



Board of Zoning Appeals
Board Meeting

Minutes

June 1, 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	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; City Fire Prevention Officer, Terry Davis; Rick A Gibson; Bill Pursel; Mike Hillier; Adam Pursel; Corey Theuerkauf; Cornel VanFossen; Shannon Hundley; Ronald Sheets; Jeff Gottke; Mel Severns

MINUTES APPROVAL

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

RESULT:	ACCEPTED [5 TO 0]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
ABSTAIN:	Aryanata
EXCUSED:	Eyster

BZA FILES

- 2022-BZA-15 : 505 W Vine ST - Variance for Accessory Structure

Percy recused himself from participating in this hearing.

Gibson (sworn in) explained he is out of room for expanding after adding a second building about 5 years ago. He has added on 2 employees and would like to construct a 40' x 60' building that is larger than the 1/3 allowed by Code.

Carr detailed the existing site, starting with the primary structure. The second building or accessory building was added. Now the applicant is asking for a 3rd building or 2nd accessory building on the property. Carr said the applicant is basically asking for another accessory building, stating the Code only provides for one accessory building per lot. Blankenhorn corrected Carr explaining the Code does not limit the number, only

the size of the accessory structure to 35%. There is a coverage ratio, which for General Business is 90%. Carr said that doesn't seem to be in play here; to which Blankenhorn agreed.

Carr asked if the parcel is 1 lot per the Auditor as the City looks at it. Gibson said yes. Carr said somehow along the way it was combined from the 3 parcels that it was in the past. Gibson said he would assume that.

Carr expressed his appreciation for the drawings that were provided with the application. Carr asked about the driveways, stating each of the two existing structures have driveways leading up to them. Will a third driveway be added for the requested third building? Gibson said he is not certain that a third driveway will be added. The building will be for a paint department so they will be moving cars from one building to the next.

Carr asked about the 10' x 20' accessory building that is shown on the Auditor's website and if the plan is to keep it. Gibson said yes, he will keep it and relocate it on the property.

Carr asked Blankenhorn about the required front setback in General Business. Blankenhorn said it is 30 feet.

Carr said the minimum rear setback of 15 feet is not an issue with the proposal. Blankenhorn said the applicant is requesting a 20 feet front setback and the rear will be 19.6 feet.

Carr said based on measuring the Auditor's aerial image the existing buildings set back approximately 25 feet from the sidewalk. Gibson said it may be closer to 30 feet. Carr asked Gibson if the Board allowed a variance of 25 feet, would that be acceptable. Gibson said yes.

Blankenhorn interjected to clarify the setback. In this case, the property line is not the back of the sidewalk. The applicant wants to align the front of the proposed building with the existing structures and he is estimating the setback to be 20 feet from the property line, not the sidewalk. Carr said for the purpose of the variance he will assume the building will be setback 25 feet from the back edge of the sidewalk.

Hillier (sworn in) said the property is well kept and his understanding is that the proposed building will match the existing structures. He thinks the proposed structure will fit in well.

There was no outside correspondence received by the Development Services Manager. The Staff Report was read for the record: June 1, 2022 Case: 2022-BZA-15 505 E [should be West] Vine ST Parcel #66-09504.000 Rick Gibson, owner of Auto Collision Solutions, has requested to construct an additional 40 feet x 60 feet building on the General Business zoned property at 505 W Vine ST. This will be the third similar sized structure on the property. The current code does not differentiate between commercial and residential properties with regard to accessory structures and their size allowance. The request requires a variance to allow an accessory structure to be larger than 35% of the square footage of the primary use or structure. The proposed structure will be aligned with the front of the 2 existing buildings, requiring a front setback variance. The zoning staff supports this request for size and setback variances to enable a thriving company to continue to grow in Mount Vernon.

There was no further testimony.

Smith made a motion to accept the variance for new construction, including an approximate front setback of 25 feet.

Simpson asked to clarify the front setback to ensure the applicant could build as requested. Broeren said the setback is either 20 feet from the property line or 25 feet from the edge of the sidewalk.

Carr asked if another motion is needed to allow for the structure to be larger than 35% of the primary building.

Broeren said the motion was to accept as submitted, which includes the size percentage.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Simpson, Carr, Smith, Boucher, Aryanata
ABSTAIN:	Percy
EXCUSED:	Eyster

- 2022-BZA-16 : 705 S Division ST - Variance for Wall Signage

B. Pursel (sworn in) explained Lifepoint Church is in the process of constructing their new residence on Division Street. They own two parcels. One is right beside the bowling alley on Mount Vernon Avenue at the corner of Division Street and the second parcel is where the church is being constructed, south of the corner. They considered combining the properties into one. The properties are zoned differently; one being General Business and the other R-1. They opted not to combine them. The General Business parcel does have the stormwater pond on it. Eventually there may be a driveway that will go over to Mount Vernon Avenue and possibly additional parking. The sign code regulation for the R-1 district would make a sign look like a postage stamp on the side of the large building. He mentioned other buildings and signage in the area. They are proposing a sign size that they have been told is the proper size for the size of the building and for the distance the sign will be viewed from. The building will be seen from Mount Vernon Avenue; which is about 600 to 700 feet away from the building.

Percy added a variance is also needed for an illuminated sign as the current code does not allow illumination in the R-1 zoning.

A. Pursel (sworn in) explained he is the lead pastor of the church. Bill is his Dad. Their builder, Modern Builders, recommend a designer for both the interior and exterior including the sign. Jocelyn recommended the size of the proposed sign to be aesthetically pleasing on the front of the church.

Hillier asked about the lighting: what is the type, the low lighting, how much is it putting off, is it off and on. The public might be interested. Percy said it is backlit, it will not be shining out.

Carr asked if there are any houses in the area that would be affected by the illuminated sign, to which B. Pursel said no. B. Pursel showed on the aerial image there are apartments and houses behind the church. No residences face the front of the church.

Blankenhorn read the letter from the interior designer: Dear Planning & Zoning Members, My client is requesting a variance for the above address to use a larger exterior sign on the property at 705 South Division Street, Mount Vernon, Ohio 43050. For the details listed below, we are seeking permission to use larger signage at the building front façade. Due to the distance the building is set back from Division Street and Mount Vernon Avenue, the building will require larger signage. We are proposing signage that will read "Life Point Church" in white channel letters with backlighting for nighttime display. The "Life Point" will be designed in a San serif font for easy readability and the smaller "Church" will be in a bolder font and in all caps to help maximize visibility considering this word will be smaller in scale. The Life Point signage letters are currently designed at 26" H and the Church letters designed at 9" H. The International Sign Association recommends designing signs with letters a minimum of one-inch tall for every twenty-five feet of distance. This makes them readable for all legal drivers passing by the church. Research from the ISA has also stated that if the sign is mounted on the front of the building parallel to the roadway, it needs to be at least 70% larger than the sign mounted perpendicular to the roadway, or it cannot be read in time. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. The granting of the variance would have no effect on any adjoining properties. Thank you for your consideration, Jocelyn Williams, Interior Designer

Percy asked for clarification, the church owns the parcel between the church building and Mount Vernon Avenue and it is zoned GB. B. Pursel said yes. Percy said there would be no concern about housing being built on that parcel even if it were sold. Percy said if the parcel where the church is built were zoned GB it would qualify for a 120 square feet sign.

Blankenhorn explained signage in a General Business district is based on the width of the building with a cap of 120 square feet. In this case, had the property been zoned General Business they could have the requested sign without a variance.

Blankenhorn read the Staff Report: June 1, 2022 Case: 2022-BZA-16 705 S Division ST Parcel #66-09313.000 Bill Pursel, agent for Lifepoint Church Mount Vernon requests variances for a wall sign in an R-1 district. Lifepoint Church Mount Vernon is currently under construction and is planning for a 114.56 square feet illuminated wall sign on the front of the 120 feet wide building. The church also owns the parcel along Mount Vernon Avenue

in front of where the building is located. The front parcel is zoned General Business. There are no residential properties in sight of the front of the subject building. When the City's sign code was updated in 2018 to allow signage size to be based on the size and siting of the structure, the R-1 district regulations were not updated. A 120 feet wide structure in a General Business District is allowed a 120 square feet illuminated sign. The City's Zoning Staff supports this request for an illuminated 114.56 square feet wall sign on a 120' wide structure. The picture below shows the distance the building sets from Mount Vernon Avenue.

Carr asked if there is any sign code for R-1. Blankenhorn said yes, it specifically lists churches, schools and something else. Percy added, schools, parks, libraries and churches. It is 20 square feet per sign maximum, 35 all signs and not illuminated. Carr said that is significantly lower. Blankenhorn said when the sign code was updated in 2018 that section was not touched, simply because there were few if any requests for signage at the time. Percy added this is an unusual situation. Blankenhorn said they were allowed to build a church in the R-1 District because of the acreage.

Carr made a motion to approve the request for a 114.56 square feet illuminated wall sign.

Smith added historically there was a big controversy when the bowling alley and restaurant moved in, over concern the kids would be drawn to the alcohol. He said it's nice the church will now serve as a buffer.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	Susie L. Simpson, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
ABSTAIN:	Aryanata
EXCUSED:	Eyster

- 2022-BZA-17 : 17795 Coshocton RD - Variance for Multiple Family Complex

Theuerkauf (sworn in) briefly explained the background of the project and how is got to this point of requesting variances to proceed. The project will be targeted to young professionals. Their pod design focuses on usable open space. They want to group buildings close together and push them out to the boundaries of the property to create small interest areas within. The design incorporates multiple building types and elevations so they are not all the same. There are several projections. All units will have 9 feet ceilings on each floor, which contributes to the request for increased building height. The features they see as benefits to the tenants conflict with the current zoning code. Using a mixture of buildings and trying to capitalize on open space drove them to have 3-story buildings in a few areas. They have an amenity package that will include a path system, a dog park, a volleyball court, and a bocce ball court.

Percy said they could have proposed a less attractive building with a different roof style and probably not needed some of the variances requested. They are trying to enhance the buildings. Theuerkauf said they could have gone with lower ceiling heights and potentially flat roofs but that also becomes a maintenance issue and they are not a big fan of those in this type of setting.

Percy said the 3-story buildings lead to a requested density of 3,381 square feet per unit versus the Code requirement of 3,600 square feet. That will be the first variance to consider.

Davis (sworn in) is the Fire Prevention Officer for the City of Mount Vernon. He conducts fire safety inspections and plan reviews. He stated the fire department is not against this development; they are for it. The Code considers these commercial structures. The Code requires this type of residential property to be sprinkled. He asked if all the buildings will be sprinkled. Theuerkauf said the 3-story buildings will. The fire department would like to see all of them sprinkled. Davis said under 40' can be non-sprinkled. The construction will be combustibile. Theuerkauf said they will have to comply with all UL Codes and building codes. Davis explained locally we don't have building code so we use State of Ohio Code. He is not concerned with the height. The fire department is interested in the working space behind the buildings to the north. They would prefer a 10 feet area between the shrubbery screening and the building. Theuerkauf said the rendering is an illustrative plan. Once they get to the final engineering stage there is usually room where they

can bring the buildings closer to the pavement which would provide the space requested. Davis said the closer the building is to the pavement the better, especially for their ladder truck at the 3-story buildings.

Carr asked if there is another step, if this plan is approved by the BZA. Davis explained the plans will have to be submitted to the State of Ohio. There was discussion about the distance of the fire department to this project location. Carr asked if the BZA could require sprinklers in the 2-story buildings. Davis said no, that is up to the State.

Simpson made a motion to accept the request for increased density as presented. Smith seconded the motion.

