



Board of Zoning Appeals
Board Meeting

Agenda

June 1, 2022
5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - May 18, 2022 5:30 PM

BZA FILES

- 2022-BZA-15 : 505 W Vine ST - Variance for Accessory Structure
- 2022-BZA-16 : 705 S Division ST - Variance for Wall Signage
- 2022-BZA-17 : 17795 Coshocton RD - Variance for Multiple Family Complex
- 2022-BZA-18 : 248 Parrott ST - Variance for Covered Front Porch with Ramp

ADJOURN



Board of Zoning Appeals Meeting: 06/01/22 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 # 3572)

DOC ID: 3572

2022-BZA-15 : 505 W VINE ST - VARIANCE FOR ACCESSORY STRUCTURE

Item Number	2022-BZA-15
Site Address	505 W Vine ST
Parcel Number	66-09504.000
Zoning District	GB
Presented By	Rick Gibson, Auto Collision Solutions

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1173.11 Principal Building Per Lot
 1173.04 – 06 Regulation of Accessory Uses and Buildings – General
 Requirements
 1167.03 Development Standards for Free-Standing Use of Individual Lots (GB
 District)

Request: Auto Collision Solutions requests to build a 40' x 60' additional building in line to the west side of our existing buildings. Additional space is needed, as the business has grown over the years.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone RICK GIBSON 505 WEST VINE ST, MOUNT VERNON OHIO 43050			
Agent's Name, Address and Phone			
Site Information			
Site Address 505 WEST VINE ST, MOUNT VERNON OH 43050		Legal Description	
Parcel Number 66-09504.000	Deed Volume and Page Number	Zoning District	
Existing use of property AUTOBODY SHOP		Proposed use of property AUTOBODY SHOP	
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 would like to add a 40ft wide by 60ft wide additional building in line to the west side of our existing buildings. We need additional space as we have grown over the years in business.			
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: 5/3/2022 By: Rick Gibson			

Attachment: 2022-BZA-15 Application Packet (3572 : 2022-Bza-15)

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

Narrative statements

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

RG ____ 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.

RG ____ 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.

We have grown and are need of the extra space. We have extended our fence to house the additional building along with space for vehicles.

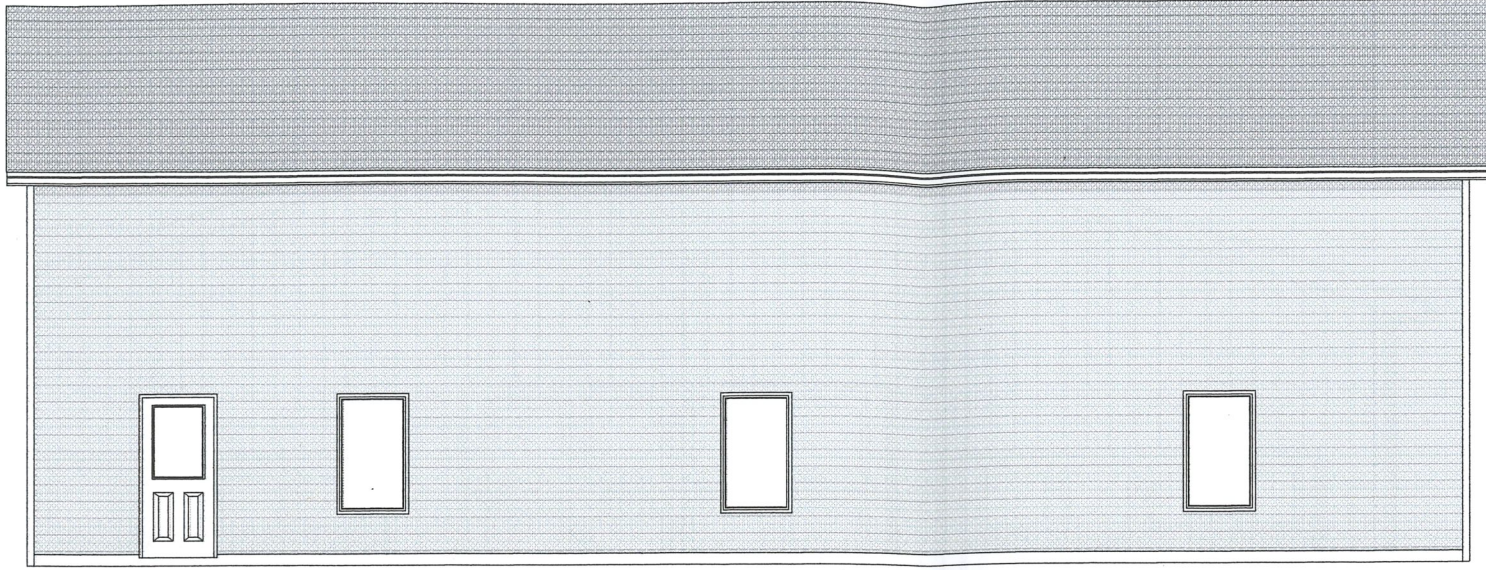
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

I dont feel this should be an issue due to expanding a business in this city.

RG ____ 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.

RG ____ 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.

RG ____ 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.



POST FRAME STRUCTURE

- GENERAL NOTES...
- 1. APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT CONSTRUCTION SITE FOR REFERENCE BY BUILDING OFFICIAL.
 - 2. ALL CONNECTIONS AND FASTNERS TO MEET OHIO RESIDENTIAL CODE.
 - 3. ALL BUILDING MATERIAL & FASTNERS TO BE APPLIED AND FASTENED ACCORDING TO MANUFACTURER.
 - 4. STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER COMPLETION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE ERECTION PROCEDURES, AND ENSURE SAFETY OF BUILDING AND ITS COMPONENTS.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

ALL ELECTRICAL EQUIPMENT & INSTALLATION SHALL COMPLY WITH THE N.E.C. WHICH IS IN EFFECT AT THE TIME OF IT'S INSTALLATION.

DRAWING SCHEDULE	
FRONT	1
ELEVATIONS 1	2
ELEVATIONS 2	3
MAIN FLOOR	4
DETAILS	5

AREA SCHEDULE	
Main Floor	2400.0 sq ft.

- ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
- A. GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LIGHTS
 - B. GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS
 - C. GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION
 - D. GLAZING WITHIN 18" OF THE FINISHED FLOOR
 - E. GLAZING ADJACENT TO TUBS AND SHOWERS
 - F. GLAZING IN RAILINGS

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

County Line Custom Buildings

330-465-8922

9019 CR 318
Shreve, Ohio 44616

Creative Drafting LLC

Mervin: (330) 465-0571
Wendall: (330) 641-1738
hiltycreative@gmail.com

CREATIVE DRAFTING

These drawings are for drafting purposes only, contractor/ builder shall be responsible to ensure that all materials and workmanship be in accordance to all Ohio residential building codes. All measurements may vary. Creative Drafting LLC will not accept any responsibility.

DRAWN BY: Wendall Hilty

SCALE: 1/8" = 1'-0"

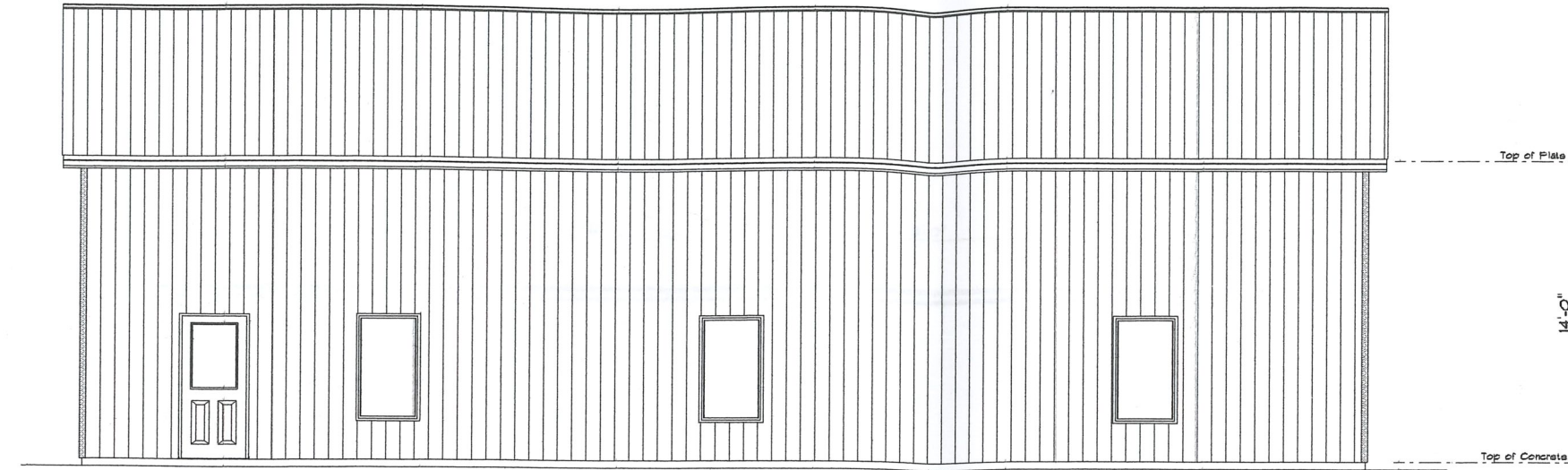
4/20/2022

PAGE: 1 / 5

FRONT

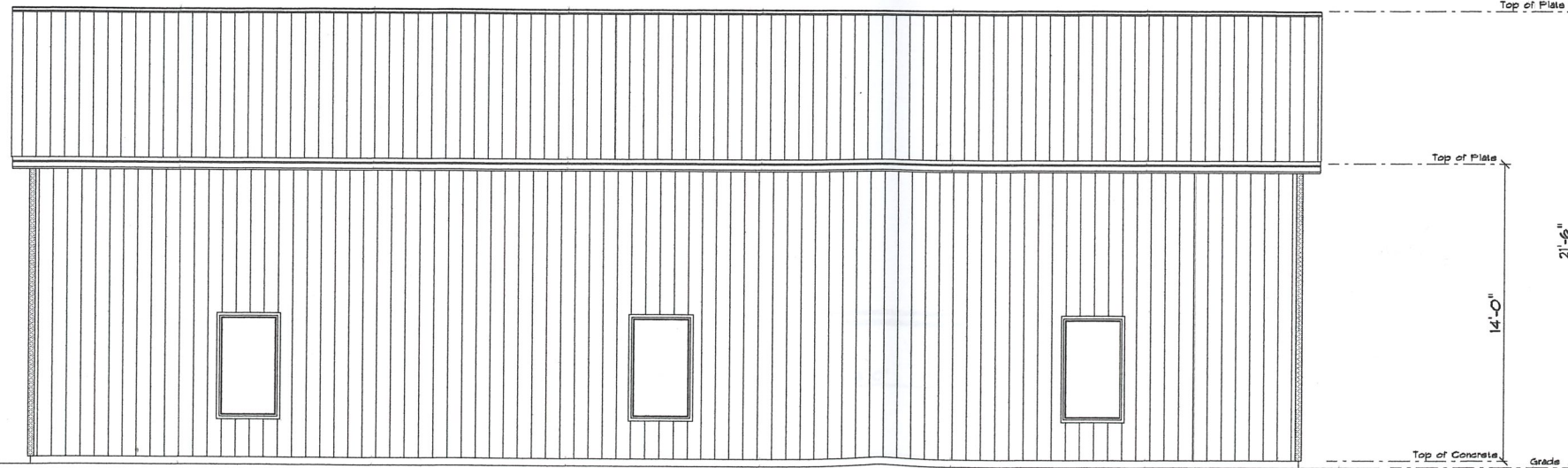
Attachment: Drawings (3572 : 2022-Bza-15)

