



Board of Zoning Appeals
Board Meeting

Agenda

June 16, 2021
5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Jun 2, 2021 5:30 PM

BZA FILES

- 2021-BZA-10 : 405 N Mulberry ST - Variance for Front & Side Yard Setbacks
- 2021-BZA-11 : 205 E High ST - Variance for Side Yard Setback
- 2021-BZA-12 : 306 E Gambier ST - Variance for Side & Rear Yard Setbacks

ADJOURN



Board of Zoning Appeals Meeting: 06/16/21 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 # 2341)

DOC ID: 2341

**2021-BZA-10 : 405 N MULBERRY ST - VARIANCE FOR FRONT & SIDE YARD
 SETBACKS**

Item Number	2021-BZA-10
Site Address	405 N Mulberry ST
Parcel Number	66-00900.000
Zoning District	R-1 Single Family District
Presented By	Steven Leighty

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

1173.04; .06; .10 Regulation of Accessory Uses and Buildings; General
 Requirements; Accessory Buildings Used for Storage

Request: Mr. and Mrs. Leighty request to build a 12' wide x 30' deep Colonial Style, gabled roof carriage barn, similar to the one that was on this spot the era of 1910-1920. It was a horse stable & then a taxi cab garage. See attached photo of spot for new building.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone <i>STEVEN & Terri LEIGHTY. 405 N. MULBERRY ST. 740-504-8555</i>			
Agent's Name, Address and Phone <i>MYSELF.</i>			
Site Information			
Site Address <i>405 N. MULBERRY ST.</i>		Legal Description <i>SINGLE FAMILY - Residential Property</i>	
Parcel Number <i>66 00900000.</i>	Deed Volume and Page Number	Zoning District	
Existing use of property <i>SINGLE Family. Residential.</i>		Proposed use of property <i>SAME:</i>	
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: <i>TO BUILD A 12' WIDE X 30' Deep COLONIAL Style - GABLED ROOF GARAGE BARN. SIMILAR TO THE ONE THAT WAS ON THIS SPOT IN THE ERA OF 1910-1920. IT WAS A HORSE STABLE & THEN A TAXI CAB GARAGE. - SEE ATTACHED PHOTO OF SPOT FOR NEW BUILDING.</i>			
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: <i>12-FEB. 2021.</i>		By: <i>Steven W. Leighty</i>	
Status of Application			
Filing Date <i>5/24/2021</i>		Case Number <i>2021-359</i> <i>2021-BZA-</i>	
		Hearing Date	
Fee deposit <i>\$75.00</i>		Date Paid	Receipt Number
Status of Board's Action			
☐ Approved ☐ Denied			

Attachment: 2021-BZA-10 Application (2341 : 2021-Bza-10)

Google Maps 404 N Mulberry St



Mt Vernon, Ohio



Street View

Image capture: Oct 2019 © 2021 Google

12' WIDE x 30' Deep:
 Building A GABLED ROOF- COLONIAL STYLE CARRIAGE BARN.
 5' Foot BACK FROM SIDEWALK + 1 Foot IN
 FROM NORTH WALL. MY NEW BUILDING WILL NO
 BE USED FOR BUSINESS OR COMMERCIAL USE. WANTING
 THE BUILDING TO LOOK AS CLOSE TO 1915- 1920 ERA AS
 STABLE / GARAGE THAT WAS THERE.



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Mail body:



Attachment: 2021-BZA-10 Application (2341 : 2021-Bza-10)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Fwd: 1155.14. Application and Standards For Variances.

steve leighty <steveleighty11@gmail.com>
To: dsm@mountvernonohio.org

Mon, Feb 22, 2021 at 12:20 PM

Lacie, Is this ok ? I have to go to Staples to have it printed. Thanks Steven Leighty

Sent from my iPhone

Begin forwarded message:

From: Steven Leighty <leighty.steve@icloud.com>
Date: February 22, 2021 at 12:10:04 PM EST
To: steve leighty <steveleighty11@gmail.com>
Subject: 1155.14. Application and Standards For Variances.

1155.14. Application and Standards For Variances.
Steven W. Leighty, 405 North Mulberry St, Mt. Vernon, Ohio 43050
Phone # 7405048555.

Single family residence.

Wanting to build a garage to replace an old structure that was on
This same site until approximately 1925. It was a carriage house
And later a taxi cab garage.

Yes I will pay the required fee.

Yes I will conform to the following standards:

1. The new building will be accord with the general purpose imposed, and will not be injurious to the area or public welfare.
2. I will not use it for anything that is not permitted.
3. Want to get this building to look as original as the one in the 1920 Era.
4. No profits in any way on this project.
5. Yes. I need the variance for the reasonable use of the land and new building.
6. It will not impair an adequate supply of light and air to adjacent property.
7. This will not confer any special privileges to me on other lands or structures or buildings in the same district.

