



Board of Zoning Appeals
Board Meeting

Minutes

February 7, 2024
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	Excused
Tonya Boucher	Vice-Chairman	Present
Kate Aryanata	Alt. Member	Present
Cynthia Cunningham	Member	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Mike Hillier; Jim Davis; Erica Grigsby; Eugene Grigsby; Rob Laher; Kal Mansour; Will Levering

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Nov 1, 2023 5:30 PM

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Susie Simpson, Member
SECONDER:	Tonya Boucher, Vice-Chairman
AYES:	Percy, Simpson, Smith, Boucher, Cunningham
ABSTAIN:	Aryanata
EXCUSED:	Eyster

2024 CHAIR & VICE CHAIR SELECTION

- Elect Michael Percy Chairman

RESULT:	ADOPTED [5 TO 0]
MOVER:	Cynthia Cunningham, Member
SECONDER:	William Smith, Member
AYES:	Percy, Simpson, Smith, Boucher, Cunningham
ABSTAIN:	Aryanata
EXCUSED:	Eyster

- Elect Susie Simpson Vice Chairman

RESULT:	ADOPTED [5 TO 0]
MOVER:	Cynthia Cunningham, Member
SECONDER:	William Smith, Member
AYES:	Percy, Simpson, Smith, Boucher, Cunningham
ABSTAIN:	Aryanata
EXCUSED:	Eyster

BZA FILES

- 2024-BZA-01 : 668 N Sandusky ST - Variance for Signage

Laher (sworn in) - explained the request for a variance for signage on the front of the building at 668 N Sandusky ST. The restaurant name has changed and the signage needs to be removed/replaced. There was a painted sign on the left front of the building. They would like to place a Burrata sign over the former logo painted area. This second sign exceeds the current Code allowance.

The old signage was approved under different Code regulations. Current Code provides for sign allowances based on the size of the building. The width of the front of the building at 69' limits signage to 1 on the front up to 69 sf.

Laher explained the original signage for Amato's Pizza was 101 sf, while the proposed signage for the front of the building is 69.4 for the center main sign and 19.6 sf for front left sign, totaling 89 sf - a reduction of about 12 sf.

Blankenhorn said a neighboring property owner called after receiving the mailed notification about the meeting to find out what it was about. After explaining the request to them they said it would not affect them and therefore it didn't matter to them.

Blankenhorn read the staff report: February 6, 2024 Case: 2024-BZA-01 668 N Sandusky ST Parcels # 66-04937.000 & 66-04938.000 A request for a variance for signage has been submitted for 668 N Sandusky ST by Rob Laher of Impact. Media for Jim & Cynthia Davis of CJ Holdings Co. The property is zoned GB - General Business District. This zoning designation permits 1 wall sign for each 40 feet of linear wall at 1 square feet of sign area per 1 linear foot of building wall width. The front of the building at 668 N Sandusky ST is 69 feet wide. Code would allow for 1 sign up to 69 square feet. The applicant has requested a 69.4 sf sign to be located on the front center of the building and a second sign measuring 19.6 sf to be located on the left front of the building. The signage that was on the building was permitted under different Zoning Code regulations in April 2017.

Simpson made a motion to accept the request as presented.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Susie Simpson, Member
SECONDER:	Tonya Boucher, Vice-Chairman
AYES:	Percy, Simpson, Smith, Boucher, Aryanata
EXCUSED:	Eyster
RECUSED:	Cunningham

- 2024-BZA-02 : 1061 Coshocton AVE - Variance for Signage

Mansour (sworn in) explained his request to achieve a branding issue with Wild Bill's Tobacco at 1061 Coshocton AVE and dealing with a mansard roof. They are requesting a variance to allow for a sign on the roof, which is not currently allowed, but has been allowed in the past. He said they have a hardship with branding with Wild Bill's.

Percy said he thinks roof signage was eliminated because the City didn't want to continue to have them in our community. Percy was aware of one in the area and asked Blankenhorn if she knew of any others.

