



Board of Zoning Appeals

April 7, 2021

Board Meeting

Minutes

5:30 PM

ZOOM TELECONFERENCE

Join Zoom Meeting

Meeting ID: 811 0815 4808

Passcode: 519327

Online at <https://us02web.zoom.us/j/81108154808>

Dial by phone: +1-929-205-6099

If you want to provide input to the Board, you will need to be sworn in by stating the following:

My name is _____. My address is _____.

I affirm that my testimony is truthful, to the best of my knowledge and ability, so help me God or under penalty of perjury.

CALL TO ORDER

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

Others in (remote) attendance: Lacie Blankenhorn, City Development Services Manager; P. Rob. Broeren, City Law Director; Rick Dzik; Mike Hillier; Andrew Loudermilk; Michael Mast; Justin Robbins; William White

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Feb 17, 2021 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Susie L. Simpson, Member
SECONDER:	William Smith, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
EXCUSED:	Eyster

BZA FILES**- 2021-BZA-05 : 813 Howard ST- Variance for Fence Height/Location**

Justin T. Robbins (sworn in) - explained his request to build a 6' high fence in his back yard near the sidewalk along Liberty ST to create a safe place for his kids to play without interference from undesirables walking past. Mr. Percy asked about the setback requirements.

Lacie Blankenhorn, Development Services Manager, explained a fence is allowed to be located on the property line. The issue with this case is that the property is a corner lot and the Code reads fences located between the street right of way and the setback of the home are limited to 3' in height. The request is to allow the fence to be located on the property line and be 6' high between the back of the home and the garage, as indicated in the plans submitted with the Application for Zoning Permit.

Mr. Robbins concurred with Mrs. Blankenhorn's description of the proposed fence installation. He went on to explain his neighbor to the north at the corner of Gambier & Liberty has a 6' high fence along the sidewalk and around their backyard.

Mr. Carr said he wasn't sure why Mr. Robbins couldn't comply with the setback and just move the fence on Liberty Street even with the back edge of the house and go North from there.

Mr. Robbins said he doesn't feel that leaves enough space for his children to play.

Mr. Carr said in his history on the BZA, they have never allowed a fence to go to the sidewalk on a corner lot. He is more in favor of the fence running from the Northeast corner of the house. He thinks it would be more appealing visually to Mr. Robbins and his neighborhood.

There were no other questions from the Board.

Mike Hillier (sworn in) - provided a little history about the property to the north that Mr. Robbins mentioned, explaining that fence request came before the BZA back when Mr. Hillier was on the BZA. It was allowed for the same purpose; to allow for a bigger enclosed yard and also keep it high enough so people couldn't go over a 3' fence. The BZA at the time was concerned about the sight line of the alley so the fence was placed behind the tree as a compromise. Mr. Hillier visited Mr. Robbins property and thinks the request will fit in. Running the fence in line with the corner of the house reduces the size of the backyard for the kids. He feels approving this request will put the fence in line with the fence to the north and he is supportive of it.

Rick Dzik (sworn in) - explained, Lacie; Greg Bemiller, PMEO; and himself had a rather lengthy discussion about this particular property and fence request. Partly because none of the three felt the request should be an issue, but because of the Code's handling of corner lots and setbacks it couldn't be approved administratively, but thought it was a reasonable request for a variance. Mr. Dzik is supportive of granting a variance for fences on corner lots so long as it doesn't create sight line issues. He doesn't see a reason this request shouldn't be permitted.

There was no written or verbal communication submitted through the Development Services Office for this case.

Mr. Carr brought up a previously heard case that was denied on Park and Hamtramck. Mr. Percy said that was different because there was a house behind the subject property that faced the side street and the fence would obscure their view whereas there is an alley behind this property. Mr. Broeren interjected and said this discussion needed to have a motion before it should take place.

Mr. Percy called for a motion.

Mrs. Simpson made a motion to accept the request as presented.

Mr. Carr said he thinks a fence extending from a home to the sidewalk is more of an aesthetic and doesn't feel Mount Vernon should be allowing, nor should the neighbors be happy with fences that extend from houses down to the sidewalk. He referred to §1173.17 on a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right of way lines as required for the front yard in that district. Mr. Carr said he interprets this to say no fences should go to the sidewalk and since this is a corner lot, none should go to the side setback on Liberty.

Mr. Percy said the way he reads the application, the fence will be 4' from the sidewalk and asked if that was correct.

Mr. Robbins said 3'. Ms. Boucher confirmed it is 3'.

Mr. Carr said he doesn't think Mr. Robbins would be aesthetically hurt and the back yard would not be significantly shortened by meeting the Code and taking the fence back from the Northeast corner of the house.

Mr. Smith asked if it has been established that there would be any visual problems that would impede anyone's ability to see traffic coming or going at this location.

Mr. Dzik said there is easily plenty of sight for drivers to see oncoming traffic. He went on to say if Mr. Robbins did what Mr. Carr is asking there wouldn't be a need for Mr. Robbins to be here today requesting a variance.

Mrs. Blankenhorn estimated 310 square feet is the difference in yard size depending on the placement of the fence within Code or with the requested variance.

RESULT:	ACCEPTED [4 TO 1]
MOVER:	Susie L. Simpson, Member
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Smith, Boucher
NAYS:	Carr
EXCUSED:	Eyster

- 2021-BZA-06 : 307 Maplewood AVE - Conditional Use Permit for Residential in an NC - Neighborhood Commercial District

Andrew Loudermilk (sworn in) - explain the existing building needs extensive renovating and that he would like to change its use. It was used for commercial purposes, but due to lack of traffic in the area he feels it would best serve as residential.

Mr. Percy clarified Residential is a Conditional Use, permissible in this NC Neighborhood Commercial zoned property.

Mr. Broeren's opinion is that the Board must specify the type of residential permitted, specifically in compatibility with other structures in the neighborhood.

Mr. Percy asked what the other uses were surrounding this property.

Mrs. Blankenhorn display the County Auditor's website showing the area zoning. All other properties immediately surrounding are zoned R-1. The former Glass Garden Green house property is zoned GB. High Street has some R-2 zoned properties. The school is a P-1. Mrs. Blankenhorn noted in her experience reviewing Zoning Permit applications there are a large number of tenant occupied homes in the area; though the percentage is unknown.

Mr. Loudermilk reviewed with the Board the plans he submitted showing the proposed division of the property. There is sufficient space for parking. A proposed staircase to the second story of the southern portion of the building would provide an isolated entrance to just that unit. The area labeled Unit 1 is a 2-story with 600 square feet per floor. Unit 3 upstairs is a 1,200 square foot space. Unit 2 is a downstairs unit with approximately 1,680 square feet. These individual totals far exceed the minimums required for R-3 individual unit sizes.

Mike Hillier (sworn in) asked if the exterior would be improved. Mr. Hillier also asked about the warehouse that sets next to this property under the same ownership.

Mr. Percy asked Mr. Loudermilk if there were any planned changes to the exterior of the structure. Mr. Loudermilk said he is definitely planning to work on the exterior. The vinyl siding needs replaced. The vinyl siding is covering block on the southern section of the building. He intends to cover the block portion in stucco. Plans are in the works for the neighboring building, including new steel.

The Development Services Manager received an email that was read to the Board: From Valene Thayer I am writing to you in reference to the letter my brother and I received in the mail about the upcoming Board of Zoning Appeals meeting in regards to Case 2021-BZA-06 for parcel #66-01113.000. We will not be able to attend the Zoom teleconference scheduled for Wednesday April 7th 2021. As owners of the property across the street at 307 Elm Street, my brother and I, do not think that it would be a good idea for the surrounding properties if a Conditional Use Permit for multifamily residence were allowed at 307 Maplewood Avenue

parcel #66-01113.000. If you allow such a permit in our neighborhood then there could be a potential problem with the property values decreasing due to constant changing of people moving in and out. The permit for multifamily residence does not conform to our neighborhood. Our neighborhood is made up of mostly single family residence. If my brother and I have a vote in this matter we vote no. Thank you for your time. Sincerely, Michael Brooks & Valene Thayer

Michael Brooks was in attendance. He was sworn in. He stated he agrees with what his sister wrote. If multi family residences are allowed in that area of town he looks for them to continue to grow, perhaps and it will decrease the value. It is a nice neighborhood and its all single family dwellings. There are some rentals, like Mrs. Blankenhorn did state. There are a lot of rentals down there, but they're only one person, or one family dwelling. It's not multiples and unfortunately with a lot of that stuff riff-raff comes in. And that's something he doesn't want.

