



Board of Zoning Appeals
Board Meeting

Agenda

June 21, 2023
5:30 PM

VIDEO BROADCASTING & RECORDING

The meeting videos are now being broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - May 17, 2023 5:30 PM

BZA FILES

- 2023-BZA-12.1 : 1560 Venture DR - Variance for Primary Structure Height
- 2023-BZA-12.2 : 1560 Venture DR - Variance for Side Setback for Patio
- 2023-BZA-13 : 123 E Gambier ST - Variance for Fence Height

ADJOURN



Board of Zoning Appeals Meeting: 06/21/23 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 # 3823)

DOC ID: 3823

**2023-BZA-12.1 : 1560 VENTURE DR - VARIANCE FOR PRIMARY STRUCTURE
 HEIGHT**

Item Number	2023-BZA-12.1
Site Address	1560 Venture DR
Parcel Number	66-09675.033
Zoning District	GB
Presented By	Vaibhav Patel for R Chandat LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1167.03(b)(1) Development Standards for Free-Standing Use on Individual Lots: Maximum Height

Request: a variance to the GB maximum height of 35'. The overall height of the 4-story hotel, including roof line and architectural elements is 57' 10". (The roof truss bearings are 40' 6-3/4")



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

R Chandat LLC

Agent's Name, Address and Phone

Vaibhav Patel 1039 Riveria Way Macedonia OH 44056 419-806-6446

Site Information

Site Address

1560 Venture Dr

Legal Description

12 7 3 SE PART NW SECT 24 2.108AC

Parcel Number

66-09675.003

Deed Volume and Page Number

OR 1671 PG 786

Zoning District

GB

Existing use of property

vacant

Proposed use of property

Hotel/lodging

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:

We are requesting a variance to the GB maximum height of 35' The height of the 4 story hotel to the roof truss bearings is 40' 6-3/4" and the overall height including roof line and architectural elements is 57'-10". We are also requesting a variance for the patio setback of 10'. A Preliminary Site Plan is attached.

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.

05/22/2023

Date:

By:

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: 05 22 2023 - BZA Variance Application REVISED (3823 : 2023-Bza-12.1)

Narrative statements

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

X 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.

X 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.

The proposed facility is a 4 story Hampton Inn hotel. Given the size of the lot, a 2 story hotel would not be cost effective to build or operate.

The hotel features a patio adjacent to the hotel. We are requesting a variance on the setback for the patio from 15' to 10'. Given its location this should be low impact to surrounding properties.

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

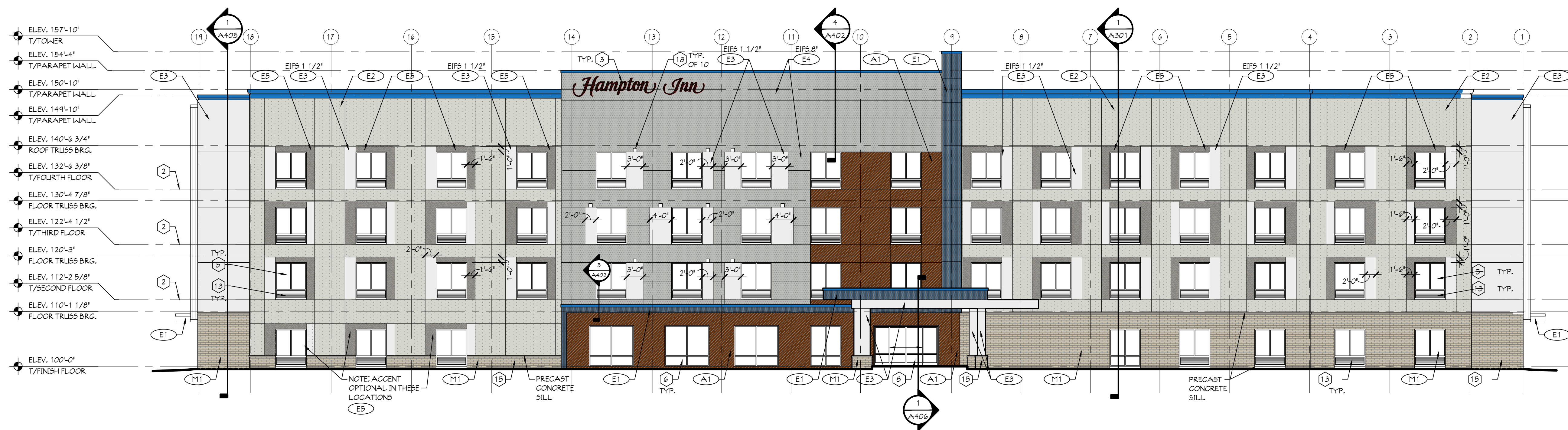
The current building design is a 4 story hotel. If the hotel were to be redesigned to conform the the maximum building height in the zoning code (35'), the building would not longer be cost effective to build and operate.

Mt. Vernon's minimum parking stall depth combined with the width of the property causes the setback on the patio to require the variance.

