



Board of Zoning Appeals  
Special Meeting

Agenda

August 23, 2023  
5:30 PM

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**CALL TO ORDER**

**MINUTES APPROVAL**

- Board of Zoning Appeals - Board Meeting - Aug 2, 2023 5:30 PM

**BZA FILES**

- 2023-BZA-20 : 116-118 E High ST - Variances for Parking Lot



**Board of Zoning Appeals** Meeting: 08/23/23 5:30 PM  
**City of Mount Vernon** Dept: **Board of Zoning Appeals**  
**Mount Vernon, OH 43050**

**SCHEDULED**

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

**BZA FILE (ID # 3857)**

**DOC ID: 3857**

**2023-BZA-20 : 116-118 E HIGH ST - VARIANCES FOR PARKING LOT**

|                  |                                                     |
|------------------|-----------------------------------------------------|
| Item Number      | 2023-BZA-20                                         |
| Site Address     | 116-118 E High ST                                   |
| Parcel Number(s) | 66-50007.000 & 66-02232.000                         |
| Zoning District  | O/I                                                 |
| Presented By     | Jason Booth, for Board of Knox County Commissioners |

Quick Guide to Codified Ordinance Sections (may not be inclusive):  
 1168.02 Development Standards for Nonresidential Uses (O/I District)  
 1174.05 Required Number of Parking Spaces by Use

Request: Variance #1: rear and side parking setback  
 Variance #2: number of on-site parking spaces

Note: variances would apply to both addresses 116 and 118 E. High St.



# City of Mount Vernon, Ohio Board of Zoning Appeals

## Request for Hearing

### Applicant's Information

Owner's Name, Address and Phone

Agent's Name, Address and Phone

### Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

### Hearing Request

#### Type of Hearing Requested

☐ Variance  
Use

☐ Conditional Use

☐ Appeal of Decision

☐ Map Interpretation

☐ Substantially Similar

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

Request:

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date:

By:

### Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

Date Paid

Receipt Number

**\$100.00**

Status of Board's Action

☐ Approved

☐ Denied

Attachment: BZA-Hearing-Application-Packet (3857 : 2023-Bza-20)

### Narrative statements

*establishing and substantiating that the variance conforms to the following standards:  
(initial beside the number to signify agreement; provide narrative for #3 & 4)*

\_\_\_\_\_ 1) The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Zoning Ordinance on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.

\_\_\_\_\_ 2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

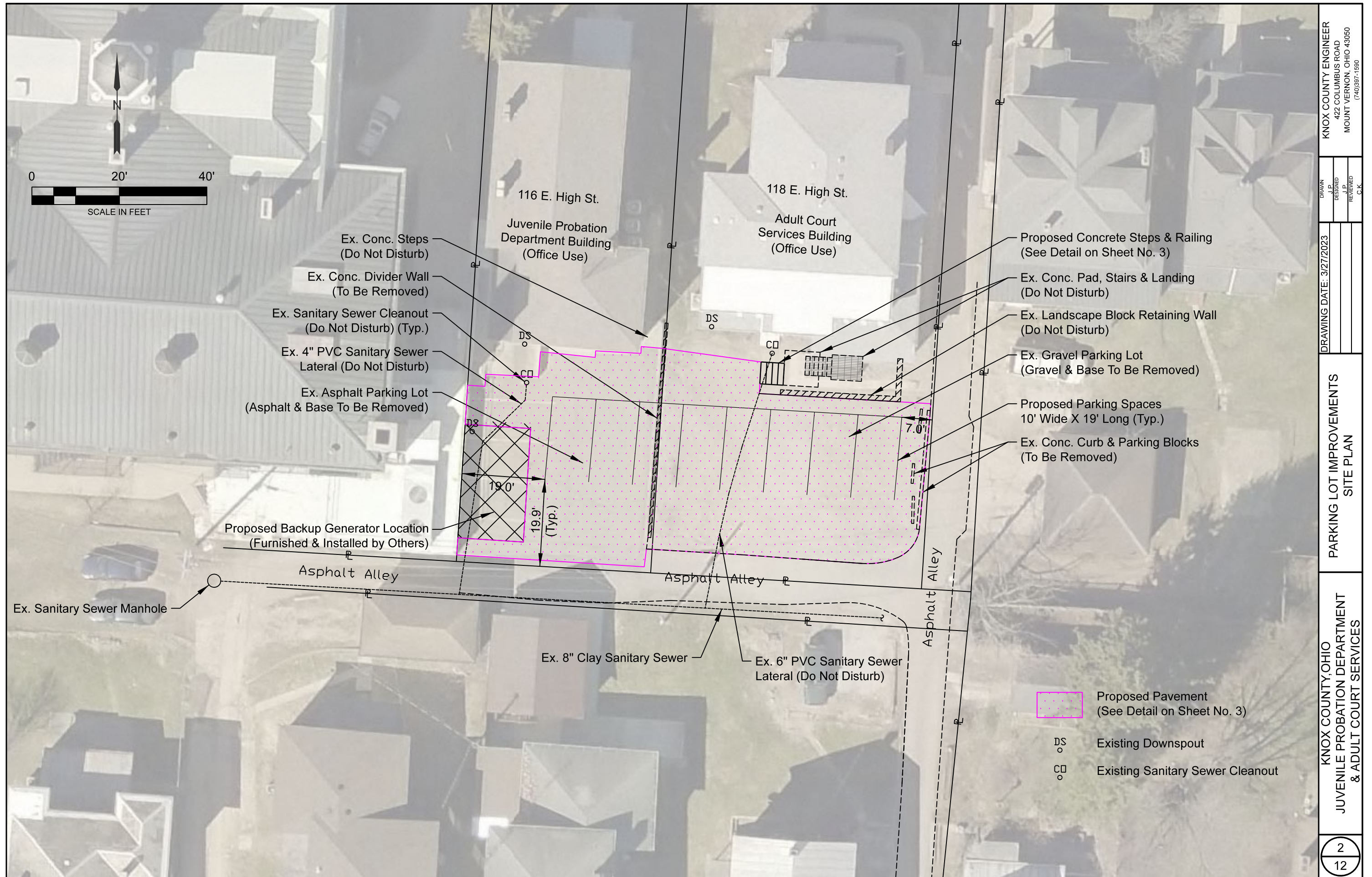
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

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

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

\_\_\_\_\_ 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

\_\_\_\_\_ 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.



Attachment: Parking Plan Site Plan (Revised 7-27-23) (3857 : 2023-Bza-20)