



Board of Zoning Appeals
Board Meeting

Agenda

July 20, 2022
5:30 PM

CALL TO ORDER

VICE-CHAIR ELECTION

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Jul 6, 2022 5:30 PM

BZA FILES

- 2022-BZA-20 : 507 N Catherine ST - Variance for Accessory Structure Height

ADJOURN



Board of Zoning Appeals Meeting: 07/20/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

BZA FILE (ID # 3594)

DOC ID: 3594

**2022-BZA-20 : 507 N CATHERINE ST - VARIANCE FOR ACCESSORY STRUCTURE
 HEIGHT**

Item Number	2022-BZA-20
Site Address	507 N Catherine ST
Parcel Number	66-00516.000
Zoning District	R-1
Presented By	Lee Luebke

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1173.06(c) General Requirements (accessory buildings)

Request: Asking to keep additional 1.5 feet at roof peak, intended for a better construction. Roof is metal and pitch allows for better run off of rain and snow to prevent any damage. Also need slightly more height for porch header and roof.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Lee Luebke 507 North Catherine St. Mount Vernon, Ohio

Agent's Name, Address and Phone

740-485-9013 43050

Site Information

Site Address

507 North Catherine Street

Legal Description

Lots 27, 28, 29, 30, 36, 37
2 PT Aly map record and
Kewmore .697A

Parcel Number

66-00516.000

Deed Volume and Page Number

Zoning District

Existing use of property

Single family dwlg (owner)

Proposed use of property

Single family dwlg (owner)

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:

Asking to keep additional 1.5 feet at roof peak. was intended for a better construction. Roof is metal, and pitch allows for better run off of rain and snow to prevent any damage. Also need slightly more height for porch header and roof.

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:

June 22nd, 2022

By:

Lee Luebke

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-20 Application Packet - Catherine ST, 507 N - accessory structure height (3594 : 2022-Bza-20)

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.

Asking to keep additional 1.5 feet of height.

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

Roof is constructed of Sheet metal. The pitch was for better construction to allow for water and snow run off to help prevent any damage. Also height helps with the porch header and height.

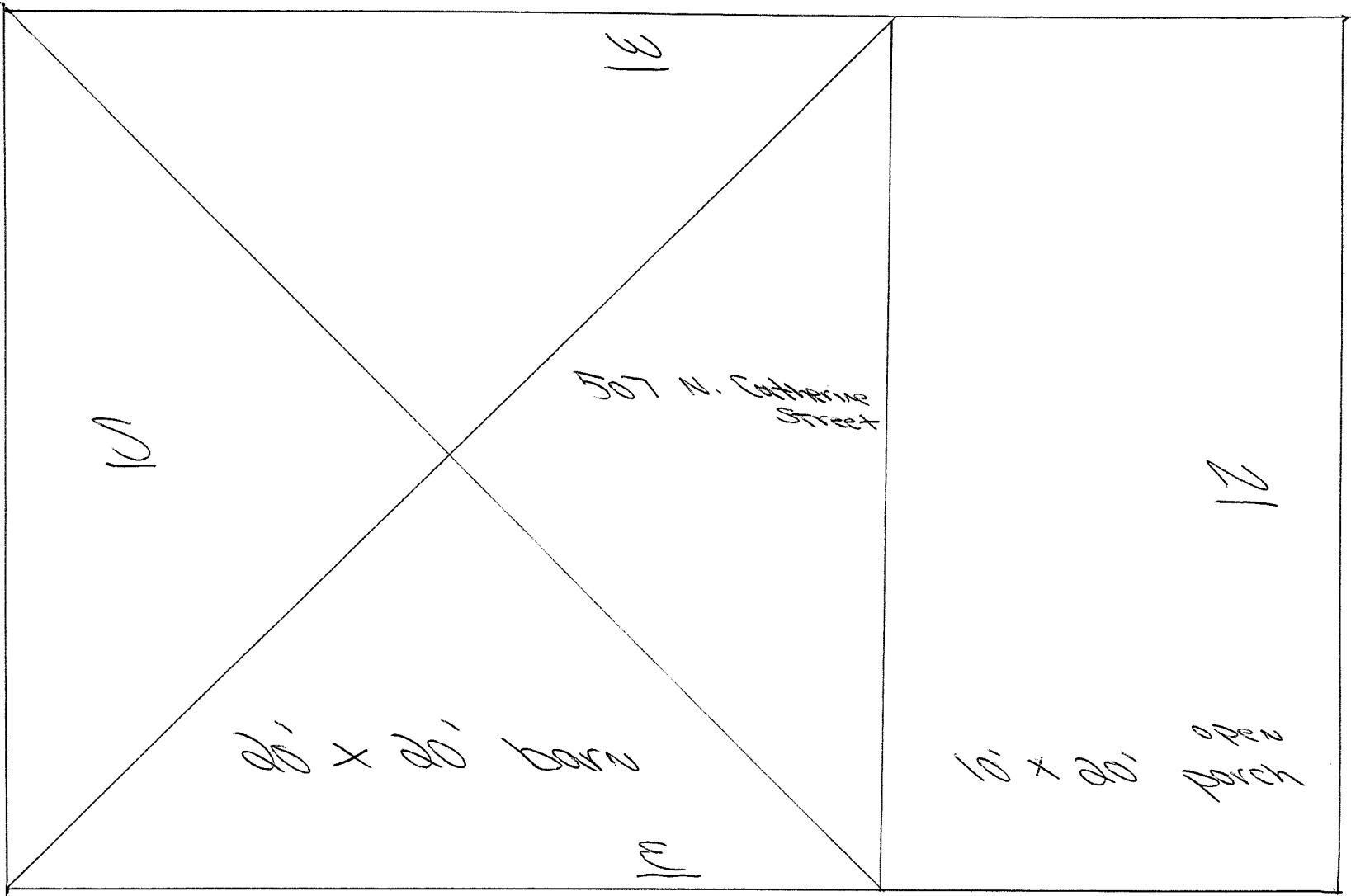
5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

