



Board of Zoning Appeals

April 20, 2022

Board Meeting

Minutes

5:30 PM

CALL TO ORDER

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

City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Terry Schulz; Cory Bonda; Sam Stevning

MINUTES APPROVAL

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

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

BZA FILES

- 2022-BZA-09 : 517 E Burgess ST - Variance to Construct Single Family Dwelling

Shultz (sworn in) explained Habitat for Humanity would like to build a single-family dwelling at 517 E Burgess ST. They are requesting a 10 feet front setback instead of the required 30 feet. The purpose of the request is to better blend the home into the existing neighborhood and to fit the rest of the zoning requirements into the home.

Carr supplied a copy of the original plat of the area showing a 121' deep lot. The proposed layout will work he just wanted the owner to be aware.

There was no one else in attendance to speak to the request and there was not outside communication with the Development Services Manager.

The Staff Report was read: April 20, 2022 BZA Case: 2022-BZA-09 517 East Burgess ST, Parcel #66-06098.000 Habitat for Humanity of Knox County requests a variance for the front setback requirement of 30' to construct a single-family dwelling. The request is for a 10' front setback, to keep the new home in-line with the other residential structures in the neighborhood. The City's zoning staff supports this request to reflect the existing architecture and setbacks of the neighborhood. Photos of the neighborhood were shared showing the reduced setbacks.

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

- 2022-BZA-11 : 8160 Granville RD - Variance for Side Setback

Bonda (sworn in) explained his request for a 50 feet reduced side yard setback from the required 100 feet to construct a new mini-storage building on his property on Granville RD.

Percy asked if the property next door is in the city. Blankenhorn said it is not. Percy asked how the zoning code applies when the neighbor is not in the city. Blankenhorn said the neighboring property is zoned R-1 by the township. Broeren added, the city code states residential and does not specifically limit that to city residential zoning.

Percy asked the applicant if the variance will allow the new structure to be built in line with the existing structures. Bonda said yes.

Carr asked the applicant if he had any information on the R-1 neighboring property. Bonda said it is a rental property, owned by the original builder of the existing mini-storage buildings that Bonda now owns. The property owner recently built a pole barn at the back of the rental that is very similar to the proposed subject structure. He has talked to the renter of the property and she didn't have any objections to his proposal. She used to help Bonda out with his property.

Carr asked if the property owner gave approval. Bonda said he hasn't talked to him recently. Carr confirmed that the neighboring property owner received a letter about the hearing. Blankenhorn sent one and also left him a voicemail, but did not hear back from him.

Percy asked about the existing structures and their setback. Blankenhorn said the staff report will explain the history. 2 of the structures are nonconforming. The structure in the back does not butt up against a residential property so it has a different setback requirement. Percy summarized the previous owner, that now owns the property next door built the structures on the subject property without the appropriate approvals from the city. The current owner is adhering to the process the correct way and requesting a variance.

Carr asked about the required rear setback. Blankenhorn said it is 15 feet. She explained this was her first experience to see how inaccurate the property lines on the auditor's site can be. Some years back she measured from the surveyed property pin to the existing building and it was at least 20 feet. The line on the auditor's site is 15-20 feet off. The survey in the current application packet shows 34 feet.

Carr asked if there was any issue with coverage. Blankenhorn said no.

There was no one else present to speak to the request nor was there any outside communication through the Development Services Manager.

Blankenhorn read the staff report: April 20, 2022 BZA Case: 2022-BZA-11 8160 Granville RD, Parcel #66-09693.000 MT Vernon Storage LLC requests a variance to the side yard setback requirement of 100' when adjacent to a residential lot. The adjacent property to the south is in Clinton Township and zoned R-1. The proposed structure will be the 4th storage unit structure built on the subject property, in addition to the original structure in the north east corner of the property. Property records indicate the first storage unit structure was constructed around 2012-2014 without a Zoning Permit from the City. There is a preliminary

site plan in the address file showing the first proposed storage unit structure to be 80' from the south side property line. A permit (#17063) was issued retroactively on 4/17/2017.

A Zoning Permit (#17064) was issued for the 2nd storage unit structure on 4/17/2017. The drawings that were located (#7874), that are believed to related to the 2nd storage unit structure, show a setback of 58' from the south side property line.

A Zoning Permit (#17631) was issued 11/2/2017 for the 3rd storage unit structure, located furthest east, in the back. The south side setback on the site plan shows approximately 55.29'. This structure was built before the permit was issued. The alignment of this structure does not adjoin a residential lot, due to the shape of the properties.

