



Board of Zoning Appeals
Board Meeting

Minutes

May 17, 2023
5:30 PM

VIDEO BROADCASTING & RECORDING

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

CHAIRMAN PRO TEM

- appoint William Smith Chairman Pro Tem

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Cynthia Cunningham, Vice-Chairman
SECONDER:	Susie L. Simpson, Member
AYES:	Simpson, Smith, Eyster, Aryanata, Cunningham
EXCUSED:	Percy, Boucher

CALL TO ORDER

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

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Brad Cook; David Dove; Jessica Horstkotte; Carleigh LaFrance

INUTES APPROVAL

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

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

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

Horstkotte (sworn in) an Architect with MKC Architects, representing the Knox County Board of Commissioners - explained the parking canopy variance request for 601 West Chestnut Street. This is part of the transit authority development project. This site will function for the maintenance and storage of vehicles. The primary structure is for vehicle maintenance. The proposed parking canopy exceeds 35% of the gross floor area of the primary structure, as required by Code. The overall proposed lot coverage will be 63%. If the two structures were configured to be connected the intent of the code would be met with regard to lot coverage and a variance wouldn't be needed. The design intent is to keep the parking structure away from the road and in an enclosed fenced area that is not obtrusive to the street and can be secured. The overall height will be below the Code required maximum of 18', and lower than the overall height of the primary structure. The accessory structure will not visually be primary as it is planned to be setback further from the road than the primary building.

Smith said the primary structure is 7,000 sf. The proposed accessory structure is 6,100 sf. He asked why such a large variance is being requested and why this is the only remedy they have.

Horstkotte explained the size of the structure is based on the requirement of the user for protecting their fleet of buses. If there were fewer buses it would have been sized smaller to reduce the capacity. There is a fleet of 37 buses currently.

Smith asked if the volume of buses would cause a problem with the neighborhood. Horstkotte has not heard any specific feedback on that. The design, separating the two structures, is intended to make the facility less intrusive to the neighbors. The designed interface with the neighborhood is closer to a residential scale and the bus storage is further away as opposed to having it all in one structure.

There was no further testimony.

Aryanata made a motion to accept the variance request as presented.

RESULT:	ACCEPTED [3 TO 1]
MOVER:	Kate Aryanata, Alt. Member
SECONDER:	Cynthia Cunningham, Vice-Chairman
AYES:	Smith, Aryanata, Cunningham
NAYS:	Eyster
ABSTAIN:	Simpson
EXCUSED:	Percy, Boucher

- 2023-BZA-11 : 122 E Vine ST - Variances for Front and Side Setbacks

Dove (sworn in) explained the dental practice has been in this building since 1974. There is a ramp on the side for access for those that cannot go up the front entrance steps. The front steps were old concrete that were not the correct height. They were quite tall and there was an old railing. They want to upgrade and update the entrances into the building. He said the changes to the side ramp do not stick out any further than the

existing building. The front will be a little closer to the property line than the prior steps, maybe a foot and a half or so.

Smith asked Blankenhorn about the setbacks. Blankenhorn said the proposed side setback is approximately 9' 8" from the side of the ramp to the property line. The roof over the ramp extends a little further, maybe one foot. The side setback would be 8' 8" as opposed to the required 10'. The front setback is noted as 34' to the curb from the ornamental windows. The measurement to the property line on the Auditor's website is approximately 15'. The front setback is technically supposed to be 30'. However, these older neighborhoods were not built to that standard. The home to the east of this property has about the same setback and the former church building to the west is a zero feet setback with the front wall touching the sidewalk.

Broeren asked the applicant if a roof was added over the ramp. To which Dove said yes, it was constantly getting ice on it. Smith asked what the purpose of the roof is. Dove said to protect the wheelchair accessible ramp.

Smith clarified the side setback is supposed to be 10' and the request is for 8.5'. The front setback is supposed to be 30' and the request is for 12'.

Cunningham asked what the current steps are measured at. Blankenhorn measured them at approximately 17'.

Simpson asked if the bottom 2 steps are not covered by the roof. Dove said the overhang covers them.

There was no further testimony.

Blankenhorn noted this property is in a historic district. This request is going before the Historical Review Commission next month at a public meeting as well.

Simpson made a motion to accept the proposal as presented.

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

ADJOURN

- Adjourn Motion

Cunningham made a motion to adjourn the meeting, Simpson seconded and the meeting was adjourned at 5:48 PM



Board of Zoning Appeals Meeting: 05/17/23 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 # 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.

COMMENTS - Current Meeting:

Horstkotte (sworn in) an Architect with MKC Architects, representing the Knox County Board of Commissioners - explained the parking canopy variance request for 601 West Chestnut Street. This is part of the transit authority development project. This site will function for the maintenance and storage of vehicles. The primary structure is for vehicle maintenance. The proposed parking canopy exceeds 35% of the gross floor area of the primary structure, as required by Code. The overall proposed lot coverage will be 63%. If the two structures were configured to be connected the intent of the code would be met with regard to lot coverage and a variance wouldn't be needed. The design intent is to keep the parking structure away from the road and in an enclosed fenced area that is not obtrusive to the street and can be secured. The overall height will be below the Code required maximum of 18', and lower than the overall height of the primary structure. The accessory structure will not visually be primary as it is planned to be setback further from the road than the primary building.

Smith said the primary structure is 7,000 sf. The proposed accessory structure is 6,100 sf. He asked why such a large variance is being requested and why this is the only remedy they have.

Horstkotte explained the size of the structure is based on the requirement of the user for protecting their fleet of buses. If there were fewer buses it would have been sized smaller to reduce the capacity. There is a fleet of 37 buses currently.

Smith asked if the volume of buses would cause a problem with the neighborhood. Horstkotte has not heard any specific feedback on that. The design, separating the two structures, is intended to make the facility less intrusive to the neighbors. The designed interface with the neighborhood is closer to a residential scale and the bus storage is further away as opposed to having it all in one structure.

There was no further testimony.

Aryanata made a motion to accept the variance request as presented.

RESULT:	ACCEPTED [3 TO 1]
MOVER:	Kate Aryanata, Alt. Member
SECONDER:	Cynthia Cunningham, Vice-Chairman
AYES:	William Smith, Kate Aryanata, Cynthia Cunningham
NAYS:	Otho Eyster
ABSTAIN:	Susie L. Simpson
EXCUSED:	Michael Percy, Tonya Boucher



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.