Mr. Hillier agrees with Mr. Brooks. When you look at tri-plexes especially that's a lot of coming and going of a lot of different people generally. He's not sure that is good for that neighborhood. It would be a nice way to clean up this building, but he's not sure this is the best use.

Mr. Broeren asked for clarification on whether the pole barn that was mentioned earlier is on the same piece of property as the building being discussed with the current request. Mrs. Blankenhorn said it is not. There are 6 parcels on the block. The warehouse sets on 3. There is a vacant parcel in between and the property requesting a Conditional Use Permit sets on 2 parcels.

Mr. Carr voiced his confusion about zoning. He thought the NC zoning extended to Ridgewood. That was not correct. Mrs. Blankenhorn displayed the zoning map to clarify.

Mr. Carr asked Mr. Broeren about the County Auditor's designation of the structures on the property as a warehouse. Is there anything the State would require of the City to convert the warehouse into living space? Mr. Broeren did not have any information about that. Mr. Broeren went on to point out on the zoning map that the property up for discussion is zoned NC and is surrounded by R-1 zoned properties.

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

- 2021-BZA-06 : 307 Maplewood AVE - Conditional Use Permit for Residential in an NC - Neighborhood Commercial District
- Deny Request

Mr. Carr made a motion to deny the Conditional Use Permit for Residential in Neighborhood Commercial District at 307 Maplewood AVE. Mrs. Simpson seconded the motion.

Mr. Percy said he thinks a Conditional Use for Residential should be granted. He is not sure that R-3 is the appropriate classification. He is more inclined to offer R-1. If the motion passes as presented, the applicant cannot come back for a year to change to R-1.

Mr. Carr offered another option, that the applicant could go to Municipal Planning and get the property changed to an R-1 or R-2 so it can be used for residential.

Mr. Percy explained residential is a Conditional Use in NC. That is within the BZA's authority to give an R-1.

Mr. Carr insisted his point is the BZA wouldn't be voting on this if it was zoned for what he wanted to use it for.

Mr. Percy explained that's why the BZA exists; to grant Conditional Uses. The Code is written to allow them.

Mr. Carr said there are objections from the neighbor and he prefers the neighborhood stay in an R-1 flavor. He suggests even if the vote goes against the applicant, he has the option to go to Municipal Planning to have the property rezoned.

Mr. Percy was concerned that the applicant may have to wait a year to do that. Mr. Broeren believes the one year lockout is only for BZA, albeit the MPC process is longer and more arduous.

Mr. Percy said the BZA could give Conditional Use approval for R-1 so that improvements could be started, otherwise it will be months before initial improvements could be made to the property.

Mr. Percy does not think the motion on the table is the right motion.

Mr. Smith asked if the motion passes, could the Board go on to designate the property as R-1. Mr. Broeren explained if the motion is defeated, a subsequent motion could be made to allow the property to be used as R-1.

Mrs. Simpson asked if she could withdraw her second. She thought the motion was to deny apartments. Mr. Broeren said a vote is needed, but seconding a motion does not require you to vote for the motion.

Mr. Carr questioned why the Board is discussion R-1 when the applicant wants to R-3 multi family residential.

Mr. Percy said as Mr. Broeren stated, the Board has the ability to determine how many units are allowed. A granted Conditional Use can specify the number of acceptable units. If the applicant wants to change from R-1 he can go to Municipal Planning.

Mr. Carr clarified a new motion could cover the BZA's interest in limiting the residential quality of the property. Mr. Broeren confirmed it could.

Roll Call Vote to Deny the Application: Ms. Boucher: No; Mr. Carr: Yes; Mr. Percy: No; Mr. Simpson: No; Mr. Smith: Yes. 3-2 rejects the motion to deny the request as presented.

RESULT:	DEFEATED [2 TO 3]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	Susie L. Simpson, Member
AYES:	Carr, Smith
NAYS:	Percy, Simpson, Boucher
EXCUSED:	Eyster

- Approve a Conditional Use Permit for R-1 Single Family Residential

Mr. Smith made a motion to grant an R-1 Conditional Use Permit. Mr. Carr Seconded the motion.

Mr. Carr asked if the applicant is interested in converting the structure into a single family residence.

Mr. Loudermilk said the property is unfortunately too big to convert into a single family residence. There is entirely too much square footage, which is why he suggested 3 units instead of one. The square footage is over 3,000. It would not match the neighboring houses that average 1-2,000 square feet.

Mr. Percy told the applicant the application could be withdrawn.

Mr. Loudermilk asked to clarify the Municipal Planning Commission process.

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

- 2021-BZA-07 : 7 Dogwood Terrace - Variance for Front Yard Setback

William White (sworn in) explained his request to put a 10' x 16' yard barn along his driveway at the front of his home. He has a fenced in backyard and at the side of the house there is a large hill. He requests to keep the yard barn at the driveway. There is approximately 12' from the edge of pavement to the actual property line. The Code requires the structure to be 30' from the property line. That is approximately 8' in front of his home. He is requesting an additional 10 feet.

Mr. Percy referenced Code §1160.02(a)(3) minimum front yard setback is 30' from the property line. The request is for a setback of approximately 20'.

There were a couple phone calls to the Development Services Office concerning the hearing. The neighbor to the East was explained the request and didn't voice any objections. The second call was from an adjoining

property owner to the North. He said it didn't make any difference to him because he would never see it, as he lives on a different street.

Mr. Percy asked if there was anything in the Code about accessory structures in the front yard. Mrs. Blankenhorn has not found anything, only reference to the required front setback of a structure. The property is zoned R-1.

Don Carr made a motion to deny the variance request. Mr. Smith seconded the motion.

Mr. Carr thinks putting a shed in the front yard is not doing a justice to the neighborhood or community in general. Mr. Carr agreed with Lacie that there is no reference to accessory structures in front yards in the Code. He suggests that be addressed as an improvement to the Code.

Mr. White added the yard barn he looked at will match his house, color wise. It is Amish built.

Mr. Percy clarified a Yes vote denies the request. The vote result was 3-2 denying the request.

RESULT:	DENIED [3 TO 2]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Carr, Smith
NAYS:	Simpson, Boucher
EXCUSED:	Eyster

- Deny Request

RESULT:	ADOPTED [3 TO 2]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Carr, Smith
NAYS:	Simpson, Boucher
EXCUSED:	Eyster

ADJOURN



Board of Zoning Appeals Meeting: 04/07/21 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 # 2307)

DOC ID: 2307

2021-BZA-05 : 813 HOWARD ST- VARIANCE FOR FENCE HEIGHT/LOCATION

Item Number	2021-BZA-05
Site Address	813 Howard ST
Parcel Number	66-02025.000
Zoning District	R-1 Single Family District
Presented By	Justin Robbins

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1178 Fences and Hedges

Request: Install 30' long section of 6' high privacy fence along the east property line running parallel with Liberty Street, between the rear of the home and the south side of the detached garage.

COMMENTS - Current Meeting:

Justin T. Robbins (sworn in) - explained his request to build a 6' high fence in his back yard near the sidewalk along Liberty ST to create a safe place for his kids to play without interference from undesirables walking past.

Mr. Percy asked about the setback requirements.

Lacie Blankenhorn, Development Services Manager, explained a fence is allowed to be located on the property line. The issue with this case is that the property is a corner lot and the Code reads fences located between the street right of way and the setback of the home are limited to 3' in height. The request is to allow the fence to be located on the property line and be 6' high between the back of the home and the garage, as indicated in the plans submitted with the Application for Zoning Permit.

Mr. Robbins concurred with Mrs. Blankenhorn's description of the proposed fence installation. He went on to explain his neighbor to the north at the corner of Gambier & Liberty has a 6' high fence along the sidewalk and around their backyard.

Mr. Carr said he wasn't sure why Mr. Robbins couldn't comply with the setback and just move the fence on Liberty Street even with the back edge of the house and go North from there.