The property was sold to the current owner 10/29/2020 with the aforementioned deficiencies.

The existing structures on R-1 property to the south is separated from the subject property by a creek and an elevation change. There is a significant setback (over 180') from the shared property line to the home on the township property to the south. There is also a detached garage between the home and the shared property line. See pictures on second page.

The City's zoning staff supports this request for a reduced side yard setback to align the proposed structure with the existing structures.

After the motion and second, Carr added the township property to the south doesn't look like a residential piece of property.

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

ADJOURN

- Adjourn Motion

Simpson made a motion to adjourn the meeting, Eyster seconded and the meeting was adjourned at 5:55 PM



Board of Zoning Appeals Meeting: 04/20/22 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 # 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.

COMMENTS - Current Meeting:

Shultz (sworn in) explained Habitat for Humanity would like to build a single-family dwelling at 517 E Burgess ST. They are requesting a 10 feet front setback instead of the required 30 feet. The purpose of the request is to better blend the home into the existing neighborhood and to fit the rest of the zoning requirements into the home.

Carr supplied a copy of the original plat of the area showing a 121' deep lot. The proposed layout will work he just wanted the owner to be aware.

There was no one else in attendance to speak to the request and there was not outside communication with the Development Services Manager.

The Staff Report was read: April 20, 2022 BZA Case: 2022-BZA-09 517 East Burgess ST, Parcel #66-06098.000 Habitat for Humanity of Knox County requests a variance for the front setback requirement of 30' to construct a single-family dwelling. The request is for a 10' front setback, to keep the new home in-line with the other residential structures in the neighborhood. The City's zoning staff supports this request to reflect the existing architecture and setbacks of the neighborhood. Photos of the neighborhood were shared showing the reduced setbacks.

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



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			

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.

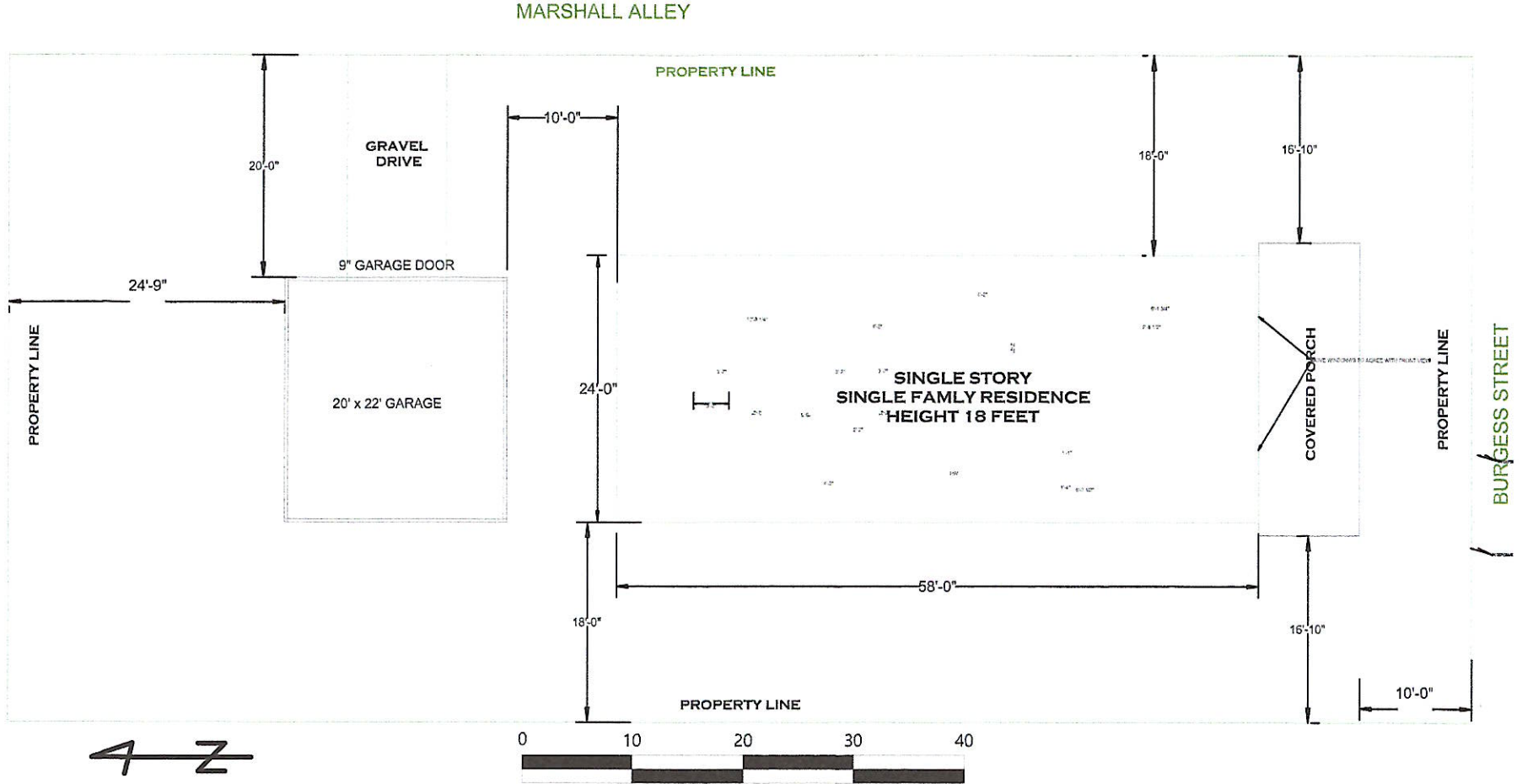
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

