



Board of Zoning Appeals
Board Meeting

Agenda

October 19, 2022
5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Sep 21, 2022 5:30 PM

BZA FILES

- 2022-BZA-32 : 301 N Mulberry ST - Conditional Use Permit & Variances for Multi-Family Complex
- 2022-BZA-33 : 206 N Park ST - Variance for Accessory Structure
- 2022-BZA-34 : 613 E Vine ST - Variance for Residential Addition
- 2022-BZA-35 : 200 E Vine ST - Variance for Rear Setback

ADJOURN



Board of Zoning Appeals Meeting: 10/19/22 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 # 3657)

DOC ID: 3657

**2022-BZA-32 : 301 N MULBERRY ST - CONDITIONAL USE PERMIT & VARIANCES
 FOR MULTI-FAMILY COMPLEX**

Item Number	2022-BZA-32
Site Address	301 N Mulberry ST
Parcel Number	66-00810.000
Zoning District	NC
Presented By	Rebecca J. Mott, Plank Law Firm, LPA for 301 Mulberry LLC

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1164.01(b)(1) Conditional Uses in the NC District: Residential, as determined compatible with other uses in the area, utilizing structures existing at the time of passage of this Zoning Ordinance.
 1164.02(b) Development Standards

Request: A Conditional Use Permit for Residential for a 102 Residential Dwelling Unit development and associated Variances for: maximum building height; maximum building square footage; required number of parking spaces; parking/pavement setback requirements. See supporting documentation for detailed information.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone 301 Mulberry LLC, P.O. Box 536, Worthington, Ohio 43085			
Agent's Name, Address and Phone Rebecca J. Mott, Plank Law Firm, LPA, 411 E. Town Street, Columbus, Ohio 43215 - (614) 947-8600			
Site Information			
Site Address 301 North Mulberry Street		Legal Description Burgess Lots 544-553 & J Hunt 6 & Lots 311-314	
Parcel Number 66-00810.000	Deed Volume and Page Number	Zoning District Neighborhood Commercial	
Existing use of property Former school		Proposed use of property Multi-Family Residential	
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 an area variance from Section 1164.02(a)(4) of the Planning and Zoning Code for parking/pavement side side yard setback (from 10 feet to 0 feet) to accommodate and effectuate a lot split of the Property with lot lines as proposed on the site plan. Please see attached narrative for more information.			
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: 08-15-2022		By: <i>Rebecca J. Mott, Attorney</i>	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: signed_variance - bza_application (3657 : 2022-Bza-32)

Exhibit “B”
Project Narrative

Applicant and Property Owner, 301 Mulberry LLC, intends to construct one hundred and two (102) multi-family residential dwelling units on real property currently zoned Neighborhood Commercial (“NC”) and containing approximately 4.20 +/- acres, the legal description of which accompanies this application (the “Property”). The Property is located west of North Mulberry Street, east of North Sandusky Street, and north of West Hamtramck Street.

The Applicant proposes to apply for a conditional use relative to this development under Section 1155.22 of the Mount Vernon, Ohio Code of Ordinances (the “Zoning Ordinance”) in accordance with Section 1164.01(b)(1), which lists residential, as determined compatible with other uses in the area, utilizing structures existing at the time of passage of the Zoning Ordinance as a conditional use in the NC district. The Applicant proposes to re-develop the Property, as depicted on the Site Plan dated August 1, 2022 (the “Site Plan”) accompanying this application.

The proposed development (for the buildings in the rear) will meet the development standards as delineated in Section 1164.02 of the Zoning Ordinance or previous variances that were granted by the Board of Zoning Appeals (“BZA”) relative to the Property. [Note: These same variances (except the parking setback variance necessitated by the proposed lot split) and the conditional use was granted by the BZA back in February, 2021.]

As it relates to the proposed re-development pertaining to the existing main school building along the frontage and the new buildings to be constructed, the Applicant requests a renewed conditional use (for the multi-family use) and area variances from the following sections of the Zoning Ordinance: (i) Section 1164.02(b) that the maximum height shall be thirty (30) feet (maximum building height, excluding chimneys and cupola shall be 50 feet for the main building, 35 feet for the townhome units, and 45 feet for the garden style units); (ii) Section 1164.02(b) that maximum building square footage shall be 8,000 (maximum square footage shall be 51,000 for the main building, 8,250 for the townhome units, and a minimum of 25,500 for the garden style units); (iii) a variance to the minimum number of parking spaces required under Section 1174.05(a) (at 2 spaces per dwelling units) is being requested to 1.88 parking spaces per dwelling unit, for a total of 192 parking spaces provided on the Property; and (iv) a variance to the parking setback requirement of Section 1164.02(a)(4) of the Zoning Ordinance in relation to the requirement for a parking/pavement side yard setback requirement of ten (10) feet for approval to zero feet (0’) to accommodate the lot split of the Property.

There shall be one (1) vehicular access point onto the Property to and from West Burgess Street to the north and two (2) vehicular access points onto the Property to and from Mulberry Street to the east. There will be an attractive, landscaped pedestrian entrance feature onto the Property offering connectivity to and from the public sidewalk along North Mulberry Street. All vehicular use and parking areas in the middle and rear of the Property shall be shielded from view by buildings and/or landscaping on the Property.

The Applicant will preserve the existing wall that surrounds the Property and the existing vegetation and trees to the rear of the Property. Ample landscaping and open/green space will be

provided throughout the Property to offer shade, tranquility, and beauty to the Property and to benefit the residents and guests of the apartments.

Attachment: project_narrative_-_exhibit_b_-_08-30-2022 (3657 : 2022-Bza-32)

Exhibit “C”
Conditional Use Argument

Applicant proposes to develop one hundred and two (102) residential dwelling units on the Property. Applicant meets the general standards applicable to all conditional uses in the City of Mount Vernon, Ohio (the “City”), as specified under Section 155.24 of the Zoning Ordinance. Such use at the proposed location:

1. Is in fact a conditional use as established under the Schedule of District Regulations adopted for the zoning district involved.

The Property is zoned Neighborhood Commercial (“NC”) district. The use as “residential” and more specifically, “multi-family residential” is a conditional use as specified in Section 1164.01(b)(1) in the Neighborhood Commercial (“NC”) district.

2. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City’s Comprehensive Plan and/or the Zoning Ordinance.

The proposed development meets the stated quality of life goals and objectives of the Knox County Comprehensive Plan, where it states at page 101: “Affordability, changes in household size, an aging population, and a growing preference for walkability, will all continue to reshape Knox County’s residential development patterns moving forward. An attractive, high-quality, and safe housing stock is important for retaining and attracting residents.” This proposed development will offer an affordable, high-quality, and attractive housing option for renters in the City. In addition, the Property’s location offers excellent walkability to nearby retail stores and offices to enhance the residents’ and guests’ convenience and quality of life.

