



Board of Zoning Appeals
Board Meeting

Agenda

April 20, 2022
5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Apr 6, 2022 5:30 PM

BZA FILES

- 2022-BZA-09 : 517 E Burgess ST - Variance to Construct Single Family Dwelling
- 2022-BZA-11 : 8160 Granville RD - Variance for Side Setback

ADJOURN



Board of Zoning Appeals Meeting: 04/20/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

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

BZA FILE (ID # 3530)

DOC ID: 3530

2022-BZA-09 : 517 E BURGESS ST - VARIANCE TO CONSTRUCT SINGLE FAMILY DWELLING

Item Number	2022-BZA-09
Site Address	517 E Burgess ST
Parcel Number	66-06098.000
Zoning District	R-1
Presented By	Habitat for Humanity of Knox County

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

Request: Habitat for Humanity of Knox County is requesting to construct a single family dwelling and requests a variance to the front setback requirement to allow a 10' setback to build in line with the existing homes on the block.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Habitat for Humanity of Knox County 13246 Wooster Rd. Mount Vernon, OH 43050 (740) 392-9214			
Agent's Name, Address and Phone Same as Above			
Site Information			
Site Address 517 E. Burgess St.		Legal Description Ransom 10	
Parcel Number 6606098.000	Deed Volume and Page Number Book 1784, Page 597	Zoning District Residential-1	
Existing use of property Vacant Land		Proposed use of property Single Family Home	
Hearing Request			
Type of Hearing Requested			
☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.			
Request: We request a variance for the setback of the front of the property to be less than the stated 30 feet, to better align the property with the rest of the existing homes in the neighborhood.			
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: 3/9/22		By: Terry Schulz, Affiliate Director	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
		Receipt Number	
Status of Board's Action			
☐ Approved ☐ Denied			

Attachment: 2022-BZA-09 Application Packet (3530 : 2022-Bza-09)

Narrative statements

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

TS 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.

TS 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 house is designed to meet accessibility and efficiency standard for affordable housing. The house is also designed to reflect the existing architecture and setbacks of the neighborhood.

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

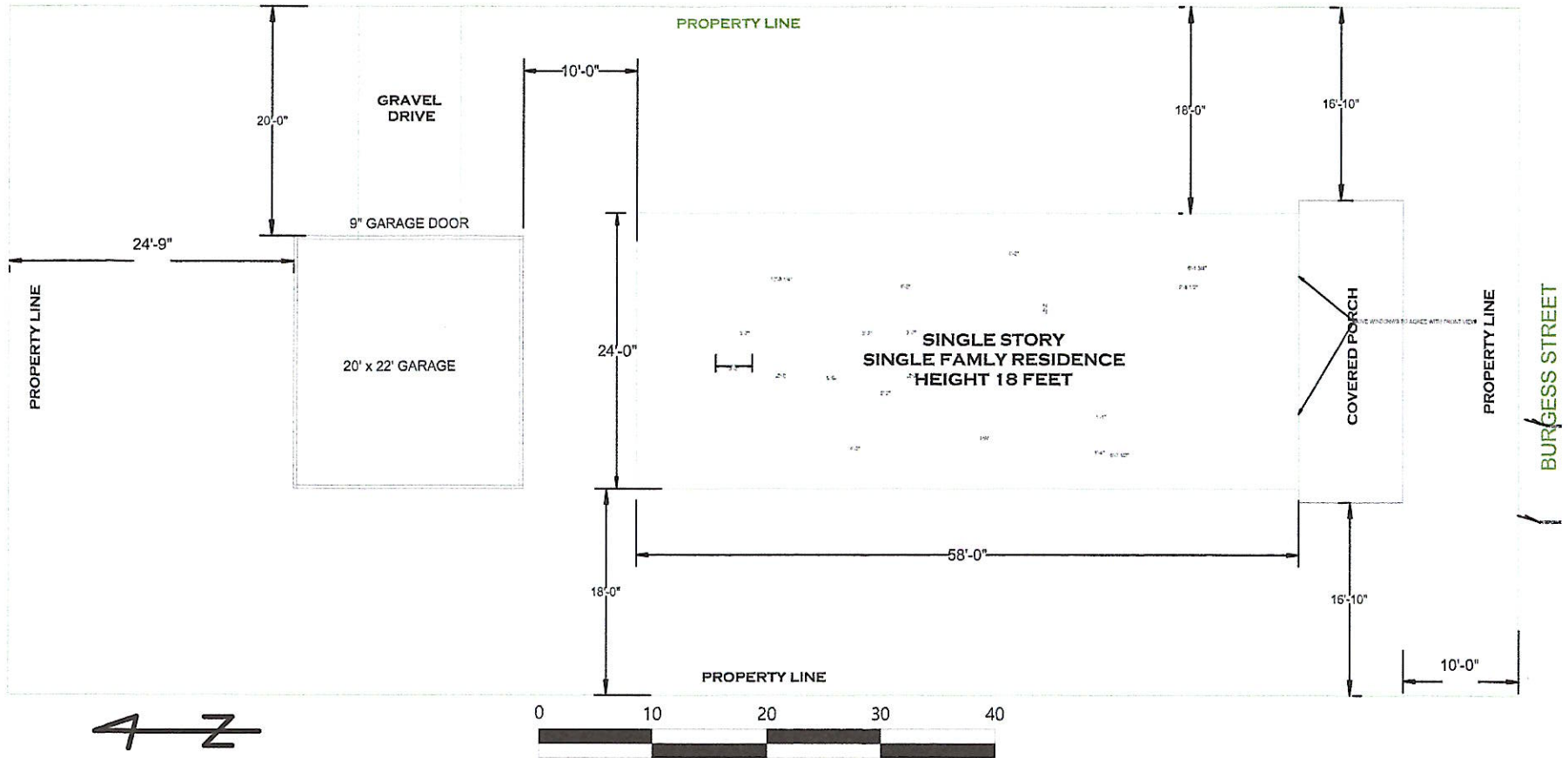
The hardship is created by the square footage requirements of the city and requirements set by Habitat for Humanity's affordable housing principles.