Sent from my iPad

Attachment: 2021-BZA-10 Narrative Statement (2341 : 2021-Bza-10)



Board of Zoning Appeals Meeting: 06/16/21 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 # 2342)

DOC ID: 2342

2021-BZA-11 : 205 E HIGH ST - VARIANCE FOR SIDE YARD SETBACK

Item Number	2021-BZA-11
Site Address	206 E High ST
Parcel Number	66-02401.000
Zoning District	O/I Office Institutional
Presented By	Vicki & Tim Fitzgerald

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1168.03 Development Standards for Residential Uses in the Office-Institutional District

1160.02 Single Family District Development Standards

Request: Mr. and Mrs. Fitzgerald would like to use side property space for patio/low deck with access to side door (West).

Planned side setback: 3 feet from edge of patio to property line

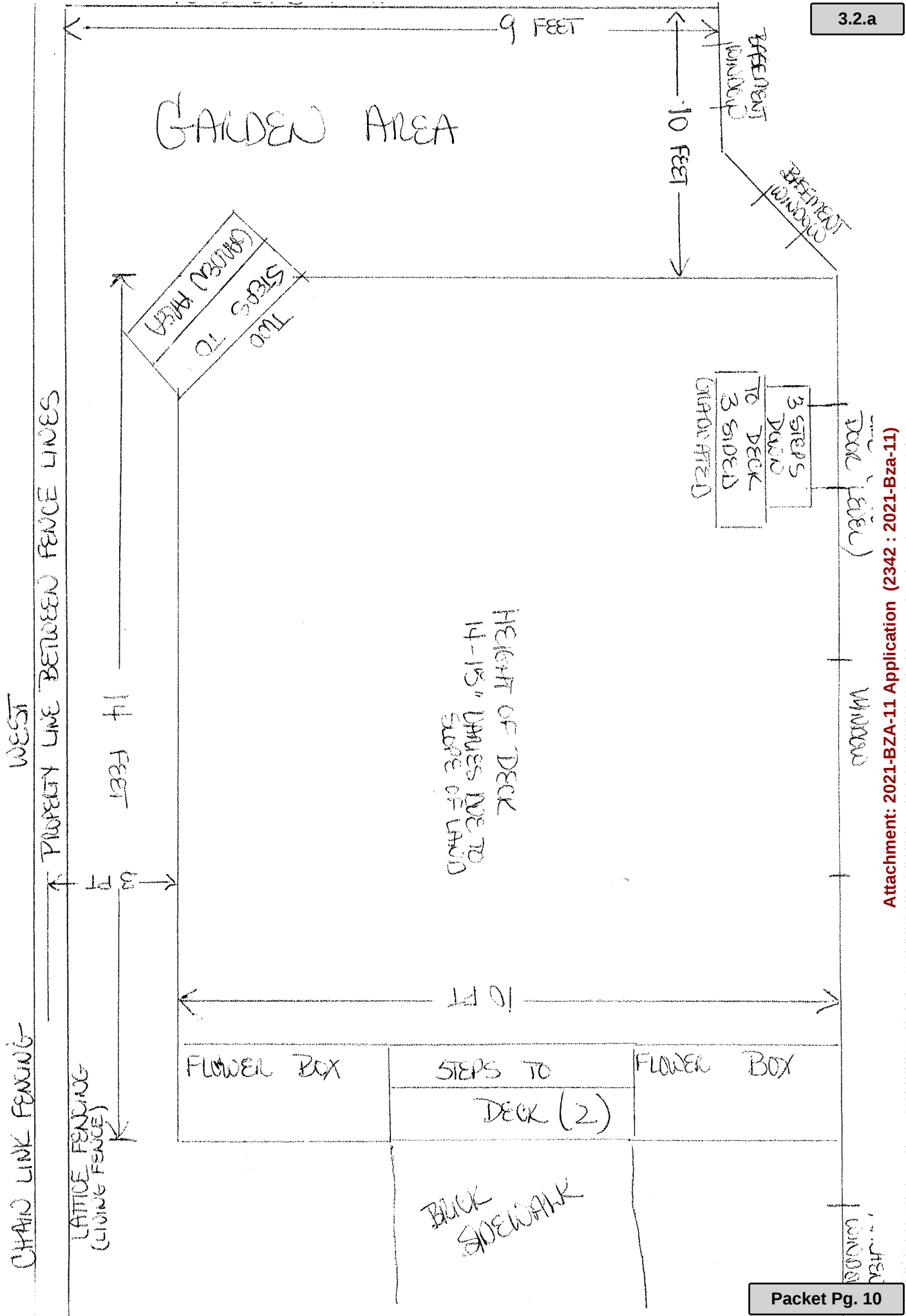


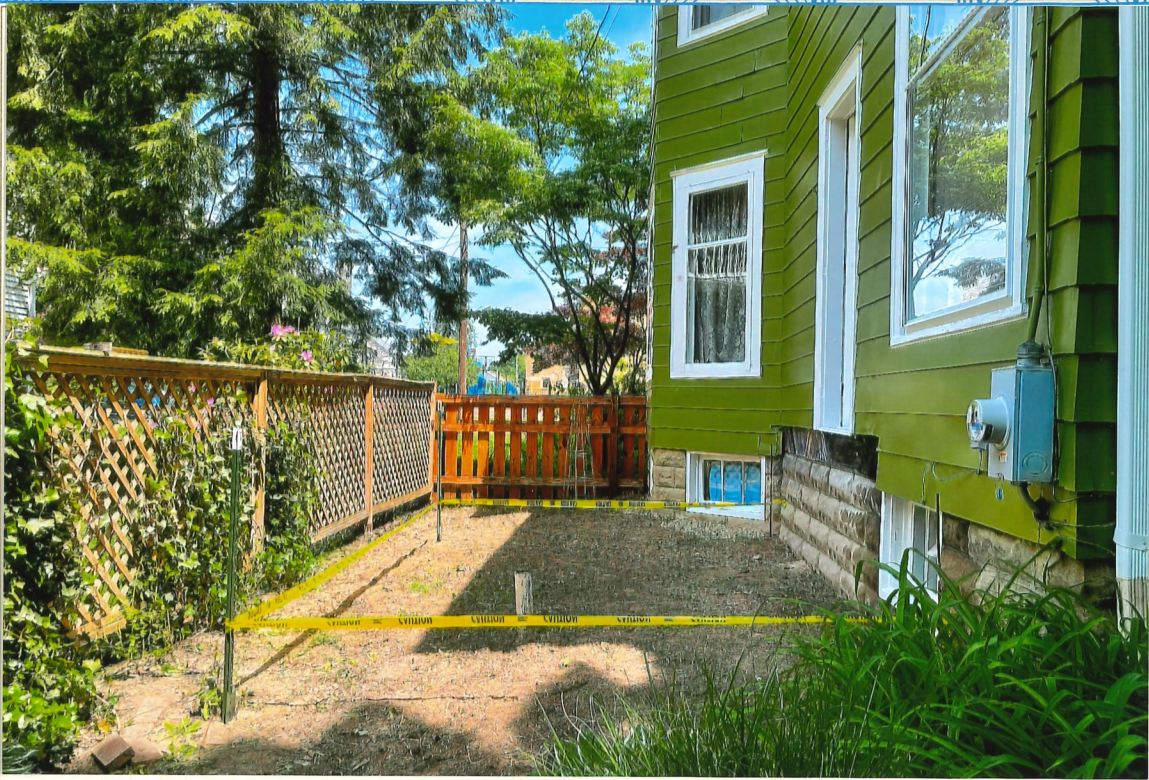
City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

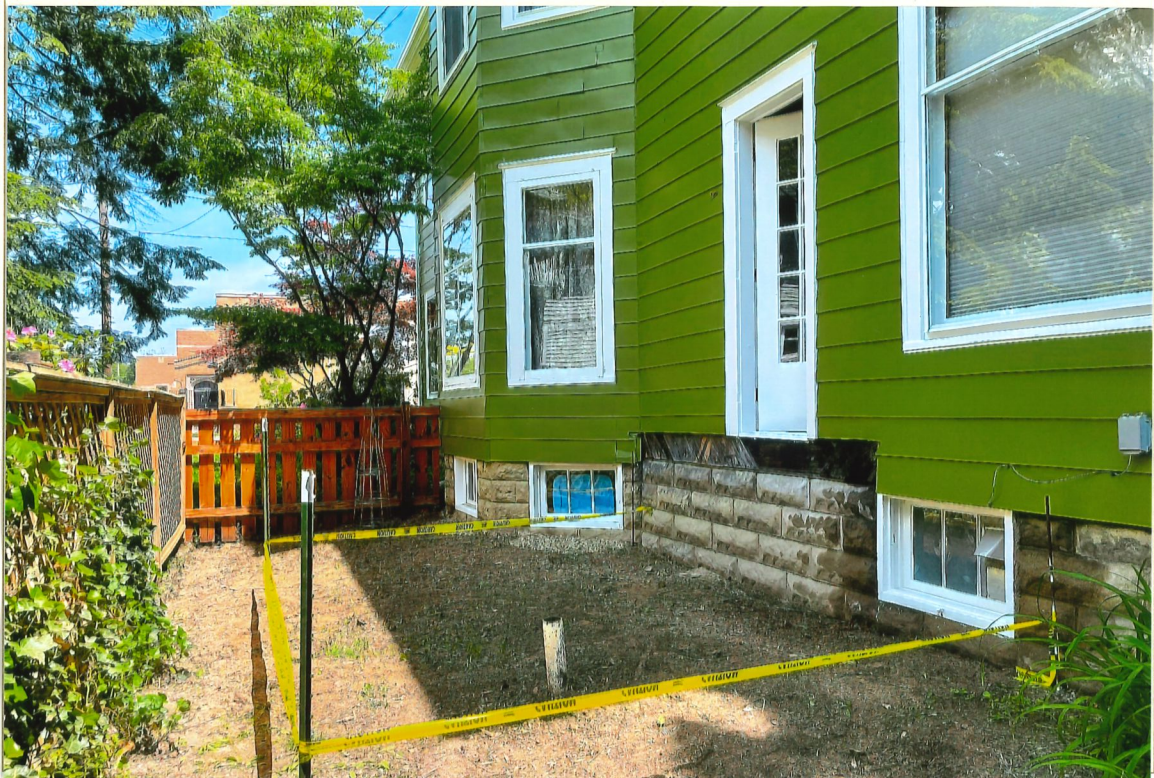
Applicant's Information			