3. Will not be hazardous or disturbing to existing or future neighboring uses.

The proposed development will not be hazardous or disturbing to existing or future neighboring uses. Properties to the north of the Property are zoned R-1; properties to the east are zoned O/I; properties to the south are zoned a mixture of R-3, M-1, and G-B; and the property to the west is zoned M-1. Therefore, the character of the neighborhood is a true mixed-use neighborhood, and the proposed use as multi-family residential not only fits in with the character of the neighborhood, but enhances and provides a good buffer and transitional use between the more intense mixed-uses to the south and the less intense residential uses to the north. All rear vehicular use and parking areas shall be screened from view by neighboring properties by buildings and/or landscaping on the Property. The front part of the main school building shall be preserved to the greatest extent possible, as it is structurally sound. The preserved portions of the building offer high quality and unique architectural features and qualities and create historical significance – Applicant is proud to preserve this portion of the main school building for its historical significance and as a landmark (bridging past generations to future generations, as to its use as a school to its proposed use as multi-family residential). The existing wall surrounding the Property and trees and vegetation to the rear of the Property shall be preserved. In addition, ample landscaping and open space will be provided to benefit the residents and guests of the apartments.

4. Will be served adequately by essential public facilities and services such as highways, street, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The Property is served adequately by essential public facilities and services, such as access to public roadways, police and fire services, on-site drainage structures (existing and improved), refuse disposal, water and sewer, and schools.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

The proposed use will not create excessive additional requirements at public cost. The public facilities and infrastructure already exist to serve the Property. The proposed use will enhance the growth and economic welfare and development of the community by helping to provide additional and a more diverse housing stock for the residents of the Mount Vernon, Ohio, which supports the retention of people in the community to live and work and will support the businesses and industries that will be attracted to and commence operations on the Cooper Progress Park lands.

6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, flare or odor.

No uses on the Property will involve processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, and there will be no excessive or noxious uses involving noise, smoke, fumes, flare or odor.

7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

There shall be one (1) vehicular access point onto the Property to and from West Burgess Street to the north and two (2) vehicular access points onto the Property to and from Mulberry Street to the east. There will be an attractive, landscaped pedestrian entrance feature onto the Property offering connectivity to and from the public sidewalk along North Mulberry Street. All vehicular use and parking areas in the middle and rear of the Property shall be shielded from view by buildings and/or landscaping on the Property.

8. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The Applicant's proposed development will help the City re-use and re-purpose (while preserving as much of the main school building as feasible) a site at a good location that was formerly used by the City as a public middle school. The site is ripe for new development, which will only enhance and beautify the neighborhood and help to increase the values of the properties in the vicinity.

Exhibit “D”
Variance Argument

The Applicant is requesting area variances from the Mount Vernon, Ohio Zoning Ordinance (the “Zoning Code”).

Area Variances Requested

- Zoning Code Section 1164.02(b) – Maximum Building Height. Buildings shall have a maximum height of thirty (30) feet.
 - The main school building along the frontage of the Property does and will continue (under this proposal) to exceed 30 feet as delineated in the Zoning Code. The building height on the Property shall not exceed 50 feet, and is limited to the height for the building as delineated on the approved site plan.
 - ¹*The rear buildings were granted variances to this standard to a maximum height of 45 feet. Applicant meets this standard with the two (2) 24-unit garden style unit buildings, with a height of 45 feet. However, Applicant is requesting a variance to renew this same variance request.
 - *The middle buildings were granted variances to this standard to a maximum height of 36 feet. Applicant meets this standard with the middle townhome units building with a height of 35 feet. However, Applicant is requesting a variance to renew this same variance request.
- Zoning Code Section 1164.02(b) – Maximum Building Square Footage. Buildings shall have a maximum square footage of 8,000 square feet.
 - The main school building along the frontage of the Property does and will continue (under this proposal) to exceed 8,000 square feet as delineated in the Zoning Code. The proposed square footage of the main school building shall be a maximum of 50,000 square feet.
 - *The rear buildings (garden style apartments) were granted variances to this standard to a maximum square footage of 25,500. Applicant meets this standard with the two (2) 24-unit garden style unit buildings containing 25,500 +/- square feet and 22,500 +/- square feet, respectively.

¹ The variances noted with an asterisk indicate that all of those area variances were obtained by Applicant in August, 2019, and, as modified and obtained, again, in February, 2021, as approved by the City of Mt. Vernon Board of Zoning Appeals (“BZA”). The land use approvals (conditional use and area variances) were obtained at the same time, in August, 2019, and, as modified and obtained, again, in February, 2021, and demolition started on the Property within 12 months of the approval of those variances. Furthermore, the Zoning Code delineates that use variances may expire within 12 months, but is silent as it relates to area variances. It is our legal position that the area variances granted run with the land and did not expire pursuant to the Zoning Code and Ohio caselaw and due to the fact demolition had started on the Property. However, in the spirit of cooperation, Applicant is applying for the same formerly-approved variances on various buildings to be constructed on the Property and one (1) new variance as it relates to the proposed lot split (parking setback variance).

- *The middle buildings (townhomes) were granted variances to this standard to a maximum square footage of 8,250. Applicant meets this standard with the middle townhome units building containing +/- 8,250 square feet.
- Zoning Code Section 1174.05(a) – Required Number of Parking Spaces by Use. One, two and multiple family uses shall provide a minimum two (2) parking spaces per dwelling unit.
 - *Applicant obtained a variance to provide a minimum of 1.88 parking spaces per dwelling unit. Applicant is now proposing to provide a minimum of 1.88 parking spaces per dwelling unit; therefore, Applicant meets this standard, as approved. However, Applicant is requesting a variance to renew this same variance request.
- Zoning Code Section 1164.02(a)(4) in relation to the requirement for a parking/pavement side yard setback requirement of ten (10) feet for approval to the proposed zero (0) foot parking/pavement side yard setback along the proposed new lot lines, as shown on the lot split site plan, in order to improve the Property and accommodate a lot split.

Argument

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

Under Zoning Code Section 1174.02, the purpose of the requirement for off-street parking is to promote orderly development of land within the City in accordance with the public's interest in promoting the safety of residents of the City by assuring the orderly handling of vehicles and vehicular traffic. The Site Plan depicts an efficient parking and vehicular circulation area buffered from neighboring land by landscaping, and a majority of such parking and vehicular circulation area is buffered by residential buildings. The other variances requested are technical in nature and are reasonable – given the building square footage requirement in the Zoning Code is quite low, generally, for commercial and residential buildings and the proposed heights of the buildings on the Property are only also slightly above the Zoning Code requirement and were approved in 2019 and 2021, respectively, by the BZA.

2. The granting of the variances will not permit the establishment of any use which is not otherwise permitted in the district.

Zoning Code Section 1164.01(b) includes residential as a conditional use in the Neighborhood Commercial (NC) District. The Applicant filed this variance application in conjunction with a conditional use application. In addition, on August 7, 2019, and in February, 2021, the BZA approved Applicant's previous request for the same conditional use (for residential uses in the Neighborhood Commercial (NC) District).

3. There must exist special circumstances or conditions 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 strict application of the provisions of this Zoning Code would deprive the applicant of the reasonable use of such land or building.

