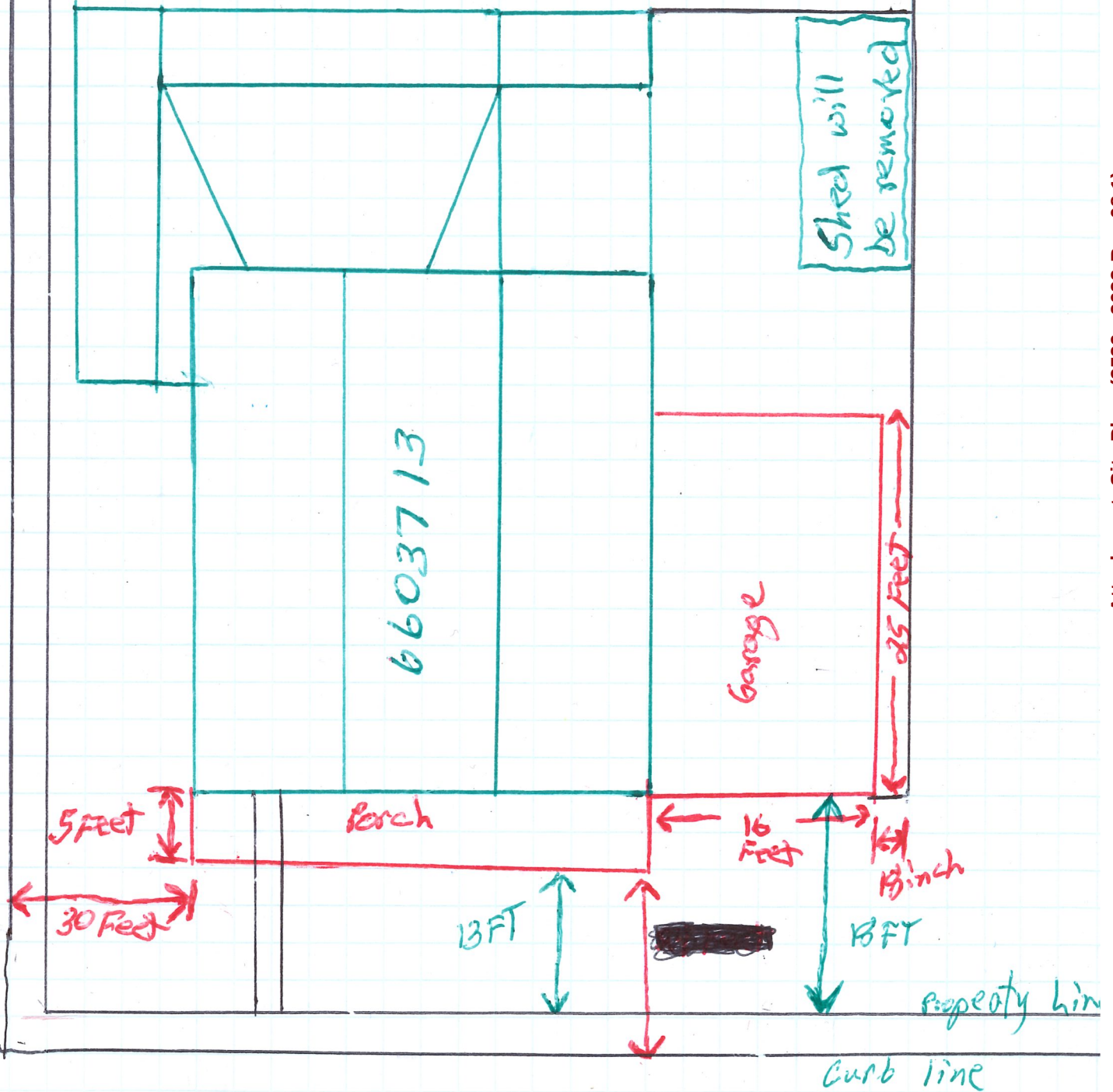
I would not be able to build a garage on my property without a variance.

DB 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.

DB 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.

DB 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.