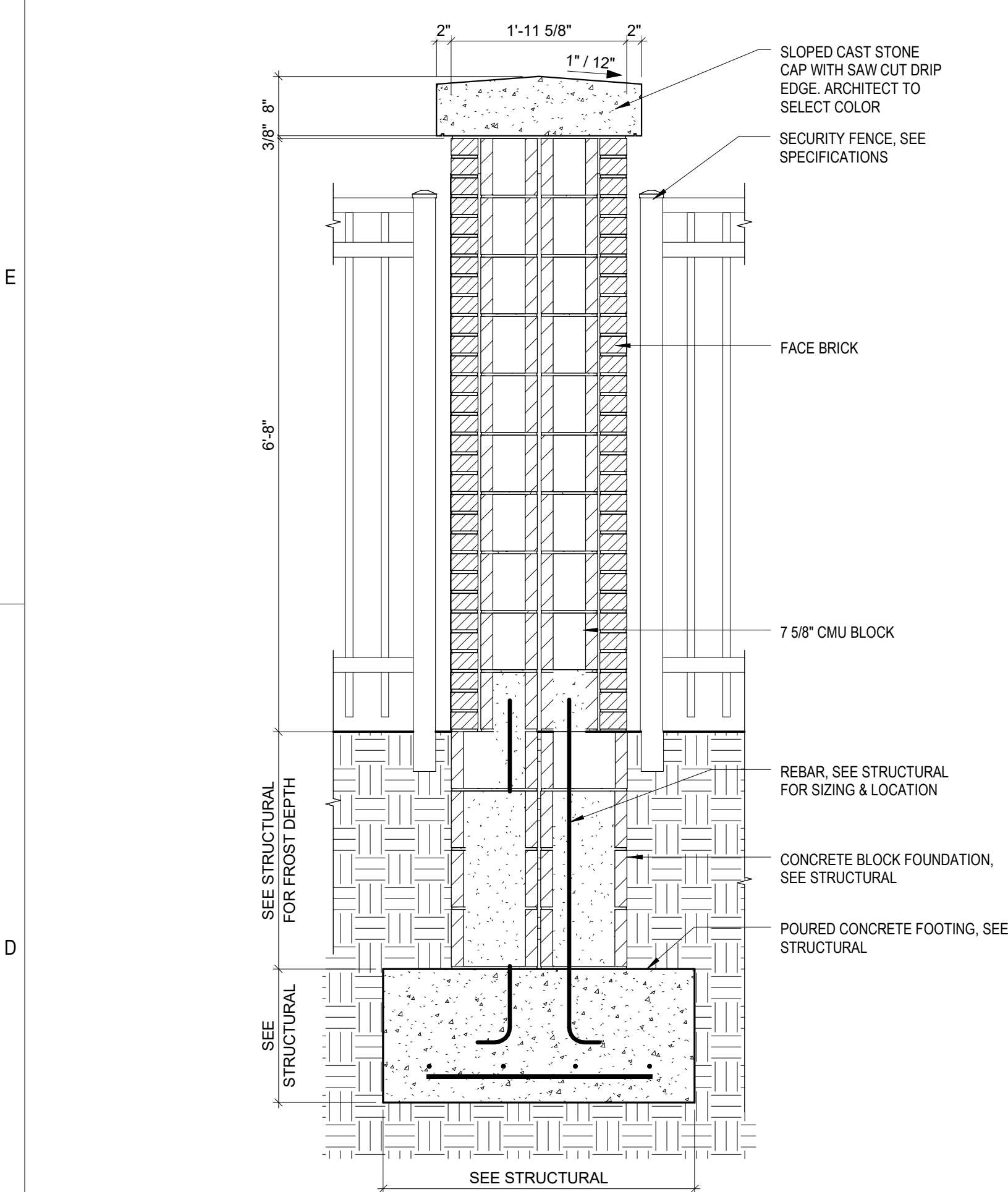
 X 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.



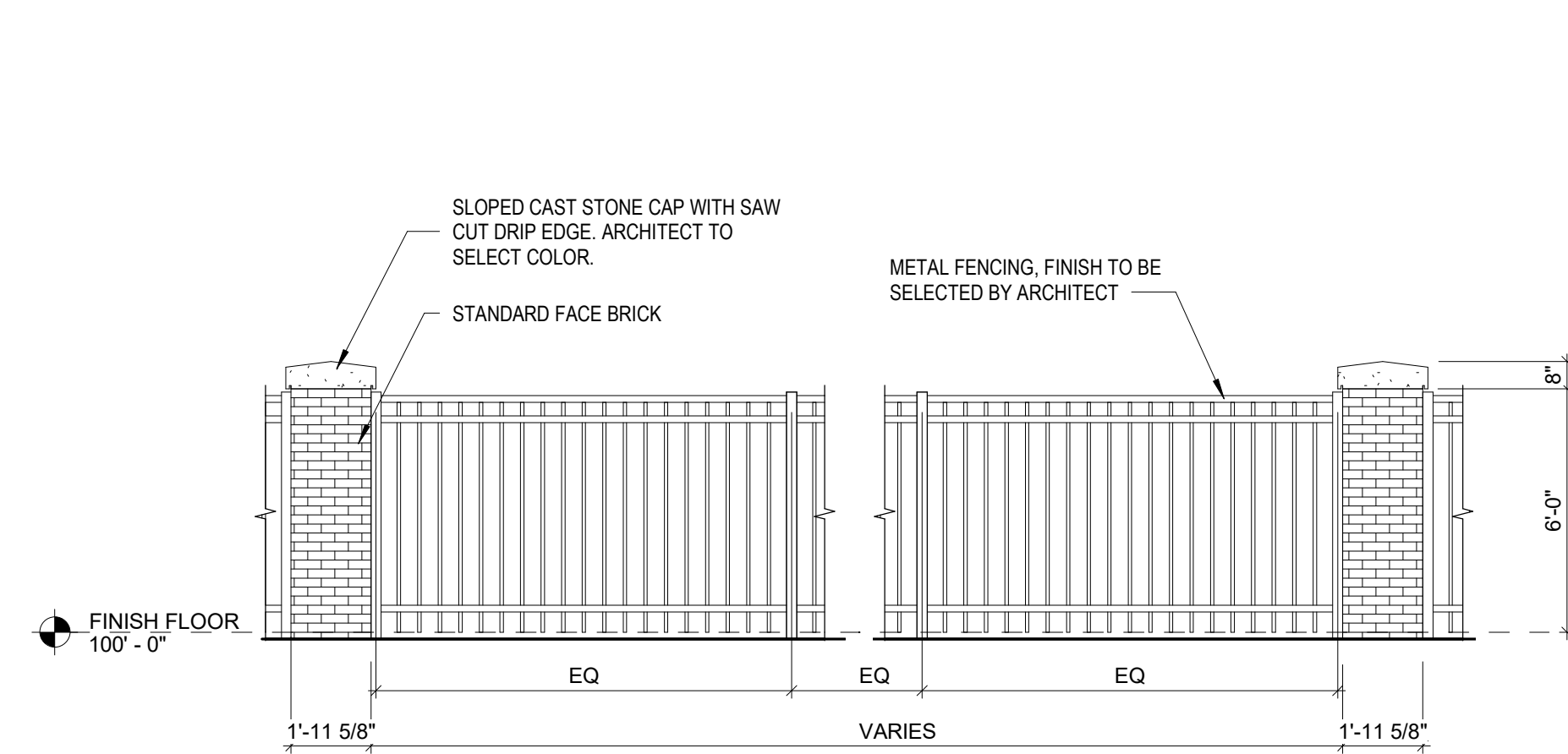
NOTE: REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

