



Board of Zoning Appeals
Board Meeting

Agenda

May 18, 2022
5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - May 4, 2022 5:30 PM

BZA FILES

- 2022-BZA-14 : 501 Oak ST - Variance for Attached Garage

ADJOURN



Board of Zoning Appeals Meeting: 05/18/22 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 # 3565)

DOC ID: 3565

2022-BZA-14 : 501 OAK ST - VARIANCE FOR ATTACHED GARAGE

Item Number	2022-BZA-14
Site Address	501 Oak ST
Parcel Number	66-03713.000
Zoning District	R-1
Presented By	Gregory Stoutenburg

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1 Single Family District)
 1154 NonConformities

Request: Mr. Stoutenburgh is requesting to add an attached garage to his single-family dwelling and is requesting a side setback of 5 feet; and front setback of 18 feet.

Additionally, a variance for lot coverage is needed.

Per the Knox County Auditor's website, the property is: 57' x 64' = 3,648 sf
 Code allows 35% Coverage: 3,648 x 35% = 1,276.8 sf

The existing home is 1,123 sf
The proposed addition is 325 sf
 Total Proposed Coverage: 1,448 sf = 39.69%



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Loretta & Greg Stoutenburgh

740 507-8518

Agent's Name, Address and Phone

Site Information

Site Address

5010ax Street

Legal Description

Parcel Number

6603713

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

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 to add attached garage on Right side of house to be 5 feet from property line side & 18 feet from property line front

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. Greg Stoutenburgh

Date:

4-29-22

By:

Greg Stoutenburgh

Status of Application

Filing Date

4/29/2022

Case Number

2022-BZA-14

Hearing Date

May 18, 2022

Fee deposit

\$75.00

Date Paid

4/29/22

Receipt Number

919

Status of Board's Action

☐ Approved

☐ Denied

Attachment: 2022-BZA-14 Application Packet (3565 : 2022-Bza-14)

Narrative statements

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

DB ✓ 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.

DB ✓ 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.

Due to close courtyards a variance is needed at front right and at front to add an attached garage.

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

I would not be able to build a garage on my property without a variance

DB 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.

DB 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.

DB 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.

TRACY & MILLS, SURVEYORS
10 East Vine Street, P.O. Box 642
MOUNT VERNON, OHIO 43050

TEL. 614-397-8324

FAX: 614-397-5910

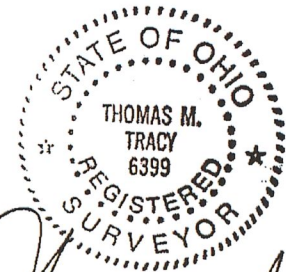
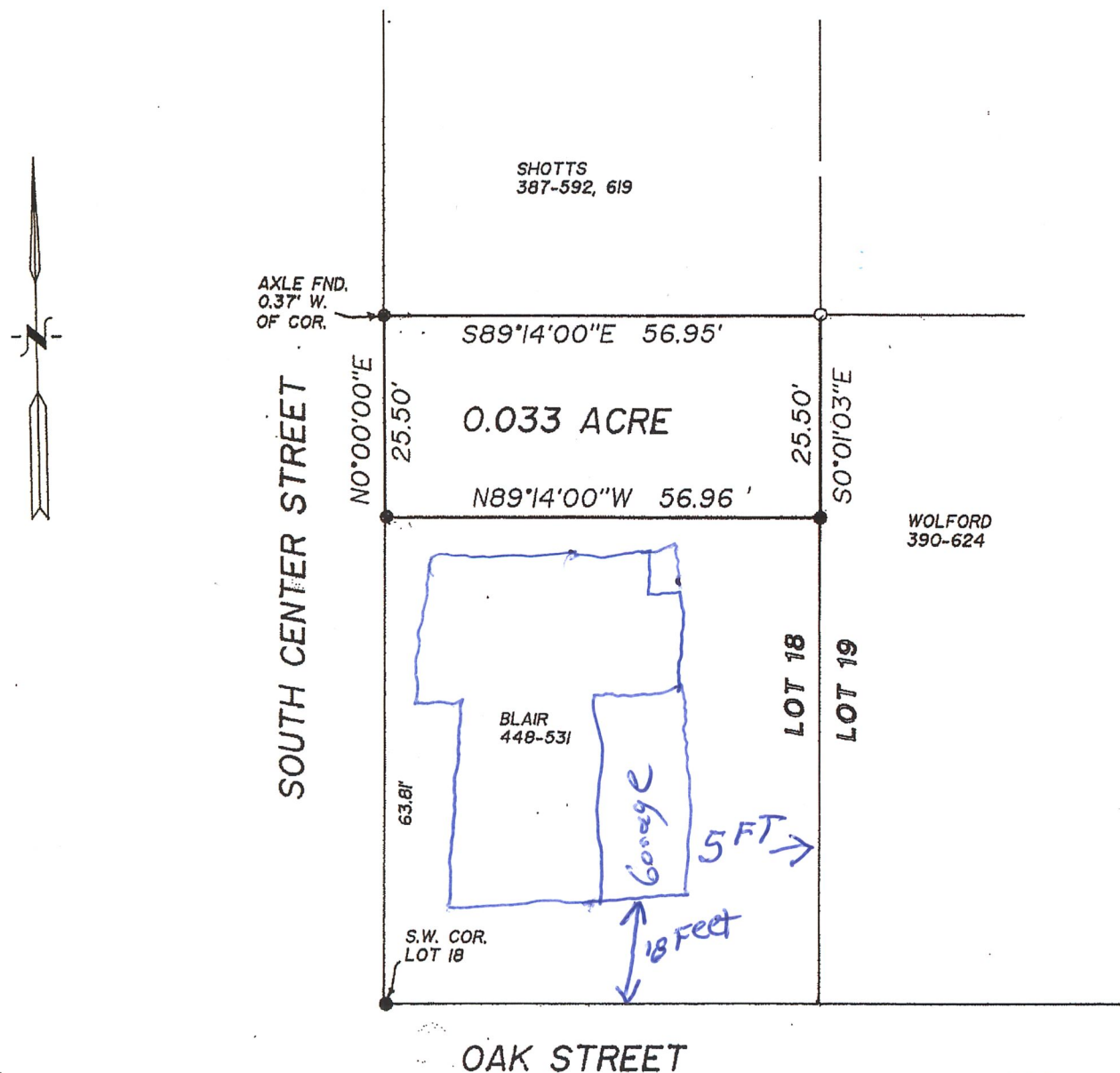
SURVEY FOR: Community Heritage Title/Signal Bank, National Assoc.

