



Board of Zoning Appeals

September 21, 2022

Board Meeting

Agenda

5:30 PM

CALL TO ORDER

MINUTES APPROVAL

BZA FILES

- 2022-BZA-30 : 200 S Rogers ST - Setback Variances for Single Family Dwelling
- 2022-BZA-31 : 103 Oakway Dr- Front Setback Variance for Deck

ADJOURN



Board of Zoning Appeals Meeting: 09/21/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

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

BZA FILE (ID # 3648)

DOC ID: 3648

2022-BZA-30 : 200 S ROGERS ST - SETBACK VARIANCES FOR SINGLE FAMILY DWELLING

Item Number	2022-BZA-30
Site Address	200 S Rogers ST
Parcel Number	66-03085.000
Zoning District	R-1
Presented By	Kevin Miller, Stonewall Rentals LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1160.02 Development Standards (R-1) 1154.05(a) Nonconforming Lots of Record 1173.17 Setback Requirements for Corner Buildings
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Request: Construct a single-family dwelling on an existing substandard corner lot.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Stonewall Rentals, LLC			
Agent's Name, Address and Phone Kevin Miller, 25745 Twp Rd 111, Warsaw, C			
Site Information			
Site Address 200 S Rogers St.		Legal Description 740-562-4542 43844	
Parcel Number 66-03085.000	Deed Volume and Page Number	Zoning District R1	
Existing use of property Single Family		Proposed use of property Single family	
Hearing Request			
Type of Hearing Requested			
☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
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: 7/18/22		By:	
Status of Application			
Filing Date 08/25/2022		Case Number 2022-BZA-30	
		Hearing Date September 21, 2022	
Fee deposit \$75.00		Date Paid 07/22/2022	Receipt Number 1070
Status of Board's Action			
☐ Approved ☐ Denied			

Attachment: 2022-BZA-30 Application Packet (3648 : 2022-Bza-30)

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.

I need to be able to put a 30' wide house on a 56' corner lot
I think I need 16' from the ^{street} corner instead of 20'
So in the end I would be 10' off the neighbor property
on 16' off the street corner

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

I want be able to build a 30' wide house
on this corner lot with 20' set back off the
street

✓ 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.

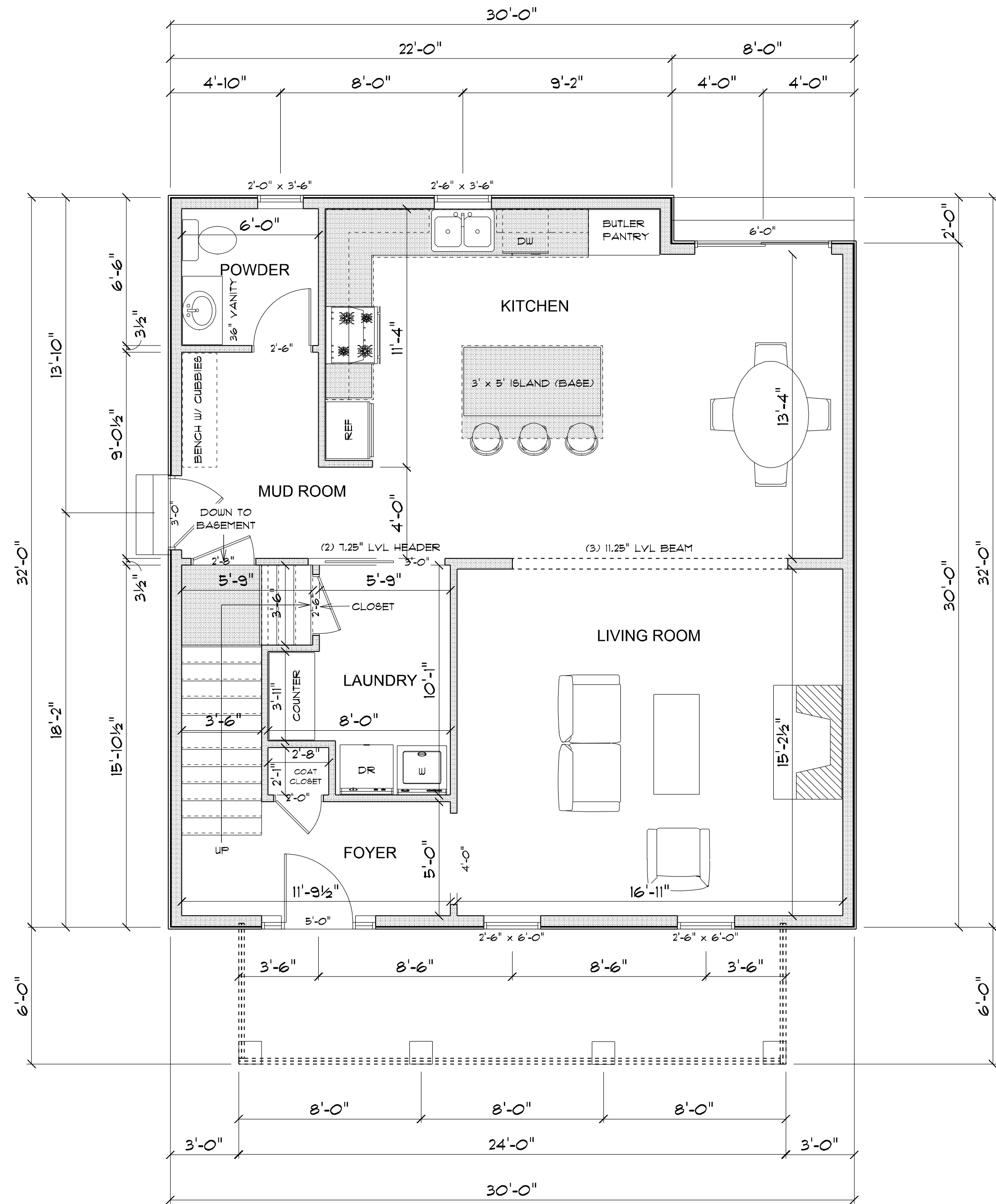
✓ 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.



