



Board of Zoning Appeals  
Board Meeting

Agenda

October 1, 2025  
5:30 PM

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**VIDEO BROADCASTING & RECORDING**

Meeting videos are broadcast live and published on YouTube.com  
<https://www.youtube.com/@cityofmountvernon3369>

**CALL TO ORDER**

**MINUTES APPROVAL**

- Board of Zoning Appeals - Board Meeting - May 7, 2025 5:30 PM

**BZA FILES**

- 2025-BZA-03 : 1 Riley ST (310 Newark RD) - Variances to Construct a Laundromat

**ADJOURN**



**Board of Zoning Appeals** Meeting: 10/01/25 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 # 4303)**

**DOC ID: 4303**

**2025-BZA-03 : 1 RILEY ST (310 NEWARK RD) - VARIANCES TO CONSTRUCT A  
 LAUNDROMAT**

Item Number	2025-BZA-03
Site Address	1 Riley ST (formerly 310 Newark RD)
Parcel Number(s)	66-03820.000 and 66-09781.000
Zoning District	GB and R-1A
Presented By	Herbert Yoder of The Carpenter's Son for Jason and Kristi Kirk of Samaritan Properties LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive):  
 1105.05 Lot and Principal Building Regulations

Request: Construct a 30' x 50' commercial structure 10' from the front property line and 24' from the exterior side property line. 9 parking stalls will be provided for the commercial use and 2 parking stalls will be provided for the existing single family dwelling on the property, as indicated on the accompanying site plan.



City of Mount Vernon, Ohio  
Board of Zoning Appeals &  
Municipal Planning Commission

Request for Hearing

**Applicant's Information**

Owner's Name, Address, Phone, email address  
 Jason - 740-398-9016  
 Kristi - 740-398-2095 Kristi.Kirk.Assist.Co@ms #1  
 Jason & Kristi Kirk 29029 Coshocton Rd Howard OH 43028

Agent's Name, Address, Phone, email address  
 Herbert Yoder 740-398-9700 herbcarpson4@yahoo.com  
 The Carpenter's Sons 27561 Newcastle Rd Gambier OH 43022

**Site Information**

Site Address 310 Newark Rd 1 Riley St		Legal Description
Parcel Number	Deed Volume and Page Number	Zoning District
Existing use of property HVAC Business Residence		Proposed use of property Laundromat

**Hearing Request**

**Type of Hearing Requested:**  Appeal  Conditional Use  Variance  Other

In the following section, please provide a brief description of the request. Any additional documents or information required by the Zoning Code and/or supporting your request should be attached to this application as separate sheets.

Request:  
 Variance for property line setbacks needed. Residence on north side of property is over property line by 5 ft.

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.

