



Board of Zoning Appeals

May 15, 2024

Board Meeting

Agenda

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**

### **MINUTES APPROVAL**

- Board of Zoning Appeals - Board Meeting - May 1, 2024 5:30 PM

### **BZA FILES**

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

### ***Communications***

#### **General**

- PMEO: 2024-Bza-09
- PMEO Picture
- Marty Evans: Statement for Variance Hearing
- Mary Blair: Proposed Structure at 1104 E Gambier Street
- Gary Koester: File - 2024-BZA-09, 1104 Gambier St - Variance for Accessory Structure
- Betty Fockler: 2024-BZA-09: 1104 E Gambier ST - Variances for Accessory Structure
- Rebecca Gannon: File - 2024-BZA-09, 1104 Gambier ST - Variance for Accessory Structure

- 2024-BZA-12 : 201 Madison ST - Conditional Use for Outdoor Storage
- 2024-BZA-13 : 855 Coshocton AVE - Variance for Signage
- 2024-BZA-14 : 301 N Mulberry ST - Variance for Signage

**ADJOURN**



**Board of Zoning Appeals** Meeting: 05/15/24 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.			
05/01/24	Board of Zoning Appeals	TABLED	Next: 05/15/24



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: 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.

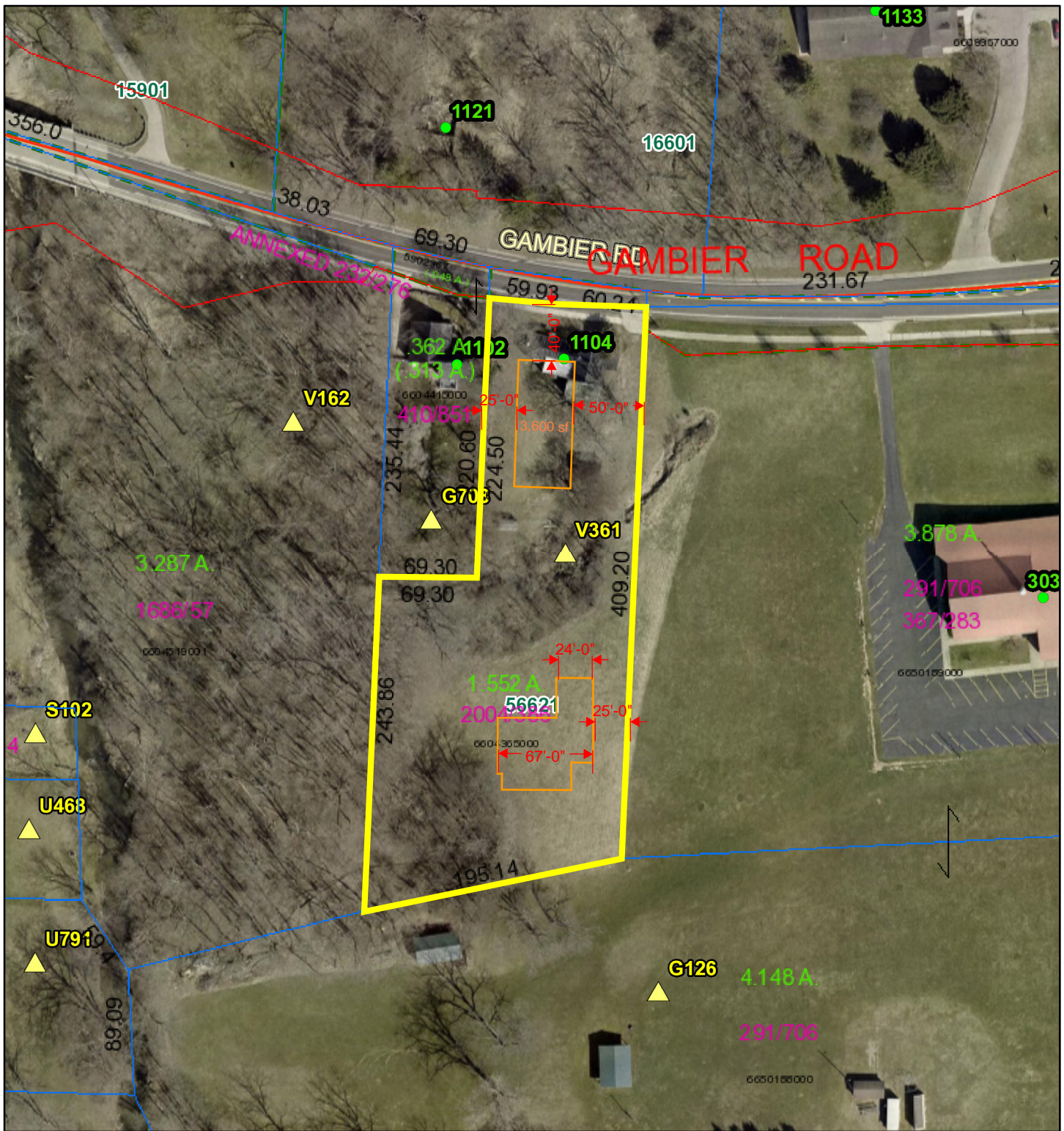
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this 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.