Scale - 1:240

1 inch = 20 feet
1 inch = 0.004 miles

Knox County, OH; Bruce Harris & Associates



MAIN FLOOR
SCALE: 1/4" = 1'-0"

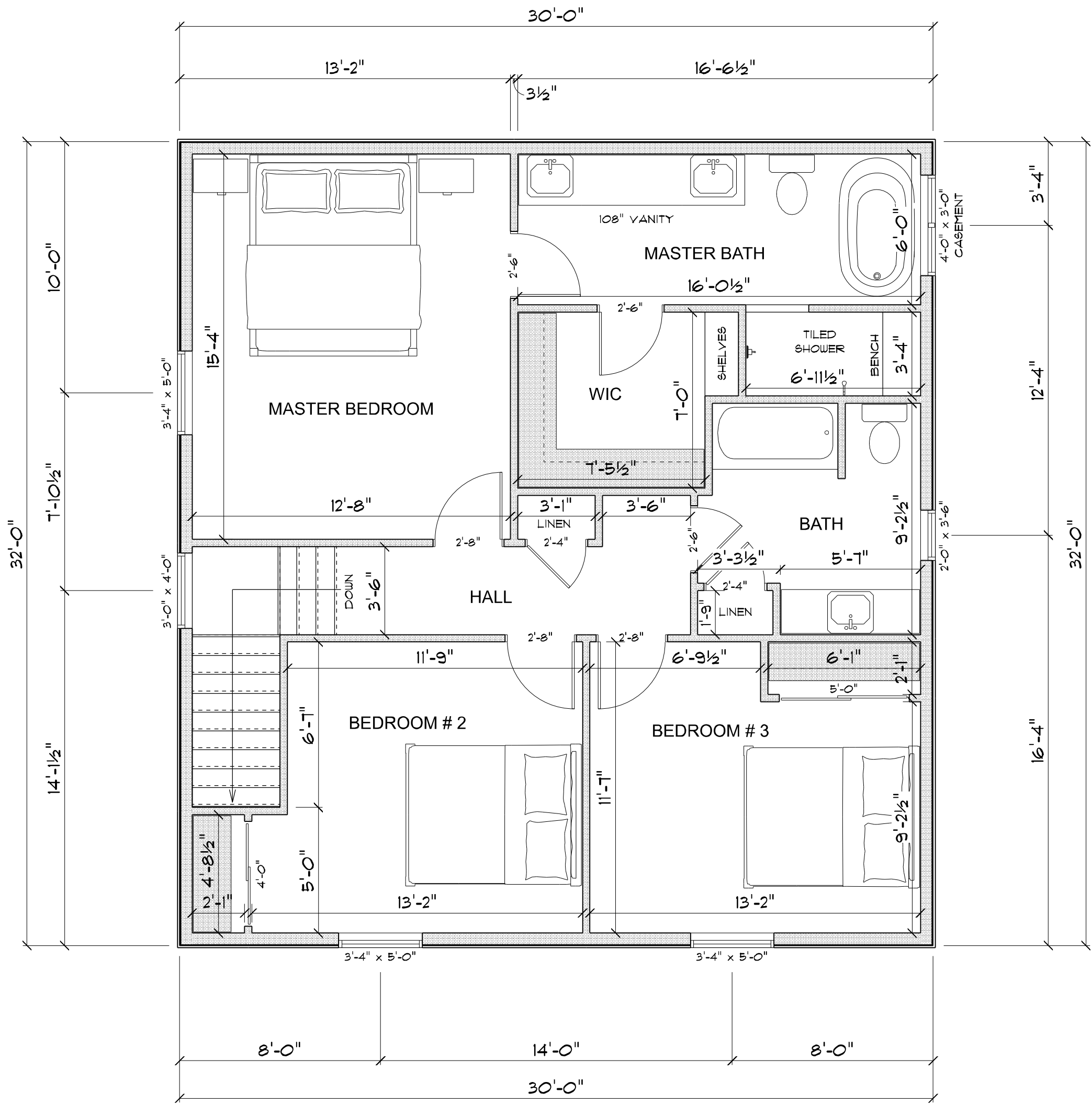
Kevin Miller

CREATIVE DRAFTING LLC

Mervin: (330) 465-0571
Wendall: (330) 641-1738
email: hiltycreative@gmail.com

