



Board of Zoning Appeals
Board Meeting

Minutes

August 3, 2022
5:30 PM

CALL TO ORDER

Attendee Name	Title	Status	Departed
Michael Percy	Chairman	Present	
Susie L. Simpson	Member	Present	
William Smith	Member	Present	
Otho Eyster	Alt. Member	Present	5:44PM
Tonya Boucher	Member	Excused	
Kate Aryanata	Alt. Member	Present	
Cynthia Cunningham	Vice-Chairman	Present	

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Ioan Hrinca; Bob Phillips; Tony Deluliis; Sheryl McCament; Dean McCament; Mike Hillier; Rod Starr; Alex Starr; Eric Bilton; Trent Walter; Mark Bailin; Dan Houser; Don Carr

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Jul 20, 2022 5:30 PM

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

BZA FILES

appoint pro tem chair for Case 2022-BZA-19

- appoint Bill Smith as pro tem chair for case 2022-BZA-19

RESULT:	ADOPTED [4 TO 0]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Simpson, Smith, Eyster, Aryanata
ABSTAIN:	Percy, Cunningham
EXCUSED:	Boucher

- 2022-BZA-19 : 901 Beech ST - Variance for Front Setback

Smith introduced the case requesting a variance for setback requirements.

Phillips (sworn in) - explained they have had an indoor facility on Pittsburgh AVE. His son runs it, named Breaking Par. The Nazarene University golf team uses it for winter training. Lessons are provided for all ages youth to adult. It adds to the golfing environment for winter training.

Smith mentioned the drawing that was submitted with the application showing the proposed addition to the existing structure.

Phillips said the original building was built before there was a setback, before the road was built. There is currently an awning that encroaches into the setback more than what is shown on the drawing. They intend to remove the awning to make way for the proposed addition. The proposed addition will be even with the corner of the building after the awning is removed. The proposed addition will house the indoor facility described during the opening remarks.

Smith asked Phillips to point out on the drawing the old and new portions. Smith confirmed the required front setback is 30 feet and Phillips is requesting a variance to allow for a 17.6' setback. A survey was provided showing the exact measurements of the existing structure.

Deluliis (sworn in) - lives across the street from the golf course. Asked what would happen to the sidewalk and the area.

Phillips said the structure will not affect the sidewalk. He was unsure how far the building would be from the sidewalk.

Deluliis said he is not against improvement. He has noticed the increase in customers at the golf course this year. He and his neighbor were concerned with how far out the building would be built and if it would cut off access to the sidewalk. Another concern is if there will be any additional driveways added that could have an impact on the properties across the street.

Phillips said there won't be any more driveways added.

Phillips added the new building will allow them to operate during the winter. It will allow them to generate revenue year-round.

Blankenhorn displayed the County Auditor's aerial image of the property and explained how the property lines are represented, noting the survey provided with the application is more accurate than the aerial image. The survey shows the building corner is 17 feet from the property line. The new building would be at the same setback. There will still be grass between the property line and the sidewalk.

Phillips demonstrated on the aerial image how the proposed building will be oriented compared to the existing structure, the property line, and the sidewalk. There will not be any interference with the sidewalk.

There was no communication submitted for the case through the Development Services Manager.

The staff report was read: August 2, 2022 Case: 2022-BZA-19 901 Beech ST, Parcel #66-01826.000 Center Run LLC requests a reduced front setback of 17.6 feet to allow for an expansion of the existing clubhouse. Beech Street has a 60 feet wide right of way, while the street surface is approximately 28 feet wide. The proposed addition will be at the same setback as the existing structure to be added onto. The existing structure is approximately 38 feet from the edge of pavement. City utilities are on the south side of the street. The zoning staff supports this request for a reduced front setback to add onto the existing commercial property.

Smith called for a motion. Simpson made a motion to accept the request as presented.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Simpson, Smith, Eyster, Aryanata
ABSTAIN:	Percy, Cunningham
EXCUSED:	Boucher

- 2022-BZA-21 : 2 Rose AVE - Variance for Side Setback

Hrinca (sworn in) explained he and his wife recently purchased the home at 2 Rose AVE. They would like to add onto the attached single car garage to create a 2-car attached garage. The neighbor's home is 4 feet from the property line and he is requesting the same setback. The neighbor does not have any issues with the reduced setback. He did locate property pins to pull accurate measurements. As seen in aerial images, his house is the shortest on the block. His house was built in 1940 and the neighbors house was built in 1956.

Percy clarified the Code requires a 10 feet setback for the principal structure. The current neighboring property is 4 feet from the shared property line. The request is essentially for the same as what the neighbor has.

Carr (sworn in) stated he has no ill-intent against the property owner. He pointed out on page 12 of the agenda packet the inaccuracy of the auditor's aerial view. The indicated property line is likely 4 feet south. He determined this by measuring the streets on the aerial image to find the centerlines. He stated measuring on the auditor's site the roof lines are currently about 16 feet including the overhang. The distance between the homes is roughly 18 feet. The proposed 12 feet addition will place the structure almost on the property line by 1 to 2 feet. Carr noted many houses in the surrounding neighborhood were designed to have single garages. They were not designed to have a double garage because the property does not allow that kind of construction. His concern is that you consider the safety factor of putting a garage with a car and flammables six feet from somebody's bedroom in the house next door, whether they submit an ok to do that is still a major safety factor for our community. He also states any safety service personnel that need to get into that space in an emergency is going to be restricted by moving the garage that close to the next house.

Blankenhorn pointed out the applicant's Narrative Statement #3 states the request is to extend the garage 12 feet to the north to make a 2-car garage. He noted there is currently 20 feet between the end of each home, his and his neighbors. He noted previously that the neighbor's home is 4 feet from the property line. He did find property pins and was able to measure.

Communications submitted through the Development Services Manager were read: a letter from Richard and Robin Mazzola To whom it may concern We Richard and Robin Mazzola, home owners at 4 Rose Avenue Mount Vernon Ohio 43050 do not have an issue with the owners of 2 Rose Avenue Mount Vernon 43050 enlarging the garage at said property from a one car to a two car.

An email from Kathy Garner - I live at 1213 N Mulberry Street and received notice of Mr. Hrinca's request. I left a voicemail at 740-393-2033 to state that we have no objections to his request to expand his garage. For our property, it will block headlights coming into the back of our house from cars travelling east on Shirley Lane and will also discourage pedestrians who "cut" through our yards. Kind Regards, Kathy Garner

The staff report was read: August 2, 2022 Case: 2022-BZA-21 2 Rose AVE, Parcel #66-04471.000 loan Hrinca requests a reduced side yard setback of 4' to add on to the single car attached garage on his home. The neighbor's home is 4' from the shared property line. This addition would leave 8 feet between the homes. The zoning staff supports this request for a reduced side setback to add onto the existing home.

Hrinca added the aerial pictures are misleading. He does have a survey, done by Tracy & Mills, showing exactly where the property line is mathematically. He located a pin and measured at the site. The neighbor's fence is on the property line.

Percy called for a motion. Smith made a motion to grant the variance as requested.

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

- 2022-BZA-22 : 212 N Main ST - Variance for Front Setback

Dan Houser (sworn in) explained they are requesting a variance for the setback to add an ADA ramp to the front of 212 North Main Street for ADA access.

Percy wanted to clarify if a variance is required for a concrete sidewalk. Broeren explained it is a ramp system. Blankenhorn added, due to the elevation change the design is tied together with shrubbery and walls. Percy asked if decorative walls require a permit. Blankenhorn explained the Code considers walls as fences.

Houser said the wall is 1' 4" along the sidewalk on Main Street. It will be constructed with block and overlaid with a cultured stone. The height of the wall along Hamtramck Street increases with the fall of the land. There is a fence/railing on top of the wall. 3 feet is the maximum allowed by Code. There is no railing on top of the wall along Main Street.

Broeren said a variance is needed for the height of the railing on top of the wall.

Houser scaled the maximum height of the wall along Hamtramck Street at 3 feet. The railing is 3 feet for a total height of 6 feet.

Hillier (sworn in) - asked how this will affect the view of the traffic pulling up on Hamtramck Street.

Blankenhorn pulled up a Google Street View of the area. It appears the painted stop bar and cross walk are one in the same, right at the sidewalk.

The wall will be right at the sidewalk. The railing does not extend to the end of the wall. The height of the wall meets code, being under 3 feet. The plantings could be an issue for visibility.

Percy said a variance is needed for the height of the railing/fence on top of the wall.

There were no communications submitted for the case to the Development Services Manager.

The staff report was read: August 2, 2022 Case: 2022-BZA-22 212 N Main ST, Parcel #66-04563.000 Shrock Premier Custom Construction requests for New Directions a reduced front setback to add a State of Ohio required ADA ramp to the existing commercial structure. Sidewalks, steps and handrails between building entrances and the public sidewalk are not regulated by setback restrictions. Examples of these on the same block are shown below. The proposed design was approved by the Historical Review Commission. The zoning staff supports this request for a reduced front setback to add an ADA ramp to the commercial structure.

Percy called for a motion. Simpson made a motion to accept the proposal as submitted.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Percy, Simpson, Smith, Aryanata
ABSTAIN:	Cunningham
EXCUSED:	Eyster, Boucher

- 2022-BZA-23 : 998 Coshocton AVE - Variance for Signage

Bailin (sworn in) - requested the 3 variances be approached individually. The first variance requested is for the signage on the front wall on the North side. The request is for an 87 square feet sign on a 39-foot-wide building. Code allows 1 square foot per linear foot.

Percy asked Blankenhorn what the maximum size allowed per Code is. Blankenhorn said the building is 39 feet wide so the sign can be up to 39 square feet. The request is for 87 square feet, more than 200% larger.

Hillier - asked why such a large sign is needed. Is it because of the distance it is from the street? Blankenhorn

said the Code does allow additional sign square footage if the building sets more than a certain distance from the street.

Carr - reminded the Board there was an extensive review of the sign ordinance in 2018 at which time it was likely improved upon. There is an ordinance that says the City does not allow billboards in Mount Vernon. The proposed size is starting to appear very offensive and appearing almost like a billboard. The request is 48 square feet over the limit which is almost 125% larger than permitted. The Board has already ruled on businesses along Coshocton, including Connell's Furniture, Rural King, and another retailer in the same shopping center, all denied. He is not against business, as he doesn't believe anyone in the room is. In fairness, the 2 other car washes on Coshocton meet the Code properly. Next door, Burger King, put in a beautiful restaurant and they also complied to the requirement of signage. He reminded the Board the Codes are there and agreed to by City Council, our elected representatives. Something this offensive should bother all of us in the community.

Hillier - asked if the distance the building sets back from the road allows more than 39 square feet. Blankenhorn said the Code provides for additional square footage for buildings that set 250 feet or more from the road. This building is not that far off of the road.

A communication was submitted for the case to the Development Services Manager: To: Mt Vernon Ohio Board of Zoning Appeals From: Gary Koester, 24 Eastgate Dr., Mt Vernon, Ohio 43050 Date: August 3, 2022 Re: File - 2022-23 998 Coshocton Ave - Variance for Signage

I am writing in opposition to the "Variance for Signage" that has been requested by Rod Starr, owner of Xtreme Clean Car Wash located at 998 Coshocton Ave 43050. There are three variances requested: Variance 1: Applicant wants an 87 sqft Front Wall sign where city code grants 39 sqft. All of the applicant's requests far exceed the signage allowed under Mt Vernon city code. Applicant should conform to our community standard as stated in the city code. Uniformity and consistency in signage is important to enhancing the attractiveness of our commercial retail business district on Coshocton Ave. Large signage is not attractive and gives a tacky appearance. We all know this a car wash without an overabundance of signage. Its success will be in the value it brings to our community, not an extreme show of signage. We welcome Xtreme Clean Car Wash to our community, and we look forward to their services. But the right thing would be for it to respect and conform to our city codes. We do not welcome a mass presentation of signage, logos, and visual clutter.

The Staff Report was read: August 2, 2022 Case: 2022-BZA-23 998 Coshocton AVE, Parcel #66-09149.000 Mark Bailin requests variances for signage for a new commercial property on Coshocton AVE. The first variance requested is for the sign on the North side, front of the building. The request is for an 87 square feet sign on a 40 feet wide structure. This is a proposed increase of more than 200%. The code allows for the sign to be 1 square feet per linear feet of building face. The zoning staff does not support this requested increase.

Bailin said it seems like there are other establishments that did get variances, citing Advance Auto Parts across the street from the subject site and T-Mobile.

Percy explained those variances would have been granted prior to the zoning rewrite. The zoning rewrite was done in 2018 and there have not been any variances granted on Coshocton Avenue since then.

Bailin asked if they could reduce the size of the requested sign. 40 square feet would limit the sign to just the logo itself and make it look out of proportion with the height of the building. He asked about a 55 square feet sign.

Walter (sworn in) - said a 39 square feet sign would look miniscule with the height of the building. A 55 square feet sign example was provided to the Board. He cited Advance Auto Parts. Broeren reminded him, that signage was granted under a different code.

Percy explained the Code has some limiting factors in it. 1155.21 provides for the variance size of signs to be increased, but generally by not more than 25%.

Walter said he would like the request to stay at 87 square feet.

Blankenhorn said 25% added to 39 square feet is 48.75 square feet.

There was discussion about the ruling being a denial and the applicant resubmitting which would be another 30 days.

Walter said they would like to amend the request to 55 square feet and asked council to take into

consideration the total square foot of the front of the building, due to the height being 40' tall. He believes too small of a sign can be just as unattractive as too big.

Hillier added 55 square feet is not much over what the code guidance provides for in allowing a variance. Taking into consideration the height of the building he thinks it is a pretty good compromise for the commission.

Carr reminded the Board that the new Burger King next door has a front logo sign that is substantially small. Everyone knows its Burger King. Everyone will know this is a car wash. He doesn't think the signage will generate anymore marketing ability. It's just going to be offensive and you are setting a precedence for everyone else along Coshocton that wants other size signs.

A 55 square feet sign is approximately a 41% increase over the newly revised code allowance.

Percy called for a motion. Simpson made a motion to approve a 55 square feet sign for the front of the building.

RESULT:	DENIED [0 TO 5]
MOVER:	Susie L. Simpson, Member
SECONDER:	Cynthia Cunningham, Vice-Chairman
NAYS:	Percy, Simpson, Smith, Aryanata, Cunningham
EXCUSED:	Eyster, Boucher

- approve a 143 square feet sign for the west side of the building

Percy explained the second variance requested is for a 143 square feet sign on a 140' long building. He asked what the code allows for this. Blankenhorn said the wall is 140 feet so a 140 square feet sign would be allowed.

Bailin said they are asking for 3 additional square feet.

Walter asked if there was any opportunity to reduce the square footage on the side to gain square footage on the front. Percy said since the signage on the front was already ruled on, no. That variance request is finished.

Blankenhorn made a correction. The code reads the sign size allowance is typically 1 square foot per linear foot, but with a cap of 120 square feet.

There was discussion about a resubmitting. The deadline has passed for the next meeting on August 17. A revised submission would be placed on the next available meeting date, likely in 30 days. Percy gave the option to withdraw the other requests for variance or continue. Walter chose to continue.

The variance will be for 23 additional square feet.

Carr - referred to the Schedule of Regulations attached to Chapter 1175 of the Code, under general retail, 1 sign for each 40 lineal of the building facing a public street, not to exceed a maximum of 4, including: 1 free-standing sign and 1 wall sign on the front of the structure. He thinks clarification has to be made. His interpretation of the code is the applicant has the chance to put up to 39 square feet of sign either on the front or on the side. The depth of the building has nothing to do with the Code because it does not face the street.

Broeren said facing is not defined in the Code. You can very clearly see that side from the street. That is a question for the Board, but it is not a defined term.

An additional portion of Koester's submission was read: Variance 2: In addition, applicant wants a Side Wall Sign which is permitted by city code only if the total wall signages requested do not exceed the total 39 sq ft allowed for all wall signs.

The staff report section addressing the second variance was read: The second variance is for the sign on the West side of the new structure. The structure is 140' long. The proposed signage is a total of 143 square feet. The zoning staff supports this request for a size increase. She noted there was an error in the written staff report not recognizing the maximum square footage allowed of 120.

Percy called for a motion. Aryanata made a motion to approve a variance for an additional 23 square feet

over the allowance of 120 square feet.

RESULT:	DEFEATED [2 TO 3]
MOVER:	Susie L. Simpson, Member
SECONDER:	Cynthia Cunningham, Vice-Chairman
AYES:	Percy, Aryanata
NAYS:	Simpson, Smith, Cunningham
EXCUSED:	Eyster, Boucher

- approve a variance for a ground sign utilizing the existing pole

Bailin explained the third requested variance is to utilize the ground sign that was left by the prior tenant, replace the faces as shown, and install an Electronic Message Center.

Percy asked what the Code allows. The request is for a 112 square feet sign plus the EMC.

Blankenhorn said the EMC is 24 square feet; the pan face, the top piece is 112 square feet; for a total of 136 square feet. The Code reads: One ground sign shall be permitted for each property. The maximum total area of a ground sign shall be twenty (20) square feet for a freestanding pole sign and up to forty (40) square feet for a freestanding monument sign. (a) Each ground sign shall contain the numerical address in Arabic numbers that are at least 8 inches tall. (b) Only a monument style sign may be used on any lot that has more than 60 feet of road frontage. Time and temperature, changeable copy signs, and message centers are counted as a part of the maximum square feet allowed. Variance shall not be granted on the size of message center area (maximum twenty-four square feet) or changeable copy area (maximum fifteen square feet) nor on the size of time and temperature area (six square feet). In summary, this would be considered a pole sign which would limit it to 20 square feet. They want an electronic message center which meets Code at 24 square feet, but there is a conflict with the Code between the size of a pole sign allowed and the size of a EMC allowed. Typically, EMC's are on a monument. The request is for an EMC and a separate sign piece on the existing pole. The overall height of 19' 3.5". Code allows for a maximum height of 6' for a pole sign. Monument style signs can go up to 8'.

Bailin asked about the existing pole sign being grandfathered.

Broeren and Percy said the top part of the sign has been removed, only the pole remains.

Once the box is gone, it is gone and can't be grandfathered.

The remainder of Koester's submission was read: Variance 3: Applicant wants to utilize the existing sign base from "Hardees" with a proposed overall height of 19'-3.5". He proposes a 24 sqft electronic message center below a 112 sqft primary sign for a total of 136 sqft. City code allows for one (1) ground sign for each property. The maximum total area of a ground sign shall be 20 sqft for a free-standing pole sign or up to 80 sqft for a monument style sign. In this case, applicant is allowed a maximum of 24 sqft for an electronic message center and no variance is permitted under city code.

The remaining section of the staff report was read: The third variance is for the ground sign. The proposal is to utilize the base of the sign left by the former tenant (Hardees). The proposed sign overall height is over 19', while the code allows for up to 6' for a pole sign and 8' for a monument style sign. The proposed sign would have a 24 square feet electronic message center (EMC) which meets code requirements. Additionally, the proposal includes a 112 square feet sign on top of the EMC. Code allows for up to 20 square feet pole signs or 40 square feet monument style signs including the maximum 24 square feet EMC. The proposed pole sign with the EMC is 136 square feet. The zoning staff does not support this request for the increased ground sign size.