Due to the reasons specified earlier, the Applicant desires to preserve as much of the main school building as is feasible. The Applicant desires to create a mix of multi-family residential housing types and styles to appeal to various renters. Creating and providing high quality, diverse housing stock to support the housing needs of residents in the City, which also supports the businesses and industries in the City (for employment and shopping), while retaining people to desire to live, work, and play within the City of Mt. Vernon are the goals of both the City, the Applicant, and the Knox County Comprehensive Plan. This proposal achieves those aligned goals and purposes. Furthermore, the proposed use and development not only is a reasonable use of the Property, but is the highest and best use of the land.

4. There must be proof of hardship created by the strict application of this Zoning Code. Furthermore, the hardship complained of cannot be self-created.

The “practical difficulties” that the Applicant encounters relate to the existing conditions and features of an existing structure. The building is already built and is currently legal, non-conforming. The fact that the existing main school building exceeds both the height and square footage requirements of the modern-day Zoning Code is no fault of Applicant. Applicant is requesting the minimum variances necessary to achieve the development purposes. In addition, Applicant seeks to conform the building and the rest of the development to modern-day urban infill development standards, or reasonable variances therefrom, to obtain all necessary land use permits and approvals from the City to reasonably re-develop the Property to support the multi-family residential needs of the City and its residents and to help attract and retain additional residents to the City (as more business and industry is also developed).

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

The granting of the variances is necessary in order to provide a multi-family residential development matching the goals of the Knox County Comprehensive Plan and complementing the surrounding area and are standard types of variances granted for infill development – confined to land already created and configured as a legal lot of record. The variances pertain to an existing, non-conforming building, which may be grandfathered (and may not legally require variances). However, Applicant chooses to conform the Property to modern day development standards and request only those area variances that are necessary to preserve the front part of the existing main school building and provide for a historically significant landmark to the City while preserving the unique and high quality architectural features and qualities it contains. Only five (5) area variances are necessary to accomplish this purpose.

6. The proposed variances 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.

The proposed variances will not impair an adequate supply of light and air to adjacent property, or increase the danger of fire, endanger public safety, or substantially diminish or impair property values. Property values in the area will be increased by the demolition of un-sound and unsightly (blighted) structures and the Property re-developed into a high quality, aesthetically pleasing multi-family residential development – which is the perfect transitional use in this mixed use area between the more intense uses to the south and the less intense, single family residential uses to the north. Although additional traffic will be generated, a multi-family residential use carries far less traffic than the commercial (retail and office uses) that are already permitted on the Property, and traffic concerns and improvements are addressed at the time of a re-zoning, not a request for area variances. There will not be a substantial increase in street congestion.

7. The granting of the variances 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.

The Applicant is requesting five area variances in order to re-develop a Property with efficient parking and vehicular circulation that is buffered from neighboring properties, and the variances actually pertain to a building structure and façade that is already existing (as an existing condition). Most certainly, approval of the variances requested will not provide the Applicant with any special privilege that is denied to other lands, structures, or buildings in the area.

SITE DATA

Total Site Area:	±4.2 Acres
Total Dwelling Units:	102 dwelling units
Gross Density:	±24.29 dwelling units/acre
Total Parking:	192 Spaces
• Surface Parking:	186 Spaces
• Townhome Garage Spaces:	6 Spaces
• Parking Ratio Provided:	1.88 spaces/dwelling unit (2 spaces/dwelling unit required by code, variance obtained in 2021 for min. 1.88 spaces/dwelling unit)
Maximum Lot Coverage: (structures/pavement)	±65% (maximum of 90%)

Building Setbacks:	
• Front Yard Setback	30 feet from Right-of-Way
• Side Yard Setback	30 feet from Right-of-Way (due to fronting on a street)
• Rear Yard Setback	30 feet from Right-of-Way (due to fronting on a street)

Parking Setbacks:	
• Front Setback	10 feet from Right-of-Way
• Side Setback	10 feet from Right-of-Way
• Rear Setback	10 feet from Right-of-Way

Parking Standards:	
• Parking Space Dimensions:	10 feet by 19 feet
• Drive Aisles:	20 Feet
• Parking Aisles:	22 Feet

Existing School (Renovation) - 48 Units:

- 50,000 square feet (allowable 8,000 square feet)
- 48-50 feet in height (allowable 30 feet)

Townhomes:

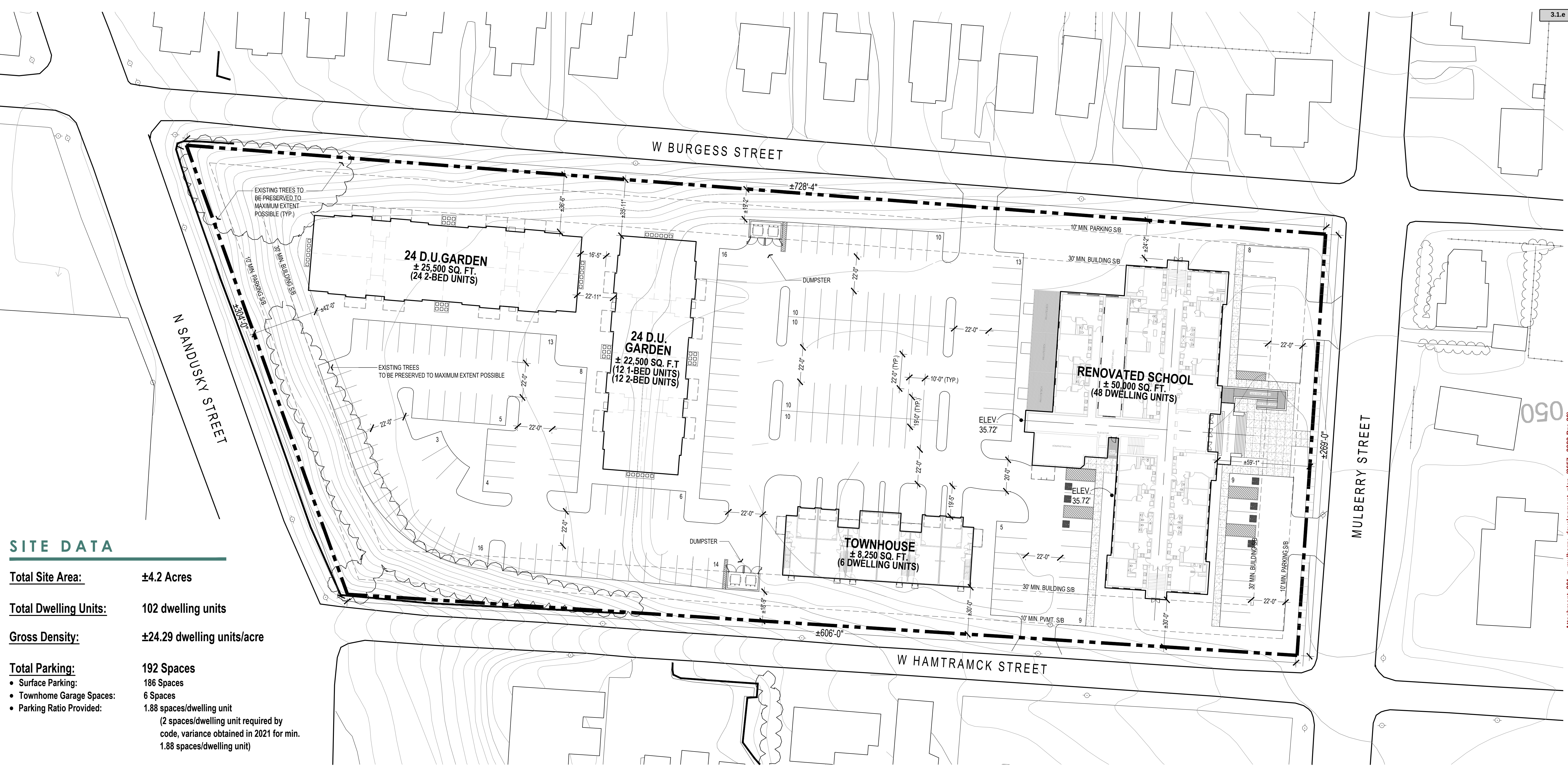
- 8,250 square feet (8,250 square feet allowable by 2021 variance)
- 35 feet in height (35 feet allowable by 2021 variance)