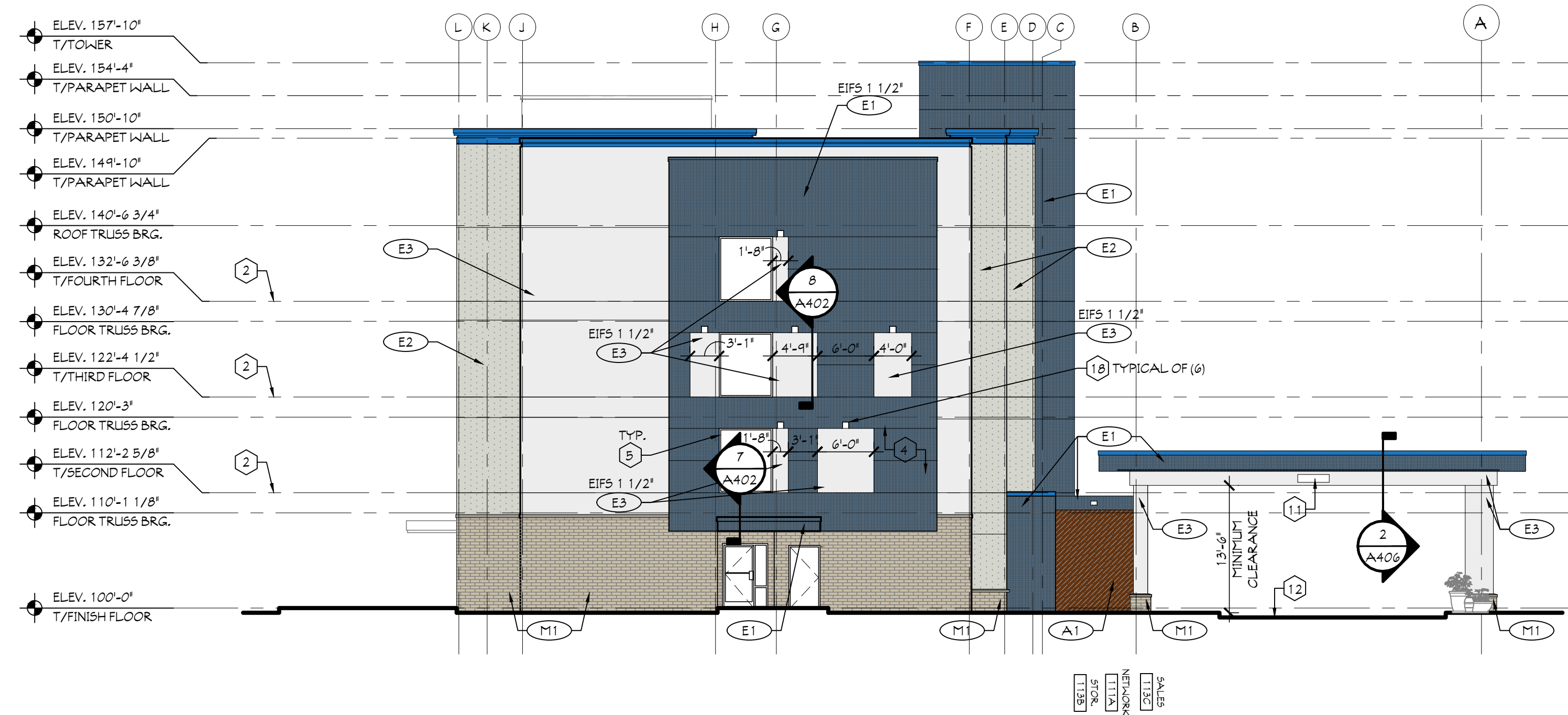
X 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

X 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.

X 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.



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND:

E1	EIFS: COLOR
E2	EIFS: COLOR
E3	EIFS: COLOR
E4	EIFS: COLOR TO MATCH B2
E5	EIFS: COLOR TO MATCH WINDOW FRAME
A1	ARCHITECTURAL WOOD LOOK PANEL
M1	MASONRY/TILE

NOTE:
ALL EIFS THICKNESS 15/3" UNLESS NOTED OTHERWISE

KEY NOTES:

1. ROOF SCUPPER SEE DETAIL ON P802
2. EXPANSION/CONTROL JOINT
3. SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED - REFER TO 'BUILDING SIGNAGE' BELOW
4. EXTERIOR INSULATION FINISH SYSTEM
5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
6. ALUMINUM STOREFRONT, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
7. PRE-FINISHED METAL LOUVERS AT DRYER VENTS, KYNAR 500 FINISH
8. AUTOMATIC SLIDING DOORS
9. EXTERIOR WALL SCONCE
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. CLEARANCE SIGN
12. SLOPE DRIVE 1:48 MAX (1:64 RECOMMENDED) TO DRAIN OUT FROM UNDER CANOPY
13. PROVIDE EXTERIOR LOUVERS TO MATCH LOOK OF PTAC-BASED WINDOWS. PROVIDE INSULATED PANEL BEHIND LOUVER AT NON-PTAC LOCATIONS
14. GUEST LAUNDRY THRU WALL VENT FOR OPTIONAL LAUNDRY IF USED
15. HARD SURFACE BASE MATERIAL (MASONRY/TILE)
16. FLAT ROOF ABOVE SMOKING AREA
17. WELCOME SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION
18. RECESSED LED CAN LIGHT EQUIVALENT TO INTER-LUX MODEL: ORMA R 55-E46098-W-60-5 WITH EXTENDED STAINLESS STEEL MOUNTING SCREWS.