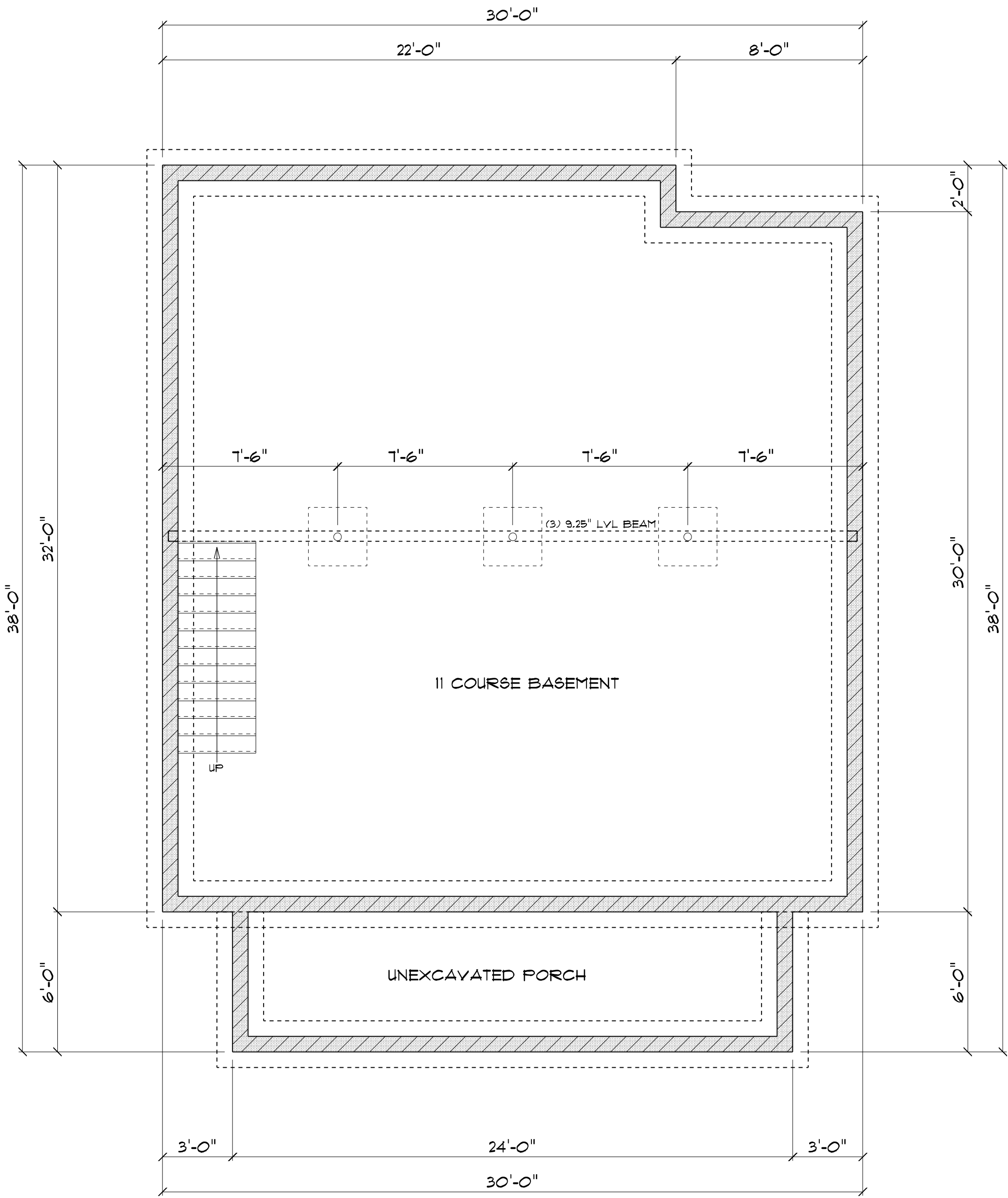
These drawings are for drafting purposes only. contractor/builder shall be responsible to ensure that all materials and workmanship be in accordance to all Ohio residential building codes. All measurements may vary. Creative Drafting LLC will not accept any responsibility.