Blankenhorn said there was one sited in this variance proposal at the former Long John Silvers, which is no longer in service. She said there is one at the drive thru on Mount Vernon Avenue, Long's Drive Thru. Percy said that was installed pre-Code. Blankenhorn said it was done well before her time with the City. Percy estimated that (Long's) to be at least 15 years.

Mansour thought his client had recently purchased the property. He asked if they were to remodel the façade, all the way around, would this still be an issue because they would no longer be dealing with a mansard roof.

Percy said the Code doesn't allow signs on the roof. If you were to change the building structure, then this request would be pointless. You would need to submit a new application based on the new parameters of the building. Percy said he doesn't consider this a mansard roof.

Mansour said they label anything with a pitch a mansard roof. He said he drove around the community and didn't see other buildings like this one, so it wouldn't set a precedence.

Simpson asked why the ground sign wouldn't work. Percy said the sign code was revised to work toward getting all signs to be uniform.

Simpson explained some of the signs seen were installed prior to the regulations change.

Hillier (sworn in) - said the proposed roof sign does not fit. He said there is a ground sign on the property that works. He said the only thing close to the proposed roof sign is the former Long John Silvers and hopefully that sign framing and entire building will be razed.

Blankenhorn read the staff report: February 6, 2024 Case: 2024-BZA-02 1061 Coshocton AVE Parcels # 66-07525.000 A request for a variance for signage has been submitted for 1061 Coshocton AVE by Kal Mansour of Sign Emporium Inc. for Wild Bill's Tobacco. The property is zoned GB - General Business District. This zoning designation permits 1 wall sign for each 40 feet of linear wall at 1 square feet of sign area per 1 linear foot of building wall width. Roof signs are prohibited. The request is for a 40-sf sign to be placed on the front roof of the existing 30' wide building and a 40-sf sign to be placed on the west side roof of the 60' long side of the building. The site has an existing 50-sf ground sign.

Smith made a motion to approve the variance request.

RESULT:	DENIED [0 TO 5]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Vice-Chairman
NAYS:	Percy, Simpson, Smith, Boucher, Cunningham
ABSTAIN:	Aryanata
EXCUSED:	Eyster

ADJOURN

- Adjourn Motion

Cunningham made a motion to adjourn the meeting, Boucher seconded and the meeting was adjourned at 5:47 PM

RESULT:	ADOPTED [5 TO 0]
MOVER:	Cynthia Cunningham, Member
SECONDER:	Tonya Boucher, Vice-Chairman
AYES:	Percy, Simpson, Smith, Boucher, Cunningham
ABSTAIN:	Aryanata
EXCUSED:	Eyster



Board of Zoning Appeals Meeting: 02/07/24 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 # 3950)

DOC ID: 3950

2024-BZA-01 : 668 N SANDUSKY ST - VARIANCE FOR SIGNAGE

Item Number	2024-BZA-01
Site Address	668 N Sandusky ST
Parcel Number	66-04937.000
Zoning District	GB
Presented By	Rob Laher

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1175 Signs
 1175 Schedule of Regulations

Request: Variance for a second sign (25.1 sf) on the front of the structure.

COMMENTS - Current Meeting:

Laher (sworn in) - explained the request for a variance for signage on the front of the building at 668 N Sandusky ST. The restaurant name has changed and the signage needs to be removed/replaced. There was a painted sign on the left front of the building. They would like to place a Burrata sign over the former logo painted area. This second sign exceeds the current Code allowance.

The old signage was approved under different Code regulations. Current Code provides for sign allowances based on the size of the building. The width of the front of the building at 69' limits signage to 1 on the front up to 69 sf.

Laher explained the original signage for Amato's Pizza was 101 sf, while the proposed signage for the front of the building is 69.4 for the center main sign and 19.6 sf for front left sign, totaling 89 sf - a reduction of about 12 sf.

Blankenhorn said a neighboring property owner called after receiving the mailed notification about the meeting to find out what it was about. After explaining the request to them they said it would not affect them and therefore it didn't matter to them.