Owner's Name, Address and Phone VICKI & TIM FITZGERALD 206 E. HIGH ST, MOUNT VERNON OH (740) 501-5297 (740) 485-2174			
Agent's Name, Address and Phone			
Site Information			
Site Address 206 E. HIGH ST, MOUNT VERNON		Legal Description	
Parcel Number 66-02401.000	Deed Volume and Page Number	Zoning District O/I	
Existing use of property EMPTY LAWN SPACE		Proposed use of property LOW DECK/PATIO	
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: WOULD LIKE TO USE SIDE PROPERTY SPACE FOR PATIO/LOW DECK WITH ACCESS TO SIDE DOOR (WEST). PREVIOUS SIDE ENTRANCE STRUCTURE WAS UNSAFE STRUCTURALLY SITTING ON TWO STACKS OF CEMENT BLOCK FOR FOUNDATION, HAD NO OUTSIDE ACCESS STEPS AND WAS UNUSABLE PRIOR TO OUR PURCHASE IN 2001. IT WAS REMOVED 5 YRS AGO WHEN IT SHIFTED OFF ONE STACK OF BLOCK AND WAS AFFECTING STRUCTURAL SAFETY OF THAT SIDE OF THE HOUSE. 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: 5-20-2021 By: Vicki Fitzgerald			
Status of Application			
Filing Date 5/21/2021		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid 5/21/2021
Status of Board's Action			
☐ Approved ☐ Denied			

