



Board of Zoning Appeals
Board Meeting

Minutes

May 18, 2022
5:30 PM

CALL TO ORDER

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

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Greg Stoutenburgh

MINUTES APPROVAL

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

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

BZA FILES

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

Stoutenburgh (sworn in) explained his request for a variance to attach a garage to the right side of his home at 501 Oak ST. He is requesting an 18' front setback and a 5' side setback. Percy added a lot coverage variance would also be needed to exceed 35% lot coverage.

Carr asked Stoutenburgh to define what a garage is. Stoutenburgh said with a concrete floor, a place for storage, a place to park a vehicle; basically, a glorified storage shed attached to the home.

Carr said he basically answered correctly when he said it's for a motor vehicle. Carr asked Blankenhorn about the responsibilities for a curb cut and driveway installation to the proposed garage.

Blankenhorn explained any use of the right-of-way or building of a new driveway requires a Street Opening Permit. There is a \$50 application fee and a minimum \$1,000 bond to be placed. Once the work is completed, they are to contact the City back to request an inspection. The inspection ensures the curb, gutter, and street were not damaged during the construction of the driveway, then the \$1,000 bond is returned. Carr wanted to

clarify to the applicant that he is responsible for the curb cut. Stoutenburgh thinks the City is going to tear up Oak Street and put in storm drains, cutting out the existing curbs. Stoutenburgh mentioned there is a manhole in the area where the driveway would be located. Carr asked Blankenhorn about upcoming City work to be done on Oak ST. Blankenhorn said she spoke with the City's Project Engineer, Jason Epley, who said there aren't any planned projects on Oak ST within the next year. Beyond that she doesn't know the schedule.

Carr said he knows curb cuts are not the Board's responsibility, but he wanted to make sure the applicant knew it was his responsibility. Stoutenburgh said it would be done correctly.

There were no further questions and no one else in attendance. There was no correspondence submitted through the Development Services Manager concerning the case.

Carr made a motion to approve the request for a variance for a reduced front setback of 18', a reduced side setback of 5', and a lot coverage ratio exceeding 35%.

RESULT:	ACCEPTED [4 TO 1]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Percy, Simpson, Smith, Boucher
NAYS:	Carr
EXCUSED:	Eyster, Aryanata

ADJOURN

- Adjourn Motion

Broeren announced the City engaged a firm to do a zoning audit. The written report will be distributed to members of the Board of Zoning Appeals in the next week. Comments will then be accepted. Blankenhorn said a meeting will be held June 6 at 6:00PM, similar to the meeting that was held leading into the audit.

Simpson made a motion to adjourn the meeting, Boucher seconded and the meeting was adjourned at 5:40 PM

RESULT:	APPROVED [UNANIMOUS]
AYES:	Percy, Simpson, Carr, Smith, Boucher
EXCUSED:	Eyster, Aryanata



Board of Zoning Appeals Meeting: 05/18/22 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 # 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%

COMMENTS - Current Meeting:

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Blankenhorn explained any use of the right-of-way or building of a new driveway requires a Street Opening Permit. There is a \$50 application fee and a minimum \$1,000 bond to be placed. Once the work is completed, they are to contact the City back to request an inspection. The inspection ensures the curb, gutter, and street were not damaged during the construction of the driveway, then the \$1,000 bond is returned. Carr wanted to clarify to the applicant that he is responsible for the curb cut. Stoutenburgh thinks the City is going to tear up Oak Street and put in storm drains, cutting out the existing curbs. Stoutenburgh mentioned there is a manhole in the area where the driveway would be located. Carr asked Blankenhorn about upcoming City work to be done on Oak ST. Blankenhorn said she spoke with the City's Project Engineer, Jason Epley, who said there aren't any planned projects on Oak ST within the next year. Beyond that she doesn't know the schedule.