Packet Pg. 5



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

Creative Drafting LLC



Mervin: (330) 465-0511
Wendall: (330) 641-1738
hilitycreative@gmail.com

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**County Line Custom
Buildings**

330-465-8922

9015 CR 318
Shreve, Ohio 44676

Free Estimates

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

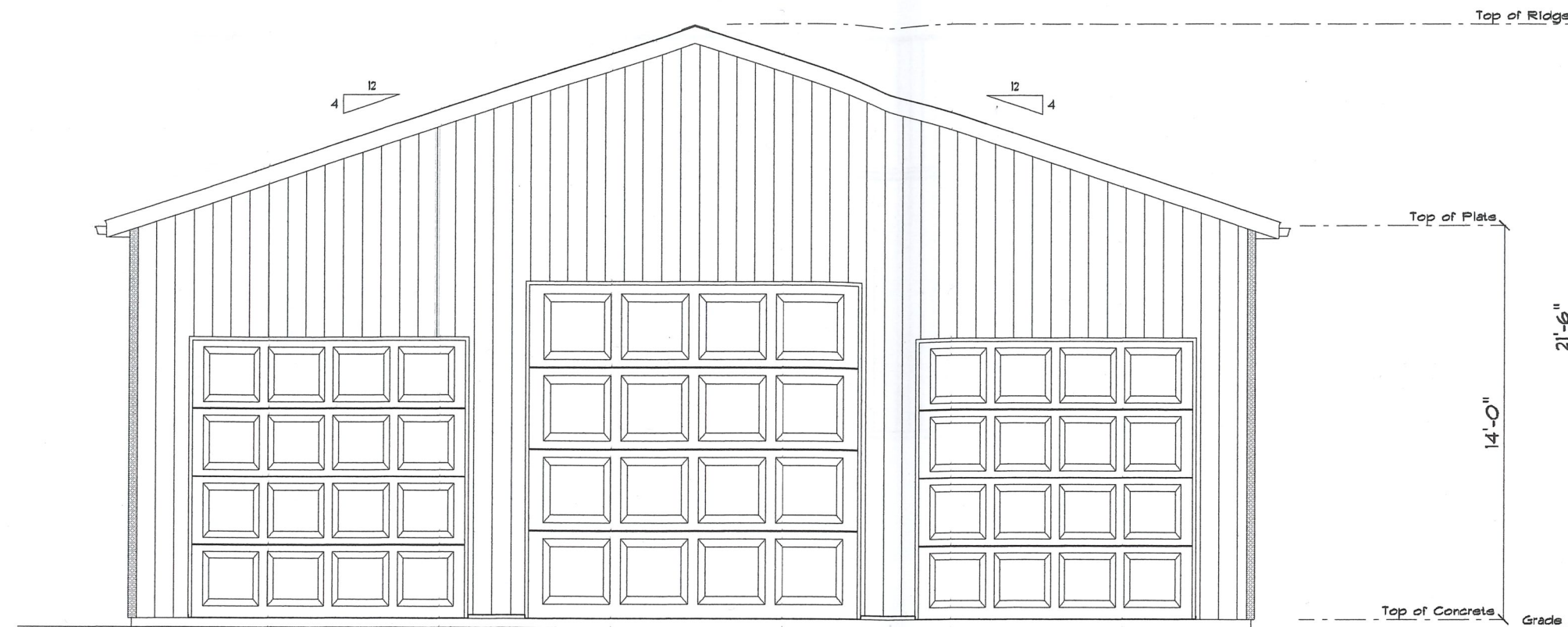
DRAWN BY: Wendall Hilty

SCALE: 1/8" = 1'-0"

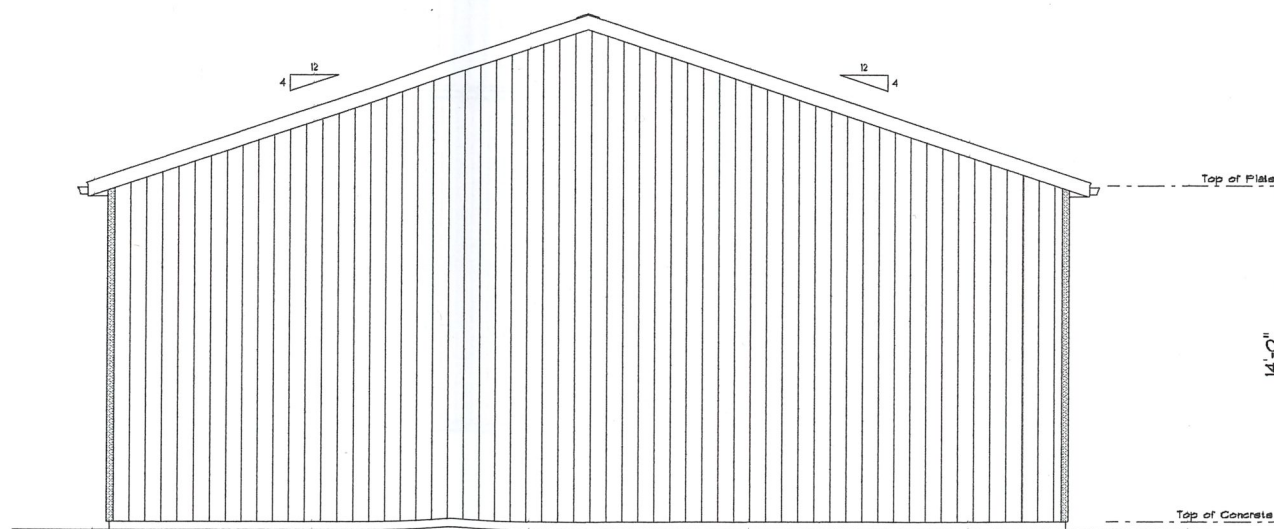
4/20/2022

PAGE: 3 / 5

ELEVATIONS 2



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

**County Line Custom
Buildings**

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Free Estimates

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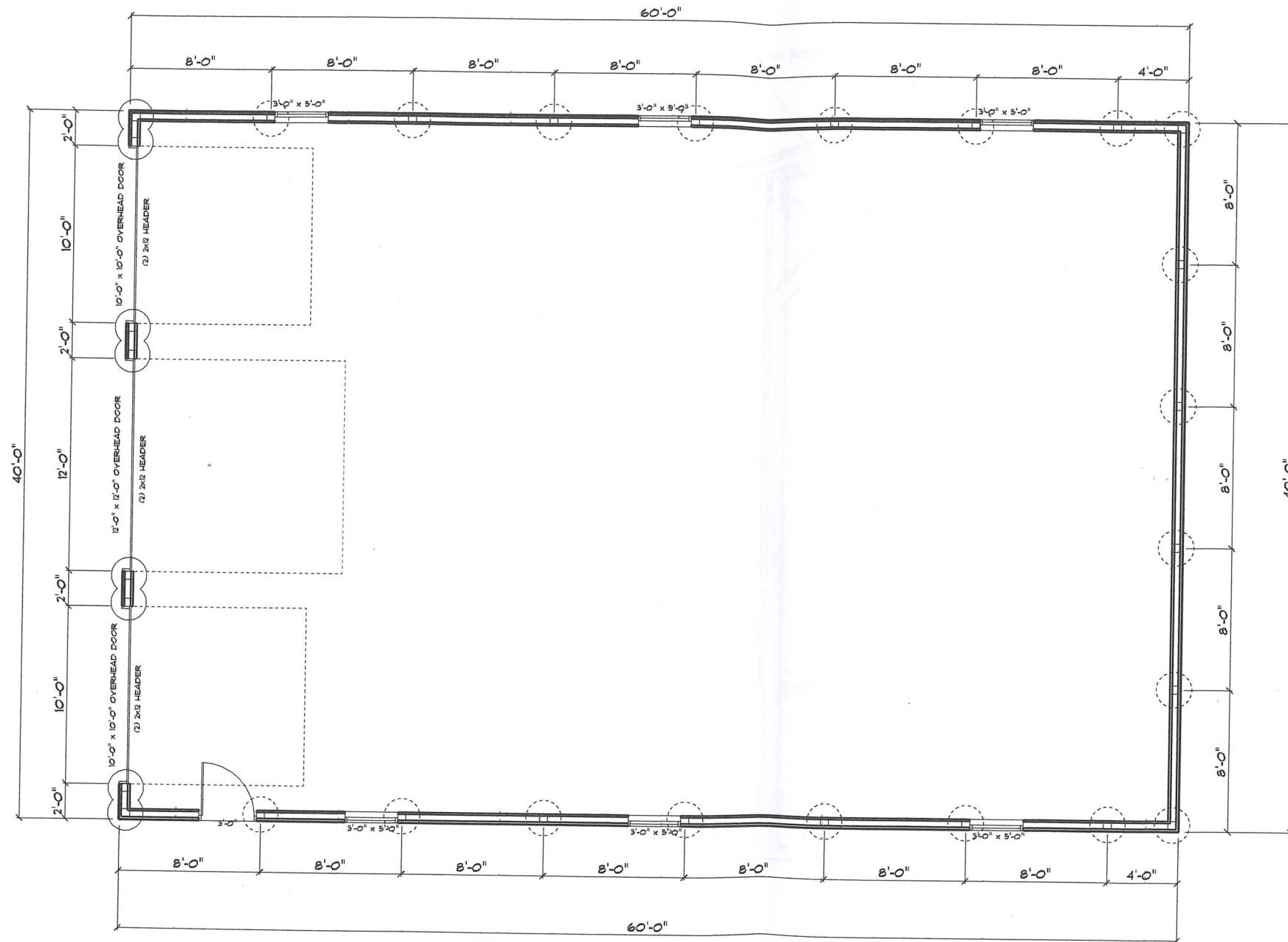
DRAWN BY: Wendall Hilty

SCALE: As Noted

4/20/2022

PAGE: 2 / 5

ELEVATIONS 1



MAIN FLOOR
SCALE: 1/8" = 1'-0"

Creative Drafting LLC



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Wendall: (330) 641-1138
hiltycreative@gmail.com

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County Line Custom
Buildings

330-465-8922

5019 CR 318
Shreve, Ohio 44676
Free Estimates

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

DRAWN BY: Wendall Hilty

SCALE: 1/8" = 1'-0"

4/20/2022

PAGE: 4 / 5

MAIN FLOOR

Fastener Schedule For Structural Members		
Description of Building Element	Number and Type of Fastener	Attachment Type
Uplift Blocking to post	5-16d Hot Dipped Galvanized	Each Block
Skirt board to post	2-16d Hot Dipped Galvanized	Face nail
Wall girt to post	2-16d Hot Dipped Galvanized	Face nail
Diagonal cross bracing to post	2-16d Hot Dipped Galvanized	Face nail
Diagonal cross bracing to skirt board	2-10d Hot Dipped Galvanized	Face nail
Diagonal cross bracing to wall girts, beam, or header	2-10d	Face nail
Knee brace to post	3-16d Hot Dipped Galvanized	Face nail
Knee brace to top chord of truss or ceiling joist	3-10d	Face nail
Knee brace to bottom chord of truss or ceiling joist	3-10d	Face nail
Roof purlin to truss or rafter with a span of 2' or 4'	2-16d	Face nail

ALL FASTENERS TO TREATED MUST
BE GALV. OR MEET OHIO CODES.