Blankenhorn read the Staff Report: June 1, 2022 Case: 2022-BZA-17 17795 Coshocton Road, Parcel #71-00050.000 Corey Theuerkauf, Agent for Rockford Homes, requests 4 variances to develop a multiple family housing complex on 38.501 acres of the subject parcel. The City's Municipal Planning Commission and City Council have been presented previews of the proposed complex and have approved the rezoning request from R-1 and PND to R-3 Multiple Family District and lot splits in preparation for these variance requests. While not required, Rockford Homes has been transparent from the beginning with their plans to bring the first attractive, in-demand multiple family housing to Mount Vernon since 2004. R-3 zoning regulations call for 3,600 square feet of land per unit. The Rockford plan includes 496 units on the 38.501 acres which equates to 3,381 square feet per unit. Open space requirements are met in addition to numerous amenities. R-3 limits maximum height to 35 feet. Rockford proposes to incorporate some 3-story buildings for a more diverse aesthetic and create more usable open space. An increased height also allows for 9 feet first floor ceilings versus the standard 8 feet across all floors. There are currently at least 3 3-story multiple family residential buildings in Mount Vernon in addition to numerous commercial structures with 3 or more stories. R-3 zoning regulations for setbacks vary based on the height and use of the building in addition to whether or not the wall has windows and/or doors. Rockford is requesting a consistent 25 feet property line setback. A 25 feet setback exceeds side setback regulations in all other zoning districts, commercial or residential. R-3 zoning regulations for building separation varies depending on whether there are doors and/or windows on the facing walls. Rockford proposes a minimum 20 feet separation regardless of whether there are doors and/or windows. In speaking with the Fire Prevention Officer, he did not express any concerns about the requested variances. He supports 3-story housing as long as they incorporate sprinklers. Additionally, he noted that the developer should ensure at least 10 feet between the proposed landscaping on the north end of the development and the structures to allow working space for the fire department in case of emergency. The City's Zoning Staff supports these variance requests for the proposed multiple family development. Pictures were provided of 2 of the other 3-story multiple family structures in Mount Vernon and another existing multifamily structure with less than 20 feet separation.

There were no outside communications submitted through the Development Services Manager.

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

- accept increased density as presented: 3,381 square feet per unit

RESULT:	APPROVED [5 TO 0]
MOVER:	Susie L. Simpson, Member
SECONDER:	William Smith, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
ABSTAIN:	Aryanata
EXCUSED:	Eyster

- accept request for increased height on 6 buildings up to 44.5 feet

Carr clarified the vote is to increase the maximum building height to allow up to 44.5 feet for 6 buildings.

RESULT:	APPROVED [5 TO 0]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
ABSTAIN:	Aryanata
EXCUSED:	Eyster

- accept 25 feet side setback

Percy asked for clarification on what the code requires. Blankenhorn said the R-3 regulation for side setback depends on the use, the height, if there are windows, a number of factors. Percy said the proposal technically qualifies, but when a window is involved, the setback needs to be greater. The proposed building does not comply because of a window or door or the height.

Theuerkauf said a variance is not needed for the entire project. The affected buildings have windows, but no rear access so there will not be a sidewalk on that side of the building.

RESULT:	APPROVED [5 TO 0]
MOVER:	Susie L. Simpson, Member
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
ABSTAIN:	Aryanata
EXCUSED:	Eyster

- accept a 20 feet building separation regardless of doors or windows or building height

Theuerkauf said the planned door requiring the separation variance could be removed, but the water meter would need to be positioned elsewhere, taking away from the square footage of some of the units. Eliminating windows would also take away lighting from the end units. The buildings are grouped to try to create a courtyard feeling.

Percy asked Blankenhorn what the distance is supposed to be. Blankenhorn read the Code: If there are two or more buildings located on a single lot, the minimum distance between opposite walls shall be twenty feet. If any one or both of the walls facing each other have windows or other wall openings, the minimum distance between walls shall be equal to the height of the higher building, whichever is greater.

RESULT:	APPROVED [5 TO 0]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
ABSTAIN:	Aryanata
EXCUSED:	Eyster

- 2022-BZA-18 : 248 Parrott ST - Variance for Covered Front Porch with Ramp

There was no one present to represent the request. Simpson made a motion to table the request until July 6, 2022. Boucher seconded the motion. AIF

RESULT: TABLED**Next: 7/6/2022 5:30 PM****ADJOURN**

Blankenhorn reminded everyone about the special meeting on Monday, June 6, 2022 at 6:00PM concerning the Zoning Audit in Council Chambers. Questions and concerns can be submitted to Blankenhorn if you are unable to attend. Broeren said the meeting would be recorded for viewing later. Carr asked if the public is invited. Broeren said yes, it is a public meeting.

- **Adjourn Motion**

Boucher made a motion to adjourn the meeting, Simpson seconded and the meeting was adjourned at 6:34 PM



Board of Zoning Appeals Meeting: 06/01/22 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 # 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.

COMMENTS - Current Meeting:

Percy recused himself from participating in this hearing.

Gibson (sworn in) explained he is out of room for expanding after adding a second building about 5 years ago. He has added on 2 employees and would like to construct a 40' x 60' building that is larger than the 1/3 allowed by Code.

Carr detailed the existing site, starting with the primary structure. The second building or accessory building was added. Now the applicant is asking for a 3rd building or 2nd accessory building on the property. Carr said the applicant is basically asking for another accessory building, stating the Code only provides for one accessory building per lot. Blankenhorn corrected Carr explaining the Code does not limit the number, only the size of the accessory structure to 35%. There is a coverage ratio, which for General Business is 90%. Carr said that doesn't seem to be in play here; to which Blankenhorn agreed.

Carr asked if the parcel is 1 lot per the Auditor as the City looks at it. Gibson said yes. Carr said somehow along the way it was combined from the 3 parcels that it was in the past. Gibson said he would assume that.

Carr expressed his appreciation for the drawings that were provided with the application. Carr asked about the driveways, stating each of the two existing structures have driveways leading up to them. Will a third driveway be added for the requested third building? Gibson said he is not certain that a third driveway will be added. The building will be for a paint department so they will be moving cars from one building to the next.

Carr asked about the 10' x 20' accessory building that is shown on the Auditor's website and if the plan is to keep it. Gibson said yes, he will keep it and relocate it on the property.

Carr asked Blankenhorn about the required front setback in General Business. Blankenhorn said it is 30 feet. Carr said the minimum rear setback of 15 feet is not an issue with the proposal. Blankenhorn said the applicant is requesting a 20 feet front setback and the rear will be 19.6 feet.

Carr said based on measuring the Auditor's aerial image the existing buildings set back approximately 25 feet from the sidewalk. Gibson said it may be closer to 30 feet. Carr asked Gibson if the Board allowed a variance of 25 feet, would that be acceptable. Gibson said yes.

Blankenhorn interjected to clarify the setback. In this case, the property line is not the back of the sidewalk. The applicant wants to align the front of the proposed building with the existing structures and he is estimating the setback to be 20 feet from the property line, not the sidewalk. Carr said for the purpose of the variance he will assume the building will be setback 25 feet from the back edge of the sidewalk.

Hillier (sworn in) said the property is well kept and his understanding is that the proposed building will match the existing structures. He thinks the proposed structure will fit in well.

There was no outside correspondence received by the Development Services Manager. The Staff Report was read for the record: June 1, 2022 Case: 2022-BZA-15 505 E [should be West] Vine ST Parcel #66-09504.000 Rick Gibson, owner of Auto Collision Solutions, has requested to construct an additional 40 feet x 60 feet building on the General Business zoned property at 505 W Vine ST. This will be the third similar sized structure on the property. The current code does not differentiate between commercial and residential properties with regard to accessory structures and their size allowance. The request requires a variance to allow an accessory structure to be larger than 35% of the square footage of the primary use or structure. The proposed structure will be aligned with the front of the 2 existing buildings, requiring a front setback variance. The zoning staff supports this request for size and setback variances to enable a thriving company to continue to grow in Mount Vernon.

There was no further testimony.

Smith made a motion to accept the variance for new construction, including an approximate front setback of 25 feet.

Simpson asked to clarify the front setback to ensure the applicant could build as requested. Broeren said the setback is either 20 feet from the property line or 25 feet from the edge of the

sidewalk.

Carr asked if another motion is needed to allow for the structure to be larger than 35% of the primary building.

Broeren said the motion was to accept as submitted, which includes the size percentage.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Simpson, Carr, Smith, Boucher, Aryanata
ABSTAIN:	Michael Percy
EXCUSED:	Otho Eyster



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.

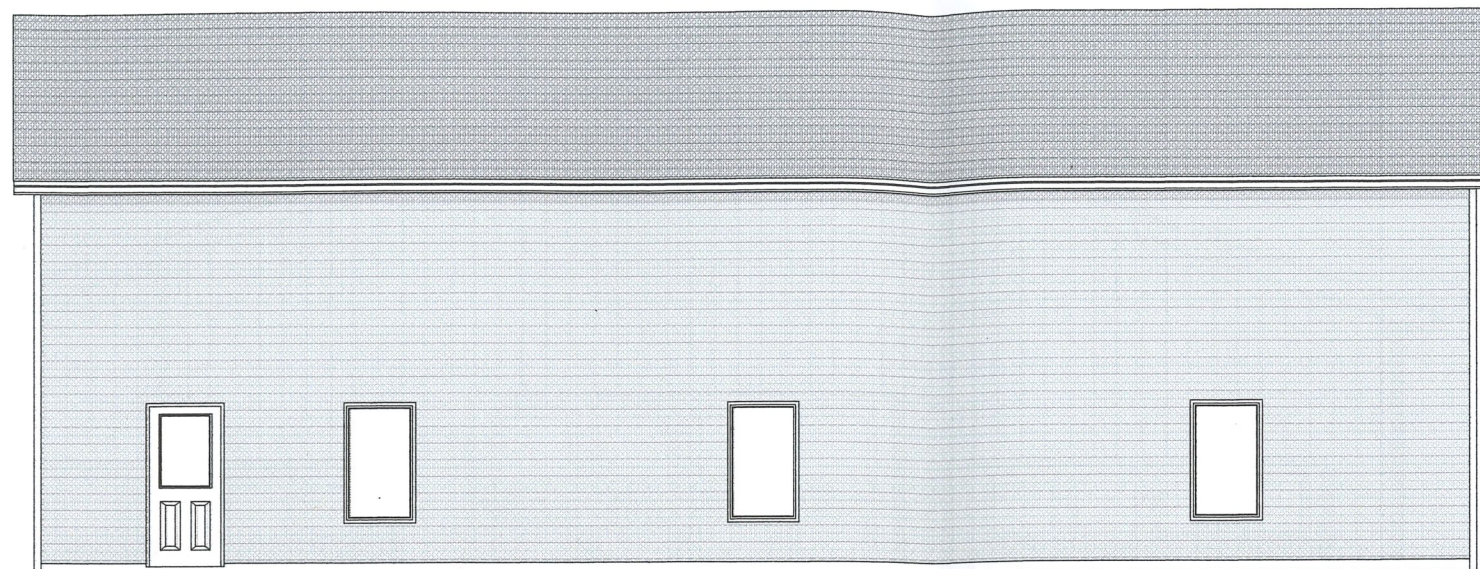
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

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.

- 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

DRAWING SCHEDULE

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

AREA SCHEDULE

Main Floor 2400.0 sq ft.