— TOTAL LOT COVERAGE - 63%

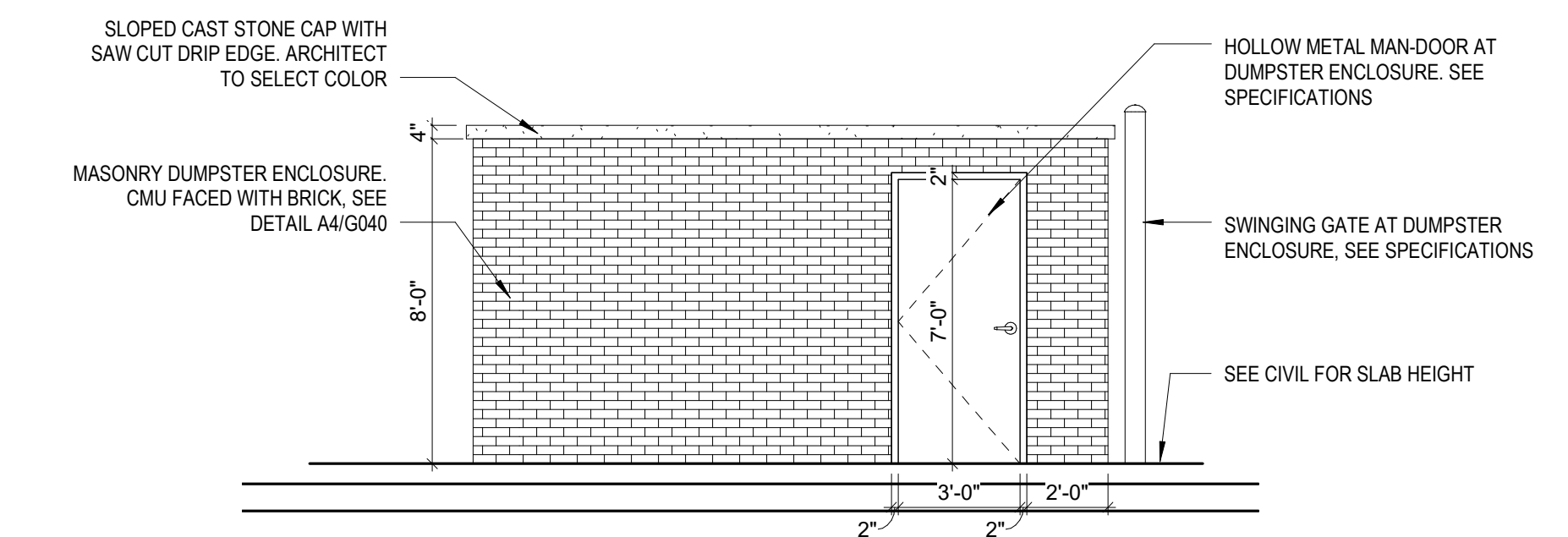




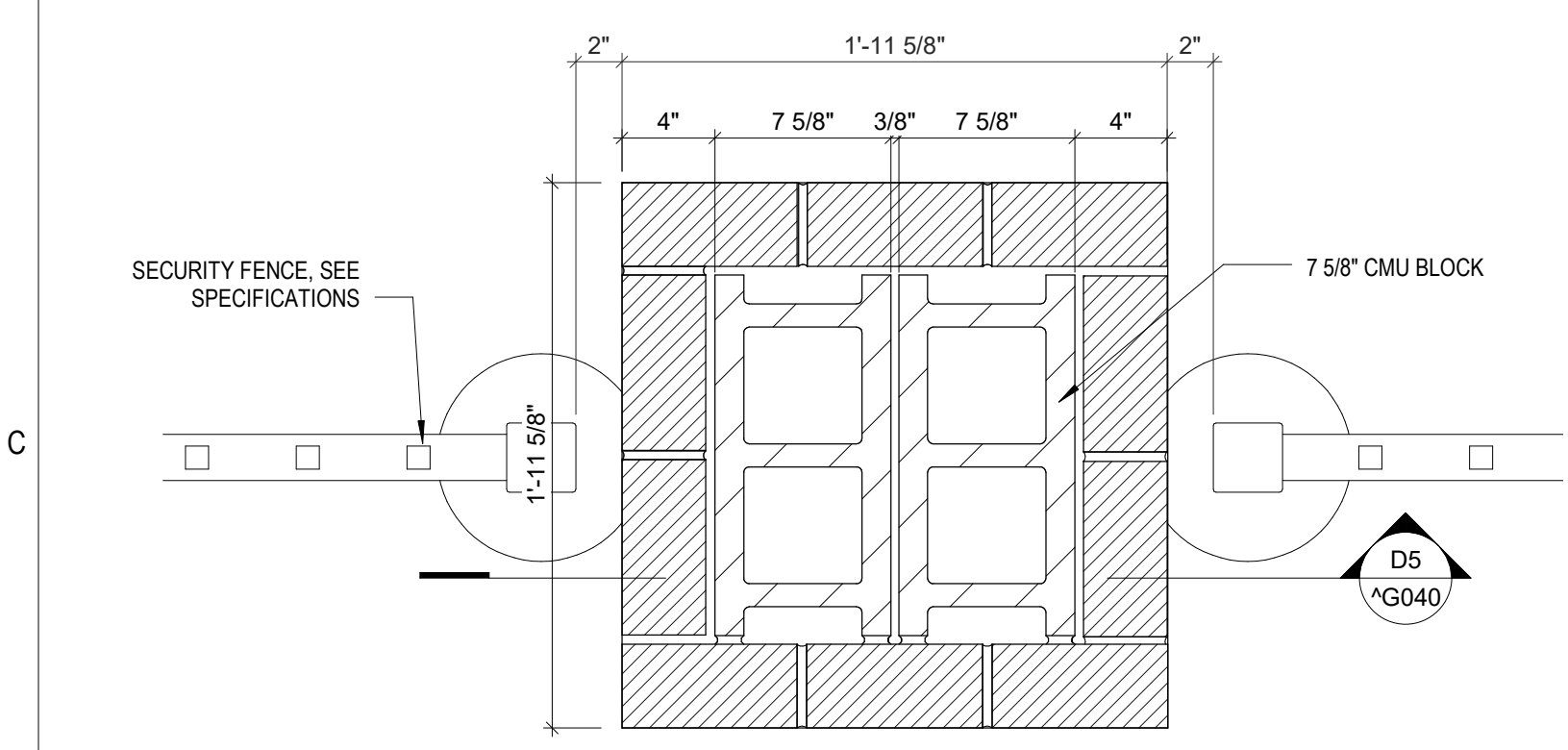
D5 SECTION DETAIL - BRICK PIER
^G040 SCALE : 3/4" = 1'-0"



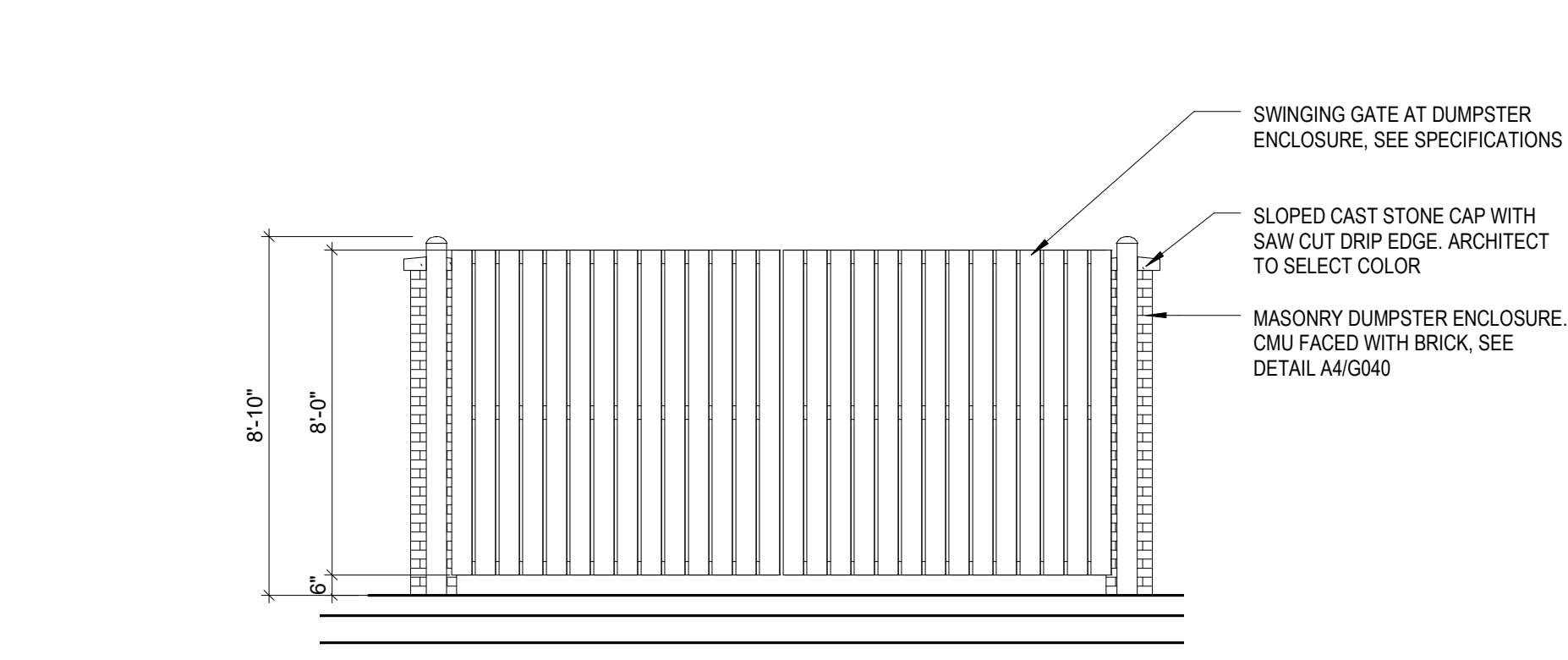
E3 FENCE ENCLOSURE ELEVATION, TYP.
^G040 SCALE: 1/4" = 1'-0"



