



Board of Zoning Appeals

May 17, 2023

Board Meeting

Agenda

5:30 PM

VIDEO BROADCASTING & RECORDING

The meeting videos are now being broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Apr 19, 2023 5:30 PM

BZA FILES

Case 2023-BZA-09 for 668 N Sandusky ST has been removed from the agenda.

- 2023-BZA-10 : 601 W Chestnut ST - Variance for Accessory Structure Size
- 2023-BZA-11 : 122 E Vine ST - Variances for Front and Side Setbacks

ADJOURN



Board of Zoning Appeals Meeting: 05/17/23 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 # 3811)

DOC ID: 3811

2023-BZA-10 : 601 W CHESTNUT ST - VARIANCE FOR ACCESSORY STRUCTURE SIZE

Item Number	2023-BZA-10
Site Address	601 W Chestnut ST
Parcel Number	66-01281.000
Zoning District	PCDD
Presented By	Jessica Horstkotte of MKC Architects for Board of Knox County Commissioners

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1173.06 General Requirements (Regulation of Accessory Uses and Buildings)

Request: variance request to include proposed parking canopy larger in area than the limit of 35% of gross floor area of primary structure.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Board of Knox County Commissioners; 117 E High St. Mount Vernon, OH 43050; (740) 393-6703

Agent's Name, Address and Phone

MKC Architects (Jessica Horstkotte); 161 N 4th Street. Columbus, OH 43215; (740) 879-4628

Site Information

Site Address

601 Chestnut St W, Mt. Vernon, OH 43050

Legal Description

LOT #4 HEARTLAND COMMERCE PARK 2.213A

Parcel Number

6601281000

Deed Volume and Page Number

Zoning District

M-1

Existing use of property

VACANT

Proposed use of property

Knox Area Transit Bus Maintenance and Storage Facility

Hearing Request

Type of Hearing Requested

☒ Variance
Use

☐ Conditional Use

☐ Appeal of Decision

☐ Map Interpretation

☐ Substantially Similar

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:

Variance request to include proposed parking canopy larger in area than the limit of 35% of gross floor area of primary structure.

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: 4/27/2023

By: Jessica Horstkotte

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: permit_no_2023084_bza_application_2023.04.27 (3811 : 2023-Bza-10)

Narrative statements

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

X 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.

X 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 primary function of the proposed project is to provide a facility for the maintenance and secure storage of buses serving the Knox Area public transportation system. The primary structure on site will serve the maintenance function of the building, including 2 vehicle maintenance bays and a bus wash. To serve the storage function, a separate parking canopy is proposed away from the road. Covered bus storage helps prolong the lifespan of the vehicles being stored and allows for more efficient operation of the transit system.

We are proposing a detached structure in lieu of a continuous building to limit the amount of building frontage as well as associated pavement and curb cuts along the street. This in turn softens the edge along the residential neighborhood. Additionally, this allows for the parking canopy to be enclosed by a security fence designed to match the aesthetic of other public parking facilities in Mt. Vernon.

While the area of the parking structure does exceed the limit of 35% of gross floor area of the primary structure, the total lot coverage (including all paving and both structures) is only 63% of the site. In an M-1 zoning district such as this, lot coverage is allowable up to 85% of the overall site. Were the project designed as a continuous structure to serve both functions, the project would likely not require a variance. It is only when the functions become detached that the application of the zoning code limits ability to provide structures for both uses even though they fit within the overall site coverage standards.

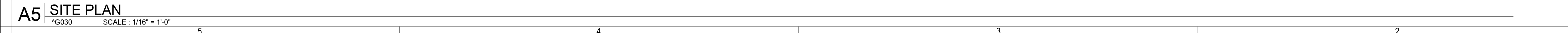
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

See above.

X 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.

X 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.

