



Board of Zoning Appeals
Board Meeting

Minutes

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

Attendee Name	Title	Status
Michael Percy	Chairman	Present
William Smith	Member	Present
Cynthia Cunningham	Member	Excused
Samantha Ramsier	Member	Present
Chris O'Quin	Vice Chairman	Excused
Curtis Adams	Alt. Member	Present
Luisa Gantt	Alt. Member	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Brian Marvin; Scott Zimmerman; Rebekah Mullins

MINUTES APPROVAL

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Samantha Ramsier, Member
AYES:	Percy, Smith, Ramsier, Adams, Gantt
EXCUSED:	Cunningham, O'Quin

BZA FILES

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

Mullins (sworn in) explained the Minor Subdivision request to split a 0.016-acre 'tail' from the 500 N Main ST property and transfer it to the owner(s) of 3 E Pleasant ST. Historically, the residents of 3 E Pleasant ST have been allowed to park in this area and there is a privacy fence separating this area from the larger area of 500 N Main ST. A survey was completed. This change in ownership will square up each property.

Percy confirmed that the Board of Zoning Appeals is deciding on a variance for lot size for both properties since neither are conforming.

Blankenhorn explained that a draft deed was submitted that included a restriction that the new parcel that could be created with this variance is only transferable to an adjacent property owner because it is a substandard lot for building.

Blankenhorn read the Staff Report: May 7, 2025 Case: 2025-BZA-02 500 N Main ST Parcel # 66-01532.000 §1103.09(e) Minor Subdivision Variances provides for requests such as this one to be reviewed by the Board of Zoning Appeals for a deviation from the minimum lot regulations mandated by City Code. The subject property is zoned R-2 Single and Two-Family District and is approximately 66.94' wide by 131.94' deep, less the 0.039 acre 34' x 45' parcel that has been subdivided from the original Lot 350, of the Northern Addition of the Town of Mount Vernon platted in 1826, and is known as 3 E Pleasant ST. The request to subdivide a 0.016 acre section measuring 34' x 20.94' from the northeast corner of 500 N Main ST and transfer the subdivided parcel to 3 E Pleasant ST will legally provide 3 E Pleasant ST with a small parking area on the north side of the existing dwelling and square up both parcels. 3 E Pleasant ST does not currently have any legal parking area on-site. While substandard lots are not ideal, this request will undoubtedly provide some relief to 3 E Pleasant ST and not likely adversely affect the property at 500 N Main ST or any surrounding properties. A similar lot situation is located on the north end of this same block involving 508 N Main ST and 4 E Lamartine ST, where 4 E Lamartine encompasses the full width of lot 347 otherwise known as 508 N Main ST.

Percy confirmed that the BZA is not approving the lot split, but rather approving a variance for the lot size. Broeren said yes, the split is approved administratively and he has already approved, should the BZA approve the variance, the language for the new deed to attach the 'tail' to 3 E Pleasant ST.

Smith made a motion to approve the request as presented.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Samantha Ramsier, Member
AYES:	Percy, Smith, Ramsier, Adams, Gantt
EXCUSED:	Cunningham, O'Quin

ADJOURN

- Adjourn Motion

Ramsier made a motion to adjourn the meeting, Adams seconded and the meeting was adjourned at 5:37 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Samantha Ramsier, Member
SECONDER:	Curtis Adams, Alt. Member
AYES:	Percy, Smith, Ramsier, Adams, Gantt
EXCUSED:	Cunningham, O'Quin



Board of Zoning Appeals Meeting: 05/07/25 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 # 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.

COMMENTS - Current Meeting:

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RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Samantha Ramsier, Member
AYES:	Percy, Smith, Ramsier, Adams, Gantt
EXCUSED:	Cynthia Cunningham, Chris O'Quin



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

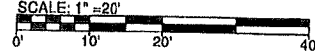
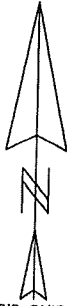
Attachment: Mullins split & variance app (4225 : 2025-Bza-02)

VANCE SURVEYING LTD.

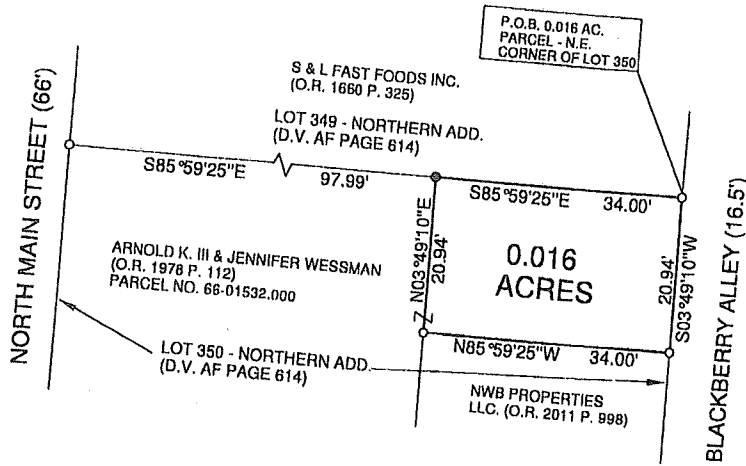
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MOUNT VERNON, OHIO 43050

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.



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: Rebekah Mullins

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			

Revised 2025-01-24

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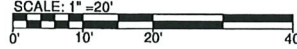
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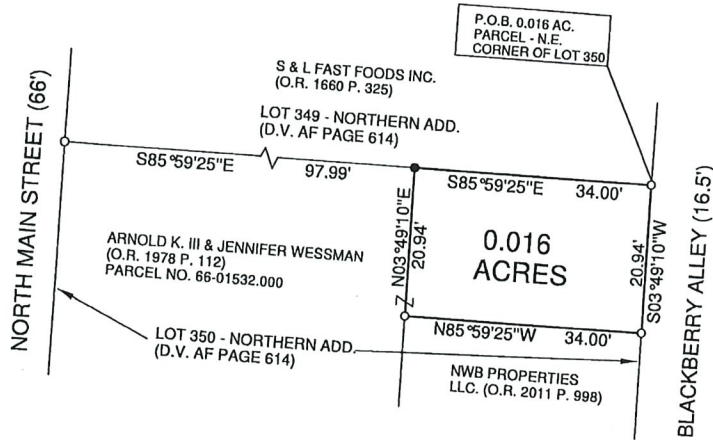
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SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

DECEMBER 17, 2024

DRAWN BY: SRV

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

Knox County Ohio, GIS Sarah Thorne



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