TS 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.

TS 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.

TS 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.

MARSHALL ALLEY

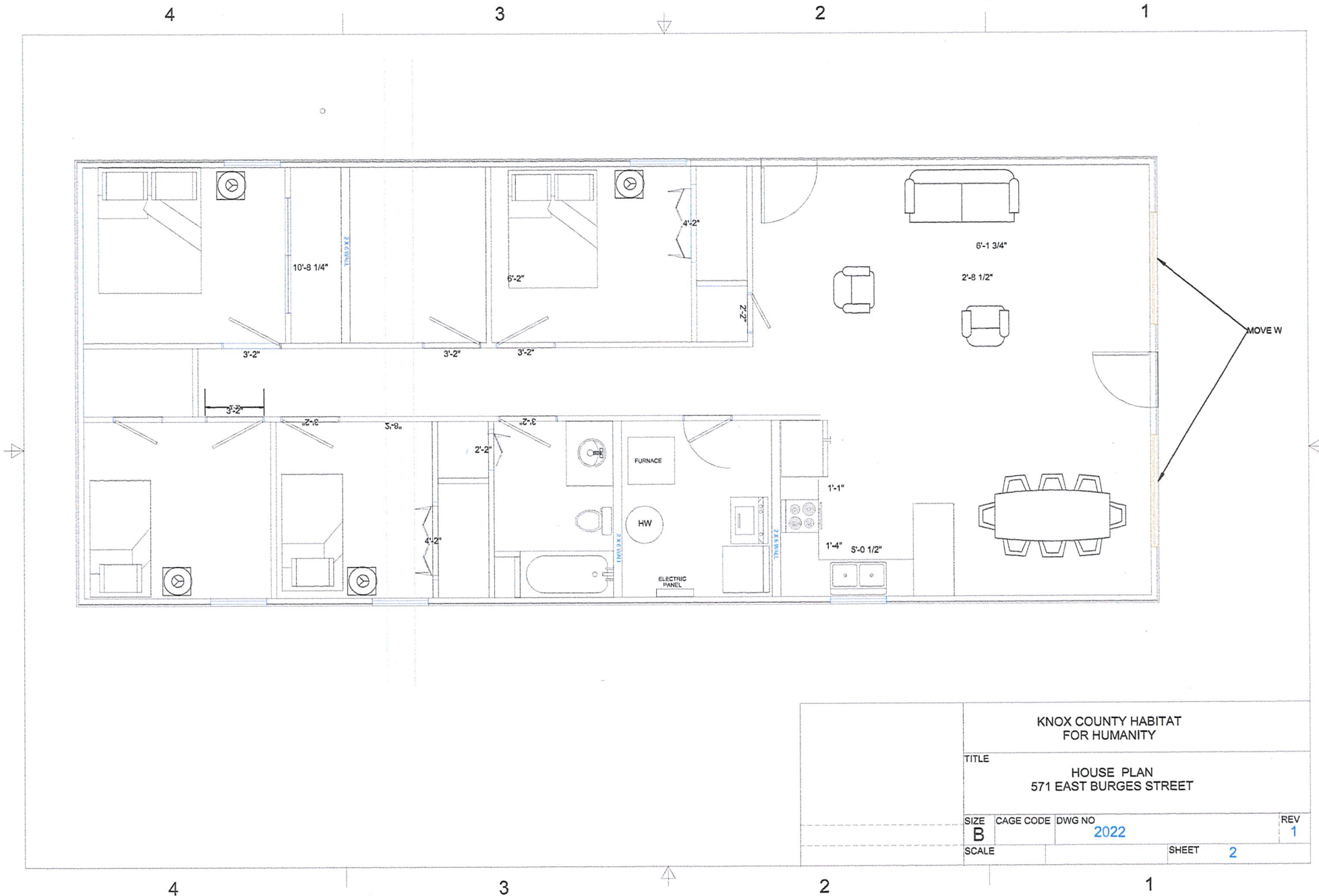


KNOX COUNTY HABITAT
FOR HUMANITY

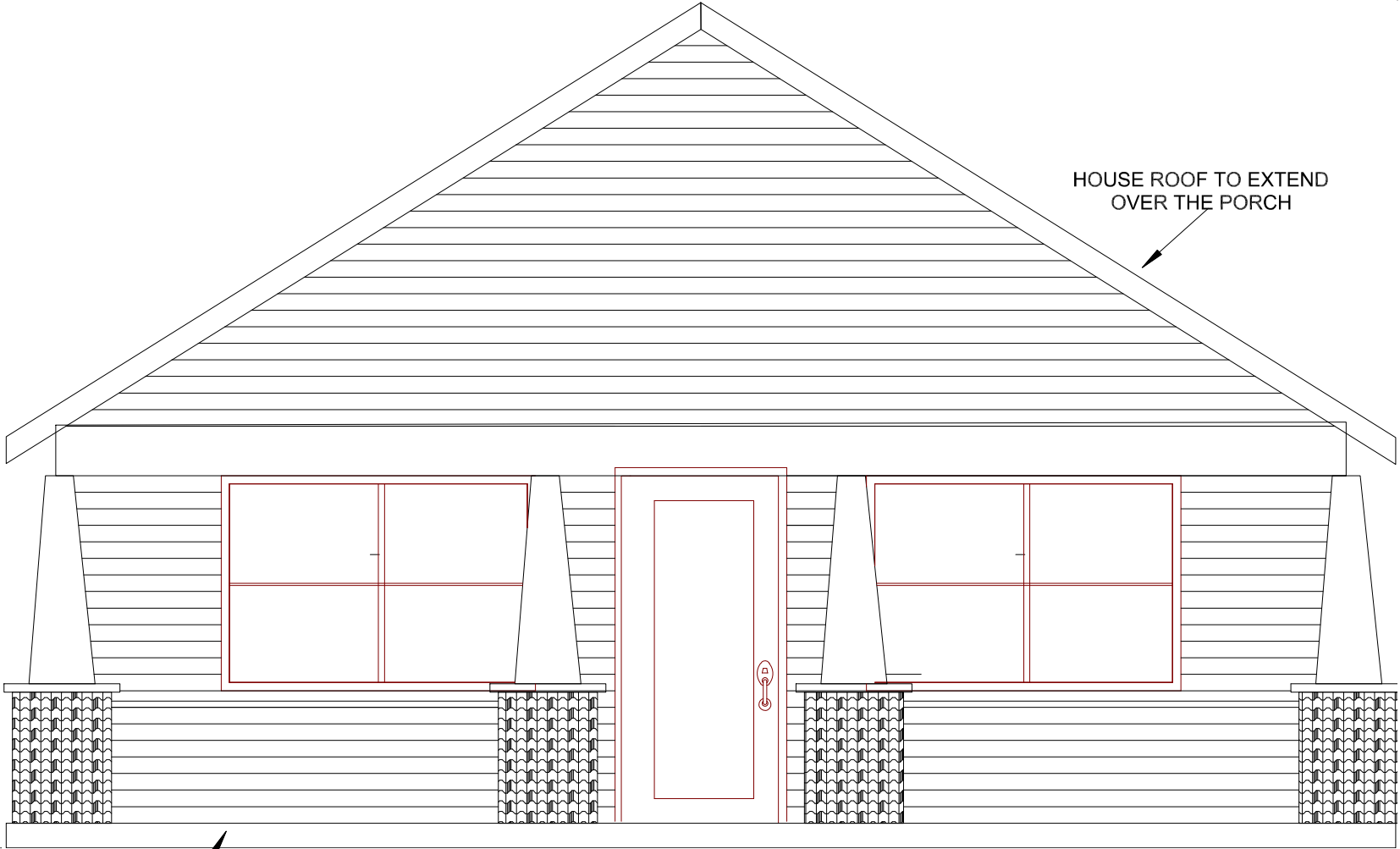
TITLE

LOT PLAN
571 EAST BURGESS STREET

SIZE	CAGE CODE	DWG NO	2020	REV
A				1
SCALE	SHEET		A	



Attachment: Floor plan (3530 : 2022-Bza-09)



Attachment: FRONT VIEW (3530 : 2022-Bza-09)

FRONT PRCH RAILING
TO BE FILLED IN WITH
SIDING OF HOUSE

		KNOX COUNTY HABITAT FOR HUMANITY		
		TITLE		
		FRONT VIEW 571 EAST BURGESS STREET		
SIZE	CAGE CODE	DWG NO		RE
A				
SCALE			SHEET	



Board of Zoning Appeals Meeting: 04/20/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

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

BZA FILE (ID # 3547)

DOC ID: 3547

2022-BZA-11 : 8160 GRANVILLE RD - VARIANCE FOR SIDE SETBACK