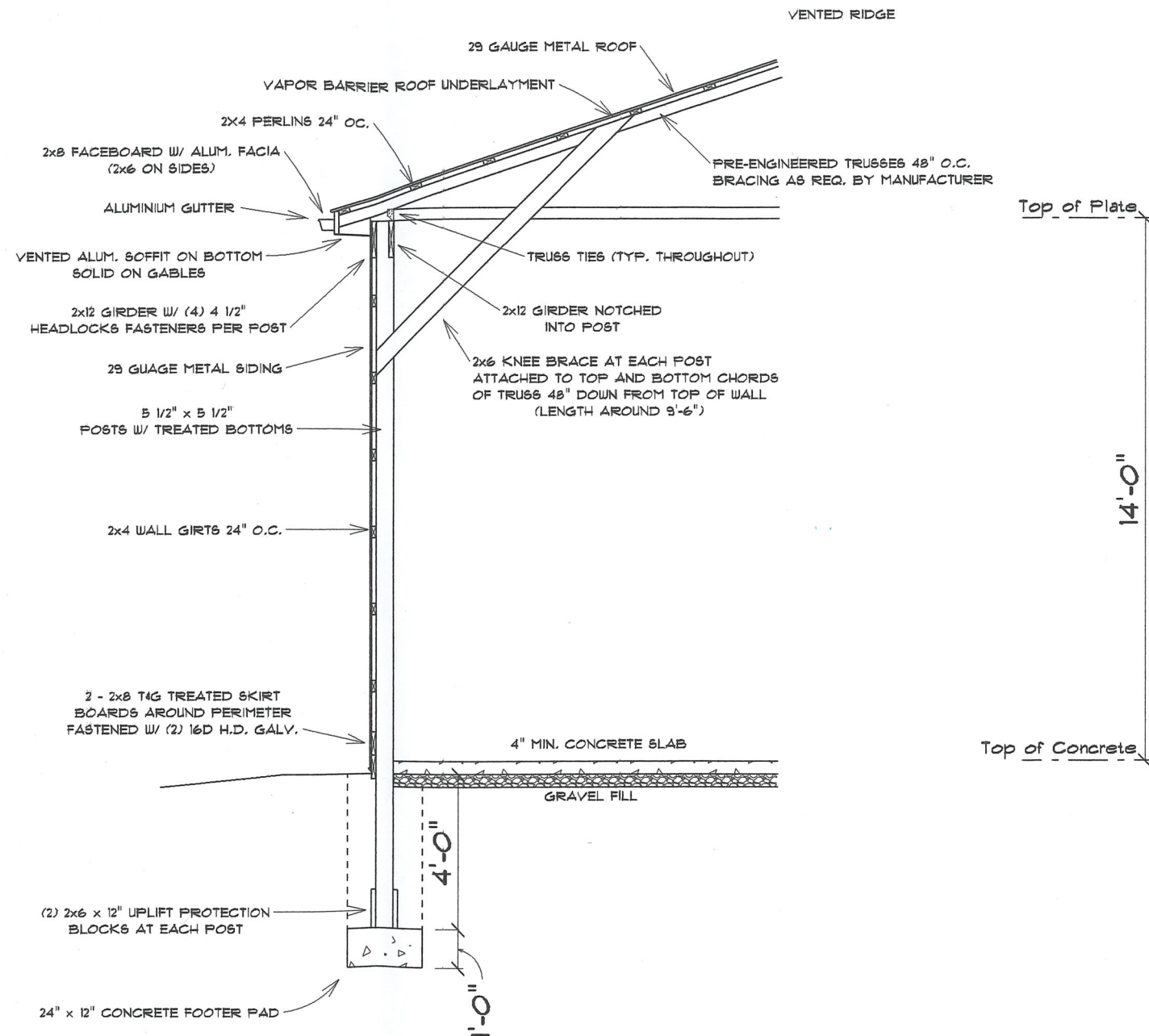
DIAGONAL BRACING AT CORNERS

12" OVERHANGS

4/12 ROOF PITCH

WALL DETAIL

SCALE: 1/4" = 1'-0"



Creative Drafting LLC

Mervin: (330) 465-0571
Wendall: (330) 641-1738
hilitycreative@gmail.com



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County Line Custom
Buildings

330-465-8922

Free Estimates

9019 CR 318
Shreve, Ohio 44676

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

DRAWN BY: Wendall Hilty

SCALE: 1/4" = 1'-0"

4/20/2022

PAGE: 5 / 5

DETAILS

2 2 2 2 2 2 2 2



April 25, 2022

- 1 inch -
Scale - 1:480
1 inch = 40 feet
1 inch = 0.008 miles

Knox County, OH; Bruce Harris & Associates



Board of Zoning Appeals Meeting: 06/01/22 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 # 3573)

DOC ID: 3573

2022-BZA-16 : 705 S DIVISION ST - VARIANCE FOR WALL SIGNAGE

Item Number	2022-BZA-16
Site Address	705 S Division ST
Parcel Number	66-09313.000
Zoning District	R-1
Presented By	Bill Pursel for Lifepoint Church Mount Vernon

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1175 Schedule of Sign Regulations (R-1: School, parks, libraries and churches)
--

Request: wall sign variance



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Lifepoint Church Mount Vernon, 110 E. Vine St., MTV (740) 485-6032 Bryan Wolf			
Agent's Name, Address and Phone Bill Pursel, 11170 Pineview Lane, MTV (740) 504-4063			
Site Information			
Site Address 705 S. Division St, MTV		Legal Description Pt vacated lots, Streets & Alley 5.923ac	
Parcel Number 66-09313.000	Deed Volume and Page Number 1705 829-832	Zoning District Residential	
Existing use of property 500-Residential vacant land. Agricultural		Proposed use of property Church	
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: Wall sign variance. See attachments.			
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: May 10, 2022 By: <i>Wm Pursel</i>			
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: 2022-BZA-16 Application Packet - 705 S Division ST - sign (3573 : 2022-Bza-16)

**City of Mount Vernon, Ohio
Board of Zoning Appeals**

Our Variance request: **LIFEPOINT CHURCH MOUNT VERNON** would like to place a proportional wall sign large enough to be seen on Mount Vernon Avenue (Approximately 650' away). Our sign includes our cross of 8'4" x 6'4" and the words of **LIFEPOINT CHURCH** which is 44" x 15'11". The sign would include low lighting.

LIFEPOINT CHURCH MOUNT VERNON is in the process of building our church at 705 S Division Street, Mount Vernon. The church building is on a residential parcel, but faces the General Business area. The Church building faces Mount Vernon Avenue, Memorial Park, and Ariel's Warehouses. The front of the church is where we want to place the name of our church on a wall mounted sign. This side, also, faces our parcel along Mount Vernon Avenue which is on a General Business parcel.

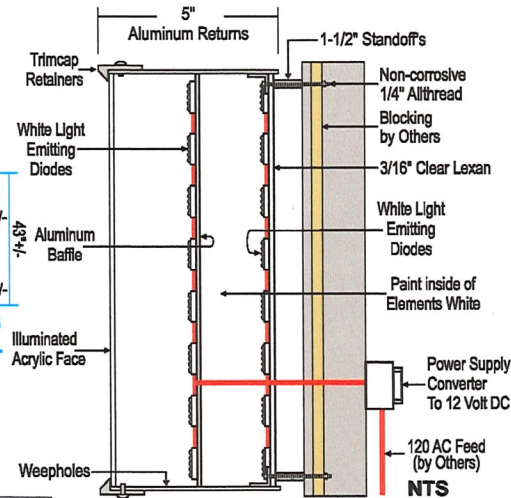
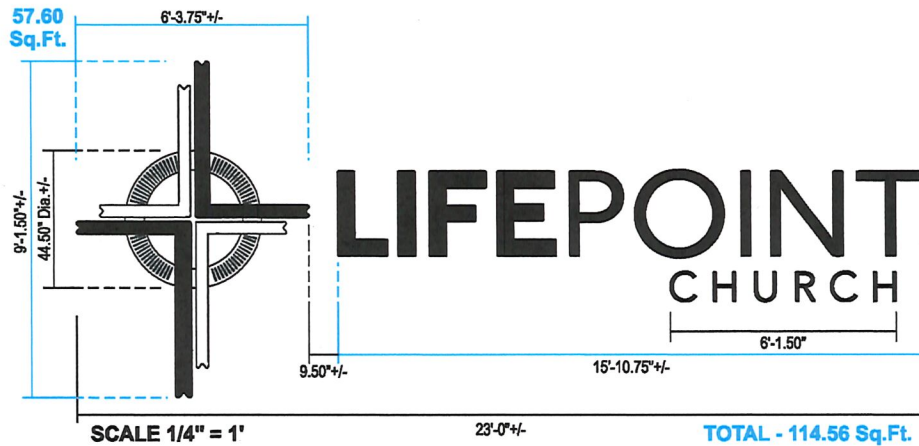
To the east of our Church are the Mount Vernon baseball field, the football field and the Energy Fieldhouse. To the west of our building are green space, the backyards of the residential area, power lines and Carpalley.

On the back of the football stadium, there is a 65' long banner of advertisements. This banner is approximately 8' tall with 32 companies being advertised.

On the front of the Energy Fieldhouse, the sign is 6' tall by 165 wide plus two logos. On the side of Carpalley, the "Budlight" sign is 8' tall by 23.5' wide.

Attachments:

- Sketch of the wall sign
- Sketch of the Lifepoint Church Mount Vernon building
- Aerial view of the area



North Elevation - Face/Halo Lit Channel Letters & Logo

CLIENT TO PROVIDE VECTOR LOGO ART FILE PRIOR TO PRODUCTION.

