



Board of Zoning Appeals
Board Meeting

Agenda

May 7, 2025
5:30 PM

VIDEO BROADCASTING & RECORDING

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

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Mar 5, 2025 5:30 PM

BZA FILES

- 2025-BZA-02 : 500 N Main ST - Variance for Minor Subdivision

ADJOURN



Board of Zoning Appeals Meeting: 05/07/25 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

DRAFT

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

BZA FILE (ID # 4225)

DOC ID: 4225

2025-BZA-02 : 500 N MAIN ST - VARIANCE FOR MINOR SUBDIVISION

Item Number	2025-BZA-02
Site Address	500 N Main ST
Parcel Number(s)	66-01532.000 and 66-01533.000
Zoning District	R-2
Presented By	Rebekah Mullins for Arnold & Jennifer Wessman and NWB Properties LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1103.09(e)

Request: variance for 0.016-acre minor subdivision from 500 N Main ST, parcel #66-01532.000 to be joined with 3 E Pleasant ST, parcel #66-01533.000.



Approval No: _____

City of Mount Vernon, Ohio
Administrative Approval of Lot Split
(Subdivision of Four Lots or Less)
Regulated by the Ohio Revised Code, 711.131

Applicant or Agent:

Name: Rebekah Mullins Email: rebekahmullins@gmail.com

Address: 110 East Granbic 87 # 2 Mount Vernon, O. 43050

Telephone: 740-507-1711 Fax: _____

Grantor:

Name: Aaron Id & Jennifer Wessman Email: _____

Address: 500 N. Main St Mount Vernon O. 43050

Telephone: 260-251-0844 Fax: _____

Grantee:

Name: NW B Properties (Mike Hajjar) Email: mike.hajjar@ecrapplication.com

Address: 88168 Columbus Road Mount Vernon O. 43050

Telephone: 740-504-7319 Fax: _____

Site Information:

Address: 500 North Main St i 3 E. Pleasant St Mount Vernon

Township in which transfer is to take place: City ^{O. 43050}

Zoning classification of proposed lot: R1

FOR USE OF THE CITY ENGINEERING DEPARTMENT ONLY

Date Filed: _____ Date Reviewed: _____

Comments: _____

Engineering Department

FOR USE OF THE ZONING ENFORCEMENT OFFICER ONLY

Date Received: _____ Final Approval: _____

Comments: _____

Zoning Enforcement Officer

Attachment: Mullins split & variance app (4225 : 2025-Bza-02)

1. Legal Description - attached to the application - 2 copies
2. Survey of the property - attached to the application - 2 copies
 - A. Proposed Subdivision of the land:

The "tail" portion of 500 North Main is currently separated by a fence and has been used for years by the owners of 3 East Pleasant Street to allow for a single parking space behind the structure. The amount of the land is .016 acres and survey is attached.
 - B. The owner of the adjoining parcel we wish to attach this "tail" property to is NWB Properties LLC. The owner of the parcel we wish to separate this .016 acres from is owned by Aronold K Wessman III and Jennifer Wessman. The neighbor property known as 502 North Main Street Mount Vernon Ohio is owned by S&L Fast Foods Inc. (Jerry and Margaret Landis PO Box 1061 Mount Vernon Ohio 43050. Their property line runs the length of 500 North Main's property line.
 - C. Dimensions and locations of proposed lot lines.

Please see attached survey
 - D. Calculation of Lot area is .016. No changes wish to be made to add or delete anything other than moving this .016 acres to attach to the 3 E Pleasant property.
 - E. Location of existing structures: See GIS MAP attached
 - F. Proposed improvements: NONE

VANCE SURVEYING
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740)397-6296

0.016 ACRES

Being part of Lot 350 – Northern Addition (Deed Volume A-F Page 614), United States Military Lands, City of Mount Vernon, Knox County, State of Ohio and being part of that land deeded to Arnold K III & Jennifer Wessman of record in Official Records Volume 1978 P. 112 and being part of Parcel No. 66-01532.000 and being more particularly described as follows;

Beginning at a 5/8 inch iron pin found on the west line of Blackberry Alley (16.5' R/W) at the northeast corner of Lot 350 – Northern Addition (Deed Volume A-F Page 614);

Thence from the place of beginning South 03 degrees 49 minutes 10 seconds West along the west line of Blackberry Alley, the east line of Lot 350 – Northern Addition, a distance of 20.94 feet to a 5/8 inch iron pin found;


Thence North 85 degrees 59 minutes 25 seconds West along the northerly boundary of NWB Properties LLC. (O.R. 2011 P. 998), across Lot 350 - Northern Addition, a distance of 34.00 feet to a 5/8 inch iron pin found;

Thence North 03 degrees 49 minutes 10 seconds East across Lot 350 – Northern Addition a distance of 20.94 feet to a 5/8 inch iron pin set on the north line of said Lot 350;