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MOVER:	Don Carr, Vice-Chairman
SECONDER:	William Smith, Member
AYES:	Michael Percy, Susie L. Simpson, William Smith, Tonya Boucher
NAYS:	Don Carr
EXCUSED:	Otho Eyster, Kate Aryanata



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Loretta & Greg Stantenburgh

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 Stantenburgh

Date:

4-29-22

By:

Greg Stantenburgh

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: 104 1/2 S. Center Street
Mt. Vernon, Ohio

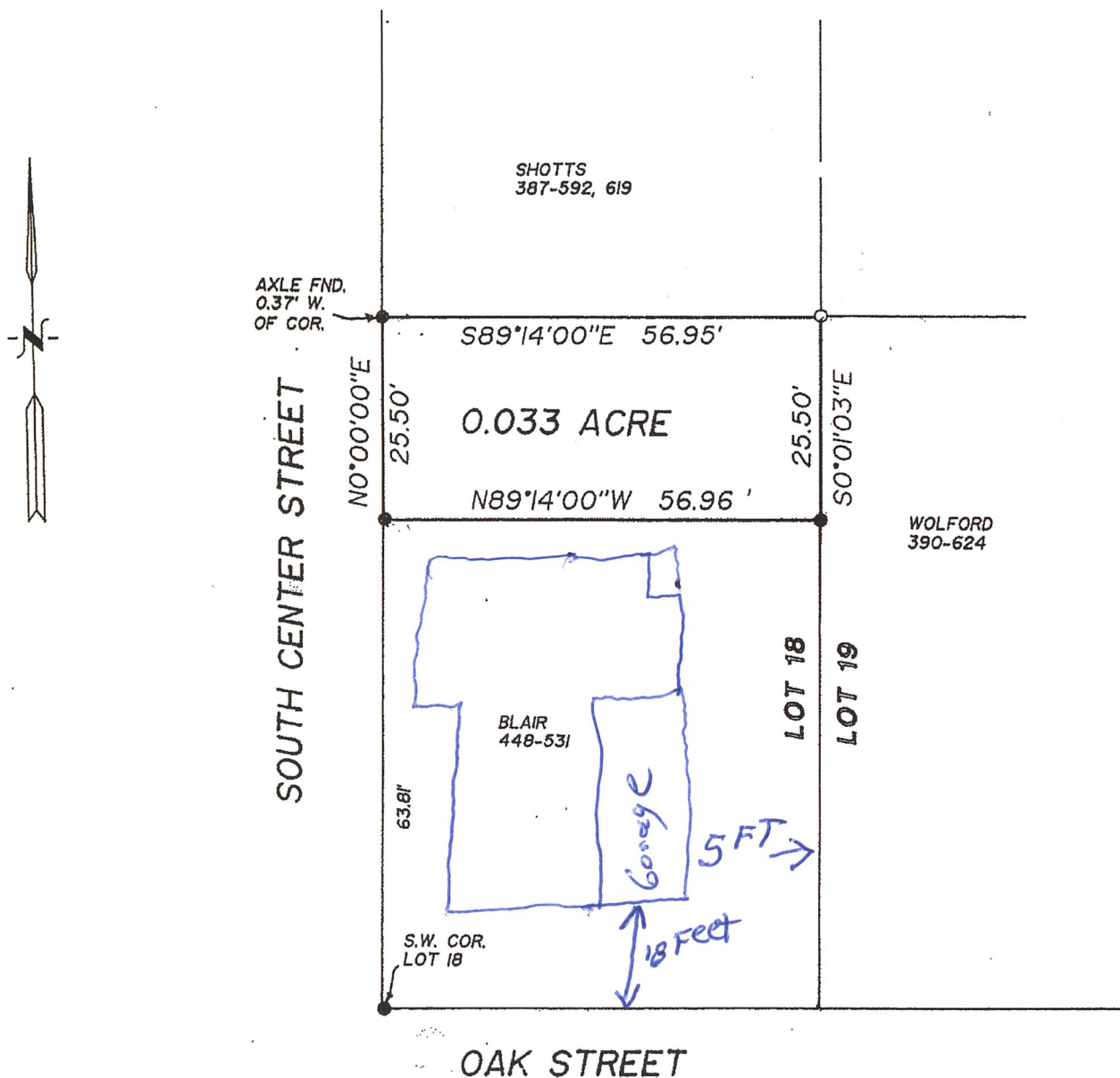
PART OF LOT 18, BOYNTON & HILL'S ADD., CITY
OF MOUNT VERNON, KNOX CO., OHIO.

