



Board of Zoning Appeals
Special Meeting

Minutes

August 23, 2023
5:30 PM

CALL TO ORDER

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

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Cameron Keaton

MINUTES APPROVAL

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

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

BZA FILES

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

Keaton (sworn in) County Engineer designed a joint concrete parking lot for the Knox County Commissioners. Formerly homes, the buildings are zoned Office Institutional and are used as office buildings. There are 6 full time employees in each building. There is an existing asphalt parking lot behind 116 E High Street. There is an existing concrete wall between the 2 parking lots because of a grade difference, that will be removed. 118 has a gravel parking lot. The proposed concrete parking area will be easier to maintain. There will be a total of 8 conforming parking spaces. The employees park in the Memorial Building parking lot. 2 variances are requested, one for the rear and side setbacks, and the second for the overall number of required parking spaces. The lot is accessed by the alleys flanking the far east and south property lines. City Code requires 37 parking spaces based on the size of the buildings. A below ground stormwater detention basin is part of the design. The runoff that comes off of the roofs and parking lot that used to flow to the neighboring properties on Vine Street will be captured and detained underground until it is reabsorbed.

Eyster asked if the parking will be for the people using the services or for the employees. Keaton said either or, they are not designated, though he is not certain of the plan or directions given to the employees.

There was no further testimony.

Blankenhorn read the staff report: August 23, 2023 Case: 2023-BZA-20 116 & 118 East High ST Parcels # 66-50007.000 & 66-02232.000 The Board of Knox County Commissioners owns all of the properties along the south side of East High Street from Spice Alley on the West to the next alley east, including 116 & 118 East High Street. §1154.05(b) states in part, if two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of the Zoning Ordinance and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of the Zoning Ordinance, and no portion of such parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements. While the two subject properties are unique, in that they were developed separately, for the variance request, the lots can be considered 1 for interior side setback purposes. This leaves the variance question for the setback from the east side property line along the unnamed alley and the rear setback from the unnamed alley. These two properties, zoned O/I have served as a variety of businesses over the years, most recently as offices for the County. It is unknown when the nonconforming parking was initially created behind the structures. The County has owned 116 East High since 1966 and 118 East High since 2017. A 1993 Zoning Permit Application for 118 for a wheelchair ramp shows parking behind the structure. The County is requesting to hard surface the parking area and create conforming parking stalls, per §1174, with proper storm drainage features.

Cunningham made a motion to approve the request as presented.

There was no further discussion.

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

ADJOURN

- Adjourn Motion

Cunningham made a motion to adjourn the meeting, Aryanata seconded and the meeting was adjourned at 5:39 PM



Board of Zoning Appeals Meeting: 08/23/23 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 # 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.

COMMENTS - Current Meeting:

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EXCUSED:	Michael Percy, Susie L. Simpson



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.

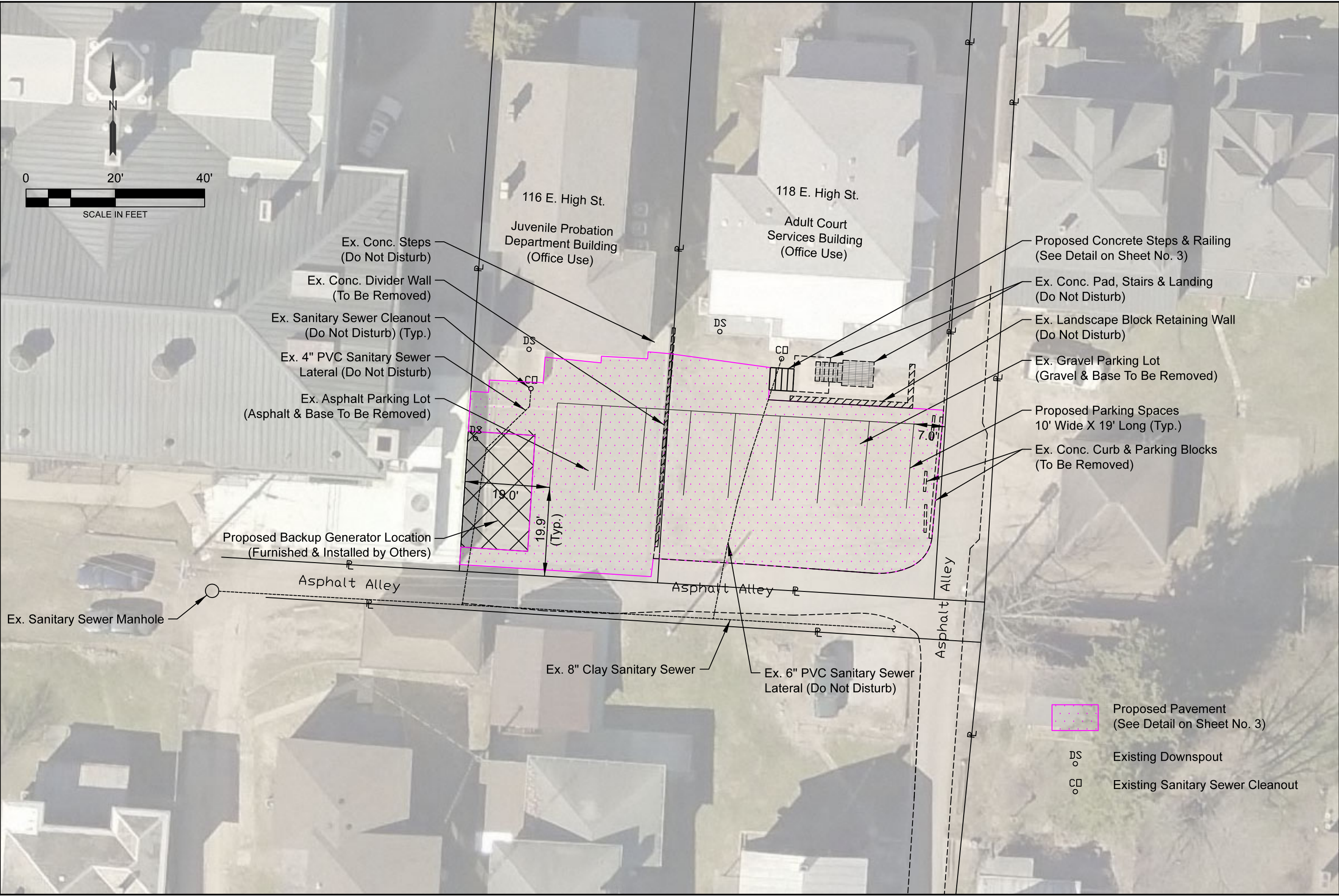
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this 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.



2 12 KNOX COUNTY, OHIO JUVENILE PROBATION DEPARTMENT & ADULT COURT SERVICES	PARKING LOT IMPROVEMENTS SITE PLAN		DRAWING DATE: 3/27/2023	DRAWN J.P.	KNOX COUNTY ENGINEER 422 COLUMBUS ROAD MOUNT VERNON, OHIO 43050 (740)397-1590
				DESIGNED J.P.	
				REVIEWED C.K.	