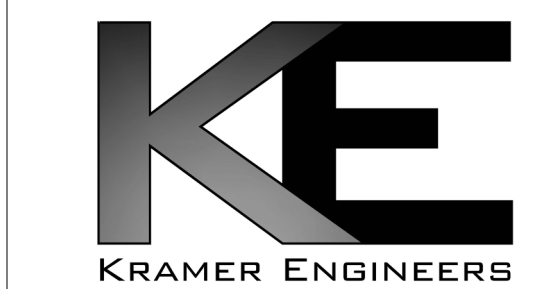
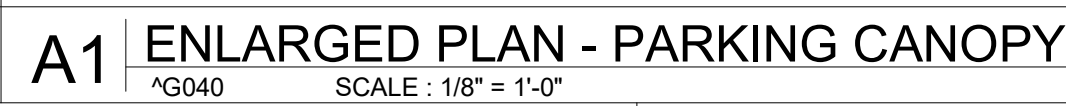
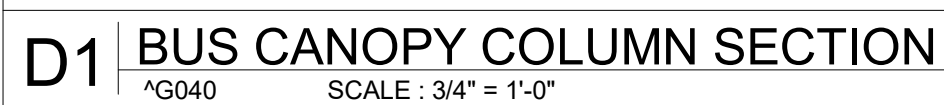
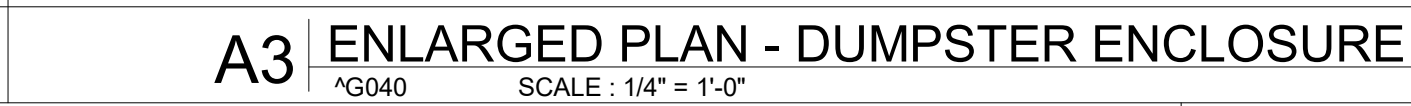
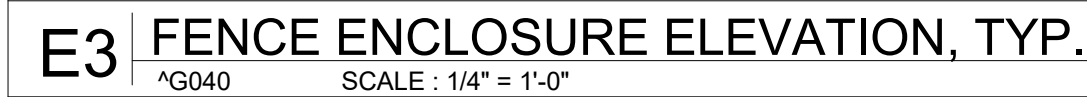
X 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.



NOTE: REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

– TOTAL LOT COVERAGE - 63%





601 W Chestnut St.
Mount Vernon, OH 43050
Attachment: permit no. 2023084





Board of Zoning Appeals Meeting: 05/17/23 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 # 3812)

DOC ID: 3812

2023-BZA-11 : 122 E VINE ST - VARIANCES FOR FRONT AND SIDE SETBACKS

Item Number	2023-BZA-11
Site Address	122 E Vine ST
Parcel Number	66-03747.000
Zoning District	O/I
Presented By	David Dove for Paul & Diane Dove

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1168.02 Development Standards for Nonresidential Uses (O/I District)
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Request: approval of upgrades/improvements of entrances into building on North & East entries. The North main entrance to building had old concrete steps and rusted railings. Concrete steps were too tall and difficult for patients to use. The East entrance had a ramp that got snow and ice on it in the winter making it dangerous to use. The roof over the ramp will keep the snow and ice off in the winter months.



City of Mount Vernon, Ohio Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone	(740) 393-3683
Paul & Diane Dove 9 Fairway Ct. Mt Vernon OH 43050	
Agent's Name, Address and Phone	(740) 501-6303
David Dove 521 Baldwin Heights Cir. Howard OH 43028	

Site Information

Site Address	Legal Description
122 E Vine St.	Office Building
Parcel Number	Deed Volume and Page Number
66-03747.000	1674/228
Existing use of property	Zoning District
Dental office / Apts.	O/I
	Proposed use of property
	Same

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 approval of upgrades/improvements of entrances into building on North & East entrances. The North main entrance to building had old concrete steps and rusted railings. Concrete steps were too tall and difficult for patients to use. The East entrance had a ramp that got snow and ice on it in the winter making it dangerous to use. The rest over the ramp will keep the snow off in the winter months.

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: Apr. 26 2023

By:

Status of Application

Filing Date	Case Number
	Hearing Date
Fee deposit	Date Paid
\$75.00	Receipt Number
Status of Board's Action	
☐ Approved ☐ Denied	

Attachment: BZA App 122 E vine (3812 : 2023-Bza-11)

Narrative statements

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

DD 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.

DD 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 neighboring building at 126 E. Vine has a front entry porch that is closer to the street than what we propose at 122. The porch will basically just cover steps into the building providing shelter for patients entering and exiting the business. Same for the side entrance ramp that is actually no closer to the setback line than the building already is.

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

Only that we are only trying to make it an easier, safer entrance and exit to the Dental office than we had before.

DD 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.

DD 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.

DD 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.

Monday, April 24, 2023

122 East Vine St.

Front Stairs

The front entry stairs are a trip hazard and difficult for many people to navigate. There was a step down immediately exiting the door. We would like to add a landing level with the front door and new stairs all with the same and lower rise than the original stairs which were not even.