Attachment: 2021-BZA-11 Application (2342 : 2021-Bza-11)



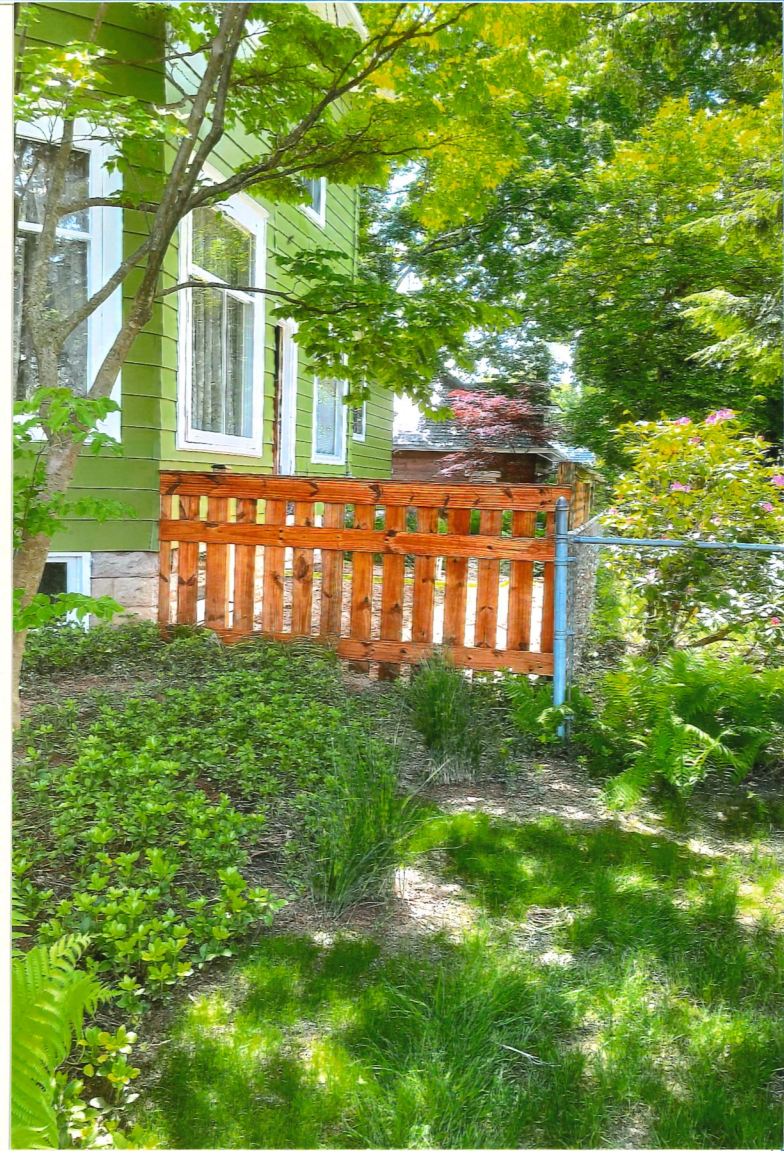


MEASURED OUT/CAUTION TAPE IS AT HEIGHT OF DECK





VIDEOS SHOWING DECK HEIGHT CURRENT FENCE &
FROM HIGH ST. DECK TO BE STAINED SAME AS FENCE





Lacie Blankenhorn <dsm@mountvernonohio.org>

Narrative Statement for Zoning Board of Appeals, 206 E High Street Property

1 message

VL Fitzgerald <fitzgeraldvickil@gmail.com>
To: dsm@mountvernonohio.org

Fri, May 21, 2021 at 6:27 PM

This narrative statement addresses the (7) seven standards for requesting a variance for building a low deck at [206 E High Street, Mount Vernon, Ohio](#).

