



Board of Zoning Appeals

October 4, 2023

Board Meeting

Minutes

5:30 PM

VIDEO BROADCASTING & RECORDING

The meeting videos are now being broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

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

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Noel Alden; Lindsay Lamp; Katelyn Steel

MINUTES APPROVAL

- Board of Zoning Appeals - Special Meeting - Aug 23, 2023 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Percy, Simpson, Smith, Eyster, Boucher
EXCUSED:	Aryanata, Cunningham

BZA FILES

- 2023-BZA-21 : 212 N Main ST - Variance for Signage

Alden (sworn in) attorney for New Directions apologized for the noncompliant sign. They have every desire to remedy. He explained the requested variance for signage by New Directions at 212 N Main ST. The sign is 32 square feet when Code allows up to 20 square feet in the O/I District. He described it as consistent with other signs in the area. He expressed the incredible importance of the sign to assist in locating their facility.

Eyster asked what businesses surround the location.

Alden said The Living Center.

Eyster said there are no other businesses beside New Directions. There is a thrift store up the street.

Alden mentioned a beige sign up the street on the other side of Main Street. He added that the address was put on the sign, but they know it needs to be bigger. They wanted something on there right away.

There was discussion about the other variance(s) that were requested and granted for the same property.

Percy clarified that the Code allows a sign in O/I to be 20 square feet. The request is for 32 square feet, which measures the entire sign face, not just the lettering.

Smith asked if the sign is lit at light. Alden said it is not.

Boucher asked if the sign had been approved by the Historical Review Commission. Percy said it has not. Alden said the applications were filed at the same time. Blankenhorn said she delayed presenting it to the HRC until the decision was made on the variance request.

Eyster asked if the sign could be cut down and saved. Going from 20 square feet to 32 square feet is a big jump. He said it looks like a billboard, it really sticks out. Alden said if they could have inexpensively fixed the sign they would have already. Because of the way it is constructed, it would take a complete removal and a new sign.

There was no further testimony. There were no communications submitted through the DSM office.

Blankenhorn read the staff report. October 4, 2023 Case: 2023-BZA-21 212 N Main ST Parcels # 66-04563.000 & 66-04564.000 A request for a variance for signage has been submitted for 212 N Main ST by New Directions. The property is zoned O/I Office Institutional. This zoning designation permits a single sign to be up to 20 square feet. Ground signs are permitted to be up to 6' tall and are required to be 10' from the right of way. These regulations were not changed with the last sign code update in 2018. The sign has already been installed. It is 32 square feet and 5' tall. The sign is 13.5' behind the sidewalk. The address was added to the sign after the application was made. The address is 2" tall. Code requires the address numbers to be 4" tall. This requirement was relayed to Katie at New Directions and they are in the process of having the address updated to be compliant. If a variance is approved, allowing the sign to remain, the cost of the Zoning Permit will include a fine for installing without a permit. The sign will need the approval of the Historical Review Commission also.

Simpson made a motion to accept the variance request as presented.

Eyster noted a past variance request for a sign that was denied and it couldn't be viewed from the road. His opinion is that the difference from 20 feet to 32 feet is too large.

RESULT:	ACCEPTED [4 TO 1]
MOVER:	Susie Simpson, Member
SECONDER:	Tonya Boucher, Vice-Chairman
AYES:	Percy, Simpson, Smith, Boucher
NAYS:	Eyster
EXCUSED:	Aryanata, Cunningham

ADJOURN

- Adjourn Motion

Smith made a motion to adjourn the meeting, and the meeting was adjourned at 5:42 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Susie Simpson, Member
AYES:	Percy, Simpson, Smith, Eyster, Boucher
EXCUSED:	Aryanata, Cunningham



Board of Zoning Appeals Meeting: 10/04/23 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 # 3878)

DOC ID: 3878

2023-BZA-21 : 212 N MAIN ST - VARIANCE FOR SIGNAGE

Item Number	2023-BZA-21
Site Address	212 N Main ST
Parcel Number	66-04563.000 & 66-04564.000
Zoning District	O/I
Presented By	Lindsey Lamp

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1175 Schedule of Sign Regulations Office/Institutional District

Request: 32 sf ground sign

COMMENTS - Current Meeting:

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SECONDER:	Tonya Boucher, Vice-Chairman
AYES:	Michael Percy, Susie Simpson, William Smith, Tonya Boucher
NAYS:	Otho Eyster
EXCUSED:	Kate Aryanata, Cynthia Cunningham



