



Board of Zoning Appeals
Board Meeting

Minutes

May 1, 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	Vice-Chair	Present
William Smith	Member	Excused
Otho Eyster	Alt. Member	Excused
Tonya Boucher	Member	Present
Kate Aryanata	Alt. Member	Present
Cynthia Cunningham	Member	Excused

Others in attendance: Will Smith; Nick Brown

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Apr 17, 2024 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Susie Simpson, Vice-Chair
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Boucher, Aryanata
EXCUSED:	Smith, Eyster, Cunningham

BZA FILES

- 2024-BZA-09 : 1104 E Gambier ST - Variance(S) for Accessory Structure

RESULT:	TABLED	Next: 6/5/2024 5:30 PM
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- 2024-BZA-10 : 5 Vaughan CT- Variance for Attached Accessory Structure (Deck)

Perry (sworn in) explained he would like to build a deck, attached to the rear of his home and partially covered by a roof.

Percy asked if this property qualifies for the cul-de-sac provision in the Code. Blankenhorn said yes, it does, but the allowance is for a 25' rear setback and the request is for a 23' feet rear setback. Percy confirmed that the variance would be for a 2' variance instead of a 12' variance, to accomplish a 23' rear setback.

Blankenhorn said 2 neighbors called for further information about the request after receiving the notice about the meeting in the mail. After learning that the request was about the back of the subject house, they said it wouldn't concern them, as their property is across the street.

Blankenhorn read the staff report. May 1, 2024 Case: 2024-BZA-10 5 Vaughan CT Parcel # 66-00463.000 The subject property was platted in 1966 and is zoned R-1 Single Family District. The owner requests to construct a 14' x 25' deck attached to the rear of the home; making the setback from the rear property line 23'. The pie shaped lot is on a cul-de-sac. §1160.02(a)(4) makes an allowance for lots affected by the radius of a cul-de-sac, reducing the required rear yard setback to 25' instead of 30'. (Percy corrected this to (a)(5).) The requested variance would allow for a 2' further reduction. Detached accessory structures may be located 5' from the rear property line. There is a platted 5' utility easement running parallel with the rear property line.

Simpson made a motion to accepted the proposed variance request as submitted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Susie Simpson, Vice-Chair
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Boucher, Aryanata
EXCUSED:	Smith, Eyster, Cunningham

- 2024-BZA-11 : 12 McKinley ST - Variances for Primary Structure

Brown (sworn in) explained he would like to build a 28' x 40' house with a 1' overhang on this 40' wide vacant lot and is requesting 5' side setbacks rather than 10'.

Blankenhorn read the staff report: May 1, 2024 Case: 2024-BZA-11 12 McKinley ST Parcel # 66-06318.000 The subject property is zoned R-1 Single Family District. The property was platted as a 40' wide by 120' deep parcel. The 50' wide platted roadway to the north, named Spring Street, will likely not be developed into a driving surface as it is a dead end. There is a sanitary sewer line installed in this public right of way. R-1 development standards require a 10' side setback for the primary structure. This would force the width of a home to be 20'. The requested variances would permit a 6' (or as determined during Browns testimony, 5' with the overhangs) side setback on both sides of the parcel; allowing for a 28' wide dwelling. City Administration has discussed adding a new Zoning District, R-1A, to accommodate development on these narrow lots that are now considered substandard. The proposed R-1A district would allow for 5' side setbacks. These regulations will be introduced to the Municipal Planning Commission next week.

Percy added, if the 10' side setbacks were required, that would likely push the square footage below minimum standards.

Simpson asked if this is a stick and mortar construction or a modular. Brown said it would be built on site.

Blankenhorn displayed drawings that she received from Brown today as a rough mock up. Brown added, "very rough".

Boucher made a motion to approve the variance request as submitted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tonya Boucher, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Percy, Simpson, Boucher, Aryanata
EXCUSED:	Smith, Eyster, Cunningham

ADJOURN

- Adjourn Motion

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susie Simpson, Vice-Chair
SECONDER:	Tonya Boucher, Member
AYES:	Percy, Simpson, Boucher, Aryanata
EXCUSED:	Smith, Eyster, Cunningham



Board of Zoning Appeals Meeting: 05/01/24 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

TABLED

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

BZA FILE (ID # 4005)

DOC ID: 4005

**2024-BZA-09 : 1104 E GAMBIER ST - VARIANCE(S) FOR ACCESSORY
 STRUCTURE**

Item Number	2024-BZA-09
Site Address	1104 E Gambier ST
Parcel Number	66-04365.000
Zoning District	RR Rural Residential
Presented By	R. Linn Bebout

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 Chapter 1159 – Rural Residential District
 §1173.06 – General Requirements (Supplementary District Regulations)

Request: Construct a 40' x 90' Accessory Structure, 22.5' feet tall, before constructing the primary dwelling, proposed to have a total footprint of 3,673 sf, including 2,174 of living space, 509 sf front porch, 372 sf rear porch, and 618 sf garage.

Update: The size of the garage has been reduced to 40'W x 76'L x 22.5'H.

HISTORY:

04/17/24 Board of Zoning Appeals **TABLED**

Next: 05/01/24

Ms. Cunningham abstained. A quorum was not available.

RESULT: TABLED

Next: 6/5/2024 5:30 PM



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 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:

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: Bebout BZA-Hearing-Application-Packet (4005 : 2024-Bza-09)

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.

4

3

2

1

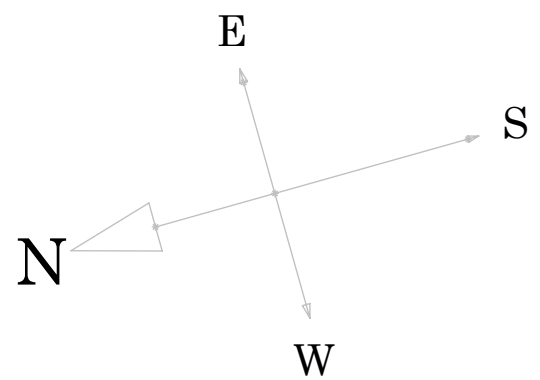
B

22'6"

16'

40'

90'



A


4

3

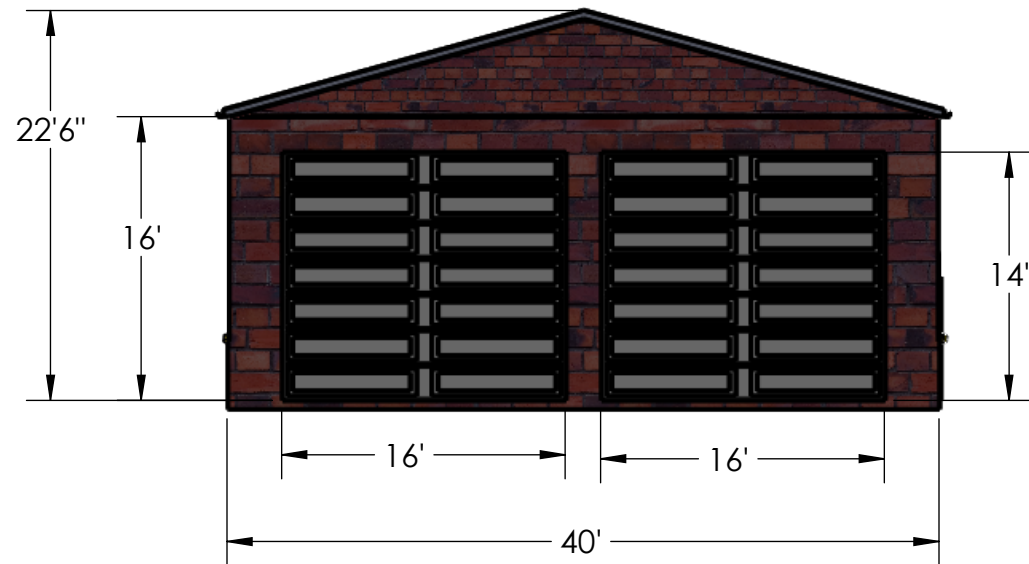
2

1

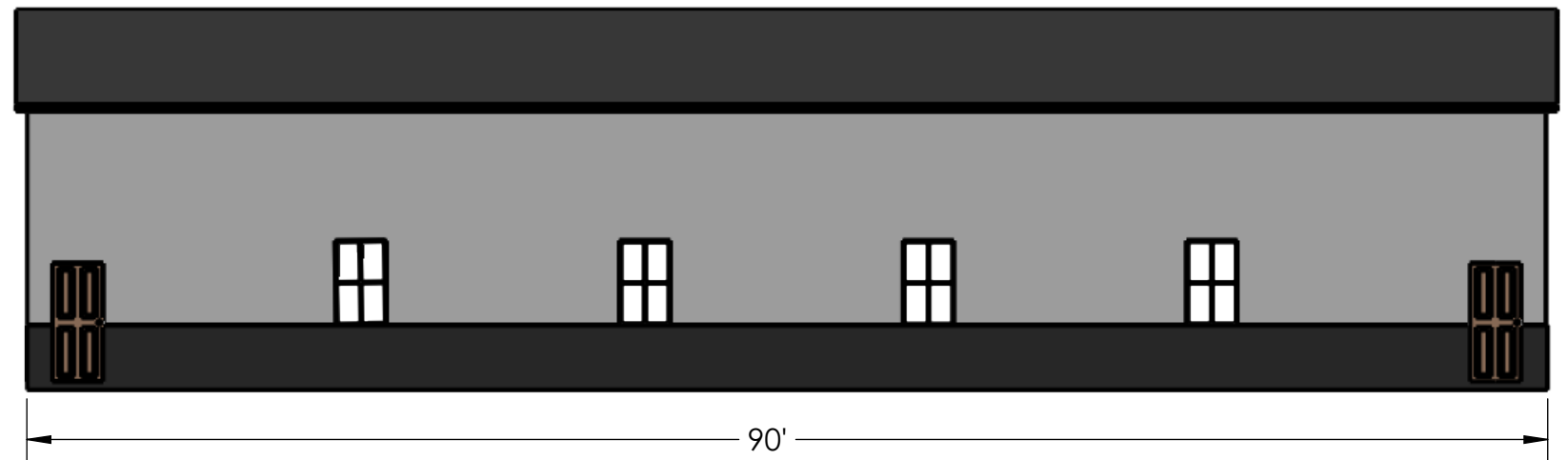
Attachment: LINNBEOUTSET (4005 : 2024-Bza-09)