INDIVIDUAL FABRICATED ALUMINUM LETTERS & LOGO ELEMENTS.

5" DEEP LETTERS WITH ALUMINUM BAFFLES ADDED TO SEPARATE FACE LIT AND HALO LIT ELEMENTS.

LETTER BACKS ARE 3/16" THICK CLEAR LEXAN.

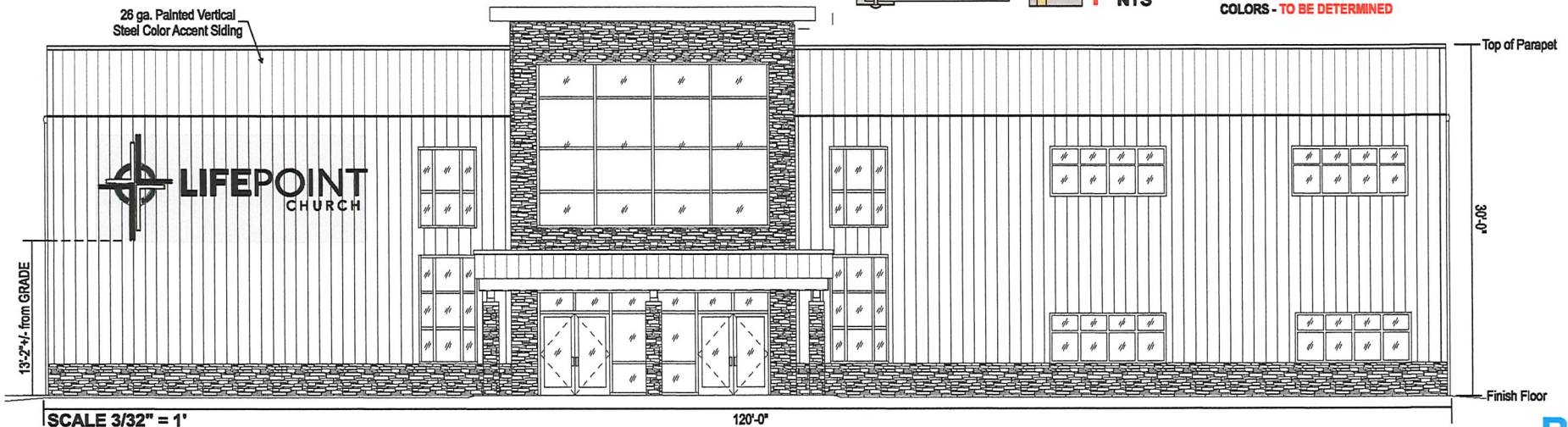
EACH ELEMENT ILLUMINATED WITH LED GRIDS HOUSED INSIDE.

TRANSLUCENT ACRYLIC FACES HELD IN WITH TRIMCAP RETAINERS.

FACE LIT AND ALSO HALO ILLUMINATED FOR A SOFT, HALO GLOW AROUND PERIMETER OF ELEMENTS.

LOGO & LETTERS INSTALLED ON 26 ga. STEEL SIDING USING 1-1/2" SPACERS, 1/4" ALLTHREAD (THRU BLOCKING BY OTHERS), NUTS & WASHERS. MINIMUM OF (3) FASTENERS PER ELEMENT.

COLORS - TO BE DETERMINED



CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com



CLIENT APPROVAL _____ DATE _____
 CLIENT TO PROVIDE VECTOR LOGO ART FILE
 PRIOR TO PRODUCTION

PRODUCTION
 ART REQUIRED
 Colors on Printed Documents
 May Vary

PROJECT NAME LIFEPOINT CHURCH
 LOCATION 705 S. DIVISION ST.
 CITY MOUNT VERNON STATE OHIO 43050

REVISION _____

SALES JYH
 DESIGN RAF
 SIZE 14

DATE 4-12-22
 SCALE Noted
 PROJECT# 22222

B



1 Exterior Signage Elevation
Scale: 3/32" = 1'

#1: Approximate location of Lifepoint Church. The Church faces north toward Mount Vernon Avenue.
The building is 18,000 sf. The front of our building is 120 feet.

#2: Back of the football field stadium home bleachers.
Banner of 32 advertisements are over 65 feet long and approximately 8' high.

#3: Carpalley: "Budlight" banner on side of building is 8 feet tall and 23.5 feet long.

#4: Energy Fieldhouse: Wall sign is 6 feet high and 165 feet long plus 2 MV logos on each end.



May 9, 2022

- 1 inch -
Scale - 1:4,800

1 inch = 400 feet
1 inch = 0.076 miles

Knox County, OH; Bruce Harris & Associates



Board of Zoning Appeals Meeting: 06/01/22 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 # 3574)

DOC ID: 3574

2022-BZA-17 : 17795 COSHOCTON RD - VARIANCE FOR MULTIPLE FAMILY COMPLEX

Item Number	2022-BZA-17
Site Address	17795 Coshocton RD
Parcel Number	71-00050.000
Zoning District	R-3
Presented By	Corey Theuerkauf for Rockford Homes

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1162.02 Development Standards (R-3 Multiple Family District)

Request:

- Total density: 3,381 sf per current plan of 496 units versus 3,600 sf per unit
- Building Maximum Height: 44' +/- versus 35'
- Minimum side yard setback: 25' versus equal to the height of the building or 25' whichever is greater when the building has doors or windows facing the side.
- Minimum distance between buildings with windows on the side: 20' versus equal to the height of the higher building

4 attachments were revised 5/26/2022: Variance Narrative; Illustrative Plan; Building Separations; Property Line Setbacks



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Casey's Way LLC, 1909 Roundwyck Ln. Powell, Ohio 43065

Agent's Name, Address and Phone

Corey Theuerkauf, 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240 (614) 785-0015

Site Information

Site Address

17795 Coshocton Road

Legal Description

Meets & Bounds

Parcel Number

7100050000

Deed Volume and Page Number

OR 1761, pg 159-160

Zoning District

R-3

Existing use of property

Agiculture

Proposed use of property

Future Multi-Family Apartments

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:

- 1.) Total density.....3,381 sq. ft. per current plan (496 units) versus the code section 1162.02 c (2) of 3,600 sq. ft. per unit.
- 2.) Building max height.....44+/- ft. per current plan versus the code section 1162.02 d (1) of 35 ft.
- 3.) Min. side yard setback..... 25 ft. per current plan versus the code section 1162.02 c (5) which is equal height of the building.
- 4.) Min. distance between buildings shall be 20 ft. however buildings have windows on side and do not match building height

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.

426/2022

Date:

By:

Corey Theuerkauf

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: 2022-BZA-17 Application Packet (3574 : 2022-Bza-17)

May 23, 2022

Variance Narrative

- (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.

Response: *We agree with this statement.*

- (2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

Response: *We agree with this statement.*

- (3) There must exist special circumstances or conditions, fully described in the findings, 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. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

Response: *Corresponding to the numbered request in the BZA application*

- 1.) *The site plan meets the required open space requirement; however, the required square footage of land area/per unit is not met, which would require the elimination of multiple buildings that would impact the site design and the number of amenities within the project including but not limited to the fine mowed maintained central park, volleyball court, and basketball court.*
- 2.) *Exceeding the maximum height of 35 feet. allows for a more diversified project. Three story buildings allow for a better site plan which creates more usable open space versus more 2 story buildings which would impact the large center green and number of amenities. The building height variance would also accommodate a nicer product as the buildings are currently planned for 9' first floor ceilings from your standard 8' across all floors.*
- 3.) *The site plan incorporates the minimum 25-foot property line setback, in most locations the required setback is in place. However, buildings 2, 3, 6, 7, 9 & 10 are not complying with the setback requirement although the 25-foot setback is in place. Creating a larger setback would dramatically impact the overall site plan design and would create a more regimented design and take away the usable area in the center green. The northern property line will be planted with a vegetative buffer.*
- 4.) *To comply with the separation requirement would require a site plan redesign and the elimination of a door to a water meter room and windows on the end units of the building. The special circumstance this would cause, is an architectural plan revision for a relocation*

Attachment: Variance Narrative Revised (3574 : 2022-Bza-17)

May 23, 2022

of a water meter room that will impact a units overall square footage and eliminate end unit windows. We are meeting the minimum 20-foot separation in all locations.

- (4) There must be proof of hardship created by the strict application of this Zoning Ordinance. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases without knowledge of the restrictions; it must result from the application of this Zoning Ordinance; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

Response: *Corresponding to the numbered request in the BZA application*

- 1.) The site plan meets the required open space requirement; however, the required square footage of land area/per unit is not met, which would require the elimination of multiple buildings that would impact the site design and the number of amenities within the project including but not limited to the fine mowed maintained central park, volleyball court, and basketball court.*
- 2.) Exceeding the maximum height of 35 feet. allows for a more diversified project. Three story buildings allow for more usable open space versus more 2 story buildings which would impact the large center green. The building height variance would also accommodate a nicer product as the buildings are currently planned for 9' first floor ceilings from your standard 8' across all floors.*
- 3.) The site plan incorporates the minimum 25-foot property line setback, in most locations the large setback is in place. However, buildings 2, 3, 6, 7, 9 & 10 are not complying with the larger setback requirement (height of buildings) although the 25-foot setback is in place. Creating a larger setback would dramatically impact the overall site plan design and would create a more regimented design and take away the usable area in the center green. The northern property line will be planted with a vegetative buffer.*
- 4.) To comply with the separation requirement would require the elimination of a door to a water meter room and windows on the end units of the building and a site redesign. The this would cause, an architectural plan revision for a relocation of the water meter room that would impact a units overall square footage as well as eliminating end unit windows, that provide architectural interest on all sides and natural light to the end units. We are meeting the minimum of 20-foot separation in all locations.*

- (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.

Response: *We agree with this statement*

Attachment: Variance Narrative Revised (3574 : 2022-Bza-17)

May 23, 2022

- (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.

Response: *We agree with this statement*

- (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.