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.

12' x 16' (South)

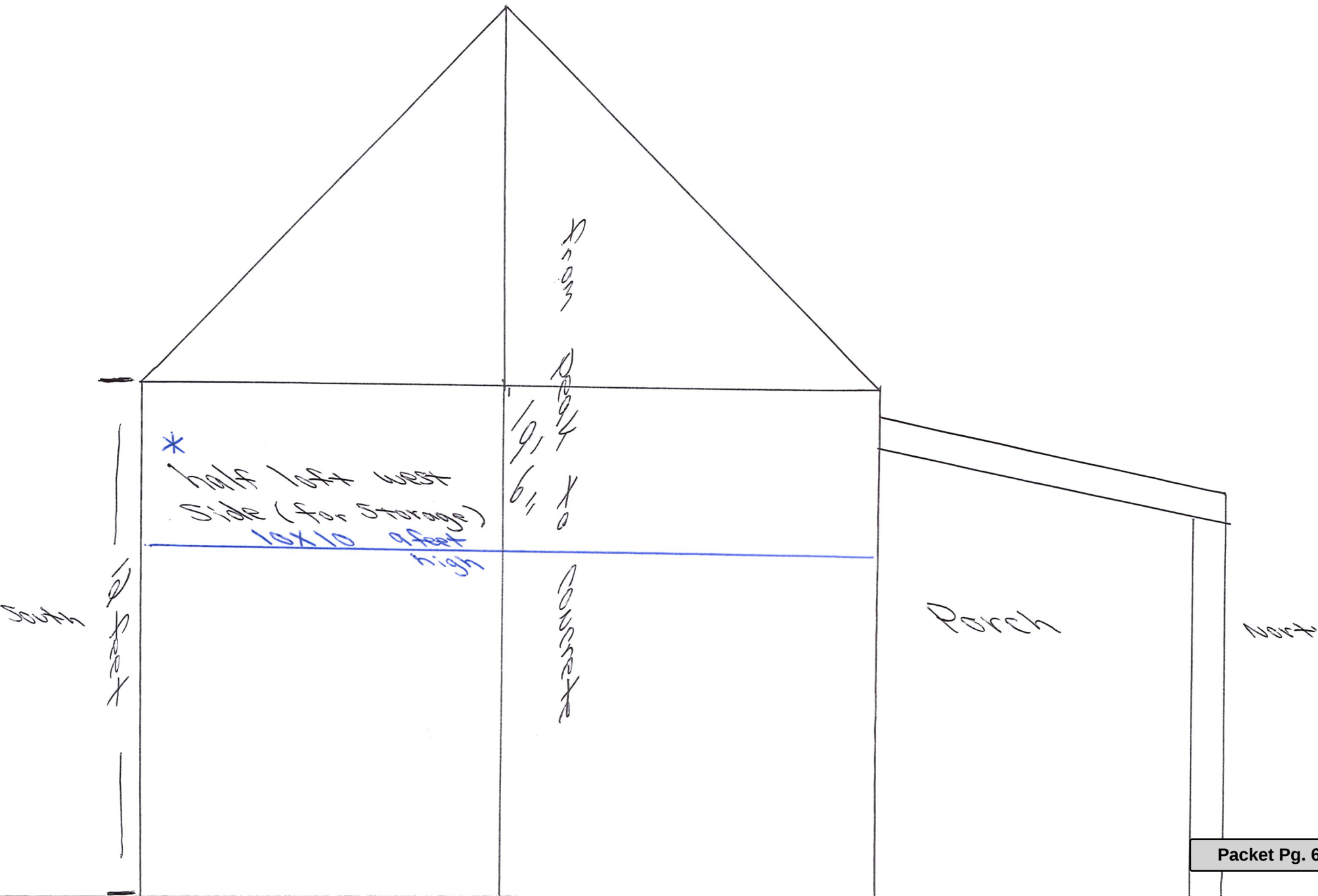
20' to property line



Parcel # 66-00516.000

507 North Catherine St

Parcel # 66-00516.0



Attachment: 2022-BZA-20 Application Packet - Catherine ST, 507 N - accessory structure height (3594 :



Knox County Ohio, GIS
Jonette Curry

(<https://www.knoxcountyauditor.org/>)



Attachment: Auditor's aerial image (3594 : 2022-Bza-20)

507 N Catherine St



40ft

2021-09-28

<https://knox-oh.bhamaps.com/?PropertyNumber=66-00516.000>

[Click here for Legal Disclaimer](#)

Packet Pg. 7