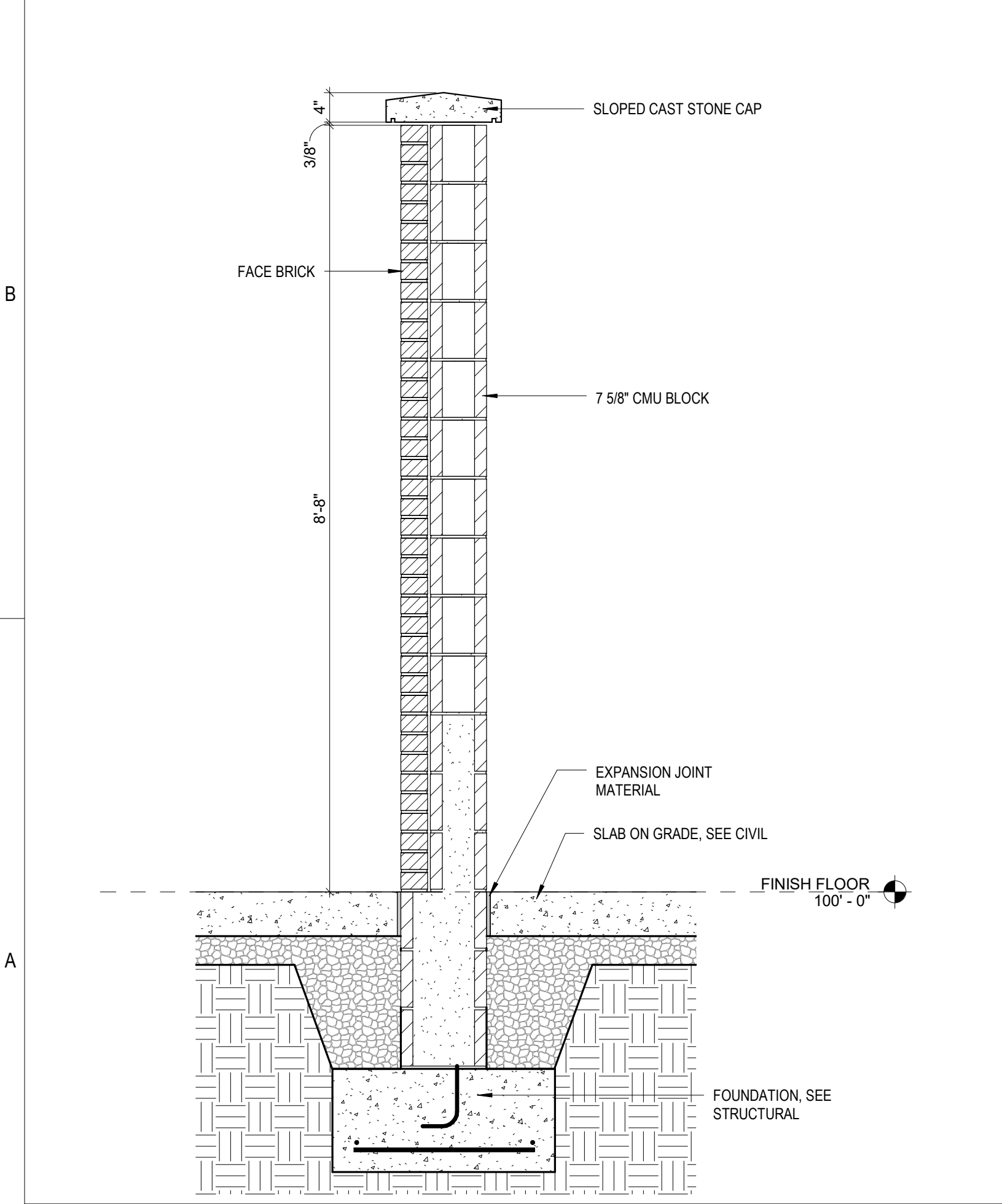
D3 | ELEVATION - DUMPSTER ENCLOSURE MAN-DOOR
^G040 SCALE : 1/4" = 1'-0"



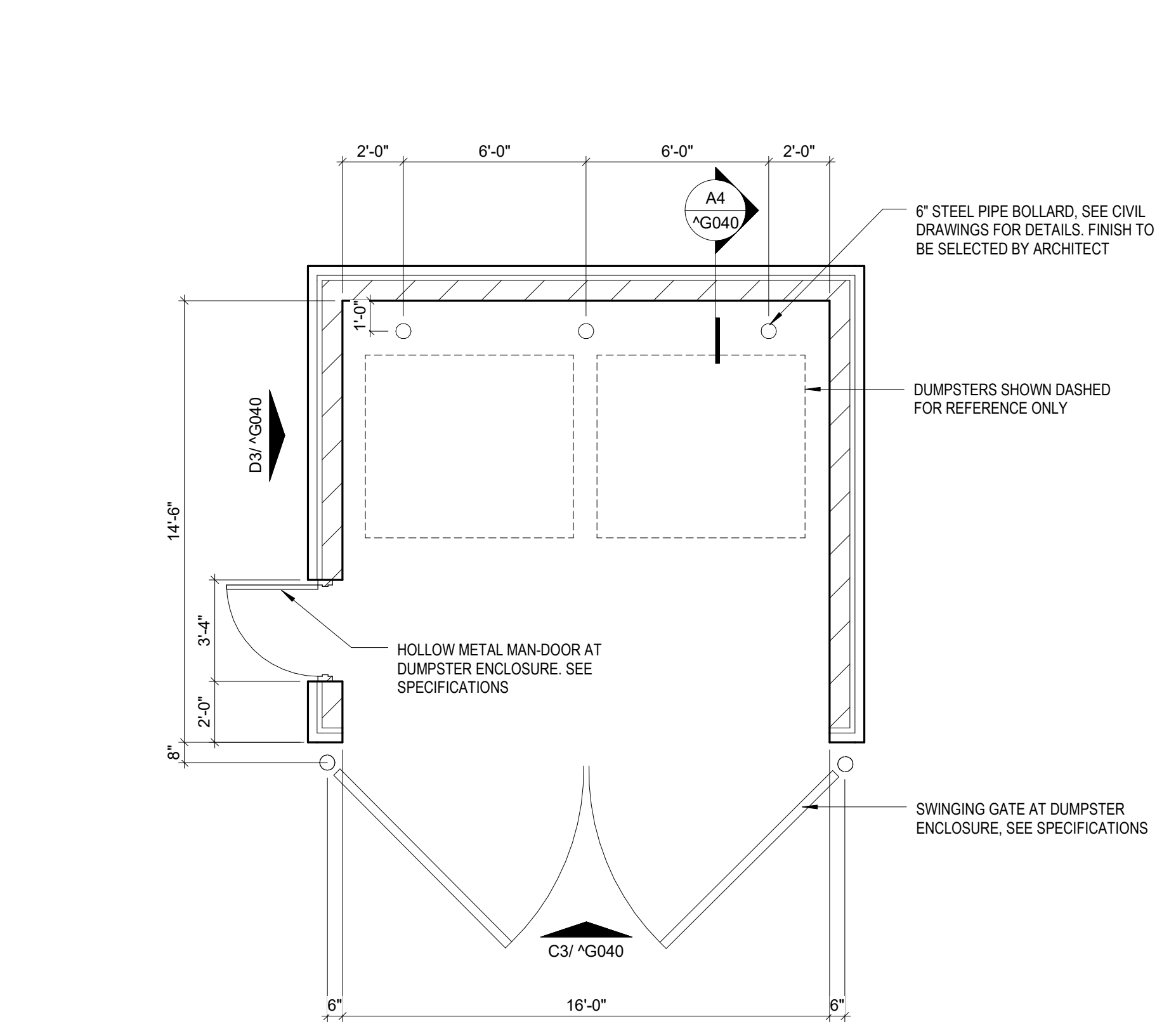
C5 ENLARGED PLAN - BRICK PIER
^G040 SCALE : 1 1/2" = 1'-0"