- 1) The purpose of the deck/patio is in keeping with the layout of the house, the previous use of the space, the neighborhood and the purpose of residential zoning.
- 2) The granting of a variance for the deck/patio which will be used to access the side yard through the established west door entrance of the house creating a family functional space and will not have any use not permitted in the district.
- 3) The special circumstances which exist are the small size of the side yard to accommodate a replacement porch structure making the west side entrance useful and functional for our family. The purpose of the deck/patio is consistent with the previous structure in size and function for the side yard. The previous structure was level with the west side door and was (without entrance steps) 7 feet x 10 feet with an exit door that needed steps (as they had deteriorated and become unusable) at the time we purchased this home. The west side door was no longer a functional entrance and was also a safety hazard because of the drop from the external door. The previous structure needed 5 steps to make it functional. Adding 5 steps to the old structure would have added 52 1/2" to the 7' base structure. That was impossible because of the fence line. Unfortunately, the original (later screened in) porch had to be razed 5 years ago because it had "fallen off" one of its two stacked cement block foundations and became unsafe. The structure we are requesting puts 3 of the (above mentioned) 5 steps down from the door of the house which diminishes the floor space of the deck/patio but makes the overall measurement of the structure approx 2 feet less than what would have existed had we been able to find a way to remedy the previous structure. The other 2 steps will be created from the deck down to the ground. The deck/patio we are requesting is a smaller, safer, more appealing and less obvious footprint for the space given the natural limitations of our side yard.
- 4) If we made the deck narrower to comply with the zoning ordinance, it would greatly diminish the usefulness and functionality as well as eye appeal of the structure.
- 5) The granting of the variance is necessary for the reasonable use of the land as an outdoor seating space which has existed in the same area since the house was built. The deck with stairs is the most functional and least invasive structure we can build there. It also allows us to address the safety issue of having a door opening with nothing below it.
- 6) The proposed variance will not impair the neighboring home in any manner as the east side of the neighboring home structure sits 29 1/2 feet away from the two fence lines.
- 7) A common feature of normal residential housing outdoor living is a deck/patio/porch. It is a common structure in residential neighborhoods.

Vicki & Tim Fitzgerald

Attachment: 2021-BZA-11 Narrative Statement (2342 : 2021-Bza-11)



Board of Zoning Appeals Meeting: 06/16/21 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 # 2343)

DOC ID: 2343

**2021-BZA-12 : 306 E GAMBIER ST - VARIANCE FOR SIDE & REAR YARD
 SETBACKS**

Item Number	2021-BZA-12
Site Address	306 E Gambier ST
Parcel Number	66-03347.000
Zoning District	R-2 Single & Two Family District
Presented By	Stacey Varner

Quick Guide to Codified Ordinance Sections (may not be inclusive):

1161.02(a) Single and Two Family District Development Standards

1160.02 Single Family District Development Standards

1173.04; .06; .10; Supplementary District Regulation of Accessory Uses and
 Buildings; General Requirements; Accessory Buildings Used for Storage

1173.17 Setback Requirements for Corner Buildings

1154.07 Nonconforming Structure

Request: Mr. Varner would like to construct a 26' wide by 24' deep garage.

Preferred siting: Detached with a 2' rear yard setback and 0' side yard setback along S
 Park ST, in line with existing structure.

Secondary siting option: Attached with a 0' side yard setback along S Park ST. in line
 with existing structure.

This home is in a Historical District. Mr. Varner's request was reviewed by the Historical
 Review Commission (HRC) on June 10, 2021 and received preliminary approval for
 both sitings. Approval for final Certificate of Appropriateness will be issued when
 specific door details are submitted and approved by the HRC, administratively.



City of Mount Vernon, Ohio Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Agent's Name, Address and Phone

Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

Hearing Request

Type of Hearing Requested

☐ Variance
Use

☐ Conditional Use

☐ Appeal of Decision

☐ Map Interpretation

☐ Substantially Similar

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

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:

By:

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

Date Paid

Receipt Number

\$75.00

Status of Board's Action

☐ Approved

☐ Denied

Attachment: BZA-Hearing-Application-Packet_GarageAt-306EastGambierStreet (2343 : 2021-Bza-12)

Hearing Request continuation - for Garage construction at 306 East Gambier Street

REQUEST Narrative continued:

1. Construction of garage is reasonable use of land. (reference to 1155.14 (e)(5);
2. Maximize yard, maintaining as much open yard space and mature gardens as possible (reference to 1155.14 (e)(3); Minimize loss of mature vegetation: deciduous, flowering tree and mature rose bush next to the SW section of existing house structure by moving the north wall of garage as far as possible from existing south border of house where these mature plants reside; Tree trimming company has been consulted and believes the tree could be saved if garage is constructed at requested location on property.

Design, Dimension, and Elevation Description:

1. Garage Size:
 - a. 26' wide X 24'deep
 - b. Doors size: 2 - 10' wide X 9' tall
 - c. Please reference Elevation view in file named: 2021-05-25_21v15_VarnerGarage_Elevation
 - d. Pediment of roof would face East/West toward South Park Street

Legal Documents: Please reference current survey documents attached →

1. Land Survey
2. Location Survey

Location of structure:

1. Current building south side is 36.5' from South border of property. Locating the proposed garage two feet from the south property line and 26' wide garage (south to north) leaves 8.5' to existing structure allowing the mature rose bush and mature deciduous & flowering tree to be remain and adorn the yard and property.
2. Locating proposed garage East boundary to existing sidewalk minimizes loss of useable/function yard and mature gardens.