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information				
Owner's Name, Address and Phone				
Lindsey Lamp, 212 N. Main Street, Mount Vernon, OH 43050, 740-397-4357 wxt. 1001 (Lindsey)				
Agent's Name, Address and Phone				
New Directions 212 N. Main Street, Mount Vernon OH 43050. 740-397-4357 ext 1008 (Katie's ext)				
Site Information				
Site Address		Legal Description		
212 North Main Street, Mount Vernon OH 43050		New Directions - Non-profit Organization		
Parcel Number	Deed Volume and Page Number	Zoning District		
66-04563 and 66-04564	Book 1541, Page 301	Historic Property		
Existing use of property		Proposed use of property		
Funeral Home		Domestic Violence and Rape Crisis Center		
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: The request is for the sign to remain how it is in front of 212 North Main Street, Mount Vernon, OH 43050. In the application, you will see the narrative of the sign and the sign dimensions with the supported structure.				
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: 9/11/2023		By: <i>Lindsey Lamp</i>		
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: ND BZA App (3878 : 2023-Bza-21)

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)*

LL 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.

LL 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.

New Directions is a non-profit agency that has been dedicated to serving survivors of intimate partner violence for 40 years in Knox County. New Directions provides free and confidential services and resources for the safety, healing, and freedom of all individuals who have experienced domestic violence or sexual assault while also offering preventive education to create an informed and supportive community. New Directions began offering services to battered women in 1983 in an apartment rented from Interchurch Social Services until October of 1985 when we moved an on-site office and safe housing location. Over the years, New Directions has built on our foundation of serving battered women and began to offer additional programs and services for all victims of domestic violence, intimate partner violence, and sexual assault. New Directions began a rape crisis program in 1988 and then a victim advocacy program the following fall that included court advocacy. In 2003 New Directions began providing primary prevention services. (See Attached Narrative)

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

As we embarked on this journey to bring the vision of 212 N. Main Street to life, New Directions has faced many barriers, including the pandemic and staffing changes including a change in the project coordinator, and 2 executive directors. We realized that we did not follow proper procedures while installing our building sign and it is our intention to do this the right way now. New Directions believes that it is important for anyone to seek out the services we provide without the barrier of attempting to find our location.

New Directions provides advocacy support for survivors of all ages who have experienced or witnessed domestic/sexual violence and individuals involved in the legal process. We offer safe and secure crisis and long-term shelter to individuals and their children fleeing domestic violence. We partner with local schools to provide prevention programs tailored to individuals PreK – 12 and the college level. We educate citizens about the connection between domestic, sexual violence, bystander intervention, and how to help in these circumstances. (See Attached Narrative)

LL 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.

LL 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.

LL 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.

New Directions is a non-profit agency that has been dedicated to serving survivors of intimate partner violence for 40 years in Knox County. New Directions provides free and confidential services and resources for the safety, healing, and freedom of all individuals who have experienced domestic violence or sexual assault while also offering preventive education to create an informed and supportive community. New Directions began offering services to battered women in 1983 in an apartment rented from Interchurch Social Services until October of 1985 when we moved an on-site office and safe housing location. Over the years, New Directions has built on our foundation of serving battered women and began to offer additional programs and services for all victims of domestic violence, intimate partner violence, and sexual assault. New Directions began a rape crisis program in 1988 and then a victim advocacy program the following fall that included court advocacy. In 2003 New Directions began providing primary prevention services.