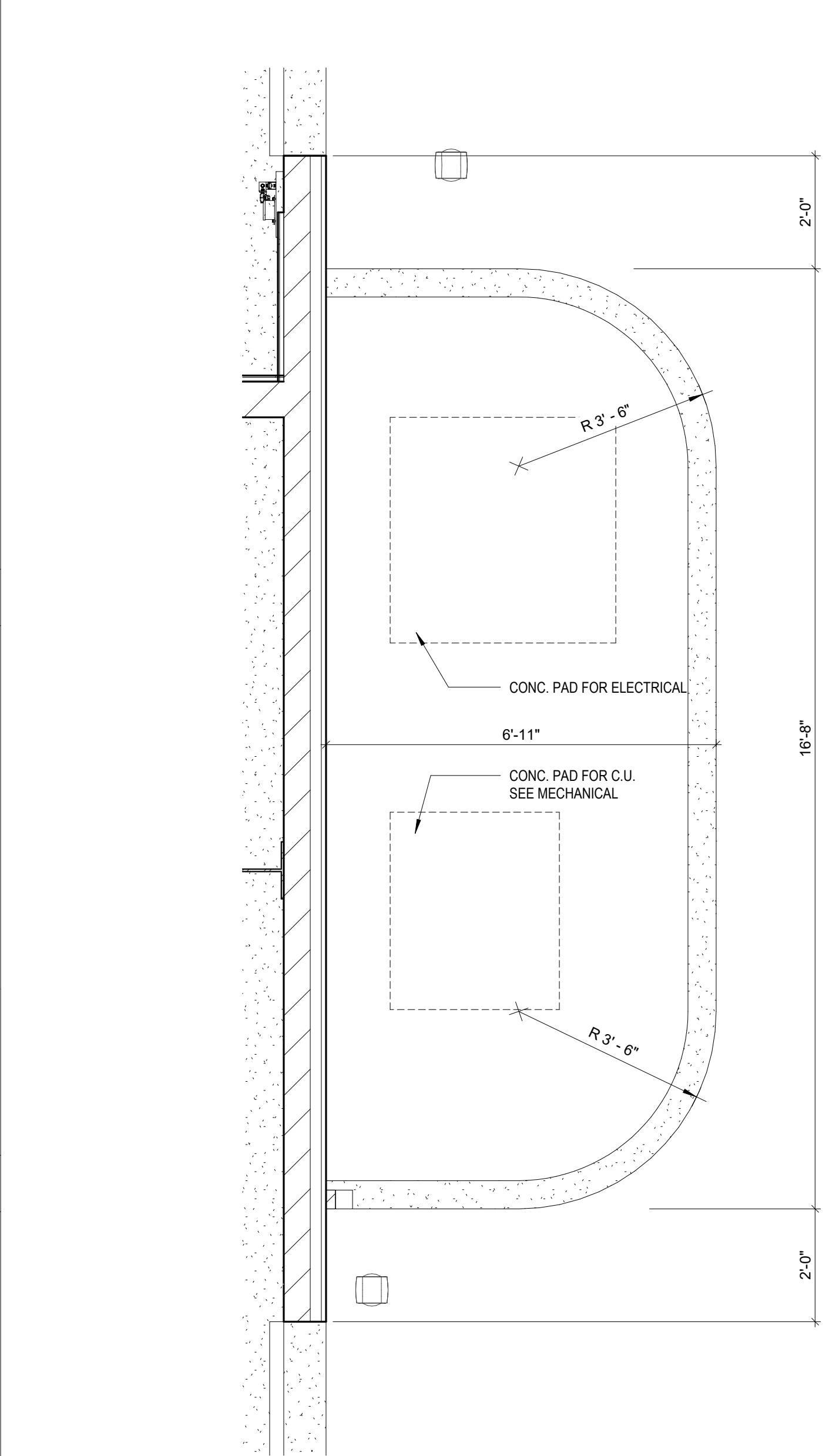
C3 | **ELEVATION - DUMPSTER ENCLOSURE GATE**
 ^G040 SCALE: 1/4" = 1'-0"



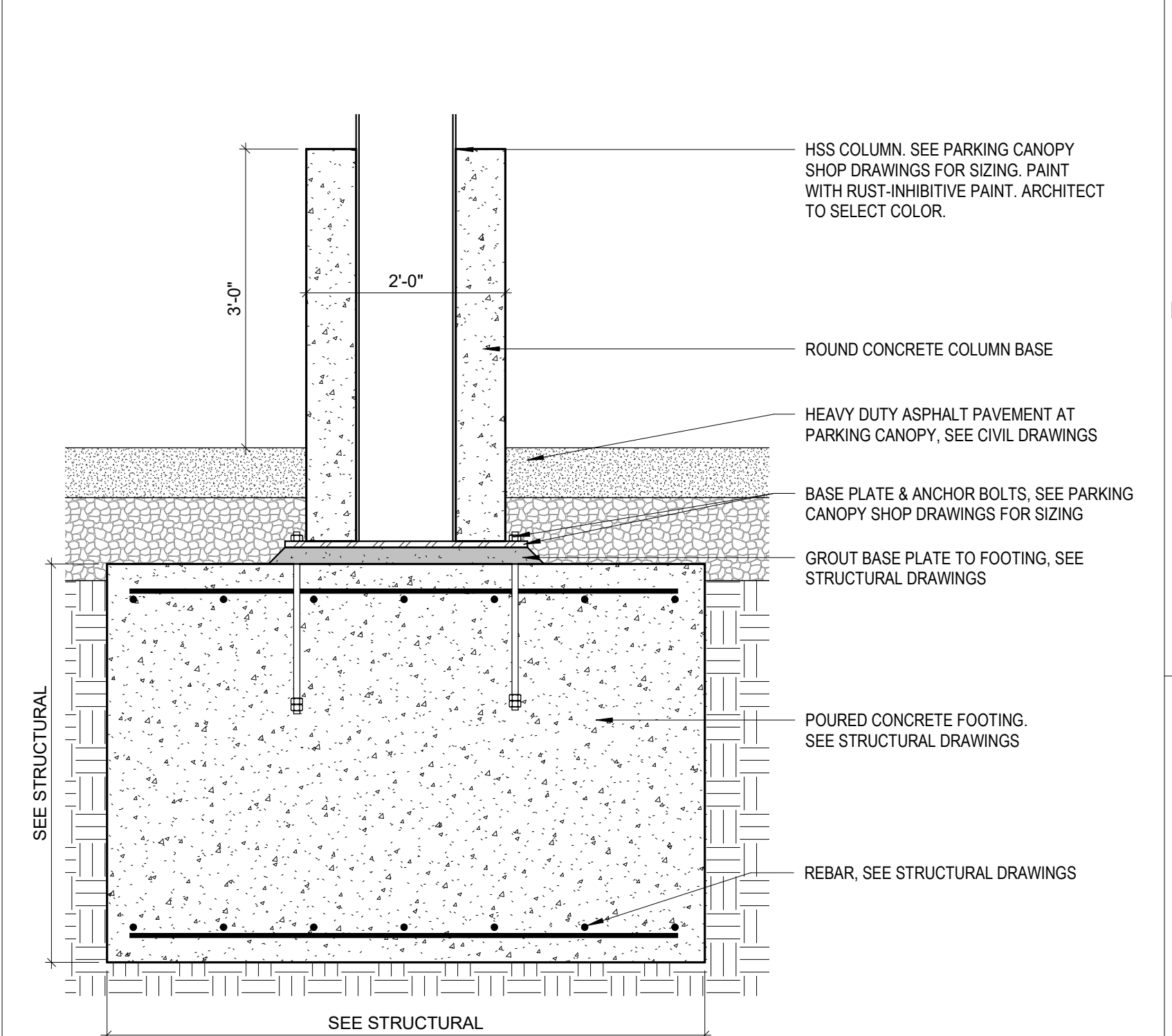
A4 DUMPSTER ENCLOSURE WALL SECTION
^G040 SCALE : 3/4" = 1'-0"