Respectfully Submitted,

Stacey Varner.

STATE of OHIO
KNOX COUNTY
CITY OF MOUNT VERNON
LOT 467 of the
THOMAS ADDITON~PB. P Pg. 517
TOWNSHIP 6 NORTH
RANGE 13 WEST
U.S. MILITARY LANDS

Location Survey for Stacey Varner

East Gambier Street ~ 66' R/W



"Bearing are based on the Ohio State Plane Coordinate System, Ohio North Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS-S Service, with the South Right of Way of East Gambier Street as bearing South 86° 11' 02" East and are used to denote angles only."

Lot 466

Jeffrey C & Cindy D Northrup
1465 / 452
0.200 Ac.

N 03°58'16" E

132.00'

17.57'

Lot 467

2 Story House

MR Stacey Varner
Parcel # 66-03347.000
1811 / 94
0.200 Acres by Survey

48.27'

66.00'

N 86°11'02" W

Lot 469

Edith M Cosner
309 / 162
0.200 Ac.

205 Park Street LLC
1835 / 794
0.067 Ac.

Lot 468

South Park Street ~ 49.5' R/W

S 03°58'16" W 132.00'

2.80'

7.40'

5.80'

4.50'

4.00'

0.20'

House is over the
Property line by 0.20'

1.80'

14.00'

7.50'

3.70'

6.80'

3.00'

7.00'

3.00'

6.90'

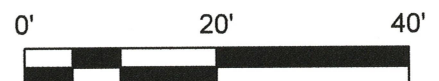
18.00'

0.20'

36.82'

Legend

○ = 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Boeshart S-6512" set

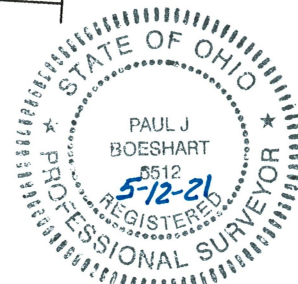


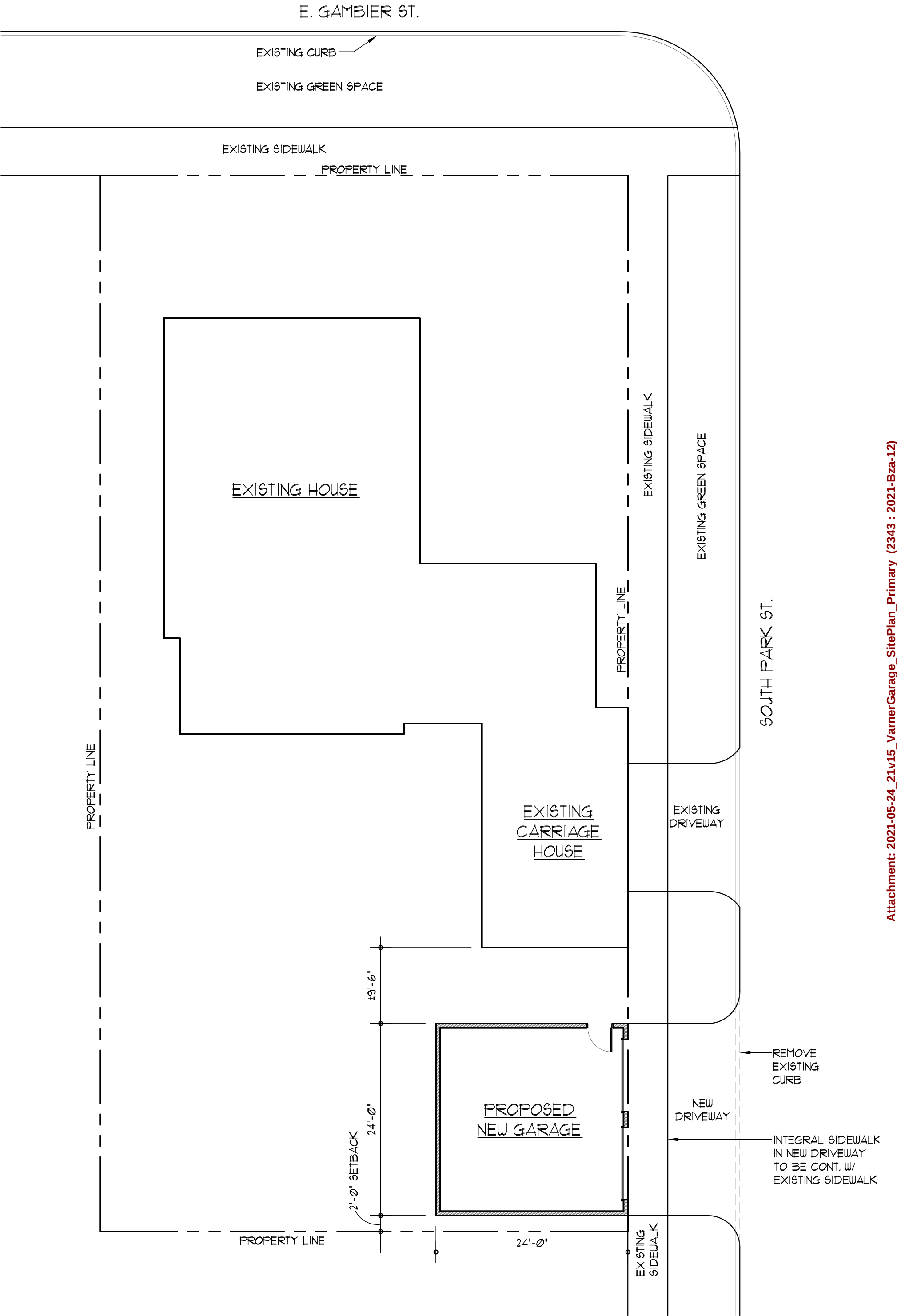
Scale: 1" = 20'