Percy called for a motion. Simpson made a motion to accept the requested variance as submitted.

Percy explained the sign code was recently revised to allow for more consistency and have our neighborhoods look nicer. No everything meets that now, but we are trying to get there. We want a nice community that is not full of giant signs. It effects all of us. We want a nice consistent look to the community.

RESULT:	DENIED [0 TO 5]
MOVER:	Susie L. Simpson, Member
SECONDER:	Cynthia Cunningham, Vice-Chairman
NAYS:	Percy, Simpson, Smith, Aryanata, Cunningham
EXCUSED:	Eyster, Boucher

ADJOURN

- Adjourn Motion

Cunningham made a motion to adjourn the meeting, Aryanata seconded and the meeting was adjourned at 6:59 PM



Board of Zoning Appeals Meeting: 08/03/22 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 # 3593)

DOC ID: 3593

2022-BZA-19 : 901 BEECH ST - VARIANCE FOR FRONT SETBACK

Item Number	2022-BZA-19
Site Address	901 Beech ST
Parcel Number	66-01826.000
Zoning District	P-1
Presented By	Bob Phillips for Center Run LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1171.05 Development Standards for Public, Semipublic District

Request: Center Run LLC would like to build on to the existing structure, continuing the front setback of 17.6'.

COMMENTS - Current Meeting:

Smith introduced the case requesting a variance for setback requirements.

Phillips (sworn in) - explained they have had an indoor facility on Pittsburgh AVE. His son runs it, named Breaking Par. The Nazarene University golf team uses it for winter training. Lessons are provided for all ages youth to adult. It adds to the golfing environment for winter training.

Smith mentioned the drawing that was submitted with the application showing the proposed addition to the existing structure.

Phillips said the original building was built before there was a setback, before the road was built. There is currently an awning that encroaches into the setback more than what is shown on the drawing. They intend to remove the awning to make way for the proposed addition. The proposed addition will be even with the corner of the building after the awning is removed. The proposed addition will house the indoor facility described during the opening remarks.

Smith asked Phillips to point out on the drawing the old and new portions. Smith confirmed the required front setback is 30 feet and Phillips is requesting a variance to allow for a 17.6' setback. A survey was provided showing the exact measurements of the existing structure.

Deluliis (sworn in) - lives across the street from the golf course. Asked what would happen to the sidewalk and the area.

Phillips said the structure will not affect the sidewalk. He was unsure how far the building would be from the sidewalk.

Deluliis said he is not against improvement. He has noticed the increase in customers at the golf course this year. He and his neighbor were concerned with how far out the building would be built and if it would cut off access to the sidewalk. Another concern is if there will be any additional driveways added that could have an impact on the properties across the street.

Phillips said there won't be any more driveways added.

Phillips added the new building will allow them to operate during the winter. It will allow them to generate revenue year-round.

Blankenhorn displayed the County Auditor's aerial image of the property and explained how the property lines are represented, noting the survey provided with the application is more accurate than the aerial image. The survey shows the building corner is 17 feet from the property line. The new building would be at the same setback. There will still be grass between the property line and the sidewalk.

Phillips demonstrated on the aerial image how the proposed building will be oriented compared to the existing structure, the property line, and the sidewalk. There will not be any interference with the sidewalk.

There was no communication submitted for the case through the Development Services Manager.

The staff report was read: August 2, 2022 Case: 2022-BZA-19 901 Beech ST, Parcel #66-01826.000 Center Run LLC requests a reduced front setback of 17.6 feet to allow for an expansion of the existing clubhouse. Beech Street has a 60 feet wide right of way, while the street surface is approximately 28 feet wide. The proposed addition will be at the same setback as the existing structure to be added onto. The existing structure is approximately 38 feet from the edge of pavement. City utilities are on the south side of the street. The zoning staff supports this request for a reduced front setback to add onto the existing commercial property.

Smith called for a motion. Simpson made a motion to accept the request as presented.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Susie L. Simpson, William Smith, Otho Eyster, Kate Aryanata
ABSTAIN:	Michael Percy, Cynthia Cunningham
EXCUSED:	Tonya Boucher



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Center Run LLC

Agent's Name, Address and Phone

Bob Phillips

Site Information

Site Address

901 Beech St Mt Vernon

Legal Description

SEE ATTACHMENT

Parcel Number

6601826000

Deed Volume and Page Number

395 490

Zoning District

P1

Existing use of property

Golf course and golf training

Proposed use of property

golf

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 on to existing building. Used for golf and golf training

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:

6/20/2022

By:

[Signature] Member

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

\$75.00

Date Paid

Receipt Number

Status of Board's Action

☐ Approved

☐ Denied

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.

A) Road was developed later than original structure and new structure would not be any closer.

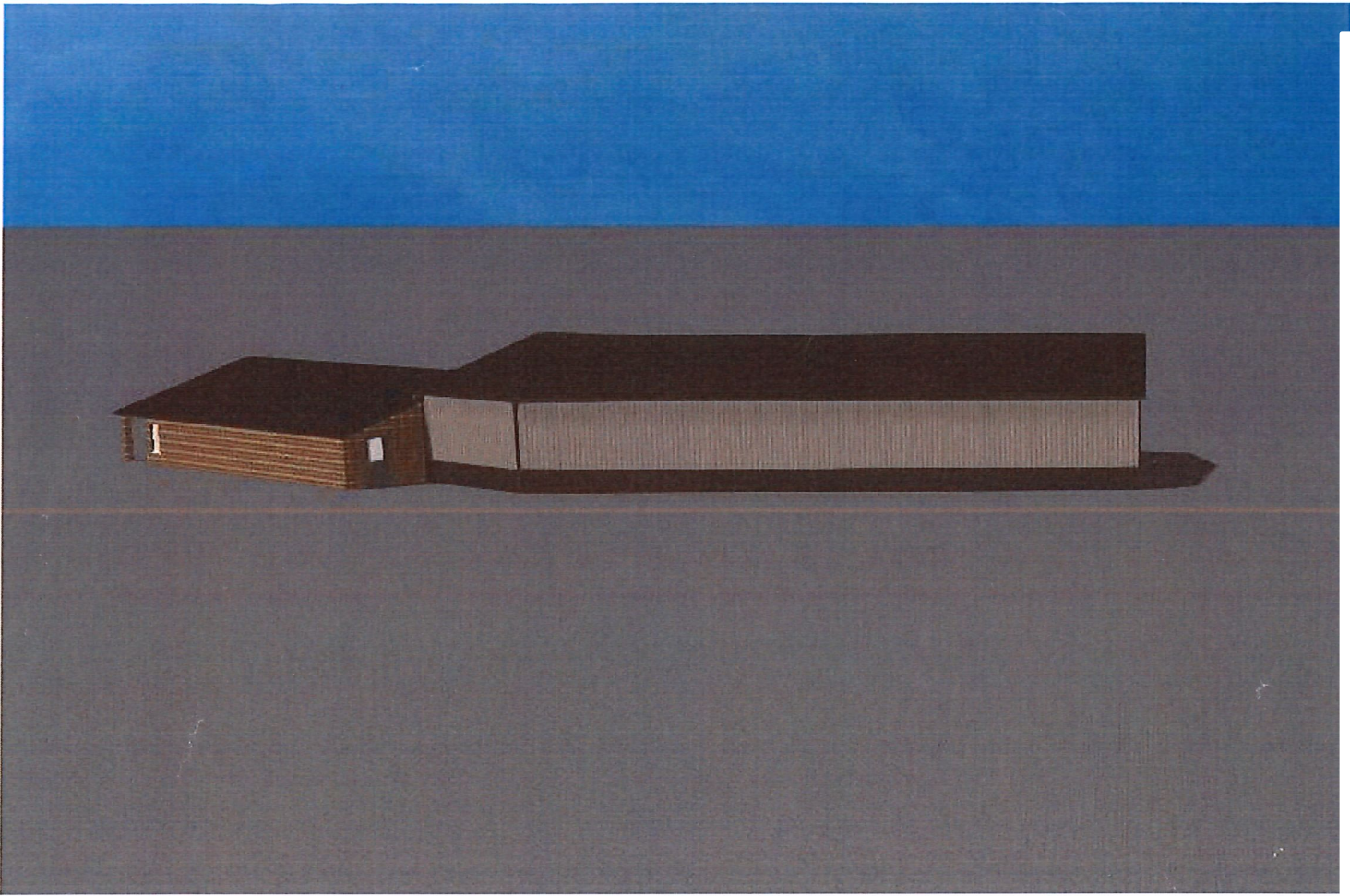
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

Adding to structure would not work.

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.



Attachment: 2022-BZA-19 Application Packet - Beech ST, 901 - building addition (3593 : 2022-Bza-19)

DRAFT ONLY
NOT FOR
CONSTRUCTION

DRAFTING SERVICES BY

**BERLIN
DRAFTING^{LLC}**

5989 C.R. 77 MILLERSBURG, OHIO 44654
bryan.berlindrafting@outlook.com 330-231-8678

CONTRACTOR: A-YODER CONSTRUCTION

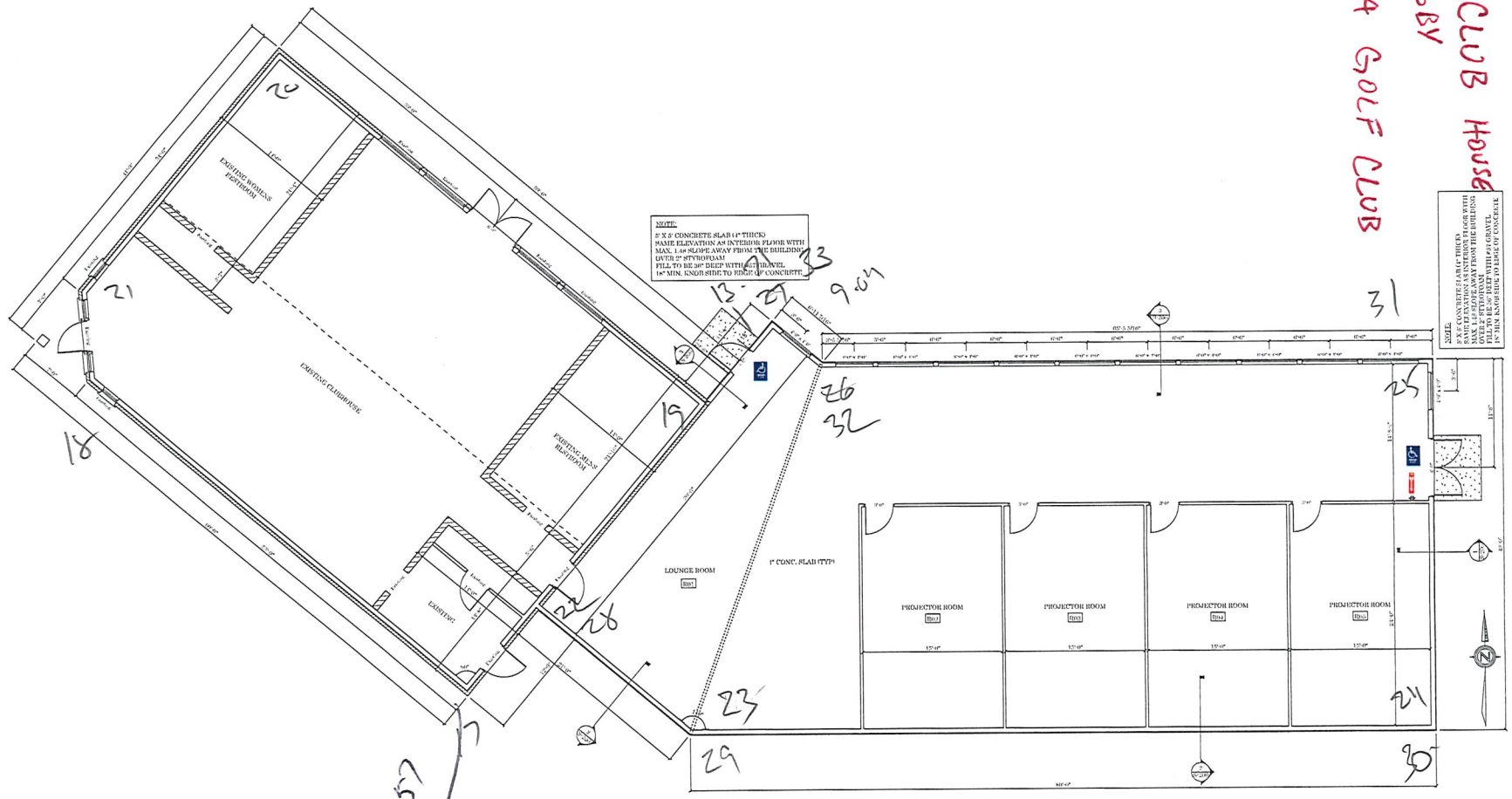
HIAWATHA GOLF CLUB
901 BEECH ROAD
MT. VERNON, OHIO 43050
KNOX COUNTY

IF YOU HAVE DIMENSIONED
NOT ALL SURF ONE EACH (7)
EXAM'LS, THIS DRAWING WILL
HAVE BEEN ENLARGED OR
REDUCED, AFFECTING ALL
1:400.00 SCALES.

Mark	Revisions	Date

Date: 5/17/2022
Scale: AS NOTED
Drawn by: BK
Checked by: BK
Job: 22-1013
Sheet Number:

A-100



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

LOCATE CLUB HOUSE
FOR BOBBY

NOTE:
8" X 8" CONCRETE SLAB 6" THICK
SAME ELEVATION AS INTERIOR FLOOR WITH
MAX 1:4 SLOPE AWAY FROM THE BUILDING
OVER 2" STYROFOAM
FILL TO BE 36" DEEP WITH #5T GRAVEL
18" MIN. KNOWSIDE TO EDGE OF CONCRETE

TRACY & MILLS SURVEYORS

DAVID R. MILLS, PS
SURVEYOR # 7157

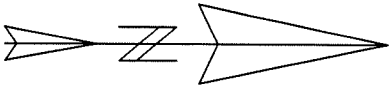
10 East Vine Street - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324 Fax: 740-397-5910
e-mail: tracyandmills@aol.com

FLOYD W. BARNES, PS
1921-2018
THOMAS M. TRACY, PS
1941-2002

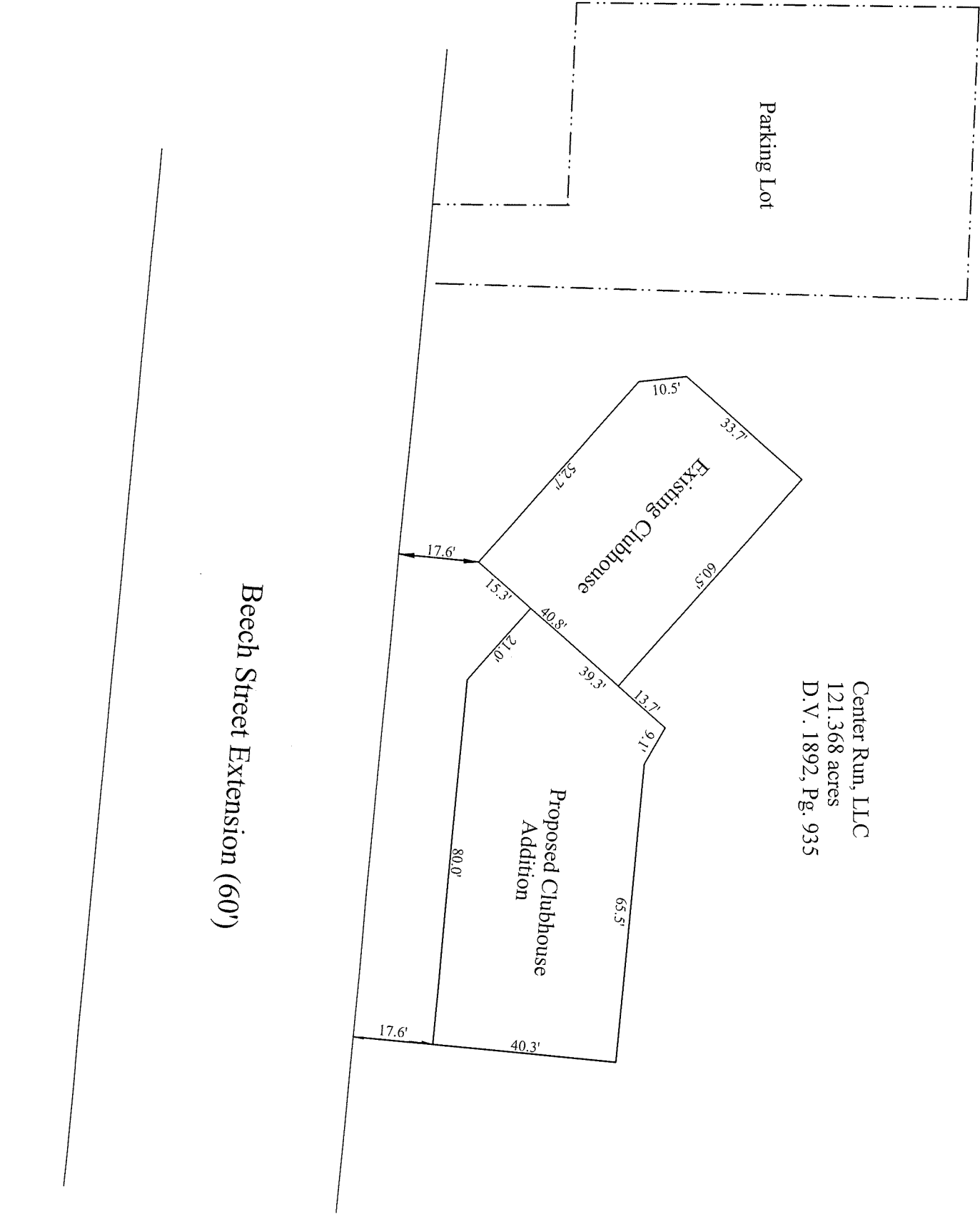
SURVEY FOR:
LOCATION:

Bobby and Pam Phillips. Deed Volume 1892, Page 935.
Part of the Southwest Quarter of Section 16, Quarter 3,
Township 7 North, Range 12 West, City of Mount Vernon,
Knox County, Ohio

Date: June 14, 2022
Scale: 1" = 30'
0' 15' 30' 60'



- - Iron Pin Set (5/8" x 30")
Capped Tracy & Mills
- - 5/8" Iron Pin Found
- ▲ - Rail Road Spike
- △ - Mag. Nail
- PARCEL # 66-01826.000



Center Run, LLC
121.368 acres
D.V. 1892, Pg. 935

CERTIFICATION: We hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administration Code.