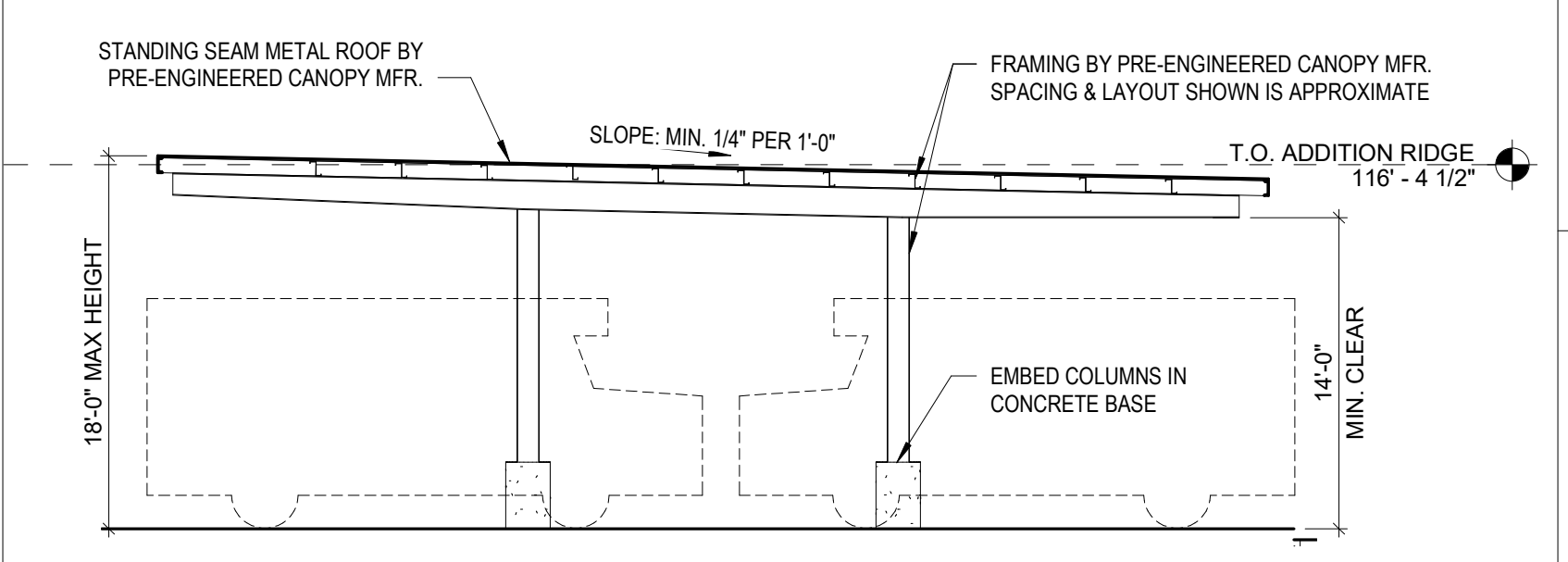
A3 ENLARGED PLAN - DUMPSTER ENCLOSURE
^G040 SCALE : 1/4" = 1'-0"



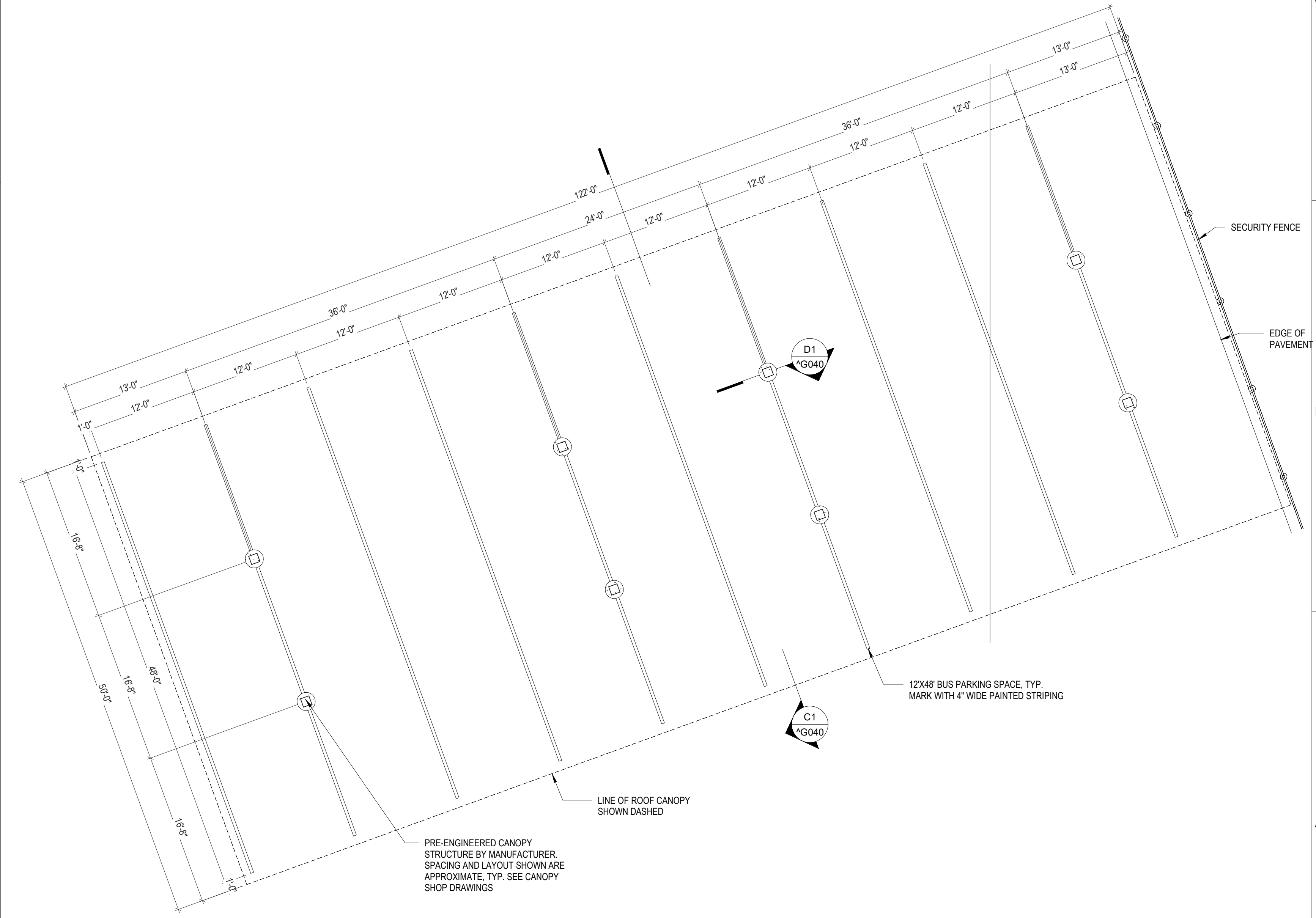
C2 ENLARGED PLAN - EXTERIOR UTILITY LOCATION
^G040 SCALE : 1/2" = 1'-0"



D1	BUS CANOPY COLUMN SECTION	
	^G040	SCALE : 3/4" = 1'-0"



C1 | **CANOPY SECTION**
^G040 SCALE : 1/8" = 1'-0"

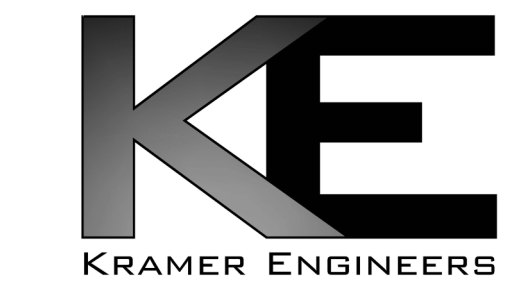


A1 | ENLARGED PLAN - PARKING CANOPY
^G040 SCALE : 1/8" = 1'-0"



161 North 4th Street
Columbus, OH 43215
866.675.7584
www.mkcinc.com

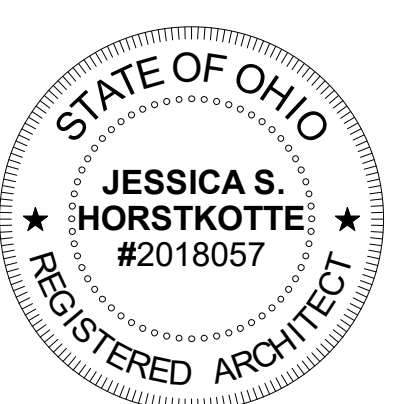
CONSULTANTS



Knox Area Bus Depot

Knox County Commissioners

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



ARCHITECT OF RECORD
JESSICA S. HORSTKOTTE - 201805
EXPIRATION DATE: 12-31-2023

SUBMITTED: 03.13.2023

^G040

SITE DETAILS

MKC PROJECT: 22-013

PERMIT SET



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

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.