Item Number	2022-BZA-11
Site Address	8160 Granville RD
Parcel Number	66-09693.000
Zoning District	M-1
Presented By	Mount Vernon Storage LLC; Ismail Jallaq, Agent

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1169.03 Development Standards for Manufacturing District Uses

Request: A variance is requested from the requirement that structures are to be 100' from a property line adjacent to residential zoning. The proposed setback is 50'.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information				
Owner's Name, Address and Phone				
MT VERNON STORAGE LLC - 555 BUTTLES AVE COLUMBUS OH 43215 - (216) 403-5750				
Agent's Name, Address and Phone				
Ismail Jallaq - 8415 Pulsar Place, Suite 300, Columbus, Ohio 43240 - (614) 839-0250				
Site Information				
Site Address		Legal Description		
8160 GRANVILLE RD, MT VERNON, OH 43050		See Attached		
Parcel Number	Deed Volume and Page Number	Zoning District		
66-09693-000	Book 812, Page 698	M-1		
Existing use of property		Proposed use of property		
Public Storage		Public Storage		
Hearing Request				
Type of Hearing Requested				
☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use				
In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.				
Request: We are requesting a variance from the requirement that structures are to be 100' from a property line adjacent to residential zoning. We request the requirement be reduced to 50'.				
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: 4/16/22		By: 		
Status of Application				
Filing Date		Case Number		
		Hearing Date		
		Fee deposit	Date Paid	Receipt Number
		\$75.00		
Status of Board's Action				
☐ Approved ☐ Denied				

Attachment: 8160 GRANVILLE RD BZA-Hearing-Application-Packet SIGNED (3547 : 2022-Bza-11)



a wholly-owned subsidiary of PRIME AE Group, Inc.