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

County Line Custom
Buildings

330-465-8922

Free Estimates
9015 CR 318
Shreve, Ohio 44616

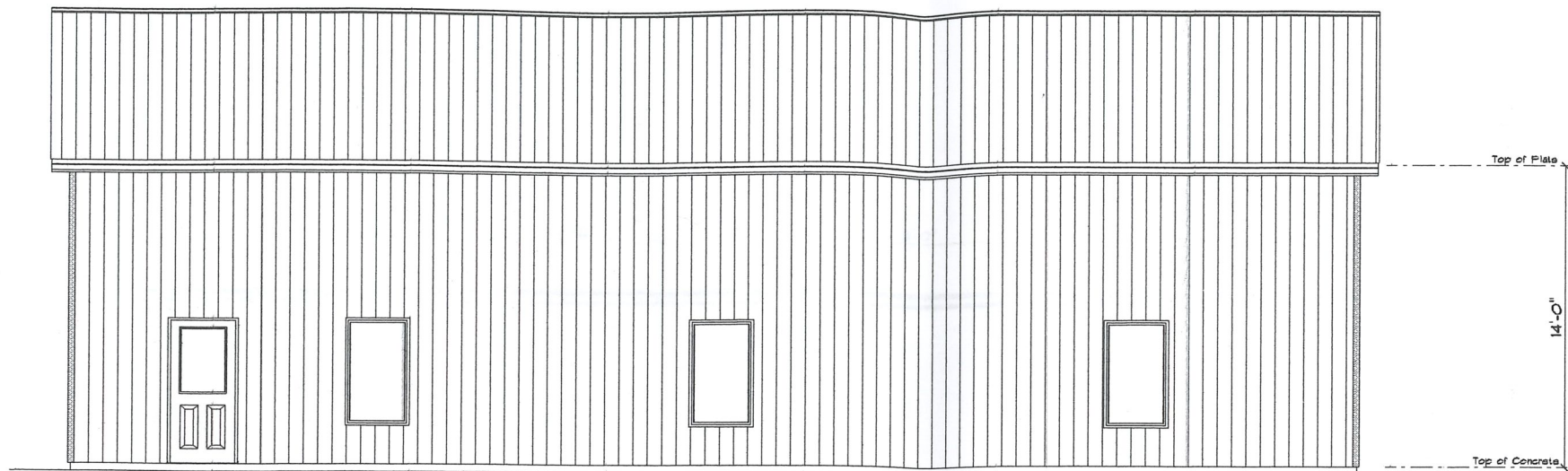
Creative Drafting LLC

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

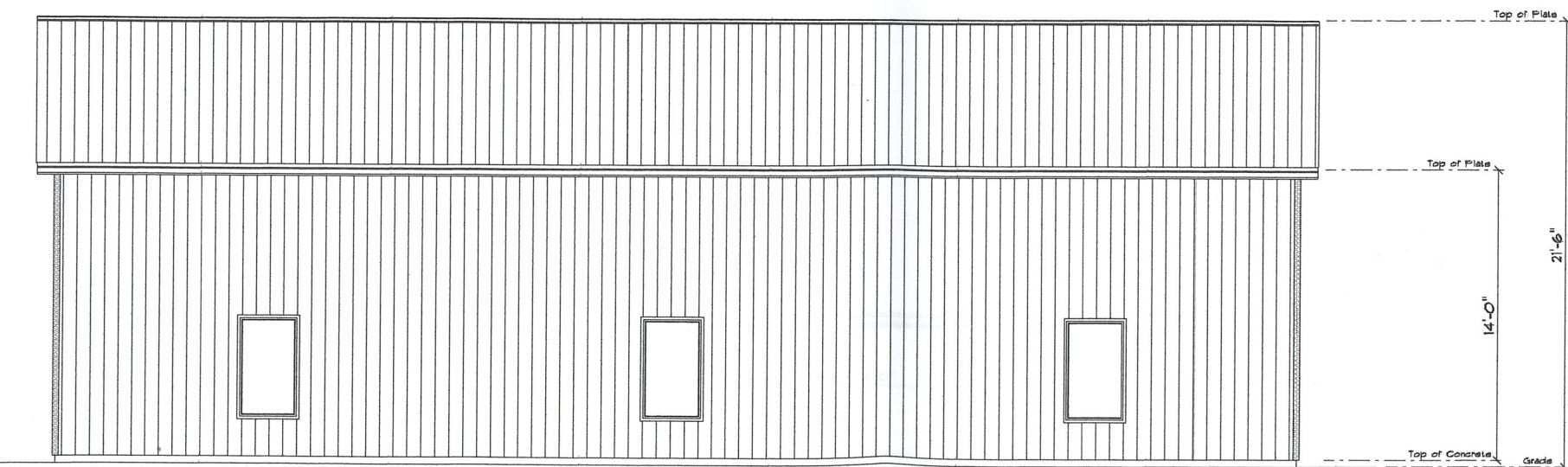


These drawings are for drafting purposes only, contractor/ builder shall be responsible to ensure that all materials and workmanship be in accordance to all Ohio residential building codes. All measurements may vary. Creative Drafting LLC will not accept any responsibility.

DRAWN BY: Wendall Hilty
SCALE: 1/8" = 1'-0"
4/20/2022
PAGE: 1 / 5
FRONT



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



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.

**County Line Custom
Buildings**

330-465-8922

9015 CR 318
Shreve, Ohio 44676
Free Estimates

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

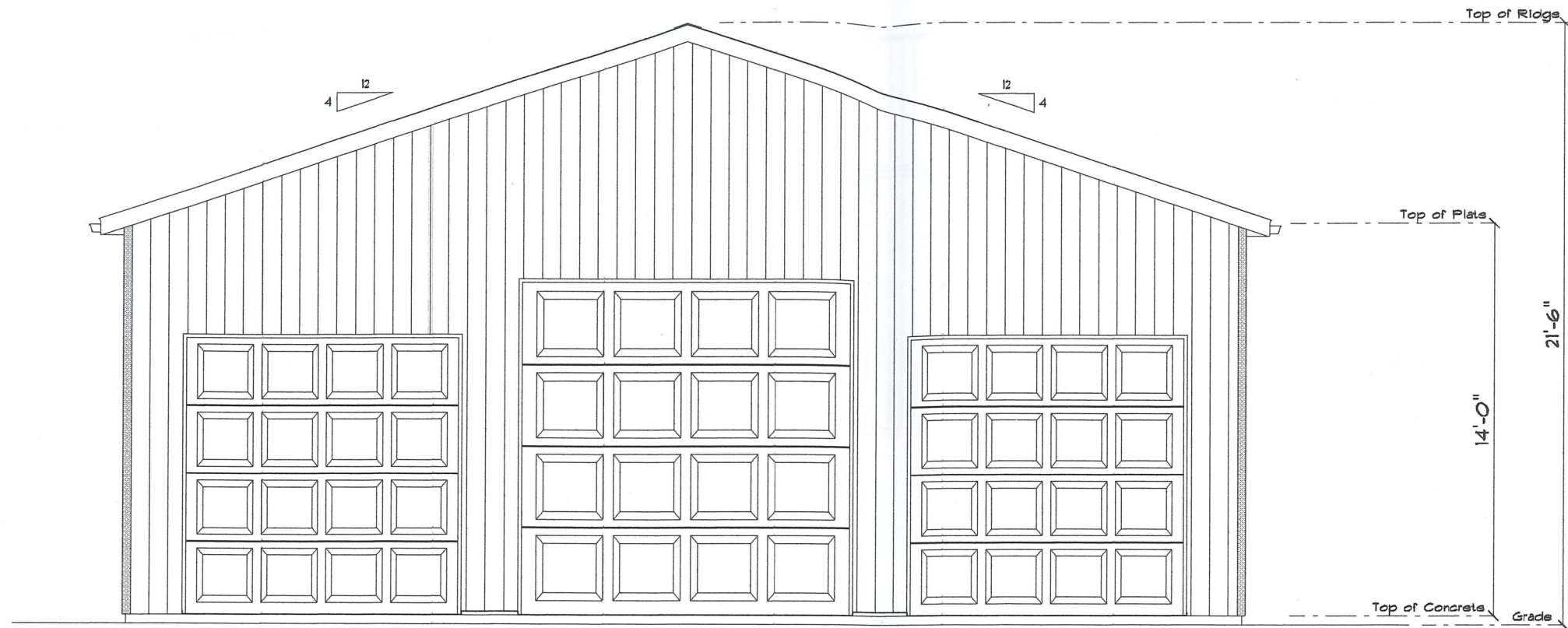
DRAWN BY: Wendall Hilty

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

4/20/2022

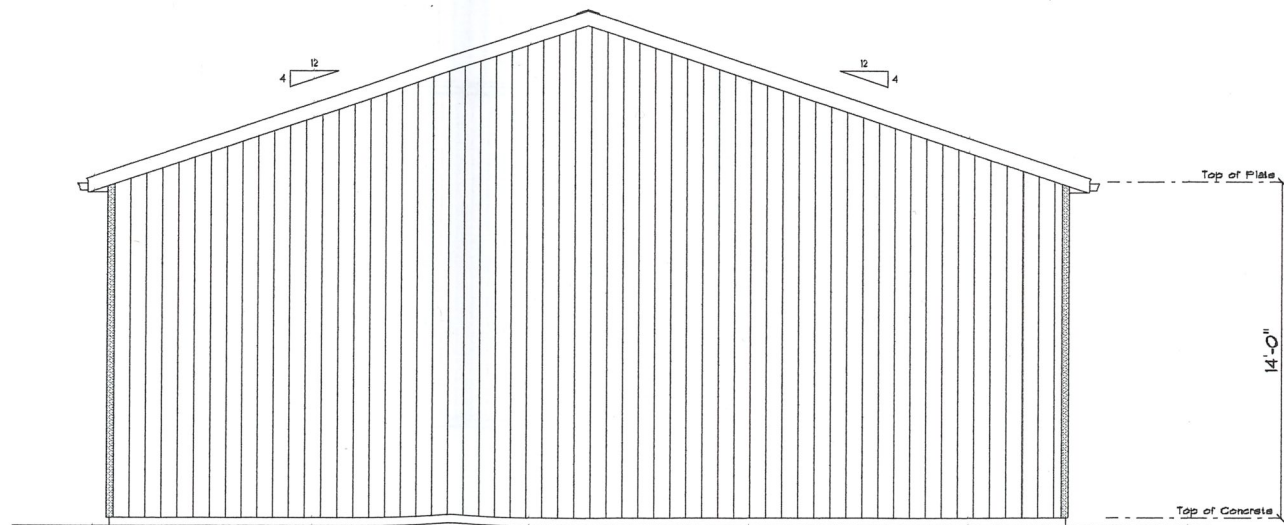
PAGE: 3 / 5

ELEVATIONS 2



FRONT ELEVATION

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



REAR ELEVATION

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

Creative Drafting LLC



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

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.