Response: *We agree with this statement*

Attachment: Variance Narrative Revised (3574 : 2022-Bza-17)



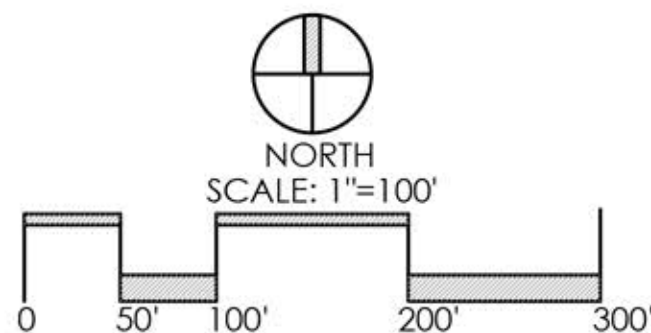
SITE DATA - TOTAL

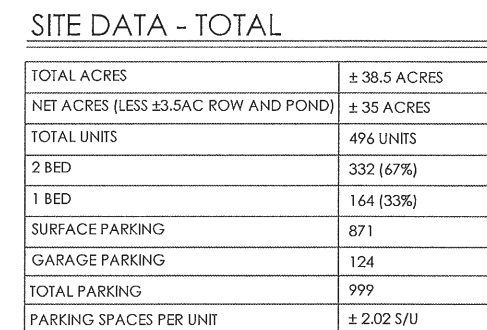
TOTAL ACRES	± 38.5 ACRES
NET ACRES (LESS ±3.5AC ROW AND POND)	± 35 ACRES
TOTAL UNITS	496 UNITS
2 BED	332 (67%)
1 BED	164 (33%)
SURFACE PARKING	871
GARAGE PARKING	124
TOTAL PARKING	999
PARKING SPACES PER UNIT	± 2.02 S/U

ILLUSTRATIVE PLAN

PARKVIEW APARTMENTS

PREPARED FOR ROCKFORD HOMES
DATE: 2.17.2022



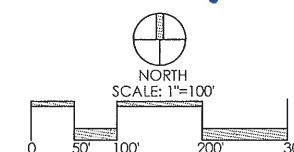


* VARIANCE REQUESTED TO RETAIN 25' SIDEYARD REGARDLESS OF BUILDING HEIGHT

THE RETREAT AT MOUNT VERNON

PREPARED FOR ROCKFORD HOMES
DATE: 2.24.2022

= Does not meet property line setback equal to height of Building



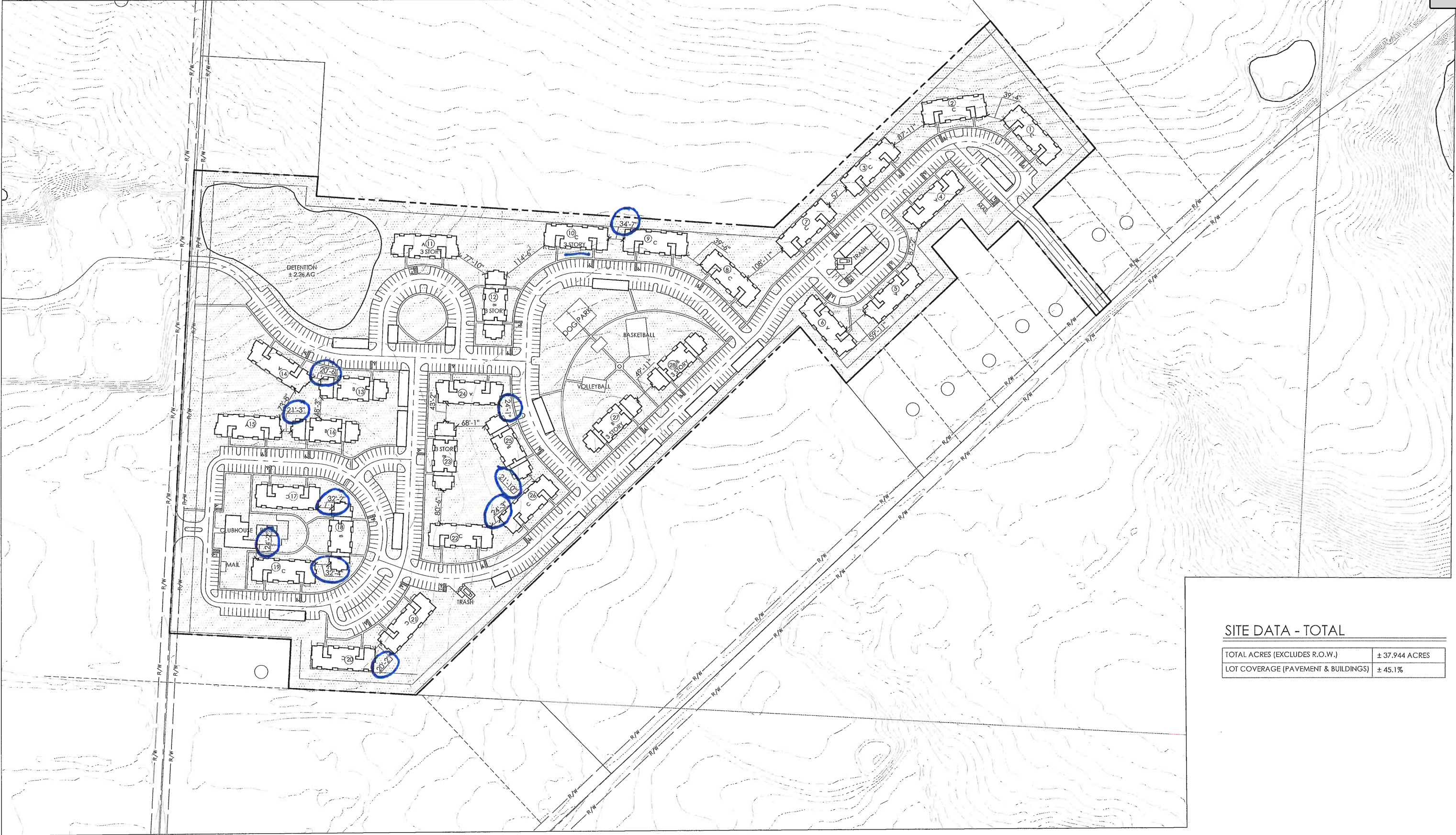
Faris Planning & Design

LAND PLANNING
4876 Cemetery
p (614) 487-1964

LANDSCAPE ARCHITECTURE

www.fair

Packet Pg. 23



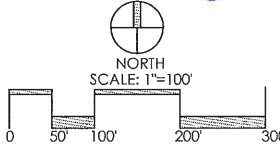
SITE DATA - TOTAL	
TOTAL ACRES (EXCLUDES R.O.W.)	± 37.944 ACRES
LOT COVERAGE (PAVEMENT & BUILDINGS)	± 45.1%

SPACING AND COVERAGE EXHIBIT

THE RETREAT AT MOUNT VERNON

PREPARED FOR ROCKFORD HOMES
DATE: 5.2.2022

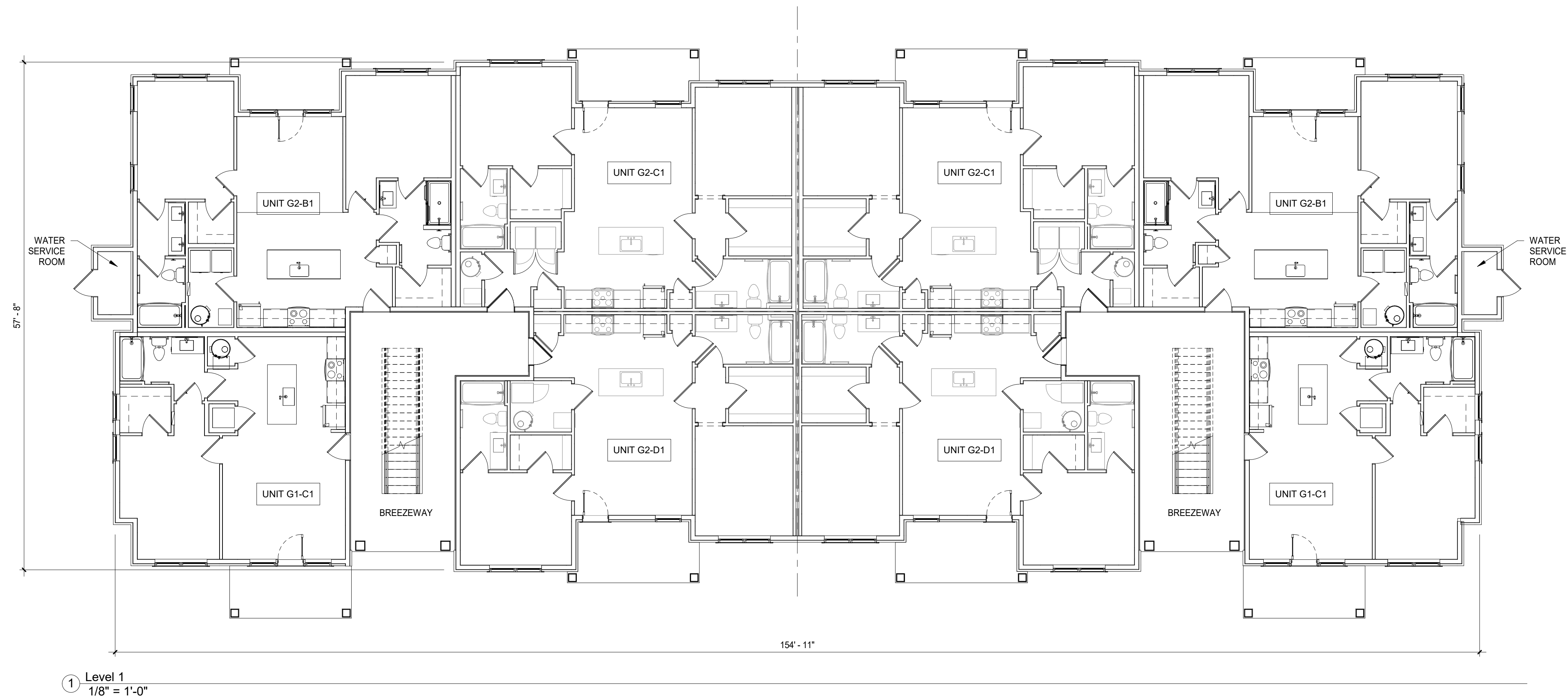
O = Does not meet or exceed building height for separation



Faris Planning & Design
LAND PLANNING g LANDSCAPE ARCHITECTURE
4876 Cemetery p (614) 487-1964 www.farispd.com

Rockford Homes - Mt. Vernon Multi-Family

Upper Gilchrist Rd. Mt. Vernon, Ohio



Building Type A - 16 Units

(4) - 1 Bedroom Units
(12) - 2 Bedroom Units

Building Maximum Height ~ 33' - 1"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street

Bexley, Ohio 43209

Phone (614) 239-6868

www.wenz-architects.com

Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① South
1/8" = 1'-0"



② West
1/8" = 1'-0"