Mr. Robbins said he doesn't feel that leaves enough space for his children to play.

Mr. Carr said in his history on the BZA, they have never allowed a fence to go to the sidewalk on a corner lot. He is more in favor of the fence running from the Northeast corner of the house.

He thinks it would be more appealing visually to Mr. Robbins and his neighborhood.

There were no other questions from the Board.

Mike Hillier (sworn in) - provided a little history about the property to the north that Mr. Robbins mentioned, explaining that fence request came before the BZA back when Mr. Hillier was on the BZA. It was allowed for the same purpose; to allow for a bigger enclosed yard and also keep it high enough so people couldn't go over a 3' fence. The BZA at the time was concerned about the sight line of the alley so the fence was placed behind the tree as a compromise. Mr. Hillier visited Mr. Robbins property and thinks the request will fit in. Running the fence in line with the corner of the house reduces the size of the backyard for the kids. He feels approving this request will put the fence in line with the fence to the north and he is supportive of it.

Rick Dzik (sworn in) - explained, Lacie; Greg Bemiller, PMEO; and himself had a rather lengthy discussion about this particular property and fence request. Partly because none of the three felt the request should be an issue, but because of the Code's handling of corner lots and setbacks it couldn't be approved administratively, but thought it was a reasonable request for a variance. Mr. Dzik is supportive of granting a variance for fences on corner lots so long as it doesn't create sight line issues. He doesn't see a reason this request shouldn't be permitted.

There was no written or verbal communication submitted through the Development Services Office for this case.

Mr. Carr brought up a previously heard case that was denied on Park and Hamtramck. Mr. Percy said that was different because there was a house behind the subject property that faced the side street and the fence would obscure their view whereas there is an alley behind this property. Mr. Broeren interjected and said this discussion needed to have a motion before it should take place.

Mr. Percy called for a motion.

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Mr. Carr said he thinks a fence extending from a home to the sidewalk is more of an aesthetic and doesn't feel Mount Vernon should be allowing, nor should the neighbors be happy with fences that extend from houses down to the sidewalk. He referred to §1173.17 on a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right of way lines as required for the front yard in that district. Mr. Carr said he interprets this to say no fences should go to the sidewalk and since this is a corner lot, none should go to the side setback on Liberty.

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Mr. Robbins said 3'. Ms. Boucher confirmed it is 3'.

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Mr. Smith asked if it has been established that there would be any visual problems that would impede anyone's ability to see traffic coming or going at this location.

Mr. Dzik said there is easily plenty of sight for drivers to see oncoming traffic. He went on to say if Mr. Robbins did what Mr. Carr is asking there wouldn't be a need for Mr. Robbins to be here today requesting a variance.

Mrs. Blankenhorn estimated 310 square feet is the difference in yard size depending on the placement of the fence within Code or with the requested variance.

RESULT:	ACCEPTED [4 TO 1]
MOVER:	Susie L. Simpson, Member
SECONDER:	Tonya Boucher, Member
AYES:	Michael Percy, Susie L. Simpson, William Smith, Tonya Boucher
NAYS:	Don Carr
EXCUSED:	Otho Eyster



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information				
Owner's Name, Address and Phone				
Justin T. Robbins 813 Howard St. Mt. Vernon, OH 43050				
Agent's Name, Address and Phone				
Site Information				
Site Address		Legal Description		
813 Howard St. Mt. Vernon		Sherwood 5		
Parcel Number	Deed Volume and Page Number	Zoning District		
66-02025.000	1663/601	R-1		
Existing use of property		Proposed use of property		
Single family dwelling		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 am requesting a variance to 1178.02, specifically the line stating that the fence shall not exceed 36" in height between the street right away line and the building setback lines. I have attached my narrative statement supporting my 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: 3/9/2021		By: Justin Robbins		
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: Request for hearing (2307 : 2021-Bza-05)

Dear members of the zoning board of appeals:

I am writing to seek a fence variance for my single-family home located at 813 Howard Street, Mt. Vernon Ohio. Current zoning rules state that a property fence should not exceed 36" on the street side of my property. I respectfully request a variance allowing the installation of a 6' fence along only a portion of my property on the street side. I have spoke with my neighbors and can supply supporting signatures from them if needed. I have addressed the 7 standards below establishing how I feel the variance would conform to the standards as written.

- 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. – The 30' of fence that I would like to install between the street right away line and the building set-back line will in no way be injurious to the area or detrimental to the public welfare. However, not having this fence can indeed be detrimental to the welfare of my children. Because this is a very active sidewalk that leads to Phillip's park, if the fence were only 36" tall, anyone pedestrian could call my children over to the fence line and easily pick them up over it. I also recently came out of my garage to find myself confronted by an aggressive Pitbull. Any dog with decent muscle tone can easily scale a 36" tall structure. My main goal for installing this fence is to keep my young children safe.*
- 2) *The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district. The only use will be safe yard play.*
- 3) *There must exist special circumstances or conditions, fully described in the findings, 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. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land. – Since installing a 36" fence would defeat the purpose of keeping my children safe, the only other option I have is to move the fence to the West by approximately 4'. That would be a loss of about 120 square feet of yard space making an already small back yard (even for a corner lot) a mere playpen where I could not even put the small swing set I intend to get for my children.*
- 4) *There must be proof of hardship created by the strict application of this Zoning Ordinance. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases without knowledge of the restrictions; it must result from the application of this Zoning Ordinance; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered. – The main hardship here is that being a single father working a full-time day job, I*

find it very hard to find the time to take my children to a park to play. Also, it is an unfortunate truth that due to the rise in drug use and abductions for child trafficking, our parks are not a safe alternative anymore. Although I can't guarantee their safety in my backyard, a privacy fence surrounding their play area with outsiders unable to see or reach them would help tremendously.

- 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. – I am not asking that the fence go the length of the street side of my property, but only a small portion so that my family can utilize our backyard. A variance of approximately 30' is all that I am requesting.*
- 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. In no way will this small portion of fence impair the supply of light or air to my neighbors. Because the fence will not be near the intersection at all, there is no risk of public safety or congestion nor will there be an increase of fire. The part of town that I live in is not the nicest area of Mt. Vernon and I feel that a nice contractor built and installed fence will only beautify the area causing no decrease in adjacent property values.*
- 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. This variance will only benefit my family and does not grant me any special privilege denied to other lands, structures, or buildings in the same district.*

I hope that you all will agree that my request is justified and will bring an enhancement to not only my property, but to my neighbors around me as well. Should you have any questions or require any additional information, please do not hesitate to contact me at 740-263-1301. Thank you for your consideration of my request.

Kind regards,

Justin Robbins

Permit No. _____



City of Mount Vernon, Ohio

Application for Zoning Permit

Application

Owner's Name, Address and Phone and e-mail

Justin Robbins 813 Howard St. MT. Vernon 740-263-1301 mdrobbi67@gmail.com

Contractor's Name, Address and Phone and e-mail

Gene Benson-KVB Excavating 943 E. High St. MT. Vernon 419-961-5829

Applicant's Name, Address and Phone and e-mail

Same as owner

Site Information

Site Address

813 Howard St. MT. Vernon, OH

Side Street (if corner lot)

Liberty St.

Legal Description

Sherwood 5

Parcel Number

66-02025.000

Deed Volume and Page Number

Zoning District (circle one)

RR R-1 R-2 R-3 PND NC CB GB O/I M-1 M-1A P-1 R-MH

Flood Zone

☐ Floodway ☐ AE Zone ☐ A Zone ☐ X Zone

Historic District

Status of Historic Review Commission's Action

☐ Yes ☐ No☐ Approved ☐ Denied

Case Number:

Project Information

Description of Proposed Work

Privacy fence around back yard

(attach site plan and/or drawings)

Existing use of property

Personal Home

Proposed use of property

Personal Home

Parking spaces/loading berths

2 back / 2 front

Structure height

6'

Dwelling units

1

State Approval:

Date

Approval Number

(commercial only)

☐ Full approval
☐ Partial approval
☐ Not required

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. This permit shall expire and may be revoked if work has not begun within six months or substantially completed within one year.