David R. Mills, Surveyor # 7157
Amy Bernicken Surveyor # 8571



Board of Zoning Appeals Meeting: 08/03/22 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 # 3602)

DOC ID: 3602

2022-BZA-21 : 2 ROSE AVE - VARIANCE FOR SIDE SETBACK

Item Number	2022-BZA-21
Site Address	2 Rose AVE
Parcel Number	66-04471.000
Zoning District	R-1
Presented By	Ioan Hrinca

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02(a)(4) R-1 Development Standards Minimum side yard: Ten feet for principal buildings

Request: Mr. Hrinca would like to extend his existing attached one car garage 12 feet to the north to create a 2-car garage. See application packet for additional information.

COMMENTS - Current Meeting:

Hrinca (sworn in) explained he and his wife recently purchased the home at 2 Rose AVE. They would like to add onto the attached single car garage to create a 2-car attached garage. The neighbor's home is 4 feet from the property line and he is requesting the same setback. The neighbor does not have any issues with the reduced setback. He did locate property pins to pull accurate measurements. As seen in aerial images, his house is the shortest on the block. His house was built in 1940 and the neighbors house was built in 1956.

Percy clarified the Code requires a 10 feet setback for the principal structure. The current neighboring property is 4 feet from the shared property line. The request is essentially for the same as what the neighbor has.

Carr (sworn in) stated he has no ill-intent against the property owner. He pointed out on page 12 of the agenda packet the inaccuracy of the auditor's aerial view. The indicated property line is likely 4 feet south. He determined this by measuring the streets on the aerial image to find the centerlines. He stated measuring on the auditor's site the roof lines are currently about 16 feet including the overhang. The distance between the homes is roughly 18 feet. The proposed 12 feet addition will place the structure almost on the property line by 1 to 2 feet. Carr noted many houses in the surrounding neighborhood were designed to have single garages. They were not designed to have a double garage because the property does not allow that kind of construction. His concern is that you consider the safety factor of putting a garage with a car and flammables six feet from somebody's bedroom in the house next door, whether they submit an ok to do that is still a major safety factor for our community. He also states any

safety service personnel that need to get into that space in an emergency is going to be restricted by moving the garage that close to the next house.

Blankenhorn pointed out the applicant's Narrative Statement #3 states the request is to extend the garage 12 feet to the north to make a 2-car garage. He noted there is currently 20 feet between the end of each home, his and his neighbors. He noted previously that the neighbor's home is 4 feet from the property line. He did find property pins and was able to measure.

Communications submitted through the Development Services Manager were read: a letter from Richard and Robin Mazzola To whom it may concern We Richard and Robin Mazzola, home owners at 4 Rose Avenue Mount Vernon Ohio 43050 do not have an issue with the owners of 2 Rose Avenue Mount Vernon 43050 enlarging the garage at said property from a one car to a two car.

An email from Kathy Garner - I live at 1213 N Mulberry Street and received notice of Mr. Hrinca's request. I left a voicemail at 740-393-2033 to state that we have no objections to his request to expand his garage. For our property, it will block headlights coming into the back of our house from cars travelling east on Shirley Lane and will also discourage pedestrians who "cut" through our yards. Kind Regards, Kathy Garner

The staff report was read: August 2, 2022 Case: 2022-BZA-21 2 Rose AVE, Parcel #66-04471.000 loan Hrinca requests a reduced side yard setback of 4' to add on to the single car attached garage on his home. The neighbor's home is 4' from the shared property line. This addition would leave 8 feet between the homes. The zoning staff supports this request for a reduced side setback to add onto the existing home.

Hrinca added the aerial pictures are misleading. He does have a survey, done by Tracy & Mills, showing exactly where the property line is mathematically. He located a pin and measured at the site. The neighbor's fence is on the property line.

Percy called for a motion. Smith made a motion to grant the variance as requested.

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



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

JOAN HRINCA, 2 Rose Ave, Mount Vernon, 43050

Agent's Name, Address and Phone

Site Information

Site Address

2 Rose Ave

Legal Description

Parcel Number

6604471.000

Deed Volume and Page Number

Zoning District

R1

Existing use of property

Single family dwelling

Proposed use of property

(Same)

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:

Please see
(Narrative Statements)

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:

7/8/22

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: 2022-BZA-21 Application Packet (3602 : 2022-Bza-21)

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.

My house located at
2 Rose Ave, Mount Vernon, 43050
has one car garage only. I would like to extend it
12 feet North, so there will be a 2-car garage.
There is a 20 foot space (distance) now between
the existing garage and the house next to it

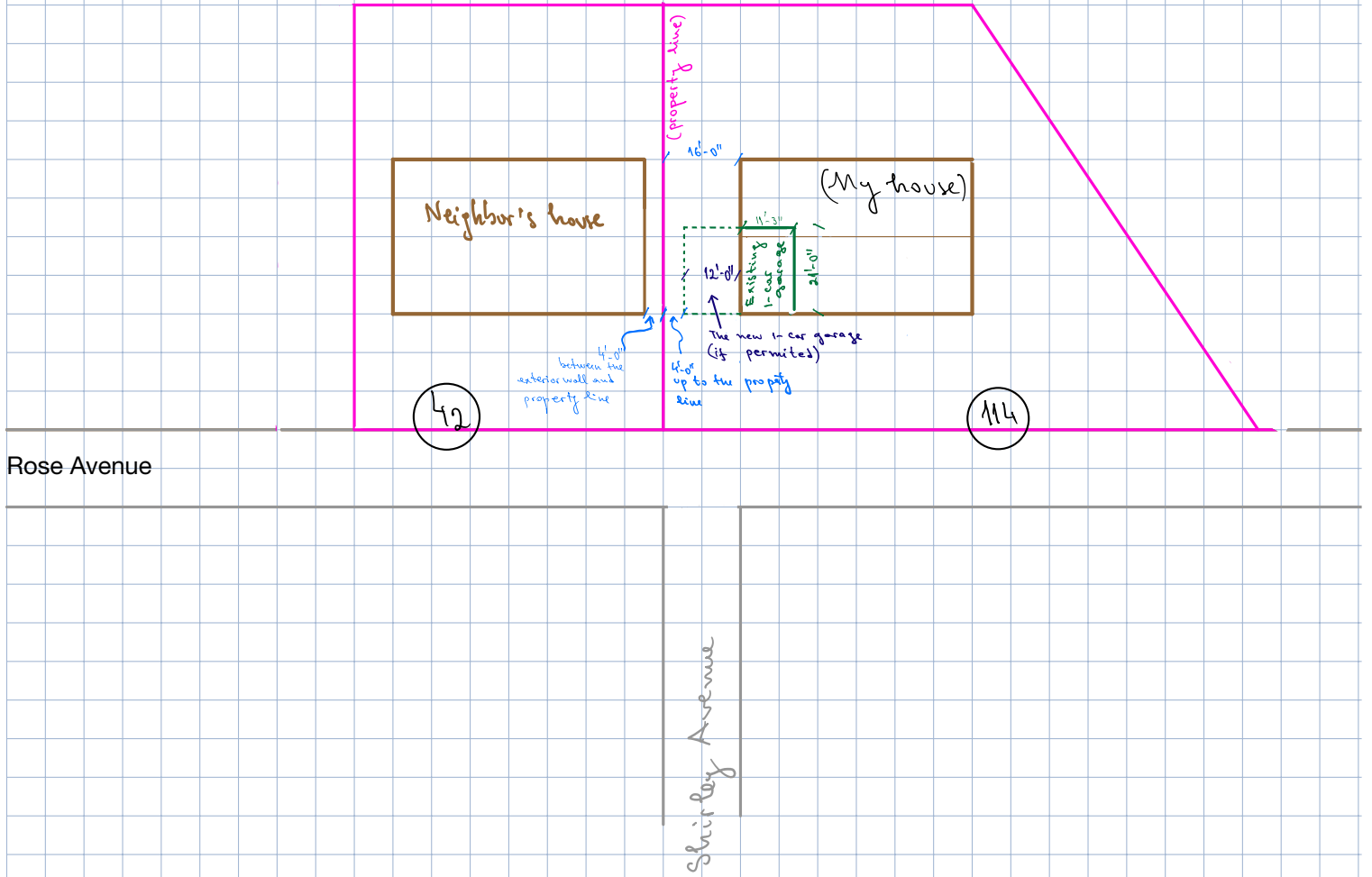
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

I can't build this extension due to existing zoning.

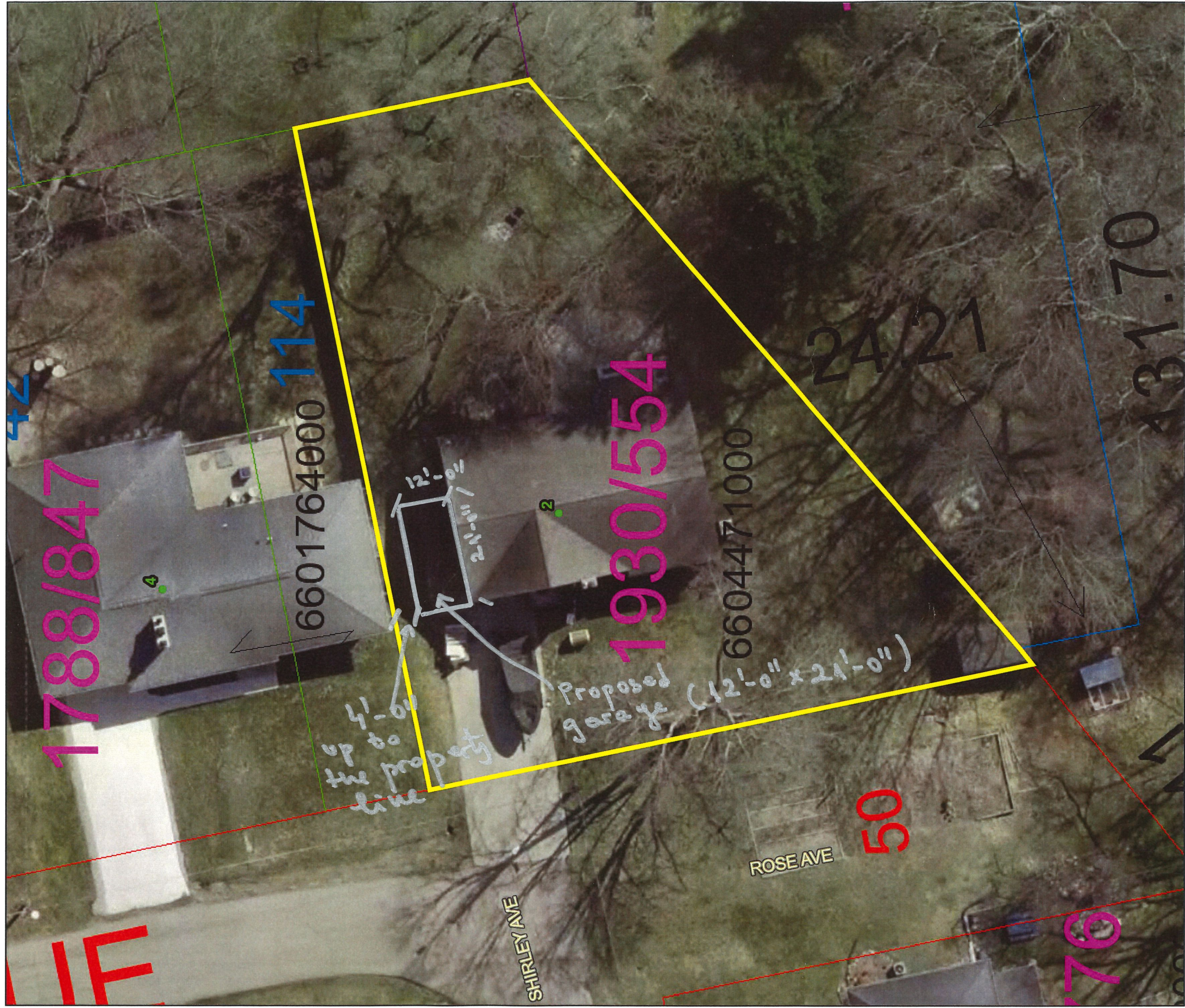
✓ 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

✓ 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.



2 Rose AVE



July 12, 2022

1 inch = 20 feet
Scale - 1:240
1 inch = 0.004 miles



Board of Zoning Appeals Meeting: 08/03/22 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 # 3603)

DOC ID: 3603

2022-BZA-22 : 212 N MAIN ST - VARIANCE FOR FRONT SETBACK

Item Number	2022-BZA-22
Site Address	212 N Main ST
Parcel Number	66-04563.000
Zoning District	O/I
Presented By	Shrock Premier Custom Construction

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1168.02(a)(3) O/I Development Standards for nonresidential uses, minimum front yard

Request: It is required by the State of Ohio Building Department that an ADA Ramp be added for the front entrance. Doing so will require a 0' setback. A variance is requested to accept this to allow them to move forward.

COMMENTS - Current Meeting:

Dan Houser (sworn in) explained they are requesting a variance for the setback to add an ADA ramp to the front of 212 North Main Street for ADA access.

Percy wanted to clarify if a variance is required for a concrete sidewalk. Broeren explained it is a ramp system. Blankenhorn added, due to the elevation change the design is tied together with shrubbery and walls. Percy asked if decorative walls require a permit. Blankenhorn explained the Code considers walls as fences.

Houser said the wall is 1' 4" along the sidewalk on Main Street. It will be constructed with block and overlaid with a cultured stone. The height of the wall along Hamtramck Street increases with the fall of the land. There is a fence/railing on top of the wall. 3 feet is the maximum allowed by Code. There is no railing on top of the wall along Main Street.

Broeren said a variance is needed for the height of the railing on top of the wall.

Houser scaled the maximum height of the wall along Hamtramck Street at 3 feet. The railing is 3 feet for a total height of 6 feet.

Hillier(sworn in) - asked how this will affect the view of the traffic pulling up on Hamtramck Street.

Blankenhorn pulled up a Google Street View of the area. It appears the painted stop bar and cross walk are one in the same, right at the sidewalk.

The wall will be right at the sidewalk. The railing does not extend to the end of the wall. The height of the wall meets code, being under 3 feet. The plantings could be an issue for visibility.

Percy said a variance is needed for the height of the railing/fence on top of the wall.

There were no communications submitted for the case to the Development Services Manager.

The staff report was read: August 2, 2022 Case: 2022-BZA-22 212 N Main ST, Parcel #66-04563.000 Shrock Premier Custom Construction requests for New Directions a reduced front setback to add a State of Ohio required ADA ramp to the existing commercial structure. Sidewalks, steps and handrails between building entrances and the public sidewalk are not regulated by setback restrictions. Examples of these on the same block are shown below. The proposed design was approved by the Historical Review Commission. The zoning staff supports this request for a reduced front setback to add an ADA ramp to the commercial structure.

Percy called for a motion. Simpson made a motion to accept the proposal as submitted.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Susie L. Simpson, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Michael Percy, Susie L. Simpson, William Smith, Kate Aryanata
ABSTAIN:	Cynthia Cunningham
EXCUSED:	Otho Eyster, Tonya Boucher



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

New Directions 110 E Gambier St Mount Vernon OH 43050 (740) 397-4357

Agent's Name, Address and Phone

Shrock Premier Custom Construction (Dan Houser) 234 West Main St Loudonville OH 330.275.5701

Site Information

Site Address

212 North Main Street, Mount Vernon OH

Legal Description

BLOCK E 9

Parcel Number

66-04563.000

Deed Volume and Page Number

Zoning District

Existing use of property

Office

Proposed use of property

Office

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:

It is required by the State of OH Building Department that we add an ADA Ramp for the front entrance. Doing so will require us to have a 0' setback. We are requesting a variance to accept this to allow us to move forward.

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.

7/14/22

Date:

By: Daniel Houser

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: BZA-Hearing-Application-Packet (3603 : 2022-Bza-22)

Narrative statements

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

Correct 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.

Correct 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.

It is required by the State of OH Building Department that we add an ADA Ramp for the front entrance. Doing so will require us to have a 0' setback. We are requesting a variance to accept this to allow us to move forward.

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

The setback requirement under the zoning ordinance will not allow us to provide ADA access to the building.

Correct 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.

Correct 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.

Correct 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.

20211119

New Directions Offices

Correction Letter 01 Response

Project Number: 2021021544

Justin,

Please see below for my response to each correction letter item, in *italics*.

1. OBC Section 3408 Change of Occupancy Clearly indicate what rooms/areas have existing uses or new uses. Where there is a change provide both the existing and proposed uses. Clarify if the alterations cause an increase in the occupant load.

See sheet G101 for existing conditions plans with existing room names noted.

2. OBC Section 106.1.1 Information on Construction Documents – Floor Plans Provide all room names. Clarify basement Common Area. Spaces shall be identified by appropriate code appellations (an "auditorium" may not be identified as a "meeting room" if its attributes indicate that it is an auditorium).

Room names have been noted. The Basement Common Area is to function as an informal gathering space (similar to a living room) for employees and guests. Furnishing will be couches, armchairs, and side tables.

3. OBC Section 106.1.1 Site Plan Provide building fire separation distances, refer to Table 602 and Section 702 OBC. Fire separation distances are measured to the closest interior lot line, centerline of a street, and to an imaginary line between two buildings.

Fire separation distances have been added to sheet G100.

4. OBC Section 307.1.1 Hazardous materials Clarify type and amount of materials to be used and stored.

No hazardous materials will be stored onsite.

5. OBC Chapter 8 Interior Finishes Clarify interior wall, ceiling, and floor finishes. Interior wall and ceiling finishes shall comply with Section 803 and floor finishes shall comply with Section 804.

See the new interior finishes schedule on sheet A100.

6. OBC Section 1004.1.2 Areas Without Fixed Seating The Function of the Space determines the occupant per unit of area factor per Table 1004.1.2. Clarify reception, break room, conference rooms and similar areas. The occupant load factor for these areas is not 100-Business.

Occupant load calculations have now been based on function of the space. See the Occupancy table on sheet G101.

7. OBC Section 1010 Doors, Gates and Turnstiles Provide door type, size, and hardware for all the new doors. Door hardware shall not require tight grasping, tight pinching or twisting to operate.

See new door schedule on sheet A100.

8. OBC Section 1014 Handrails Provide dimensions for handrail extensions showing compliance with the section cited.

Handrail extension dimensions for the front (west) exterior entrance steps have been added, shown on sheet A100.

9. OBC Section 1109.2 Toilet and Bathing Facilities Each toilet room shall be accessible per the section cited. Plumbing facilities shall comply with Chapter 6 ICC A117.1. Please clarify.

Attachment: Permit Application Documents RFS (3603 : 2022-Bza-22)

The basement bathroom off the common area has been enlarged to an accessible size. All bathroom fixtures will be per the bathroom fixture details on sheet G100.

10. OBC Chapter 28 Mechanical Systems Provide mechanical scope of work construction documents.

Mechanical documents will be submitted separately at a later date.

11. ICC A117.1 Section 604.3.1 Clearance Clearance around a water closet shall be 60 inches min. in width, measured perpendicular from the sidewall. No other fixtures or obstruction shall be within the required water closet clearance. This includes the sink; refer to Fig. 604.3 ICC A117.1.

The sink in the basement bathroom off the corridor has been adjusted to be outside the water closet clearance area.

12. ICC A117.1 Section 606.3 Height

The front of lavatories and sinks shall be 34 inches maximum above the floor. Please clarify all sinks.