DRAWN BY: WENDALL HILTY
SCALE: 1/4" = 1'-0"
DATE: 6/1/2022



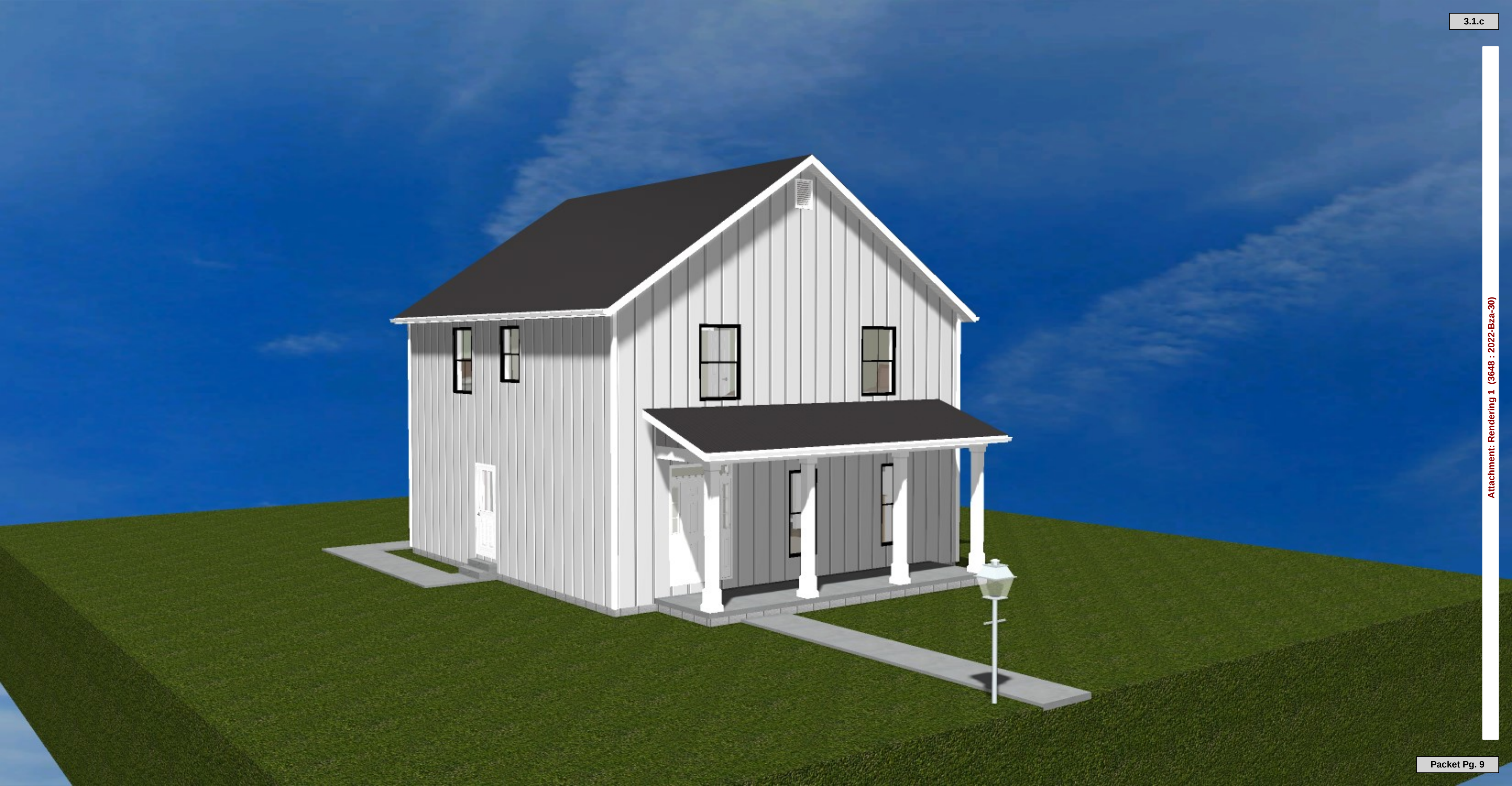
SECOND FLOOR
SCALE: 1/4" = 1'-0"