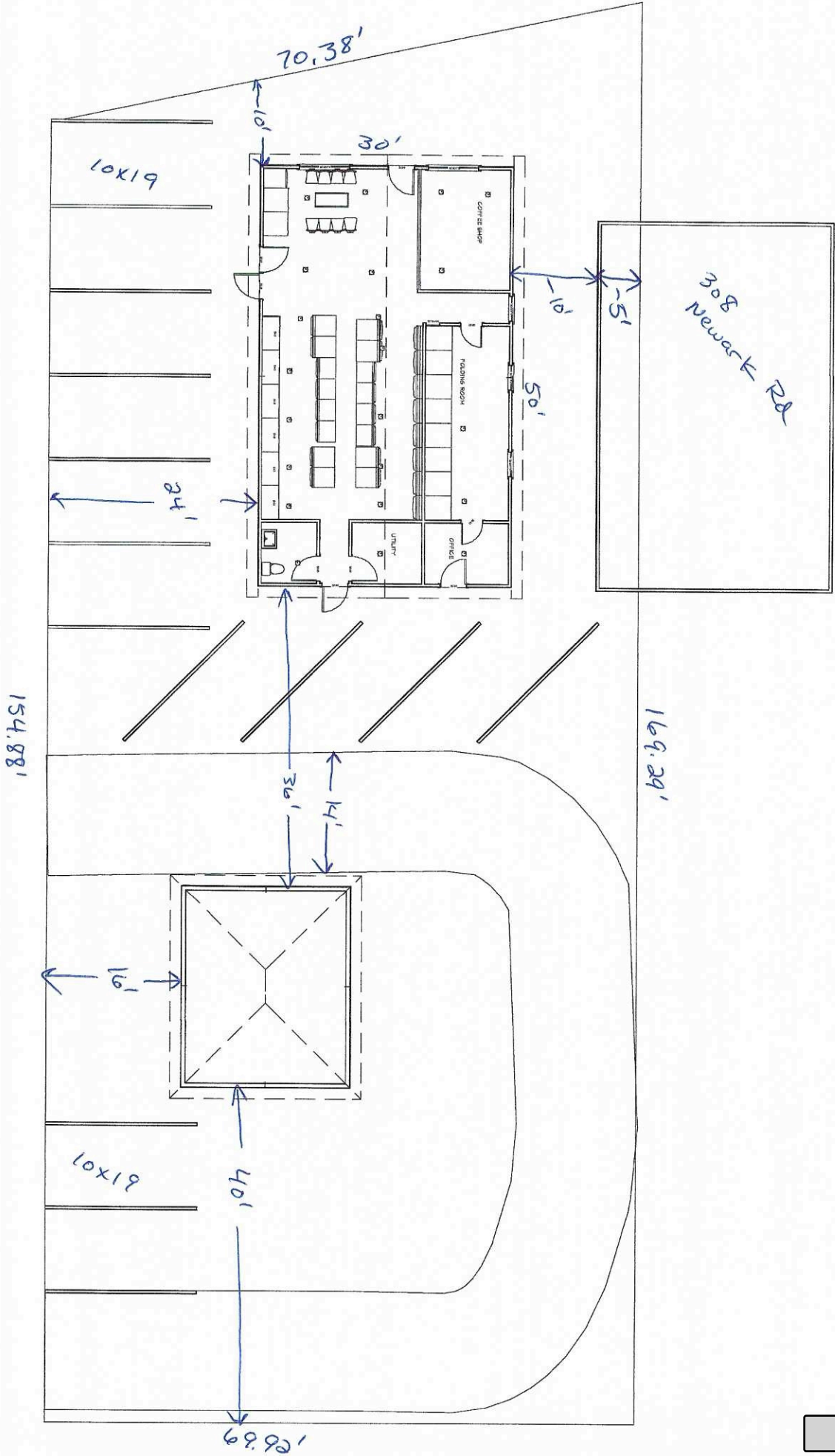
Date: 9-10-25 By: *Herbert Yoder*

**Status of Application**

Filing Date	Case Number		
	Hearing Date		
	Fee deposit <b>\$100.00</b>	Date Paid	Receipt Number
Status of Board's Action <input type="checkbox"/> Approved <input type="checkbox"/> Denied			