GENERAL NOTES

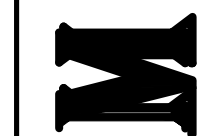
ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWINGS CANNOT BE GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION. DIMENSIONS SHALL BE GIVEN FROM FINISHED PLANS.

ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN FROM FINISHED PLANS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SERVICES NOT SHOWN OR NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SERVICES NOT SHOWN OR NOTED OTHERWISE.

REVISIONS SHALL BE NOTED TO THE ATTENTION OF THE ARCHITECT.

MICHAEL L. MAUST
ARCHITECT



These drawings are the property of Michael L. Maust and may not be reprinted, copied, or otherwise used without written permission.

Hampton Inn

SHEET SIZE 24x36

HAMPTON INN

MOUNT VERNON, OH

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/12/23	ISSUED FOR PERMIT
2	05/12/23	ISSUED FOR PERMIT
3	05/12/23	ISSUED FOR PERMIT
4	05/12/23	ISSUED FOR PERMIT
5	05/12/23	ISSUED FOR PERMIT
6	05/12/23	ISSUED FOR PERMIT
7	05/12/23	ISSUED FOR PERMIT
8	05/12/23	ISSUED FOR PERMIT
9	05/12/23	ISSUED FOR PERMIT
10	05/12/23	ISSUED FOR PERMIT
11	05/12/23	ISSUED FOR PERMIT
12	05/12/23	ISSUED FOR PERMIT
13	05/12/23	ISSUED FOR PERMIT
14	05/12/23	ISSUED FOR PERMIT
15	05/12/23	ISSUED FOR PERMIT
16	05/12/23	ISSUED FOR PERMIT
17	05/12/23	ISSUED FOR PERMIT
18	05/12/23	ISSUED FOR PERMIT
19	05/12/23	ISSUED FOR PERMIT
20	05/12/23	ISSUED FOR PERMIT

DATE: 05/12/23

JOB NO.: MA9-23-111

NAME:

EXTERIOR ELEVATIONS

SHEET:

A201



EXTERIOR FINISH LEGEND:	
	E1 EIFS: COLOR
	E2 EIFS: COLOR
	E3 EIFS: COLOR
	E4 EIFS: COLOR TO MATCH B2
	E5 EIFS: COLOR TO MATCH WINDOW FRAME
	A1 ARCHITECTURAL WOOD LOOK PANEL
	M1 MASONRY/TILE

NOTE:
ALL EIFS THICKNESS IS 3" UNLESS NOTED OTHERWISE

- ## KEY NOTES:
1. ROOF SCUPPER SEE DETAIL ON P502
 2. EXPANSION/CONTROL JOINT
 3. SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED- REFER TO 'BUILDING SIGNAGE' BELOW
 4. EXTERIOR INSULATION FINISH SYSTEM
 5. PRE-FINISHED ALUMINUM WINDOWS AND LOUVERS, THERMALLY BROKEN FRAME, KYNAR 500 FINISH
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 7. PRE-FINISHED METAL LOUVERS AT DRYER VENTS, KYNAR 500 FINISH
 8. AUTOMATIC SLIDING DOORS
 9. EXTERIOR WALL SCOTCH
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 11. CLEARANCE SIGN
 12. SLOPE DRIVE 1/4" MAX (1/64" RECOMMENDED) TO DRAIN OUT FROM UNDER CANOPY
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 14. GUEST LAUNDRY THRU WALL VENT FOR OPTIONAL LAUNDRY IF USED
 15. HARD SURFACE BASEMENT VENT (MASONRY TILE)
 16. FLAT ROOF ABOVE SHED AREA
 17. WELCOME SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 18. RECESSED LED CAN LIGHT EQUIVALENT TO INTER-LUX MODEL: ORMA R 55-06198-14-60-5 WITH EXTENDED STAINLESS STEEL MOUNTING SCREWS.

GENERAL NOTES

GENERAL NOTES

MICHAEL L. MAUST
ARCHITECT

N

These drawings are the property of Michael L. Maust and may not be reprinted, copied

Hampton Inn

SHEET SIZE 24x36

HAMPTON INN

MOUNT VERNON, OH

REVISIONS :