See sheet A100 and A101 for notes clarifying counter/sink heights. See sheet G100 for lavatory heights.

13. OMC Section 507 Commercial Kitchen Hoods. Clarify equipment and appliances in the breakroom and kitchen. Type I hoods shall be installed where cooking appliances produce grease or smoke, refer to Section 507.2.1 OMC. Type II hoods shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion.

None of the kitchens will have a stove/ovens/burners. Appliances in the kitchens are limited to the following, as noted per room on the plans: sink, residential dishwasher, refrigerator, and countertop microwave. There are no appliances in the breakroom.

14. OBC Section 107.4.1 Incomplete Plans The construction documents do not have enough information for a complete plan review. A complete review will be performed upon receipt of the required information. This may result in additional items not contained in this letter.

Revised plans are attached.

Sincerely,

Brayton Orchard
Architect
Shrock Premier Custom Construction
419-994-0004
brayton@shrockpremier.com



NEW DIRECTIONS DOMESTIC ABUSE SHELTER

MAIN OFFICES RENOVATION

**212 N. MAIN ST.
MOUNT VERNON, OH 43050**



**Partial Plan Approval
Examiner: J. Hitchins
CPA 2021021544
02.18.2022
SEE CORRECTION
LETTER**

SHEET INDEX

0000 RENDERINGS
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0002 RENDERINGS
0003 RENDERINGS
G100 CODE DATA
A100 FLOOR PLANS
A101 FLOOR PLANS
A001 ELEVATIONS
A001 DETAILS

ABBREVIATIONS
 TYP. - TYPICAL
 U.N.O. - UNLESS NOTED OTHERWISE
 S.S. - STAINLESS STEEL
 LVL - LAMINATED VENEER LUMBER
 LVT - LUXURY VINYL TILE
 APPROX. - APPROXIMATE
 BD. - BOARD
 WD. - WOOD
 M.E. - MATCH EXISTING
 SS - STAINLESS STEEL
 CL - CENTERLINE

WORKBOOK HISTORY	
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0.85	CLIENT REVIEW
0.90	CLIENT REVIEW
0.91	CLIENT REVIEW
0.92	CLIENT REVIEW
0.93	CONSULTANT COORD
0.94	CONSULTANT COORD
0.95	CLIENT REVIEW
0.97	FOR PRMT?
0.98	CR1.1 RESPONSE

REGULATORY AGENCY
STATE OF OHIO BOARD OF INDUS

CLIENT
NEW DIRECTIONS
PO Box 453
Mount Vernon, OH 43050
740.397.4397
info@newdirectionsohio.com

STRUCTURAL ENGINEER
1275 Hathaway Rd
Delville, OH 44313
Phone: 419-806-4114
Fax: 419-806-4114

REEL ENGINEERING LLC
1275 Holmway Rd
Deloitte, OH 44013
Phone: 419-886-4564
Email:
CIVIL ENGINEER

Phone:
Email:
LANDSCAPE ARCHITECT
====
Street Address
City, State Zip
Phone:

—
Street Address
City, State Zip
Phone:
Email:
FACADE DESIGN CONSULTANT

Street Address
City, State Zip
Phone:
Email:

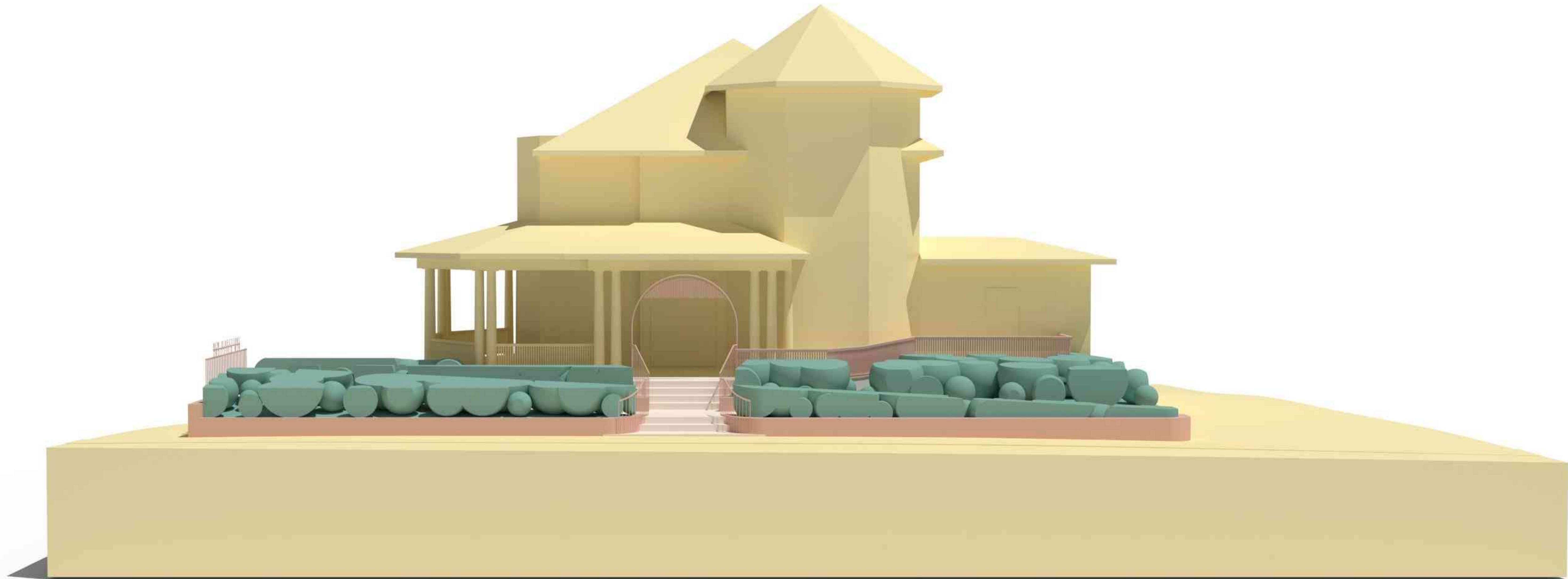
BUILDER
SHROCK PREMIER CUSTOM
CONSTRUCTION

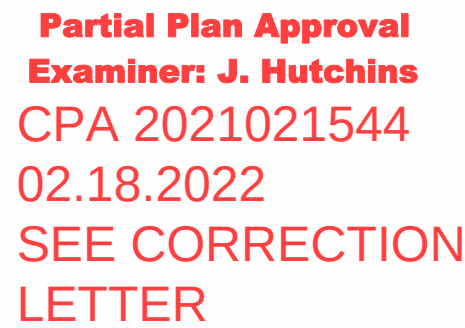
Phone: 412-224-0004
Email: info@ohio.gov

NEW DIRECTIONS DOMESTIC ABUSE SHELTER OFFICES

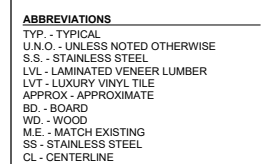


Partial Plan Approval
Examiner: J. Hutchins
CPA 2021021544
02.18.2022
SEE CORRECTION
LETTER





Partial Plan Approval
Examiner: J. Hutchins
CPA 2021021544
02.18.2022
SEE CORRECTION
LETTER

REGULATORY AGENCY
STATE OF OHIO BOARD OF INDUSTRY

COMPLIANCE

ZONING
MOUNT VERNON PUBLIC BUILDINGS
AND LAND DEPARTMENT

CLIENT
NEW DIRECTIONS
PO Box 453
Mound Vernon, OH 43050
740-397-4397
info@newdirectionshelter.org

234 West Main Street
Loudonville, OH 44862
Phone: 419-994-0004
Email: info@louisville.com

1275 Hathaway Rd
Delville, OH 44353
Phone: 419-886-4114

MEP ENGINEER
REEL ENGINEERING LLC
1275 Hathaway Rd
Delville, OH 44013

Phone: 419-886-4164
Email: _____
CIVIL ENGINEER

Physical Address: _____

City, State Zip
Phone: _____
Email: _____
LANDSCAPE ARCHITECT

Street Address
City, State Zip
Phone:
Email:

Street Address
City, State Zip
Phone:

FACADE DESIGN CONSULTANT
—
Street Address
City, State Zip

Phone: _____
Email: _____

BUILDER
SHROCK PREMIER CUSTOM
CONSTRUCTION

234 West Main Street
Loudonville, OH 44842
Phone: 412-924-0004
Email: info@harscoconstruction.com



PROJECT _____

NEW DIRECTIONS DOMESTIC ABUSE SHELTER OFFICES

G001

RENDERINGS
20211119
E.L.A. (2021)

Packet Pg. 30

SHEET INDEX	
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005. PLUMBING	205
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008. CONSTRUCTION	208
009. FINISHES	209
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ABBREVIATIONS	
AC	ARCHITECT
CE	CIVIL ENGINEER
ME	MECHANICAL ENGINEER
EL	ELECTRICAL ENGINEER
PL	PLUMBING ENGINEER
LS	LANDSCAPE ARCHITECT
CC	CONSTRUCTION
FF	FINISHES
DT	DETAILS

VERSION HISTORY	
NO.	DESCRIPTION
001	ISSUED FOR PERMIT
002	CLIENT REVIEW
003	CLIENT REVIEW
004	CLIENT REVIEW
005	CLIENT REVIEW
006	CLIENT REVIEW
007	CLIENT REVIEW
008	CLIENT REVIEW
009	CLIENT REVIEW
010	CLIENT REVIEW
011	CLIENT REVIEW
012	CLIENT REVIEW
013	CLIENT REVIEW
014	CLIENT REVIEW
015	CLIENT REVIEW
016	CLIENT REVIEW
017	CLIENT REVIEW
018	CLIENT REVIEW
019	CLIENT REVIEW
020	CLIENT REVIEW

REGULATORY AGENCY	
STATE OF OHIO BOARD OF INDUSTRY COMPLIANCE	

NEW DIRECTIONS	
PO Box 602	
Newark, OH 43081	
760-240-0000	
newdirectionsusa.org	

STRUCTURAL ENGINEER	
12121 Mainway Rd	
Newark, OH 43081	
Phone: 419-886-4144	
Cell: 419-886-4144	
Email: info@reel-engineering.com	

MEP ENGINEER	
12121 Mainway Rd	
Newark, OH 43081	
Phone: 419-886-4144	
Cell: 419-886-4144	
Email: info@reel-engineering.com	

LANDSCAPE ARCHITECT	
12121 Mainway Rd	
Newark, OH 43081	
Phone: 419-886-4144	
Cell: 419-886-4144	
Email: info@reel-engineering.com	

FACADE DESIGN CONSULTANT	
12121 Mainway Rd	
Newark, OH 43081	
Phone: 419-886-4144	
Cell: 419-886-4144	
Email: info@reel-engineering.com	

SHROCK PREMIER CUSTOM CONSTRUCTION	
12121 Mainway Rd	
Newark, OH 43081	
Phone: 419-886-4144	
Cell: 419-886-4144	
Email: info@reel-engineering.com	

PROJECT	
NEW DIRECTIONS DOMESTIC ABUSE SHELTER OFFICES	

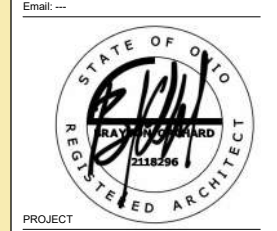
G002	
RENDERINGS	



Partial Plan Approval
Examiner: J. Hutchins
CPA 2021021544
02.18.2022
SEE CORRECTION
LETTER



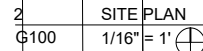
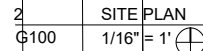
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NEW DIRECTIONS DOMESTIC
ABUSE SHELTER OFFICES

G003
RENDERINGS

20211119
 E-Land
 DIVISION OF



6'0 1/2" MAX

ALUMINUM THRESHOLD, THERMALLY BROKEN

1/4", 1.2 BEVEL MAX

8 ACCESSIBLE THRESHOLD
G100 3" = 1"

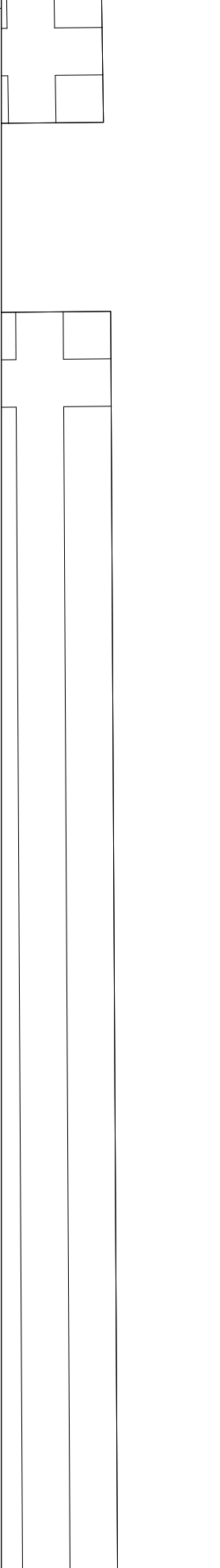
GRASPABLE LEVER-TYPE HANDLE

10 ACCESSIBLE LEVERSET
G100 3" = 1"

1HR RATED	1HR RATED	NON-RATED	NON-RATED
MARK: WA1	MARK: WA2	MARK: WA3	MARK: WA4
ASSEMBLY:	ASSEMBLY:	ASSEMBLY:	ASSEMBLY:
5/8" FIRE-RATED GYP. BD. 1/2" RESILIENT CHANNEL AT 2" O.C. 3-1/2" BATT INSULATION 2X4 WD STUD 5/8" FIRE-RATED GYP. BD.	5/8" FIRE-RATED GYP. BD. 2X4 WD STUD 5/8" FIRE-RATED GYP. BD.	3-1/2" BATT INSULATION 2X4 WD STUD 5/8" GYP. BD.	5/8" GYP. BD. 2X WD STUD, MATCH EXISTING STUD WIDTH 5/8" GYP. BD.

9 WALL TYPES
G100 1-1/2" = 1"

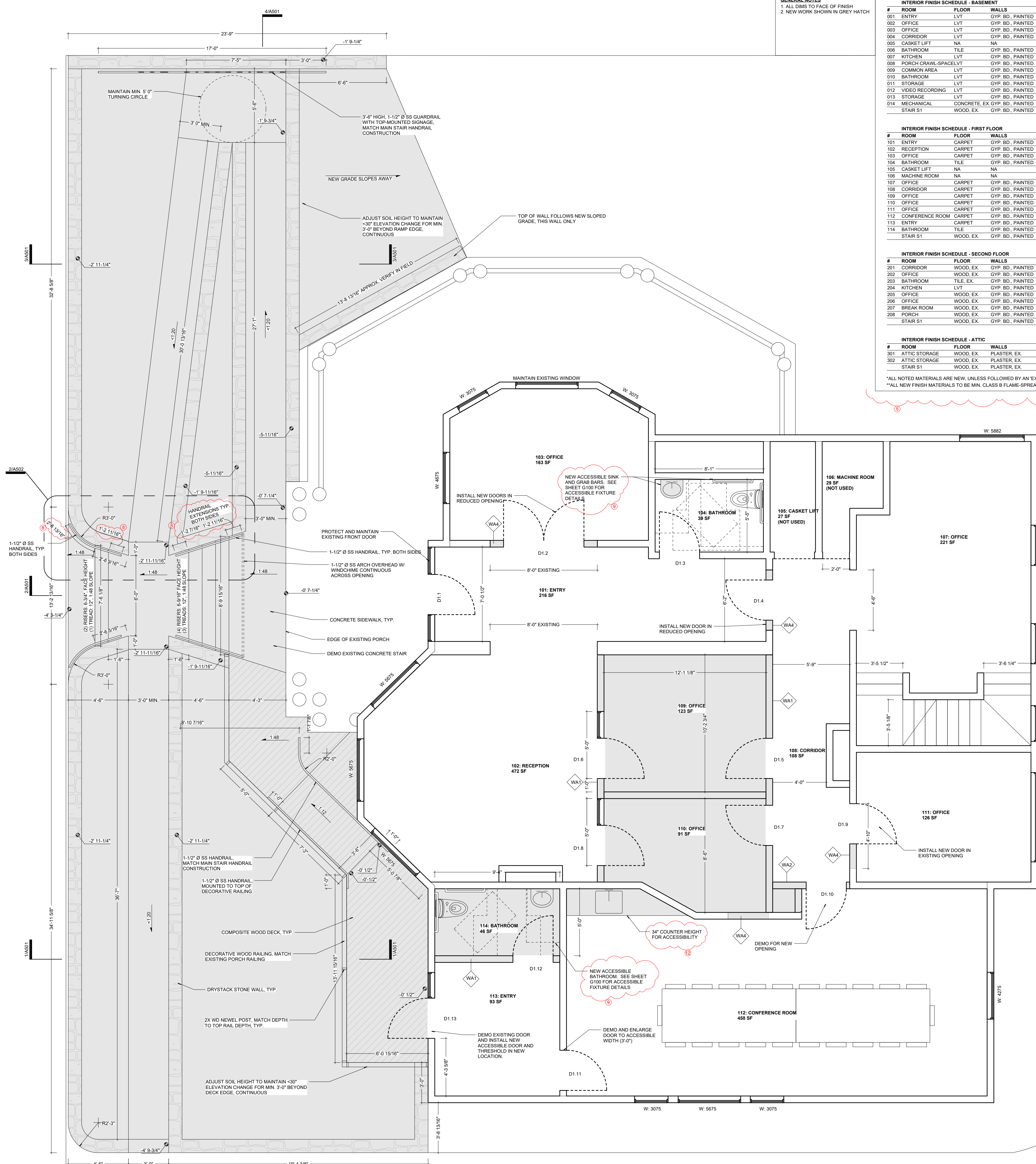
[illegible]

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WINDOWS/EXTERIOR DOORS
1. REPLACE ALL EXISTING
WINDOWS AND EXTERIOR DOORS,
UNO
2. MATCH EXISTING WINDOW/DOOR
TYPE, APPEARANCE, AND FINISH,
UNO
3. GLASS: DOUBLE-PANE, LOW-E
COATING