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-38 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN MAY, 2021.

Paul J. Boeshart

PAUL J. BOESHART, PLS REGISTRATION NO. S-6512
94 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pjboeshart@hotmail.com





SITE PLAN

3/32" = 1'-0"

VARNER GARAGE

MT. VERNON, OH



Attachment: 2021-05-25_21v15_VarnerGarage_Elevation (2343 : 2021-Bza-12)

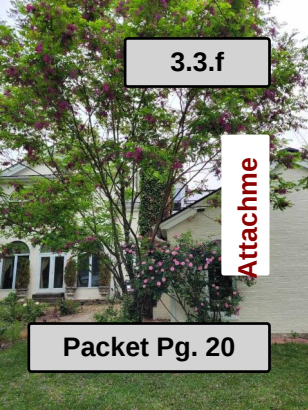
SOUTH PARK STREET ELEVATION

1/8" = 1'-0"

VARNER GARAGE

MT. VERNON, OH

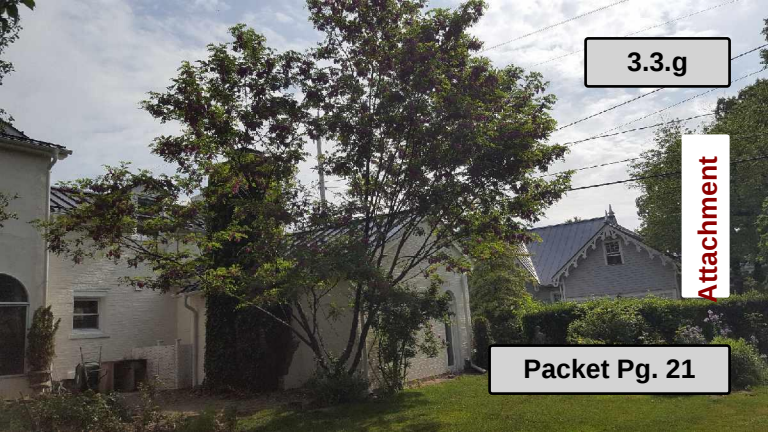
MAY 25, 2021

A large, leafy tree with numerous small purple flowers is the central focus. It stands in front of a light-colored house with arched windows. The ground is covered in green grass.