REV	Date	Revision Description	NAME	DATE		
		Insert:	DRAWN	Micah	5/14/97	 8924 Columbus Rd. Mount Vernon, Ohio 43050 740-382-1383 Customer: John Doe Job Name: Part 1 Description: Insert:
			CHECKED			
			P.O. No.	123		
			DWG. No.			
			Q.A.			
		PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Custom Cutters. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Custom Cutters IS PROHIBITED.	USED ON MATERIAL FINISH	COMMENTS: Insert:		Sheet: 1 OF 1 REV#:

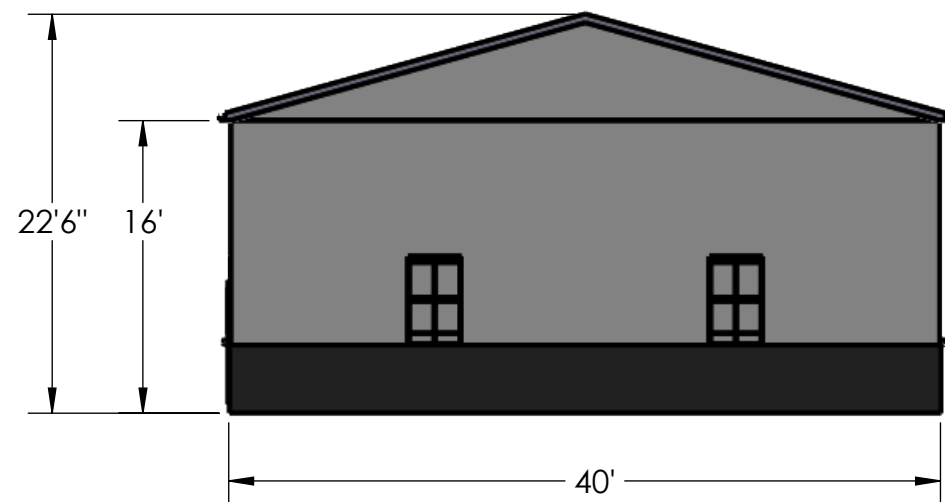
NORTH/FRONT



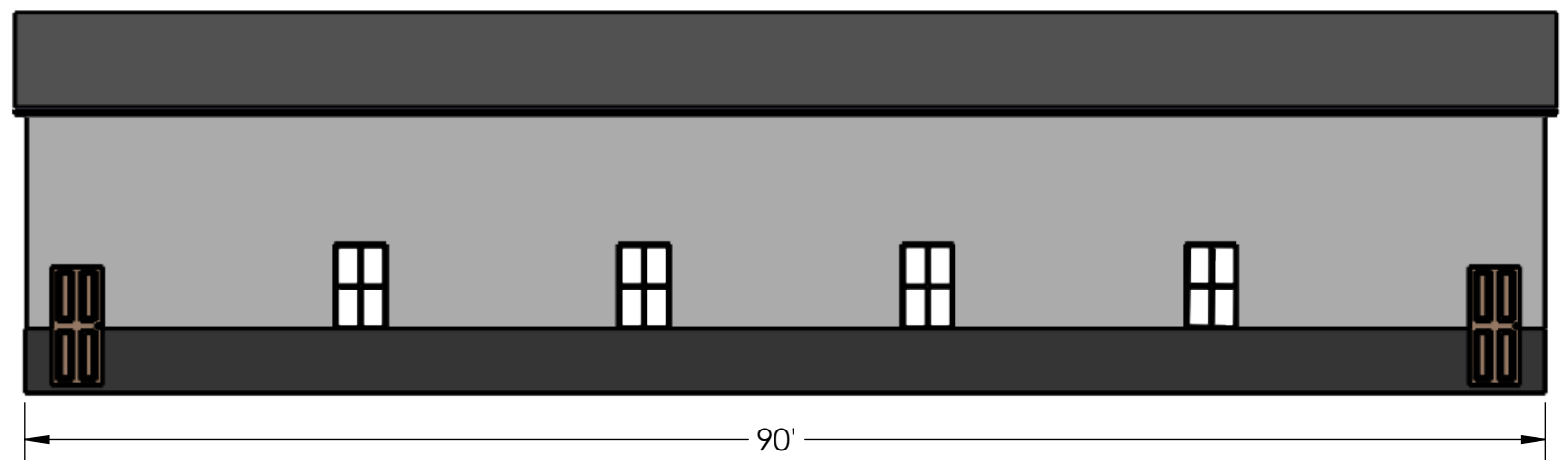
EAST/LEFT SIDE




SOUTH/BACK



WEST/RIGHT SIDE



REV	Date	Revision Description	NAME	DATE
		Insert:	DRAWN	Micah 5/14/97
			CHECKED	
			P.O. No.	123
			DWG. No.	
			Q.A.	
			COMMENTS:	Insert:

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Custom Cutters. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Custom Cutters IS PROHIBITED.	USED ON	 8924 Columbus Rd. Mount Vernon, Ohio 43050 740-382-1383 Customer: John Doe Job Name: Part 1 Description: Insert:
	MATERIAL	
	FINISH	Sheet: 1 OF 1
		REV#:

Attachment: LINNBEOUTSET (4005 : 2024-Bza-09)



The Darlington

GENERAL NOTES:

- ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- GUARDS AND RAILINGS SHALL COMPLY WITH IRC 2018, R312.1.1 AND R312.1.2. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R302.3.1 (2) OF THE IRC. 2018 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
- RE. SEC. 308 GLAZING IN HAZARDOUS LOCATIONS 4 TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 IRC 2018)
- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 24" ON CENTER VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.61 SQ. FEET OF WALL PER SECTION R103.3.4.1
- VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROVAPE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- DRYER VENT MUST HAVE MAX LENGTH 25'
- ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.

WIND ZONE NOTES

- VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
- ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609. SEE TABLE R302.1.2 OF IRC 2018.

HEADER SPANS FOR LOAD BEARING WALLS:

SINGLE STORY:		2 STORY:	
• 2 FLY 2X6*	4'-2" MAX	• 2 FLY 2X6*	3'X1" MAX
• 2 FLY 2X8*	5'-4" MAX	• 2 FLY 2X8*	4'X6" MAX
• 2 FLY 2X10*	7'-6" MAX	• 2 FLY 2X10*	6'X2" MAX
• 2 FLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS		• OSB BETWEEN ALL HEADER PLIES	
• NO BOXED HEADERS			

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

NOTE:

ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF STUD UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R306). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

GENERAL MATERIALS:

- EXTERIOR WALLS:
 - REINFORCED CEMENTITIOUS SIDING
 - "TYVEK" BUILDING WRAP
 - 1/2" O.S.B. SHEATHING
 - R-19 BATT INSULATION
- INTERIOR WALLS:
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD INTERIOR
- CEILING:
 - 2X JOISTS @ 1'-4" O.C.
 - R30 INSULATION
- ROOF SYSTEM:
 - STANDING SEAM METAL ROOF
 - 1/2" O.S.B. OR CDX FLYWOOD
 - 2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)
 - 1/2" GYPSUM BOARD INTERIOR
 - 1/2" GYPSUM BOARD ON BOTH SIDES
 - 1/2" GYPSUM BOARD
 - 19FELT
 - 2X6 RAFTERS @ 2'0" O.C. (CONFIRM W/ LOCAL CODE)

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

PROTECTION AGAINST TERMITES:

- SUBTERRANEAN TERMITE CONTROL IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
- CHEMICAL SOIL TREATMENT, THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
- PRESSURE-TREATED AND NATURALLY TERMITE RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
- FIELD TREATMENT, FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO ALPMA M4 AS PER IRC 2018, R310.12

WINDOW EGRESS NOTES

- R310.1 - MEANS OF EGRESS, DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M²). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M²).
- R310.2.2 - WINDOW SILL HEIGHT, WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
- R310.2.3 - WINDOW WELLS, THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.83 M²) WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 - SHALL BE PERMITTED TO ENCRUSH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- R310.2.3.1 - LADDER AND STEPS, WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311 AND R318. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- R312.2 - WINDOW FALL PROTECTION, WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2.2.
- R312.1 - WINDOW SILLS, IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES (305 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.
- R312.2.2 - WINDOW OPENING CONTROL DEVICES, WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R312.2.

CODE DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2018 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH LOUISIANA AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
- ALL CEILING 4 FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2018 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE IRC.
- ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

MADDEN HOME DESIGN, LLC NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM, DOES NOT GUARANTEE OR WARRANT THE QUALITY OR ACCURACY OF THESE PLANS. EVERY EFFORT HAS BEEN MADE TO INSURE ALL DIMENSIONS ARE CORRECT AND ENVIRONMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS IN THE FIELD AND SHALL BUILD HOME IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018.

RESIDENCE OF
ROBYN BEBOUT
940-627-6215
Lins Bebout



MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

A B D

Attachment: Bebout house plans for BZA (4005 - 2024-Bza-09)

Project No.: The Darlington-BSM
DATE: OCTOBER 17, 2023
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

COPYRIGHT NOTE: © These Plans Are Subject To Federal Copyright Laws And Are To Be Used For The Lot Number And Subdivision Indicated In This Title Block Only. Use On Any Other Site Is Prohibited.