PRELIMINARY - NOT
FOR CONSTRUCTION

DATE: 05/12/23

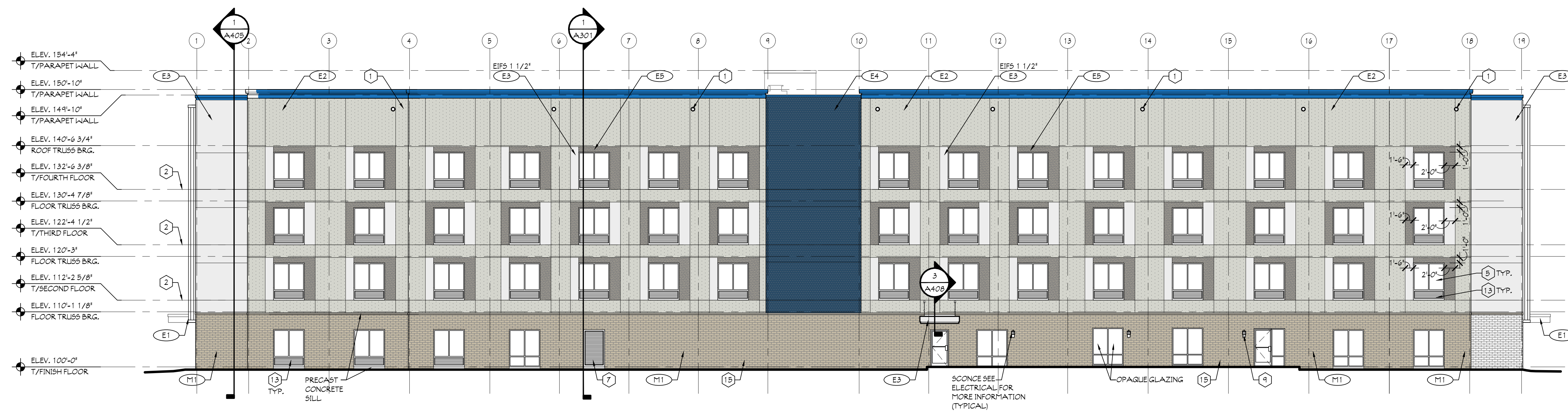
JOB NO.: MAS-23-111

NAME: _____

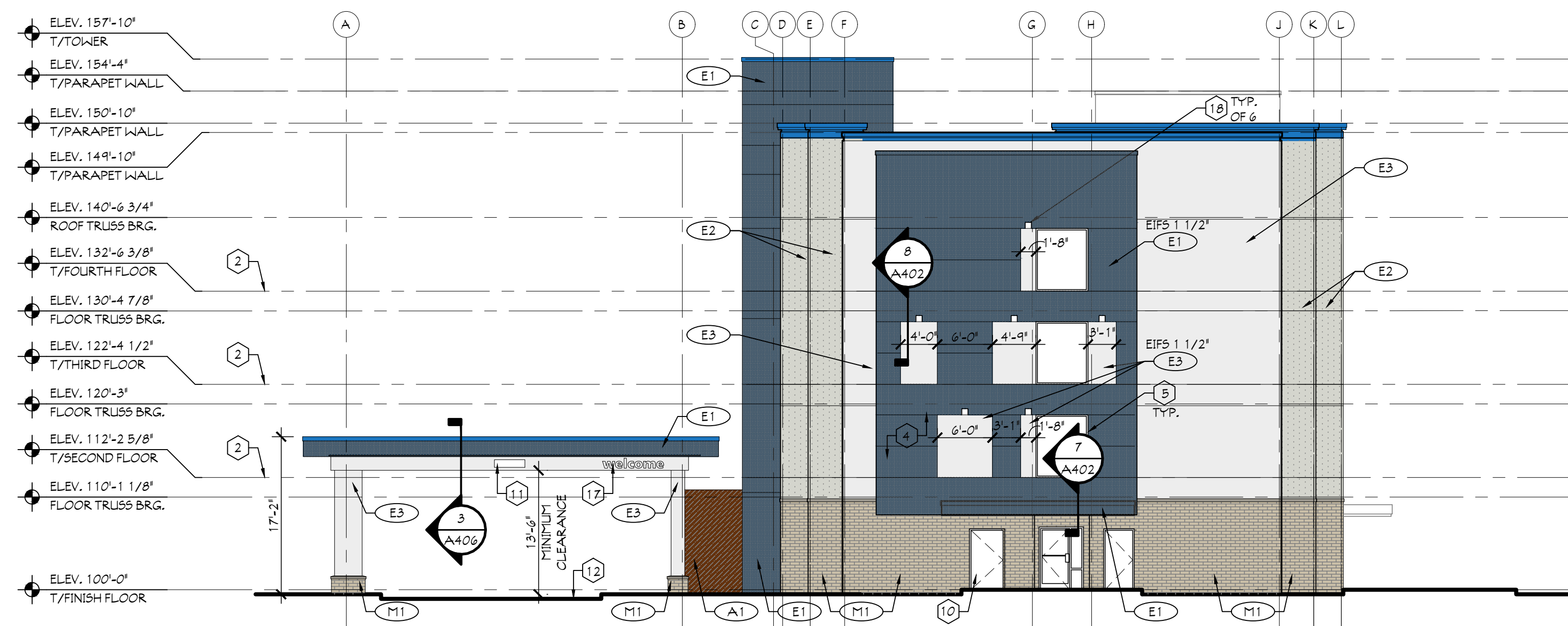
EXTERIOR ELEVATIONS

SHEET:

A201



1 BACK ELEVATION
SCALE: 3/32" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

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- E2 EIFS: COLOR
- E3 EIFS: COLOR
- E4 EIFS: COLOR TO MATCH B2
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- M1 MASONRY/TILE

NOTE:
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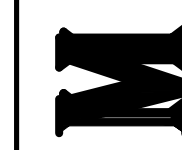
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GENERAL NOTES