LOCATION: 104½ S. Center Street PART OF LOT 18, BOYNTON & HILL'S ADD., CITY
Mt. Vernon, Ohio OF MOUNT VERNON, KNOX CO., OHIO.
BUYER/SELLER: Clara Mast/Anna Wolford

Date: June 1998

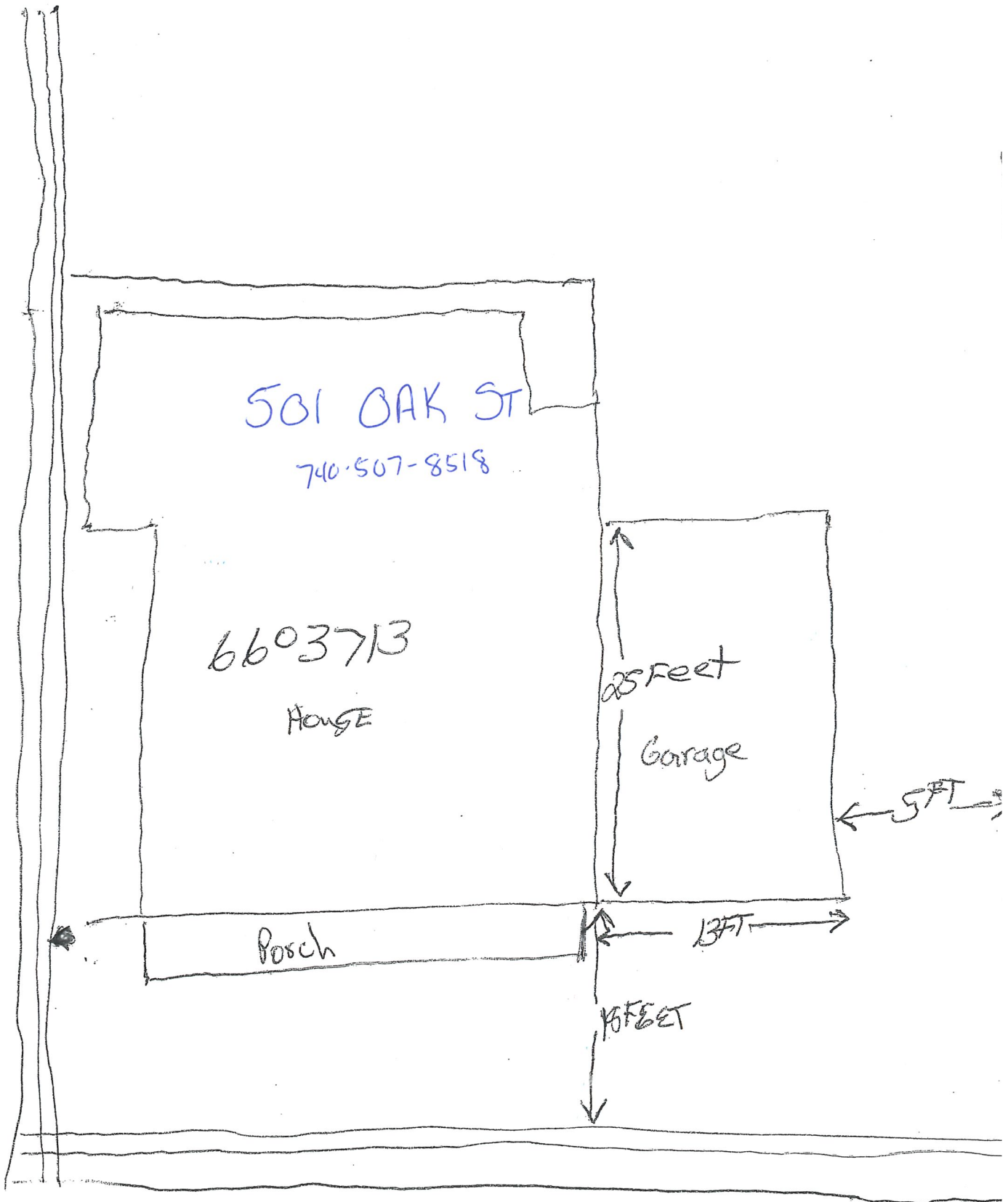
Parcel #66-01782
o - Iron Pin Set (5/8" x 30")
● - Iron Pin Found

Scale: 1" = 20'



O - 355

CERTIFICATION: We hereby certify that the foregoing survey was prepared from actual field measurements.



Attachment: 2022-BZA-14 Application Packet (3565 : 2022-Bza-14)

OAK ST