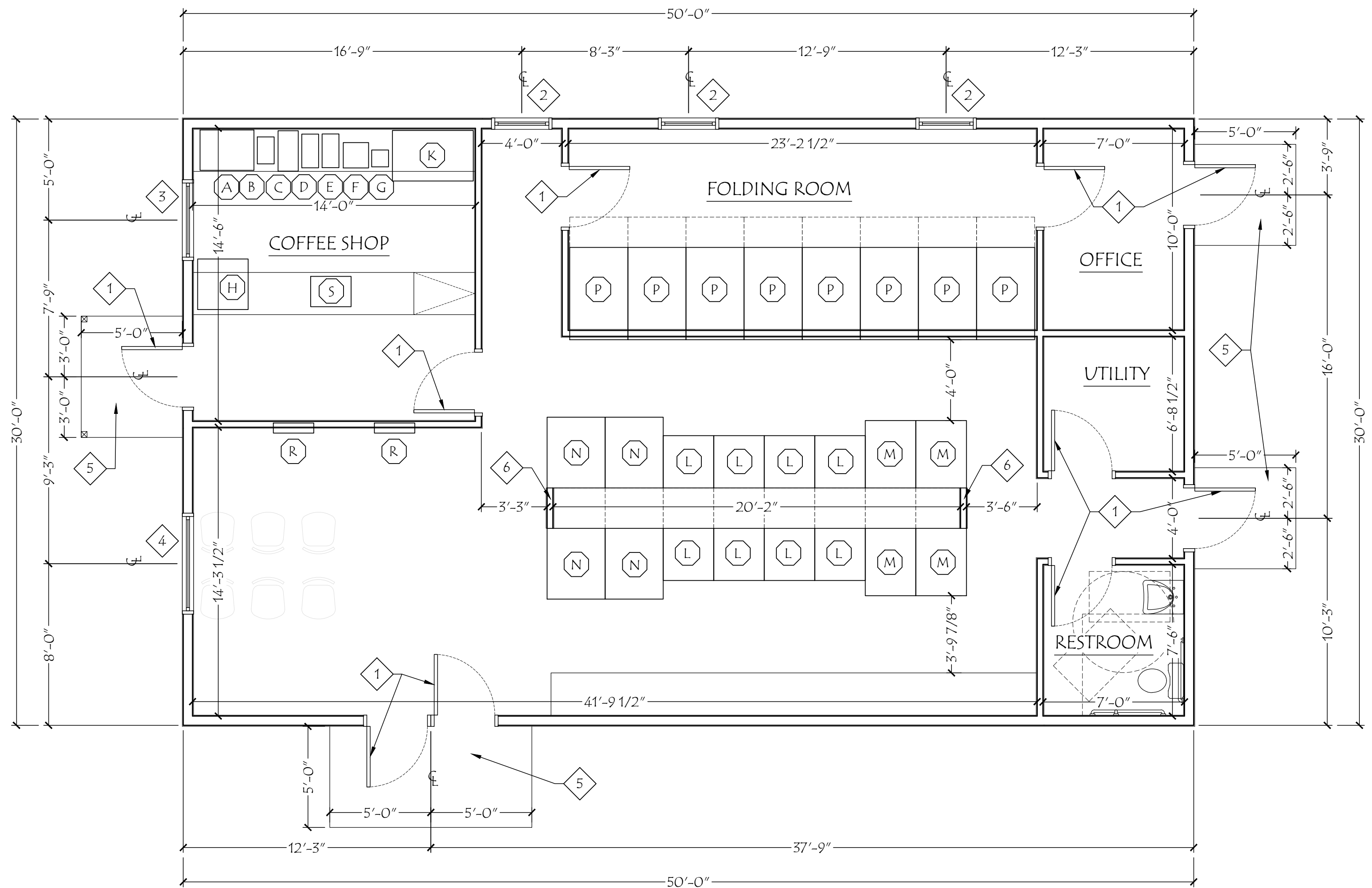
Revised 2025-01-24

Attachment: Application for zoning appeals\_9\_10\_25 (4303 : 2025-Bza-03)

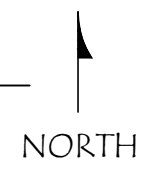


Aug 26, 2025

Attachment: Site plan for laundromat\_revised\_8\_26\_25 (4303 : 2025-Bza-03)



FLOOR PLAN



GENERAL NOTES

- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VISIT THE JOB SITE, VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES THAT DO NOT MEET THE INTENTIONS OF THESE DRAWINGS.
- ALL NEW INTERIOR WALLS ARE DIMENSIONED TO FRAMING & CONSIST OF 2 X 4 WOOD STUDS @ 16" C/C - FULL HEIGHT WITH ONE LAYER OF 5/8" GYPSUM BOARD EACH SIDE, UNLESS NOTED OTHERWISE

CODED NOTES

- 1 3'-0" X 6'-8" HOLLOW METAL DOOR (SOLID OR HALF GLASS) & FRAME WITH STANDARD HARDWARE INCLUDING LEVER HANDLES, CONFIRM DOOR STYLE WITH OWNER.
- 2 3'-0" WIDE X 5'-0" FIXED WINDOW
- 3 4'-0" WIDE X 5'-0" FIXED WINDOW
- 4 5'-0" WIDE X 5'-0" FIXED WINDOW
- 5 CONCRETE PAD WITH EDGES TURNED DOWN TO FROST LINE MIN.
- 6 TOP OF HALF WALL TO BE 60" A.F.F.