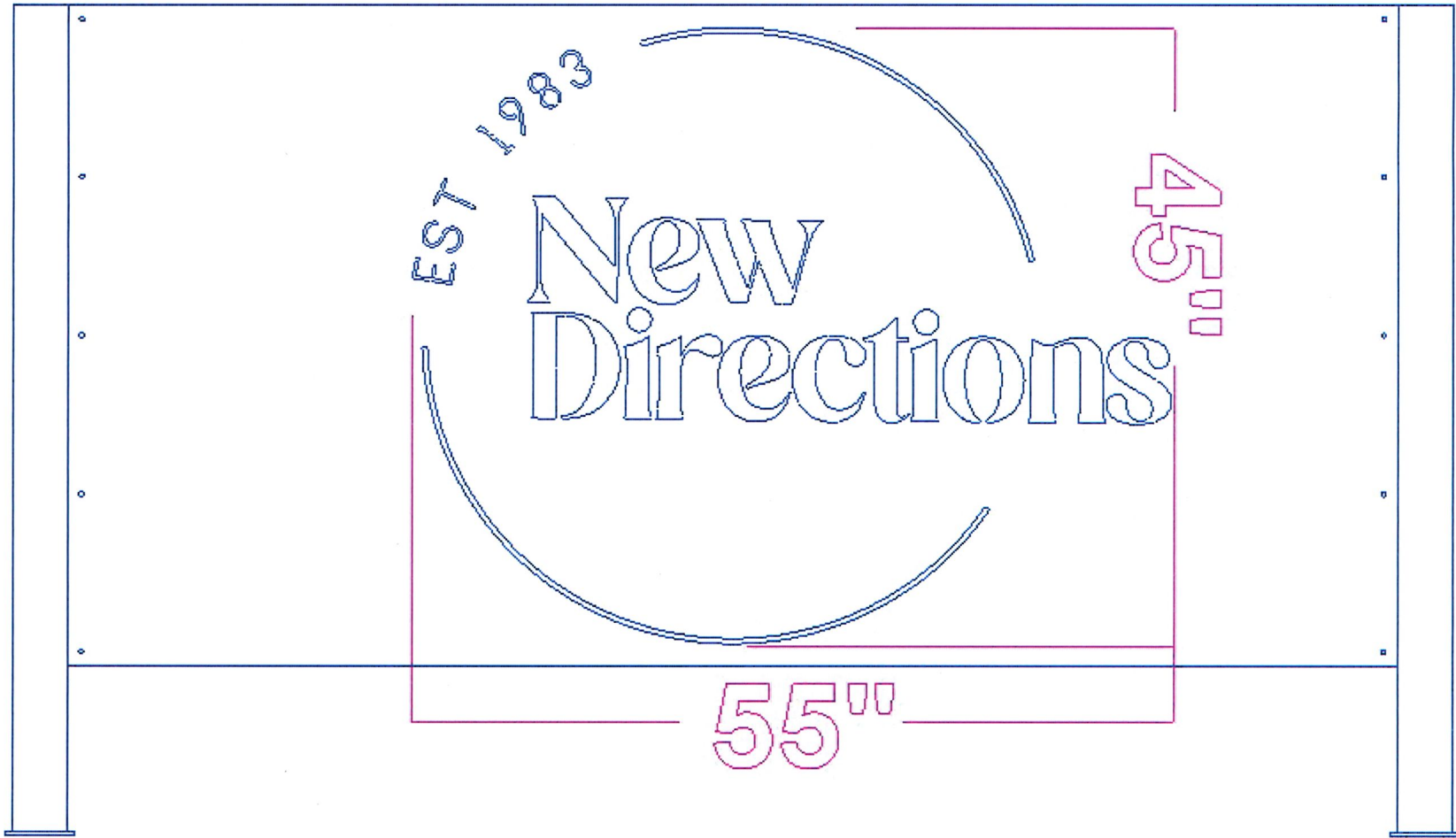
As New Directions expands our services and employees, we realize we needed additional space. In 2017 New Directions, a staff of 7, leased additional space to relocate offices, create an administrative office, and increase bed capacity and privacy for survivors seeking shelter. New Directions quickly outgrew the leased administrative space as we continued to add additional services and has increased our full-time staff by 12. New Directions purchased 212 N. Main Street in March 2020 with the intention to renovate the space for administrative offices and community space.