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.



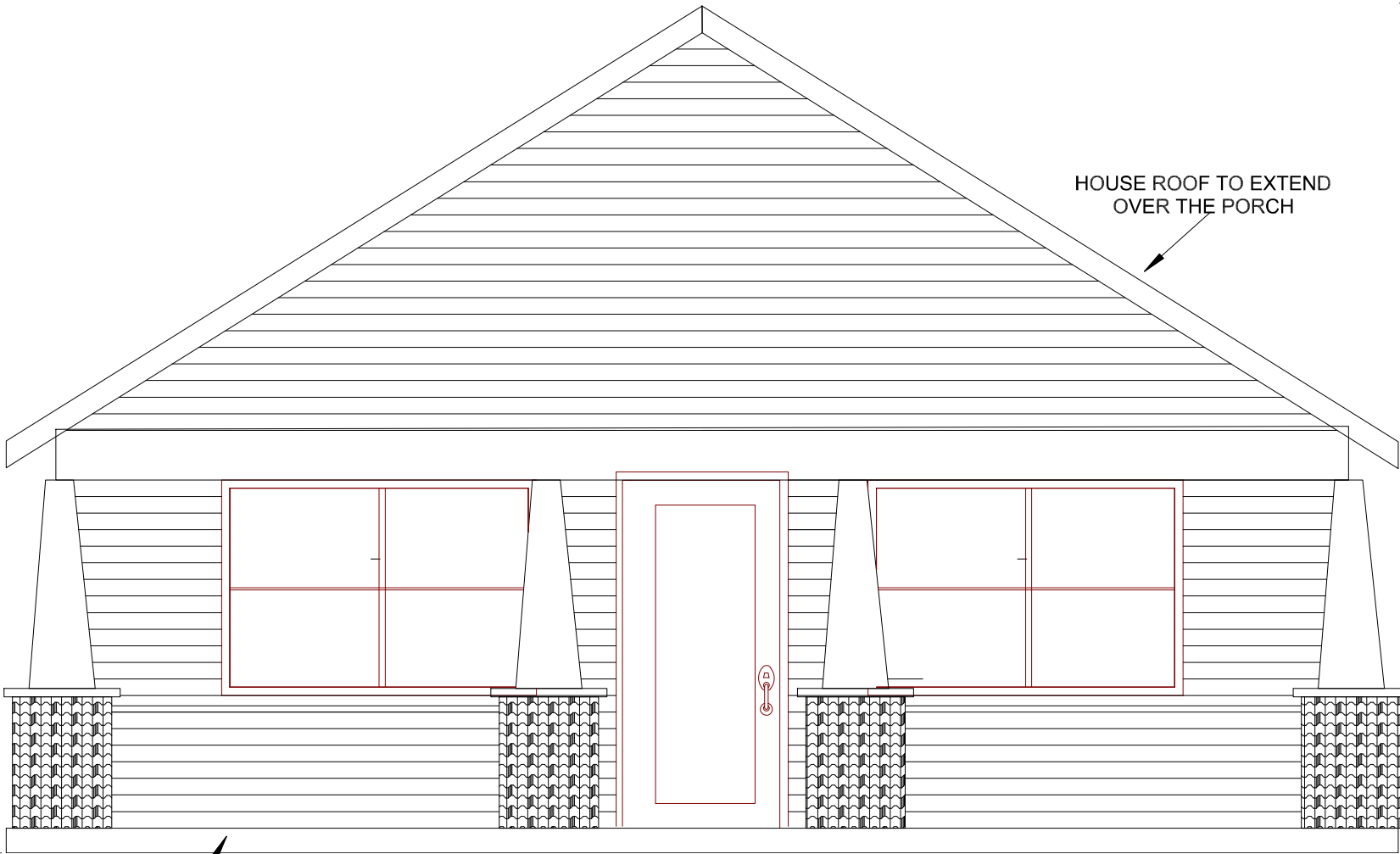
KNOX COUNTY HABITAT
FOR HUMANITY

TITLE

LOT PLAN
571 EAST BURGESS STREET

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





Attachment: 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

ADOPTED

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'.

COMMENTS - Current Meeting:

Bonda (sworn in) explained his request for a 50 feet reduced side yard setback from the required 100 feet to construct a new mini-storage building on his property on Granville RD.

Percy asked if the property next door is in the city. Blankenhorn said it is not. Percy asked how the zoning code applies when the neighbor is not in the city. Blankenhorn said the neighboring property is zoned R-1 by the township. Broeren added, the city code states residential and does not specifically limit that to city residential zoning.

Percy asked the applicant if the variance will allow the new structure to be built in line with the existing structures. Bonda said yes.

Carr asked the applicant if he had any information on the R-1 neighboring property. Bonda said it is a rental property, owned by the original builder of the existing mini-storage buildings that Bonda now owns. The property owner recently built a pole barn at the back of the rental that is very similar to the proposed subject structure. He has talked to the renter of the property and she didn't have any objections to his proposal. She used to help Bonda out with his property.

Carr asked if the property owner gave approval. Bonda said he hasn't talked to him recently. Carr confirmed that the neighboring property owner received a letter about the hearing. Blankenhorn sent one and also left him a voicemail, but did not hear back from him.

Percy asked about the existing structures and their setback. Blankenhorn said the staff report will explain the history. 2 of the structures are nonconforming. The structure in the back does not butt up against a residential property so it has a different setback requirement. Percy summarized the previous owner, that now owns the property next door built the structures on the subject property without the appropriate approvals from the city. The current owner is adhering to the process the correct way and requesting a variance.

