



Board of Zoning Appeals
Board Meeting

Minutes

July 6, 2022
5:30 PM

CALL TO ORDER

Attendee Name	Title	Status
Michael Percy	Chairman	Present
Susie L. Simpson	Member	Excused
William Smith	Member	Excused
Otho Eyster	Alt. Member	Present
Tonya Boucher	Member	Present
Kate Aryanata	Alt. Member	Excused
Cynthia Cunningham	Member	Present

Others in Attendance: City Development Services Manager, Lacie Blankenhorn; City Assistant Law Director, Brittany Whitney; Peggy Williams

SWEARING IN NEW MEMBER

New Member, Cynthia Cunningham, was sworn in by Assistance City Law Director, Brittany Whitney.
A vice-chair will be elected at the next meeting.

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Jun 1, 2022 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Otho Eyster, Alt. Member
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Eyster, Boucher, Cunningham
EXCUSED:	Simpson, Smith, Aryanata

BZA FILES

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

Williams (sworn in) was present to represent the request to add a covered handicap ramp onto the front of her home.

Percy clarified the request is for a reduced front setback from the Code requirement of 30'. Blankenhorn said the requested setback is approximately 18'.

There were no questions from the Board.

There was no one else in attendance to testify.

Percy asked to clarify a difference from the application stating 15' and the other paperwork stating 18'. Blankenhorn explained the application was originally submitted in 2019 by Mr. Williams. There was some confusion at that time so the request was withdrawn at that time. Recently Blankenhorn discussed the Williams' needs with them and obtained better measurements to create the drawing used for the current case's submission, showing 18' from the front property line. This will allow them to build a 7' x 22' porch with a handicap ramp extending off the front of the porch. The entire structure will be covered to the end of the home allowing them to enter and exit the front of the home under cover to an automobile parked in the driveway. 18' is the proposed setback from the front property line to the edge of the proposed roof.

One adjoining property owner communicated through the Development Services Manager's office concerning this case. Susan Jacks, trustee for 246 Parrott ST left a voice mail stating she received the hearing notice. Her mother lives in the home next door to the Williams'. Neither of them has any objections to the Williams' request.

Staff Report: June 1, 2022 Case: 2022-BZA-18 248 Parrott ST, Parcel #66-05837.000 Hoyt Williams requests a reduced front setback of approximately 18' to allow for the construction of a covered porch with a handicap ramp. Parrott Street has a 45 feet wide right of way, while the street surface is only 20 feet wide. There are other homes along the Parrott Street corridor that set closer to the street than this requested addition. The zoning staff supports this request for a reduced front setback to construct a covered porch with a handicap ramp. A couple photos were provided showing the house next door with a setback less than 30' and another home at the corner of Parrott ST and Newark RD that is approximately 8 feet from the Parrott ST property line. Eyster made a motion to grant the request as submitted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Otho Eyster, Alt. Member
SECONDER:	Cynthia Cunningham, Member
AYES:	Percy, Eyster, Boucher, Cunningham
EXCUSED:	Simpson, Smith, Aryanata

ADJOURN

- Adjourn Motion

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



Board of Zoning Appeals Meeting: 07/06/22 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 # 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.

HISTORY:

06/01/22

Board of Zoning Appeals

TABLED

Next: 07/06/22

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

COMMENTS - Current Meeting:

Williams (sworn in) was present to represent the request to add a covered handicap ramp onto the front of her home.

Percy clarified the request is for a reduced front setback from the Code requirement of 30'. Blankenhorn said the requested setback is approximately 18'.

There were no questions from the Board.

There was no one else in attendance to testify.

Percy asked to clarify a difference from the application stating 15' and the other paperwork stating 18'. Blankenhorn explained the application was originally submitted in 2019 by Mr.

Williams. There was some confusion at that time so the request was withdrawn at that time. Recently Blankenhorn discussed the Williams' needs with them and obtained better measurements to create the drawing used for the current case's submission, showing 18' from the front property line. This will allow them to build a 7' x 22' porch with a handicap ramp extending off the front of the porch. The entire structure will be covered to the end of the home allowing them to enter and exit the front of the home under cover to an automobile parked in the driveway. 18' is the proposed setback from the front property line to the edge of the proposed roof.

One adjoining property owner communicated through the Development Services Manager's office concerning this case. Susan Jacks, trustee for 246 Parrott ST left a voice mail stating she received the hearing notice. Her mother lives in the home next door to the Williams'. Neither of them has any objections to the Williams' request.