DOOR SCHEDULE	MARK	PHASE	TYPE	SIZE	MATERIAL	HANDLE TYPE*	LOCKSET TYPE	CLOSER
BASEMENT	D0.1	NEW	EXTERIOR	3600	FIBERGLASS, INSULATED	LEVER	ENTRY	YES
	D0.2	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D0.3	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D0.4	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	STOREROOM	NO
	D0.5	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PRIVACY	NO
	D0.6	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PRIVACY	NO
	D0.7	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D0.8	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D0.9	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PRIVACY	NO
	D0.10	EXISTING	EXTERIOR	3680	SOLID-CORE WOOD	KNOB	ENTRY	NO
FIRST FLOOR	D1.1	EXISTING	EXTERIOR	3684	SOLID-CORE WOOD	THUMB/LATCH	ENTRY	NO
	D1.2	NEW	INTERIOR	7380	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D1.3	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PRIVACY	NO
	D1.4	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D1.5	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D1.6	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D1.7	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D1.8	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D1.9	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D1.10	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D1.11	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D1.12	NEW	INTERIOR	3680	HOLLOW-CORE WOOD	LEVER	PRIVACY	NO
	D1.13	NEW	EXTERIOR	3680	FIBERGLASS, INSULATED	LEVER	ENTRY	YES
SECOND FLOOR	D2.1	NEW	INTERIOR	3480	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D2.2	NEW	INTERIOR	3480	HOLLOW-CORE WOOD	LEVER	PRIVACY	NO
	D2.3	NEW	INTERIOR	3480	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D2.4	NEW	INTERIOR	3480	HOLLOW-CORE WOOD	LEVER	ENTRY	NO
	D2.5	NEW	INTERIOR	3480	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D2.6	NEW	INTERIOR	3480	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D2.7	NEW	INTERIOR	3480	HOLLOW-CORE WOOD	LEVER	PASSAGE	NO
	D2.8	EXISTING	EXTERIOR	3480	SOLID-CORE WOOD	LEVER	ENTRY	NO
	D2.9	EXISTING	EXTERIOR	3480	SOLID-CORE WOOD	LEVER	ENTRY	NO
ATTIC	D3.1	EXISTING	INTERIOR	3280	SOLID-CORE WOOD	LEVER	PASSAGE	NO
	D3.2	EXISTING	INTERIOR	3280	SOLID-CORE WOOD	LEVER	PASSAGE	NO

*SEE DETAIL 101/100 FOR LEVER TYPE ILLUSTRATION



GENERAL NOTES
1. ALL DIMS TO FACE OF FINISH
2. NEW WORK SHOWN IN GREY HATCH

#	ROOM	FLOOR	WALLS	CEILING
001	ENTRY	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
002	OFFICE	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
003	OFFICE	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
004	CORRIDOR	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
005	CASKET LIFT	NA	NA	NA
006	BATHROOM	TILE	GYP. BD., PAINTED	GYP. BD., PAINTED
007	KITCHEN	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
008	PORCH CRAWL-SPACE	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
009	COMMON AREA	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
010	BATHROOM	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
011	STORAGE	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
012	VIDEO RECORDING	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
013	STORAGE	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
014	MECHANICAL	CONCRETE EX	GYP. BD., PAINTED	GYP. BD., PAINTED
STAIR S1	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED	GYP. BD., PAINTED

#	ROOM	FLOOR	WALLS	CEILING
101	ENTRY	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
102	RECEPTION	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
103	OFFICE	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
104	BATHROOM	TILE	GYP. BD., PAINTED	GYP. BD., PAINTED
105	CASKET LIFT	NA	NA	NA
106	MACHINE ROOM	NA	NA	NA
107	OFFICE	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
108	CORRIDOR	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
109	OFFICE	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
110	OFFICE	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
111	OFFICE	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
112	CONFERENCE ROOM	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
113	ENTRY	CARPET	GYP. BD., PAINTED	GYP. BD., PAINTED
114	BATHROOM	TILE	GYP. BD., PAINTED	GYP. BD., PAINTED
STAIR S1	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED	GYP. BD., PAINTED

#	ROOM	FLOOR	WALLS	CEILING
201	CORRIDOR	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED
202	OFFICE	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED
203	BATHROOM	TILE, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED
204	KITCHEN	LVT	GYP. BD., PAINTED	GYP. BD., PAINTED
205	OFFICE	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED
206	OFFICE	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED
207	BREAK ROOM	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED
208	PORCH	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED
STAIR S1	WOOD, EX.	GYP. BD., PAINTED	GYP. BD., PAINTED	GYP. BD., PAINTED

*ALL NOTED MATERIALS ARE NEW, UNLESS FOLLOWED BY AN 'EX' (EXISTING).
*ALL NEW FINISH MATERIALS TO BE MIN. CLASS B FLAME-SPREAD RATING



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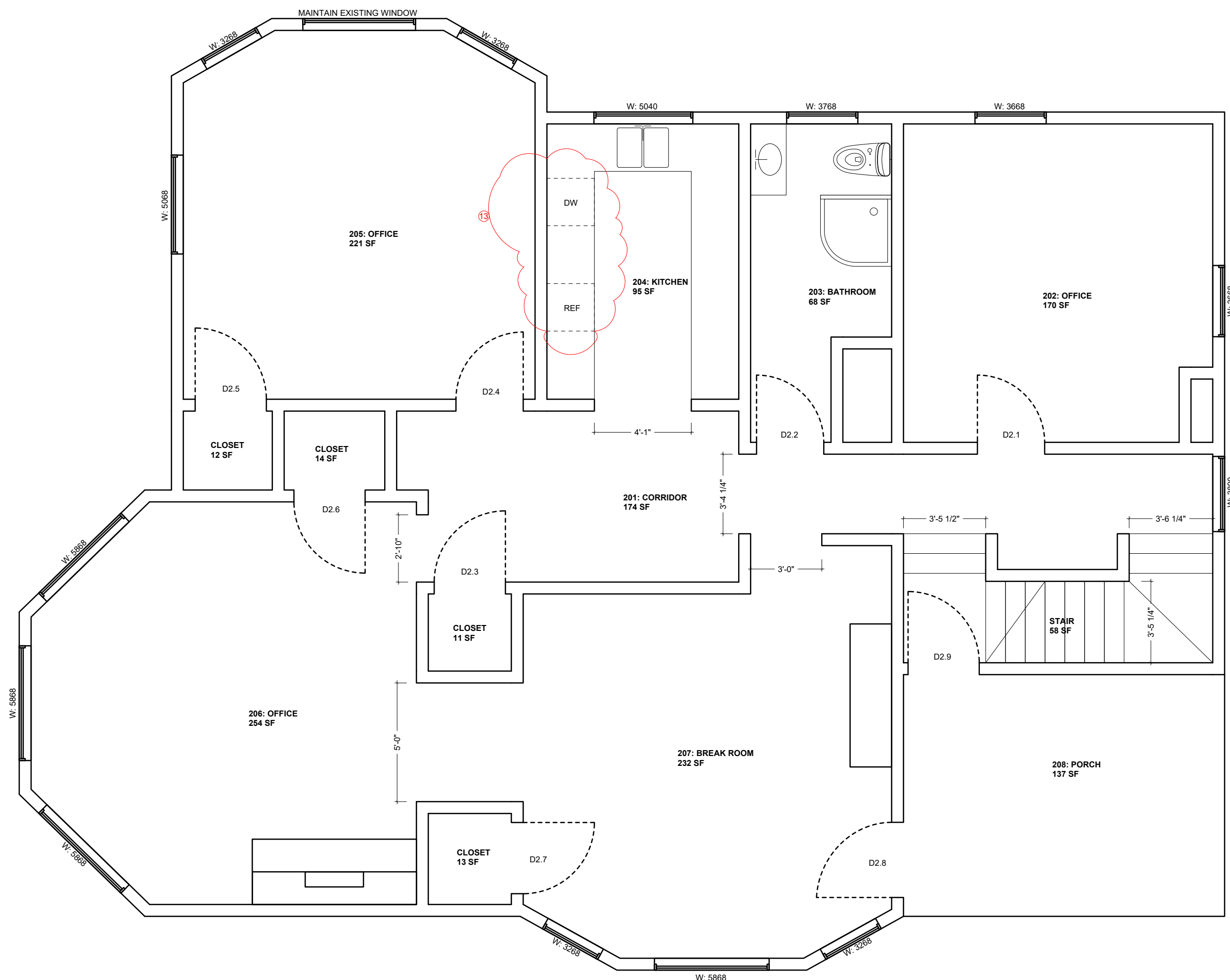
Partial Plan Approval
Examiner: J. Hutchins
CPA 2021021544
02.18.2022
SEE CORRECTION
LETTER

A100
FLOOR PLANS

Packet Pg. 35



Partial Plan Approval
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CPA 2021021544
02.18.2022
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LETTER



3.4.1

SHROCK
CUSTOM CONSTRUCTION, LLC

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3. GLASS: DOUBLE-PANE, LOW-E
COATING

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G002	PENDING
G003	PENDING
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A101	FLOOR PLAN
A301	ELEVATIONS
A501	DETAILS

ABBREVIATIONS
TYP. - TYPICAL
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VERSION HISTORY		
INDEX	ISSUANCE	
0.85	CLIENT REVIEW	2013
0.90	CLIENT REVIEW	2013
0.91	CLIENT REVIEW	2013
0.92	CLIENT REVIEW	2013
0.93	CONSULTANT COORD.	2013
0.94	CONSULTANT COORD.	2013
0.95	CLIENT REVIEW	2013
0.97	FOR PERMIT	2013
0.98	CBL 1 RESPONSE	2013

REGULATORY AGENCY
STATE OF OHIO BOARD OF INDUSTRIAL
COMPLIANCE

ZONING
MOUNT VERNON PUBLIC BUILDING
AND LAND DEPARTMENT

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info@newdirectionsohio.org

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Email: ---

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MEP ENGINEER
REEL ENGINEERING LLC
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Email:
UNEMPLOYED ENGINEER

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City, State Zip
Phone:
Email:

Street Address
City, State Zip
Phone:
Email:

Street Address
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Phone:
Email:
GUEST ID:

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CONSTRUCTION**
234 West Main Street
Loudonville, OH 44642
Phone: 419-294-0004
Email: ---



PROJECT

**NEW DIRECTIONS DOMESTIC
ABUSE SHELTER OFFICES**

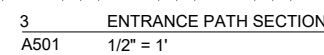
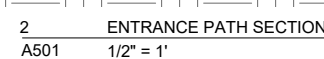
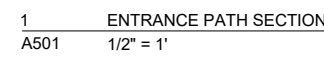
A101

FLOOR PLANS

20211119

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CIVIL ENGINEER

Street Address
City, State Zip
Phone:
Email:
E-MAIL ADDRESS REQUIRED

LANDSCAPE ARCHITECT
====
Street Address
City, State Zip
Phone:
Email:

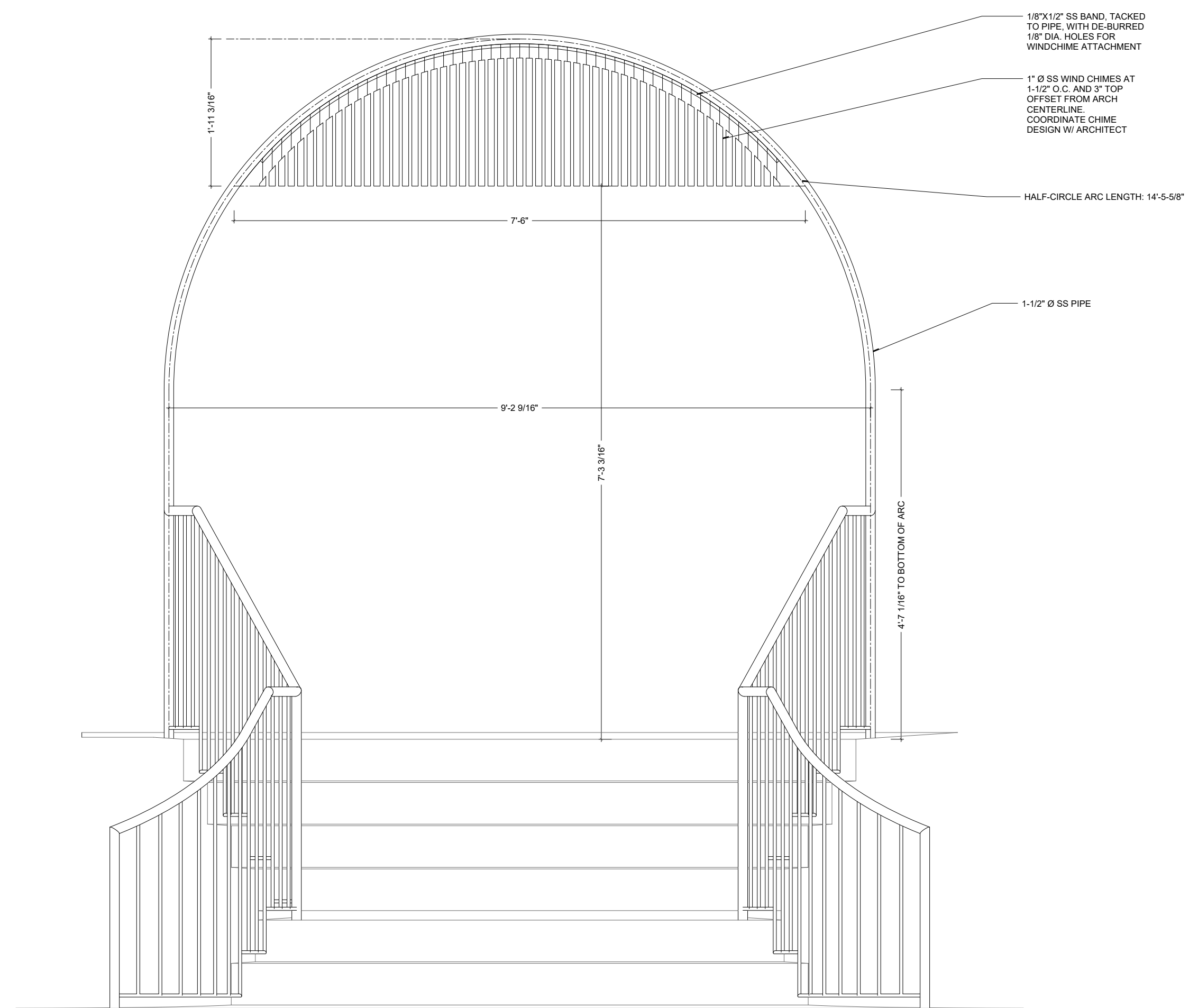
LIGHTING CONSULTANT
—
Street Address
City, State Zip
Phone:
Email:
FACADE DESIGN CONSULTANT

Street Address
City, State Zip
Phone:
Email:
BUILDER
SHROCK PREMIER CUSTOM

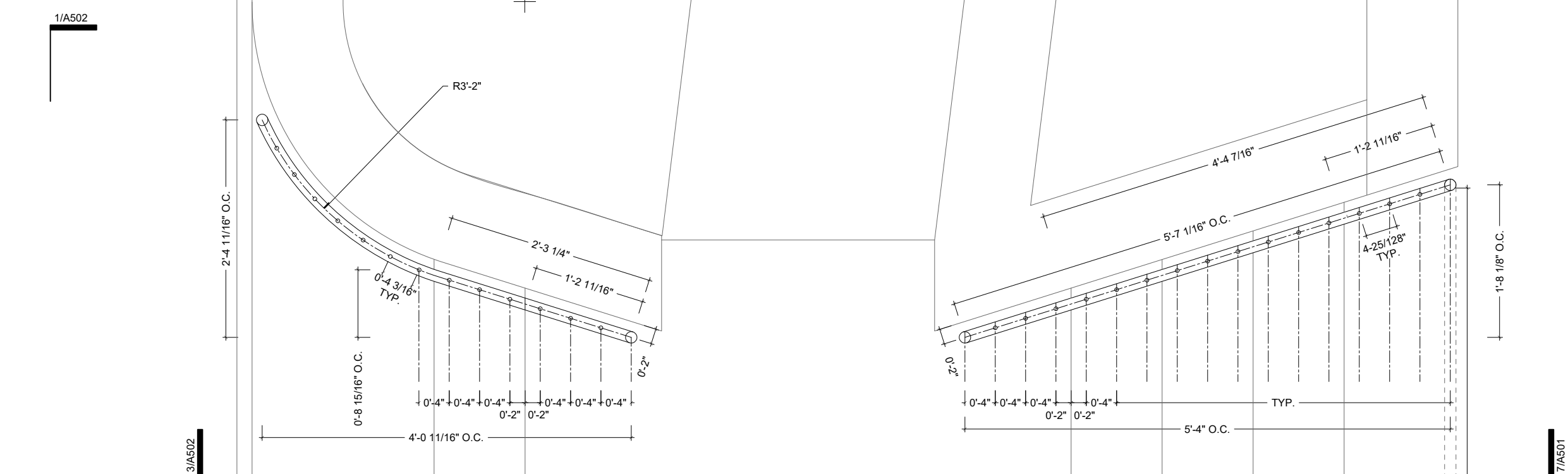
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Email: ---



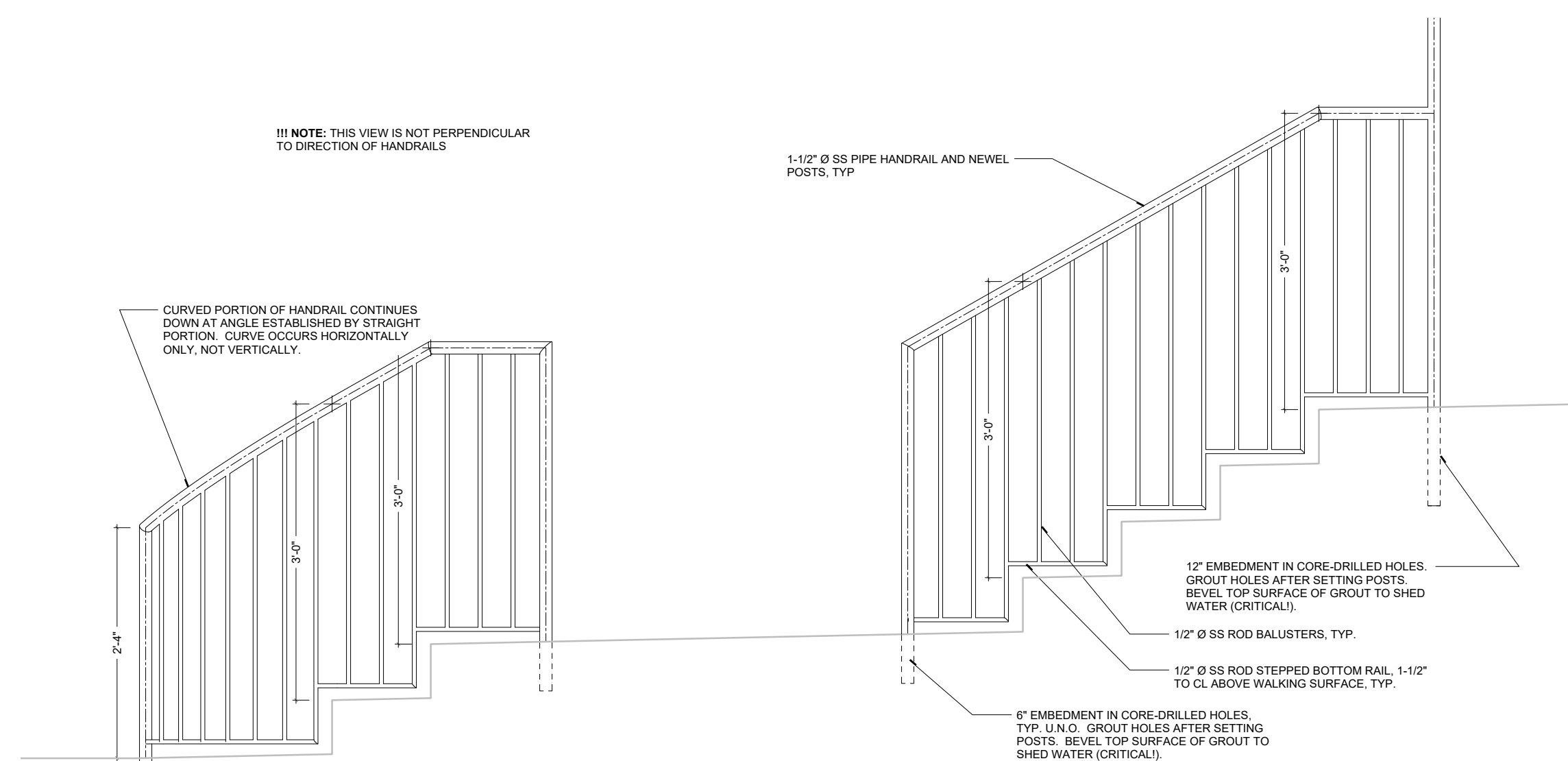
PROJECT
NEW DIRECTIONS DOMESTIC



1	HANDRAIL ARCH AND WINDCHIME ELEVATION
A502	1/2" = 1'



2 HANDRAIL ENLARGED PLAN
A502 $1/2" = 1'$



3	HANDRAIL ELEVATION
A502	N.T.S.

SHEET INDEX

0000 RINDERINGS
0001 RINDERINGS
0002 RINDERINGS
0003 RINDERINGS
G100 CODE DATA
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A101 FLOOR PLANS
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A501 DETAILS

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Phone:

Street Address
City, State Zip

Street Address

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Email: ...