Date: 2-23-2021

By:

Justin Robbins

Status of Application

Date

By

Reason(s)

☐ Application rejected
☐ Referred to Board of Appeals: Status of Board's Action: ☐ Approved ☐ Denied Case Number:

Code Review _____ Date: _____

Site Review _____ Date: _____

☐ Application approved

Comments

By:

Date:

Fee Calculation

Estimated Cost

Base Fee

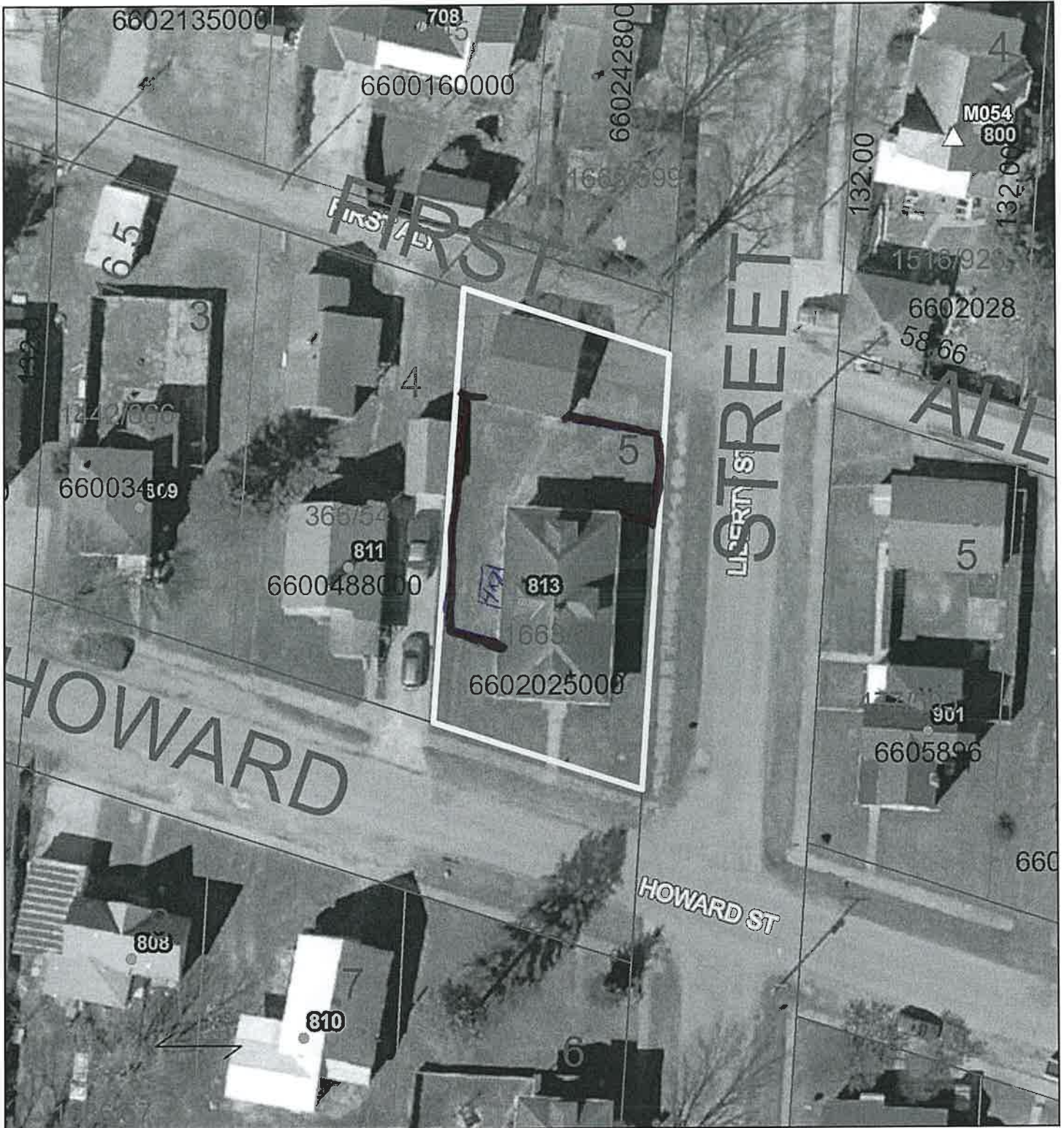
Park Development Fee

Total Fee

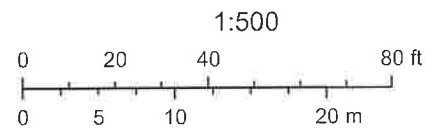
Date Paid/Permit Issued:

Cash Check#

Updated 4-30-2019



April 16, 2020



Knox County, OH; Bruce Harris & Associates

Attachment: APP - ZNG - Howard ST, 813 - Fence (2307 : 2021-Bza-05)



ESTIMATE

KVB Excavating Solutions LLC
943 East High Street
Mount Vernon, OH 43050
United States

Mobile: 419-961-5829

BILL TO
Melanie Robbins
813 Howard St
Mount Vernon, Ohio 43050
United States

7405040835
mdrobbi67@gmail.com

Estimate Number: 226
Estimate Date: February 17, 2021
Expires On: March 17, 2021
Grand Total (USD): \$6,100.00

Services

Amount

Estimate is for removal of concrete steps, and installation of landing and steps, and fencing.
Remove and dispose of steps - \$75

\$6,100.00

Will install a 4' x 7' treated wood landing, with railing. (Materials \$750, Equipment/Labor \$850)

Fence: 152' linear feet of 6' treated lumber privacy fence, with 2 - 4' wide entrance gates. (Materials \$2300, Equipment/Labor \$2,200)

Total: \$6,100.00

Grand Total (USD) : \$6,100.00

Notes / Terms

Down payment of \$2,500 is needed prior to start of project.

We charge a 2.9% fee for credit card payments (with 3.4% fee for American Express), and no charge for online bank payments.

Full Payment is Due on DAY OF Project Completion.

Estimate is subject to change due to unexpected overages. However, all changes will be discussed and approved with customer before proceeding.

To accept this quotation please email acceptance of estimate to kvbexcavating@gmail.com

Thank you for your business

Attachment: APP - ZNG - Howard ST, 813 - Fence (2307 : 2021-Bza-05)



Board of Zoning Appeals Meeting: 04/07/21 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 # 2308)

DOC ID: 2308

**2021-BZA-06 : 307 MAPLEWOOD AVE - CONDITIONAL USE PERMIT FOR
 RESIDENTIAL IN AN NC - NEIGHBORHOOD COMMERCIAL DISTRICT**

Item Number	2021-BZA-06
Site Address	307 Maplewood AVE
Parcel Number	66-01113.000
Zoning District	NC – Neighborhood Commercial District
Presented By	Andrew Loudermilk

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1164.01(b) NC Neighborhood Commercial District Conditional Uses
 1162.02(d)(2) R-3 Multiple Family District Development Standards Minimum
 Floor Area

Request: Convert existing structure to 3 dwelling units

COMMENTS - Current Meeting:

Andrew Loudermilk (sworn in) - explain the existing building needs extensive renovating and that he would like to change its use. It was used for commercial purposes, but due to lack of traffic in the area he feels it would best serve as residential.

Mr. Percy clarified Residential is a Conditional Use, permissible in this NC Neighborhood Commercial zoned property.

Mr. Broeren's opinion is that the Board must specify the type of residential permitted, specifically in compatibility with other structures in the neighborhood.

Mr. Percy asked what the other uses were surrounding this property.

Mrs. Blankenhorn display the County Auditor's website showing the area zoning. All other properties immediately surrounding are zoned R-1. The former Glass Garden Green house property is zoned GB. High Street has some R-2 zoned properties. The school is a P-1. Mrs. Blankenhorn noted in her experience reviewing Zoning Permit applications there are a large number of tenant occupied homes in the area; though the percentage is unknown.

Mr. Loudermilk reviewed with the Board the plans he submitted showing the proposed division of the property. There is sufficient space for parking. A proposed staircase to the second story of the southern portion of the building would provide an isolated entrance to just that unit. The area labeled Unit 1 is a 2-story with 600 square feet per floor. Unit 3 upstairs is a 1,200 square foot space. Unit 2 is a downstairs unit with approximately 1,680 square feet. These

individual totals far exceed the minimums required for R-3 individual unit sizes.

Mike Hillier (sworn in) asked if the exterior would be improved. Mr. Hillier also asked about the warehouse that sets next to this property under the same ownership.

Mr. Percy asked Mr. Loudermilk if there were any planned changes to the exterior of the structure. Mr. Loudermilk said he is definitely planning to work on the exterior. The vinyl siding needs replaced. The vinyl siding is covering block on the southern section of the building. He intends to cover the block portion in stucco. Plans are in the works for the neighboring building, including new steel.

The Development Services Manager received an email that was read to the Board: From Valene Thayer I am writing to you in reference to the letter my brother and I received in the mail about the upcoming Board of Zoning Appeals meeting in regards to Case 2021-BZA-06 for parcel #66-01113.000. We will not be able to attend the Zoom teleconference scheduled for Wednesday April 7th 2021. As owners of the property across the street at 307 Elm Street, my brother and I, do not think that it would be a good idea for the surrounding properties if a Conditional Use Permit for multifamily residence were allowed at 307 Maplewood Avenue parcel #66-01113.000. If you allow such a permit in our neighborhood then there could be a potential problem with the property values decreasing due to constant changing of people moving in and out. The permit for multifamily residence does not conform to our neighborhood. Our neighborhood is made up of mostly single family residence. If my brother and I have a vote in this matter we vote no. Thank you for your time. Sincerely, Michael Brooks & Valene Thayer

Michael Brooks was in attendance. He was sworn in. He stated he agrees with what his sister wrote. If multi family residences are allowed in that area of town he looks for them to continue to grow, perhaps and it will decrease the value. It is a nice neighborhood and its all single family dwellings. There are some rentals, like Mrs. Blankenhorn did state. There are a lot of rentals down there, but they're only one person, or one family dwelling. It's not multiples and unfortunately with a lot of that stuff riff-raff comes in. And that's something he doesn't want.

Mr. Hillier agrees with Mr. Brooks. When you look at tri-plexes especially that's a lot of coming and going of a lot of different people generally. He's not sure that is good for that neighborhood. It would be a nice way to clean up this building, but he's not sure this is the best use.

Mr. Broeren asked for clarification on whether the pole barn that was mentioned earlier is on the same piece of property as the building being discussed with the current request. Mrs. Blankenhorn said it is not. There are 6 parcels on the block. The warehouse sets on 3. There is a vacant parcel in between and the property requesting a Conditional Use Permit sets on 2 parcels.

Mr. Carr voiced his confusion about zoning. He thought the NC zoning extended to Ridgewood. That was not correct. Mrs. Blankenhorn displayed the zoning map to clarify.

Mr. Carr asked Mr. Broeren about the County Auditor's designation of the structures on the property as a warehouse. Is there anything the State would require of the City to convert the warehouse into living space? Mr. Broeren did not have any information about that. Mr.

Broeren went on to point out on the zoning map that the property up for discussion is zoned NC and is surrounded by R-1 zoned properties.

RESULT: **ACCEPTED AS MODIFIED [UNANIMOUS]**

MOVER: William Smith, Member

SECONDER: Don Carr, Vice-Chairman

AYES: Percy, Simpson, Carr, Smith, Boucher

EXCUSED: Otho Eyster



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone ANDREW LOODERMILK, 305 S. JACKSON ST. 43050 (740) 504-3321			
Agent's Name, Address and Phone			
Email address: STEWARTJ616@GMAIL.COM			
Site Information			
Site Address 307 MAPLEWOOD AVENUE, 43050		Legal Description 480- COMMERCIAL WAREHOUSES / RIVERSIDE 65	
Parcel Number 66-0113.000	Deed Volume and Page Number VOL. 1563 PAGE 599-602	Zoning District NC	
Existing use of property 25% SINGLE FAMILY 75% VACANT		Proposed use of property 3-UNIT MULTI-FAMILY TRIPLEX	
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: THE SOUTHMOST PORTION (MEASURING APPROX 46' x 40') IS CURRENTLY VACANT AND IN DISREPAIR. REMODELING IS NEEDED. I WOULD LIKE TO CREATE AN ADDITIONAL UPSTAIRS UNIT (1200 SQ FT) AND AN ADDITIONAL DOWNSTAIRS UNIT (1500 SQ FT) TO MAKE A TOTAL OF 3 RESIDENTIAL UNITS WITHIN THE BUILDING.			
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: 2-20-21		By: <i>Andrew Loodermilk</i>	

Attachment: Application - Maplewood AVE, 307 - Conditional Use (2308 - 2021-Bza-06)

Status of Application			
Filing Date	Case Number 2021-BZA-06 2021130		
	Hearing Date		
	Fee deposit \$75.00	Date Paid	Receipt Number 003300
Status of Board's Action			
☐ Approved ☐ Denied			

SUMMARY STATEMENT

3-25-21

1155.23

- (F) PLEASE REFER TO EXTERIOR BUILDING PHOTOS AND PAGE 1 OF PLOT DRAWINGS. MOST OF THE LOT (EXCEPT FOR THE BACK, ALLEY SIDE) IS CURRENTLY GRAVEL ALREADY FROM WHEN IT WAS PREVIOUSLY AN ELECTRIC SUPPLY STORE. WITH A SMALL AMOUNT OF BARRIERS AND FENCING, PARKING WOULD BE OBVIOUS AND EASY TO ACCESS. LANDSCAPING IS INTENDED TO BE MINIMAL. THE FRONT SHOULD FIT BETWEEN 4 AND 6 CARS COMFORTABLY, COUPLE THAT WITH 1 CAR ON THE WEST (ELM ST. SIDE) AND THE NORTH (ALLEY SIDE) WHICH SHOULD FIT 3 TO 4 CARS. THIS WOULD BRING A TOTAL OUTDOOR PARKING SPACING OF BETWEEN 8 AND 11.
- (G) THIS AREA OF TOWN IS QUITE POPULATED WITH LOTS THAT ARE USED FOR RESIDENCES. I BELIEVE THAT THIS BUILDING IS BIG ENOUGH, AND BUILT WELL ENOUGH TO HOUSE 3 UNITS COMPATIBLY WITH THE SURROUNDING PROPERTIES. THIS BUILDING WILL NEED FAIRLY EXTENSIVE RENOVATION, SO ANY UNPLEASANTNESS IN THE AREA WOULD LIKELY COME ONLY FROM THAT PROCESS. I EXPECT THE RENOVATION TO LAST BETWEEN 1 AND 3 YEARS WITH THE MAJORITY OF THE WORK BEING DONE TO THE INTERIOR.
- (CONTINUED, SEE PAGE 2)

SUMMARY STATEMENT

3-25-21

1155.23

- (G) I AM CURRENTLY PLANNING TO FINISH THE EXTERIOR OF THE SOUTH PART (UNIT 2 & 3) IN STUCCO. THIS WILL BE THE MAJORITY OF THE WORK BEING DONE OUTSIDE, ALONG WITH ADDING UTILITIES.

Data For Parcel 66-01113.000

[Print](#) [Email](#) [Property Card](#) [Comparable](#)
[Base](#) [Land](#) [Valuation](#) [Sales](#) [Sketch](#) [Tax](#) [Improvements](#) [Additions](#) [Residential](#) [Agricultural](#) [Commercial](#) [Comments](#)