Staff Report: June 1, 2022 Case: 2022-BZA-18 248 Parrott ST, Parcel #66-05837.000 Hoyt Williams requests a reduced front setback of approximately 18' to allow for the construction of a covered porch with a handicap ramp. Parrott Street has a 45 feet wide right of way, while the street surface is only 20 feet wide. There are other homes along the Parrott Street corridor that set closer to the street than this requested addition. The zoning staff supports this request for a reduced front setback to construct a covered porch with a handicap ramp. A couple photos were provided showing the house next door with a setback less than 30' and another home at the corner of Parrott ST and Newark RD that is approximately 8 feet from the Parrott ST property line.

Eyster made a motion to grant the request as submitted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Otho Eyster, Alt. Member
SECONDER:	Cynthia Cunningham, Member
AYES:	Michael Percy, Otho Eyster, Tonya Boucher, Cynthia Cunningham
EXCUSED:	Susie L. Simpson, William Smith, Kate Aryanata



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

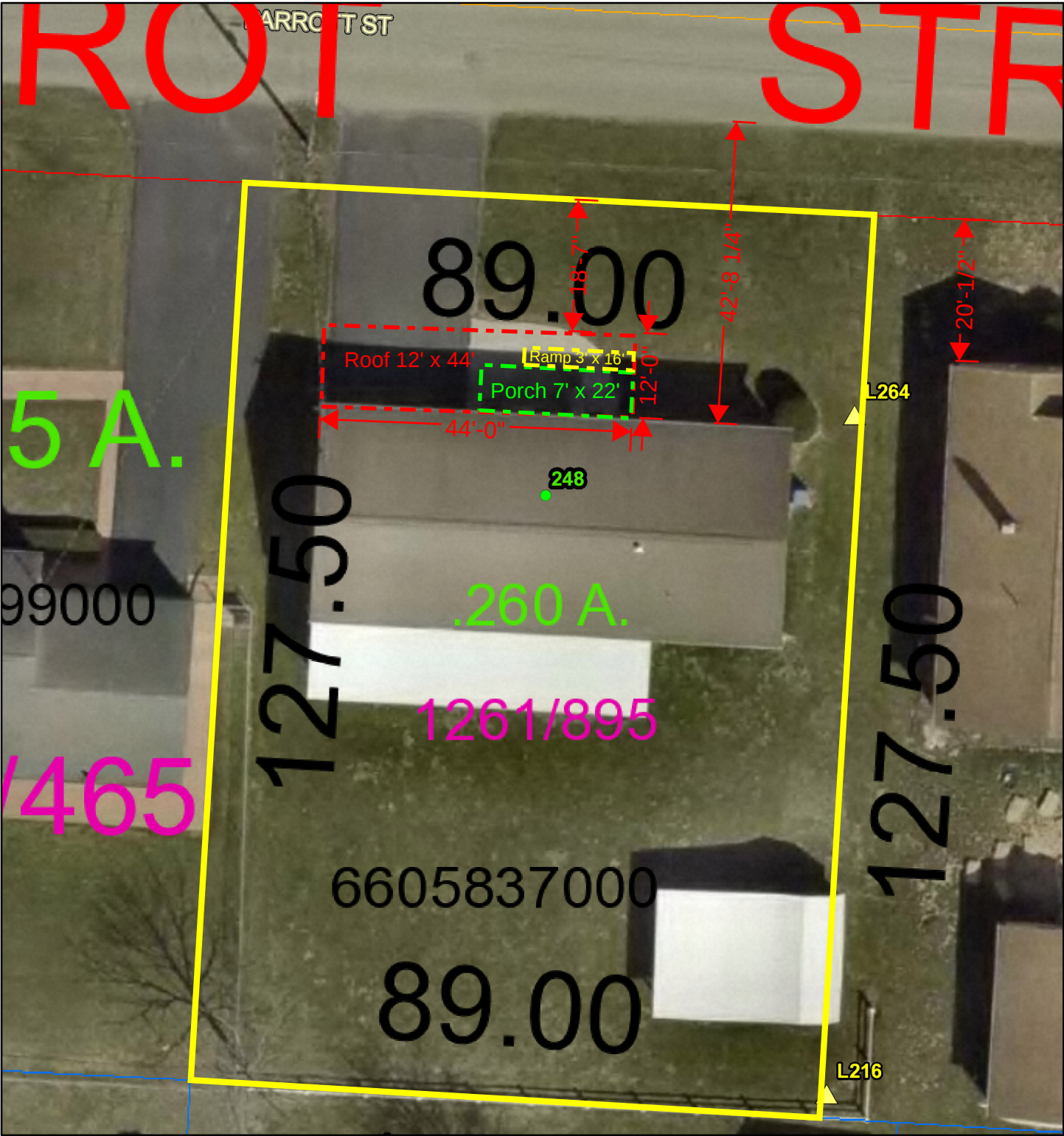
Status of Board's Action

☐ 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)