**NEW DIRECTIONS DOMESTIC
ABUSE SHELTER OFFICE**

A502

DETAILS

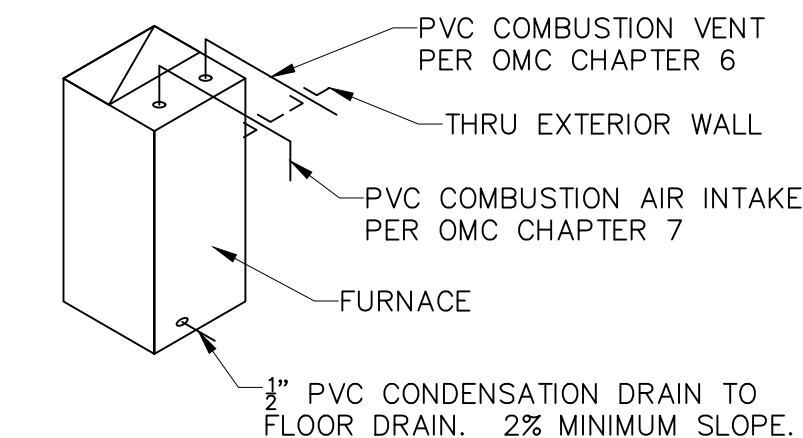
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LEGEND

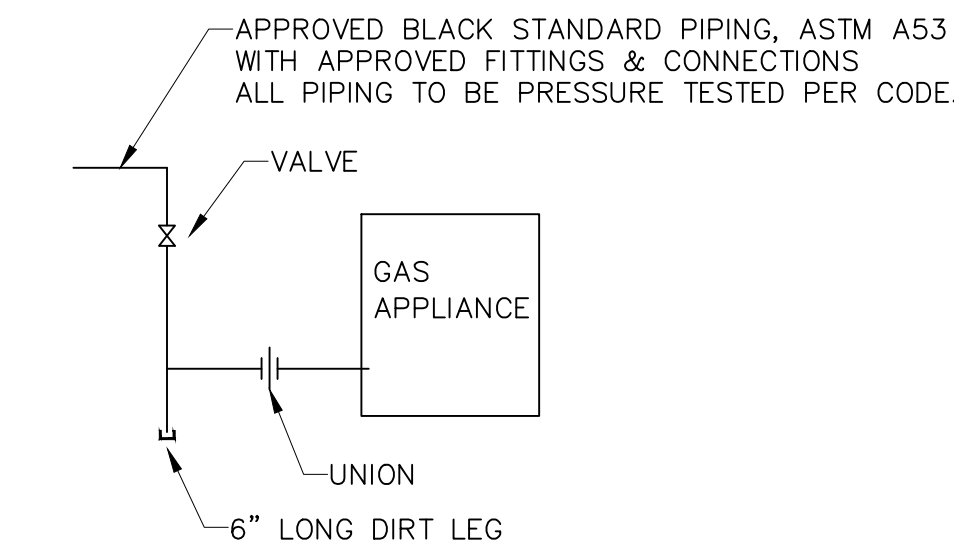
- ⊗ LED LIGHT FIXTURE/50CFM EXHAUST VENT TO THE OUTSIDE
- ☒ SUPPLY AIR CEILING DIFFUSER WITH DAMPER
- ↳ SUPPLY AIR WALL DIFFUSER WITH DAMPER
- SUPPLY AIR FLOOR DIFFUSER WITH DAMPER
- ↳ RETURN AIR WALL GRILL
- ☒ RETURN AIR FLOOR GRILL
- FURN1 EXISTING GAS FIRE FURNACE/AIR HANDLER
140,000 BTUH.
WITH 5 TON A/C COIL
- FURN2 GAS FIRE FURNACE/AIR HANDLER
80,000 BTUH, 95%+ EFFI.
1200 CFM @ 0.1 SP.
3 TON A/C COIL
- AC1 EXISTING 5 TON CONDENSER
- AC2 NEW 3 TON CONDENSOR, 410A COOLANT, 13 SEER
- ERV ENERGY RECOVERY VENTILATOR
RENAWARE EV300 ~300 CFM OUTSIDE AIR
8"Ø INSULATED DUCT EXHAUST (EA) AND INTAKE THRU
WALL (OA). INTERCONNECTED TO CO2 SENSOR IN R/A
DUCT
- ① THERMOSTAT, 7 DAY & HOLIDAY TIMER

MECHANICAL NOTES

- MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH IT'S UNDERWRITER APPROVAL, THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.
- DUCTWORK CONSTRUCTION AND GAUGE SHALL COMPLY WITH THE OMC AND SMACNA DUCT CONSTRUCTION STANDARDS.
- DAMPERS AT DIFFUSERS SHALL BE PROVIDED TO PROPERLY BALANCE THE SYSTEM.
- ALL DUCTWORK SHALL BE SUPPORTED WITH APPROVED HANGERS FROM BEAMS OR PURLINS. DUCTWORK SHALL NOT BE SUPPORTED FROM THE ROOF DECK.
- ALL SQUARE ELBOW DUCT TURNS SHALL BE EQUIPPED WITH DUAL BLADE TYPE TURNING VANES.
- INSULATE (R-6 INTERIOR OR R-8 EXTERIOR) DUCTS IN UNCONDITIONED SPACES. THE FLAME SPREAD INDEX SHALL NOT EXCEED 25 AND SMOKE DEVELOPED INDEX NOT EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84



VENTING DETAIL



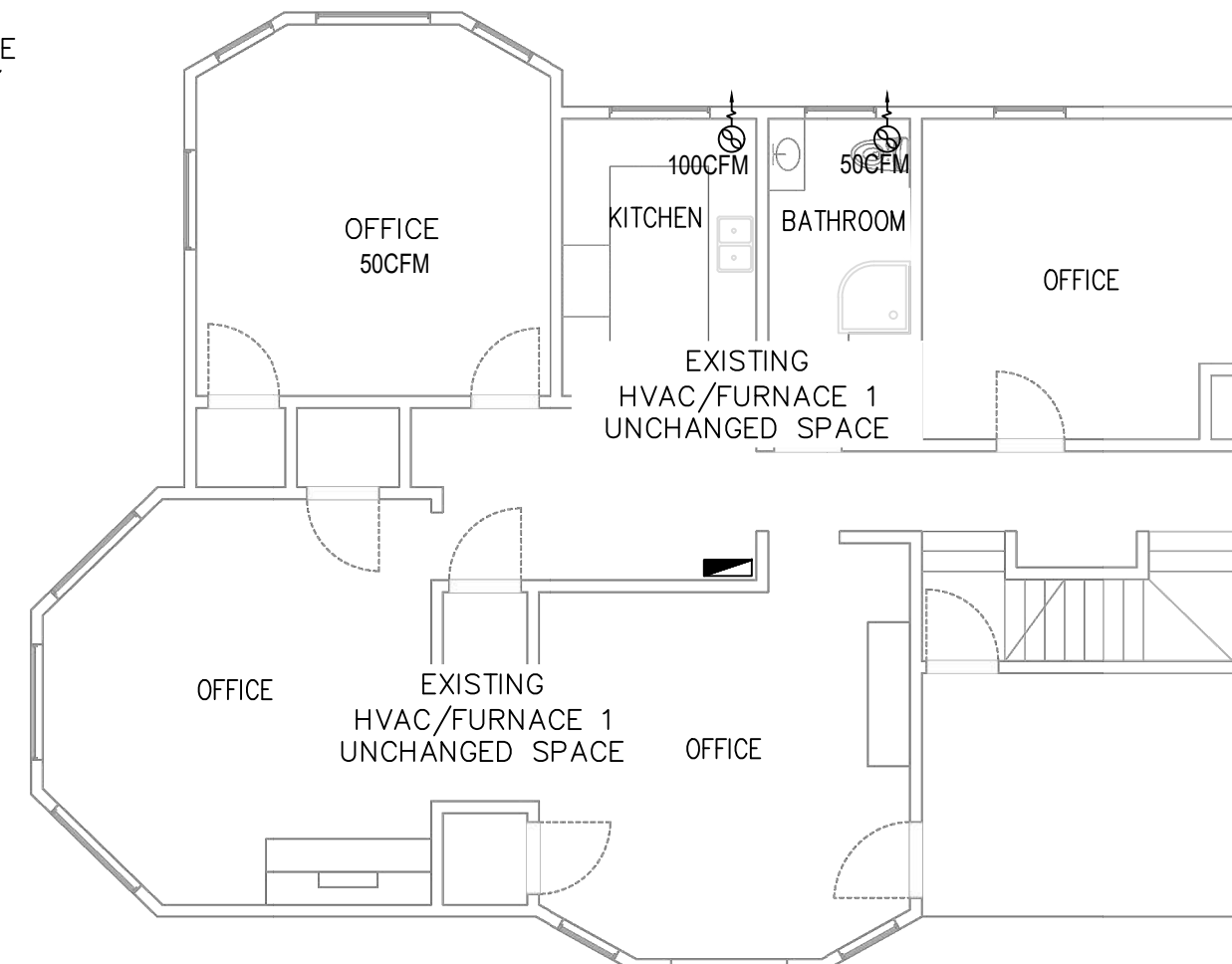
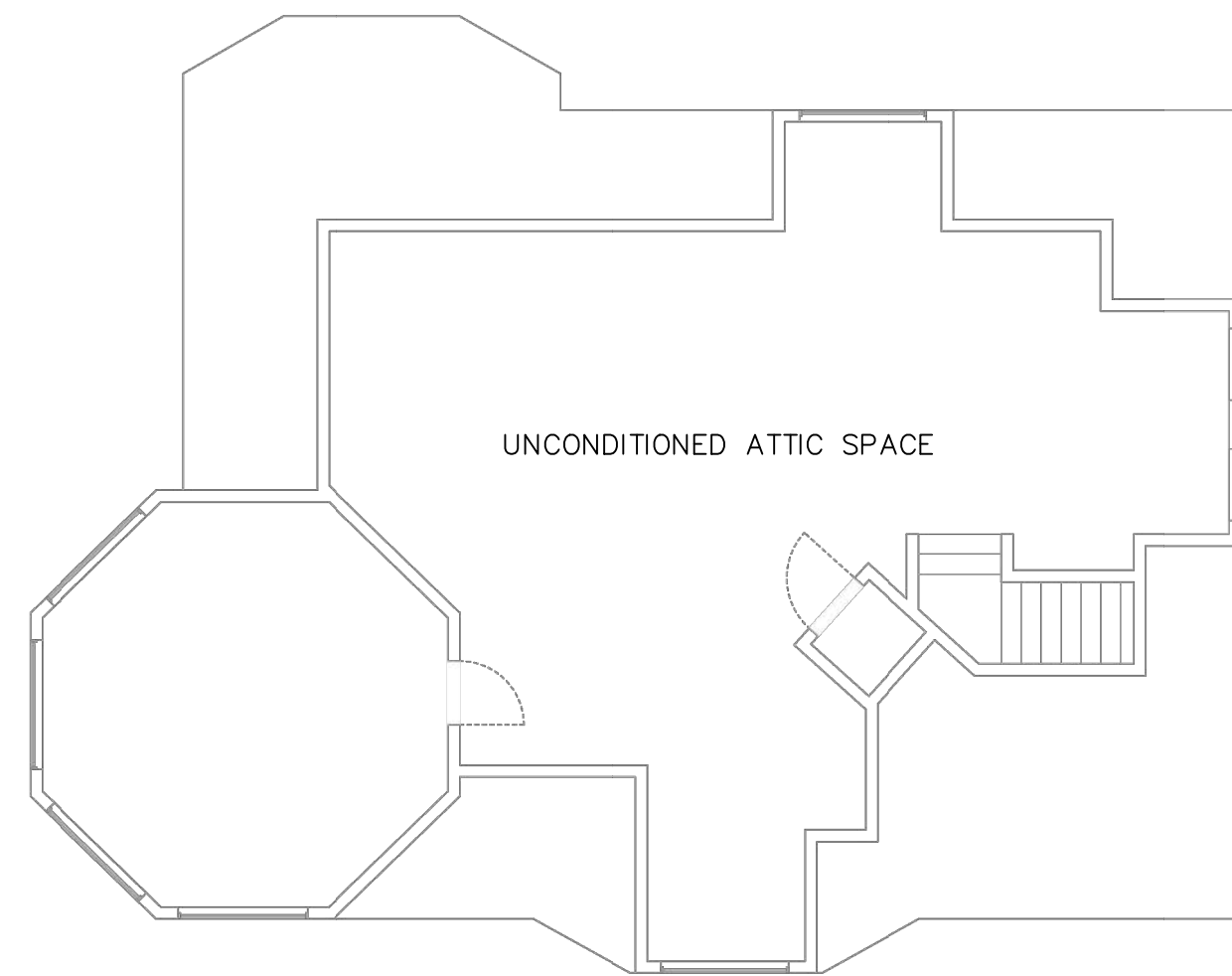
GAS CONNECTION DETAIL

MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH IT'S UNDERWRITER APPROVAL, THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATIONS AND , GOOD ENGINEERING PRACTICES.

WINDOW SCHEDULE

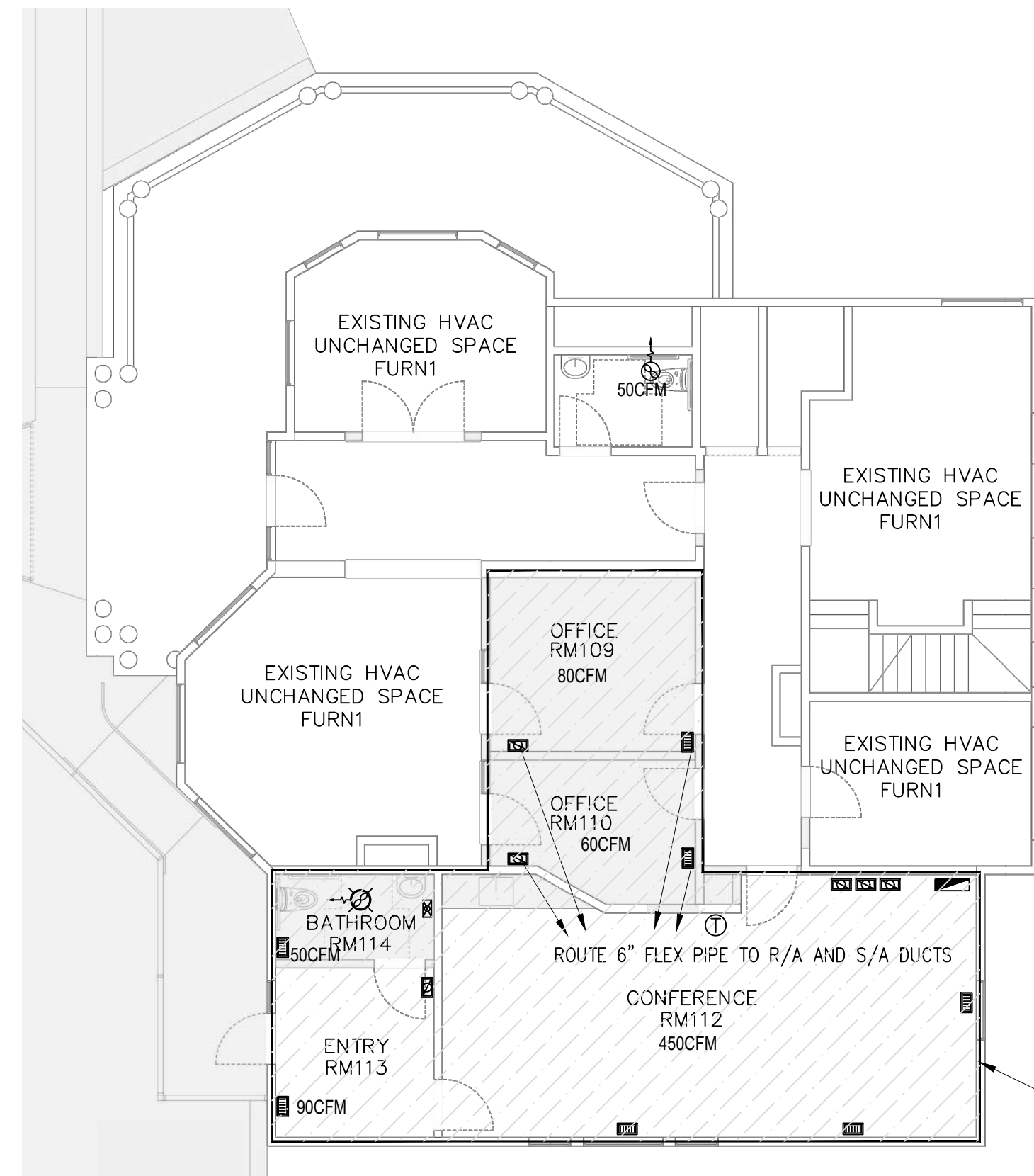
- Ⓜ1 80"x67" CASEMENT WINDOW, 35SF NET OPENABLE AREA