Carr asked about the required rear setback. Blankenhorn said it is 15 feet. She explained this was her first experience to see how inaccurate the property lines on the auditor's site can be. Some years back she measured from the surveyed property pin to the existing building and it was at least 20 feet. The line on the auditor's site is 15-20 feet off. The survey in the current application packet shows 34 feet.

Carr asked if there was any issue with coverage. Blankenhorn said no.

There was no one else present to speak to the request nor was there any outside communication through the Development Services Manager.

Blankenhorn read the staff report: April 20, 2022 BZA Case: 2022-BZA-11 8160 Granville RD, Parcel #66-09693.000 MT Vernon Storage LLC requests a variance to the side yard setback requirement of 100' when adjacent to a residential lot. The adjacent property to the south is in Clinton Township and zoned R-1. The proposed structure will be the 4th storage unit structure built on the subject property, in addition to the original structure in the north east corner of the property. Property records indicate the first storage unit structure was constructed around 2012-2014 without a Zoning Permit from the City. There is a preliminary site plan in the address file showing the first proposed storage unit structure to be 80' from the south side property line. A permit (#17063) was issued retroactively on 4/17/2017.

A Zoning Permit (#17064) was issued for the 2nd storage unit structure on 4/17/2017. The drawings that were located (#7874), that are believed to related to the 2nd storage unit structure, show a setback of 58' from the south side property line.

A Zoning Permit (#17631) was issued 11/2/2017 for the 3rd storage unit structure, located furthest east, in the back. The south side setback on the site plan shows approximately 55.29'. This structure was built before the permit was issued. The alignment of this structure does not adjoin a residential lot, due to the shape of the properties.

The property was sold to the current owner 10/29/2020 with the aforementioned deficiencies.