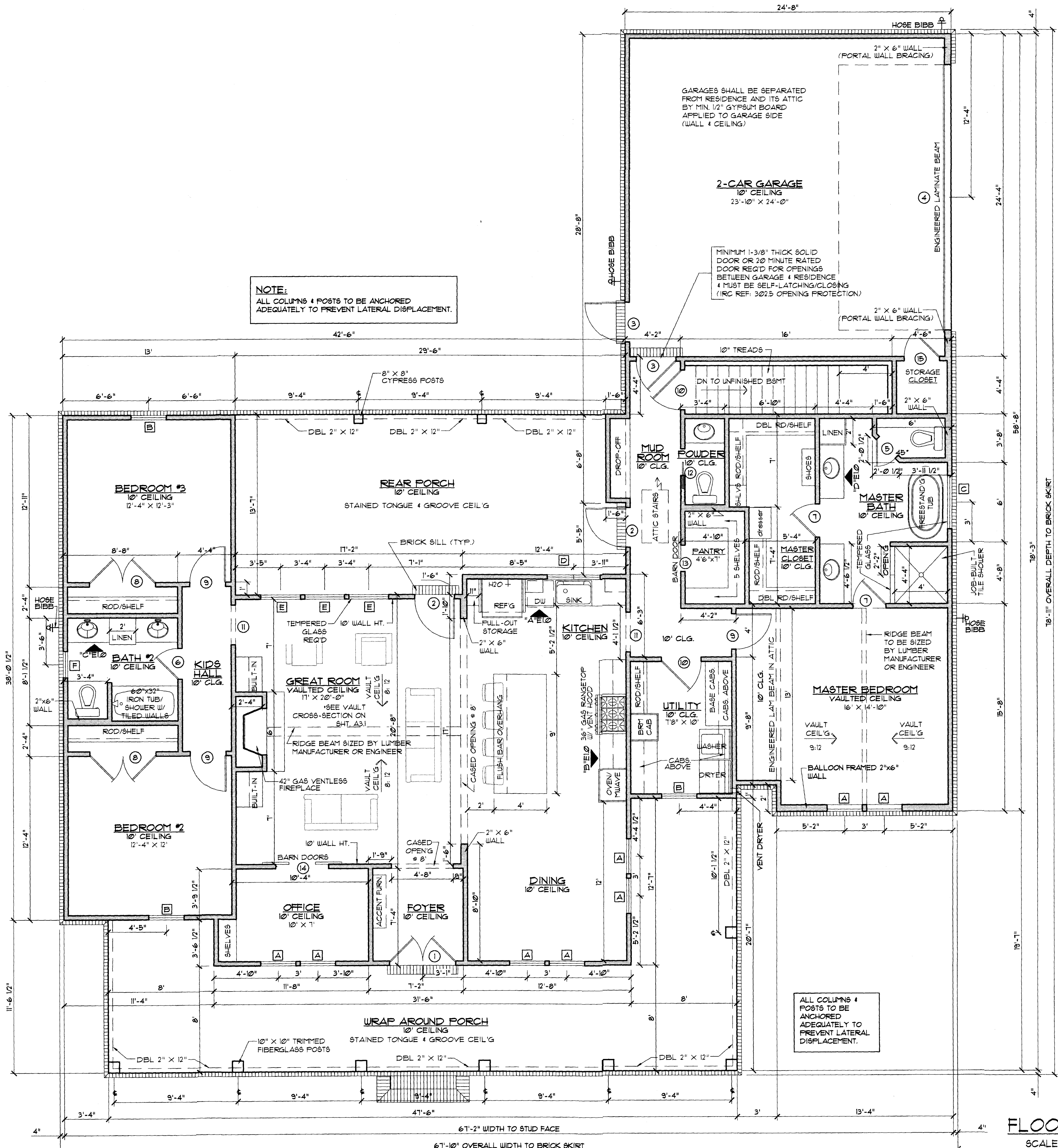
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Sheet Title

COVER SHEET

Sheet: **A0.C**

Preliminary Dwg.
 Bidding Doc.
 Construction Doc.



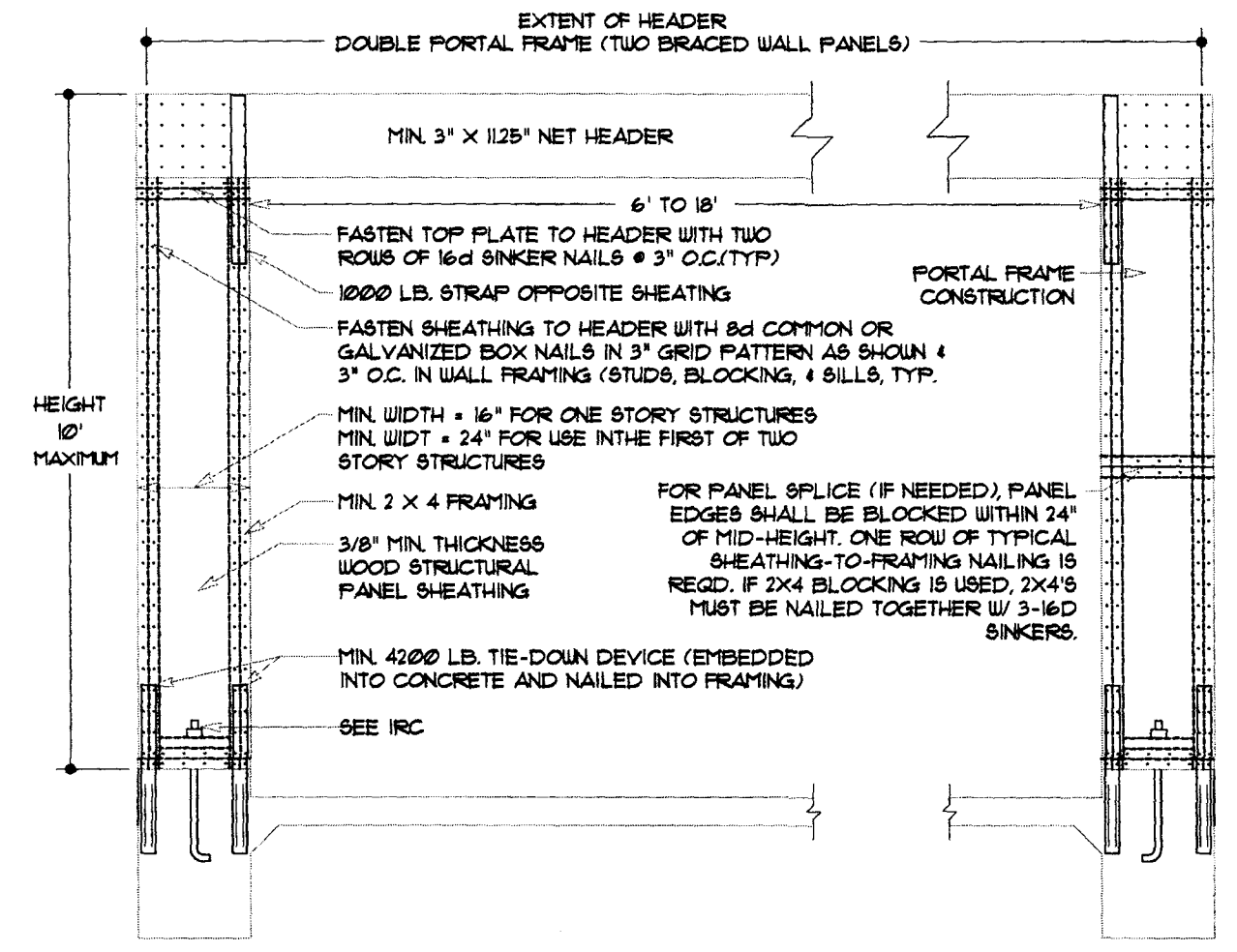
WINDOW SCHEDULE

MARK	OPENING SIZE	DESCRIPTION	QTY.
A	2'8" X 6'6"	2/2 LITE VINYL SINGLE HUNG DBL INSULATED WINDOW	8
B	2'8" X 6'0"	2/2 LITE VINYL SINGLE HUNG DBL INSULATED WINDOW	3
C	4'0" X 4'0"	4 LITE VINYL FIXED DBL INSULATED WINDOW	1
D	DBL 2'0" X 4'0"	DBL 4 LITE VINYL FIXED DBL INSULATED WINDOW	1 PAIR
E	3'0" X 6'0"	2/2 LITE VINYL SINGLE HUNG DBL INSULATED WINDOW	3
F	2'0" X 4'0"	4 LITE VINYL FIXED DBL INSULATED WINDOW	2

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	QTY.
1	DBL 2'6" X 8'0"	EXTERIOR 4 LITE 3/4 FRENCH SOLID WOOD DOORS	1 PAIR
2	3'0" X 8'0"	EXTERIOR 1 LITE FULL FRENCH WOOD DOOR	2
3	3'0" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	2
4	2'0" X 8'0"	EXTERIOR OVERHEAD METAL GARAGE DOOR W/ OPENER	1
5	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
6	2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
7	2'6" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
8	DBL 2'6" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOORS	2 PAIR
9	2'8" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	3
10	3'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
11	3'0" X 8'0"	CASED OPENING	2
12	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE POCKET DOOR	1
13	2'0" X 8'0"	INTERIOR WOOD SLIDING BARN DOOR - OWNER SELECT	1
14	DBL 2'0" X 8'0"	INTERIOR WOOD SLIDING BARN DOORS - OWNER SELECT	1 PAIR
15	2'8" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	1
	2'8" X 6'8"	HORIZONTAL 6 PANEL H.C. MASONITE DOOR @ BSMT CLOSET	1

IMPORTANT NOTE:
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" AFF.