Blankenhorn read the staff report: February 6, 2024 Case: 2024-BZA-01 668 N Sandusky ST
 Parcels # 66-04937.000 & 66-04938.000 A request for a variance for signage has been submitted for 668 N Sandusky ST by Rob Laher of Impact. Media for Jim & Cynthia Davis of CJ Holdings Co. The property is zoned GB - General Business District. This zoning designation permits 1 wall sign for each 40 feet of linear wall at 1 square feet of sign area per 1 linear foot of building wall

width. The front of the building at 668 N Sandusky ST is 69 feet wide. Code would allow for 1 sign up to 69 square feet. The applicant has requested a 69.4 sf sign to be located on the front center of the building and a second sign measuring 19.6 sf to be located on the left front of the building. The signage that was on the building was permitted under different Zoning Code regulations in April 2017.

Simpson made a motion to accept the request as presented.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Susie Simpson, Member
SECONDER:	Tonya Boucher, Vice-Chairman
AYES:	Percy, Simpson, Smith, Boucher, Aryanata
EXCUSED:	Otho Eyster
RECUSED:	Cynthia Cunningham



City of Mount Vernon, Ohio Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Agent's Name, Address and Phone

Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

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 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:

By:

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: 2024-BZA-01 BZA-Hearing-Application-Packet (3950 : 2024-Bza-01)

Application for Variance

**Amato's / Burrata Woodfired (CJ Davis Holding Co.)
668 N Sandusky St Mt Vernon OH 43050**

Parcel# 66-04937.000

Requested Variance : One additional wall insignia to cover prior business name

Fee : Check at the ready _____

1. The variance is being sought in order to cover an existing painted wall graphic which depicts the previous name of the business with the new name. This is a requirement of separation from the franchise. (Amato's)

2. This type of sign (flat wall mounted / non illuminated) is permitted in the GB district and does not pose a detriment to public welfare and would be the exact same material as that for the north facing wall.

3. Circumstances and conditions : CJ Davis Holdings Co. has separated from the original franchise that they originally operated under, (AMATO'S Woodfired) and as part of their compliance to no longer use any such related materials as concerns Amato's corporate, they (CJ Davis Holdings Co.) need to cover over the Amato's logo which is painted directly on the brick next to the northern most entrance doors. The variance being asked for would allow compliance of not using that franchised name by covering it up. To cover this up, we would be using materials and applications that DO adhere to the acceptable means for the GB (Aluminum sign / wall mount) and would not be a detriment to the public.

4. Hardship : The hardship created here would be the inability to cover over the painted sign in a manner that would be deemed professional and aesthetic. The proposed round sign would tie in with the other signs and solve the franchise cease and desist issue all while keeping the theme consistent and preventing an eyesore at that point on the building.

5. The sign as proposed would be the minimum needed to provide the coverage of the existing franchise logo.

6. Approving this variance will NOT impair nor diminish said property or any of the surrounding properties. It will not have an affect on public streets, congestion or cause any increase in fire danger. This variance would provide a clean, cohesive and professional look that is in keeping with the way the property has functioned since first opening.

7. This variance is requested for this location only and for this one time matter!



BURRATA
Woodfired



AMATO'S
Woodfired Pizza



CHANGES MADE :

DELETE PIZZA AND LINES FROM MAIN SIGN

RE PURPOSE A T A from Amato's and use in
BURRATA

ADD Small flame

Cover over Amato's tall flame logo with round
BURRATA sign

FRONT SQ FT DECREASED FROM 101 TO 87

69.4

5.1.d

FLAME
35" X 50"
12.1 sq ft

BURRATA
28" X 177"
34.4 sq ft

W
39" X 26"
7 sq ft

woodfired
29" X 79"
15.9 sq ft

We eliminated the two horizontal bars that underlined Woodfired Pizza in the original sign too



BURRATA
Woodfired



Attachment: TEMP2 (3950 : 2024-Bza-01)