The existing structures on R-1 property to the south is separated from the subject property by a creek and an elevation change. There is a significant setback (over 180') from the shared property line to the home on the township property to the south. There is also a detached garage between the home and the shared property line. See pictures on second page.

The City's zoning staff supports this request for a reduced side yard setback to align the proposed structure with the existing structures.

After the motion and second, Carr added the township property to the south doesn't look like a residential piece of property.

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



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 8160 GRANVILLE RD, MT VERNON, OH 43050		Legal Description See Attached	
Parcel Number 66-09693-000	Deed Volume and Page Number Book 812, Page 698	Zoning District M-1	
Existing use of property Public Storage		Proposed use of property 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 \$75.00	Date Paid
		Receipt Number	
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;

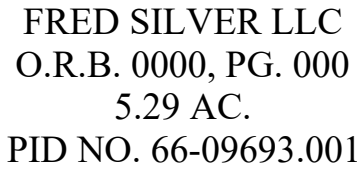
Thence with the south line of Blackjack Road, South 81 degrees 10 minutes 30 seconds East, 331.89 feet to an existing iron pin 64.71 feet right of Station 14+91.17;

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.

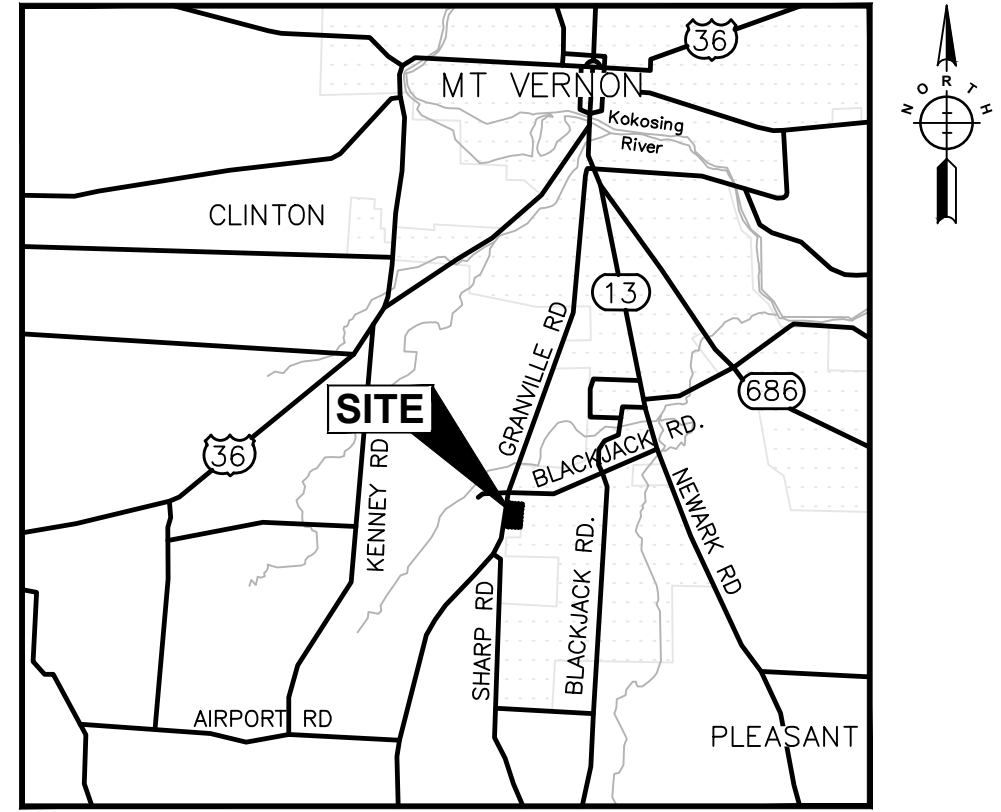
Containing 5.293 acres and being subject to all legal roads, easements and restrictions of record. North is based on the south line of Blackjack Road as bearing South 81 degrees 10 minutes 30 seconds East. The bearings, used in this description, show the relationship of the angles of the property lines 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)

STATE ROUTE 661 (R/W VARIES)



PROP CONCRETE



NOT TO SCALE

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

ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

FINAL ENGINEERING PLANS FOR GRANVILLE ROAD SELF-STORAGE SITE PLAN

DATE									
REVISIONS									
NO									
DRAWN BY: JS					CHECKED BY: IJ				
SCALE: 1" = 30'									
DATE: 04/06/2024									
SHEET NO. 1 OF 1									