SQUARE FOOTAGE

LIVING	2174
FRONT PORCH	509
REAR PORCH	312
GARAGE	618
TOTAL SQ. FT.	3613

FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONTRACTOR TO LOCATE WATER HEATER & A/C UNITS ON SITE

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RESIDENCE OF
ROBYN BEBOUT

Project

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS

Attachment: Bebout house plans for BZA (4005 - 2024-Bza-09)

MADDEN HOME DESIGN

8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

ABD

Project No.: The Darlington-BSMT
DATE: OCTOBER 17, 2023
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

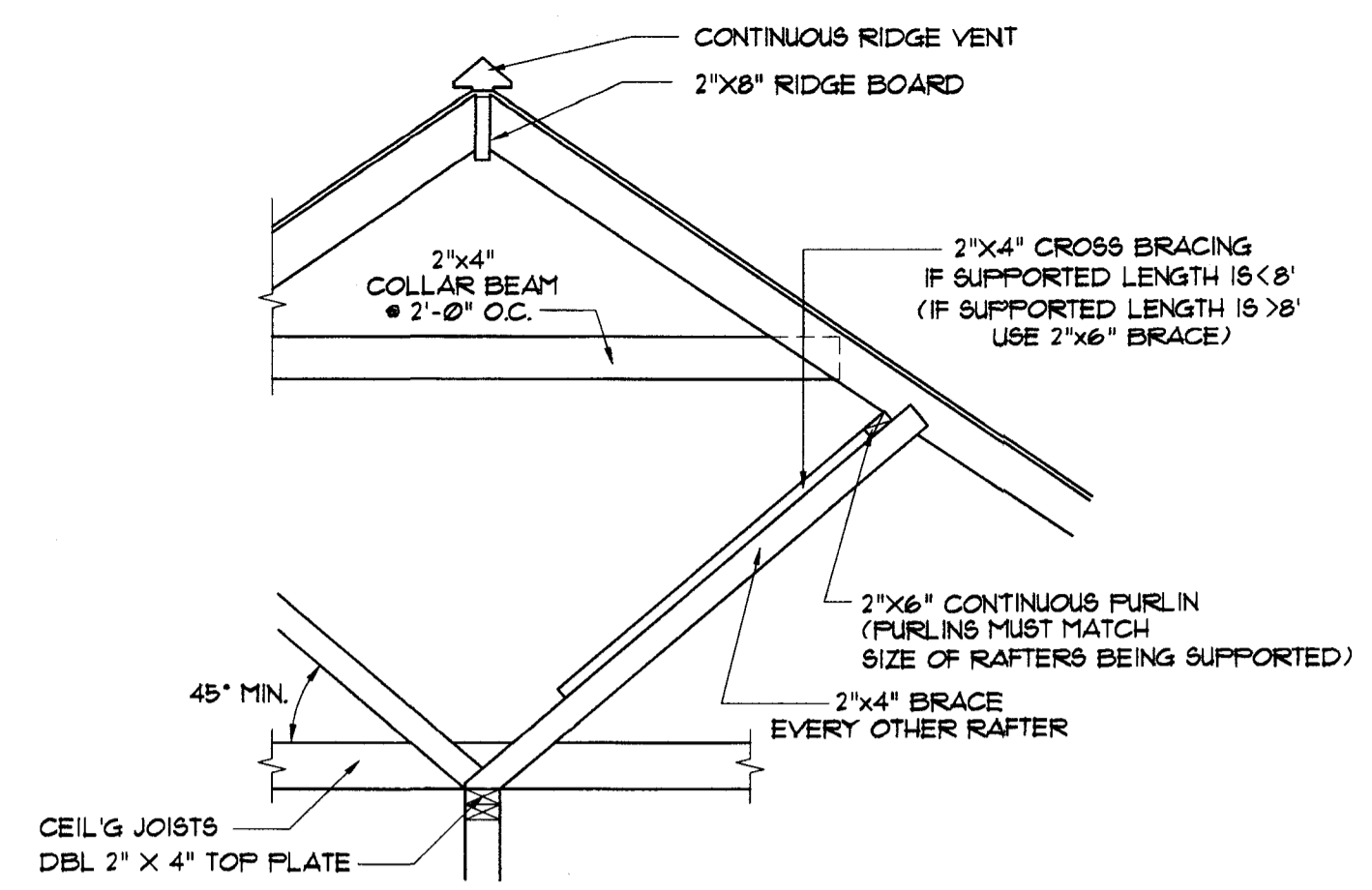
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Sheet Title
FLOOR PLAN

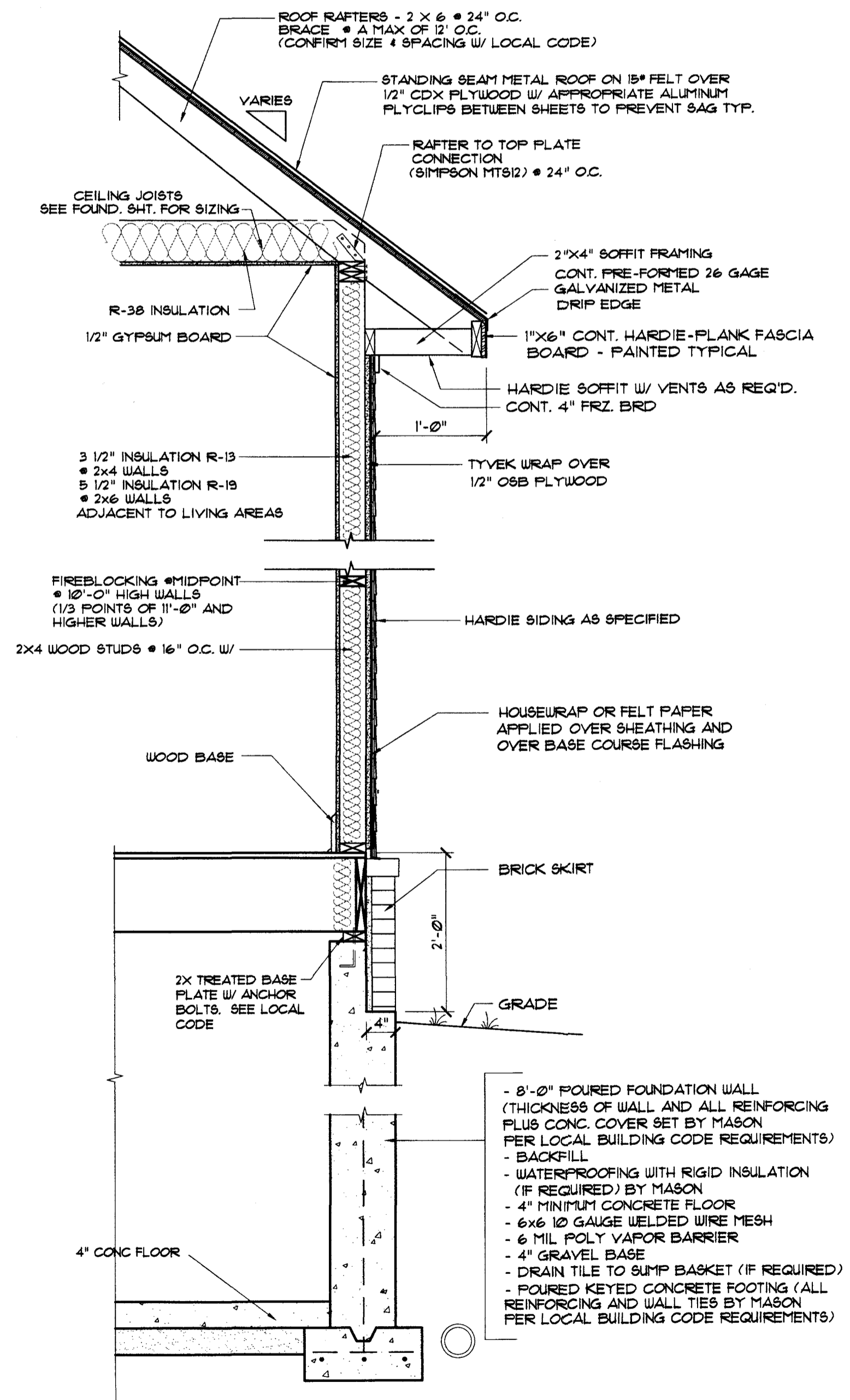
Sheet:
A1.0

□ Preliminary Dwg.
□ Bidding Doc.
□ Construction Doc.

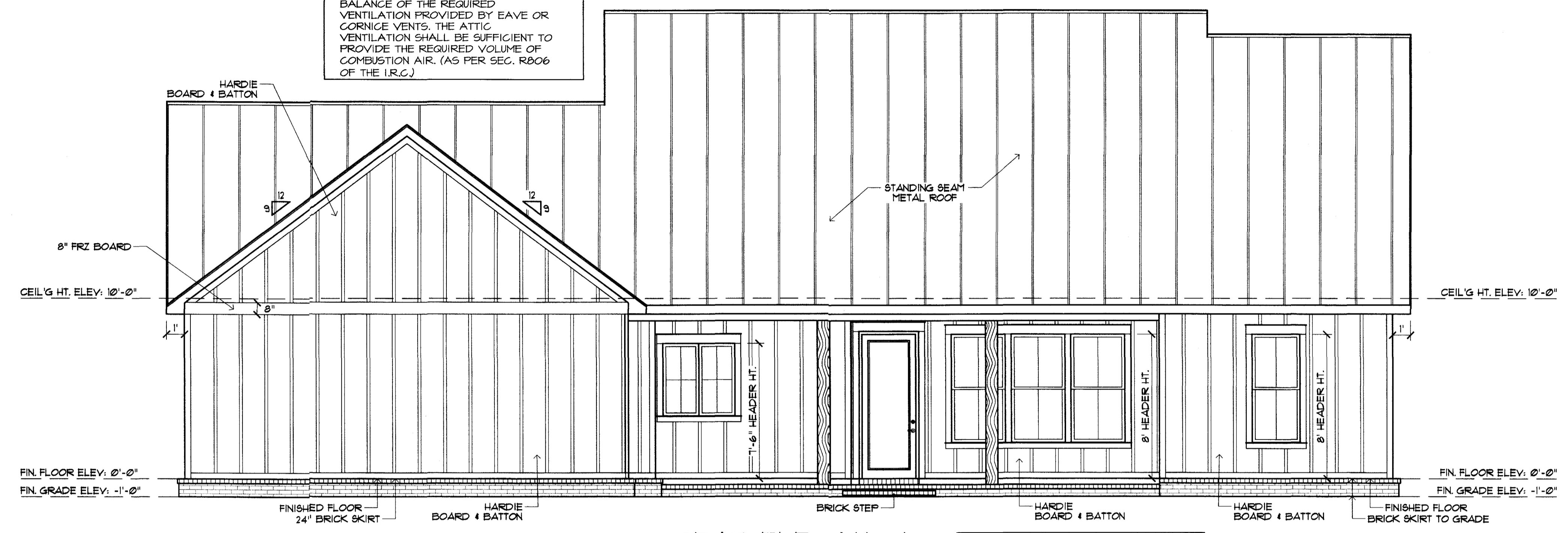


TYPICAL ROOF BRACING DETAIL
SCALE: 1/2" = 1'

ATTIC VENTILATION:
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/60 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT A REDUCTION OF THE TOTAL AREA TO 1/80 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 60% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE ATTIC VENTILATION SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED VOLUME OF COMBUSTION AIR. (AS PER SEC. R806 OF THE I.R.C.)