24-Unit Garden Unit Building:

- 25,500 square feet (25,500 square feet allowable by 2021 variance)
- 45 feet in height (45 feet allowable by 2021 variance)

24-Unit Garden Unit Building:

- 22,500 square feet (25,500 square feet allowable by 2021 variance)
- 45 feet in height (45 feet allowable by 2021 variance)



301 N Mulberry - Development Plan

Mt. Vernon, OH 08.01.2022

Exhibit for
301 Mulberry LLC

PARCEL # 66-00810.000
City of Mount Vernon, Knox County, Ohio

DAVID R. MILLS, PS
SURVEYOR #7157

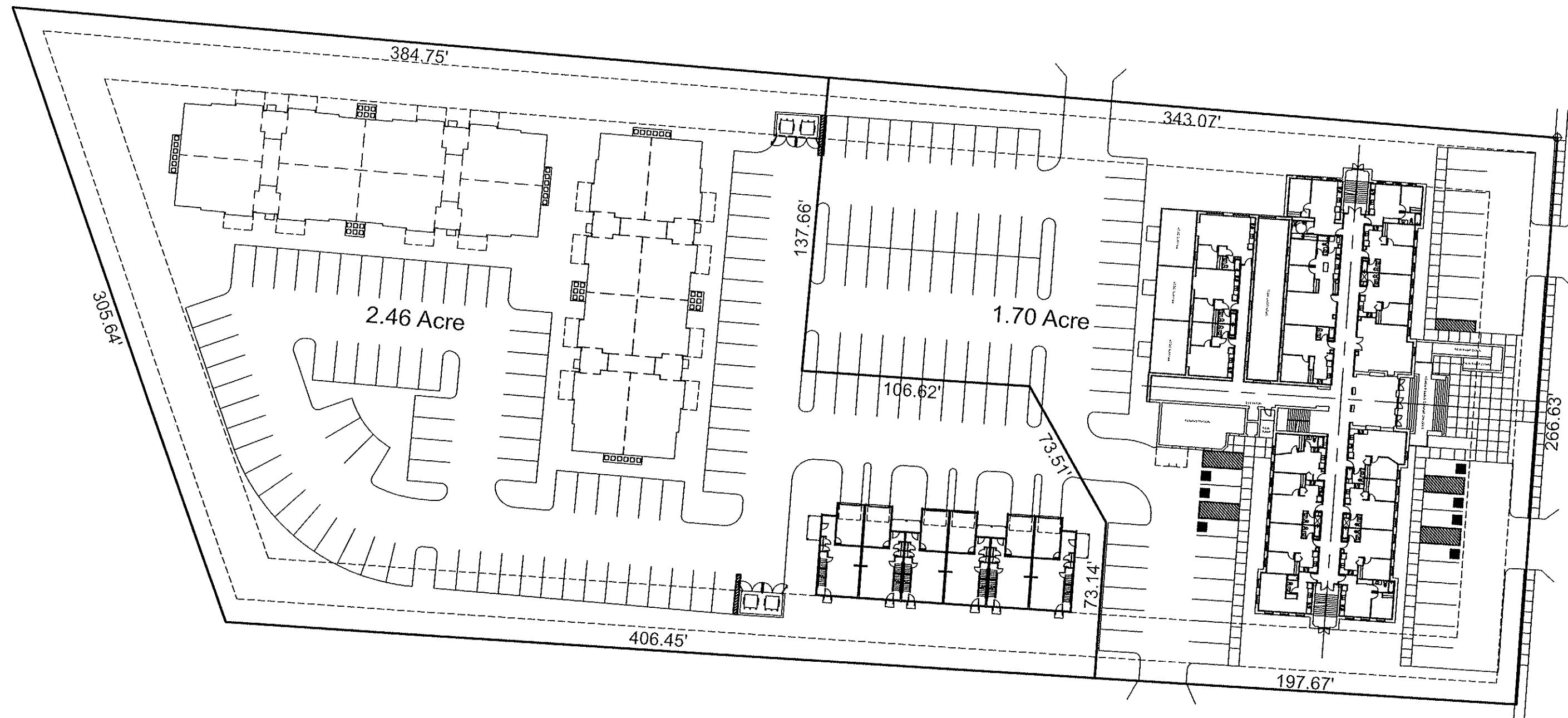
AMY BERNICKEN, PS
SURVEYOR #8571

TRACY & MILLS SURVEYORS

10 East Vine Street - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324 Fax: 740-397-5910
tracyandmills@aol.com

FLOYD W. BARNES, PS
1921-2018

THOMAS M. TRACY, PS
1941-2002



Date: July 19, 2022
Scale: 1" = 50'





Board of Zoning Appeals Meeting: 10/19/22 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 # 3658)

DOC ID: 3658

2022-BZA-33 : 206 N PARK ST - VARIANCE FOR ACCESSORY STRUCTURE

Item Number	2022-BZA-33
Site Address	206 N Park ST
Parcel Number	66-02247.000
Zoning District	R-1
Presented By	Chris Hanna

Quick Guide to Codified Ordinance Sections (may not be inclusive):

- 1160.02 Development Standards (R-1)
- 1173.06 General Requirements (Accessory buildings)
- 1173.10 Accessory Buildings Used for Storage
- 1173.14 Parking and Storage of Vehicles and Trailers

Request: Variance to build a 30' x 50' garage. See application packet for further details.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Chris Hanna 206 N. Park St. Mt Vernon, OH 43850 740-583-8214			
Agent's Name, Address and Phone			
Site Information			
Site Address 206 N. Park St Mt. Vernon, OH 43850		Legal Description Braddocks Fairground Mount Vernon 1st # 98	
Parcel Number 66-02247.000 100708-100	Deed Volume and Page Number 1394 pg 500-501	Zoning District R-1	
Existing use of property Single Family Residents (510)		Proposed use of property Single Family Residents	
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 am requesting a 30X50 garage that will be 5 feet off of my property line and 10 feet off of the alley. This building will be for personal use such as parking, storage, vehicle and equipment maintenance. The structure will not obstruct any views in the neighborhood. Our current garage is not functional for our family. We are unable to park vehicles in it to be out of the weather. Our basement cannot be finished for storage.			
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: 8-30-22		By: CH	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
		Receipt Number	
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-33 Application (3658 : 2022-Bza-33)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

C.H. 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.