10 x 10 porch

10 x 10 porch

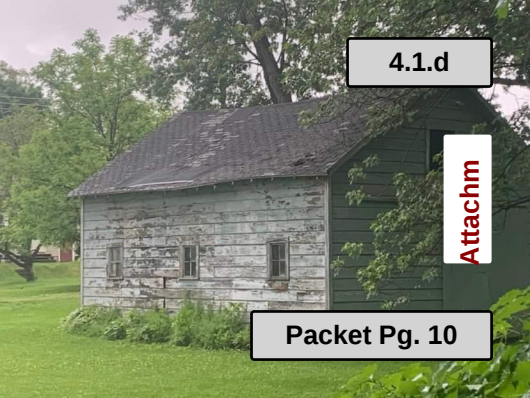
10 x 10 porch

10 x 10 porch

4.1.c

Attachment:

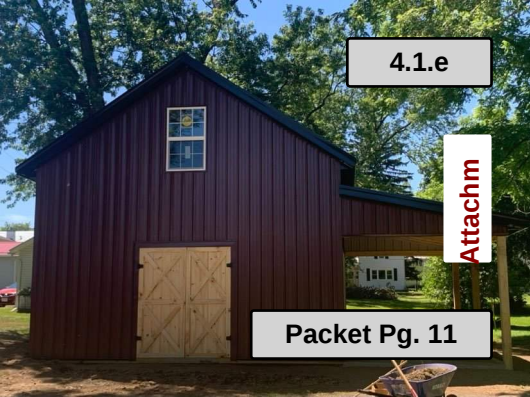
Packet Pg. 9



4.1.d

Attachm

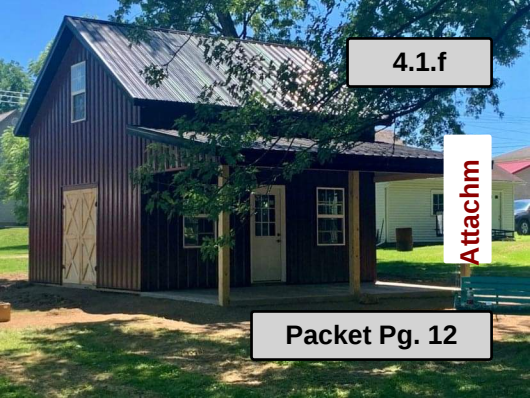
Packet Pg. 10

A photograph of a dark red barn with a gambrel roof. The barn has a small, multi-paned window near the peak and a set of double doors with a light-colored wood grain finish. The barn is situated in a yard with trees and a blue sky in the background. A wheelbarrow is visible in the foreground.

4.1.e

Attachm

Packet Pg. 11



4.1.f

Attachm

Packet Pg. 12