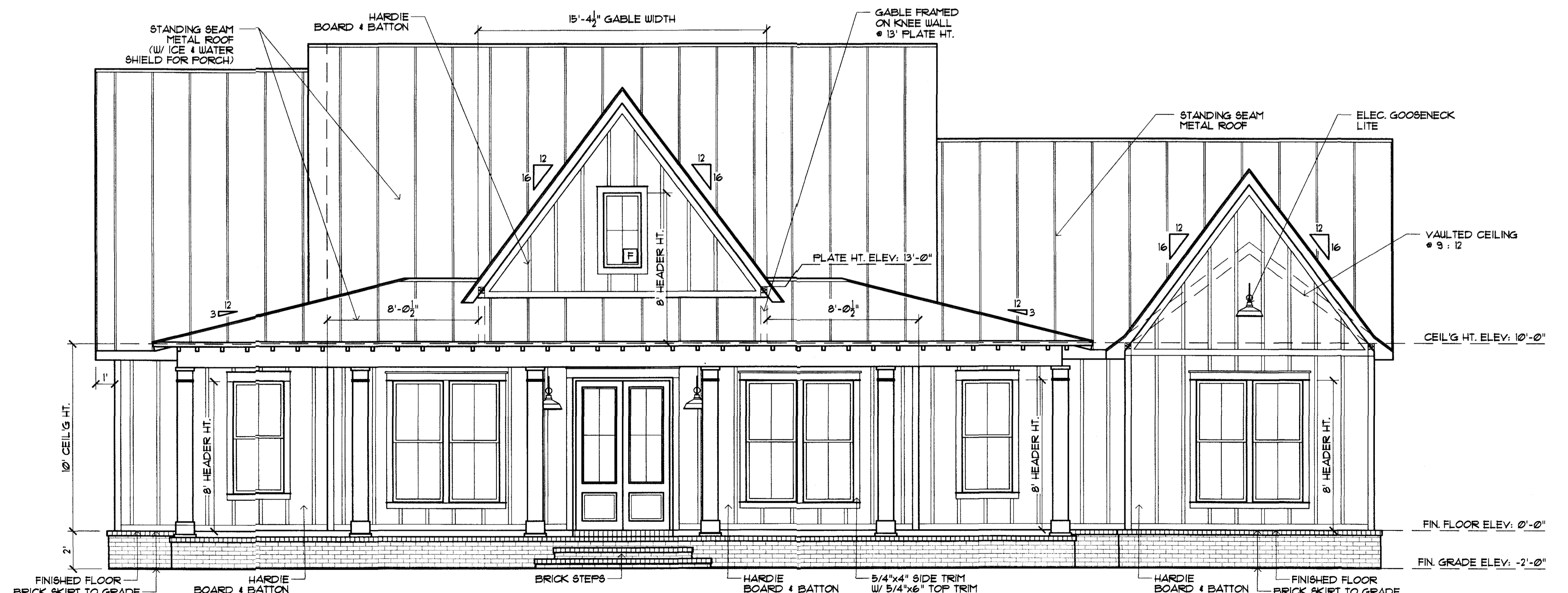


TYPICAL WALL SECTION HARDIE-PLANK SIDING
SCALE: 3/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
MAINTAIN MIN. 6" CLEARANCE BETWEEN BOTTOM OF BRICK OR SIDING AND TOP OF FINAL GRADING AND SODDING - TYPICAL ALL AROUND STRUCTURE



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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RESIDENCE OF
ROBYN BEBOUT

Project
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

Project No: The Darlington-BSM
DATE: OCTOBER 17, 2023
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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Sheet Title
FRONT & REAR ELEVATIONS

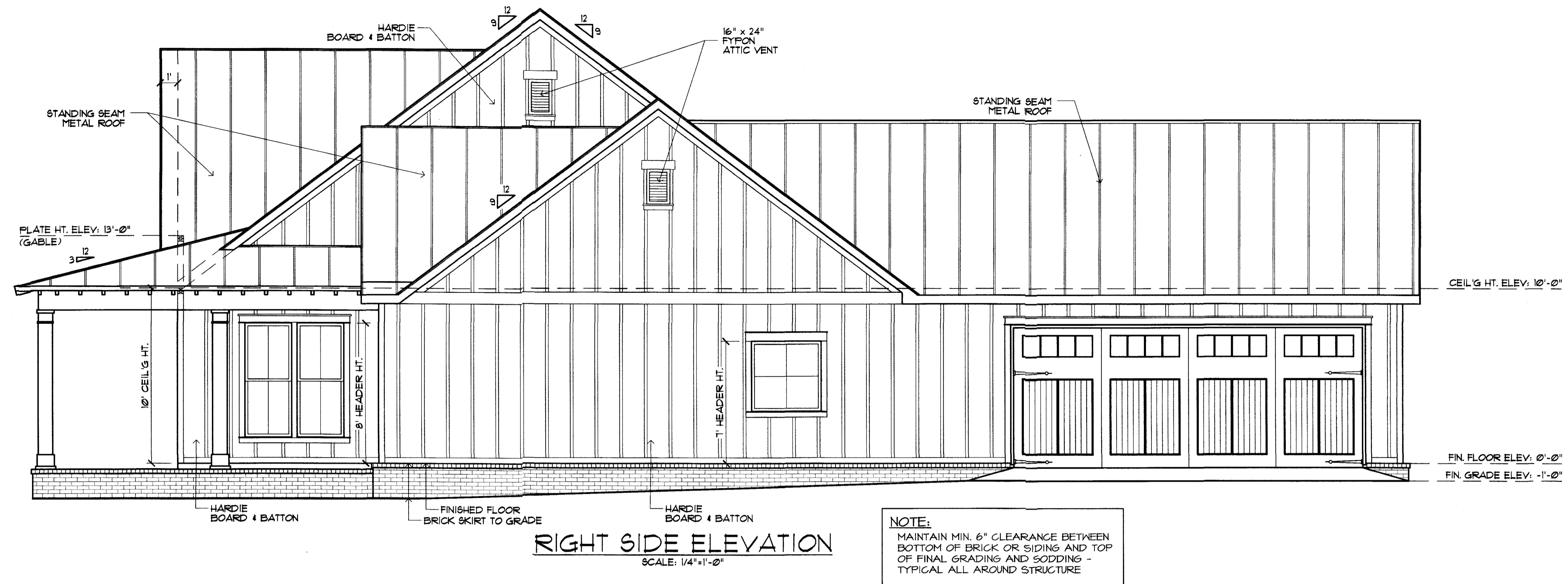
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Project No: The Darlington-BSM
DATE: OCTOBER 17, 2023
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

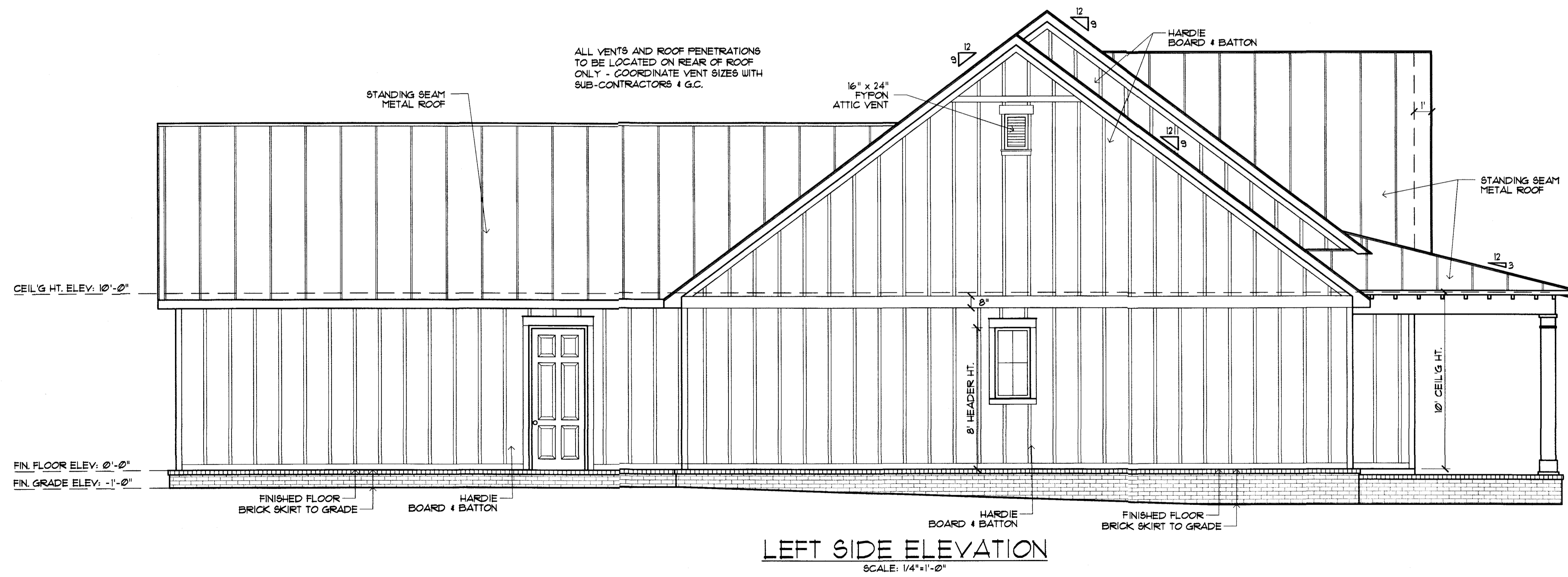
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Sheet Title
FRONT & REAR ELEVATIONS