Kevin Miller	CREATIVE DRAFTING LLC  Mervin: (330) 465-0571 Wendall: (330) 641-1738 email: hiltycreative@gmail.com	These drawings are for drafting purposes only. contractor/ builder shall be responsible to ensure that all materials and workmanship be in accordance to all Ohio residential building codes. All measurements may vary. Creative Drafting LLC will not accept any responsibility.	DRAWN BY: WENDALL HILTY	PAGE: 2/3	SECOND FLOOR
			SCALE: 1/4" = 1'-0"		
			DATE: 6/1/2022		



BASEMENT
SCALE: 1/4" = 1'-0"

Kevin Miller	CREATIVE DRAFTING LLC  Mervin: (330) 465-0571 Wendall: (330) 641-1738 email: hiltcreative@gmail.com	These drawings are for drafting purposes only. contractor/ builder shall be responsible to ensure that all materials and workmanship be in accordance to all Ohio residential building codes. All measurements may vary. Creative Drafting LLC will not accept any responsibility.	DRAWN BY: WENDALL HILTY	
			SCALE: 1/4" = 1'-0"	
			DATE: 6/1/2022	
			PAGE: 3/3	
		BASEMENT		











Board of Zoning Appeals Meeting: 09/21/22 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

SCHEDULED

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

BZA FILE (ID # 3649)

DOC ID: 3649

2022-BZA-31 : 103 OAKWAY DR- FRONT SETBACK VARIANCE FOR DECK

Item Number	2022-BZA-31
Site Address	103 Oakway DR
Parcel Number	66-06334.000
Zoning District	R-1
Presented By	Patricia Ferenbaugh

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1160.02 Development Standards (R-1)

Request: Replace a portion of the existing ramp with a deck on front of home with a 22' setback