County Line Custom
Buildings

330-465-8922

9019 CR 318
Shreve, Ohio 44676

Free Estimates

Dan Gibson

505 Westvine St., Mt Vernon, Ohio 43050

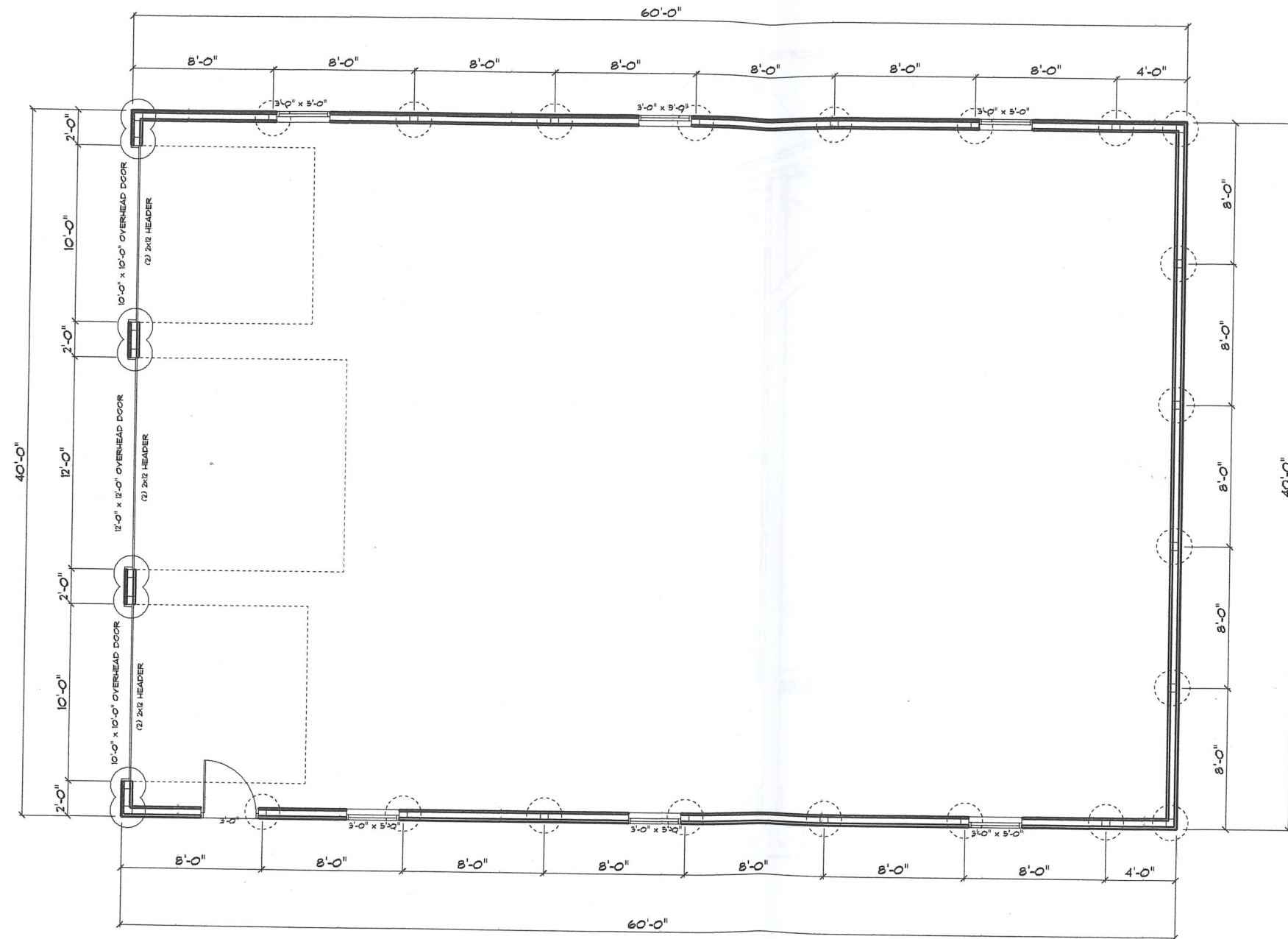
DRAWN BY: Wendall Hilty

SCALE: As Noted

4/20/2022

PAGE: 2/5

ELEVATIONS 1



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

Creative Drafting LLC



Mervin: (330) 465-0571
Wendall: (330) 641-1138
hiltycreative@gmail.com

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.

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.

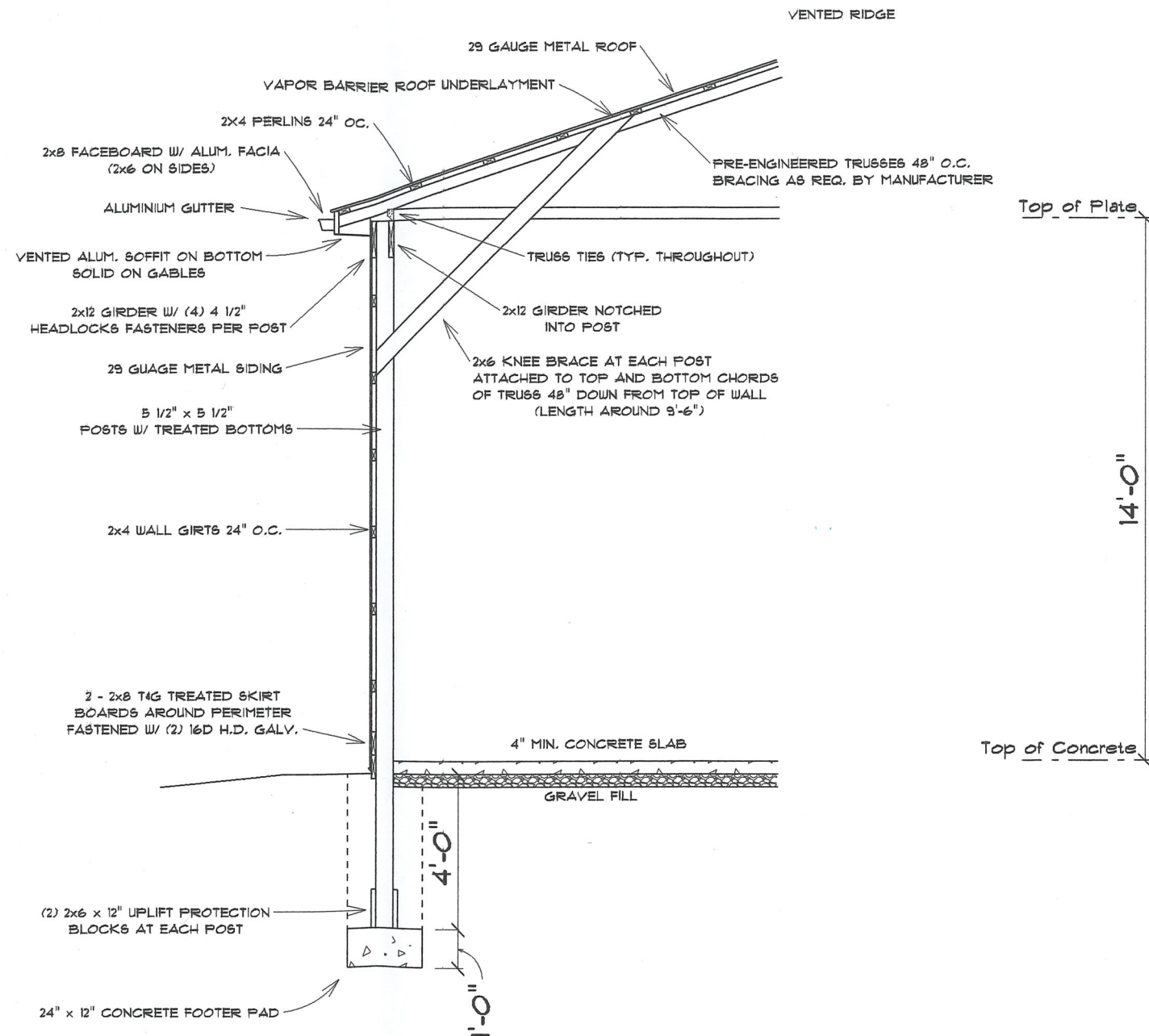
DIAGONAL BRACING AT CORNERS

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



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.

County Line Custom Buildings

330-465-8922

9019 CR 318
Shreve, Ohio 44676

Free Estimates

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



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

ADOPTED

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

COMMENTS - Current Meeting:

B. Pursel (sworn in) explained Lifepoint Church is in the process of constructing their new residence on Division Street. They own two parcels. One is right beside the bowling alley on Mount Vernon Avenue at the corner of Division Street and the second parcel is where the church is being constructed, south of the corner. They considered combining the properties into one. The properties are zoned differently; one being General Business and the other R-1. They opted not to combine them. The General Business parcel does have the stormwater pond on it. Eventually there may be a driveway that will go over to Mount Vernon Avenue and possibly additional parking. The sign code regulation for the R-1 district would make a sign look like a postage stamp on the side of the large building. He mentioned other buildings and signage in the area. They are proposing a sign size that they have been told is the proper size for the size of the building and for the distance the sign will be viewed from. The building will be seen from Mount Vernon Avenue; which is about 600 to 700 feet away from the building.

Percy added a variance is also needed for an illuminated sign as the current code does not allow illumination in the R-1 zoning.

A. Pursel (sworn in) explained he is the lead pastor of the church. Bill is his Dad. Their builder, Modern Builders, recommend a designer for both the interior and exterior including the sign. Jocelyn recommended the size of the proposed sign to be aesthetically pleasing on the front of the church.

Hillier asked about the lighting: what is the type, the low lighting, how much is it putting off, is it off and on. The public might be interested. Percy said it is backlit, it will not be shining out.

Carr asked if there are any houses in the area that would be affected by the illuminated sign, to which B. Pursel said no. B. Pursel showed on the aerial image there are apartments and houses behind the church. No residences face the front of the church.

Blankenhorn read the letter from the interior designer: Dear Planning & Zoning Members, My client is requesting a variance for the above address to use a larger exterior sign on the property at 705 South Division Street, Mount Vernon, Ohio 43050. For the details listed below, we are seeking permission to use larger signage at the building front façade. Due to the distance the building is set back from Division Street and Mount Vernon Avenue, the building will require larger signage. We are proposing signage that will read "Life Point Church" in white channel letters with backlighting for nighttime display. The "Life Point" will be designed in a San serif font for easy readability and the smaller "Church" will be in a bolder font and in all caps to help maximize visibility considering this word will be smaller in scale. The Life Point signage letters are currently designed at 26" H and the Church letters designed at 9" H. The International Sign Association recommends designing signs with letters a minimum of one-inch tall for every twenty-five feet of distance. This makes them readable for all legal drivers passing by the church. Research from the ISA has also stated that if the sign is mounted on the front of the building parallel to the roadway, it needs to be at least 70% larger than the sign mounted perpendicular to the roadway, or it cannot be read in time. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. The granting of the variance would have no effect on any adjoining properties. Thank you for your consideration, Jocelyn Williams, Interior Designer

Percy asked for clarification, the church owns the parcel between the church building and Mount Vernon Avenue and it is zoned GB. B. Pursel said yes. Percy said there would be no concern about housing being built on that parcel even if it were sold. Percy said if the parcel where the church is built were zoned GB it would qualify for a 120 square feet sign.

Blankenhorn explained signage in a General Business district is based on the width of the building with a cap of 120 square feet. In this case, had the property been zoned General Business they could have the requested sign without a variance.

Blankenhorn read the Staff Report: June 1, 2022 Case: 2022-BZA-16 705 S Division ST Parcel #66-09313.000 Bill Pursel, agent for Lifepoint Church Mount Vernon requests variances for a wall sign in an R-1 district. Lifepoint Church Mount Vernon is currently under construction and is planning for a 114.56 square feet illuminated wall sign on the front of the 120 feet wide building. The church also owns the parcel along Mount Vernon Avenue in front of where the building is located. The front parcel is zoned General Business. There are no residential properties in sight of the front of the subject building. When the City's sign code was updated in 2018 to allow signage size to be based on the size and siting of the structure, the R-1 district regulations were not updated. A 120 feet wide structure in a General Business District is allowed a 120 square feet illuminated sign. The City's Zoning Staff supports this request for an

illuminated 114.56 square feet wall sign on a 120' wide structure. The picture below shows the distance the building sets from Mount Vernon Avenue.

Carr asked if there is any sign code for R-1. Blankenhorn said yes, it specifically lists churches, schools and something else. Percy added, schools, parks, libraries and churches. It is 20 square feet per sign maximum, 35 all signs and not illuminated. Carr said that is significantly lower. Blankenhorn said when the sign code was updated in 2018 that section was not touched, simply because there were few if any requests for signage at the time. Percy added this is an unusual situation. Blankenhorn said they were allowed to build a church in the R-1 District because of the acreage.

Carr made a motion to approve the request for a 114.56 square feet illuminated wall sign.

Smith added historically there was a big controversy when the bowling alley and restaurant moved in, over concern the kids would be drawn to the alcohol. He said it's nice the church will now serve as a buffer.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Don Carr, Vice-Chairman
SECONDER:	Susie L. Simpson, Member
AYES:	Percy, Simpson, Carr, Smith, Boucher
ABSTAIN:	Kate Aryanata
EXCUSED:	Otho Eyster



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
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:

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:

Wm Pursel

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.