S. Center Street



Oak Street

3-2-22

Greg & Loretta Stantenburgh
501 Oak Street Mount Vernon Oh 4302

Notice of Garage build at 501 oak St.
Do you think this should be aloud
to be built? By signing below you are
OK with this build.

Thank you
Greg Stantenburgh

Printed

NAME:

X BEN CONKLE

X

Address:

104 1/2 S CENTER ST.
MT. VERNON OH

X Greg Evans

X

Greg EVANS

500 Oak Street MT Vernon

X Cingel Ann

X

502 Oak St

mt.vernon oh 43050

X SCOTT SWICK

X

406 OAK ST

Mtverson Oh

X

X



Board of Zoning Appeals Meeting: 04/06/22 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

DEFEATED

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

BZA FILE (ID # 3544)

DOC ID: 3544

**2022-BZA-08.2 : 501 OAK ST - VARIANCE FOR REDUCED FRONT & SIDE
 SETBACKS FOR ATTACHED GARAGE**

Item Number	2022-BZA-08.2
Site Address	501 Oak ST
Parcel Number	66-03713.000
Zoning District	R-1
Presented By	Greg Stoutenburgh

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1 Single Family District)
 1154 NonConformities

Request: Mr. Stoutenburgh is requesting to add an attached garage to his single-family dwelling and is requesting a side setback of 18"; and front setback of 18'.

Additionally a variance for lot coverage may be needed.

COMMENTS - Current Meeting:

The discussion continued about the proposed attached garage. Code requires a 10' side and 30' front setback. The request seeks an 18' front setback and an 18" side setback.

Stoutenburgh explained there is a privacy fence on the east property line that he intends to remove back to the rear corner of the proposed garage. He wants a garage to park a vehicle in, as he does not have any covered automobile storage currently.

Percy asked Stoutenburgh if he is aware the driveway will have to be hard surfaced to which Stoutenburgh said yes he is aware of that.

Broeren addressed the needed curb cut. Stoutenburgh said he spoke with a someone working on the City's Oak ST reconstruction project and determined they may be able to put the curb cut in when that work is being done. There is a manhole located in line with where the driveway would be. There was discussion about curbing on Center Street and drainage in the area.

Carr asked about the signatures that were included in the application. Stoutenburgh said he talked to some of the neighbors about his proposal. Carr pointed out the signature from the person living at 104-1/2 is a tenant, not the property owner. Additionally, the owner of 503 Oak Street did not signed the petition. The property is not owner occupied.

Smith asked Stoutenburgh if he plans to park an automobile in the proposed garage, to which Stoutenburgh replied yes. Smith asked Stoutenburgh where he currently parks his cars. Stoutenburgh said on the street. Smith pointed out the proposed garage will allow for fewer cars to be parked on the street.

There were no communications submitted concerning the request through the Development Services Manager.

Carr added comments about the motion stating the height of the proposed garage is a good 5' or more elevation change from the garage door to the street. There are no plans or drawings of what the garage will look like. Carr described the 18" side setback as very disturbing to him. He addressed the lot coverage ratio, calculating 40% with the proposed garage.

Stoutenburgh asked if the coverage included the existing shed that he plans to remove. Carr said that would save 2%.

Percy suggested either amending the motion on the floor to add the coverage ratio overage or if the motion passes to follow that up with a motion to approve the coverage overage. He said he is concerned with the 18" side setback variance. He thinks it is awfully tight and he is not comfortable with it. He is not comfortable with anything less than 5'. Percy asked if 16' is required to which Stoutenburgh said yes.

Carr asked Blankenhorn if she heard from the owner of 503 Oak ST. She did not and the letter was not returned.