C.H. 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 am seeking a building that will be 5 feet off my property line and 10 feet off of that all as stated in the zoning requirements. The building will be used for personal maintenance of personal vehicles dirt bikes and A.T.V.'s. The building will also be used for storage. The building will not block any views or cause any glares for our neighbors.

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

Our home does not have a basement that can be finished for storage. Our current garage is too small to park a vehicle in. The current garage is not functional for our needs.

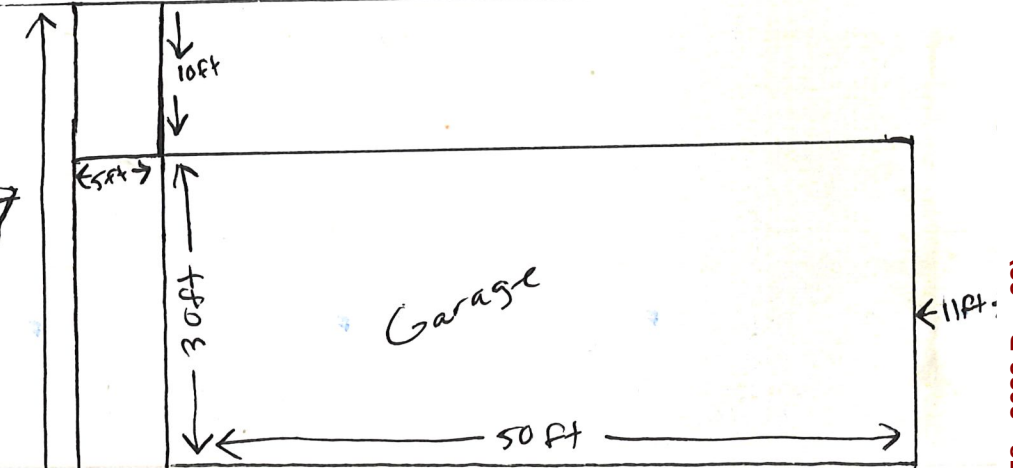
C.H. 5) The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

C.H. 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.

C.H. 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.

Zoning
10ft. off of alley way
5ft. off of property line

Alley



Property Line
145 ft



Property Line
66 ft

N. Park St.

Attachment: 2022-BZA-33 Application (3658 : 2022-Bza-33)

Knox County, Ohio - Property Record Card
Parcel 66-02247.000
Card 1

3.2.a

GENERAL PARCEL INFORMATION

Owner HANNA ASHLEY & CHRISTOPHER
Property Address 206 N PARK ST
Mailing Address 1 FIRST AMERICAN WAY
WESTLAKE TX 76262
Land Use 510 - SINGLE FAMILY DWLG OWNER OCCUP
Deed CURRENT DEED VOLUME/PAGE: /
Legal Description F G 98



VALUATION

	Appraised	Assessed
Land Value	\$25,410.00	\$8,890.00
Improvements Value	\$93,330.00	\$32,670.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$41,560.00	
Net Annual Tax	\$1,764.76	

RESIDENTIAL

Building Style	Year Built	Stories	Finished Area	First Floor Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms
SINGLE FAMILY	1900	2	2218	1103	0	1115	9	3	0
Full Baths	2	Half Baths	0	Basement	FULL BASEMENT	Finished Basement Area	0	Heating	GAS HEAT
Cooling	CENTRAL AIR	Exterior Wall	100% FRAME	Attic	NONE	Number of Fireplace Openings	0	Number of Fireplace Stacks	0

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - Front Lot	0.2197	145	66	110	25410

ADDITIONS

Description	Area	Year Built	Value
WDDK - Wood Deck	78	0	1200
WDDK - Wood Deck	160	0	2400
EFP - Enc Fr Porch	40	0	4380

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Detch Fr Garage -	1900	24x20	480	\$6,650.00

AGRICULTURAL

SALES

Date	Buyer	Seller	Price
3/25/2013	HANNA ASHLEY &	BICKEL ANDREW S & AMY	120900
11/1/2010	BICKEL ANDREW S & AMY	EZZO AMY M	0
2/28/2006	EZZO AMY M	PORTER STEVE & PEGGY	122900
8/1/2005	PORTER STEVE & PEGGY	KESTER AARON & LAURA	13500
7/22/2005	KESTER AARON & LAURA	OMEGA PROPERTIES	8300
1/4/2005	OMEGA PROPERTIES	SZERLIP RUBIN	0
4/4/2002	SZERLIP RUBIN	CARLISI BARRY	0
2/20/2001	CARLISI BARRY	SZERLIP RUBIN J	0
1/25/1999	SZERLIP RUBIN J	SZERLIP RUBIN J & B	0
3/23/1994	SZERLIP RUBIN J & B	REISS GARRY K & DIANE	5000

COMMERCIAL

**Carport Direct**

1372 Boggs Dr
Lee@americanbuildingnetwork.com
(336) 715-8220

Sales: Bob Slate

1372 Boggs Dr
bob@americanbuildingnetwork.com

Building Quote
QTE-004046

3.2.a

Date
08/19/2022

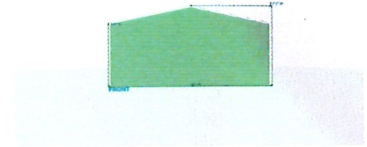
Total
\$25,776.46

CUSTOMER DETAILS**Chris**

Billing Address
Mt Vernon, OH, 43050
Shipping Address
Mt Vernon, OH, 43050
christopherhanna33@gmail.com
(740) 503-8214

Triple Wide Garages - 30 x 55 x 14

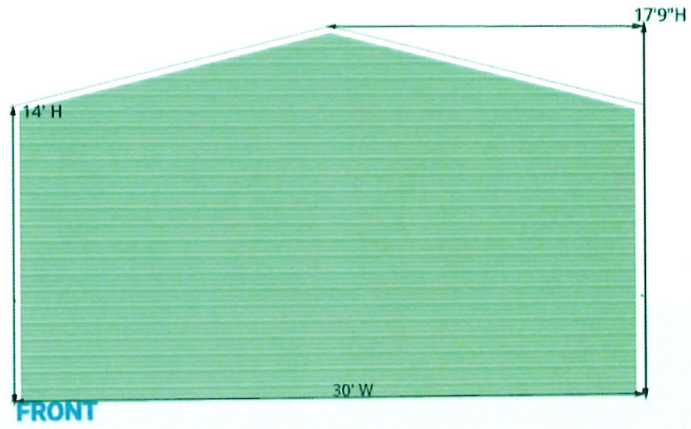
- ☒ Roof Color: Pewter Gray
☐ Trim Color: White
☒ Sides/Ends Color: Pewter Gray
☐ Door Color: NA
☐ Wainscot Color: NA