Thence South 85 degrees 59 minutes 25 seconds East along the north line of Lot 350- Northern Addition, the south line of Lot 349 – Northern Addition, also being the southerly boundary of S & L. Fast Foods Inc. (O.R. 1660 P. 325), a distance of 34.00 feet to the place of beginning - containing 0.016 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in December, 2024. Bearings basis: Ohio State Plane Coordinates, North Zone and North American datum of 1983 (NSRS 2011). All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922"


 Samuel R. Vance
 Registered Surveyor No. 7922

December 17, 2024

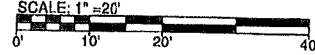
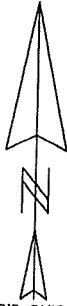
Attachment: Mullins split & variance app (4225 : 2025-Bza-02)

VANCE SURVEYING LTD.

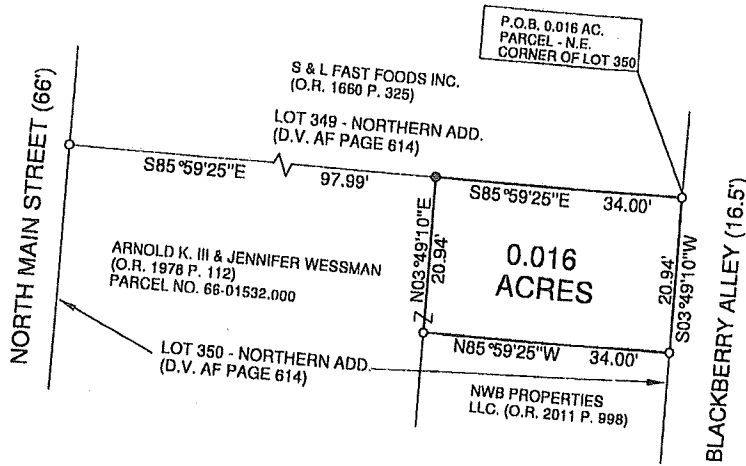
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MOUNT VERNON, OHIO 43050

PH. (740) 397-6286
vancesurveying@gmail.com

SURVEY FOR
REBEKAH MULLINS
PART OF LOT 350 - NORTHERN ADDITION (D.V. AF PAGE 614), USML,
CITY OF MOUNT VERNON, KNOX COUNTY, STATE OF OHIO



BEARING BASIS: OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE
AND NORTH AMERICAN DATUM OF 1983
(NSRS 2011)



REFERENCE MATERIALS:
KNOX COUNTY GIS
ALL DEEDS AS SHOWN
SURVEY R-232
SURVEY Q-335

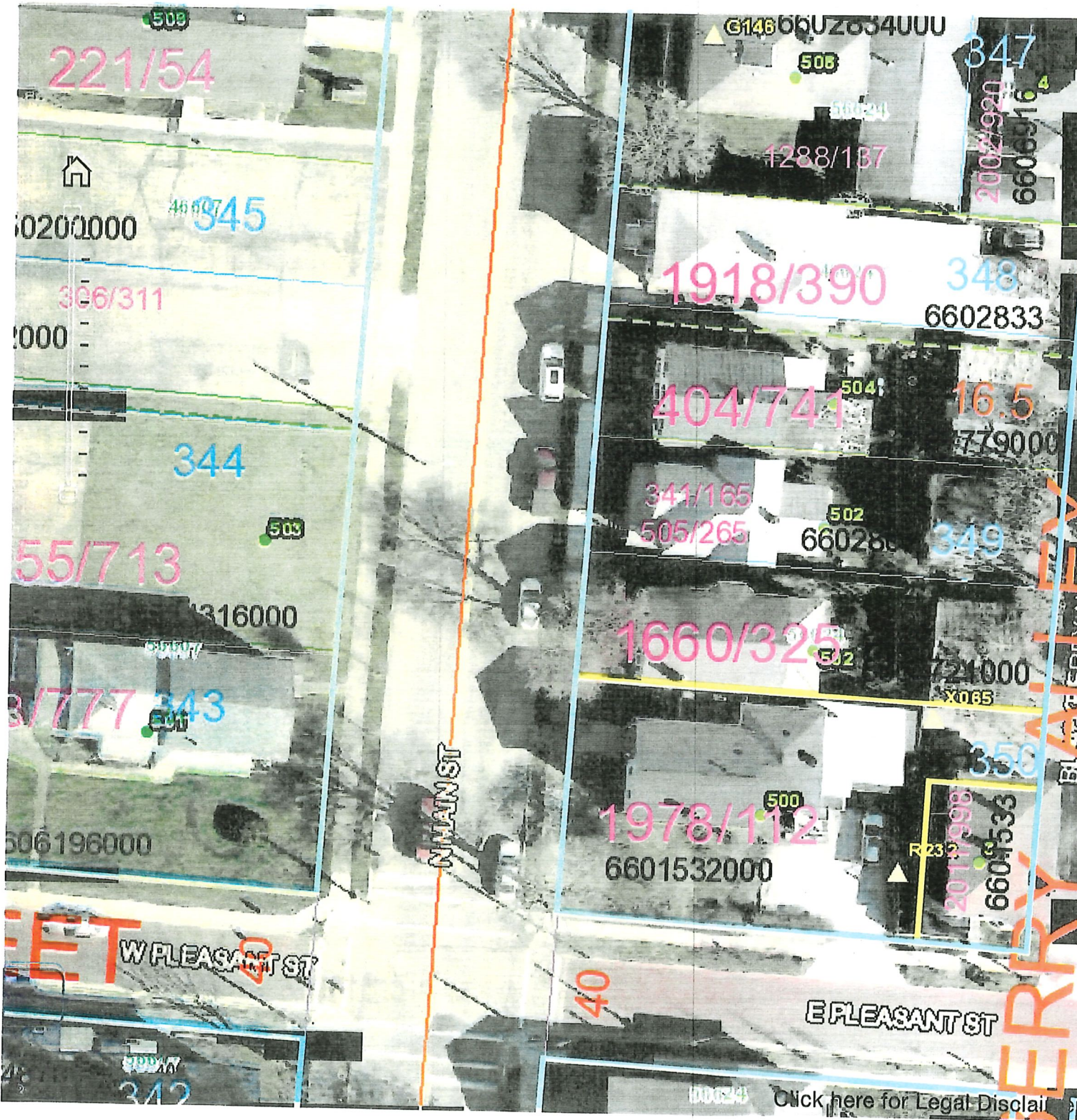
LEGEND
○ 5/8" IRON PIN FOUND
● 5/8" x 30" IRON PIN SET W/
PLASTIC CAP STAMPED
"VANCE 7922"

CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.



(<https://www.knoxcountyauditor.org/>)

Knox County Ohio, GIS Sarah Thorne



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

Applicant's Information		
Owner's Name, Address, Phone, email address Arnold K Wessman III & Jennifer Wessman 500 N. Main St Mount Vernon O. 43050 jennafred@yahoo.com		
Agent's Name, Address, Phone, email address Rebekah Mullins 110 E. Gambier St #2 Mount Vernon O. 43050 rebekahlmullins@gmail.com		
Site Information		
Site Address 500 N. Main St Mount Vernon O. 43050		Legal Description Northern addition 350 less 34x45
Parcel Number 66-01532.000	Deed Volume and Page Number 1978/112	Zoning District R2
Existing use of property residential		Proposed use of property residential
Hearing Request		
Type of Hearing Requested: <input type="checkbox"/> Appeal <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> Other		
In the following section, please provide a brief description of the request. Any additional documents or information required by the Zoning Code and/or supporting your request should be attached to this application as separate sheets.		
Request: There is a "tail" on this property that is separated by a fence & has been used for years by 3 E. Pleasant St for parking. We are asking to remove the "tail" of .016 acres and attach it to 3 E. Pleasant so they have 1 parking space/drive way. No alterations shall be made. It already looks as though it belongs to 3 E. Pleasant. (Survey & legal are attached).		
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: April 15 2025		By: <i>Rebekah Mullins</i>

Attachment: Mullins split & variance app (4225 : 2025-Bza-02)

Status of Application			
Filing Date	Case Number		
	Hearing Date		
	Fee deposit \$100.00	Date Paid	Receipt Number
Status of Board's Action			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied			

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0.016 ACRES

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Registered Surveyor No. 7922

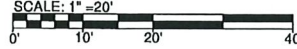
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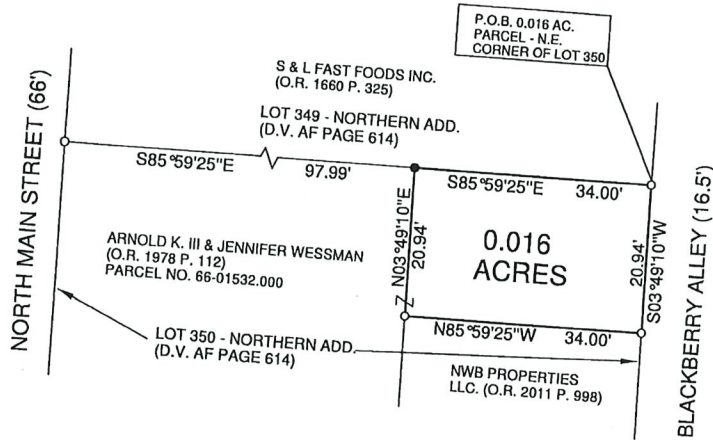
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SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

DECEMBER 17, 2024

DRAWN BY: SRV

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