ATTIC PLAN ~ NO MECHANICAL WORK

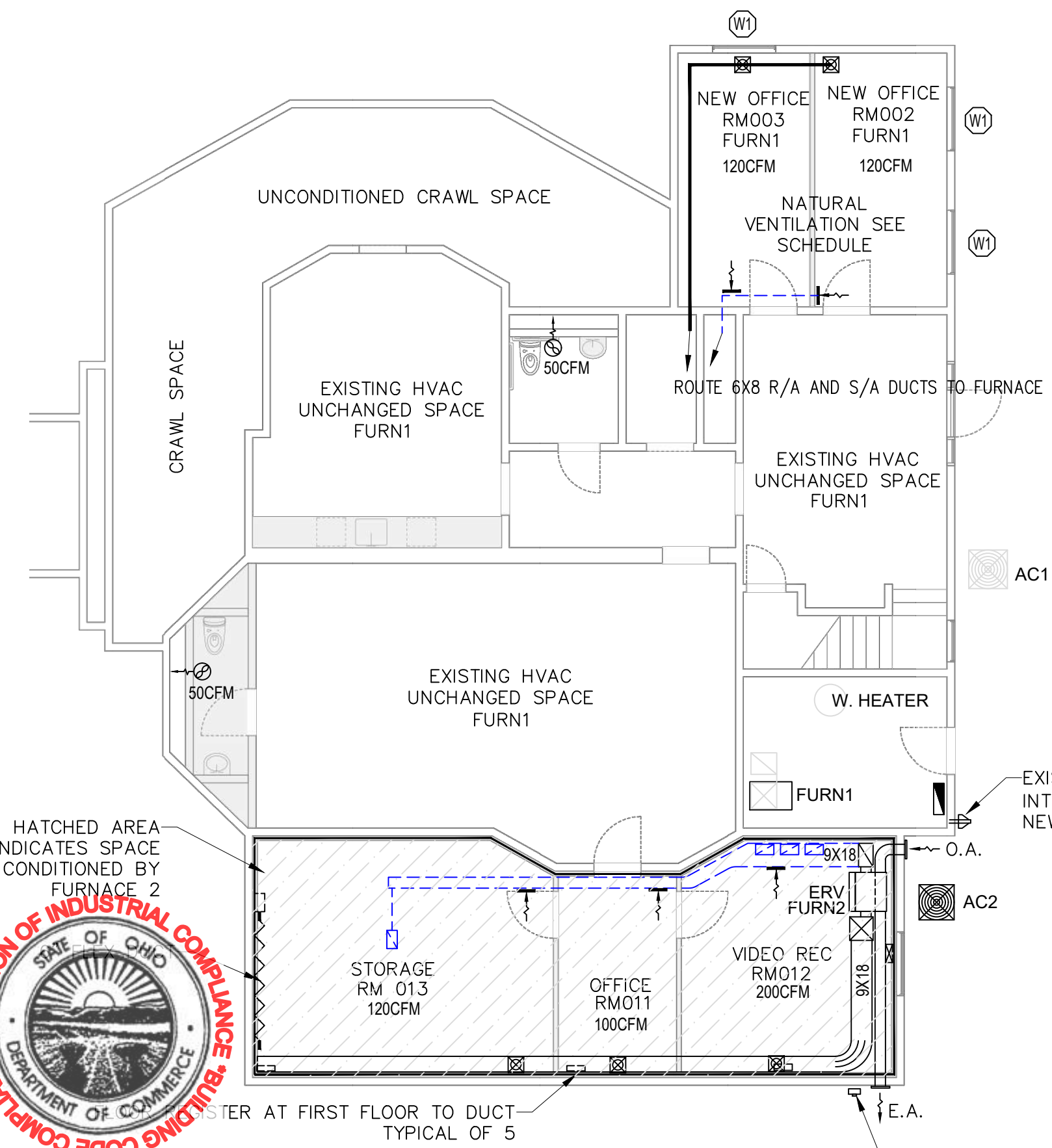
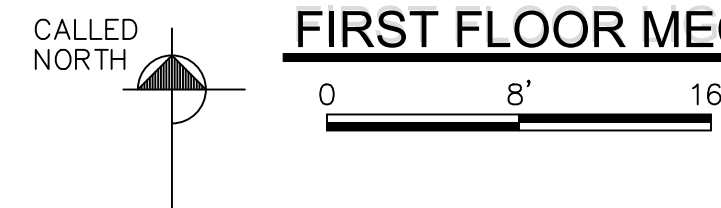


2ND FLOOR MECHANICAL PLAN

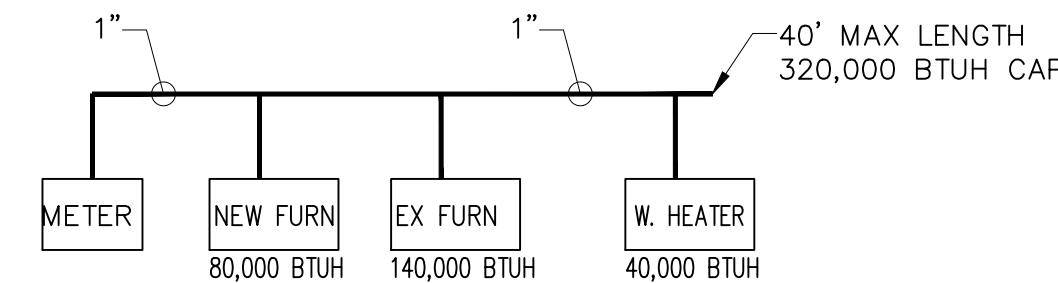
TOTAL AREA=1500SF



FIRST FLOOR MECHANICAL PLAN



BASEMENT MECHANICAL PLAN



FUEL SOURCE SCHEMATIC

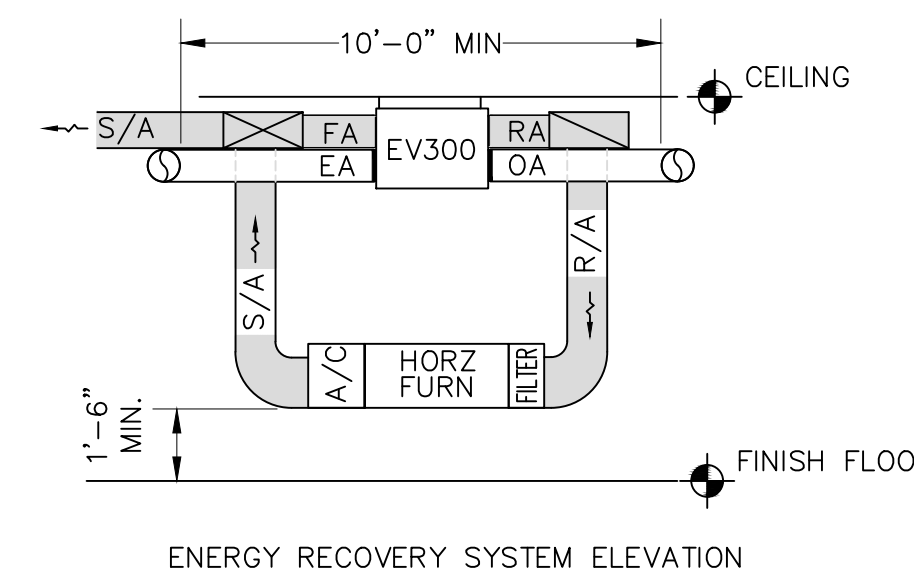
DESIGN BASIS 1/2" PSI OR 14 WC

NATURAL VENTILATION PER OMC 402

ROOM NAME	AREA SF	4% AREA	OPENABLE AREA	COMPLIES
OFFICE 002	140	5.6	35	Y
OFFICE 003	140	5.6	70	Y

FURN 2~ MECHANICAL VENTILATION PER OMC 403

ROOM NAME	AREA SF	OCCUPANTS	AIR FLOW RATE CFM/PERSON	AIR FLOW RATE CFM/SF	CALCULATED OUTSIDE AIR (CFM)
OFFICE 109	123	0.6	5	0.06	10
OFFICE 110	91	0.5	5	0.06	8
CONF 112	458	23	5	0.06	142
ENTRY 113	93	0.5	5	0.06	11
BATHROOM 114				50 CFM EXHAUST	
OFFICE 011	96	0.5	5	0.06	8
VID REC 012	196	1	5	0.06	17
STORAGE 013	280			0.12	34
				TOTAL	230



New Directions

212 North Main Street

- Retaining Wall for ADA Ramp
 - Wall will be cement block wrapped in Dutch Quality cultured stone.
 - Railing on Retaining Wall will be steel fabricated, and powder coated in black.
- Building
 - Building will be repainted in SW 6003 Proper Gray.
 - Front door will be replaced with a Curri Steel Door with the Java finish.



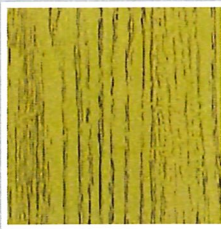
CURRIStain®

Reliable Steel Door Construction

Standard Color Options



Natural



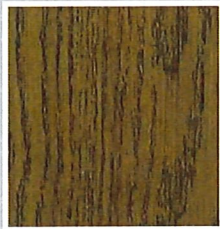
Wheat



Cashew



Cabernet



Cocoa



Java

Printed colors are not exact, select final color from physical samples. Contact factory for color samples.

Custom Color Match

In-house custom color matching system can match virtually any color.



The look of wood with the strength of steel

CURRIStain doors are embossed with a plain sliced oak wood grain pattern and then factory finished with one of six standard colors or can be custom color matched which produces the look of real wood. A clear UV resistant top coat finish provides lasting protection for the stain system. Wood grain astragals and window kits are available to complete the package.

6-Panel Embossed Doors (E-6 and E6HG)

CURRIStain paneled doors are embossed with the true grain direction of genuine paneled stile and rail wood doors.

- 707 Series construction carries a fire rating up to three hours under Underwriters Laboratories or Warnock Hersey
- Panel doors are available in a polystyrene core only
- Doors are 1-3/4 inch thick with 18 gauge galvanized steel face sheets wood grain embossed .005 inch deep
- Edges of the door are available with the same standard bevels of a wood door with the precision machining and handing of a steel door
- Maximum door width: 3'0"
Maximum height: 7'0"
- Window preparations are available
- Hinge preparation may be 4-1/2 inch or 5 inch, handed in either standard weight (.134) or universal 4-1/2 inch hinge preparation
- Lock preparations are limited by the size of the rail only

Attachment: 12253073-Design Details (3603 : 2022-Bza-22)



Flush Doors

CURRIStain flush wood doors are available in a polystyrene, polyurethane, honeycomb or temperature rise core construction.

- 707 or 727 series in singles or pairs as a handed door (non-handed design not available)
- Hinge preparation may be 4-1/2 inch or 5 inch, handed in either standard weight (.134) or universal 4-1/2 inch hinge preparation
- Lock preparations are limited by the size of the rail only
- Doors are 1-3/4 inch thick with 18 or 16 gauge galvanized steel face sheets wood grain embossed .005 inch deep
- Edges of the door are available with the "S" visible seam edge only in A bevel (beveled lock edge), b bevel (square lock edge and handed, square hinge edge), or G bevel (beveled lock and hinge edge)
- Maximum door width is 4'0"
Maximum Height is 9'0"
- Doors may be fire rated to 3 hours following typical fire rated door restrictions based on series, gauge, and size.
- Window preparations are available in all Curries standard face types

Custom Color Matching

The CURRIStain specialized in house custom color match process assures consistent color stain matching of virtually any color your project might require. Hundreds of stain formulations are possible using different combinations of stain finishes and base coats.

Mail your physical finish sample for matching to your Customer Service Professional at Curries. You will receive the matched color and an approval form to sign and include with your CURRIStain order. It's that simple!

The ASSA ABLOY Group is the global leader in access solutions. Every day, we help billions of people experience a more open world.

ASSA ABLOY Opening Solutions leads the development within door openings and products for access solutions in homes, businesses and institutions. Our offering includes doors, frames, door and window hardware, locks, perimeter fencing, access control and service.

CURRIES • 1502 12th Street NW
Mason City • IA 50401
Phone: 641-423-1334
Fax: 641-424-8305
Website: www.curries.com

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Board of Zoning Appeals Meeting: 08/03/22 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

DEFEATED

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

BZA FILE (ID # 3604)

DOC ID: 3604

2022-BZA-23 : 998 COSHOCTON AVE - VARIANCE FOR SIGNAGE

Item Number	2022-BZA-23
Site Address	998 Coshocton AVE
Parcel Number	66-09149.000
Zoning District	GB
Presented By	Mark Bailin

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1175 Schedule of Sign Regulations for GB

Request: Variances for 3 signs

Variance 1 – Front wall sign (North) requesting an 87-sf sign on a 39' wide building

- Code allows for 1 sign for each 40 lineal feet of building facing a public street, not to exceed a maximum of 4. The maximum total area of a wall sign shall not exceed 1-sf per lineal feet of building.

Variance 2 – Side wall sign (East) requesting 143-sf of signage on a 140' long building

Variance 3 – Ground sign: wants to utilize existing sign base from Hardees with a proposed overall height of 19'-3.5". They propose a 24-sf electronic message center below a 112-sf primary sign for a total of 136 sf.

- Code allows for 1 ground sign for each property. The maximum total area of a ground sign shall be 20 sf for a freestanding pole sign or up to 80 sf for a monument style sign. The code further states only a monument style sign may be used on any lot that has more than 60' of road frontage. The property has approximately 149' of road frontage. 24-sf is the maximum size allowed for an electronic message center and no variance is permitted.

COMMENTS - Current Meeting:

Bailin (sworn in) - requested the 3 variances be approached individually. The first variance requested is for the signage on the front wall on the North side. The request is for an 87 square feet sign on a 39-foot-wide building. Code allows 1 square foot per linear foot.

Percy asked Blankenhorn what the maximum size allowed per Code is. Blankenhorn said the building is 39 feet wide so the sign can be up to 39 square feet. The request is for 87 square feet, more than 200% larger.

Hillier - asked why such a large sign is needed. Is it because of the distance it is from the street? Blankenhorn said the Code does allow additional sign square footage if the building sets more than a certain distance from the street.

Carr - reminded the Board there was an extensive review of the sign ordinance in 2018 at which time it was likely improved upon. There is an ordinance that says the City does not allow billboards in Mount Vernon. The proposed size is starting to appear very offensive and appearing almost like a billboard. The request is 48 square feet over the limit which is almost 125% larger than permitted. The Board has already ruled on businesses along Coshocton, including Connell's Furniture, Rural King, and another retailer in the same shopping center, all denied. He is not against business, as he doesn't believe anyone in the room is. In fairness, the 2 other car washes on Coshocton meet the Code properly. Next door, Burger King, put in a beautiful restaurant and they also complied to the requirement of signage. He reminded the Board the Codes are there and agreed to by City Council, our elected representatives. Something this offensive should bother all of us in the community.

Hillier - asked if the distance the building sets back from the road allows more than 39 square feet. Blankenhorn said the Code provides for additional square footage for buildings that set 250 feet or more from the road. This building is not that far off of the road.

A communication was submitted for the case to the Development Services Manager: To: Mt Vernon Ohio Board of Zoning Appeals From: Gary Koester, 24 Eastgate Dr., Mt Vernon, Ohio 43050 Date: August 3, 2022 Re: File - 2022-23 998 Coshocton Ave - Variance for Signage

I am writing in opposition to the "Variance for Signage" that has been requested by Rod Starr, owner of Xtreme Clean Car Wash located at 998 Coshocton Ave 43050. There are three variances requested: Variance 1: Applicant wants an 87 sqft Front Wall sign where city code grants 39 sqft. All of the applicant's requests far exceed the signage allowed under Mt Vernon city code. Applicant should conform to our community standard as stated in the city code. Uniformity and consistency in signage is important to enhancing the attractiveness of our commercial retail business district on Coshocton Ave. Large signage is not attractive and gives a tacky appearance. We all know this a car wash without an overabundance of signage. Its success will be in the value it brings to our community, not an extreme show of signage. We welcome Xtreme Clean Car Wash to our community, and we look forward to their services. But the right thing would be for it to respect and conform to our city codes. We do not welcome a mass presentation of signage, logos, and visual clutter.

The Staff Report was read: August 2, 2022 Case: 2022-BZA-23 998 Coshocton AVE, Parcel #66-09149.000 Mark Bailin requests variances for signage for a new commercial property on Coshocton AVE. The first variance requested is for the sign on the North side, front of the building. The request is for an 87 square feet sign on a 40 feet wide structure. This is a proposed increase of more than 200%. The code allows for the sign to be 1 square feet per linear feet of building face. The zoning staff does not support this requested increase.

Bailin said it seems like there are other establishments that did get variances, citing Advance Auto Parts across the street from the subject site and T-Mobile.

Percy explained those variances would have been granted prior to the zoning rewrite. The zoning rewrite was done in 2018 and there have not been any variances granted on Coshocton Avenue since then.

Bailin asked if they could reduce the size of the requested sign. 40 square feet would limit the sign to just the logo itself and make it look out of proportion with the height of the building. He asked about a 55 square feet sign.

Walter (sworn in) - said a 39 square feet sign would look miniscule with the height of the building. A 55 square feet sign example was provided to the Board. He cited Advance Auto Parts. Broeren reminded him, that signage was granted under a different code.

Percy explained the Code has some limiting factors in it. 1155.21 provides for the variance size of signs to be increased, but generally by not more than 25%.

Walter said he would like the request to stay at 87 square feet.

Blankenhorn said 25% added to 39 square feet is 48.75 square feet.

There was discussion about the ruling being a denial and the applicant resubmitting which would be another 30 days.

Walter said they would like to amend the request to 55 square feet and asked council to take into consideration the total square foot of the front of the building, due to the height being 40' tall. He believes too small of a sign can be just as unattractive as too big.

Hillier added 55 square feet is not much over what the code guidance provides for in allowing a variance. Taking into consideration the height of the building he thinks it is a pretty good compromise for the commission.

Carr reminded the Board that the new Burger King next door has a front logo sign that is substantially small. Everyone knows its Burger King. Everyone will know this is a car wash. He doesn't think the signage will generate anymore marketing ability. It's just going to be offensive and you are setting a precedence for everyone else along Coshocton that wants other size signs.

A 55 square feet sign is approximately a 41% increase over the newly revised code allowance.

Percy called for a motion. Simpson made a motion to approve a 55 square feet sign for the front of the building.

RESULT: **DENIED [0 TO 5]**
MOVER: Susie L. Simpson, Member
SECONDER: Cynthia Cunningham, Vice-Chairman
NAYS: Percy, Simpson, Smith, Aryanata, Cunningham
EXCUSED: Otho Eyster, Tonya Boucher



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Rod Starr, 875 S. Washington, Millersburg, OH 44654

Agent's Name, Address and Phone

Mark Bailin, 4516 Renaissance Parkway, Warrensville Heights, OH 44128

Site Information

Site Address

998 Coshocton Ave

Legal Description

12 7 3 PT SE NE 25 1.519A

Parcel Number

66-09149.000

Deed Volume and Page Number

Zoning District

GB

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:

SEE ACCOMPANYING DOCUMENT

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:

July 15, 2022

By:

Mark Bailin / Mark Bailin

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: Mount Vernon Request for Hearing - Xtreme Clean Car Wash (3604 : 2022-Bza-23)



July 15, 2022

City of Mount Vernon, Ohio
Board of Zoning Appeals

RE: Request for Hearing

Diamond Signs & Graphics along with Rod Starr, owner of Xtreme Clean Car Wash at 998 Coshocton Avenue is requesting a hearing before the Mount Vernon Ohio Board of Zoning Appeals.

Our request is for a variance to the Mount Vernon Sign Ordinances.