Scale: A2.0



NOTE:
 MAINTAIN MIN. 6" CLEARANCE BETWEEN
 BOTTOM OF BRICK OR SIDING AND TOP
 OF FINAL GRADING AND SODDING -
 TYPICAL ALL AROUND STRUCTURE



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RESIDENCE OF
**ROBYN
 BEBOUT**

Project

MADDEN
 HOME DESIGN

8375 Rushing Road
 Denham Springs, Louisiana
 70726
 Phone: (225) 791-2912

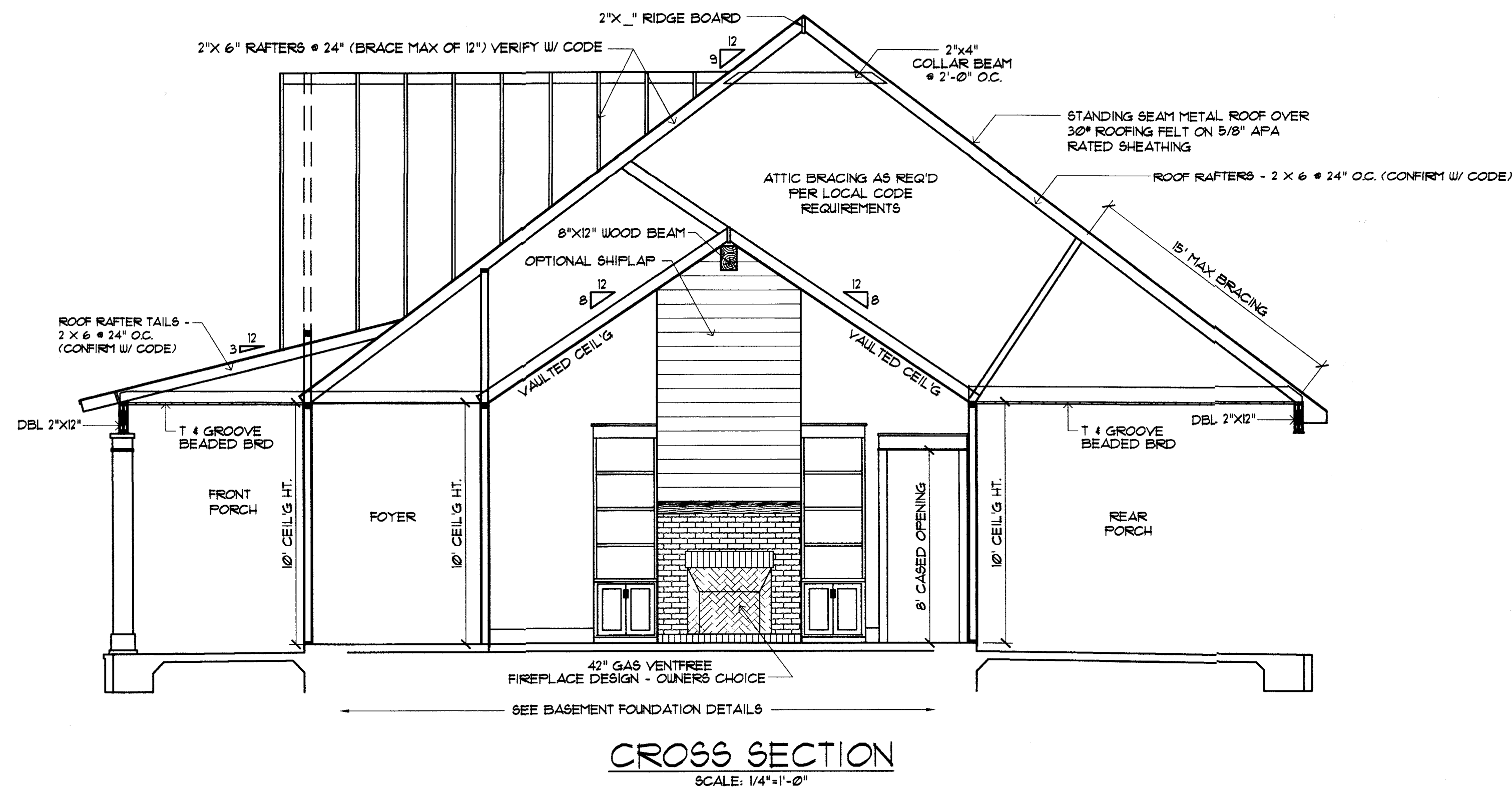
A | **B**
D

Project No.: The Darlington-BSMT
 DATE: OCTOBER 17, 2023
 DRAWN BY: Steven Madden
 DESIGNED BY: Steven Madden

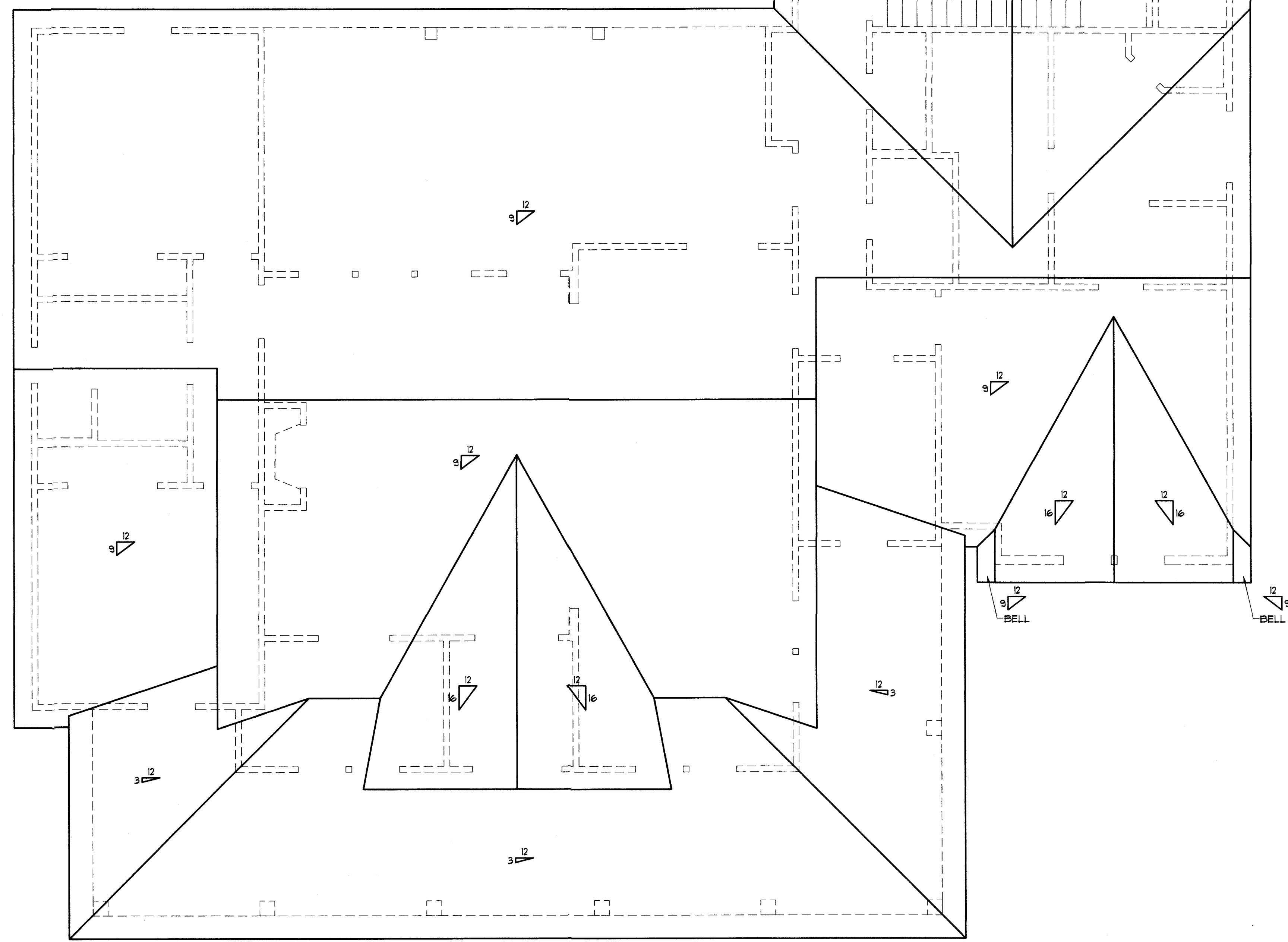
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Sheet Title
**SIDE
 ELEVATIONS**

Sheet:
 Preliminary Dwg.
 Bidding Doc.
 Construction Doc.
A3.C



CROSS SECTION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"

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RESIDENCE OF
ROBYN BEBOUT

Project

MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

A R D

Project No.: The Darlington-BSM
DATE: OCTOBER 17, 2023
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madder

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Sheet Title
ROOF PLAN

Sheet:
A3.

- Preliminary Dwg.
- Bidding Doc.
- Construction Doc.