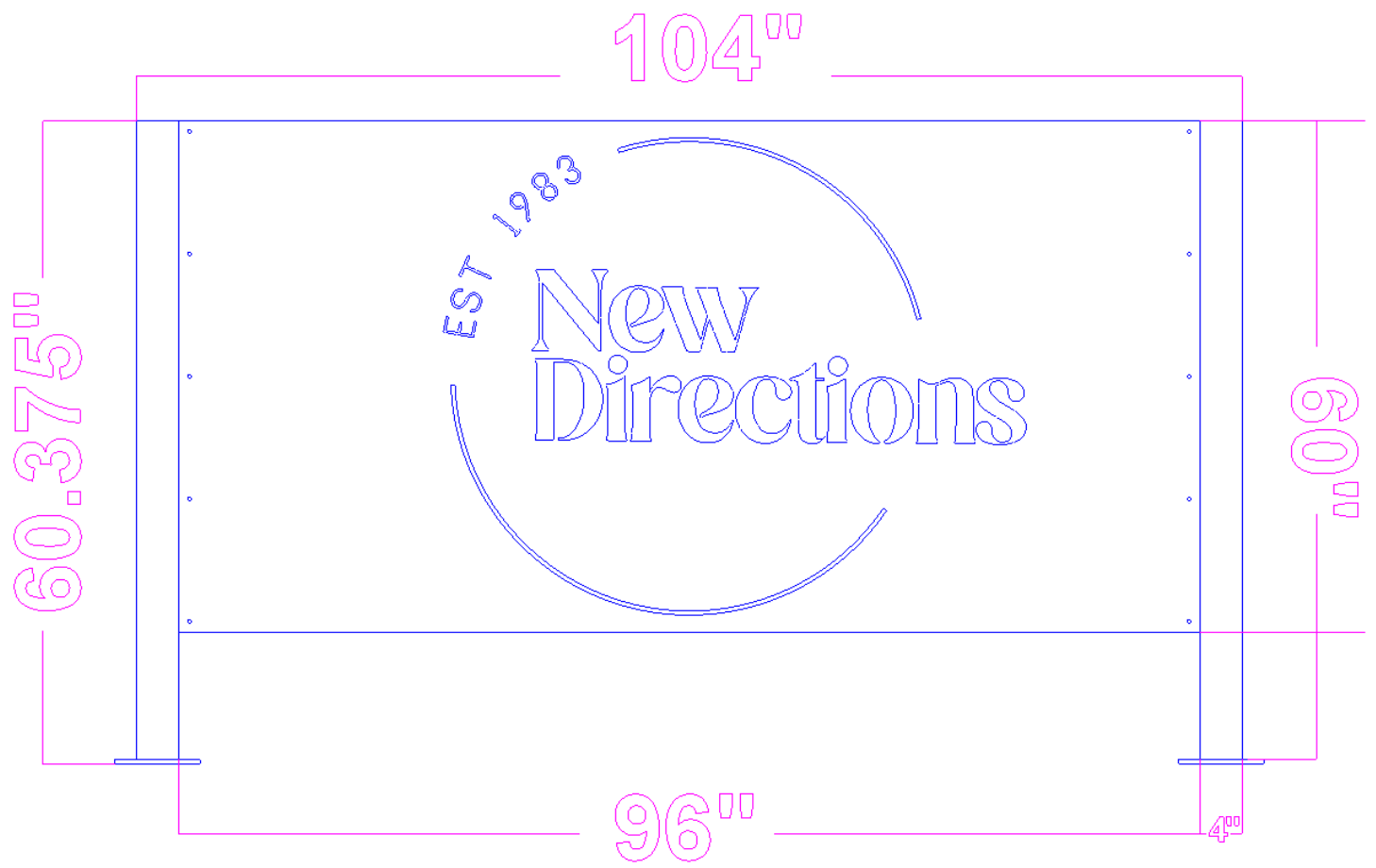
As we embarked on this journey to bring the vision of 212 N. Main Street to life, New Directions has faced many barriers, including the pandemic and staffing changes comprising of a change in the project coordinator, and 2 executive directors. We realized that we did not follow proper procedures while installing our building sign and it is our intention to do this the right way now. Our logo fits the required dimensions, and we have a plan to add our address to the logo. The remaining structure is for support to help the logo withstand harsh weather and to remain in better condition for a longer period.

Historically, New Directions' presence in the community has been difficult to find due to our offices being in an undisclosed location and then our administrative offices being in a shared building. We believe that it is important for survivors to be able to locate our administration offices with ease as a trauma informed agency. A survivor who reaches out for our services should not have to navigate difficulties attempting to find out location any longer, the bravery and courage it takes for them to contact us should be uplifted. New Directions provides these services in hopes that survivors and other Knox County community members will be empowered to engage in safe, respectful, and healthy relationships. New Directions believes that ensuring our agency's location is visible to our community members will increase awareness of our services, establish our agency is here for all community members, and build a strong connection with our community members.

New Directions believes that it is important for anyone to seek out the services we provide without the barrier of attempting to find our location. New Directions provides advocacy support for survivors of all ages who have experienced or witnessed domestic/sexual violence and individuals involved in the legal process. We offer safe and secure crisis and long-term shelter to individuals and their children fleeing domestic violence. We partner with local schools to provide prevention programs tailored to individuals PreK – 12 and the college level. We educate citizens about the connection between domestic, sexual violence, bystander intervention, and how to help in these circumstances. Individuals who encounter our agency receive referrals to community resources and assistance to help them meet their goals.

New Directions history provides the foundation of the services that we provide for the safety and security of our community. Our history has opened the doors for our future as we. It takes a community to break the cycle of domestic, intimate partner, and sexual violence. Our history has opened the doors for our future to connect and strengthen our community as break the cycle of violence.





Attachment: new_directions_dimensioned_sign (3878 : 2023-Bza-21)