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MICHAEL L. MAUST
ARCHITECT



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Hampton Inn

SHEET SIZE 24x36

HAMPTON INN

MOUNT VERNON, OH

REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 05/12/23

JOB NO.: MAS-23-111

NAME: EXTERIOR ELEVATIONS

SHEET:

A202



EXTERIOR FINISH LEGEND:	
	E1 EIFS: COLOR
	E2 EIFS: COLOR
	E3 EIFS: COLOR
	E4 EIFS: COLOR TO MATCH B2
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	A1 ARCHITECTURAL WOOD LOOK PANEL
	M1 MASONRY/TILE

NOTE:
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- | KEY NOTES:  | |
|--|---|
| 1. | ROOF SCUPPER SEE DETAIL ON P502 |
| 2. | EXPANSION/CONTROL JOINT |
| 3. | SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED- REFER TO 'BUILDING SIGNAGE' BELOW |
| 4. | EXTERIOR INSULATION FINISH SYSTEM |
| 5. | RE-FINISHED ALUMINUM WINDOWS AND LOUVERS, THERMALLY BROKEN FRAME, KYNAR 500 FINISH |
| 6. | ALUMINUM STOREFRONT, THERMALLY BROKEN FRAME, KYNAR 500 FINISH |
| 7. | RE-FINISHED METAL LOUVERS AT DRYER VENTS, KYNAR 500 FINISH |
| 8. | AUTOMATIC SLIDING DOORS |
| 9. | EXTERIOR WALL SCORING |
| 10. | INSULATED HOLLOW METAL DOOR AND FRAME |
| 11. | CLEARANCE SIGN |
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| 14. | GUEST LAUNDRY THRU WALL VENT FOR OPTIONAL LAUNDRY IF USED |
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| 16. | FLAT ROOF ABOVE SMOKING AREA |
| 17. | WELT-CORR SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION. |
| 18. | RECESSED LED CAN LIGHT EQUIVALENT TO INTER-LUX MODEL: ORMA R 55-4969-04-W-60-5 WITH EXTENDED 5TAINLESS STEEL MOUNTING SCREWS. |



Board of Zoning Appeals Meeting: 06/21/23 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 # 3824)