- Adding a landing level with the entry door that is 50" deep and 100" wide.
- The new 4 stairs have an 11" run and 5" rise to accommodate all people with walking issues.
- The landing and stairs to be of Trex decking material in a brown/black.
- The supports are a vinyl sleeve in White to match existing trim work on building
- The railing is same White vinyl with black round metal spindles.
- Front door to be repainted the same color as the rest of the blue trim on building.
- Arch at roof line on porch cover will mirror the round windows and entry doors.
- The cover will come out 8' to cover landing and stairs
- Roofline will start just under upper window.
- The siding on new cover will match existing siding on building.
- Shingled roof to match existing roof on building.

Attachment: BZA App 122 E vine (3812 : 2023-Bza-11)

122 E. VINE

Accessable ramp

The old ramp was slick and uneven. The railing was not sound and in need of replacement. There was a lot of rain and ice falling on ramp from upper roof which made it difficult for people to use in inclement weather.

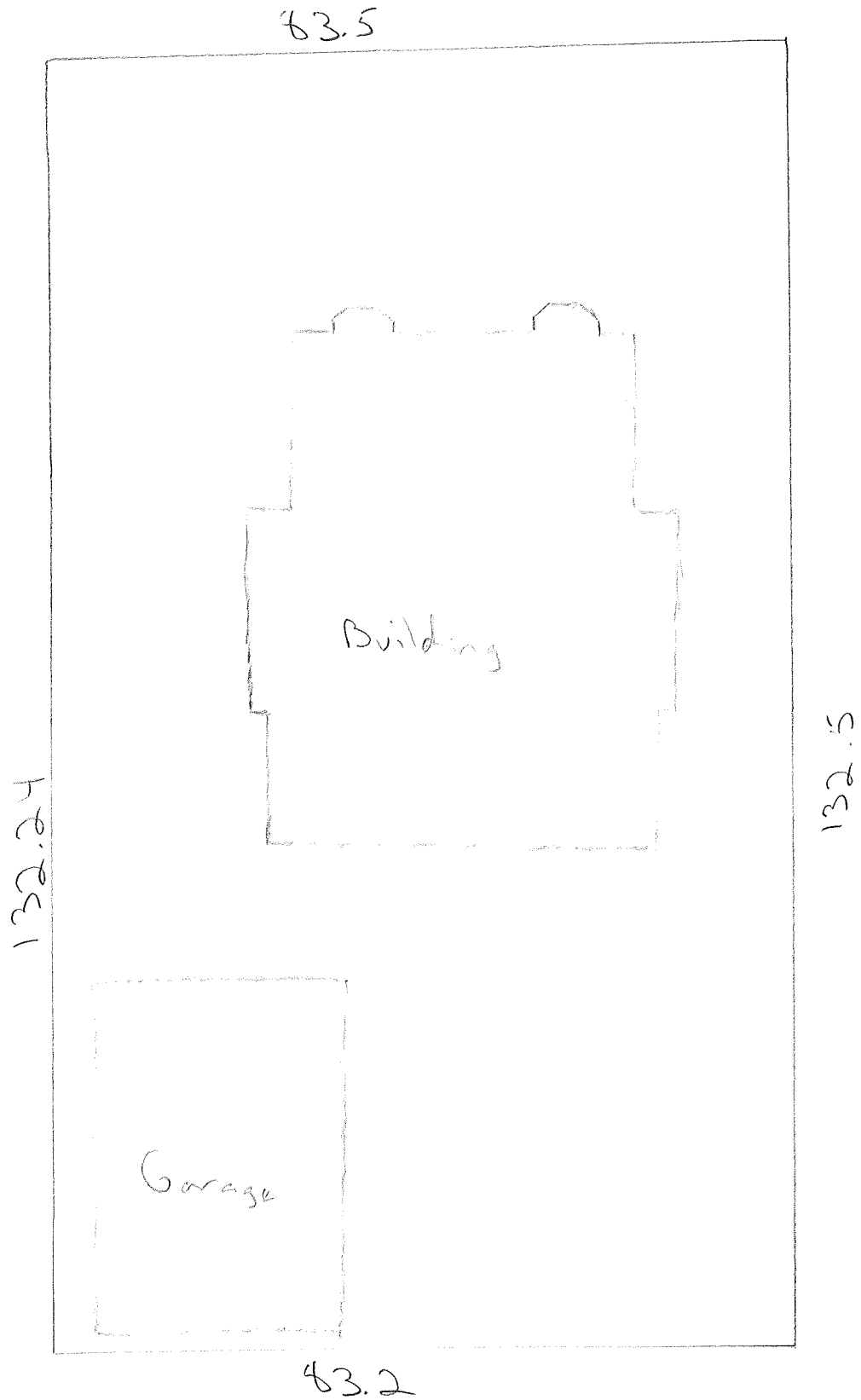
- Ramp is 25" high and a run of 26'8". It will be covered to prevent snow and ice falling from the roof above. It is now level with the entry door.
- Ramp is made from same Trex decking material in same brown/black color as the front entry.
- Support posts and railing are to be the same White vinyl material as the Front Entry area.
- Spindles are same black round metal to match Front Entry also.
- Roofline starts just under the upper windows.
- Roof will be shingled to match existing roof on building.
- The side of the new roof will have siding matching existing siding on building.