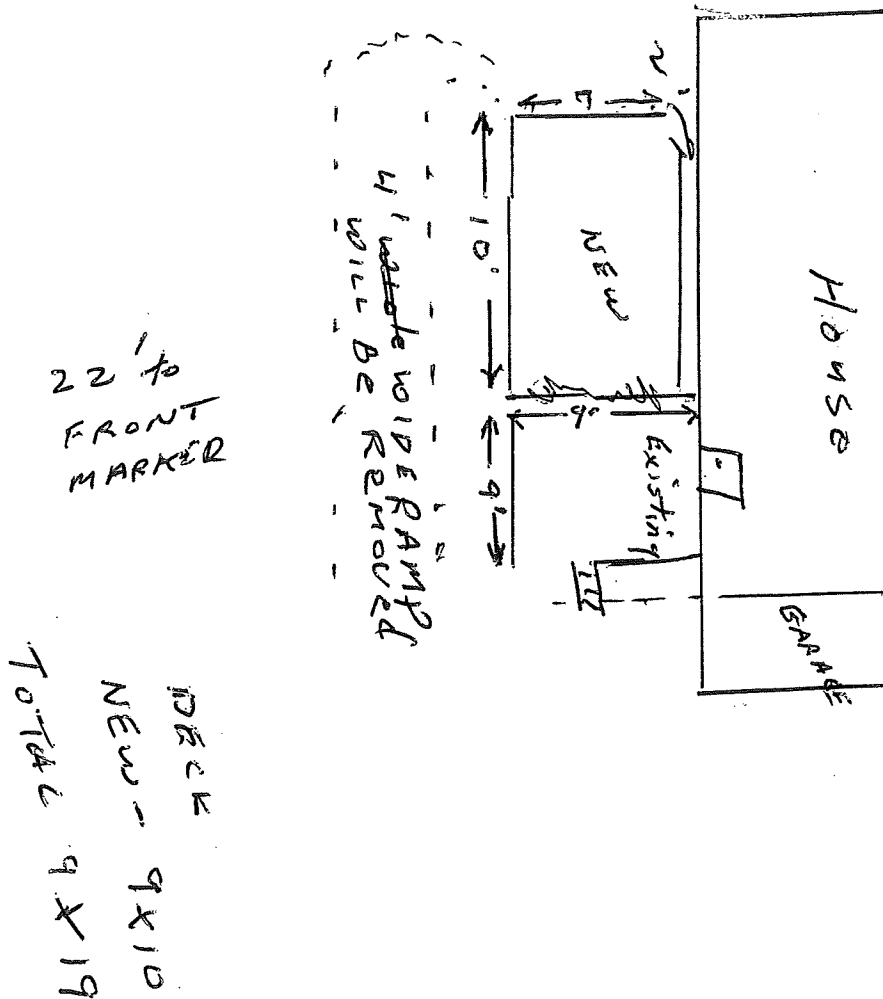
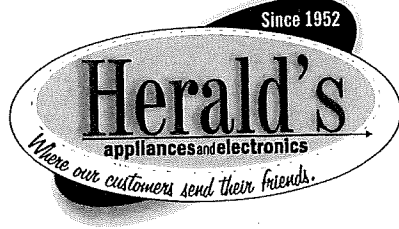


City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone <i>Patricia Ferenbaugh - 3490 Rangeline Rd Mt. V 43050</i>			
Agent's Name, Address and Phone <i>740-507-856</i>			
Site Information			
Site Address <i>103 OAKWAY</i>		Legal Description	
Parcel Number <i>17</i>	Deed Volume and Page Number	Zoning District	
Existing use of property <i>Tenante</i>		Proposed use of property <i>SAME</i>	
Hearing Request			
Type of Hearing Requested ☒ Variance ☐ Conditional Use ☐ Appeal of Decision ☐ Map Interpretation ☐ Substantially Similar Use			
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>Remove Handicap Ramp and replace part of it with a deck. Ramp comes out 13' + 4' would be tore down leaving 9' of skirting. Length would be increased by 10' Width would be decreased by 4' TOTAL-9x19</i>			
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: <i>9-2-22</i>		By: <i>Patricia Ferenbaugh</i>	
Status of Application			
Filing Date <i>08/30/2022</i>		Case Number <i>2022-BZA-31</i>	
		Hearing Date <i>September 21, 2022</i>	
Fee deposit <i>\$75.00</i>		Date Paid <i>9/2/2022</i>	Receipt Number <i>CR# 1145</i>
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-31 Application Packet (3649 : 2022-Bza-31)





Knox County Ohio, GIS
Jonette Curry

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



Attachment: 2022-BZA-31 Application Packet (3649 : 2022-Bza-31)



20ft

2021-09-28

Take out 4' section width of ramp
Add 10' in length

[Click here for Legal Disclaimer](#)

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.

nails popping up, planks bowed up and are loose. Railing has rotten wood areas. Our contractor reports on repairable - needs replaced.

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

The handicap ramp has rotten wood planks that are coming loose. Nails & planks are popping up. The tenant reports deck is very slippery when raining/frost/snowing. We have several products to make ramp less slippery as the home owner. This ramp is very dangerous to tenant and their guest.

_____ 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.