BUYER/SELLER: Clara Mast/Anna Wolford

Date: June 1998

Scale: 1" = 20'

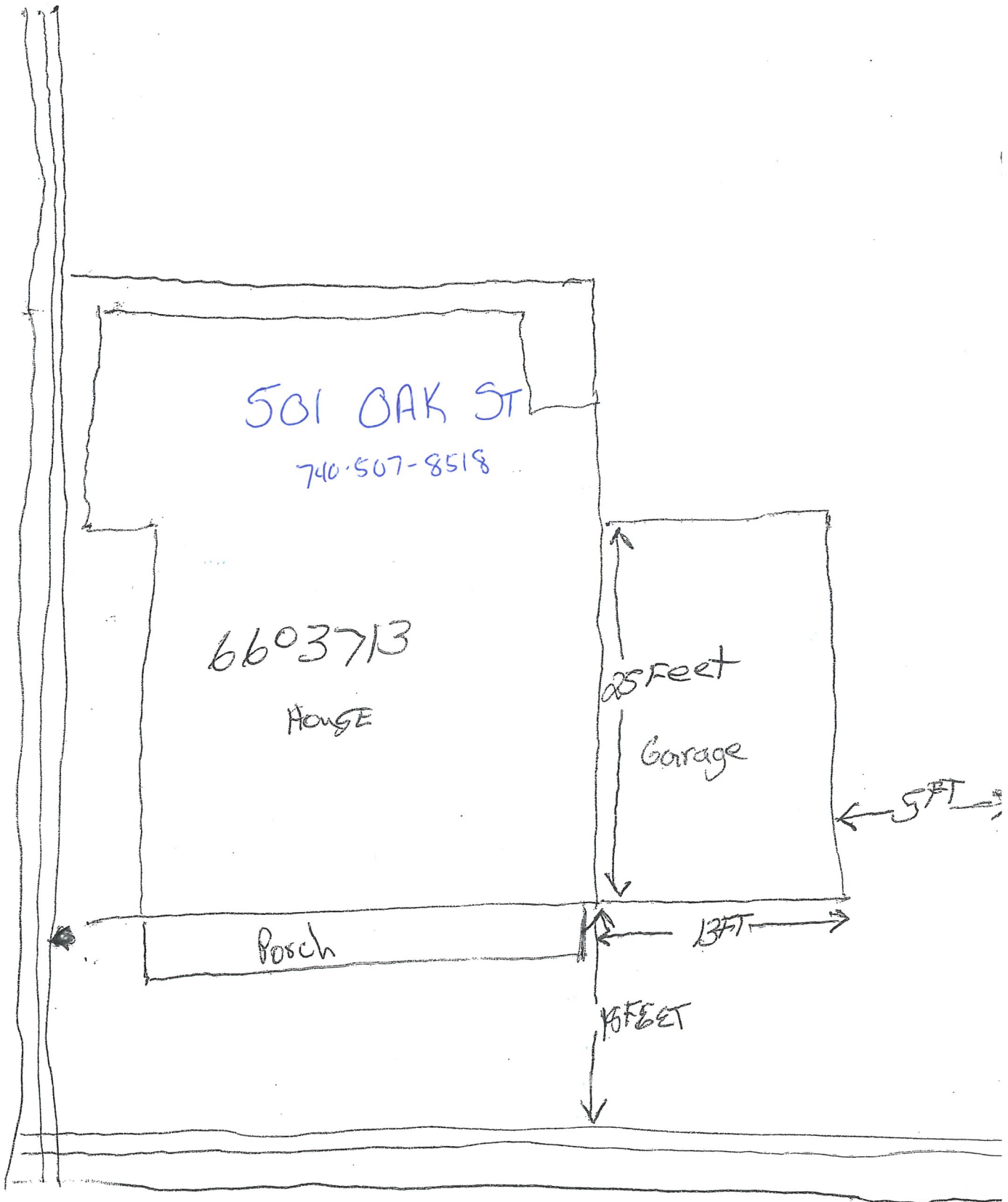
Parcel #66-01782
o - Iron Pin Set (5/8" x 30")
● - Iron Pin Found



A circular seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by two stars. In the center, the name "THOMAS M. TRACY" is printed above the number "6399".

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