Attachment: BZA App 122 E vine (3812 : 2023-Bza-11)





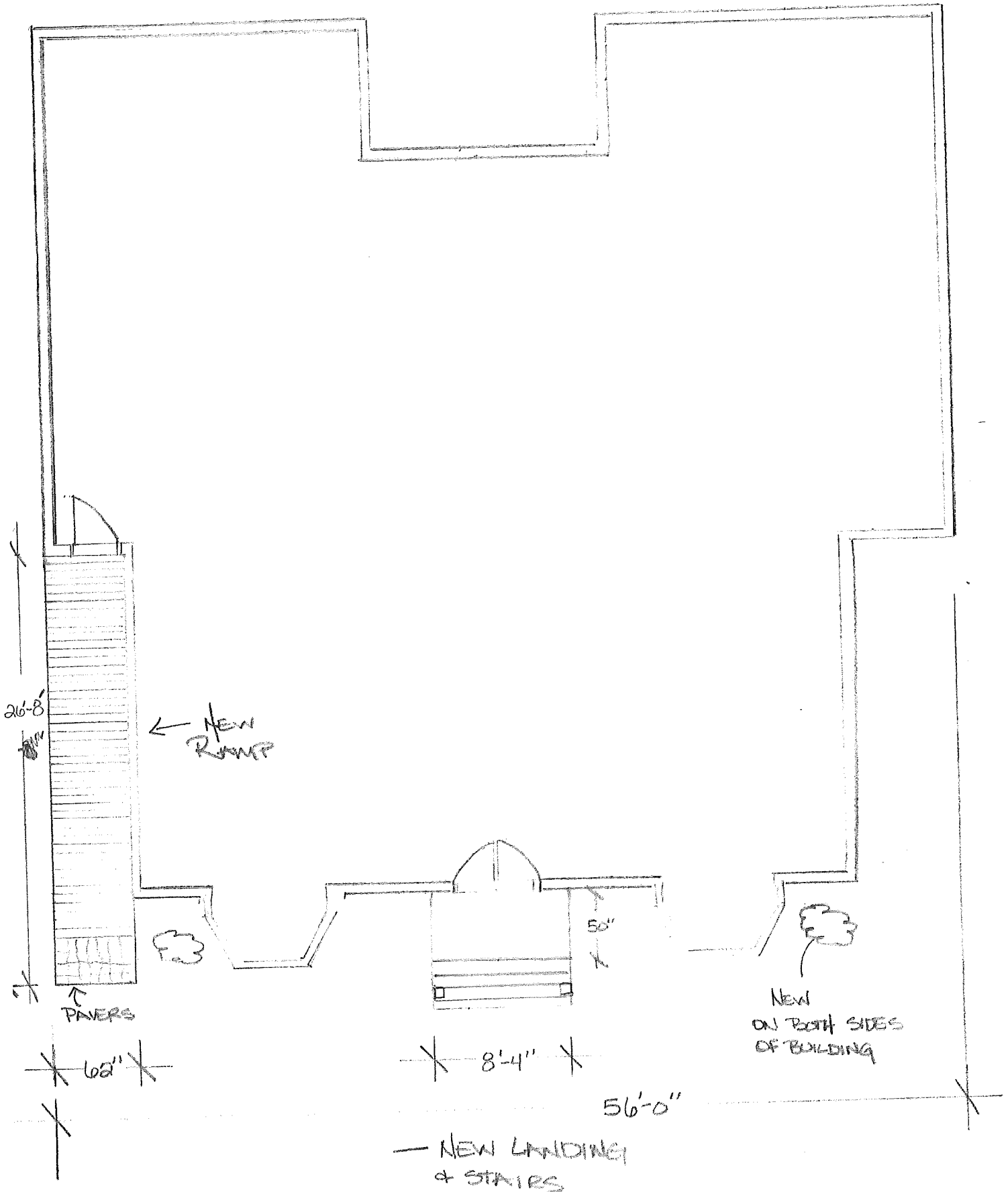




122 E. VINE ST.

4.2.a

$\frac{1}{8}'' = 1'-0''$

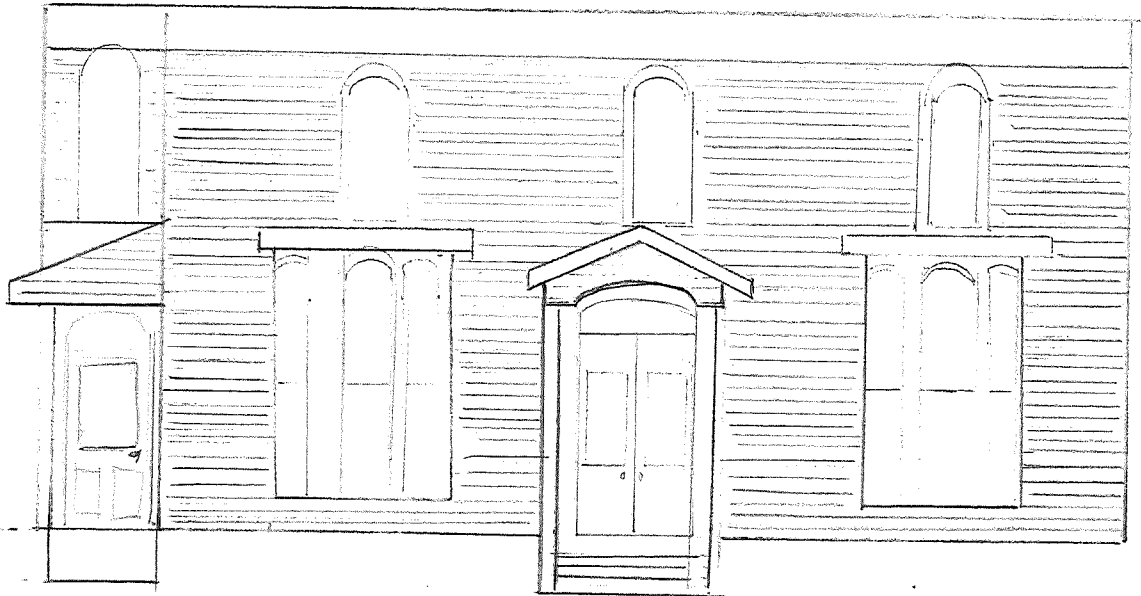


Attachment: BZA App 122 E vine (3812 : 2023-Bza-11)

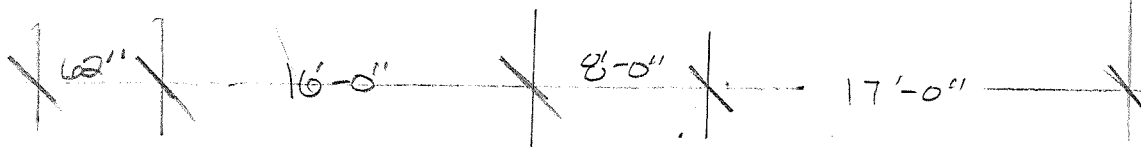