COMMENTS - Current Meeting:

Dove (sworn in) explained the dental practice has been in this building since 1974. There is a ramp on the side for access for those that cannot go up the front entrance steps. The front steps were old concrete that were not the correct height. They were quite tall and there was an old railing. They want to upgrade and update the entrances into the building. He said the changes to the side ramp do not stick out any further than the existing building. The front will be a little closer to the property line than the prior steps, maybe a foot and a half or so.

Smith asked Blankenhorn about the setbacks. Blankenhorn said the proposed side setback is approximately 9' 8" from the side of the ramp to the property line. The roof over the ramp extends a little further, maybe one foot. The side setback would be 8' 8" as opposed to the required 10'. The front setback is noted as 34' to the curb from the ornamental windows. The measurement to the property line on the Auditor's website is approximately 15'. The front setback is technically supposed to be 30'. However, these older neighborhoods were not built to that standard. The home to the east of this property has about the same setback and the former church building to the west is a zero feet setback with the front wall touching the sidewalk.

Broeren asked the applicant if a roof was added over the ramp. To which Dove said yes, it was constantly getting ice on it. Smith asked what the purpose of the roof is. Dove said to protect the wheelchair accessible ramp.

Smith clarified the side setback is supposed to be 10' and the request is for 8.5'. The front setback is supposed to be 30' and the request is for 12'.

Cunningham asked what the current steps are measured at. Blankenhorn measured them at approximately 17'.

Simpson asked if the bottom 2 steps are not covered by the roof. Dove said the overhang covers them.

There was no further testimony.

Blankenhorn noted this property is in a historic district. This request is going before the Historical Review Commission next month at a public meeting as well.

Simpson made a motion to accept the proposal as presented.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Simpson, Smith, Eyster, Aryanata, Cunningham
EXCUSED:	Michael Percy, Tonya Boucher



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/ice 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)







Knox
County
Ohio, GIS
Jonette

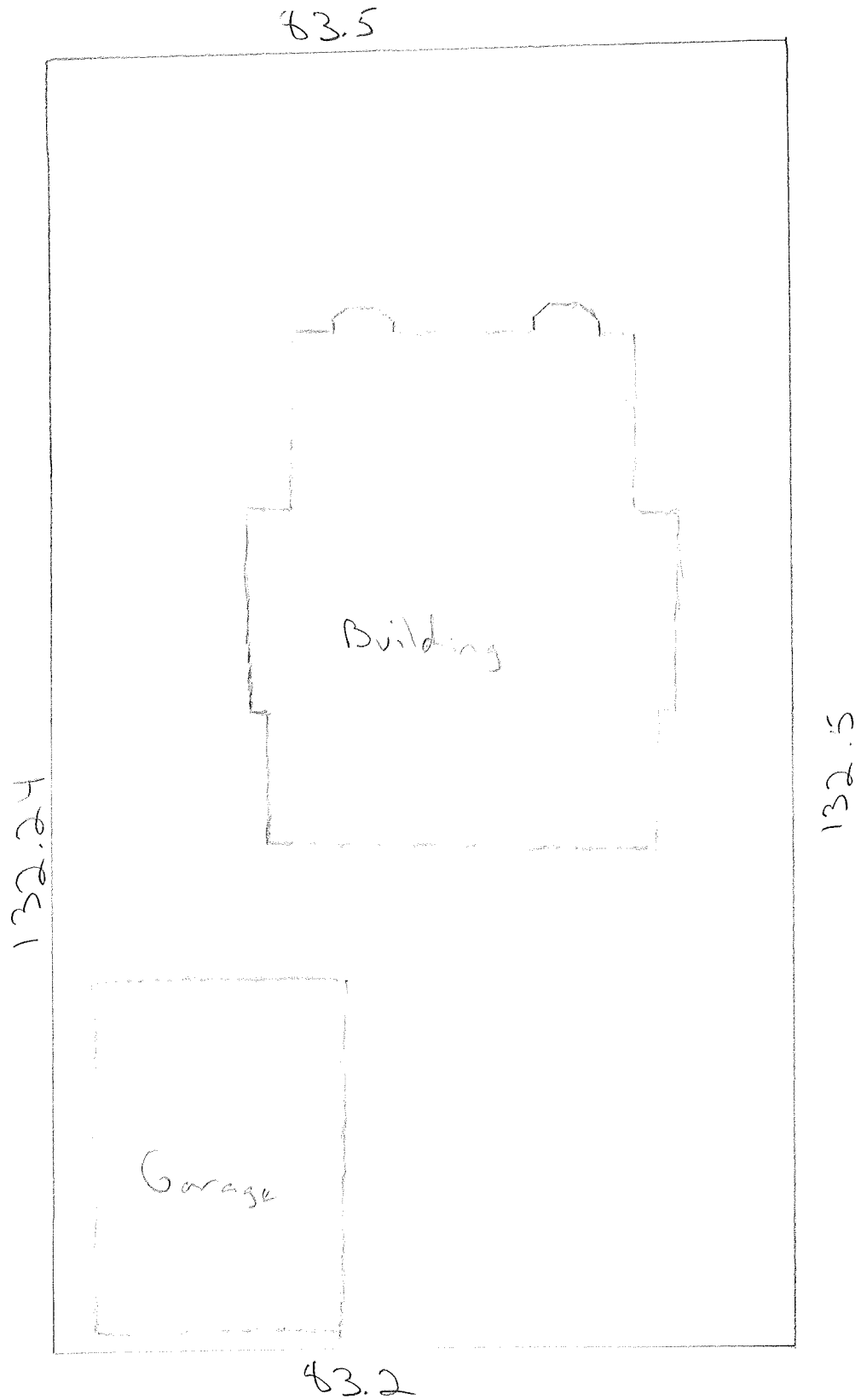


Attachment: BZA App 122 E vine (3812 : 2023-Bza-11)