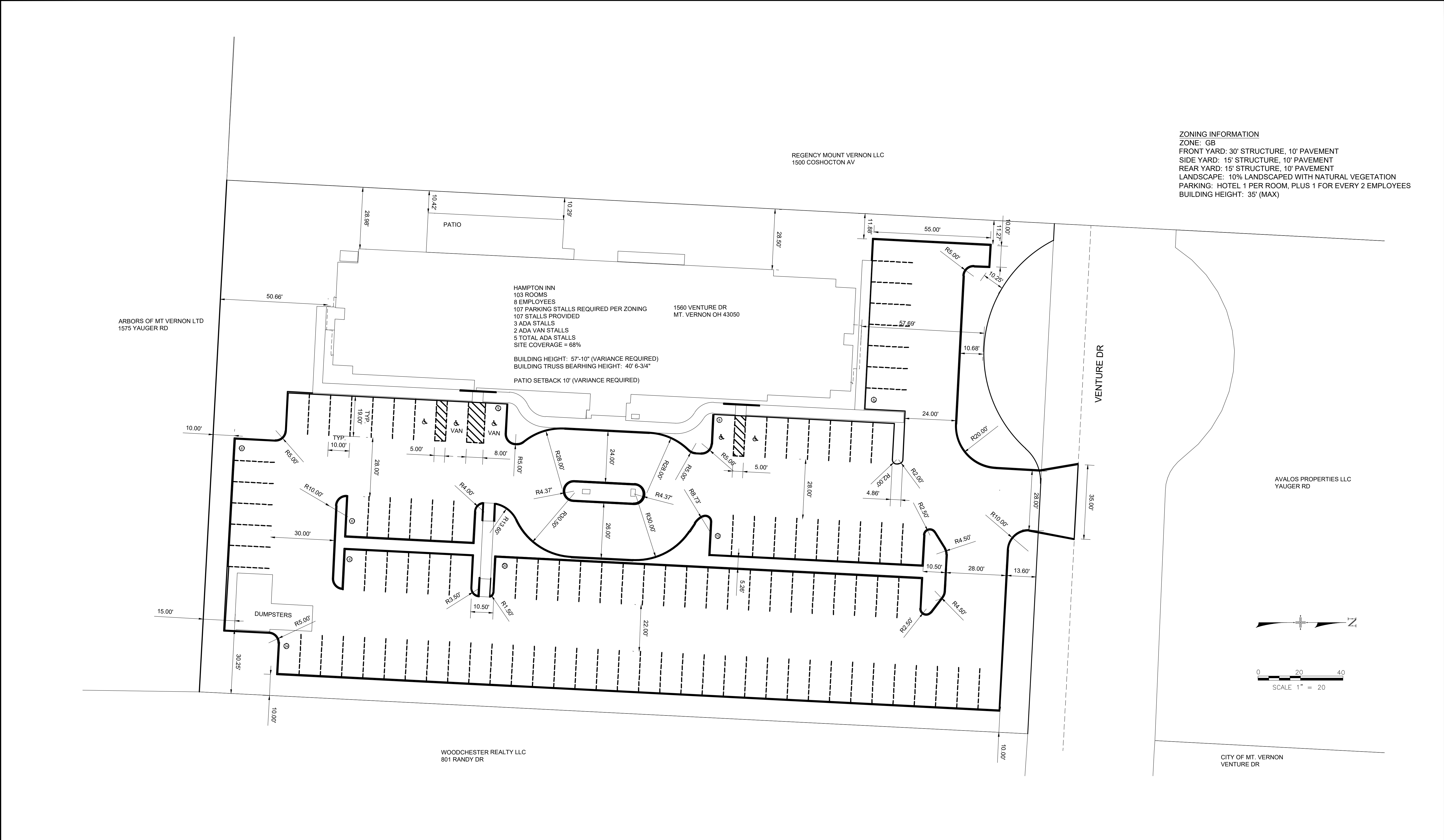
DOC ID: 3824

2023-BZA-12.2 : 1560 VENTURE DR - VARIANCE FOR SIDE SETBACK FOR PATIO

Item Number	2023-BZA-12.2
Site Address	1560 Venture DR
Parcel Number	66-09675.033
Zoning District	GB
Presented By	Vaibhav Patel

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1167.03(a)(4) Development Standards for Free-Standing Use on Individual Lots: Minimum side yard
--

Request: a variance for the patio setback of 10'.



EASEMENT REFERENCE				REVISIONS				Plans Prepared By :		PRELIMINARY LAYOUT	ENG. FILE NO. _____		RAMA TIKA MANAGEMENT, LLC HAMPTON INN MT. VERNON OH		
City's No.	County	Recorder	Grantor	No.	Description	Approval	Date				IMP. ACCT. NO. _____	CONTRACT NO. _____			
	Volume	Page									COMPLETION DATE _____	CONTRACTOR _____			
				AS BUILT								Scale : Horiz. = AS NOTED Vert. = AS NOTED Original Sheet Size = 24"x36" Date : 5/22/2023	Sheet No. : 1 OF x S:\2023\068\001 Dwg. No. : 23-068-prelim_layout_Lb		



Board of Zoning Appeals Meeting: 06/21/23 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 # 3825)

DOC ID: 3825

2023-BZA-13 : 123 E GAMBIER ST - VARIANCE FOR FENCE HEIGHT

Item Number	2023-BZA-13
Site Address	123 E Gambier ST
Parcel Number	66-06213.000
Zoning District	O/I
Presented By	Marie Gudz Gerecke

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1178.02 Regulations (fences and hedges)

Request: variance to allow for a 4' fence along the McKenzie Street back yard area of the home due to the slope of the existing piece of land



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: ZONING REQUEST FOR HEARING (3825 : 2023-Bza-13)

Narrative statements

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

_____ 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.

_____ 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.

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

_____ 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.

_____ 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.

_____ 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.

May 22, 2023

Dear Members of the Zoning Board of Appeals:

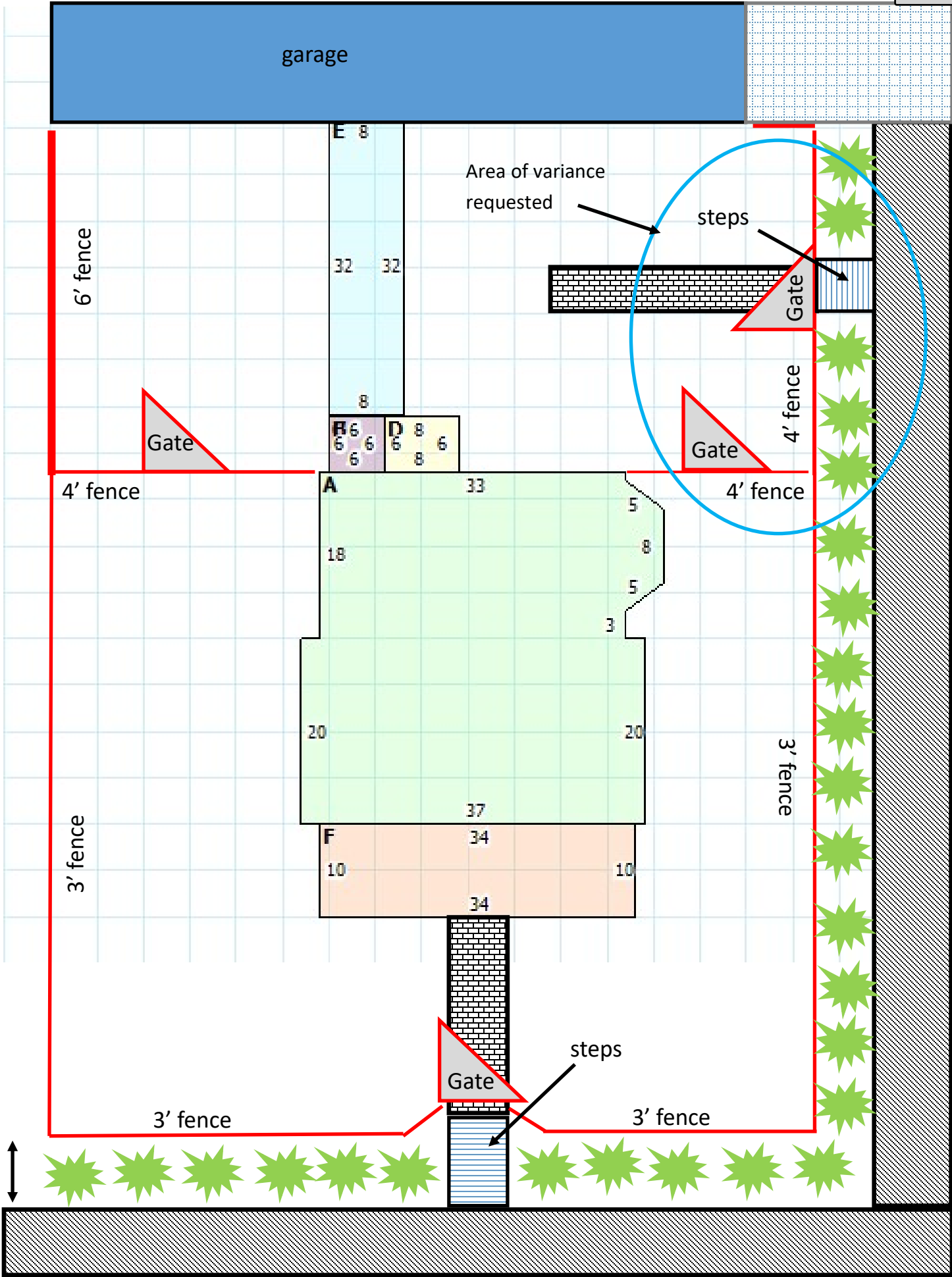
I am writing to seek a fence variance for my single-family home at 123 E Gambier St. Current zoning rules say that fences must be no more than 36" tall in front of the setback. I respectfully request to install a fence that is 4' feet tall in one small section due to the existing slope of the property. Our property is about 4' above the sidewalk, and if we put a 36" fence on the lower half of the slope where we intend, it will pose a safety hazard for guests and children on our property, who might land on the top of the pickets if they were to trip and fall. We are only requesting this variance for the area of fence installed in the back yard, and believe approval of this variance will improve the safety of the new fencing in the area that will be most utilized by our family and guests.