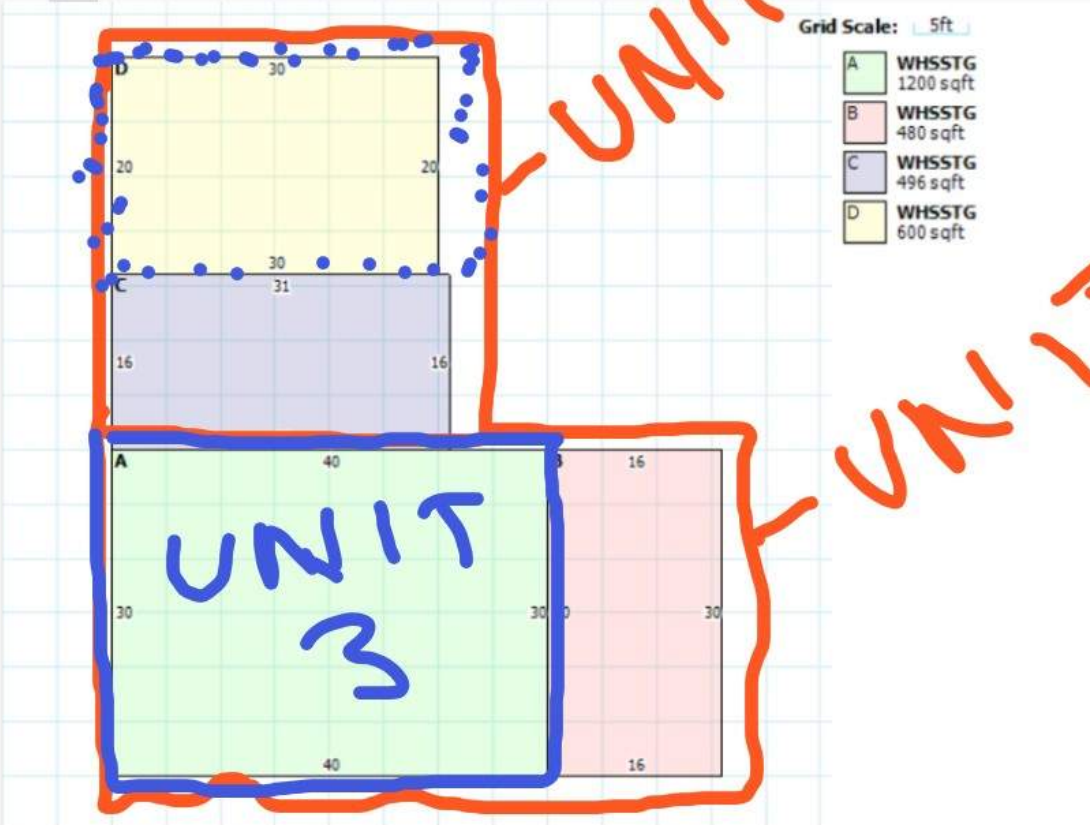
Sketch Data

Parcel: 66-01113.000
 Owner: 7X MANAGEMENT LLC
 Address: 307 MAPLEWOOD AVE MOUNT VERNON OH 43050



Sketch

Card: 1



Sketch Labels

● GROUND LEVEL

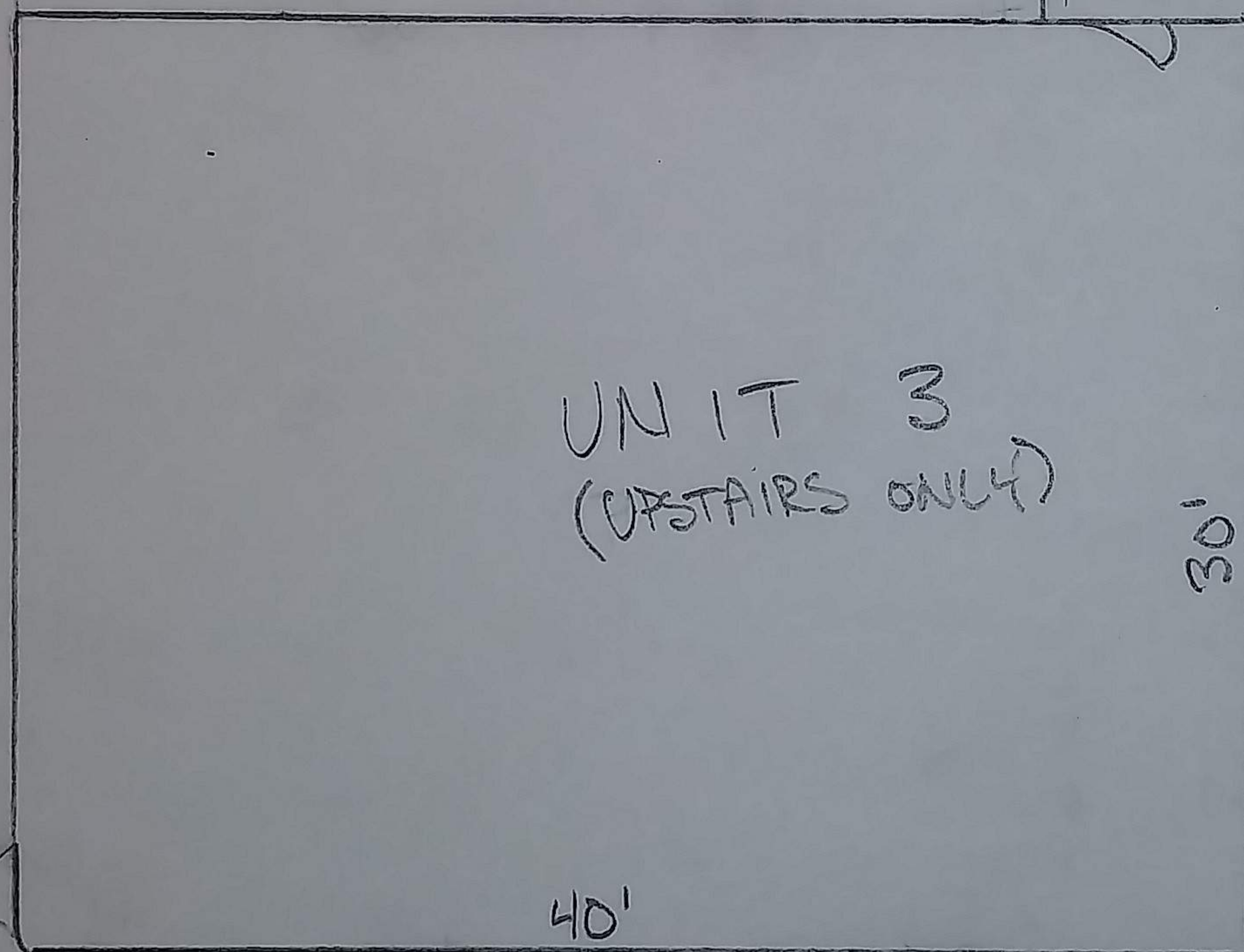
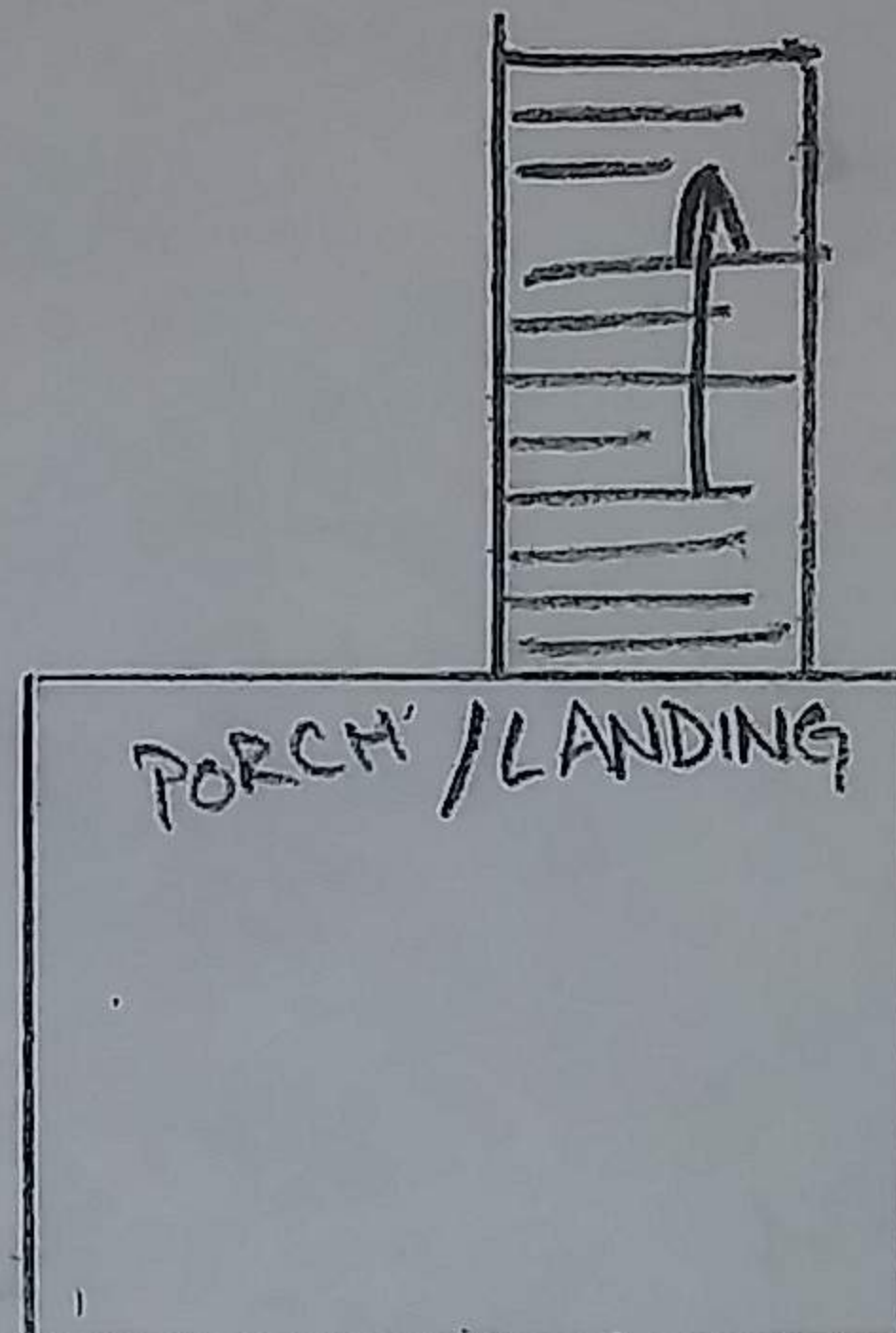
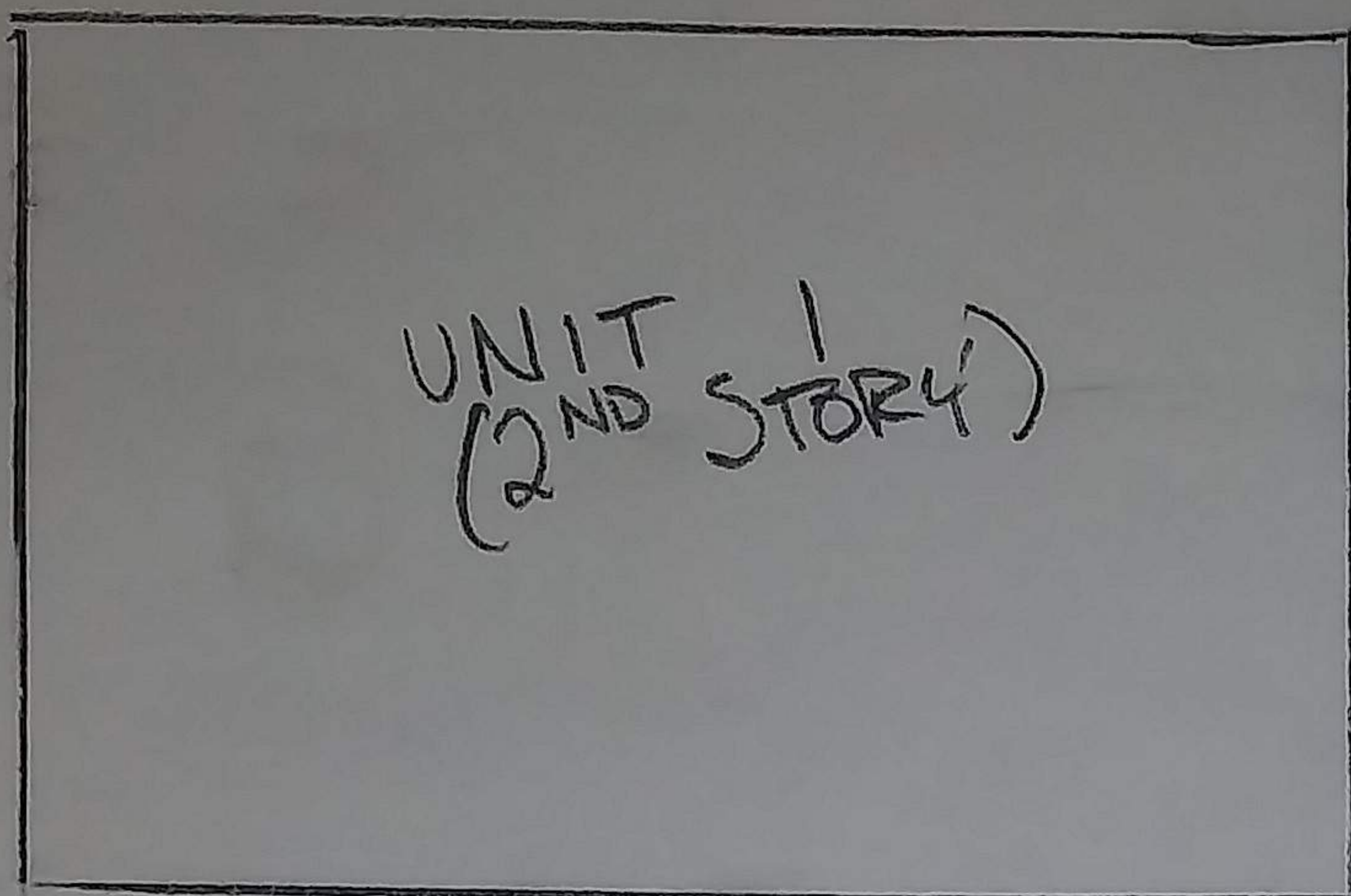
● 2ND STORY

UNIT 1 = 1200 FT²

UNIT 2 = 1680 FT²

UNIT 3 = 1200 FT²

* SEC. A & D ARE 2ND STORY



UNIT 1 SQ. FT. = 1200
UNIT 2 SQ. FT. = 1680
UNIT 3 SQ. FT. = 1200

PARCEL # 66-01113.000	DATE 3-23-21
FLOOR : 2 ND STORY	SCALE : $\frac{1}{8}'' = 1'$
	PG 3 OF 3

ALLEY

APPROX. 126'

SOUTH ELM STREET

PARKING

UNIT → GARAGE
PARKING

STORAGE
REFUSE (GROUND LEVEL)
PARKING
GRAVEL

PORCH (2ND STORY)

PARKING (GRAVEL)

PARCEL # 66-1115.000

PARKING

PARKING

PARKING

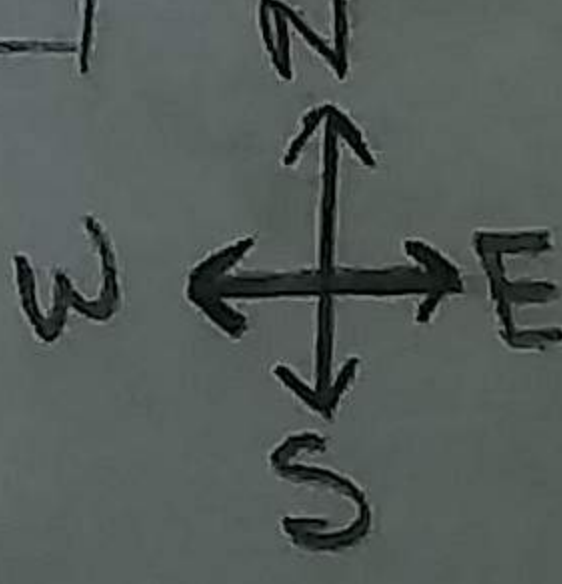
PARKING

PARKING

MAPLEWOOD AVENUE

APPROX. 66'

----- NOT YET EXISTING STRUCTURE
————— EXISTING



PARCEL # 66-01113.000	DATE: 3-23-21
FLOOR: PLOT PLAN	NOT TO SCALE
	PG 1 OF 3













Board of Zoning Appeals Meeting: 04/07/21 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 # 2309)

DOC ID: 2309

2021-BZA-07 : 7 DOGWOOD TERRACE - VARIANCE FOR FRONT YARD SETBACK

Item Number	2021-BZA-07
Site Address	7 Dogwood Terrace
Parcel Number	66-04084.000
Zoning District	R-1 Single Family District
Presented By	William White

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02(a)(3) Development Standards in an R-1 Single Family District

Request: Place 10' x 16' yard barn in front of the house along the driveway.