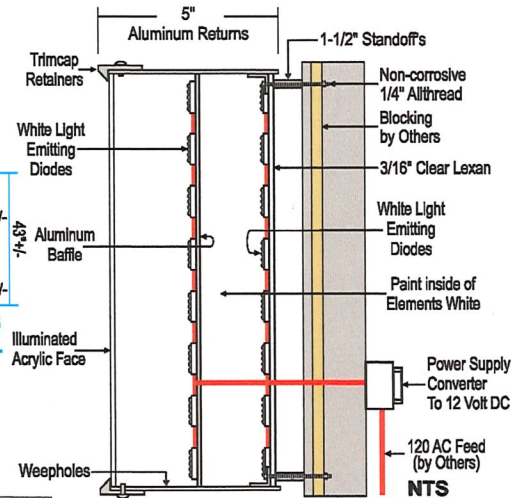
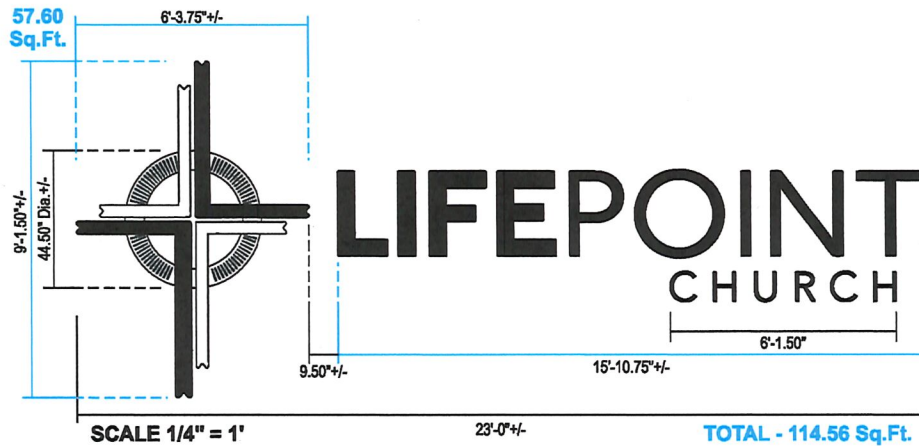
To the east of our Church are the Mount Vernon baseball field, the football field and the Energy Fieldhouse. To the west of our building are green space, the backyards of the residential area, power lines and Carpalley.

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.

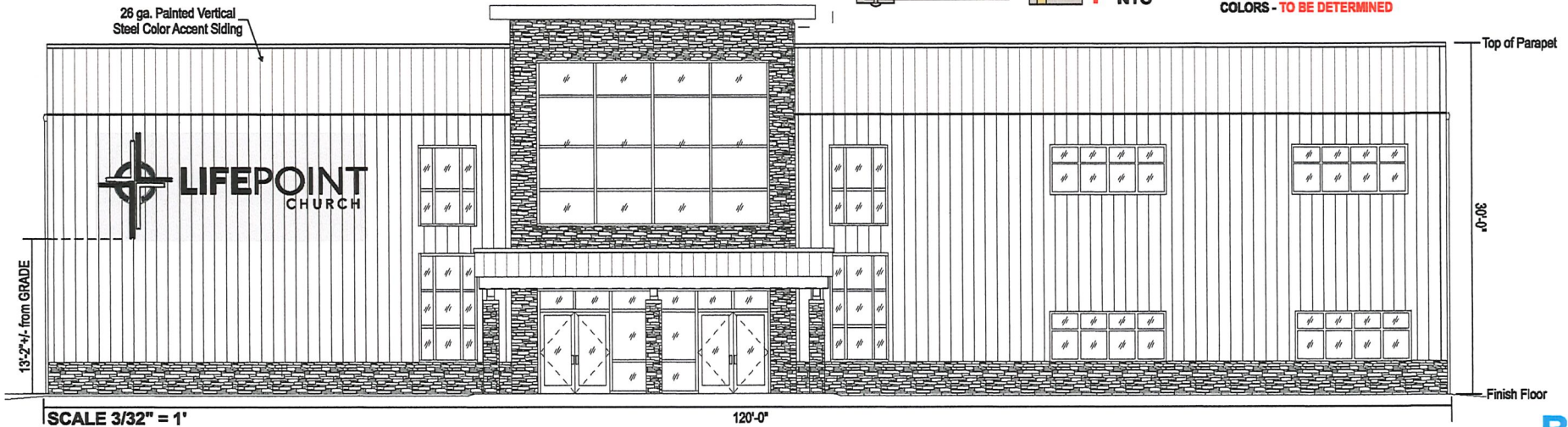
EACH ELEMENT ILLUMINATED WITH LED GRIDS HOUSED INSIDE.

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

©COPYRIGHT 2022

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

ADOPTED

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

COMMENTS - Current Meeting:

Theuerkauf (sworn in) briefly explained the background of the project and how is got to this point of requesting variances to proceed. The project will be targeted to young professionals. Their pod design focuses on usable open space. They want to group buildings close together and push them out to the boundaries of the property to create small interest areas within. The design incorporates multiple building types and elevations so they are not all the same. There are several projections. All units will have 9 feet ceilings on each floor, which contributes to the request for increased building height. The features they see as benefits to the tenants conflict with the current zoning code. Using a mixture of buildings and trying to capitalize on open space drove them to have 3-story buildings in a few areas. They have an amenity package that will include a path system, a dog park, a volleyball court, and a bocce ball court.

Percy said they could have proposed a less attractive building with a different roof style and probably not needed some of the variances requested. They are trying to enhance the

buildings. Theuerkauf said they could have gone with lower ceiling heights and potentially flat roofs but that also becomes a maintenance issue and they are not a big fan of those in this type of setting.

Percy said the 3-story buildings lead to a requested density of 3,381 square feet per unit versus the Code requirement of 3,600 square feet. That will be the first variance to consider.

Davis (sworn in) is the Fire Prevention Officer for the City of Mount Vernon. He conducts fire safety inspections and plan reviews. He stated the fire department is not against this development; they are for it. The Code considers these commercial structures. The Code requires this type of residential property to be sprinkled. He asked if all the buildings will be sprinkled. Theuerkauf said the 3-story buildings will. The fire department would like to see all of them sprinkled. Davis said under 40' can be non-sprinkled. The construction will be combustible. Theuerkauf said they will have to comply with all UL Codes and building codes. Davis explained locally we don't have building code so we use State of Ohio Code. He is not concerned with the height. The fire department is interested in the working space behind the buildings to the north. They would prefer a 10 feet area between the shrubbery screening and the building. Theuerkauf said the rendering is an illustrative plan. Once they get to the final engineering stage there is usually room where they can bring the buildings closer to the pavement which would provide the space requested. Davis said the closer the building is to the pavement the better, especially for their ladder truck at the 3-story buildings.

Carr asked if there is another step, if this plan is approved by the BZA. Davis explained the plans will have to be submitted to the State of Ohio. There was discussion about the distance of the fire department to this project location. Carr asked if the BZA could require sprinklers in the 2-story buildings. Davis said no, that is up to the State.

Simpson made a motion to accept the request for increased density as presented. Smith seconded the motion.

Blankenhorn read the Staff Report: June 1, 2022 Case: 2022-BZA-17 17795 Coshocton Road, Parcel #71-00050.000 Corey Theuerkauf, Agent for Rockford Homes, requests 4 variances to develop a multiple family housing complex on 38.501 acres of the subject parcel. The City's Municipal Planning Commission and City Council have been presented previews of the proposed complex and have approved the rezoning request from R-1 and PND to R-3 Multiple Family District and lot splits in preparation for these variance requests. While not required, Rockford Homes has been transparent from the beginning with their plans to bring the first attractive, in-demand multiple family housing to Mount Vernon since 2004. R-3 zoning regulations call for 3,600 square feet of land per unit. The Rockford plan includes 496 units on the 38.501 acres which equates to 3,381 square feet per unit. Open space requirements are met in addition to numerous amenities. R-3 limits maximum height to 35 feet. Rockford proposes to incorporate some 3-story buildings for a more diverse aesthetic and create more usable open space. An increased height also allows for 9 feet first floor ceilings versus the standard 8 feet across all floors. There are currently at least 3 3-story multiple family

residential buildings in Mount Vernon in addition to numerous commercial structures with 3 or more stories. R-3 zoning regulations for setbacks vary based on the height and use of the building in addition to whether or not the wall has windows and/or doors. Rockford is requesting a consistent 25 feet property line setback. A 25 feet setback exceeds side setback regulations in all other zoning districts, commercial or residential. R-3 zoning regulations for building separation varies depending on whether there are doors and/or windows on the facing walls. Rockford proposes a minimum 20 feet separation regardless of whether there are doors and/or windows. In speaking with the Fire Prevention Officer, he did not express any concerns about the requested variances. He supports 3-story housing as long as they incorporate sprinklers. Additionally, he noted that the developer should ensure at least 10 feet between the proposed landscaping on the north end of the development and the structures to allow working space for the fire department in case of emergency. The City's Zoning Staff supports these variance requests for the proposed multiple family development. Pictures were provided of 2 of the other 3-story multiple family structures in Mount Vernon and another existing multifamily structure with less than 20 feet separation.

There were no outside communications submitted through the Development Services Manager.

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



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)



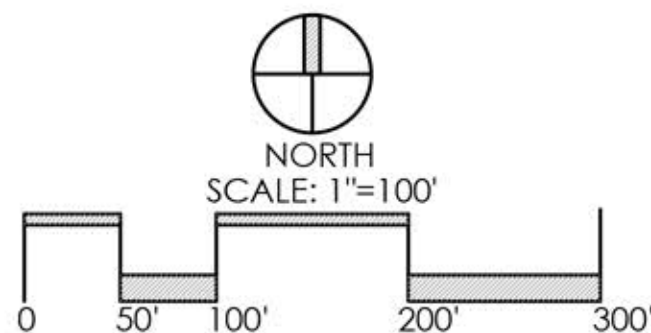
SITE DATA - TOTAL

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



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery p. (614) 487-1964
www.farisplanninganddesign.com



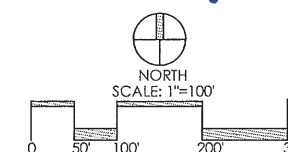
TOTAL ACRES	± 38.5 ACRES
NET ACRES (LESS ±3.5AC ROW AND POND)	± 35 ACRES
TOTAL UNITS	496 UNITS
2 BED	332 (67%)
1 BED	164 (33%)
SURFACE PARKING	871
GARAGE PARKING	124
TOTAL PARKING	999
PARKING SPACES PER UNIT	± 2.02 S/U