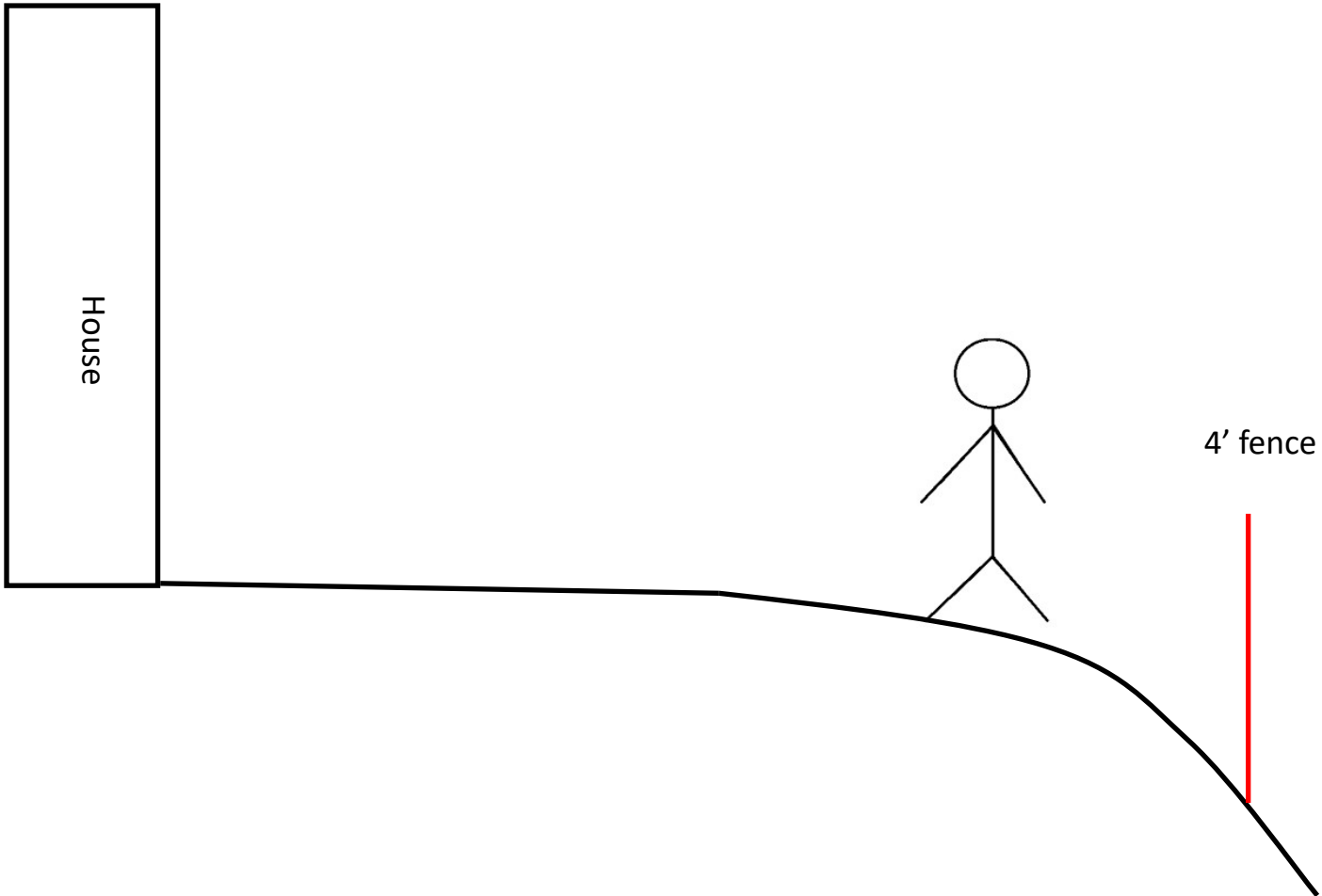
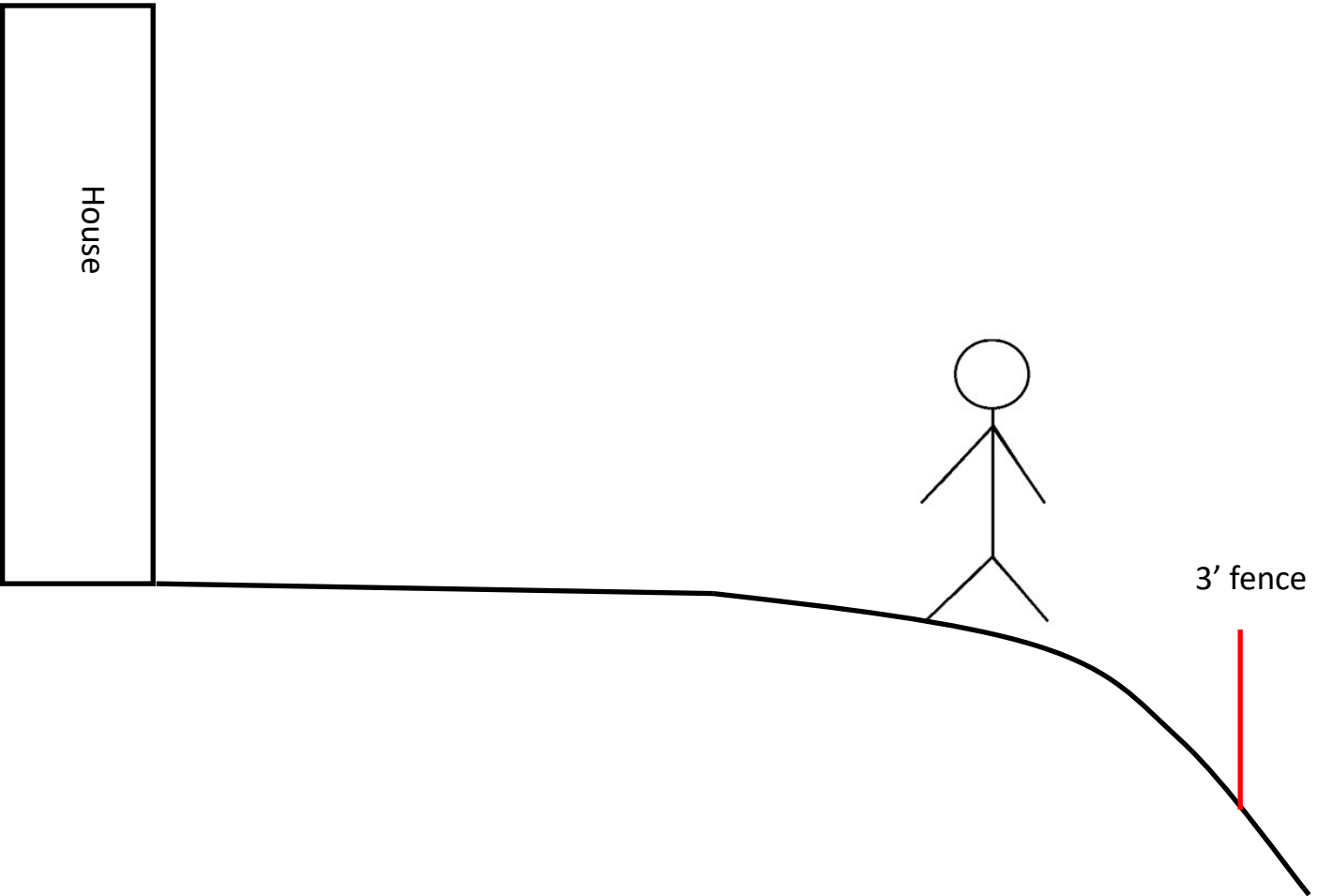
Please see the renderings provided.

Sincerely,

Marie Gudz Gerecke

Attachment: Fence Variance Letter (3825 : 2023-Bza-13)





Picket fencing for front and side yards:



Privacy fencing for the area on the west side of the house behind the setback that will have a 6' privacy fence:

