



Board of Zoning Appeals

December 7, 2022

Board Meeting

Agenda

5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Nov 2, 2022 5:30 PM

BZA FILES

- 2022-BZA-36 : 1002 Coshocton AVE - Conditional Use Permit and Variance(S) for Mini-Storage Building(S)
- 2022-BZA-38 : 125 Mansfield AVE - Variance for Accessory Structure Size

ADJOURN



Board of Zoning Appeals Meeting: 12/07/22 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 # 3667)

DOC ID: 3667

**2022-BZA-36 : 1002 COSHOCTON AVE - CONDITIONAL USE PERMIT AND
 VARIANCE(S) FOR MINI-STORAGE BUILDING(S)**

Item Number	2022-BZA-36
Site Address	1002 Coshocton AVE
Parcel Number	66-06206.000
Zoning District	GB
Presented By	Shane Heald for Building 36 LLC

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

- 1167.02(b)(6) (GB) Conditional Uses: Services: Mini-storage buildings
- 1155.24 General Standards Applicable to all Conditional Uses
- 1167.03 Development Standards for Free-Standing Use on Individual Lots
- 1173.11 Principal Building per lot
- 1173.06 General Requirements (Regulation of Accessory Uses & Buildings)
- 1173.09 Retail Sales and Services as an Accessory Use

Request: Build secured storage units to better utilize the space.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Building 36 LLC, 1290 US Highway 42 N Delaware OH 43015			
Agent's Name, Address and Phone Shane Heald, 1290 US Highway 42 N Delaware OH 43015			
Site Information			
Site Address 1002 Coghocton Ave		Legal Description 12 7 3 PT SE NE OF ZS 1.017A	
Parcel Number 66-06206.000	Deed Volume and Page Number	Zoning District 447	
Existing use of property RETAIL		Proposed use of property RETAIL + Storage units	
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 have a large section of land behind our retail building which is otherwise unusable. we end up with cars sitting there and would like to build secured storage units to better utilize our space.			
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: 9/28/22		By: <i>Shane Heald</i>	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-36 Application Packet (1) (3667 : 2022-Bza-36)

Narrative statements

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

SH 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.

SH 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.

We happen to have a large section of land behind our retail center we would like to do something with. It is out of view from the road and wouldn't affect our neighbors. We have had people ask about storing vehicles on site which brought us to thinking about building the storage units.