* 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



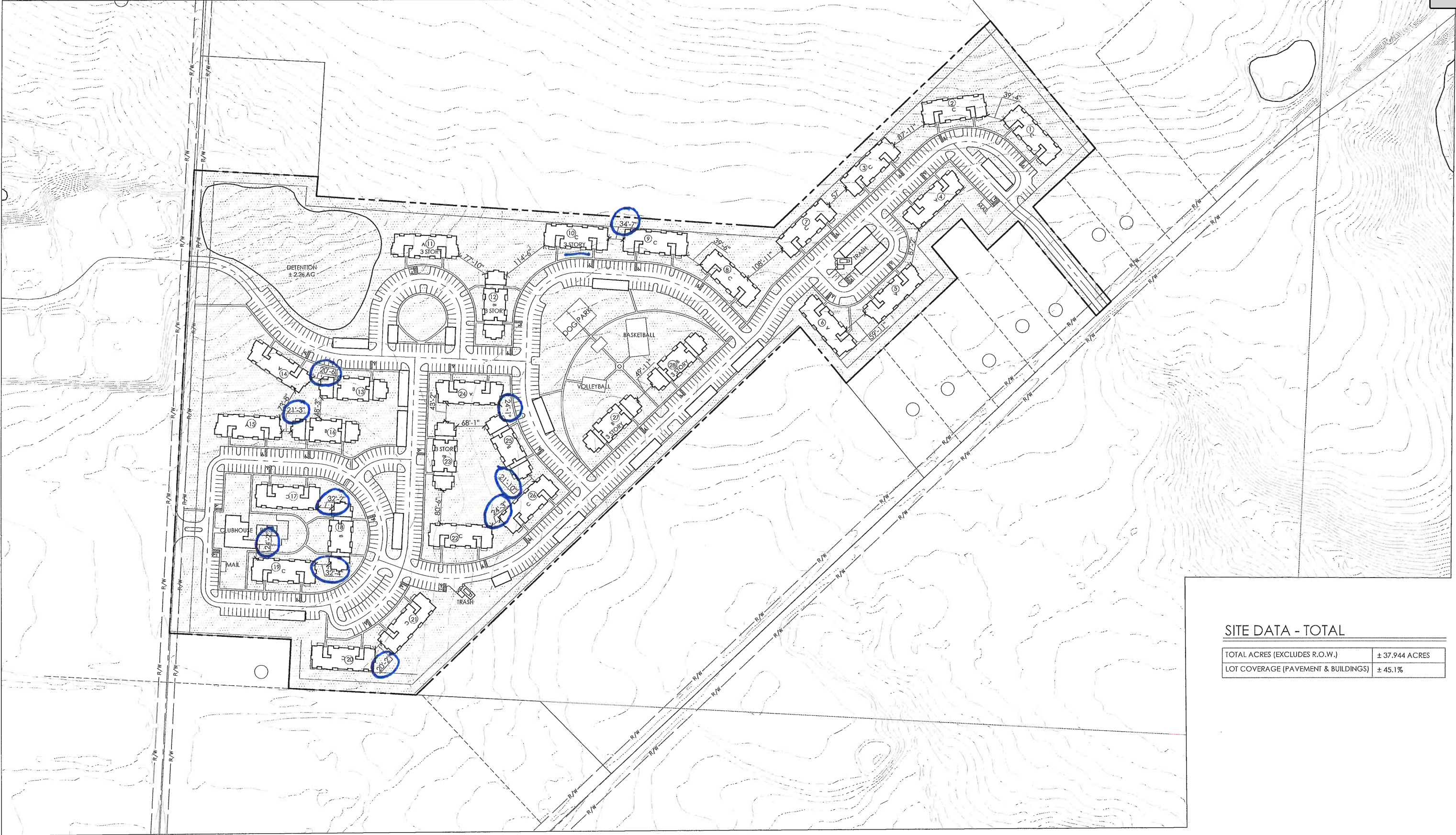
Faris Planning & Design

LAND PLANNING
4876 Cemetery
p (614) 487-1964

LANDSCAPE ARCHITECTURE

Packet P

www.far



SITE DATA - TOTAL

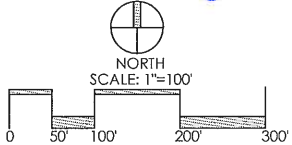
TOTAL ACRES (EXCLUDES R.O.W.)	± 37.944 ACRES
LOT COVERAGE (PAVEMENT & BUILDINGS)	± 45.1%

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

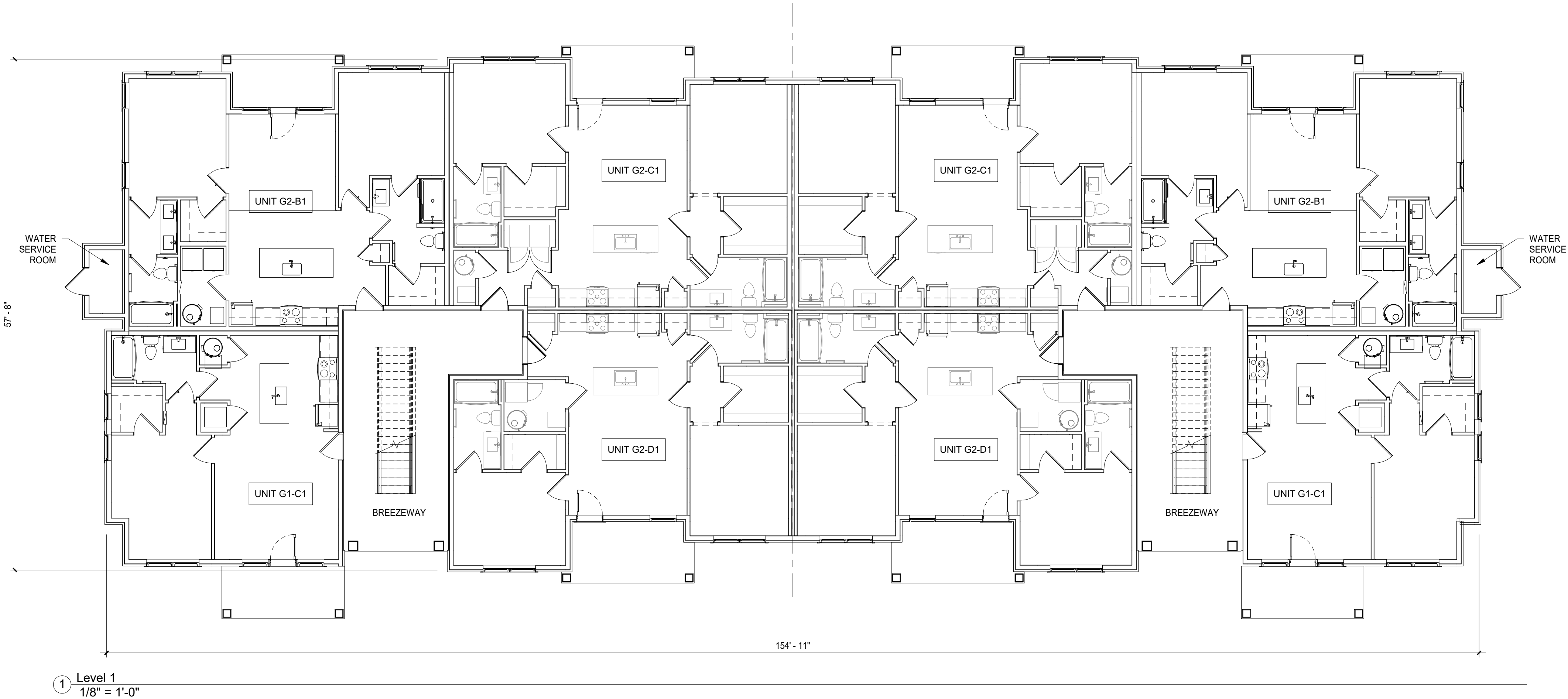


Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE
4876 Cemetery
p (614) 487-1964
www.far

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

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

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

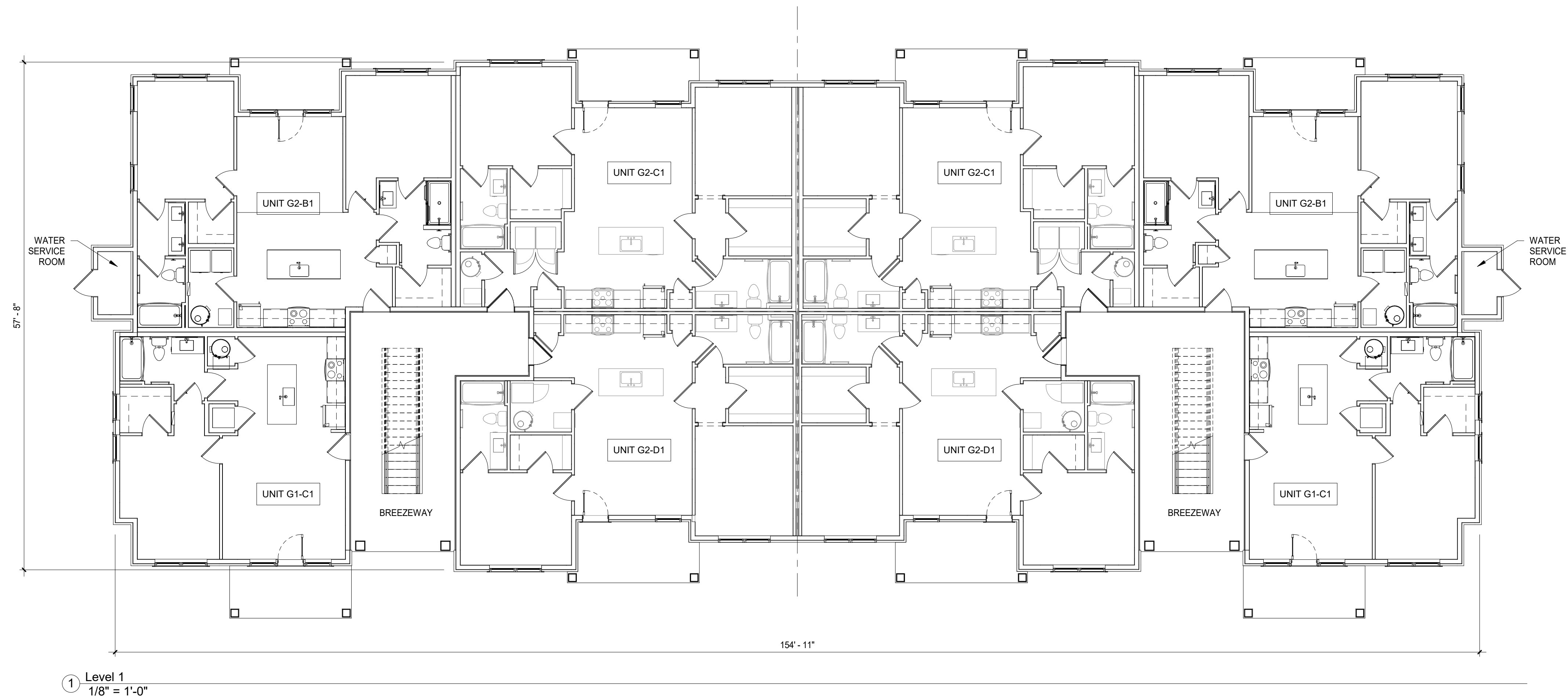


DEAN A. WENZ
ARCHITECTS

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

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
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