RESULT:	DENIED [2 TO 2]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	William Smith, Tonya Boucher
NAYS:	Michael Percy, Don Carr
EXCUSED:	Susie L. Simpson, Otho Eyster, Kate Aryanata



Board of Zoning Appeals Meeting: 04/06/22 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

ADOPTED

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

BZA FILE (ID # 3531)

DOC ID: 3531

2022-BZA-10 : 406 E VINE ST - VARIANCE TO ADD PORCH TO EXISTING GARAGE

Item Number	2022-BZA-10
Site Address	406 E Vine ST
Parcel Number	66-06020.000
Zoning District	R-1 Single Family District
Presented By	Mark Wiest

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1 Single Family District)
 1154 NonConformities

Request: Mr. Wiest is requesting to add an open porch to the side of his existing garage and requests a variance for the side setback of 3' 4".

COMMENTS - Current Meeting:

Mark Wiest (sworn in) explained he started building on to his garage without a permit. He wants to add a planting porch to the existing garage in his backyard. It is not an enclosed structure. The roofline will tie into the existing structure. It is approximately 3' 4" from the property line.

Carr clarified that the existing structure is nonconforming. Wiest said it sets 3' from the side property line and essentially on the rear property line.

Carr asked if the proper setback for the structure should be 5' from the side. That was confirmed.

John Denzer (sworn in) lives at 404 E Vine ST, next door to the Wiest's. He and his wife are supportive of the request and feel the Wiest's are only enhancing their property. He went on to describe how close the structures in the neighborhood are. He is in favor of the request.

Blankenhorn read an email from the Denzer's that was sent in prior to the meeting for the record: Mount Vernon Zoning Board - My wife, Debra, and I have resided at 404 E Vine Street for nearly 30 years. Mark and Laurie Wiest have been our next door neighbor for nearly 20 years. We wish to inform the Zoning Board that Debra and I have no issues or concerns with the extension the Wiest's plan for their garage. The location of the garage is beside the southeast corner of our property and does not impair or hinder our vision or negatively affect us in any

way. We are requesting the Zoning Board to reverse your decision and allow the Wiest family to continue with the construction of their garage addition. Sincerely, John and Debra Denzer
404 E Vine Street.

There was no other communication submitted concerning the request through the Development Services Manager.

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



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone <i>MARK E. WIESE 406 E. VINE ST. 740-627-8097</i>			
Agent's Name, Address and Phone 			
Site Information			
Site Address <i>406 E. VINE ST.</i>		Legal Description <i>EASTERN 45</i>	
Parcel Number <i>66-06020.000</i>	Deed Volume and Page Number 	Zoning District 	
Existing use of property <i>SINGLE FAMILY DWG</i>		Proposed use of property <i>SINGLE FAMILY DWG</i>	
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>BUILD AN OPEN PORCH @ NORTH SIDE OF GARAGE</i>			
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: <i>3-17-22</i>		By: <i>Mark E. Wiese</i>	
Status of Application			
Filing Date <i>3/18/2022</i>		Case Number <i>2022-BZA-10</i>	
		Hearing Date <i>April 6, 2022</i>	
Fee deposit <i>\$75.00</i>		Date Paid <i>3/18/2022</i>	Receipt Number <i>829 2022045</i>
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-10 Application & Narrative Statement (3531 : 2022-Bza-10)

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.

IN A CONTINUAL EFFORT TO BEAUTIFY OUR PROPERTY WE BEGAN CONSTRUCTION OF A PLANTING PORCH ON THE NORTH SIDE OF OUR EXISTING GARAGE. UNFORTUNATELY, WE FAILED TO Pull A PERMIT, FOR SOME REASON I DIDN'T BELIEVE IT NECESSARY. AS WE HAVE PERMITTED WORK IN MY IN THE PAST & CURRENTLY. THAT BEING SAID, WE NEED AN AREA TO STAGE OUR GARDENING OPERATION OUT OF THE WEATHER. THIS WILL BE AN OPEN STRUCTURE THAT FLOWS NICELY WITH THE EXISTING ARCHITECTURE & WILL BLEND IN SEAMLESSLY, IT WILL BE TOTALLY IN THE BACK YARD. THERE ARE ONLY 2-6x6 POST IN THE SETBACK, OUR NEIGHBORS ADJACENT ARE APPROVING OF THE PROJECT.