Attachment: Aerial 1104 E Gambier (4005 : 2024-Bza-09)

April 5, 2024

- 1 inch -  
Scale - 1:1,200

1 inch = 100 feet  
1 inch = 0.019 miles

Knox County, OH; Bruce Harris & Associates

4

3

2

1

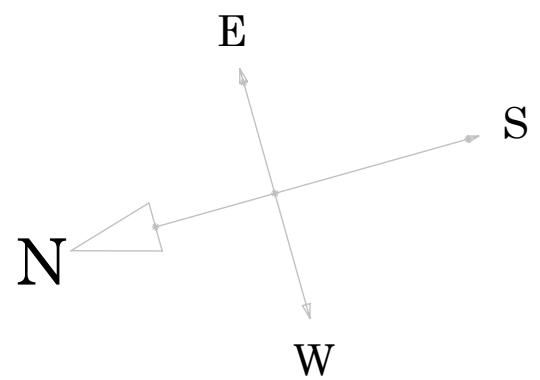
B

22'6"

16'

40'

90'



A


4

3

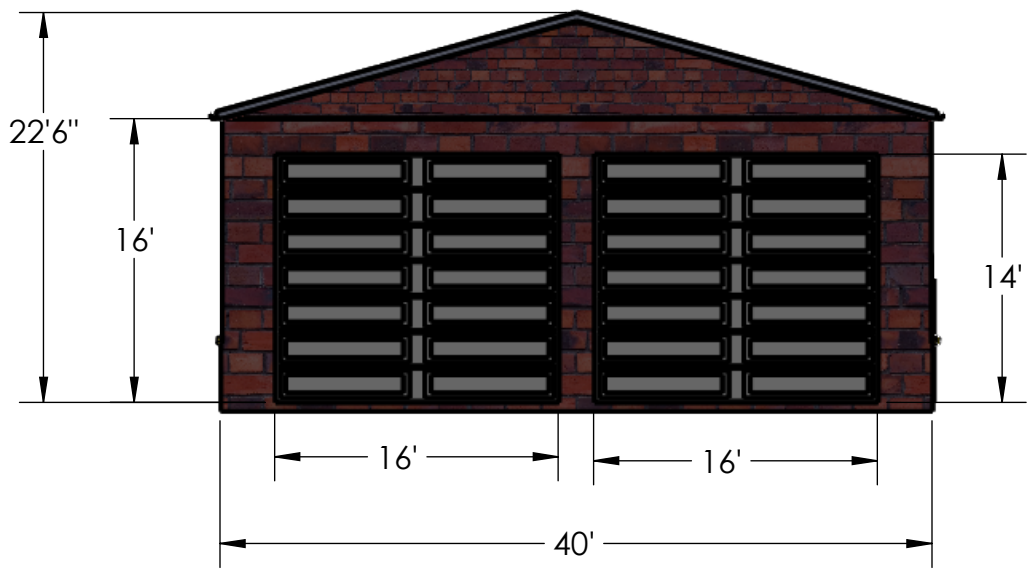
2

1

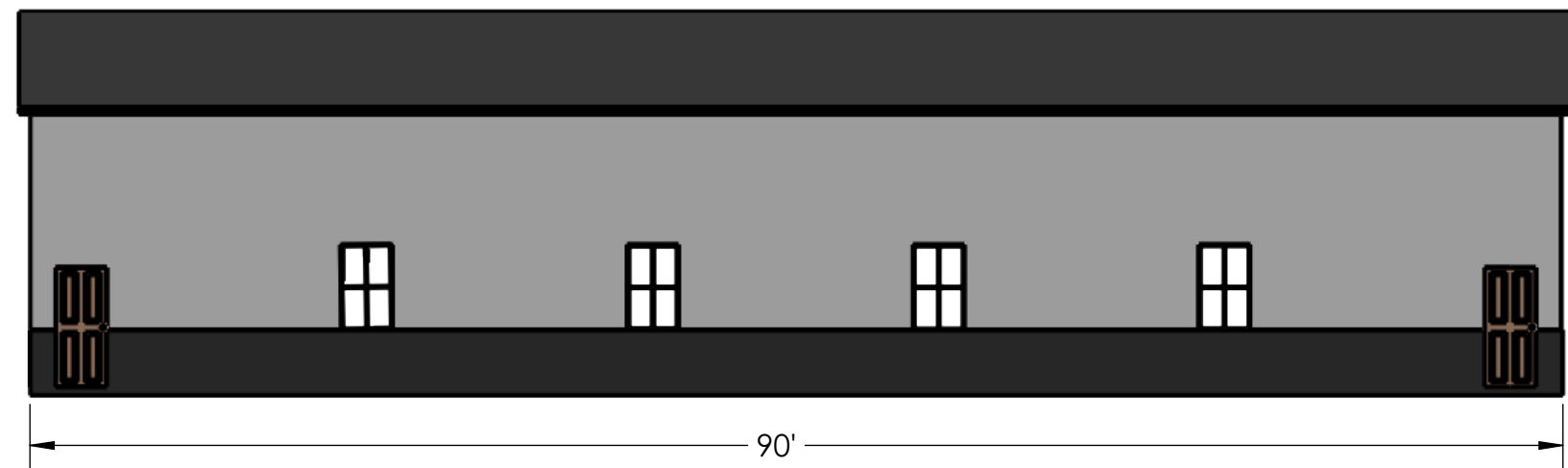
Attachment: LINNBEOUTSET (4005 : 2024-Bza-09)

REV	Date	Revision Description	NAME	DATE		
		Insert:	DRAWN	Micah	5/14/97	 8924 Columbus Rd. Mount Vernon Ohio 43050 <b>740-382-1383</b> Customer: John Doe Job Name: Part 1 Description: Insert:
			CHECKED			
			P.O. No.	123		
			DWG. No.			
			Q.A.			
		<b>PROPRIETARY AND CONFIDENTIAL</b> 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		COMMENTS:	Sheet: 1 OF 1 REV#:
			MATERIAL			
		FINISH				