COMMENTS - Current Meeting:

William White (sworn in) explained his request to put a 10' x 16' yard barn along his driveway at the front of his home. He has a fenced in backyard and at the side of the house there is a large hill. He requests to keep the yard barn at the driveway. There is approximately 12' from the edge of pavement to the actual property line. The Code requires the structure to be 30' from the property line. That is approximately 8' in front of his home. He is requesting an additional 10 feet.

Mr. Percy referenced Code §1160.02(a)(3) minimum front yard setback is 30' from the property line. The request is for a setback of approximately 20'.

There were a couple phone calls to the Development Services Office concerning the hearing. The neighbor to the East was explained the request and didn't voice any objections. The second call was from an adjoining property owner to the North. He said it didn't make any difference to him because he would never see it, as he lives on a different street.

Mr. Percy asked if there was anything in the Code about accessory structures in the front yard. Mrs. Blankenhorn has not found anything, only reference to the required front setback of a structure. The property is zoned R-1.

Don Carr made a motion to deny the variance request. Mr. Smith seconded the motion.

Mr. Carr thinks putting a shed in the front yard is not doing a justice to the neighborhood or community in general. Mr. Carr agreed with Lacie that there is no reference to accessory structures in front yards in the Code. He suggests that be addressed as an improvement to the Code.

Mr. White added the yard barn he looked at will match his house, color wise. It is Amish built.

Mr. Percy clarified a Yes vote denies the request. The vote result was 3-2 denying the request.

RESULT:	DENIED [3 TO 2]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Michael Percy, Don Carr, William Smith
NAYS:	Susie L. Simpson, Tonya Boucher
EXCUSED:	Otho Eyster



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

William White 7 Dogwood Terrace 740-398-3324

Agent's Name, Address and Phone

Email address:

bwhite@arielcorp.com

Site Information

Site Address

7 Dogwood Terrace

Legal Description

Colonial HTS ADD LT #32

Parcel Number

66-04084.000

Deed Volume and Page Number

948 P.411

Zoning District

R1

Existing use of property

510-Single family DWLG owner occ

Proposed use of property

510-Single family DWLG owner occ

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 would like to put a 16 foot removable barn in front of my house along the driveway. ~~Currently~~ Currently, guidelines say I need a total of 42 feet from the road which would only leave me 9 feet to work with. I am asking for an 8 foot variance so I am able to have my desired size removable barn (with no issues) which would be 16 feet. Backyard is not accessible for this project due to being fenced in and on a steep hill.

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

\$75.00

Date Paid

Receipt Number

003301

Status of Board's Action

☐ Approved

☐ Denied

Attachment: Application for Hearing - Dogwood Terrace, 7 (2309 : 2021-Bza-07)

Narrative of statements:

1. The variance will 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 variance will not permit the establishment of any use which is not otherwise permitted in the district.
3. Special circumstances or conditions will exist and is applicable to the land or buildings where this variance will be sought. Mere loss in value will not justify a variance; there is deprivation of beneficial use of the land.
4. There is proof of hardship created by the strict application of this Zoning Ordinance. The hardship complained of will not be self-created; nor will it be established on a basis where the one who purchases does not know the restrictions; it will result from the application of this Zoning Ordinance; it is suffered directly by the property is question.
5. The variance is necessary for the reasonable use of the land and this variance is the minimum variance that will accomplish this purpose.
6. This variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public street, increase danger of fire, endanger the public safety, or diminish property values of the adjacent area.
7. This variance will not confer any special privilege that is denied by this regulation to other lands, structures or buildings in the same district.

William White,
7 Dogwood Terrace



City of Mount Vernon, Ohio

Application for Zoning Permit

Permit No. _____

Application

Owner's Name, Address and Phone and e-mail

William White, 7 dogwood terrace, 740-398-3324, bwhite@arielcorp.com

Contractor's Name, Address and Phone and e-mail

~~Same~~ Sheds - Harcourt Rd.

Applicant's Name, Address and Phone and e-mail

William White

Site Information

Site Address

7 Dogwood Terrace

Side Street (if corner lot)

Legal Description

510 - Single Fam DWLG owner occ

Parcel Number

66-04084.000

Deed Volume and Page Number

948 Pg. 411

Zoning District (circle one)

RR (R-1) R-2 R-3 PND NC CB GB O/I M-1 M-1A P-1 R-MH

Flood Zone

☐ Floodway ☐ AE Zone ☐ A Zone ☐ X Zone

Historic District

Status of Historic Review Commission's Action

☐ Yes ☒ No☐ Approved ☐ Denied

Case Number:

Project Information

Description of Proposed Work

A removable yard barn, in front of the house (along the driveway).
10' x 16'

(attach site plan and/or drawings)

Existing use of property

Residential grass area

Proposed use of property

Residential removable building

Parking spaces/loading berths

N/A

Structure height

N/A

Dwelling units

N/A

State Approval:

Date

Approval Number

(commercial only)

☐ Full approval
☐ Partial approval
☐ Not required

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. This permit shall expire and may be revoked if work has not begun within six months or substantially completed within one year.

Date: 3-12-21

By:

William White

Status of Application

Date

By

Reason(s)

☐ Application rejected
☐ Referred to Board of Appeals: Status of Board's Action: ☐ Approved ☐ Denied Case Number:

Code Review _____ Date: _____

Site Review _____ Date: _____

☐ Application approved

Comments

By:

Date:

Fee Calculation

Estimated Cost

3,400.00

Base Fee

Park Development Fee

Total Fee

Date Paid/Permit Issued:

Cash Check#

Updated 4-30-2019

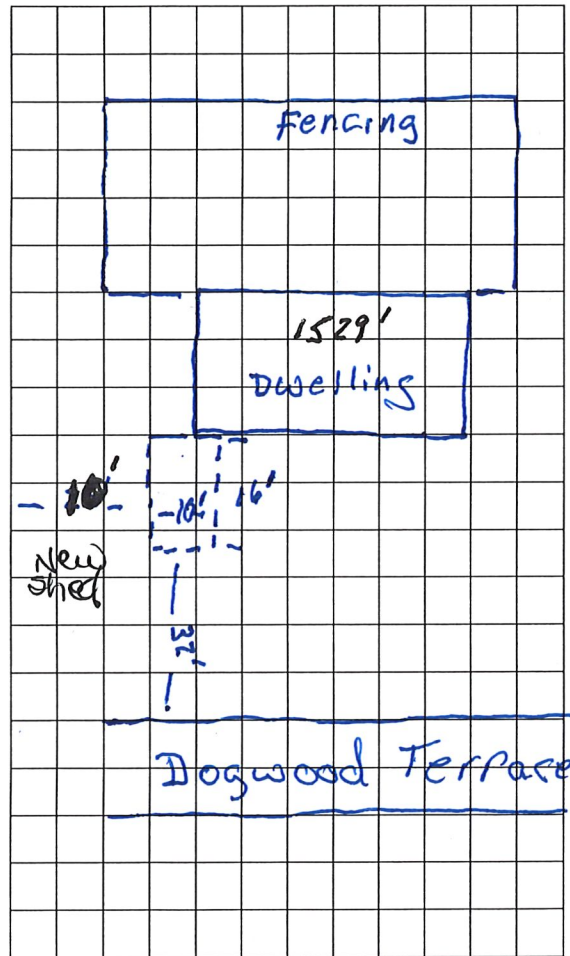
City of Mount Vernon Zoning Permit Sketch

Site Address 7 Dogwood Terrace

Instructions to Applicant

Supply all the information requested and complete the diagram below by showing the following:

1. Existing structures with solid lines
2. Proposed structures with dashed lines
3. Setback distances from all property lines.
4. Dimensions of all structures
5. Dimensions of the lot
6. Street name(s)



Street Name _____

I hereby certify that the information submitted on this sketch and/or other attached drawings and documents is true and correct.

By Nathan White

Date _____

Zoning Enforcement Officer Action

☐ Approved ☐ Disapproved

By _____

Date _____

Attachment: APP - ZNG - Dogwood Terrace, 7 - shed (2309 : 2021-Bza-07)



Attachment: APP - ZNG - Dogwood Terrace, 7 - shed (2309 : 2021-Bza-07)