EQUIPMENT LEGEND

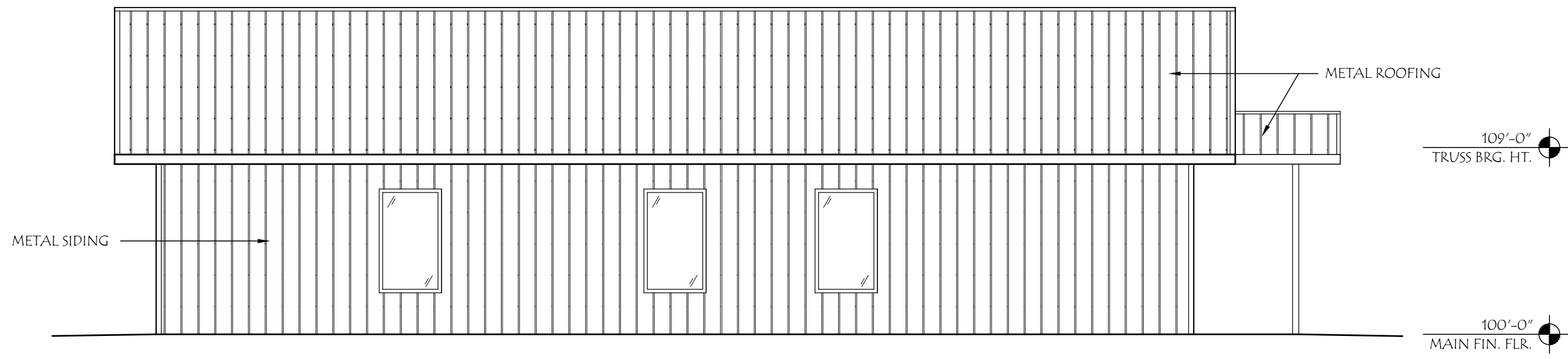
(A)	ESPRESSO MACHINE (2-GROUP)	(L)	T-400 WASHER
(B)	ESPRESSO GRINDER (BURR)	(M)	T-600 WASHER
(C)	DRIP COFFEE BREWER (COMMERCIAL)	(N)	T-900 WASHER
(D)	BULK COFFEE GRINDER (FILTER BREW)	(P)	T-50X2 EXPRESS STACK DRYER
(E)	HOT WATER TOWER	(R)	LAUNDROWORKS KIOSK
(F)	COLD BREW SYSTEM	(S)	POINT OF SALE (POS)
(G)	BLENDER (COMMERCIAL)		
(H)	ICE MACHINE (UNDER-COUNTER)		
(K)	REFRIGERATION (UNDER-COUNTER)		