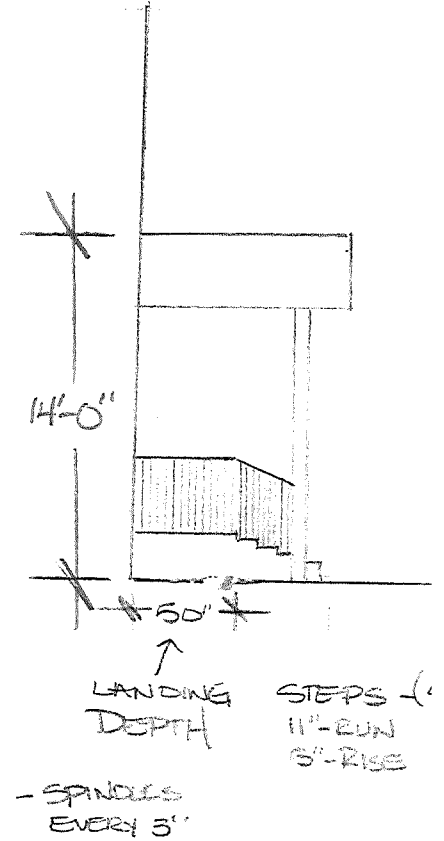
122 E. VINE ST.
FRONT ENTRY

$\frac{1}{8}'' = 1'-0''$

SIDE VIEW



- LANDING WIDTH = 100"
- Arc to match front Door



122 E. VINE ST. - 1/4"-1'-0"

SIDE RAMP

4.2.a



Attachment: BZA App 122 E vine (3812 : 2023-Bza-11)