DEAN A. WENZ

A R C H I T E C T S

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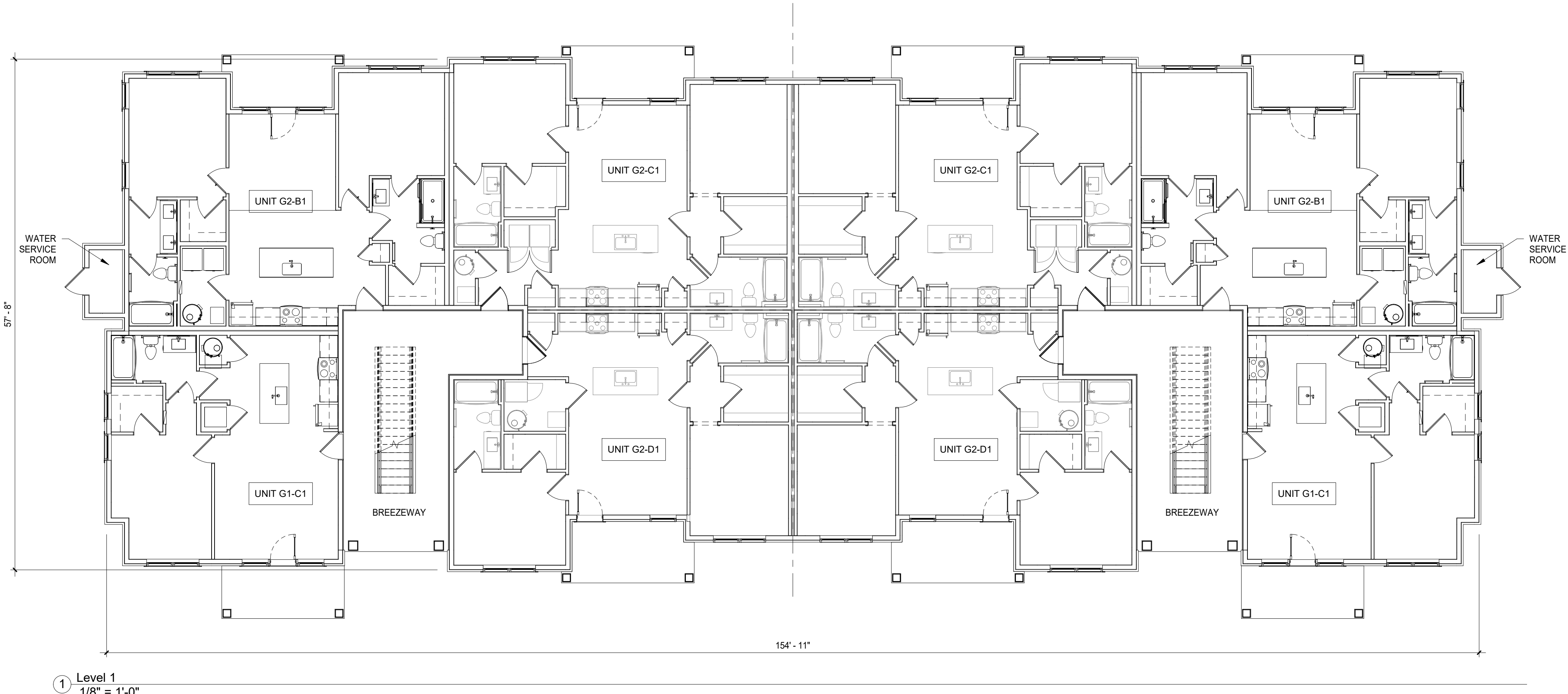
Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com

Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



Building Type A3 - 24 Units
(6) - 1 Bedroom Units
(18) - 2 Bedroom Units
Building Maximum Height ~ 43' - 8"

DEAN A. WENZ
ARCHITECTS

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Attachment: Building Type A3 (3574 : 2022-Bxa-17)

Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① South
1/8" = 1'-0"



② West
1/8" = 1'-0"

DEAN A. WENZ

A R C H I T E C T S

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Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① North
1/8" = 1'-0"



② East
1/8" = 1'-0"

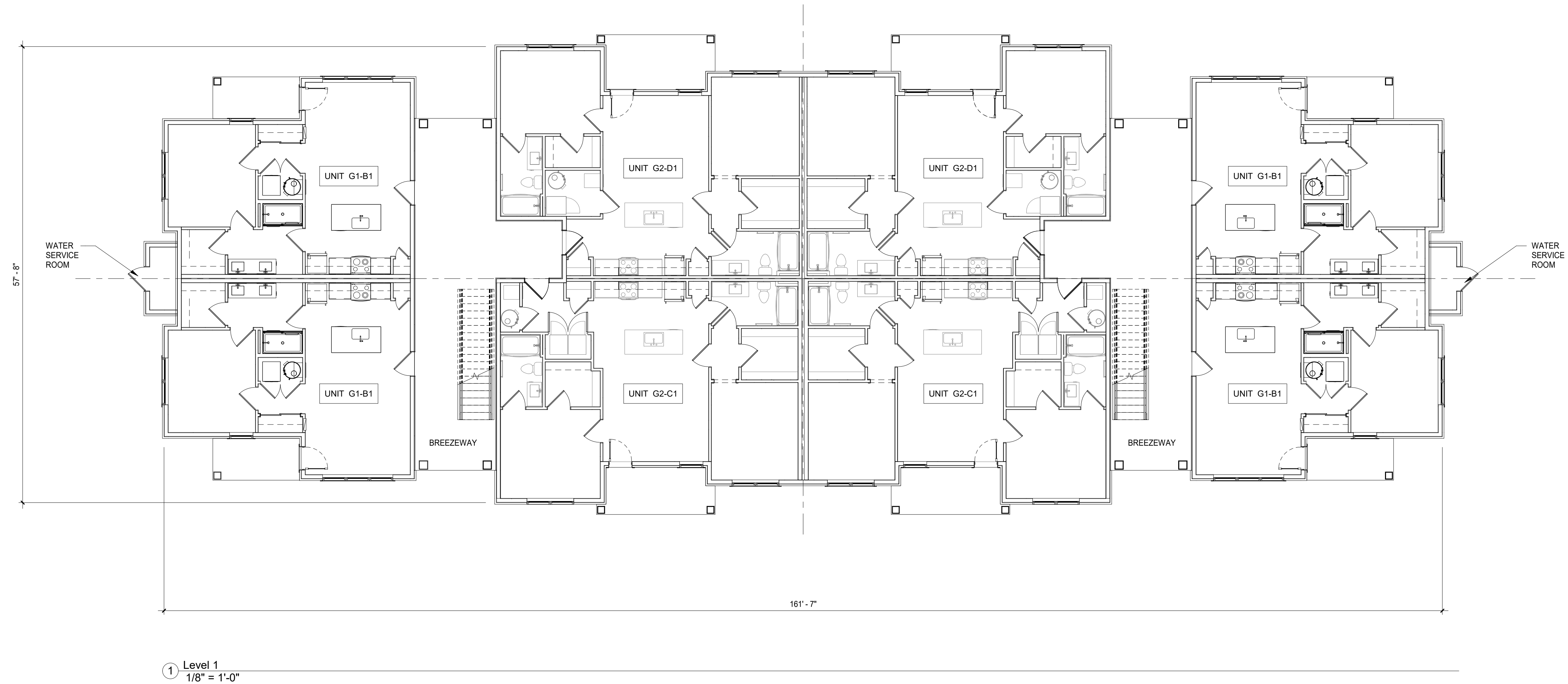
DEAN A. WENZ

A R C H I T E C T S

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Rockford Homes - Mt. Vernon Multi-Family

Upper Gilchrist Rd. Mt. Vernon, Ohio



Building Type B - 16 Units

(8) - 1 Bedroom Units
(8) - 2 Bedroom Units

Building Maximum Height ~ 33' - 7"

DEAN A. WENZ
ARCHITECTS

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Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① North
1/8" = 1'-0"



③ East
1/8" = 1'-0"

DEAN A. WENZ
ARCHITECTS

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Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① South
1/8" = 1'-0"

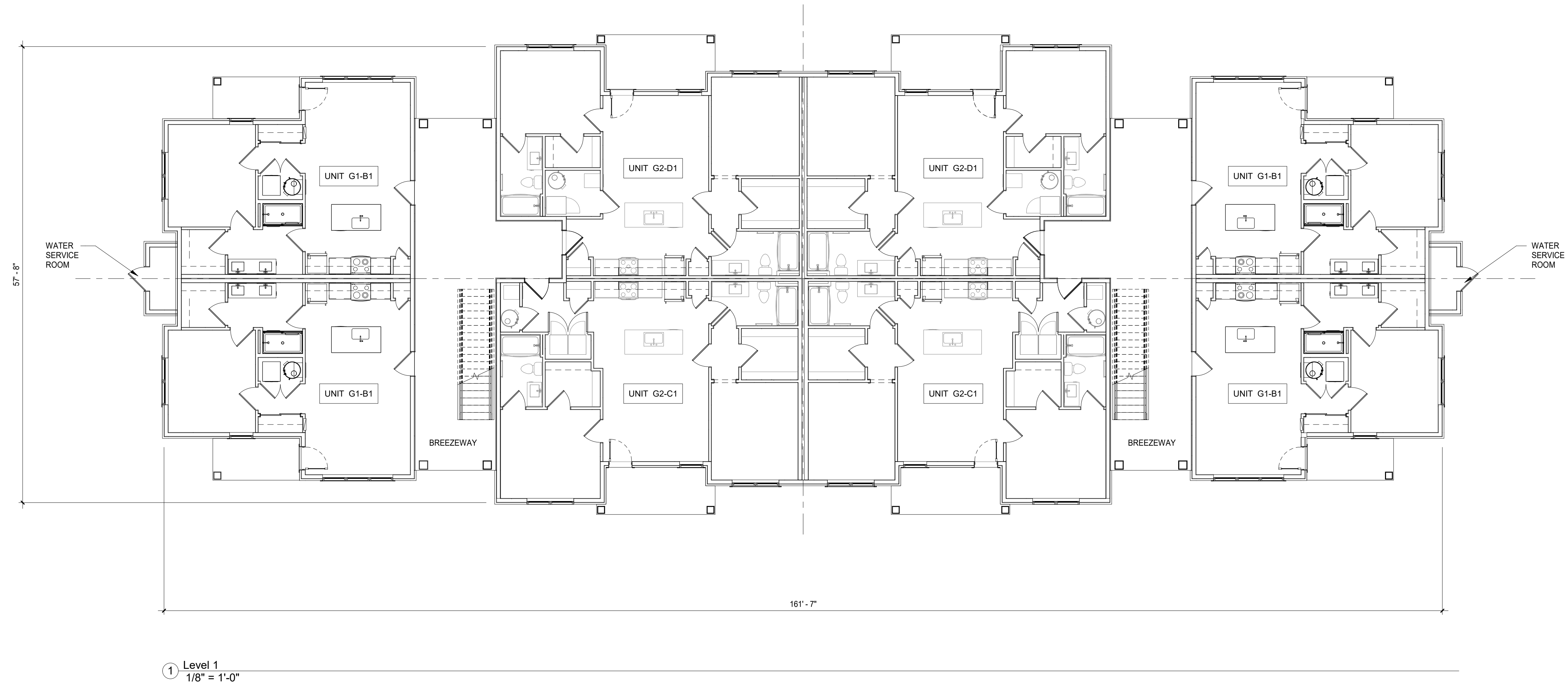


② West
1/8" = 1'-0"