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

MY WIFE & I WORK AT MAKING OUR HOME BEAUTIFUL, WE ANTICIPATE CONTINUING THAT PROJECT @ 406 E. VINE ST INTO THE FUTURE. THIS PORCH WILL ALLOW US THE BENEFITS OF UTILIZING OUR TIME PRODUCTIVELY. IT WILL BE BUILT IN A HIGH QUALITY MANNER, WITH EXCELLENT WORKMANSHIP. THIS PROJECT IS ONE OF MANY WE HOPE TO COMPLETE IN THE COMING YEARS, OUR GARAGE IS NOT LARGE ENOUGH TO HOLD ALL OF OUR SUPPLIES LET ALONE A VEHICLE, THIS WILL HELP TO ELIMINATE CLUTTER AND KEEP OUR HOME-YARD ORGANIZED & CLEAN.

✓ 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.

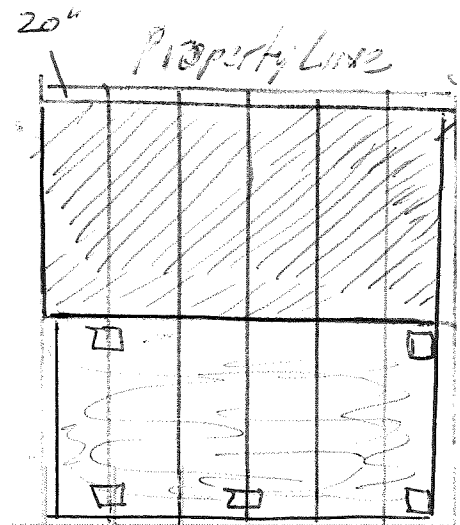
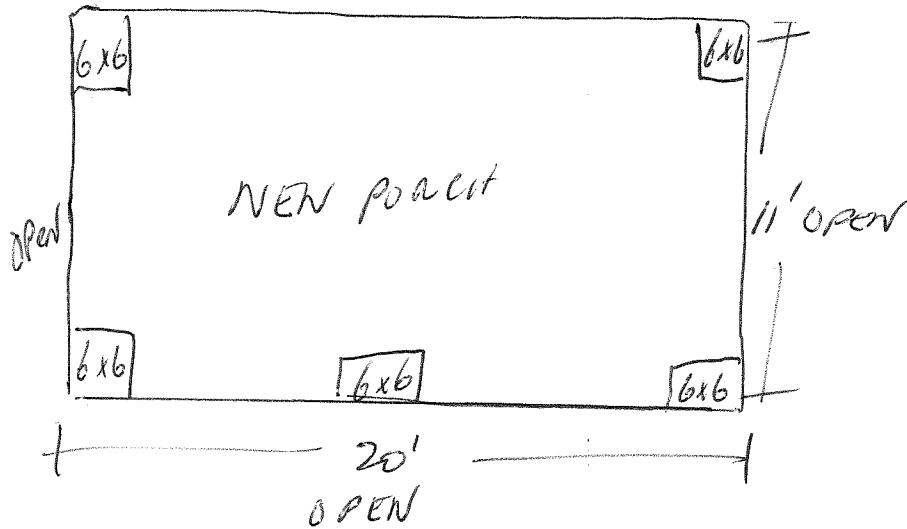
23 = NEW PLANTING PORCH 11' x 20'

1111 = EXISTING GARAGE 14.5' x 20.5'

* GARAGE IS 20" FROM REAR PROPERTY LINE

* GARAGE & PORCH ARE 3'4" FROM WEST SIDE PROPERTY LINE

* NEW PORCH IS OPEN ON 3 SIDES, BUTS UP TO NORTH OF GARAGE.



MARK WIESE
406 E. VINE ST.
MTV 43050
740-627-3097

25 Ft/B	A
1244 sqft	B
EFP	C
144 sqft	D
OMP	E
48 sqft	F
EFP	G
120 sqft	H
OMP	I
120 sqft	J
EFP	K
120 sqft	L
OMP	M
222 sqft	N
15 ft	O
14 sqft	P
01	Q

Grid Scale: 5ft