NEW BUILDING  
**LAUNDROMAT**<sup>T</sup>  
 310 NEWARK ROAD  
 MOUNT VERNON, OHIO 43050

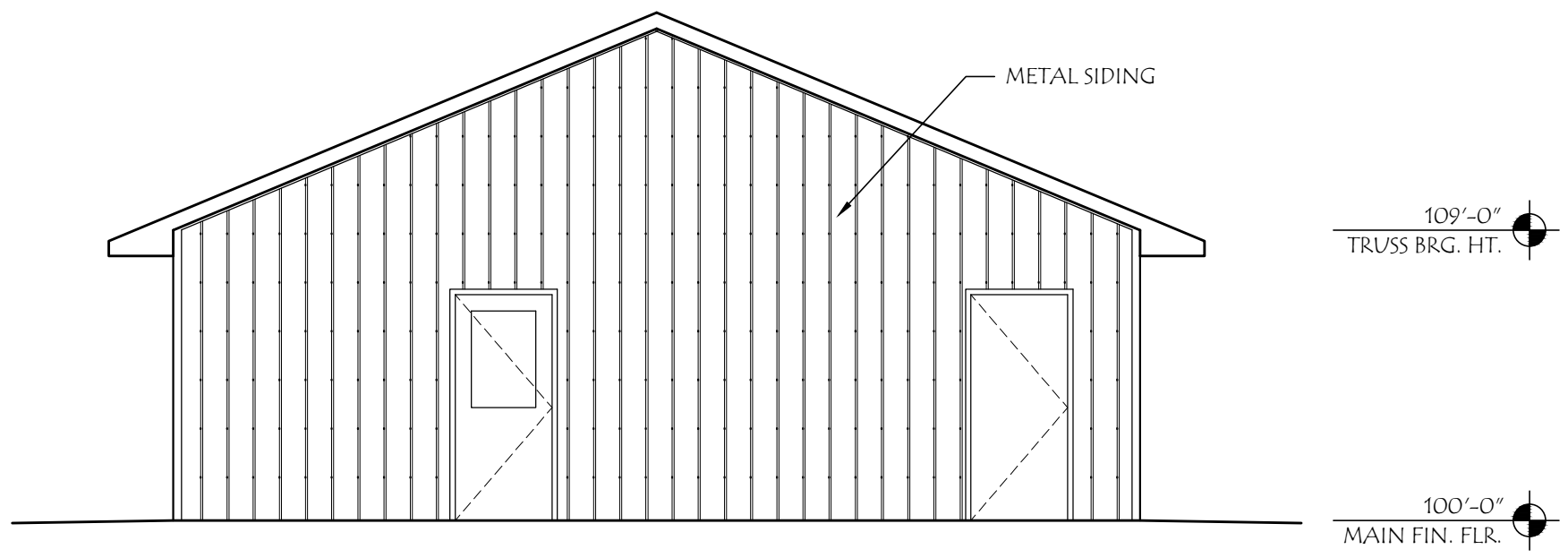
REV	DATE	DESCRIPTION

**LLR PROFESSIONAL SERVICES**  
 Coshocton, Ohio 43812  
 Phone: 740-502-2929  
 Email: LarryandMollie@gmail.com

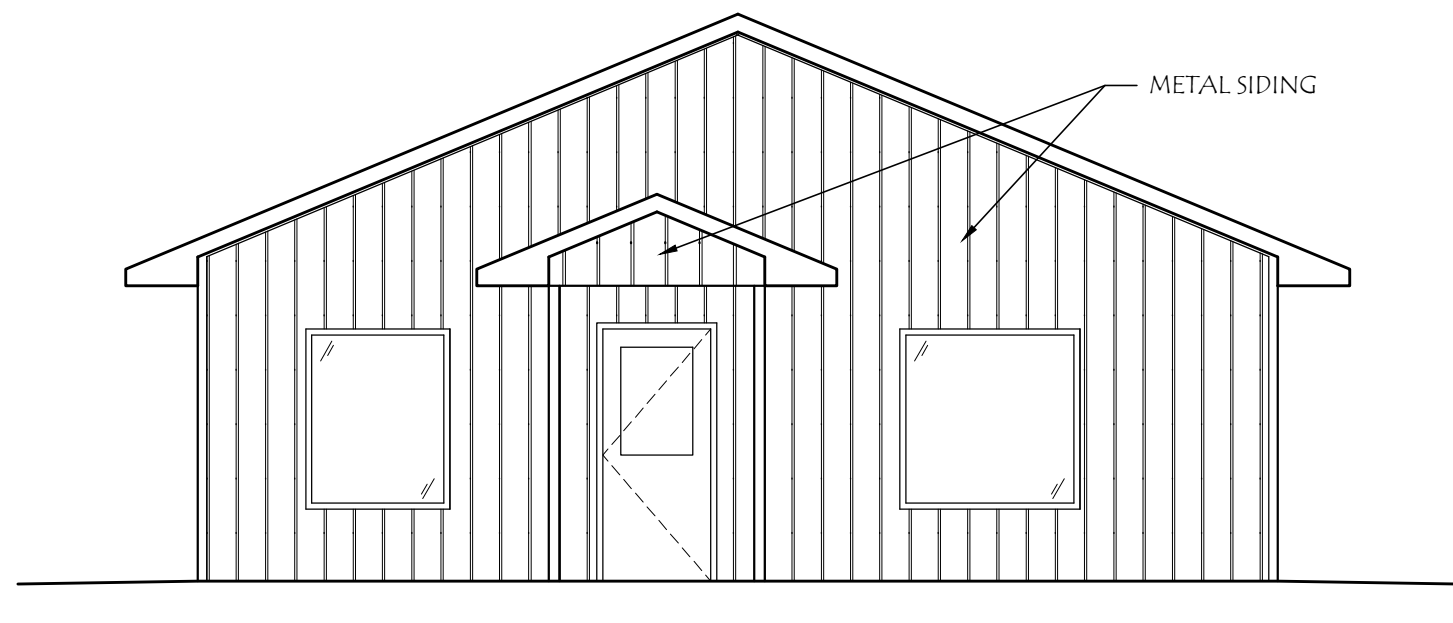
DRAWN BY:  
 LLR  
 SCALE:  
 1/4" = 1'-0"  
 DATE:  
 9-8-25  
 TITLE:  
 FLOOR PLAN  
 SHEET:  
**A-1**