Columbus Office

8415 Pulsar Place | Suite 300 | Columbus, Ohio 43240
P: 614 839 0250 | F: 614 839 0251

April 7, 2022

City of Mount Vernon

40 Public Square
Mount Vernon, OH 43050

Re: Zoning Variance Narrative Statement for 8160 Grandville Road

1. The granting of the variance is in accordance with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and is not 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, the proposed use is an expansion of the existing allowable use.
3. The proposed structure is in line with the existing buildings, which encroach on the required 100' setback from a residential zoning. The variance will allow the existing and proposed structures to be in compliance.
4. The existing structures are not in compliance with the required 100' setback. The property owner was made aware of this issue via the application process to expand the existing use.
5. The proposed use is an expansion of the existing use. In addition, the three existing building are not in compliance. For the existing use to continue and the site to be in compliance a variance is required.
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. The proposed building is an expansion of the existing use which will allow the existing business to better serve the community. This expansion should not impact the property values of the adjacent area.
7. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Attachment: 8160 GRANVILLE RD BZA-Hearing-Application-Packet SIGNED (3547 : 2022-Bza-11)

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 878565

PARCEL II (66-09693.000):

The parcel herein described is known as being a part of Lot 10 in the Fourth Quarter of Township 6 North in Range 13 West in the U.S. Military Lands in the City of Mt. Vernon, Knox County, Ohio and is better described as follows:

Beginning at the Southwest corner of Lot 10; Thence, North 6 deg. 01' 54" East, 807.39 feet to a point; thence North 3 deg. 39' 30" East, 101.47 feet to a point; thence, South 84 deg. 07' 47" East, 347.72 feet to a point; thence, North 6 deg. 45' 36" East, 341.45 feet to an existing iron pin and the true point of beginning; thence, North 79 deg. 08' 54" West, 287.51 feet to a point on the road right of way 77.80 feet right of S.R. 661 Station 64+86.1; thence, North 20 deg. 58' 06" East, 14.61 feet to a point 80.00 feet right of S.R. 661 Station 65+00.0 Thence, North 1 deg. 36' 10" East, 148.34 feet to a point 58.00 feet right of S.R. 661 Station 66+44.0; thence, North 6 deg. 44' 38" East, 558.02 feet to a point 53.60 feet right of S.R. 661 Station 72+00.0; thence, North 19 deg. 00' 27" East, 326.69 feet to an existing iron pin 100.00 feet right of S.R. 661 Station 75+29.97 (also 50.00 feet right of Blackjack Road Station 11+59.60); thence, South 81 deg. 10' 30" East, 331.89 feet to an existing iron pin 64.71 feet right of Blackjack Road Station 14+91.17; thence, leaving Blackjack Road right of way, South 6 deg. 54' 00" West, 1055.00 feet to an existing iron pin; thence, North 79 deg. 08' 54" West, 101.97 feet to the true point of beginning.

Containing 9.333 acres and being subject to all legal road, easements and restrictions of record. The bearings used in this description are based on the south right of way line of Blackjack Road as bearing South 81 deg. 10' 30" East.

I hereby certify that the above description represents a true and correct survey and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code. Paul J. Boeshart, Professional Land Surveyor, Registration O. S-6512.

LESS AND EXCEPTING therefrom the following 5.293 acre tract as conveyed by AAA Storage of Mount Vernon, LLC to Fred Silver, LLC by document recorded on April 26, 2016 of record in Official Record 1558 Page 909.

The parcel herein described is known and being part of the same lands conveyed to AAA Storage of Mt. Vernon, LLC as described in Deed Volume 1257 on Page 151 and is situated in Lot 10 in the Fourth Quarter of Township 6 North in Range 13 West in the U.S. Military Lands in the City of Mt. Vernon in Knox County, Ohio and is better described as follows:

Beginning for a reference at the Southwest corner of Lot 10;

Thence, North 6 degrees 01 minutes 54 seconds East, 807.39 feet to a point;

Thence, North 3 degrees 39 minutes 30 seconds East, 101.47 feet to a point;

File No.: 878565

Page 1 of 3

Attachment: 8160 GRANVILLE RD BZA-Hearing-Application-Packet SIGNED (3547 : 2022-Bza-11)

Thence, South 84 degrees 07 minutes 47 seconds East, 347.72 feet to a point;

Thence, North 6 degrees 45 minutes 36 seconds East, 341.45 feet to an existing iron pin;

Thence, South 79 degrees 08 minutes 54 seconds East, 101.97 feet to an existing iron pin;

Thence, North 6 degrees 54 minutes 00 seconds East, 457.88 feet to a set 5/8" iron pin and the true point of beginning;

Thence, through the AAA Storage of Mt. Vernon, LLC parcel, North 83 degrees 06 minutes 00 seconds West, 399.44 feet to a set 5/8" iron pin on the east line of State Route 661 at 55.79 feet right of Station 69+09.70;