DEAN A. WENZ
ARCHITECTS

Rockford Homes - Mt. Vernon Multi-Family

Upper Gilchrist Rd. Mt. Vernon, Ohio



Building Type B3 - 24 Units

(12) - 1 Bedroom Units
(12) - 2 Bedroom Units

Building Maximum Height ~ 44' - 3"

DEAN A. WENZ
ARCHITECTS

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Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① North
1/8" = 1'-0"



③ East
1/8" = 1'-0"

DEAN A. WENZ

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Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① South
1/8" = 1'-0"



② West
1/8" = 1'-0"

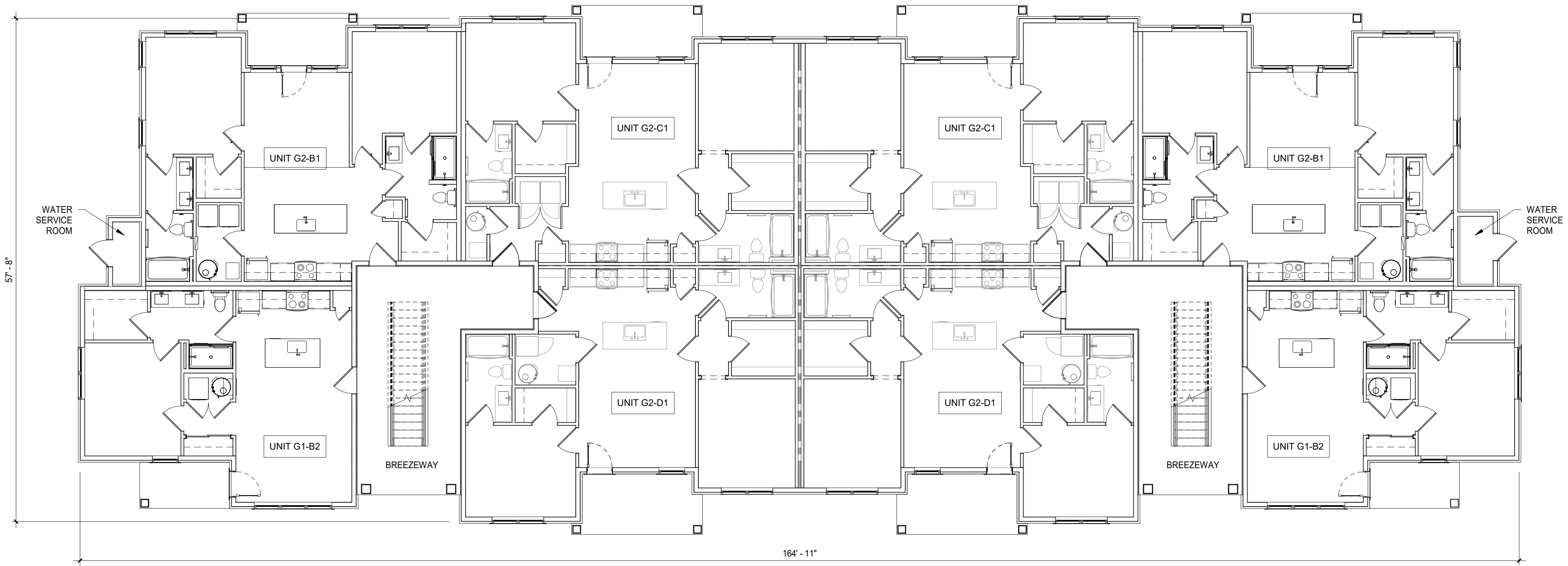
DEAN A. WENZ

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Rockford Homes - Mt. Vernon Multi-Family

Upper Gilchrist Rd. Mt. Vernon, Ohio



① Level 1
1/8" = 1'-0"

Building Type C - 16 Units

(4) - 1 Bedroom Units
(12) - 2 Bedroom Units

Building Maximum Height ~ 33' - 1"

DEAN A. WENZ
ARCHITECTS

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Rockford Homes - Mt. Vernon Multi-Family

Upper Gilchrist Rd. Mt. Vernon, Ohio



① North
1/8" = 1'-0"



② East
1/8" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com

Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① South
1/8" = 1'-0"



② West
1/8" = 1'-0"

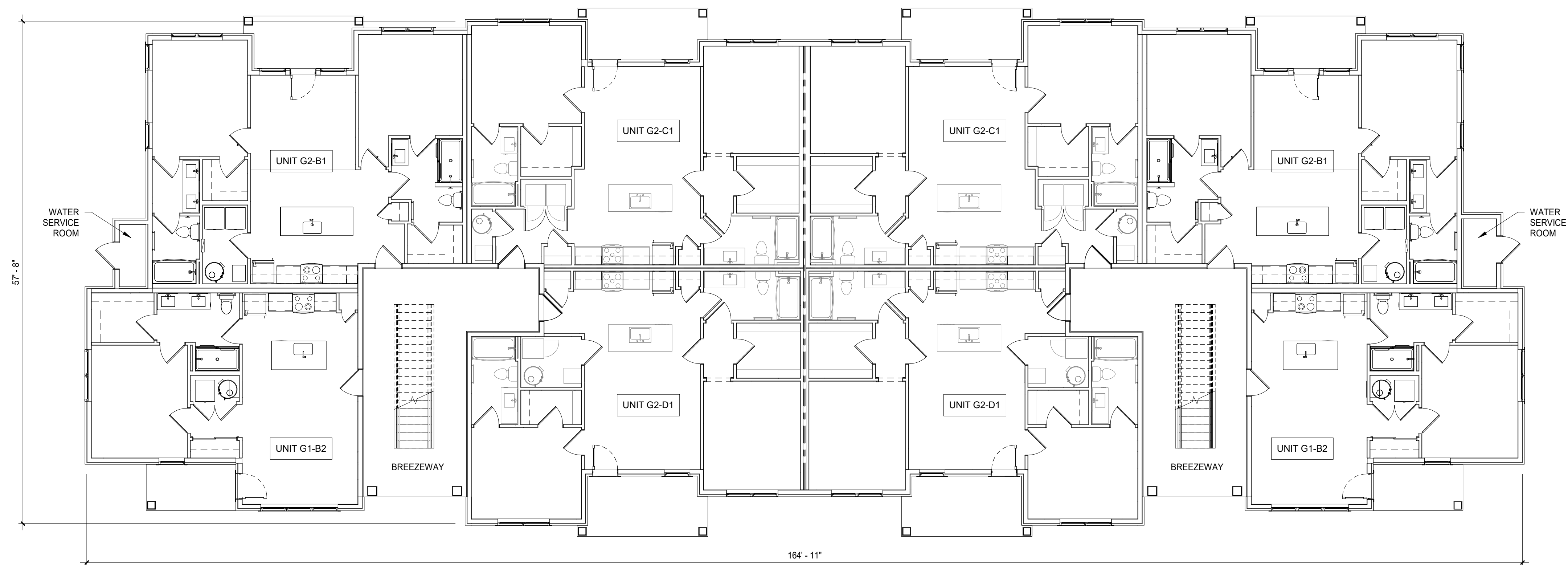
DEAN A. WENZ

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Rockford Homes - Mt. Vernon Multi-Family

Upper Gilchrist Rd. Mt. Vernon, Ohio



① Level 1
1/8" = 1'-0"

Building Type C3 - 24 Units

(6) - 1 Bedroom Units
(18) - 2 Bedroom Units

Building Maximum Height ~ 43' - 9"

DEAN A. WENZ
ARCHITECTS

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Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① North
1/8" = 1'-0"



② East
1/8" = 1'-0"

DEAN A. WENZ
ARCHITECTS

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Attachment: Building Type C3 (3574 : 2022-Bxa-17)

Rockford Homes - Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① South
1/8" = 1'-0"



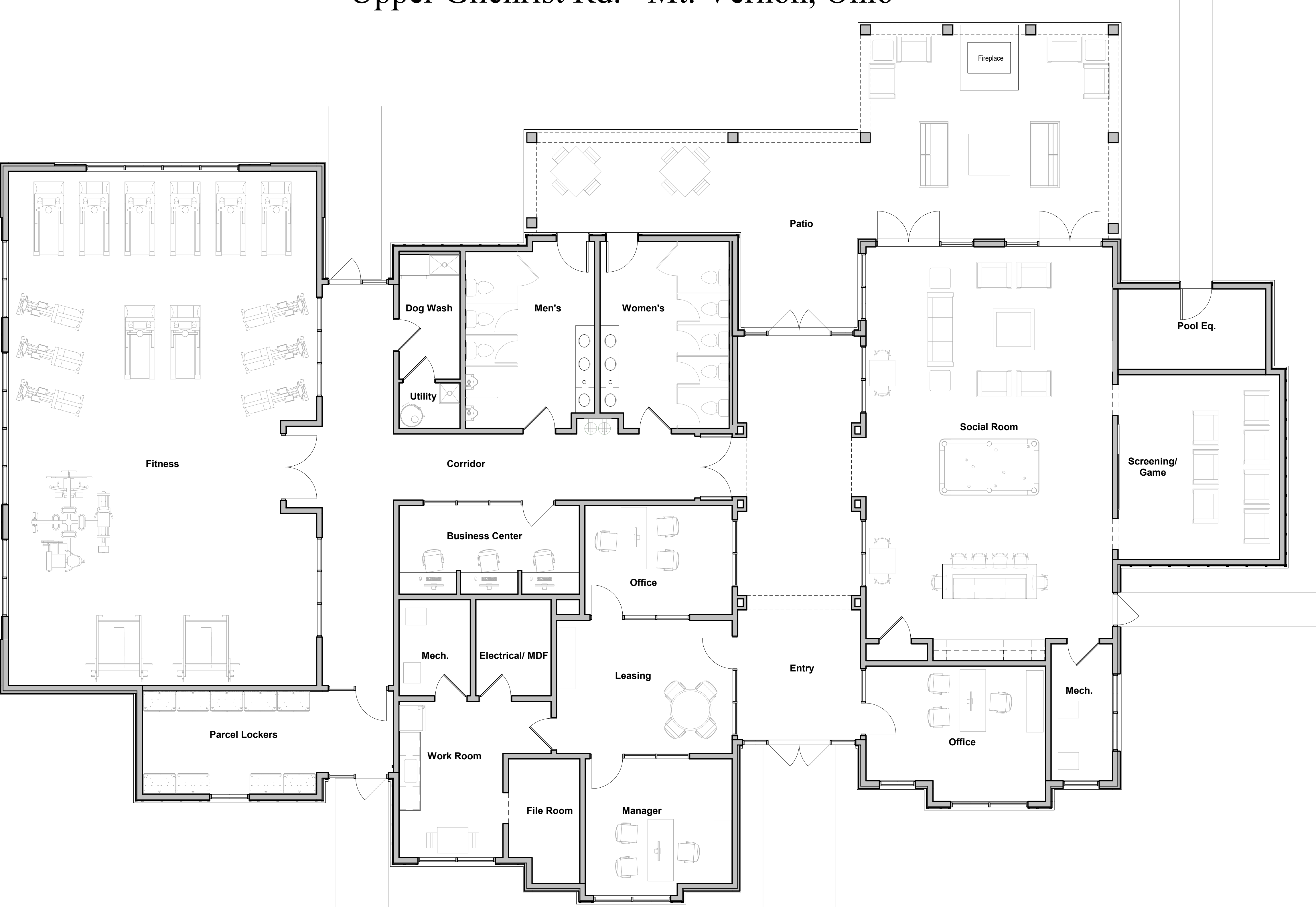
② West
1/8" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com