ALUMINUM SIGN TO COVER
LOGO PAINTED ON BRICK
60" CIRCLE
19.6 sq ft



Board of Zoning Appeals Meeting: 02/07/24 5:30 PM
City of Mount Vernon Dept: **Board of Zoning Appeals**
Mount Vernon, OH 43050

DEFEATED

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

BZA FILE (ID # 3951)

DOC ID: 3951

2024-BZA-02 : 1061 COSHOCTON AVE - VARIANCE FOR SIGNAGE

Item Number	2024-BZA-02
Site Address	1061 Coshocton AVE
Parcel Number	66-07525.000
Zoning District	GB
Presented By	Kal Mansour

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

1175 Signs

- 1175.09(b)(9) Roof signs are prohibited

Request: allowance to place signs on mansard roof of building as build does not allow for placement of façade

COMMENTS - Current Meeting:

Mansour (sworn in) explained his request to achieve a branding issue with Wild Bill's Tobacco at 1061 Coshocton AVE and dealing with a mansard roof. They are requesting a variance to allow for a sign on the roof, which is not currently allowed, but has been allowed in the past. He said they have a hardship with branding with Wild Bill's.

Percy said he thinks roof signage was eliminated because the City didn't want to continue to have them in our community. Percy was aware of one in the area and asked Blankenhorn if she knew of any others.

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Parcels # 66-07525.000 A request for a variance for signage has been submitted for 1061 Coshocton AVE by Kal Mansour of Sign Emporium Inc. for Wild Bill's Tobacco. The property is zoned GB - General Business District. This zoning designation permits 1 wall sign for each 40 feet of linear wall at 1 square feet of sign area per 1 linear foot of building wall width. Roof signs are prohibited. The request is for a 40-sf sign to be placed on the front roof of the existing 30' wide building and a 40-sf sign to be placed on the west side roof of the 60' long side of the building. The site has an existing 50-sf ground sign.

Smith made a motion to approve the variance request.

RESULT:	DENIED [0 TO 5]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Vice-Chairman
NAYS:	Percy, Simpson, Smith, Boucher, Cunningham
ABSTAIN:	Kate Aryanata
EXCUSED:	Otho Eyster



City of Mount Vernon, Ohio Board of Zoning Appeals

Request for Hearing

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Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

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Proposed use of property

Hearing Request

Type of Hearing Requested

☐ Variance
Use

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☐ 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 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:

By:

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: BZA-Hearing-Application 1061 US-36 (3951 : 2024-Bza-02)

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)*

_____ 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.

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

_____ 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.

Channel Letters on Backerboard on Raceway on Mansard Roof Bracket

Mounting Detail

5.2.b

After

Front Vie



Sign Description	Wild Bill's Tobac
Date:	10-12-23
Site Address:	1061 US-36 Mt Vernon, OH
Contact Info:	
Landlord Info:	
Photo of Suite:	
Meas. of Suite:	
Site Plan:	
.Eps Artwork:	
Check Sign Ordinance:	
Wall Color SW#:	
Landlord Approval:	
Permits Needed:	

Attachment: wb_vernon_front_after (3951 : 2024-Bza-02)

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____

SIGN EMPORIUM

phone: 586.5 01
fax: 866.881.8182

14095 E 9th Rd
Livonia, MI 48150

email: signsbykal@gmail.com

Packet Pg. 15

Channel Letters on Backerboard on Racewayon Mansard Roof Bracket

Mounting Detail
5.2.c

After
Side View



Sign Description	Wild Bill's Tobacco
Date:	10-12-23
Site Address:	1061 US-36 Mt Vernon, OH 45855
Contact Info:	
Landlord Info:	
Photo of Suite:	
Meas. of Suite:	
Site Plan:	
Eps Artwork:	
Check Sign Ordinance:	
Wall Color SW#:	
Landlord Approval:	
Permits Needed:	

Attachment: wb_vernon_side_after (3951 : 2024-Bza-02)

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____ Date: _____