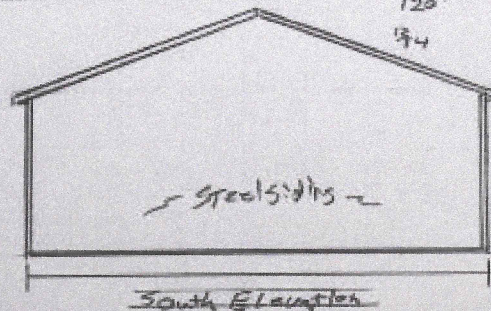
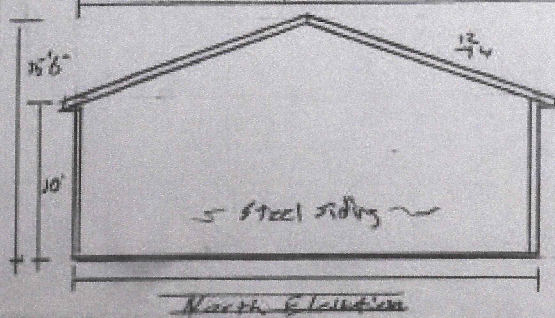
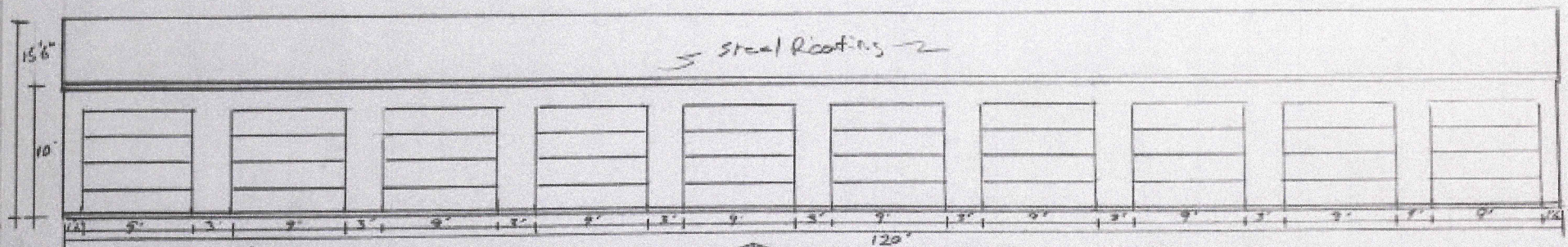
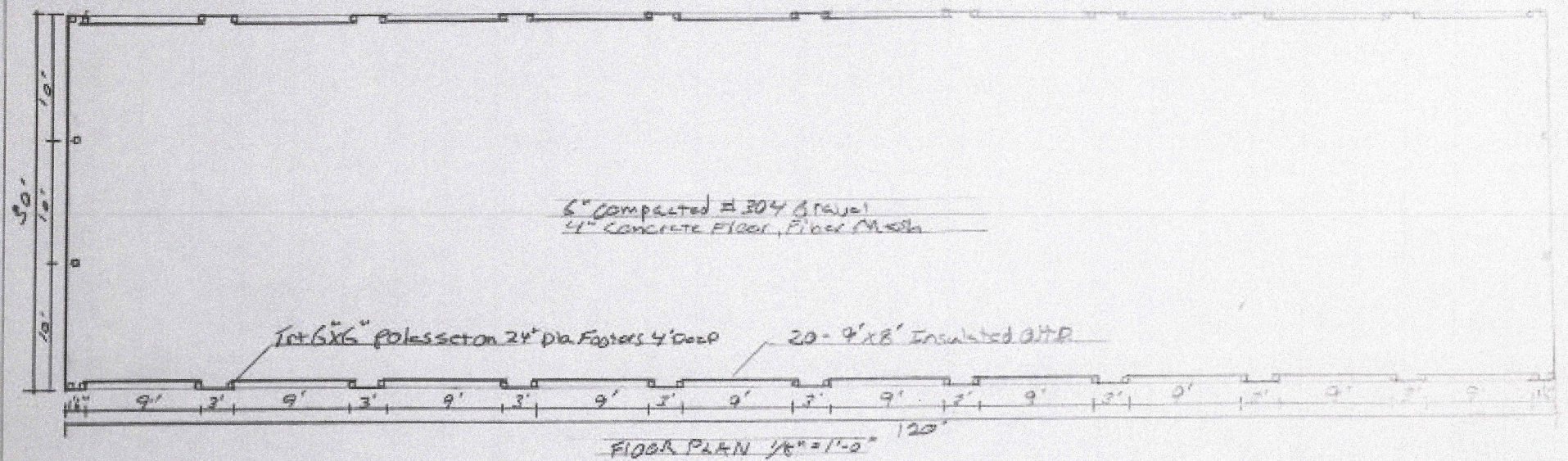
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

~~SH~~ ~~SH~~ ~~SH~~
After being unable to rent a few of our retail spot for a few years, we are trying to do what we can to maximize our investment in the property.

SH 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.

SH 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.