Rockford Mt. Vernon Multi-Family

Upper Gilchrist Rd. Mt. Vernon, Ohio



DEAN A. WENZ
ARCHITECTS

① Floor Plan
3/16" = 1'-0"

6,445 SF
Building Maximum Height ~ 27' - 10"

Rockford Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① South Elevation
3/16" = 1'-0"



② East Elevation
3/16" = 1'-0"

DEAN A. WENZ
ARCHITECTS

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Attachment: Clubhouse3 (3574 : 2022-Bxa-17)

Rockford Mt. Vernon Multi-Family
Upper Gilchrist Rd. Mt. Vernon, Ohio



① North Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"

DEAN A. WENZ
ARCHITECTS

2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 www.wenz-architects.com



Board of Zoning Appeals Meeting: 06/01/22 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 # 3575)

DOC ID: 3575

**2022-BZA-18 : 248 PARROTT ST - VARIANCE FOR COVERED FRONT PORCH
 WITH RAMP**

Item Number	2022-BZA-18
Site Address	248 Parrott ST
Parcel Number	66-05837.000
Zoning District	R-1
Presented By	Hoyt Williams

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1)

Request: This is a continuation of Case 2019-BZA-17. Mr. and Mrs. Williams need a ramp for the front entrance to their home. They would like to incorporate a porch area where they can sit and cover the entire porch and ramp to the driveway to create a shield from the weather for entering and existing an automobile in their driveway.

The proposed roof will be 12' x 44'. The proposed porch will be 7' x 22' and under the roof. The proposed ramp will be 3' x 16' and under the roof.



Mount Vernon

City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Hoyt Williams 248 Parrott St. 740 392 4574

Agent's Name, Address and Phone

Hoyt Williams

Site Information

Site Address

248 Parrott Street

Legal Description

Parcel Number

66-05837.000

Deed Volume and Page Number

1261 / 895

Zoning District

R-1

Existing use of property

Residential

Proposed use of property

Residential

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:

Add a roof over the existing front porch landing and sidewalk to end of home/garage approximately 14' deep x 43' long. Requesting reduce setback of 15'

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: 10-7-19

By:

Hoyt Williams

Status of Application

Filing Date

10/7/2017

Case Number

2019-BZA-17

Hearing Date

11-6-2019

Fee deposit

\$75.00

Date Paid

10/7/19

Receipt Number

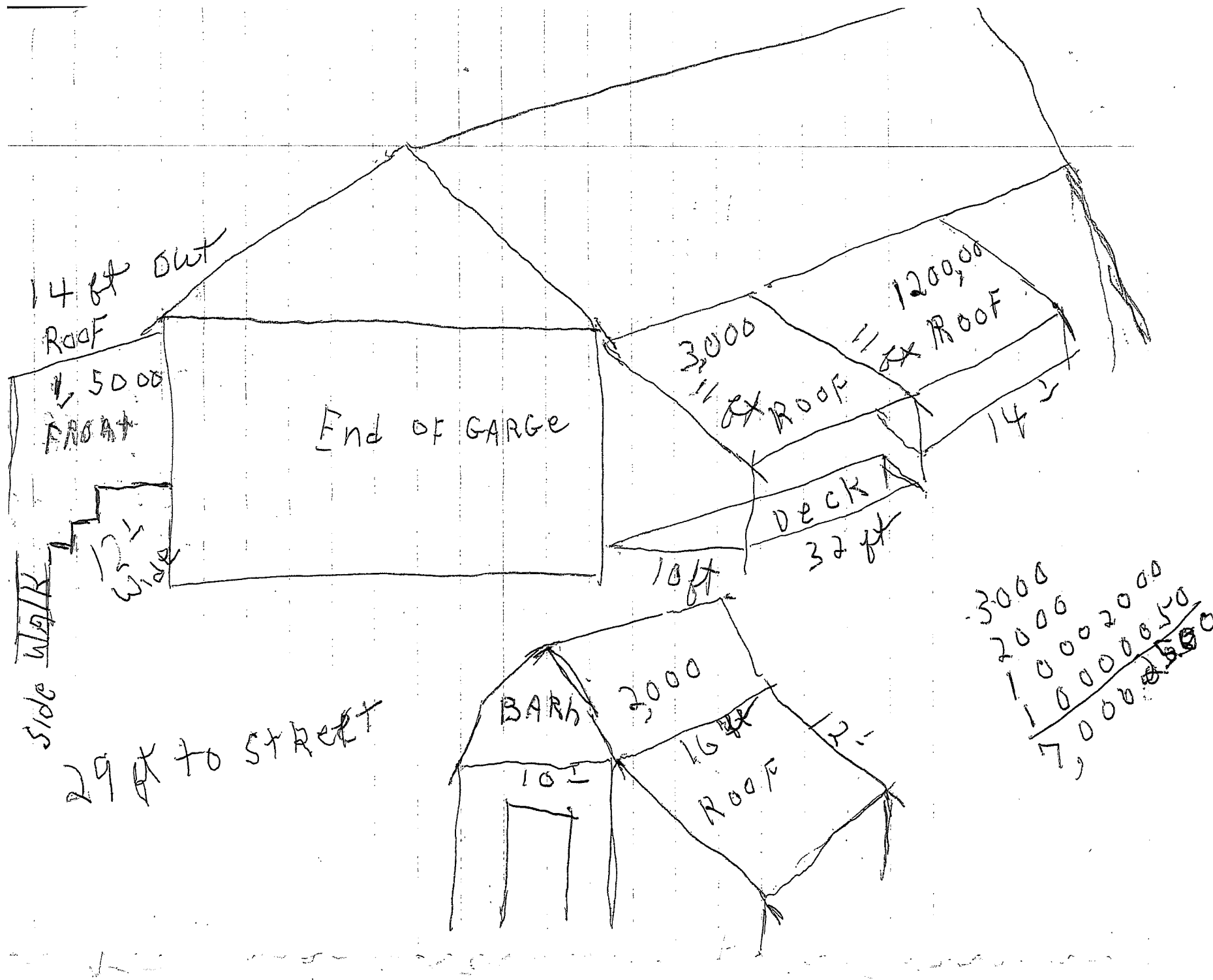
2968

Status of Board's Action

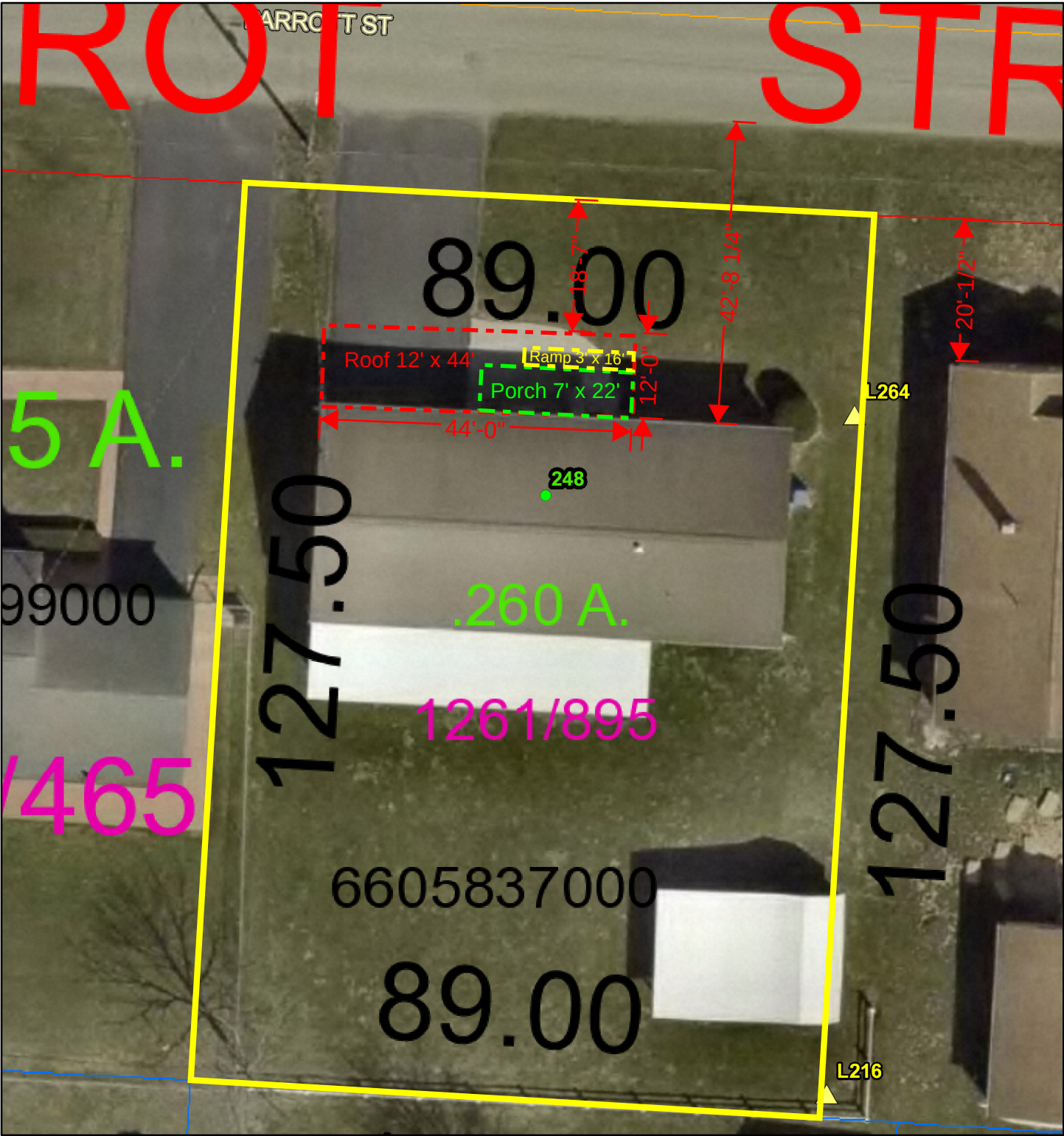
☐ Approved

☐ Denied

Attachment: 2019-BZA-17 Application Packet (3575 : 2022-Bza-18)



3000
2000
1000
1000
2000
500
7,000



May 18, 2022

- 1 inch -
Scale - 1:240

1 inch = 20 feet
1 inch = 0.004 miles

Attachment: Parrott ST, 248 site plan (3575 : 2022-Bza-18)