Thence, with the East line of State Route 661, the following two (2) courses:

1) North 6 degrees 44 minutes 38 seconds East, 288.85 feet to a set 5/8" iron pin at a point 53.60 feet right of Station 72+00.00;

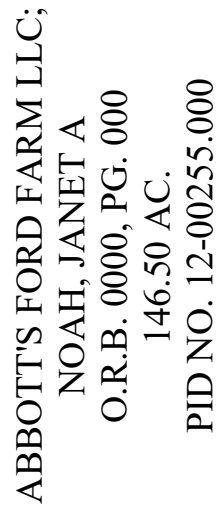
2) North 19 degrees 00 minutes 27 seconds East, 326.69 feet to an existing iron pin at 100.00 feet right of Station 75+29.97, also, 50.00 feet right of Station 11+59.60 on Blackjack Road;

Thence with the south line of Blackjack Road, South 81 degrees 10 minutes 30 seconds East, 331.89 feet to an existing iron pin 64.71 feet right of Station 14+91.17;

Thence, with the west line of the Owens Corning Insulating Systems parcel (1060 – 224), South 6 degree 54 minutes 00 seconds West, 597.12 feet to the true point of beginning.

Containing 5.293 acres and being subject to all legal roads, easements and restrictions of record. North is based on the south line of Blackjack Road as bearing South 81 degrees 10 minutes 30 seconds East. The bearings, used in this description, show the relationship of the angles of the property lines and are not based on true bearings. The iron pins set are 5/8" x 30" rebar with plastic ID caps stamped "Boeshart S-6512".

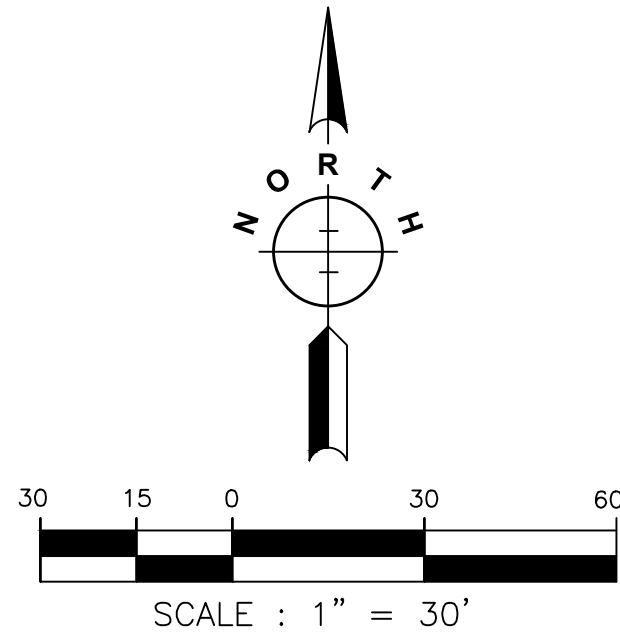
Attachment: 8160 GRANVILLE RD BZA-Hearing-Application-Packet SIGNED (3547 : 2022-Bza-11)