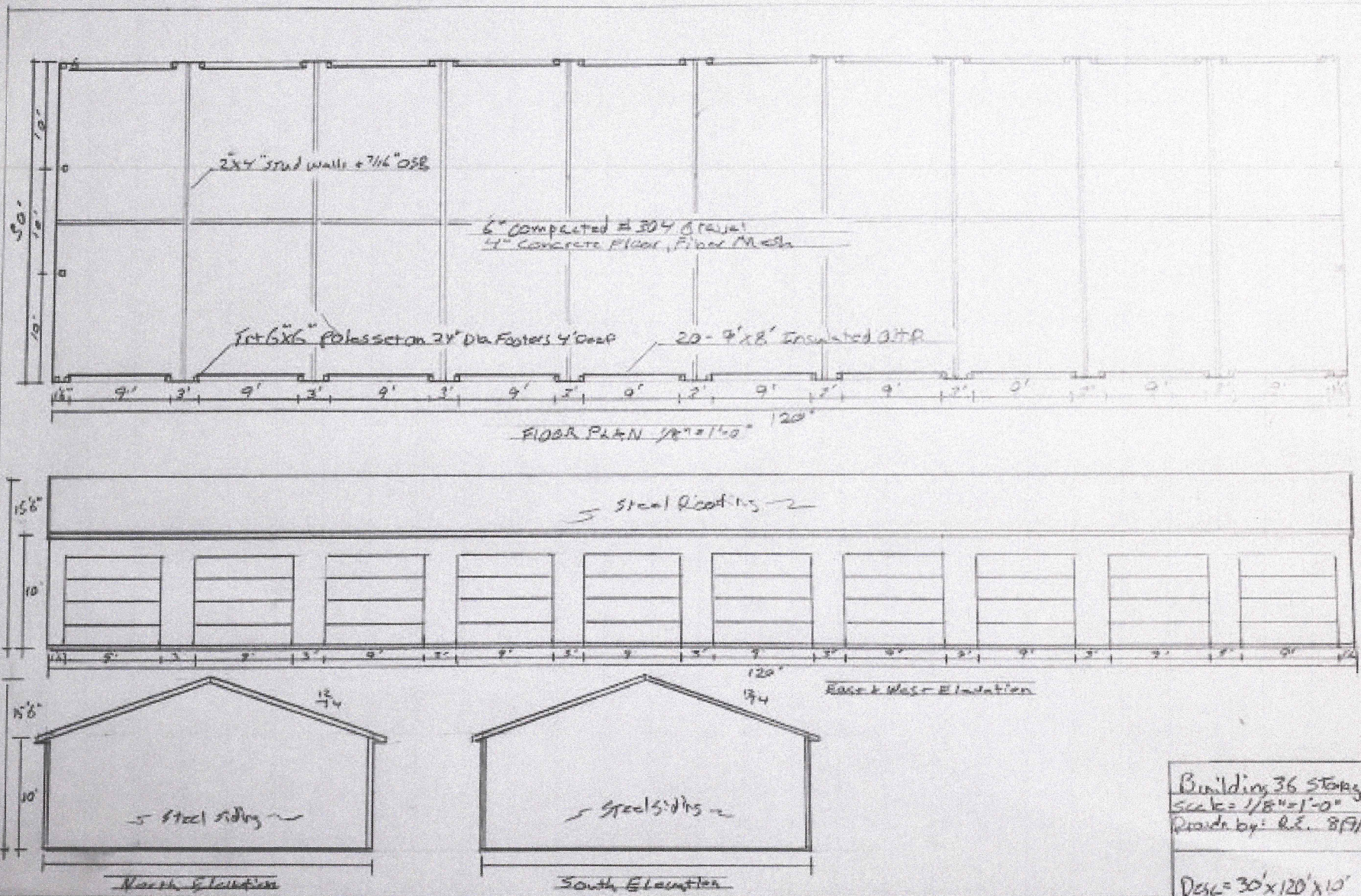
SH 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