To increase sign size on North elevation and add signage to the West Elevation.

1. Increase the amount of sign square footage on the North side to 87 square feet.
 - a. The North side is the short side of the building at 40 feet. The ordinance allows only 1 linear foot for the side facing the street. 40 square feet does not allow for the brand (Logo and CAR WASH) to be displayed.
 - b. It will not provide enough sign size to be visible along Coshocton Ave.
 - c. If the building had been rotated 90 degrees the longer side would provide effective sign size.
2. The current building layout also provides visibility of the West elevation.
 - a. Display the brand for those traveling east along Coshocton.
 - b. Create reasonable use of the building that is visible from Coshocton
3. Reuse the existing pole sign which was permitted for use by the previous occupant (Hardee's).
 - a. Allows for greater name visibility from further away being perpendicular to Coshocton.
 - b. Adding an electronic message center to the existing structure.

The granting of the variance does not establish anything that is not otherwise permitted. The request is for increasing the size of what is allowed to compensate for the way the building is situated. The hardship is not self created. The lot is structured in that the building has to be constructed as is and not with the long side facing Coshocton.

Granting these variances will not impair the adequate supply of light and air to adjacent property.

The Applicant will not receive any special privilege by granting these variances that is denied by this regulation to other lands, structure or buildings in the same district.

We look forward to the opportunity to meet before the Board of Zoning Appeals.

Thank you,

A handwritten signature in blue ink that reads "Mark Bailin".

Mark Bailin
Diamond Signs & Graphics

Exterior Sign Rendering

Client:

Xtreme Clean Car Wash – **North Elevation**

Location:

998 Coshocton Ave.
Mt. Vernon, OH 43050

Sign Type:

Logo box, channel letters on a raceway.

Dimensions:

Logo Box: 65" H x 144.5" W
Channel Letters: 18" H x 173" W

Total Square Feet:

87 Square Feet

Elevation:

20' from ground to bottom of "CAR WASH"

Sign Details:

Xtreme Clean Logo Box: Polycarbonate face with translucent graphics, 2" trim cap, 3" returns, 3mm ACM backs. White LED lighting, 12V power supplies, UL Listed.

Channel Letters: White translucent acrylic faces with 1" black trim, 3" black returns, white LED lighting, raceway mounted, 12V power supplies mounted UL Listed.

Install Method:

1/4" or Larger lag screws

Colors:

White, Green, Blue



3
A2.1

NORTH EXTERIOR ELEVATION

1/8" = 1'-0"

XTREME CLEAN = 144.5"w x 65"h
CAR WASH = 173"w x 18"h

DIAMOND
SIGNS
& GRAPHICS

4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com

Exterior Sign Rendering

Client:

Xtreme Clean Car Wash – West

Elevation

Location:

998 Coshocton Ave.

Mt. Vernon, OH 43050

Sign Type:

Logo box, channel letters on a raceway.

“Xtreme Clean”: 65” H x 144.5” W

“CAR WASH”: 18” H x 173” W

“FREE VACUUMS: 24” H x 336” W

Total Square Feet:

143 Square Feet

Elevation:

18'-8" from ground to bottom of "CAR WASH"

16' from ground to bottom of "FREE VACUUMS"

Sign Details:

Xtreme Clean Logo Box: Polycarbonate face with translucent graphics, 2" trim cap, 5" returns, 3mm ACM backs. White LED lighting, 12V power, UL Listed.

"CAR WASH": White translucent acrylic faces with 1" black trim, 3" black returns, white LED lighting, raceway mounted, 12V power supplies mounted in raceway with external disconnect, UL Listed.

“FREE VACUUMS”: White translucent acrylic with black day/night vinyl, 1” black trim caps, 3” black returns, white LED lighting, raceway mounted, 12V power supplies, UL Listed.

Install Method:

1/4" or Larger lag screws



2 WEST EXTERIOR ELEVATION
3/32" = 1'

XTREME CLEAN = 144.5" w x 65" h
CAR WASH = 173" w x 18" h
FREE VACUUMS = 336" w x 24" h

Attachment: Revised Mount Vernon Submission 72022 (3604 : 2022-Bza-23)

Exterior Sign Detail Page

Client:
Xtreme Clean Car Wash

Location:
998 Coshocton Ave.
Mt. Vernon, OH 43050

Sign Type:
Channel letters on a raceway.

Dimensions:
"CAR WASH": 18" H x 173" W
"FREE VACUUMS": 24" H x 336" W

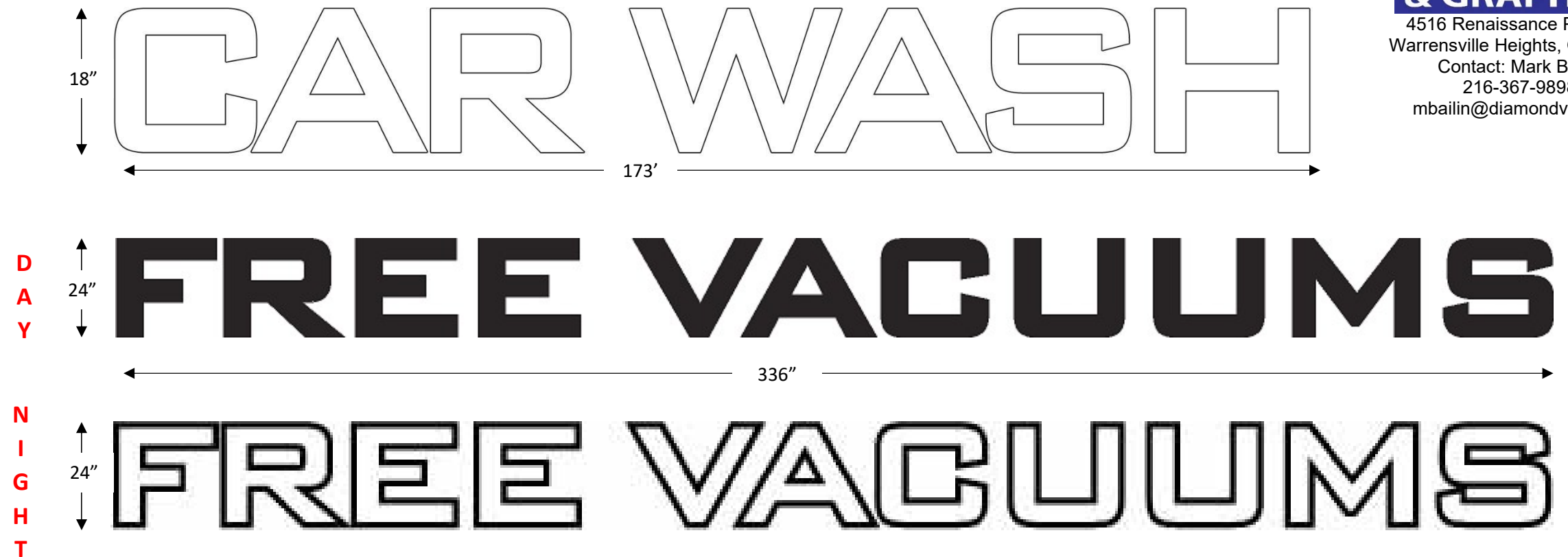
Sign Details:
"CAR WASH": White translucent acrylic faces with 1" black trim, 3" black returns, white LED lighting, raceway mounted, 12V power supplies mounted in raceway with external disconnect, UL Listed.

"FREE VACUUMS": White translucent acrylic with black day/night vinyl, 1" black trim caps, 3" black returns, white LED lighting, raceway mounted, 12V power supplies, UL Listed.

Colors:
White, Green Blue

Channel Letter Details

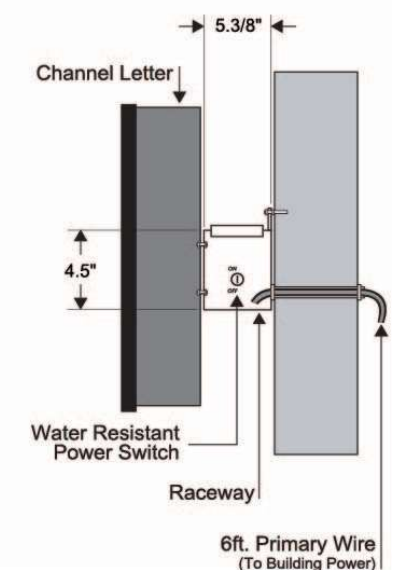
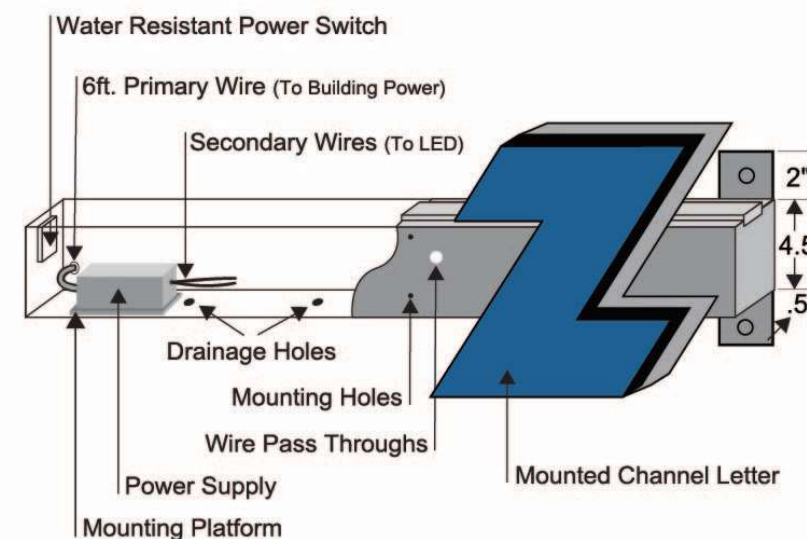
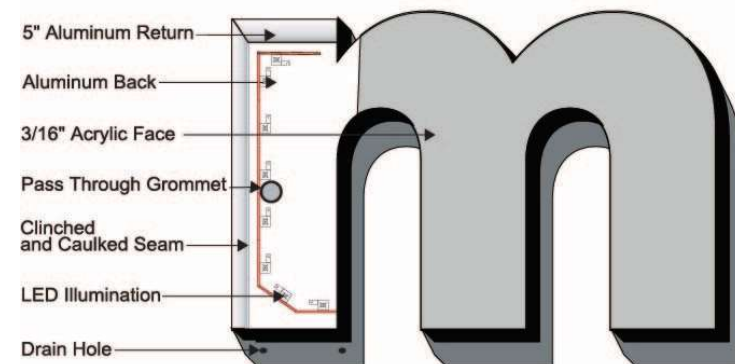
DIAMOND
SIGNS
& GRAPHICS
4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com



Front View

Raceway Front View

Raceway Side View



Exterior Sign Detail Page

Client:
Xtreme Clean Car Wash – North and West Elevations

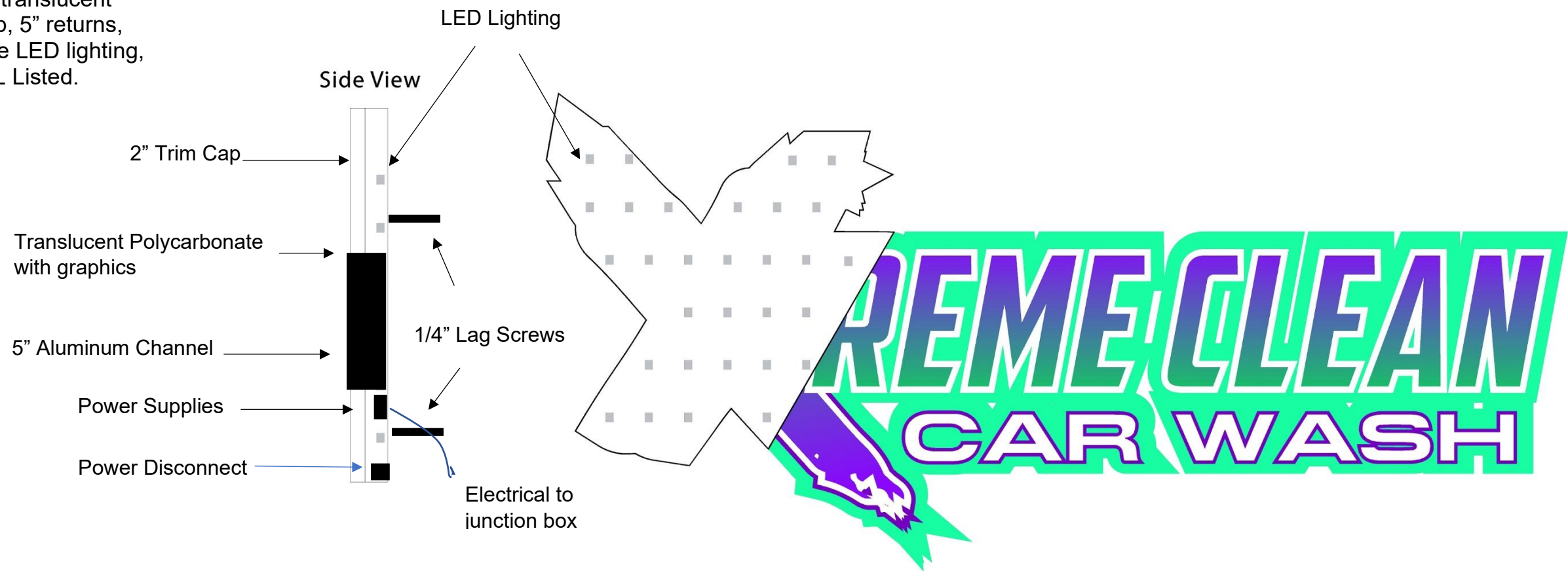
Location:
998 Coshocton Ave.
Mt. Vernon, OH 43050

Sign Types:
Channel logo box.

Dimensions:
“Xtreme Clean”: 65” H x 144.5” W

Sign Details:
Xtreme Clean Logo Box: White translucent acrylic with translucent printed vinyl, 2” trim cap, 5” returns, 3mm ACM backs. White LED lighting, 12V power supplies, UL Listed.

Colors:
White, Green, Blue, Black



NOT TO SCALE

Channel Logo Box Details

DIAMOND
SIGNS
& GRAPHICS

4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com

Attachment: Revised Mount Vernon Submission 72022 (3604 : 2022-Bza-23)

Exterior Sign Rendering – Pylon Sign

Client:
Xtreme Clean Car Wash

Location:
998 Coshocton Ave.
Mt. Vernon, OH 43050

Sign Type:
Pylon Sign With Electronic Message
Center (EMC)

Dimensions:
Pan Face: 87.5” H x 185” W
EMC: 48” H x 72” W

Total Square Feet:
Pan Face - 112 Square Feet
EMC – 24 Square fee

Elevation:
6 ft. to bottom of EMC
12 ft. to bottom of pan face
OVERALL HEIGHT – 19’ 3.5”

Sign Details:
Pan Faces: 2 per side, .177
polycarbonate, 2” flanges

EMC: 10mm pixel pitch, 150x180
matrix, 12” x 12” panels

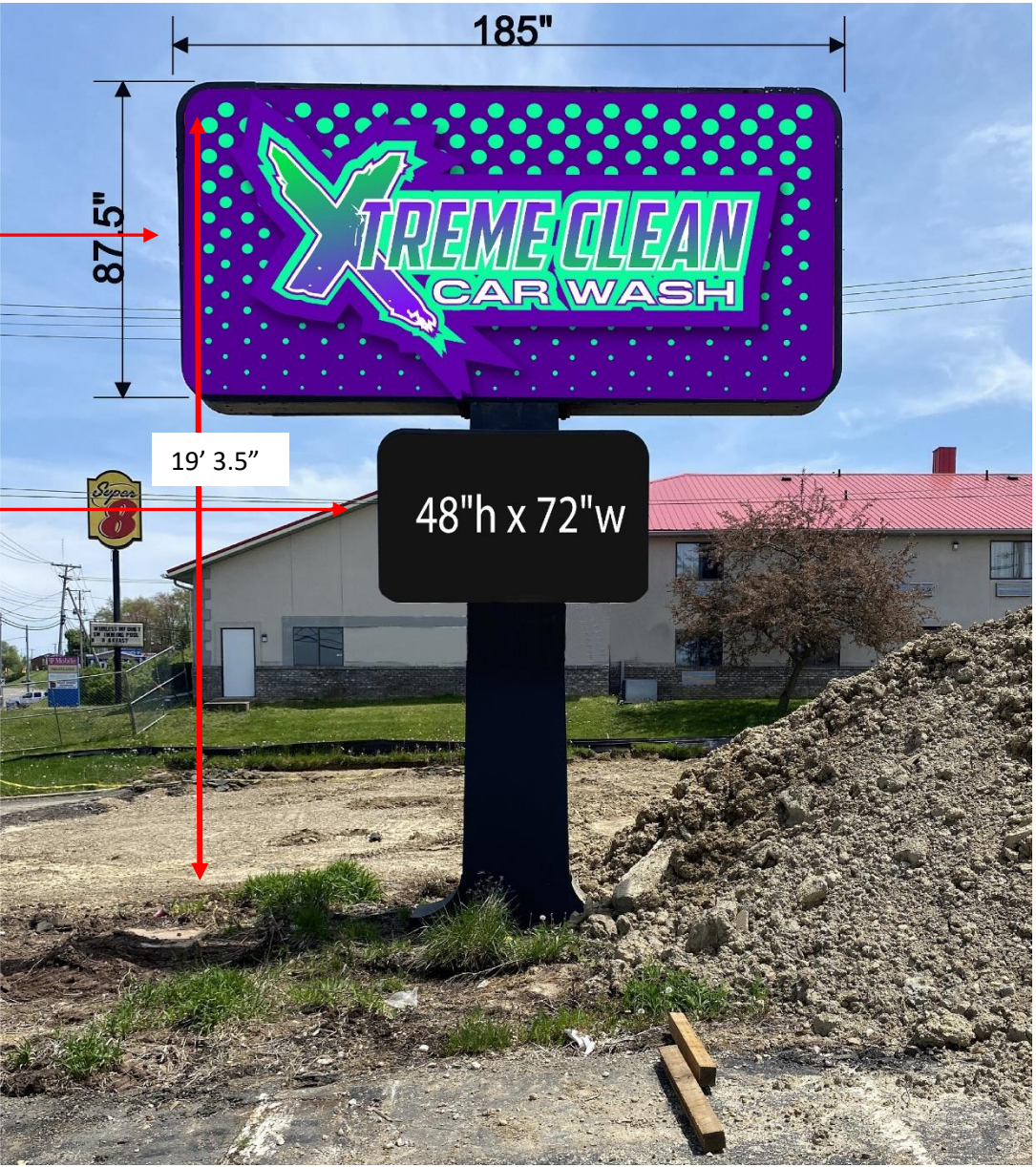
Install Method:
Replacing the existing Hardee’s
panels and replacing manual
changeable copy with the EMC.
Angles mounted to the post and
connected to angles on back of EMC
structure.

Colors:
White, Purple, and Green



New Pan Faces

Electronic
Message Center



4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com