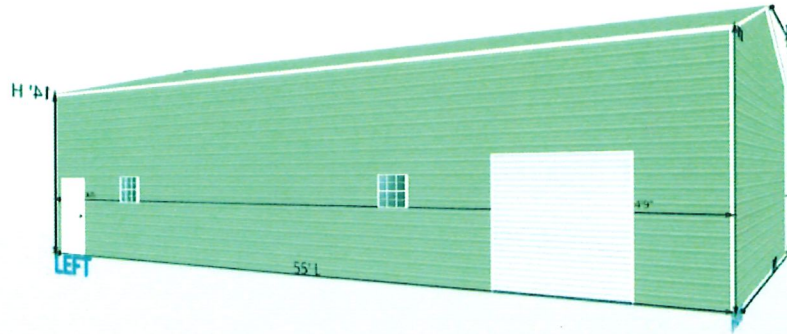
Ready for Installation? No Jobsite Level? No Permit Required? Yes Inside City Limit? No Electricity Available? No Installation Surface? Concrete

Building Dimension: **30'W x 55'L x 14'H** Roof Style: **Vertical** Gauge: **14 Gauge** Wind/Snow Rating: **30 PSF Certified** Distance on Center: **5 Feet**

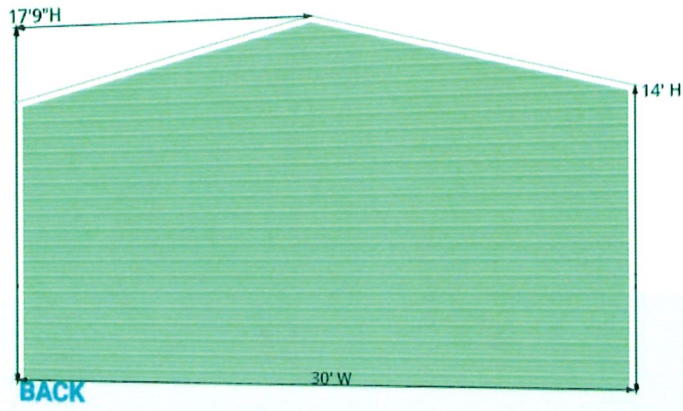
30x55' Vertical Roof	1
14' Height	1
30 PSF Certified	1
3/12' Roof Pitch	1
Front Wall Closed Horizontal	1
Back Wall Closed Horizontal	1
Left Closed Horizontal	1
Right Closed Horizontal	1
12x12ft Garage Door on Right Wall (Header Seal)	1
10x10ft Garage Door on Right Wall (Header Seal)	1
8x8ft Garage Door on Right Wall (Header Seal)	1
8x8ft Garage Door on Left Wall (Header Seal)	1
36x80in Walk-in Door on Left Wall	1
30x30in Window on Left Wall	1
30x30in Window on Left Wall	1
Manufacturer Discount	1
Inside City Limit : No	
Installation Ready : No	
Installation Surface Leveled : No	
Electricity : No	



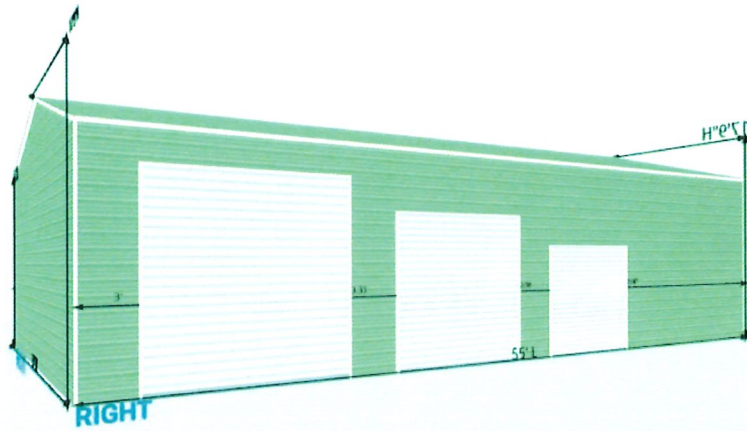
FRONT



LEFT



BACK



RIGHT



Board of Zoning Appeals Meeting: 10/19/22 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 # 3662)

DOC ID: 3662

2022-BZA-34 : 613 E VINE ST - VARIANCE FOR RESIDENTIAL ADDITION

Item Number	2022-BZA-34
Site Address	613 E Vine ST
Parcel Number	66-03657.000
Zoning District	R-1
Presented By	Nathan & Brandie Anderson

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1160.02 Development Standards (R-1) 1154.07 Nonconforming Structure
--

Request: to add an addition to the existing house.

- 5' side setback



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Nathan & Brandie Anderson, 613 E Vine St 740-398-4087

Agent's Name, Address and Phone

Site Information

Site Address

613 E Vine St

Legal Description

Watson 6

Parcel Number

66-03657.000

Deed Volume and Page Number

Zoning District

R-1

Existing use of property

Single Family Dwelling

Proposed use of property

Addition- Residential- Single Family

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:

To add an addition to our existing house structure. Our family has outgrown our current house.

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:

9/19/22

By:

[Signature]

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

\$75.00

Date Paid

9/19/2022

Receipt Number

2022/46

Status of Board's Action

☐ Approved

☐ Denied

Attachment: 2022-BZA-34 Application (3662 : 2022-Bza-34)

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.

When our house was built in 1929 the zoning requirements were different than today. Our house is currently less than 10 feet to the property line of our neighbors. We would like to add an addition to our current house, ~~and~~ from the existing structure that would extend into our backyard, we would like to have a bigger house and update the siding, roof and overall betterment of the house.