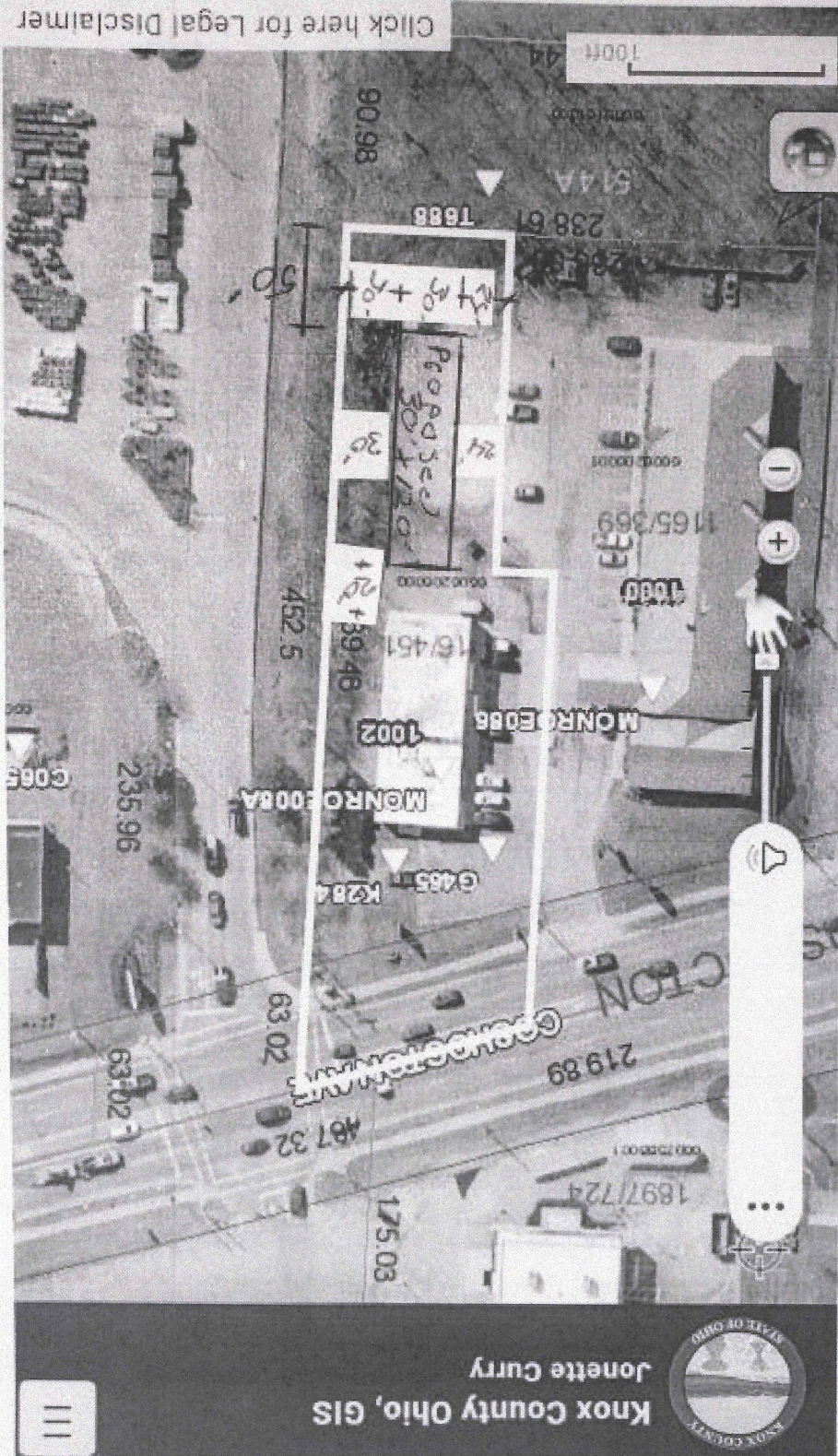


East & West Evaluation

Building 36 Storage
Scale = 1/8" = 1'-0"
Drawn by: R.E. 8/9/22

Deck = 30' x 120' x 10'





Click here for Legal Disclaimer

OWNERS WITHIN 300 FT

CLEARVIEW INVESTMENTS

875 S WASHINGTON ST MILLERSBURG OH 44654

CES CREDIT UNION INC

PO BOX 631 MOUNT VERNON OH 43050

LOWE'S HOME CENTERS INC

1000 LOWES BLVD MOORESVILLE NC 28117

REALTY INCOME CORPORATION

6920 POINTE INVERNESS WAY STE 301 FORT WAYNE IN 46804

R & J CAR CARE INC

875 S WASHINGTON ST MILLERSBURG OH 44654

NARAYAN INC

1000 COSHOCTON AVE MT VERNON OH 43050

ZSORG INVESTMENTS LLC

968 JAMES ST SYRACUSE NY 13203

KJR MT VERNON LLC

3900 PARK EAST DR #200 BEACHWOOD OH 44122

SRIRAM ASSETS LLC

605 SE 164TH AVE STE 105 VANCOUVER WA 98684

VALLEY ONE OWNER LLC; VALLEY TWO OWNER LLC; VALLEY THREE OWNER LLC

1829 E FRANKLIN ST STE 800F CHAPEL HILL NC 27514



Board of Zoning Appeals Meeting: 12/07/22 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 # 3680)

DOC ID: 3680

**2022-BZA-38 : 125 MANSFIELD AVE - VARIANCE FOR ACCESSORY STRUCTURE
 SIZE**

Item Number	2022-BZA-38
Site Address	125 Mansfield AVE
Parcel Number	66-04047.000
Zoning District	R-1
Presented By	Gary Sharp

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1173.06 General Requirements (accessory building or use) 1173.14 Parking & Storage of Vehicles and Trailers 1160 R-1 Single Family District

Request: a variance to build a 26' wide by 50' long, 16' high building to store new RV and utility trailer.