4

3

2

1

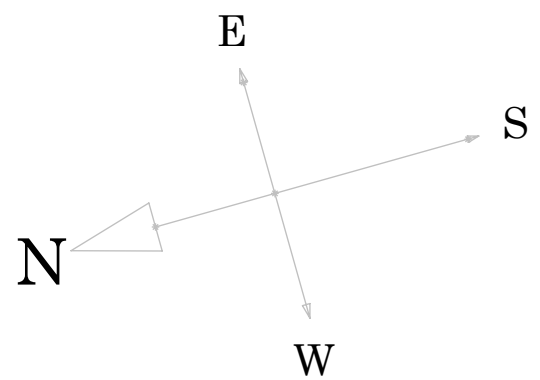
B

22'6"

16'

40'

76'



A


4

3

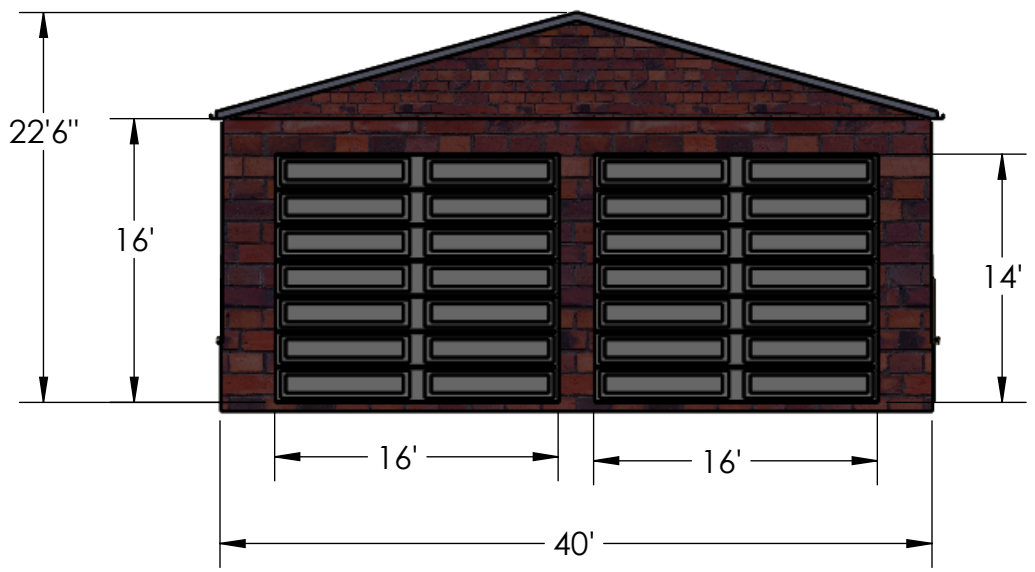
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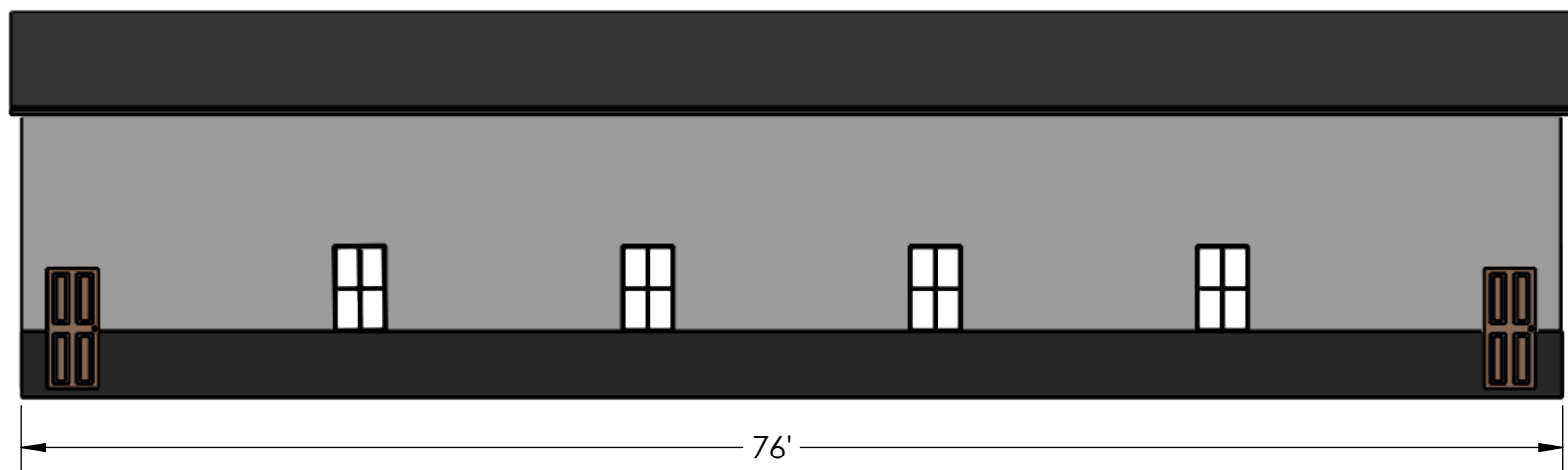
Attachment: linnrevset (4005 : 2024-Bza-09)

REV	Date	Revision Description	NAME	DATE		
		Insert:	DRAWN	Micah	5/14/97	 8924 Columbus Rd. Mount Vernon, Ohio 43050 740-382-1383 Customer: John Doe Job Name: Part 1 Description: Insert:
			CHECKED			
			P.O. No.	123		
			DWG. No.			
			Q.A.			
PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Custom Cutters. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Custom Cutters IS PROHIBITED.			USED ON			Sheet:
			MATERIAL			1 OF 1
			FINISH			REV#:
			COMMENTS:	Insert:		

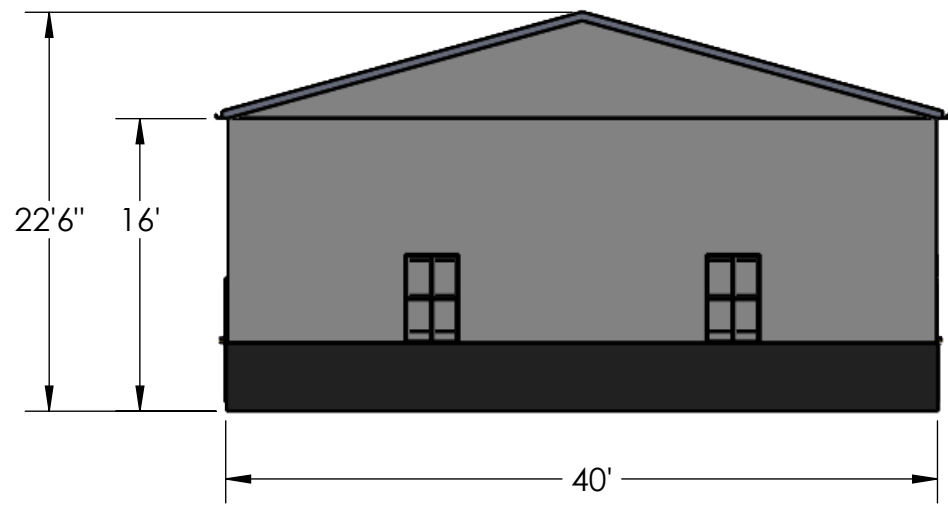
NORTH/FRONT



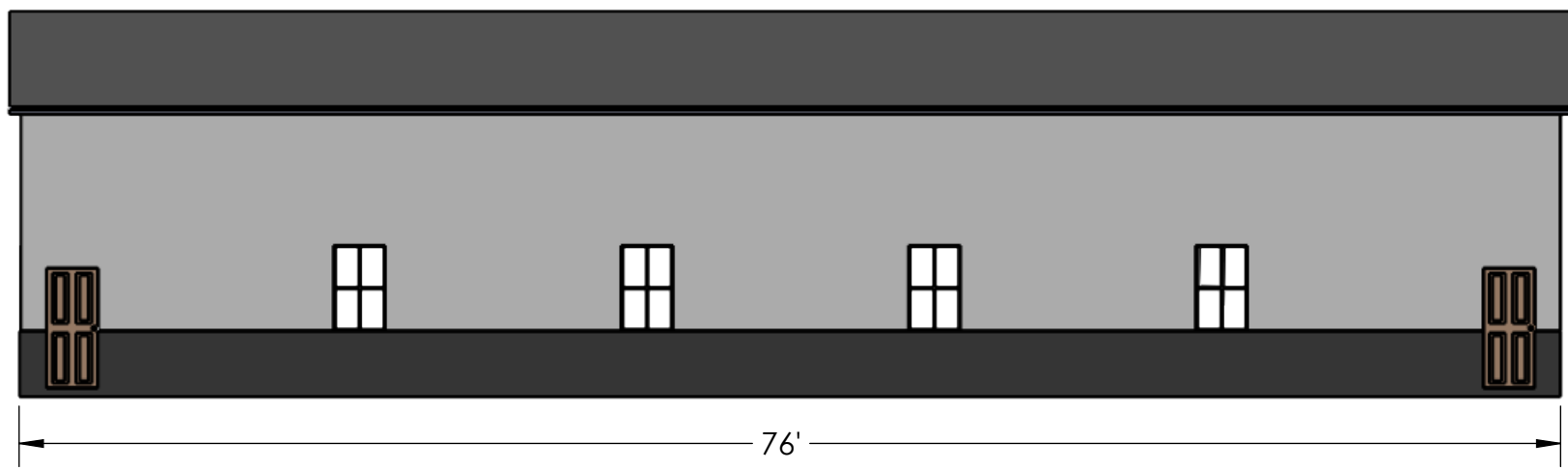
EAST/LEFT SIDE



SOUTH/ BACK




WEST/ RIGHT SIDE



Attachment: linnrevset (4005 : 2024-Bza-09)

REV	Date	Revision Description	NAME	DATE
		Insert:	DRAWN	Micah 5/14/97
			CHECKED	
			P.O. No.	123
			DWG. No.	
			Q.A.	
			COMMENTS:	Insert:

PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Custom Cutters. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Custom Cutters IS PROHIBITED.	USED ON	 8924 Columbus Rd. Mount Vernon, Ohio 43050 740-382-1383 Customer: John Doe Job Name: Part 1 Description: Insert:
	MATERIAL	
	FINISH	Sheet: 1 OF 1
		REV#:



Board of Zoning Appeals Meeting: 05/01/24 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

Category: N/A

ADOPTED

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

BZA FILE (ID # 4013)

DOC ID: 4013

**2024-BZA-10 : 5 VAUGHAN CT- VARIANCE FOR ATTACHED ACCESSORY
STRUCTURE (DECK)**

Item Number	2024-BZA-10
Site Address	5 Vaughan CT
Parcel Number	66-00463.000
Zoning District	R-1
Presented By	Will Perry

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

Request: Construct a 14' x 25' deck attached to the rear of the primary structure, situated 23' from the rear property line.