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

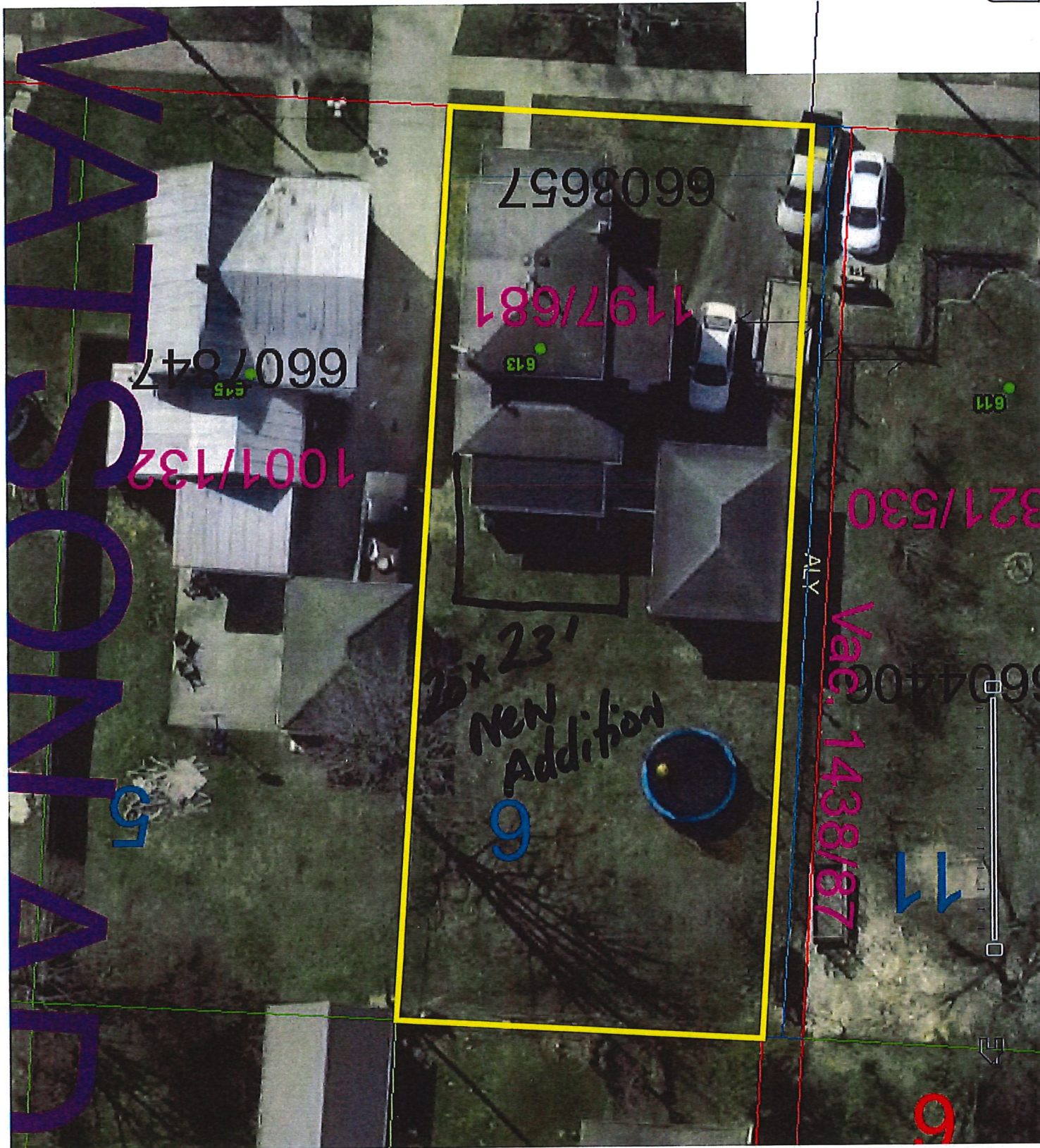
We have outgrown our house with the growth of our family. If we are not granted this variance, we will have to move. We love our house and area but it has become too small. We have lived on E Vine since 2009, have brought both of our kids home from the hospital who are now 12 and years old. We love our neighbors and location to the school districts. We have served at East School Elementary for the past 7 years and our son went there until recent and our daughter is in the 2nd grade. We do not want her to have to leave East Elementary or our son leave MVMS. We do not want to sell our house or move out of the community. We want our family to grow up in this house and community.

✓ 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: 2022-BZA-34 Application (3662 : 2022-Bza-34)



Attachment: 2022-BZA-34 Application (3662 : 2022-Bza-34)



20ft

2021-09-28

3.3.a

x-oh.bhamaps.com/?PropertyNumber=66-03657.000

Click here for Legal Disclaimer

opt
↓

standing seam roof panels 21"

20'



exi

48x

board n batton siding 12"

sliding patio door

Front

Attachment: 2022-BZA-34 Application (3662 : 2022-Bza-34)