Mount Vernon

City of Mount Vernon, Ohio Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

GARY Sharp 419-618-1950 125 Mansfield Ave. Mt. Vernon Ohio

Agent's Name, Address and Phone

—

Site Information

Site Address

125 Mansfield Ave. Mt. Vernon

Legal Description

Lot #10 of Swingle Addition also 28-1/2 ft. off
the South side of Lot #9 of Swingle Addition &
3 ft. of North end of Lot #11 inside Swingle Ad

Parcel Number

66-04047.000

Deed Volume and Page Number

BK 1834 pg. 574-575

Zoning District

R-1

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: A variance to build a 26' wide by 50' long, 16' high building
Purpose to store new R.V. and utility trailer.

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: 10/19/22

By:

Gary Sharp

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

Date Paid

Receipt Number

\$75.00

Status of Board's Action

☐ Approved☐ Denied

Attachment: 2022-BZA-38 Application Packet (3680 : 2022-Bza-38) 04

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.

The current zoning states the accessory building can only be 35% of existing residence. Our residence is 1740 sq. ft. 35% of that would be 609 sq. ft.

The R.V. is 40 ft. long! the utility trailer is 21 ft. long. The structure needs to be 26 ft. wide by 50 ft. long to accommodate these units.

We have sufficient property to accommodate a building of this size and not interfere with the neighbors properties.

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

New R.V. : utility trailer needs to be under cover to protect them from the environment and other circumstances.

✓ 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.



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

Knox County Ohio, GIS
Jonette Curry



Attachment: 2022-BZA-38 Application Packet (3680 : 2022-Bza-38)



40ft
2021-09-28

[Click here for Legal Disclaimer](#)

Additional Information

The RV is 40' long by 8.5' wide by 13.5' tall. The utility trailer is 21' long by 8.5' wide by 12' tall. A building 26' wide by 50' long is needed to accommodate these units.

Our property extends from Mansfield Ave to Mulberry St. The property is 88.5' wide by 266' deep. The building will be located at the end of the current driveway and extended into the back yard. The building will be 5' from the north property line, 55' from the west property line and 57' from the south property line.

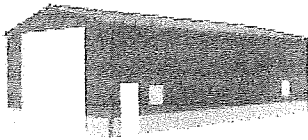
Also note, there is no home to the north or west of building. The closes home will be 90' to the south and that home faces to the west.

The building colors will be such as to blend with the current home.

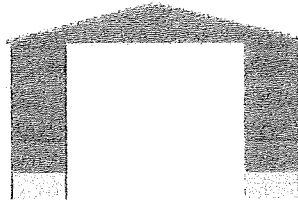
City _____ State OH _____ Zip Code _____
 Email _____ Phone # _____ Mobile # _____

Style: Standard	Roof: Black ☒ Charcoal ☐	Installation Surface
Roof Style: Vertical Style	Trim: white ☒ Charcoal ☐	Power Available
Gauge: 14-Gauge Framing	Siding: Ivy Green ☒	Site Ready
Leg Style: Standard	Wainscot: Saddle Tan ☐	Jobsite Level
Brace: Standard Brace		

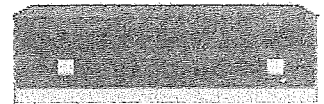
26' X 51' X 14'
 Width X Length X Leg Height



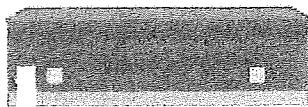
Perspective View



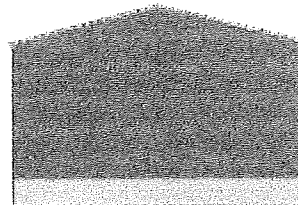
Front



Left Side



Right Side



Back

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