FRED SILVER LLC
O.R.B. 0000, PG. 000
5.29 AC.
PID NO. 66-09693.001

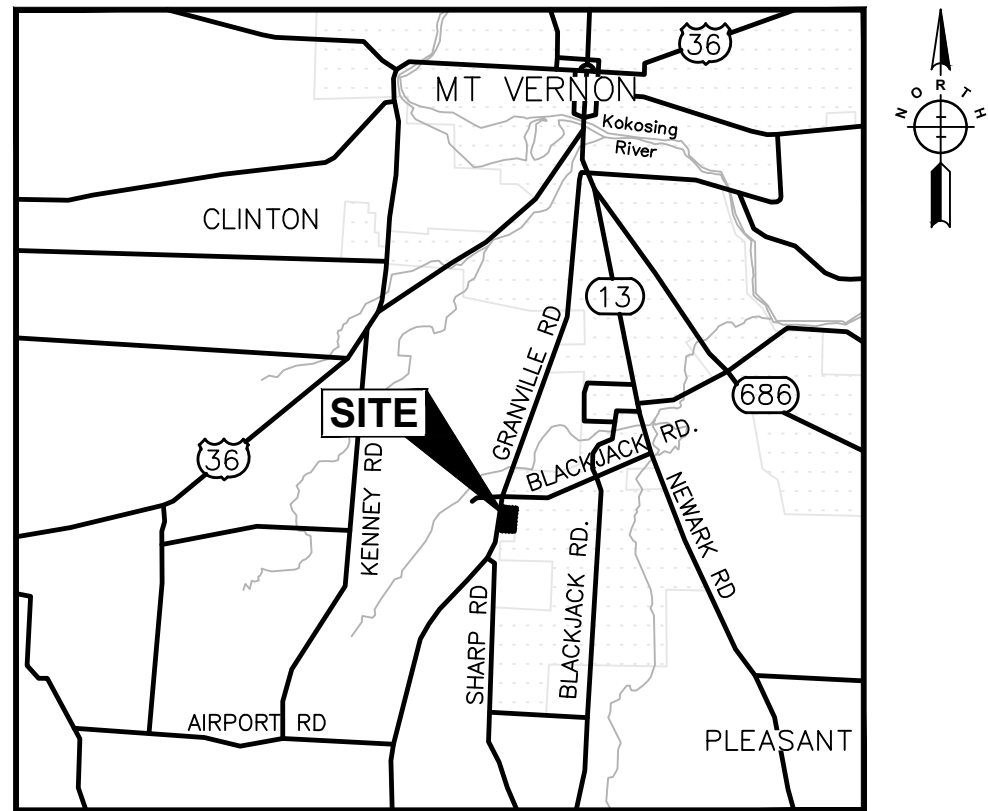
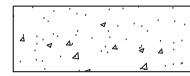
MOUNT VERNON STORAGE, LLC
O.R.V. 000, PG. 000
4.04 AC.
PID NO. 66-09693-000

OWENS CORNING
INSULATING
SYSTEMS LLC
O.R.B. 0000, PG. 000
74.69 AC.
PID NO. 66-09692.000



LEGEND

PROP CONCRETE



LOCATION MAP

NOT TO SCALE

ENGINEER

PRIME AE GROUP, INC.
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OH 43240
614-591-0284
SFOX@PRIMEENG.COM

OWNER INFORMATION

MT VERNON STORAGE LLC
555 BUTTLES AVE
COLUMBUS, OH 43215
CORY BONDA
(216) 403-5750
CORY@PRESTIGESTOREIT.COM

SITE DATA TABLE

ADDRESS:	8160 GRANVILLE ROAD MOUNT VERNON, OH 43050
PARCEL NO.	66-09693.000
ZONING	M-1
SITE AREA	4.04 ACRES ±
PRE-DEVELOPED IMPERVIOUS AREA	2.72 ACRES
POST-DEVELOPED IMPERVIOUS AREA	3.39 ACRES
SETBACKS:	
SIDE PAVEMENT	15'
SIDE BUILDING (NORTH)	15'
SIDE BUILDING (SOUTH)	50'
REAR PAVEMENT	15'
REAR BUILDING	15'
NUMBER OF EXISTING BUILDINGS	4
NUMBER OF PROPOSED BUILDINGS	1
USE:	PUBLIC STORAGE
EXISTING	31,497 SF
PROPOSED	12,100 SF
TOTAL	43,597 SF

NOTES:

THIS SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT AND ENGINEERING PLANS ARE COMPLETED.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, THE SITE IS LOCATED WITHIN FLOOD ZONE "X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.E.M.A. FIRM MAP NUMBER 39083C0326D, EFFECTIVE DATE JULY 07, 2009.

THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

PARCEL BOUNDARY LINES ARE SHOWN HEREON PER THE KNOX COUNTY AUDITOR'S GIS INFORMATION.
MOUNT VERNON, OHIO.

O.U.P.S. REFERENCE NUMBER: A202101074-00A (PLANS ONLY)

BUILDING HEIGHT IS 10'

SITE LIGHTING WILL BE PROVIDED BY WALL PACKS ON PROPOSED BUILDINGS

ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

PRIMETM
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

KNICK COUNTY, OH
FINAL ENGINEERING PLANS
FOR
GRANVILLE ROAD SELF-STORAGE
SITE PLAN

[illegible]

DRAWN BY:	CHECKED BY:
JS	IJ

SCALE:
 $1'' = 30'$

DATE: 04/06/2022

SHEET NO.

1 OF 1