613 E. VINE ST.
NATE ANDERSON - BRANDIE DANIELS

CONTRACTOR: MLW 12 3.3.a
406 E. VINE ST.
IND. OH 43050
MARK WIE.
740-627-8097

ADDITION: 20' x 23'
5' TO EAST SIDE PROPERTY LINE

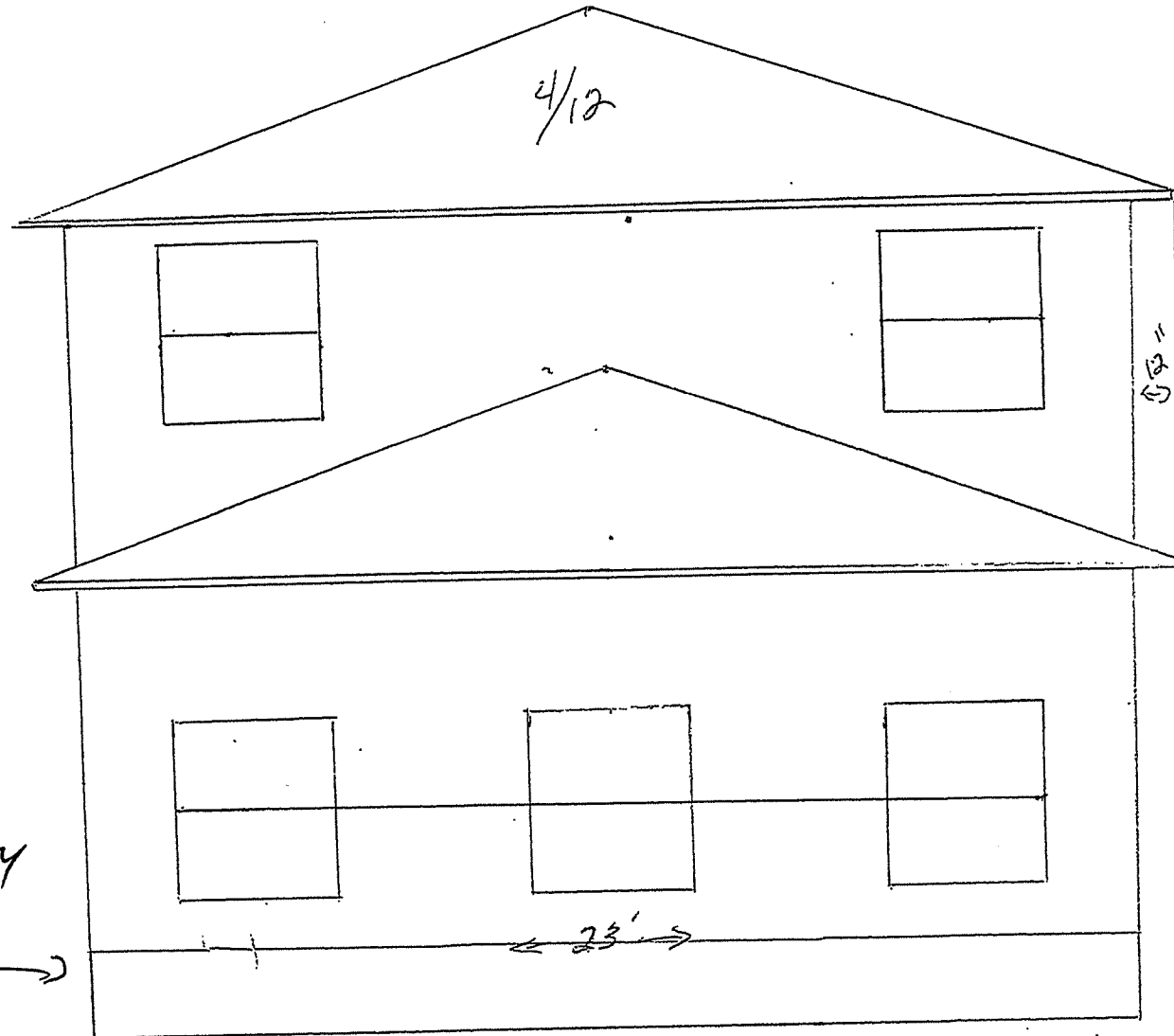
m
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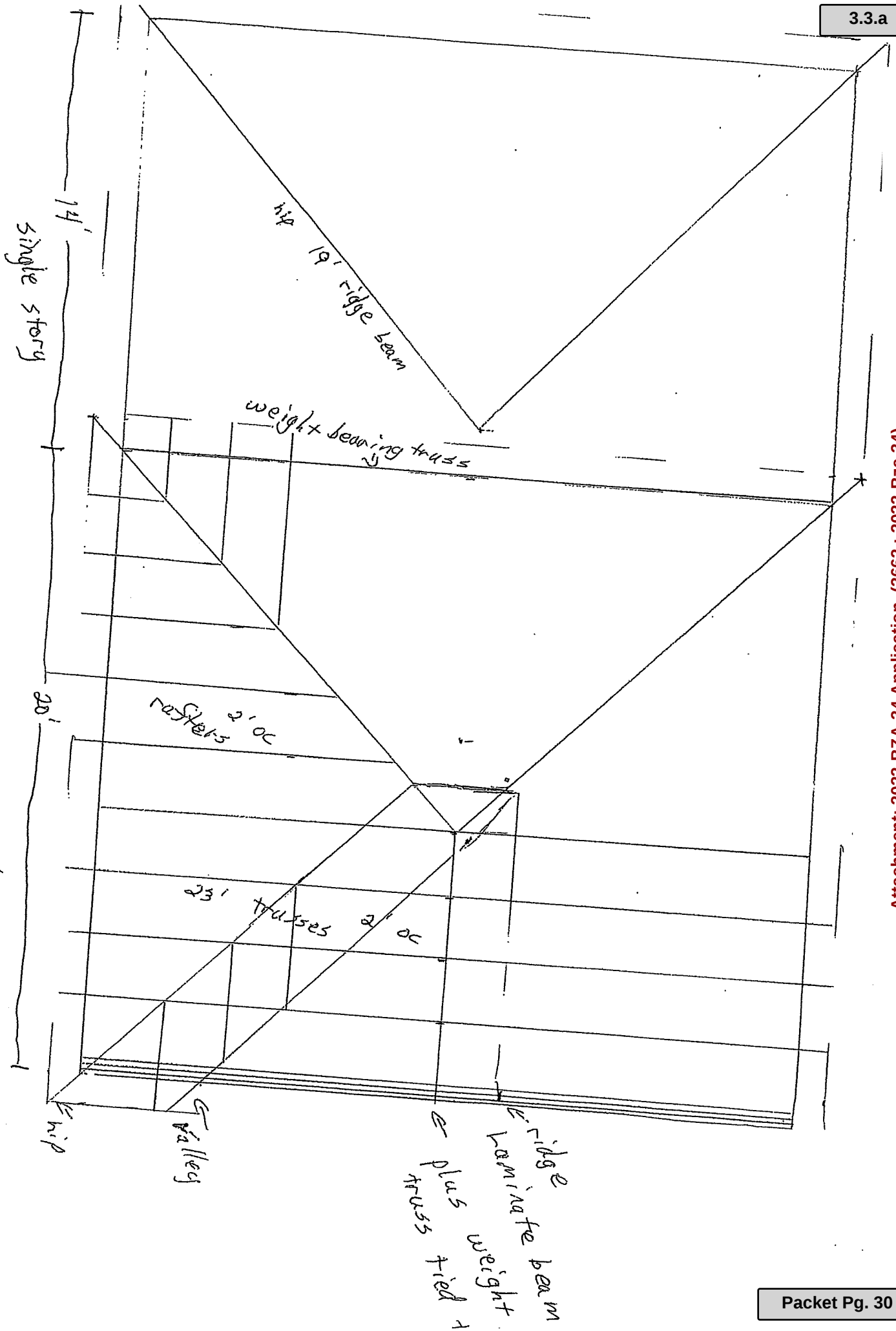


EAST
SIDE

5' TO PROPERTY
LINE

5'







Board of Zoning Appeals Meeting: 10/19/22 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 # 3664)

DOC ID: 3664

2022-BZA-35 : 200 E VINE ST - VARIANCE FOR REAR SETBACK

Item Number	2022-BZA-35
Site Address	200 E Vine ST
Parcel Number	66-01760.000
Zoning District	O/I
Presented By	Sam & Paula Barone

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1168.03 Development Standards for Residential Uses in the O/I District
 1161.02 Development Standards (R-2 Single and Two Family District)
 1160.02 Development Standards (R-1 Single Family District)

Request: We are requesting relief from the 60" (5') setback requirement from the lot lines to situate a 32' x 16' open-sided carport/pavilion 22" inside the fence on the south perimeter of our property.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Sam and Paula Barone			
Agent's Name, Address and Phone			
Site Information			
Site Address 200 East Vine Street		Legal Description Thomas 444	
Parcel Number 66-01760.000	Deed Volume and Page Number Vol. 386, Page 446	Zoning District O/I	
Existing use of property Residential		Proposed use of property Residential	
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: We are requesting relief from the 60" setback requirement from lot lines to situate a 32'x16' open-sided carport/pavilion 22" inside the fence on the south perimeter of our property. As the attached document illustrates, the proposed structure would essentially project eastward and align with the existing potting shed extension of our garage.			
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. September 28, 2022 Date: By: Sam Barone 			

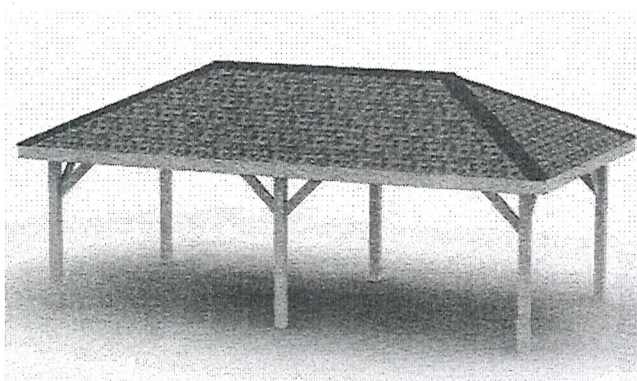
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
		Receipt Number	
Status of Board's Action ☐ Approved ☐ Denied			

Proposed Carport Construction with Alley Access



Our proposal consists of constructing a 16'x32" open carport for our recently acquired Airstream travel trailer, which is 25' in length. The carport would be a pole structure with 11' openings on all four sides. The roof will be a 5/12 pitch hip roof with standing seam steel sheathing. It will closely approximate the look of the hip roofs on our home and on the shed extension of our garage, which is immediately adjacent to the proposed building site. Its width is established to align and situate perfectly with the adjacent shed. Construction is envisioned to begin early December, with concrete flooring and apron, not to exceed 600 sq. ft. combined, to follow in Spring 2023.

Parcel Number:
66-01760.000



Carport Concept Illustration



Proposed Building Site (Alley View)

Existing fence line projects from southeast corner of Barone garage to alley. Proposed set-in of new carport would match that of existing shed, which is approximately 20" inside fence line, likely requiring a variance. shaded rectangle shows approximate location of the carport in existing driveway.