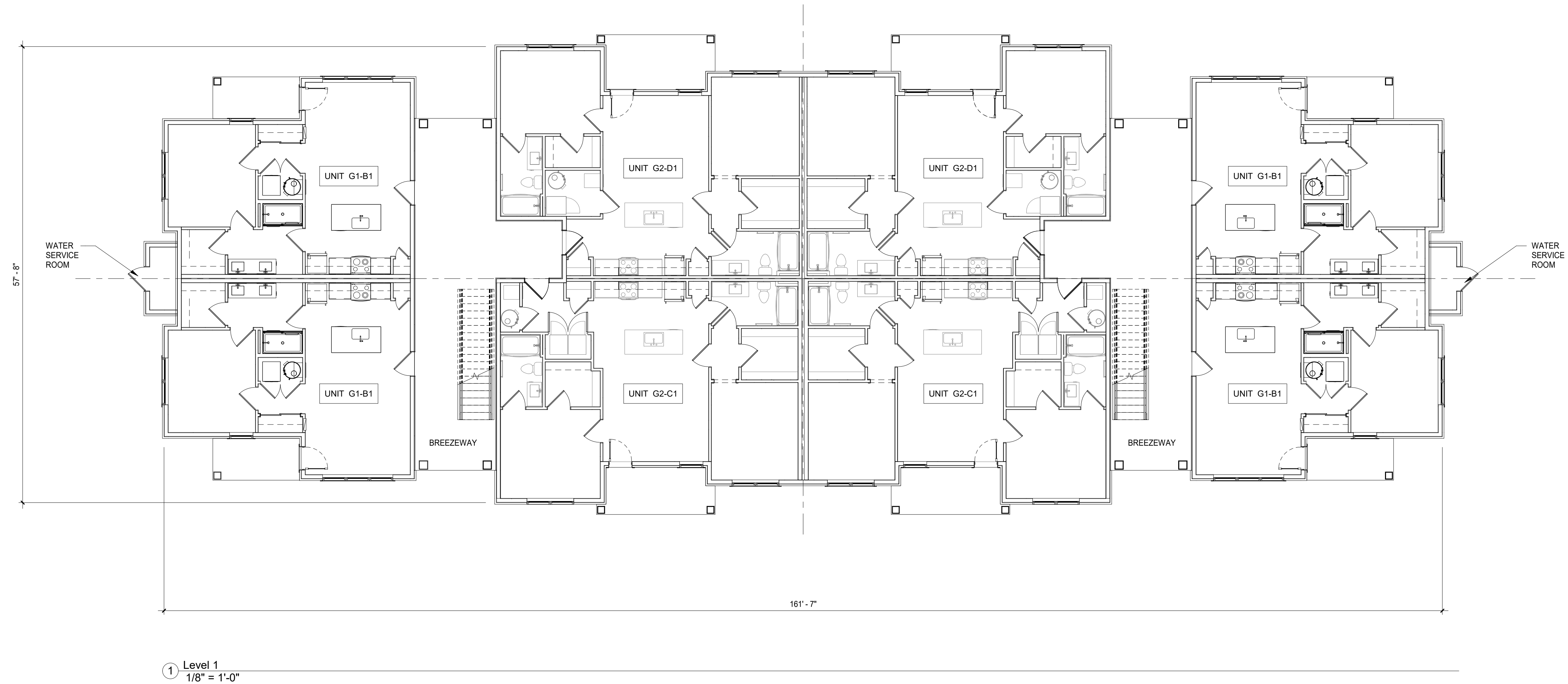


DEAN A. WENZ
ARCHITECTS

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



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 North
1/8" = 1'-0"



③ 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"



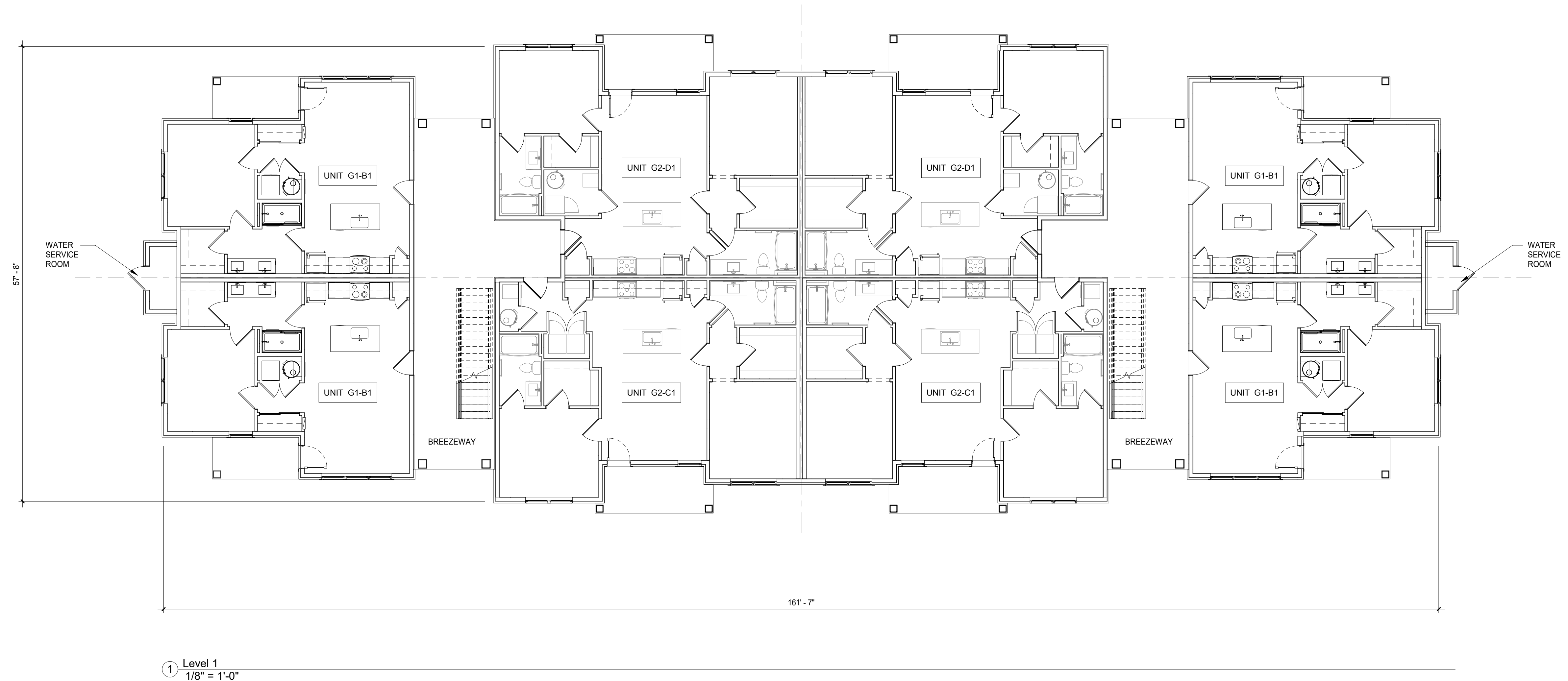
② West
1/8" = 1'-0"

DEAN A. WENZ

A R C H I T E C T S

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

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

Attachment: Building Type B3 (3574 : 2022-Bza-17)

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

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"

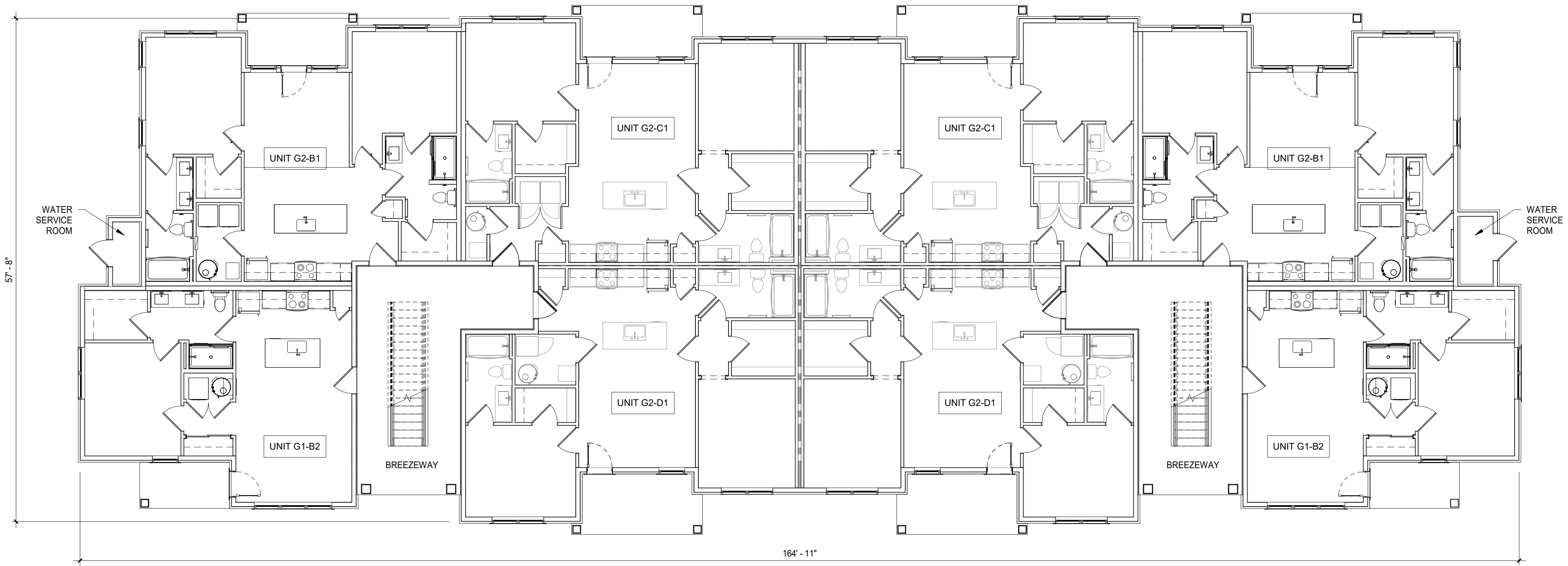
DEAN A. WENZ

A R C H I T E C T S

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 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

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 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"

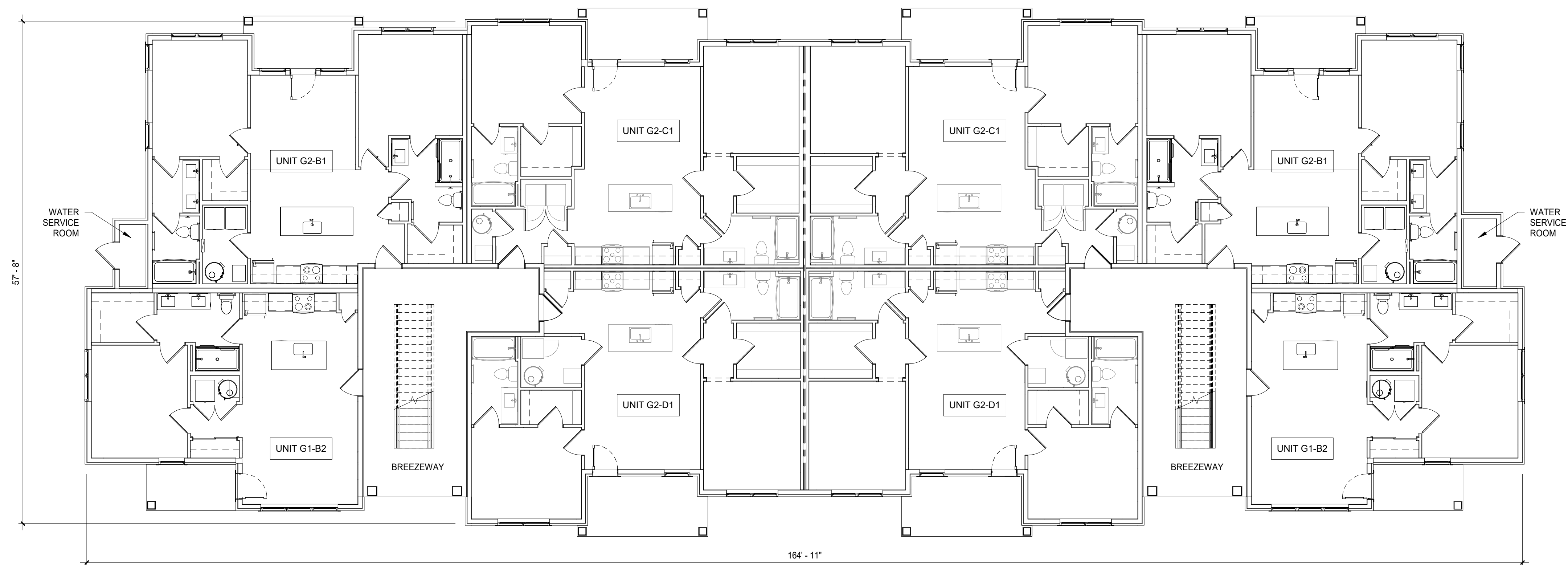
DEAN A. WENZ

A R C H I T E C T S

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 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

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 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"