3.3.f

Attache

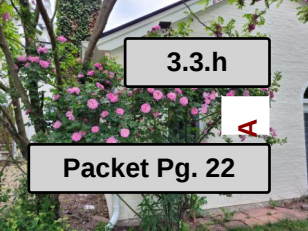
Packet Pg. 20



3.3.g

Attachment

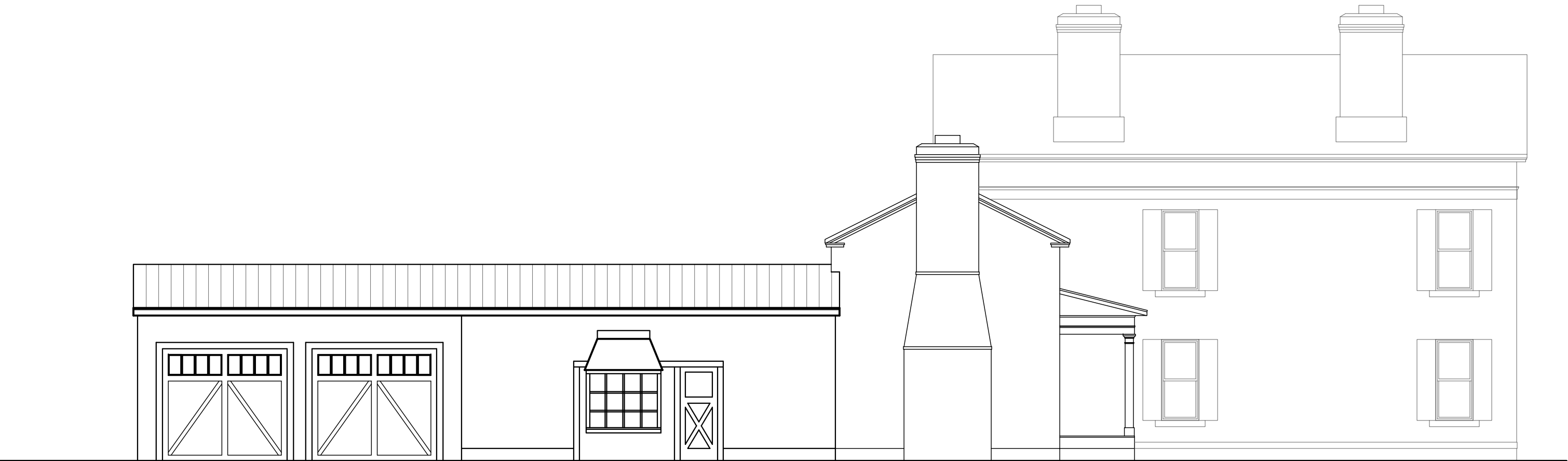
Packet Pg. 21

The background of the slide is a photograph of a light-colored house with a dark roof. A large bush of pink flowers, possibly roses, is in the foreground, partially obscuring the house. A white downspout is visible on the left side of the house.

3.3.h



Packet Pg. 22



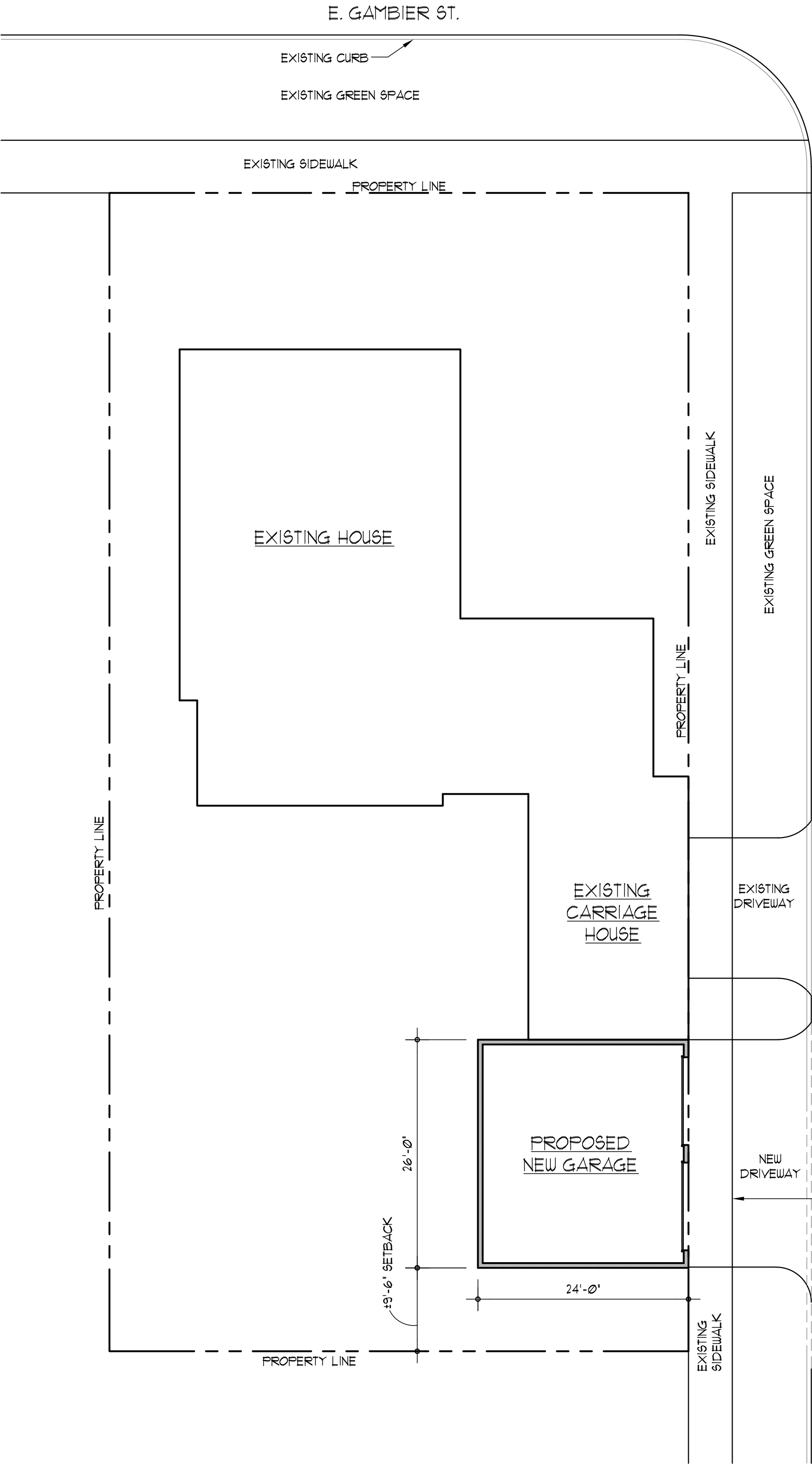
SOUTH PARK STREET ELEVATION

1/8" = 1'-0"

VARNER GARAGE

MT. VERNON, OH

JUNE 2, 2021



SITE PLAN

3/32" = 1'-0"

VARNER GARAGE

MT. VERNON, OH