COMMENTS - Current Meeting:

Perry (sworn in) explained he would like to build a deck, attached to the rear of his home and partially covered by a roof.

Percy asked if this property qualifies for the cul-de-sac provision in the Code. Blankenhorn said yes, it does, but the allowance is for a 25' rear setback and the request is for a 23' feet rear setback. Percy confirmed that the variance would be for a 2' variance instead of a 12' variance, to accomplish a 23' rear setback.

Blankenhorn said 2 neighbors called for further information about the request after receiving the notice about the meeting in the mail. After learning that the request was about the back of the subject house, they said it wouldn't concern them, as their property is across the street.

Blankenhorn read the staff report. May 1, 2024 Case: 2024-BZA-10 5 Vaughan CT Parcel # 66-00463.000 The subject property was platted in 1966 and is zoned R-1 Single Family District. The owner requests to construct a 14' x 25' deck attached to the rear of the home; making the setback from the rear property line 23'. The pie shaped lot is on a cul-de-sac. §1160.02(a)(4) makes an allowance for lots affected by the radius of a cul-de-sac, reducing the required rear yard setback to 25' instead of 30'. (Percy corrected this to (a)(5).) The requested variance would allow for a 2' further reduction. Detached accessory structures may be located 5' from the rear property line. There is a platted 5' utility easement running parallel with the rear property line.

Simpson made a motion to accepted the proposed variance request as submitted.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Susie Simpson, Vice-Chair
SECONDER: Tonya Boucher, Member
AYES: Michael Percy, Susie Simpson, Tonya Boucher, Kate Aryanata
EXCUSED: William Smith, Otho Eyster, Cynthia Cunningham



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information				
Owner's Name, Address and Phone				
Angela Perry 5 Vaughan Ct. Mt. Vernon, OH 740-627-6168				
Agent's Name, Address and Phone				
AA Will Perry 5 Vaughan Ct. Mt. Vernon, OH 740-627-6168				
Site Information				
Site Address		Legal Description		
5 Vaughan Ct.		Colonial Mills Lot #102		
Parcel Number	Deed Volume and Page Number	Zoning District		
66-00463.000	1746 0110	R1		
Existing use of property		Proposed use of property		
Residential Dwelling		Residential Dwelling		
Hearing Request				
Type of Hearing Requested				
<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Conditional Use <input type="checkbox"/> Appeal of Decision <input type="checkbox"/> Map Interpretation <input type="checkbox"/> 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: Asking to attach a wooden deck on the rear of the house that doesn't meet setbacks. The setback after being built would be about 23' instead of 35'.				
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: 4/11/24		By: Will Perry		
Status of Application				
Filing Date		Case Number		
		Hearing Date		
		Fee deposit	Date Paid	Receipt Number
		\$100.00		
Status of Board's Action				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied				

Attachment: Application (4013 : 2024-Bza-10)

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)*

WEP 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.

WEP 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.

By allowing the attachment of the deck and roof doesn't prohibit any use of the land, there aren't any hindrance to me nor the neighbors.

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

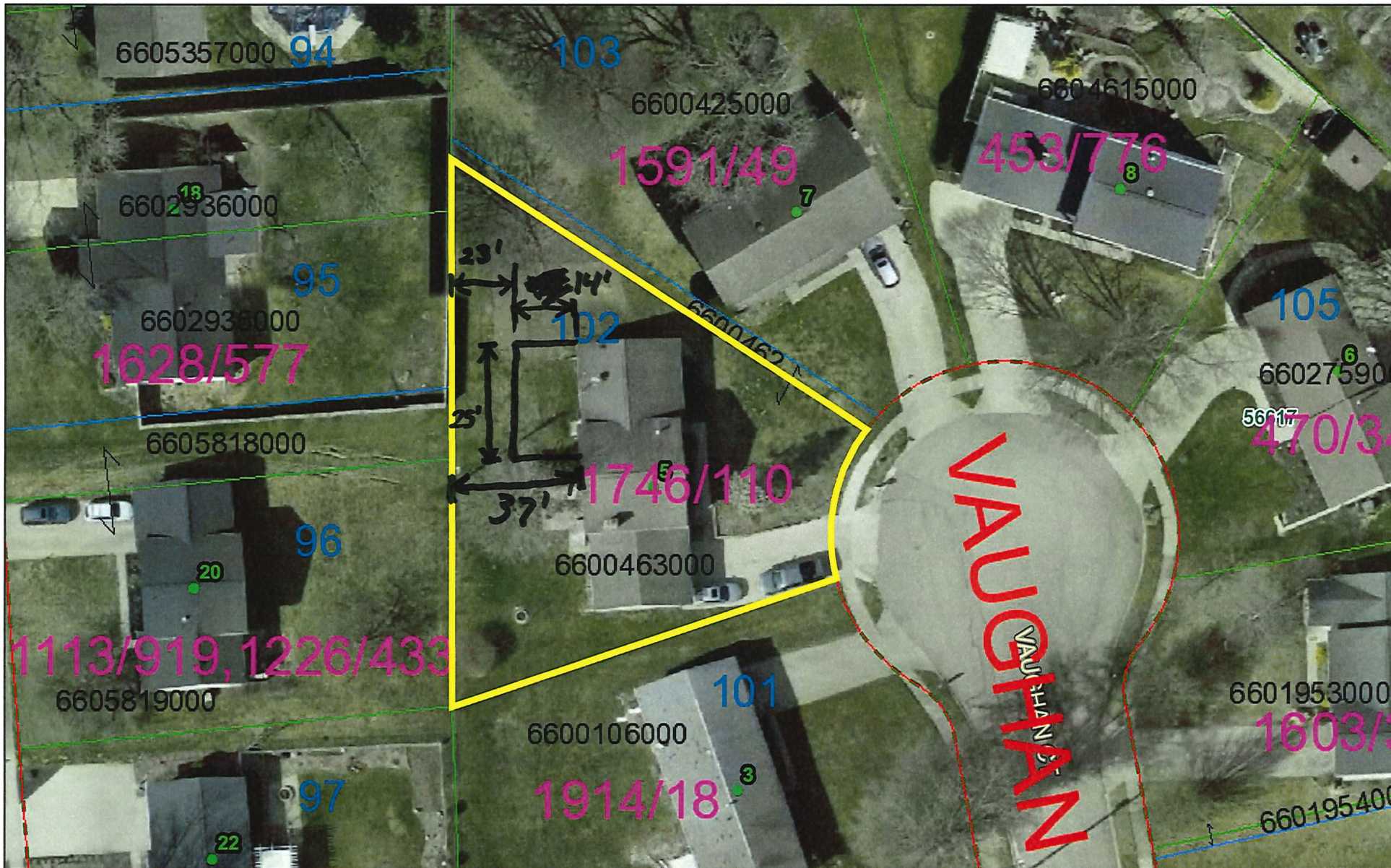
By allowing the attachment of the proposed deck and roof covering, the structure will be more appealing than having a freestanding roof that abuts to but ~~not~~ doesn't attach. This same dimension deck and roof was already approved, but just not attached.

WEP 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.

WEP 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.

WEP 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.

5 Vaughan Ct Deck Addition



Attachment: Drawing - 5 Vaughan Ct (4013 : 2024-Bza-10)

April 11, 2024

Deck will be attached.
 Deck will be 23 Ft from rear property line.
 Deck will be 14'x25'.

- 1 inch -
 Scale - 1:480

1 inch = 40 feet
 1 inch = 0.008 miles

Knox County, OH; Bruce Harris & Associates



Board of Zoning Appeals Meeting: 05/01/24 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 # 4014)

DOC ID: 4014

2024-BZA-11 : 12 MCKINLEY ST - VARIANCES FOR PRIMARY STRUCTURE

Item Number	2024-BZA-11
Site Address	12 McKinley ST
Parcel Number	66-06318.000
Zoning District	R-1
Presented By	Nicholas Brown

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

Request: Construct a 30'W x 40'D primary dwelling, 5' from each side property line.

COMMENTS - Current Meeting:

Brown (sworn in) explained he would like to build a 28' x 40' house with a 1' overhang on this 40' wide vacant lot and is requesting 5' side setbacks rather than 10'.

Blankenhorn read the staff report: May 1, 2024 Case: 2024-BZA-11 12 McKinley ST Parcel # 66-06318.000 The subject property is zoned R-1 Single Family District. The property was platted as a 40' wide by 120' deep parcel. The 50' wide platted roadway to the north, named Spring Street, will likely not be developed into a driving surface as it is a dead end. There is a sanitary sewer line installed in this public right of way. R-1 development standards require a 10' side setback for the primary structure. This would force the width of a home to be 20'. The requested variances would permit a 6' (or as determined during Browns testimony, 5' with the overhangs) side setback on both sides of the parcel; allowing for a 28' wide dwelling. City Administration has discussed adding a new Zoning District, R-1A, to accommodate development on these narrow lots that are now considered substandard. The proposed R-1A district would allow for 5' side setbacks. These regulations will be introduced to the Municipal Planning Commission next week.

Percy added, if the 10' side setbacks were required, that would likely push the square footage below minimum standards.

Simpson asked if this is a stick and mortar construction or a modular. Brown said it would be built on site.

Blankenhorn displayed drawings that she received from Brown today as a rough mock up. Brown added, "very rough".

Boucher made a motion to approve the variance request as submitted.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Tonya Boucher, Member
SECONDER: Kate Aryanata, Alt. Member
AYES: Michael Percy, Susie Simpson, Tonya Boucher, Kate Aryanata
EXCUSED: William Smith, Otho Eyster, 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 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:

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-Packet-mckinly (4014 : 2024-Bza-11)

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.

12 McKinley



Attachment: Site Plan (4014 : 2024-Bza-11)

April 5, 2024

- 1 inch -
 Scale - 1:480
 1 inch = 40 feet
 1 inch = 0.008 miles

Knox County, OH; Bruce Harris & Associates