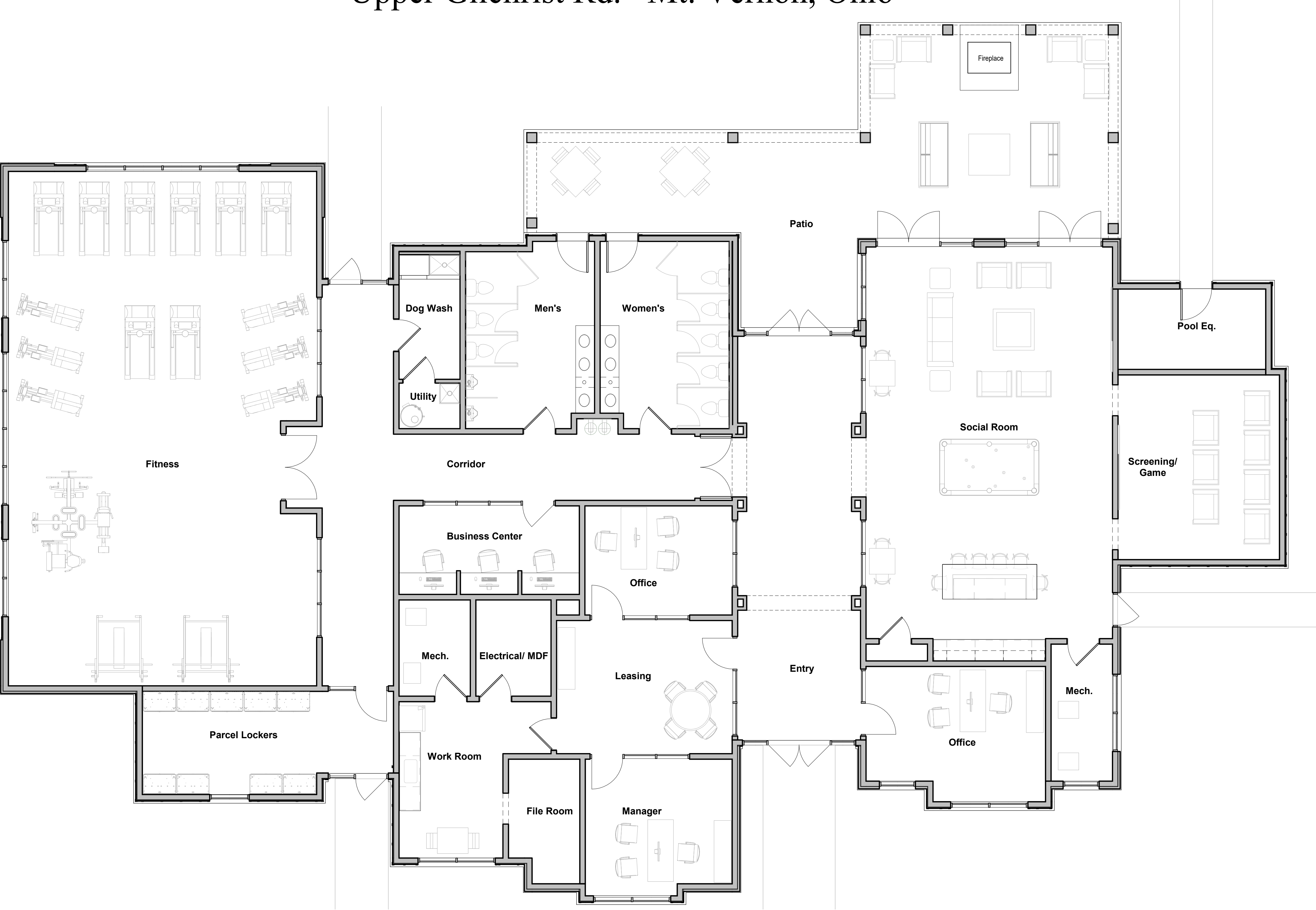
DEAN A. WENZ

A R C H I T E C T S

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

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

① Floor Plan
3/16" = 1'-0"
6,445 SF
Building Maximum Height ~ 27' - 10"

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

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

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



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

TABLED

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.

COMMENTS - Current Meeting:

There was no one present to represent the request. Simpson made a motion to table the request until July 6, 2022. Boucher seconded the motion. AIF

RESULT: TABLED

Next: 7/6/2022 5:30 PM



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

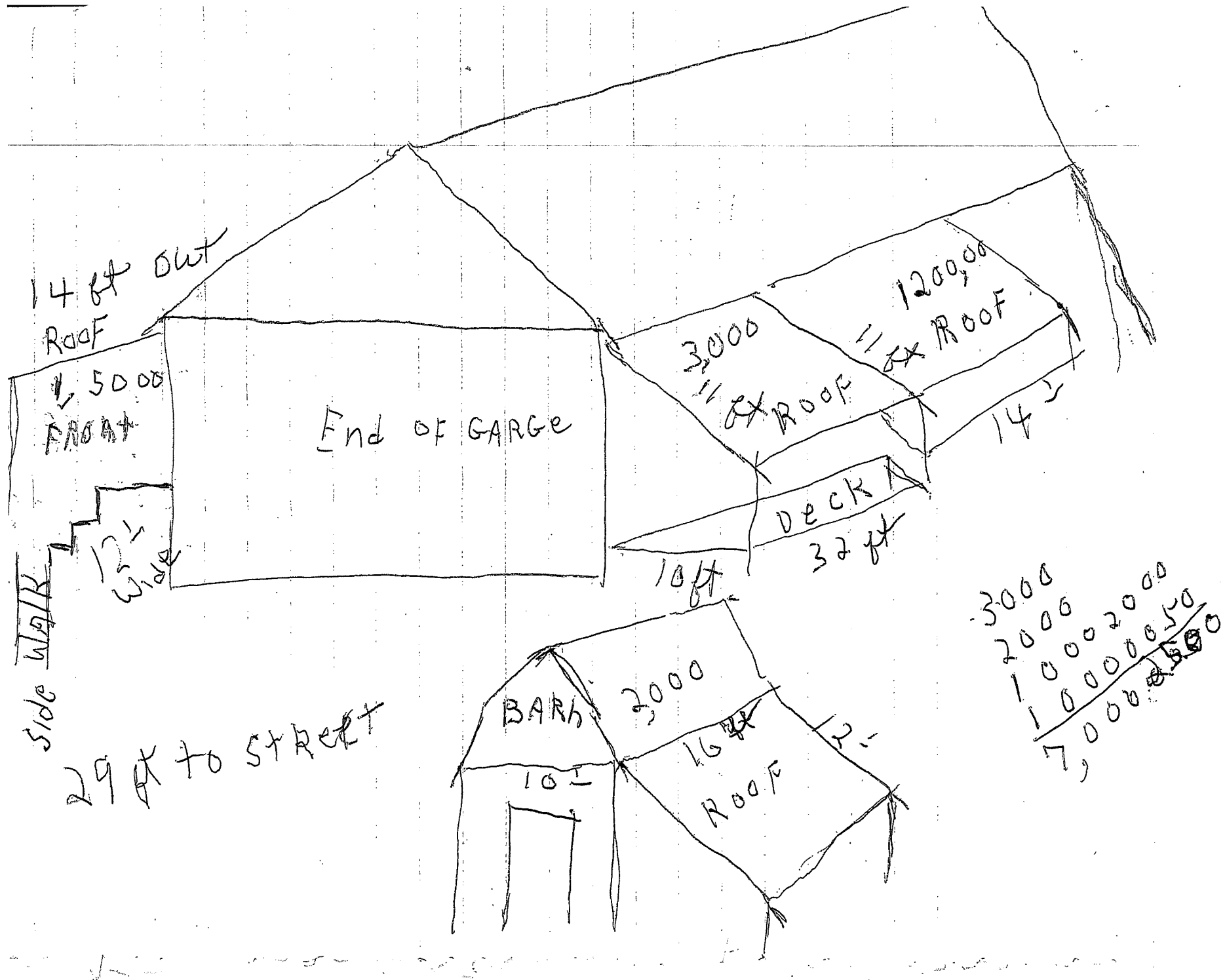
2968

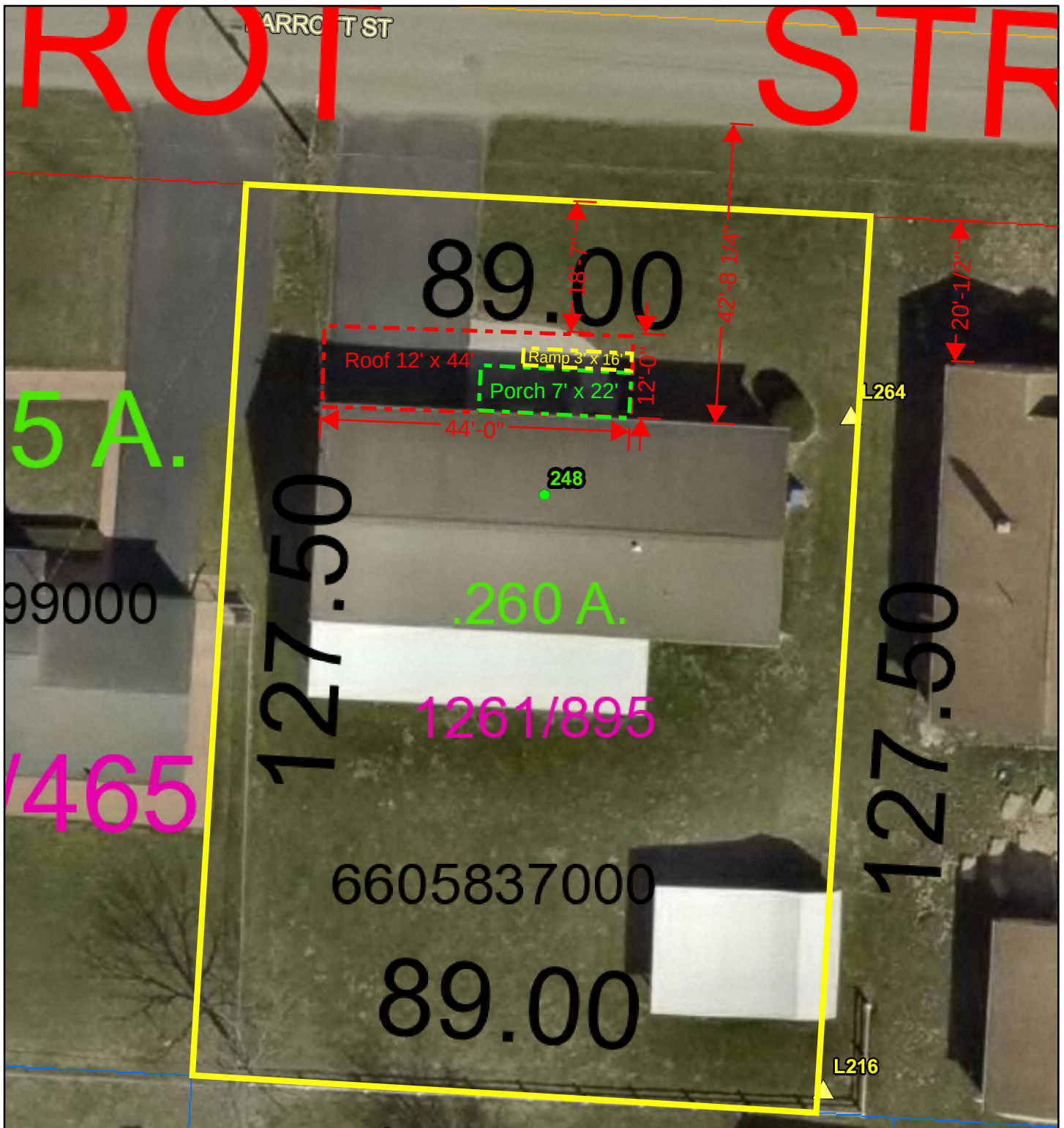
Status of Board's Action

☐ Approved

☐ Denied

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





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)