40ft
2022-12-09

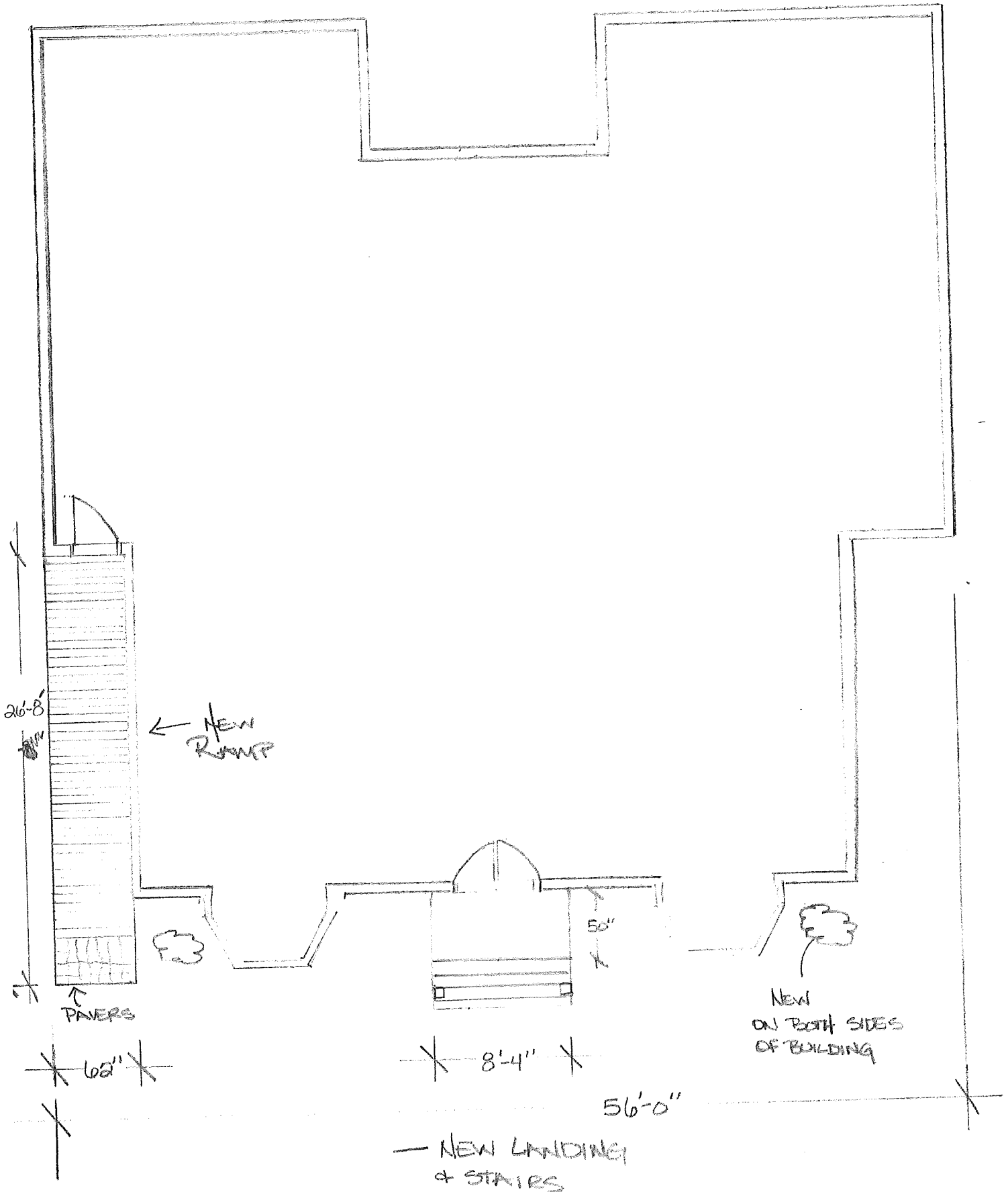
[Click here for Legal Disclaimer](#)



122 E. VINE ST.

5.2.a

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

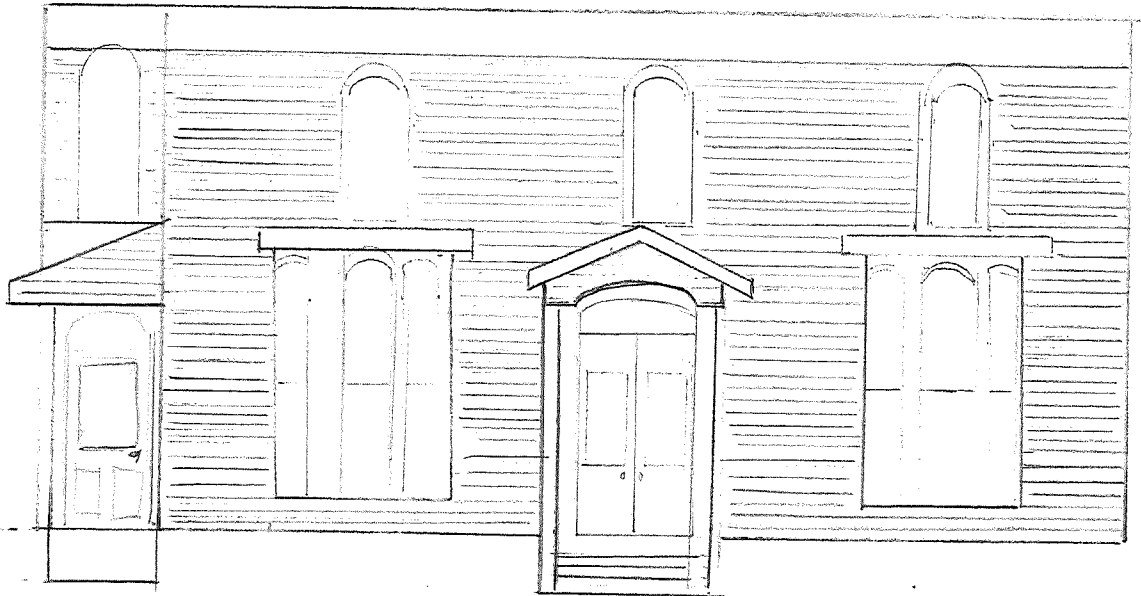


Attachment: BZA App 122 E vine (3812 : 2023-Bza-11)

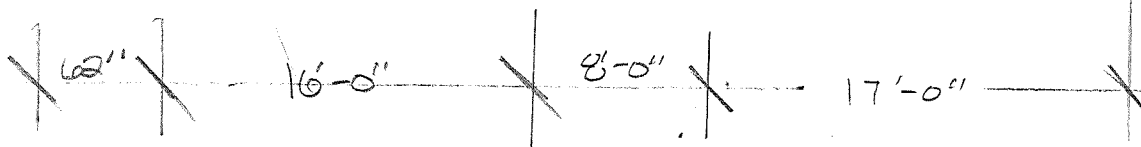
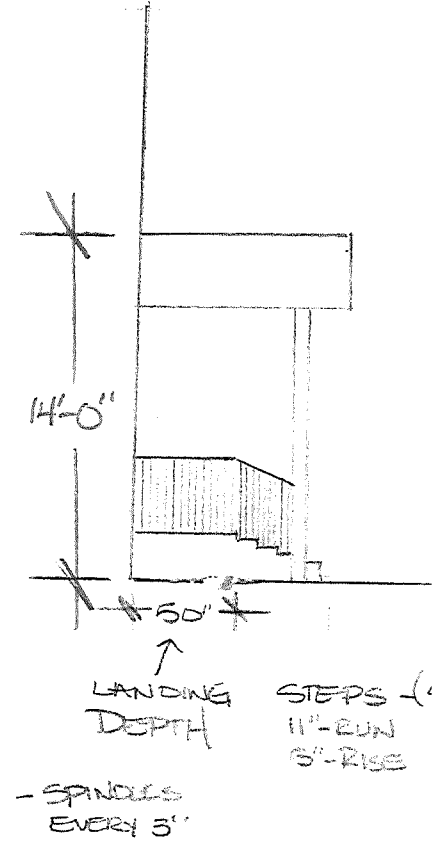
122 E. VINE ST.
FRONT ENTRY

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

SIDE VIEW



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



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

SIDE RAMP

5.2.a



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

3/32" = 1'.0"

↑ To back lot line

5.2.b

122 E. VINE ST.
Dove Dental

59'6"

18'



← NEW
RAMP

↑ PAVES

NEW
ON BOTH SIDES
OF BUILDING

Sign

↑
NEW LANDING
& STAIRS

56'-0"

34'

30'6"

~ curb ~

Vine Street

Attachment: BZA Dove Drawing (3812 : 2023-Bza-11)

122 E. Vine St.
Dove Dental

596

181

9'8"

9'8"

26-81

← NEW ROOM

PAVERC

~~62~~

N
↓

~~8-4~~

56'-0"

NEW
ON BOTH SIDES
OF BUILDING

515

- NEW LANDING
+ STAIRS

348

30'6"

Vine Street

6CVRB