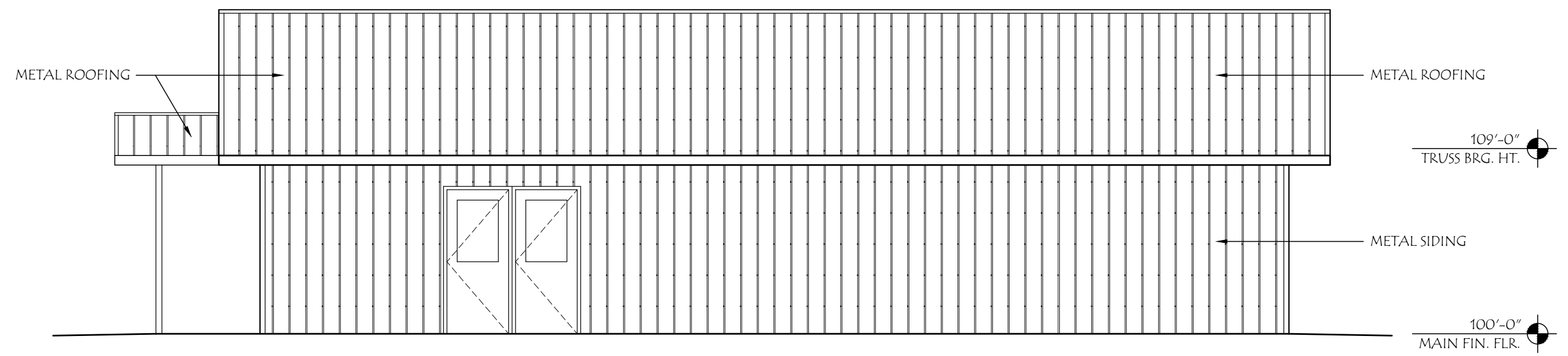
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

**LLR PROFESSIONAL SERVICES**  
 Coshocton, Ohio 43812  
 Phone: 740-502-2929  
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REV	DATE	DESCRIPTION

**NEW BUILDING**  
**LAUNDROMAT<sup>T</sup>**  
 310 NEWARK ROAD  
 MOUNT VERNON, OHIO 43050

DRAWN BY:  
 LLR  
 SCALE:  
 3/16" = 1'-0"  
 DATE:  
 9-8-25  
 TITLE:  
 EXTERIOR  
 ELEVATIONS  
 SHEET:  
**A-2**

Attachment: laundromatt - plan\_elevations (4303 : 2025-Eza-03)