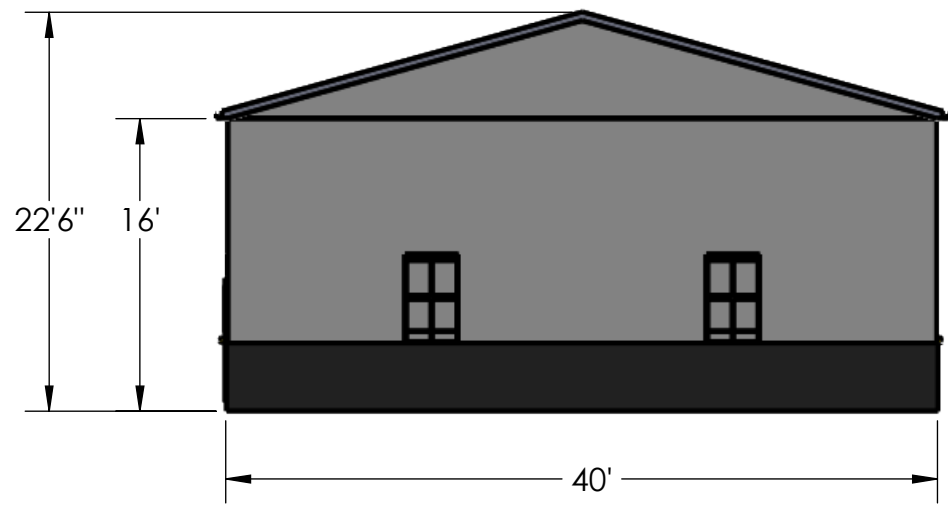
### NORTH/FRONT



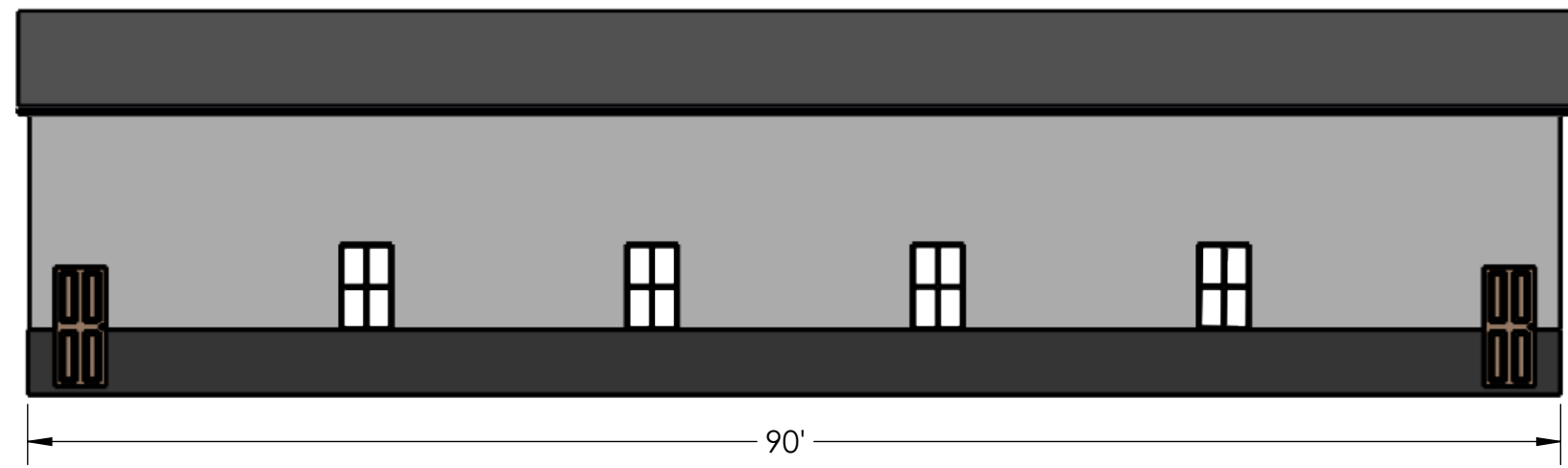
### EAST/LEFT SIDE




### SOUTH/BACK



### WEST/RIGHT SIDE



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

REV	Date	Revision Description	NAME	DATE	 8924 Columbus Rd. Mount Vernon Ohio 43050 <b>740-382-1383</b>
		Insert:	DRAWN	Micah 5/14/97	
			CHECKED		Job Name: Part 1
			P.O. No.	123	Description: Insert:
			DWG. No.		Sheet: 1 OF 1
			Q.A.		REV#:
<b>PROPRIETARY AND CONFIDENTIAL</b> 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:		



# The Darlington

### GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS OTHERWISE NOTED.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. GUARDS AND RAILINGS SHALL COMPLY WITH IRC 2018, R312.1.1 AND R312.1.2. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. 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)
10. 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)
11. 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
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
13. DRYER VENT MUST HAVE MAX LENGTH 25'
14. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.

### WIND ZONE NOTES

1. 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.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. 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*	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

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:

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

1. 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.
2. CHEMICAL SOIL TREATMENT, THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. 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.
4. FIELD TREATMENT, FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO ALPFA M4 AS PER IRC 2018, R310.12

### WINDOW EGRESS NOTES

1. 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.
2. 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 M<sup>2</sup>). 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 M<sup>2</sup>).
3. 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.
4. R310.2.3 - WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.83 M<sup>2</sup>) 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.
5. 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.
6. R312.2 - WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2.
7. R312.2.1 - 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:
  1. 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.
  2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
  3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.
8. 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:

1. 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.
2. 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.
3. 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.
4. ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. 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 OR REGISTERED PROFESSIONAL DESIGNER. 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  
LinsBebout



**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

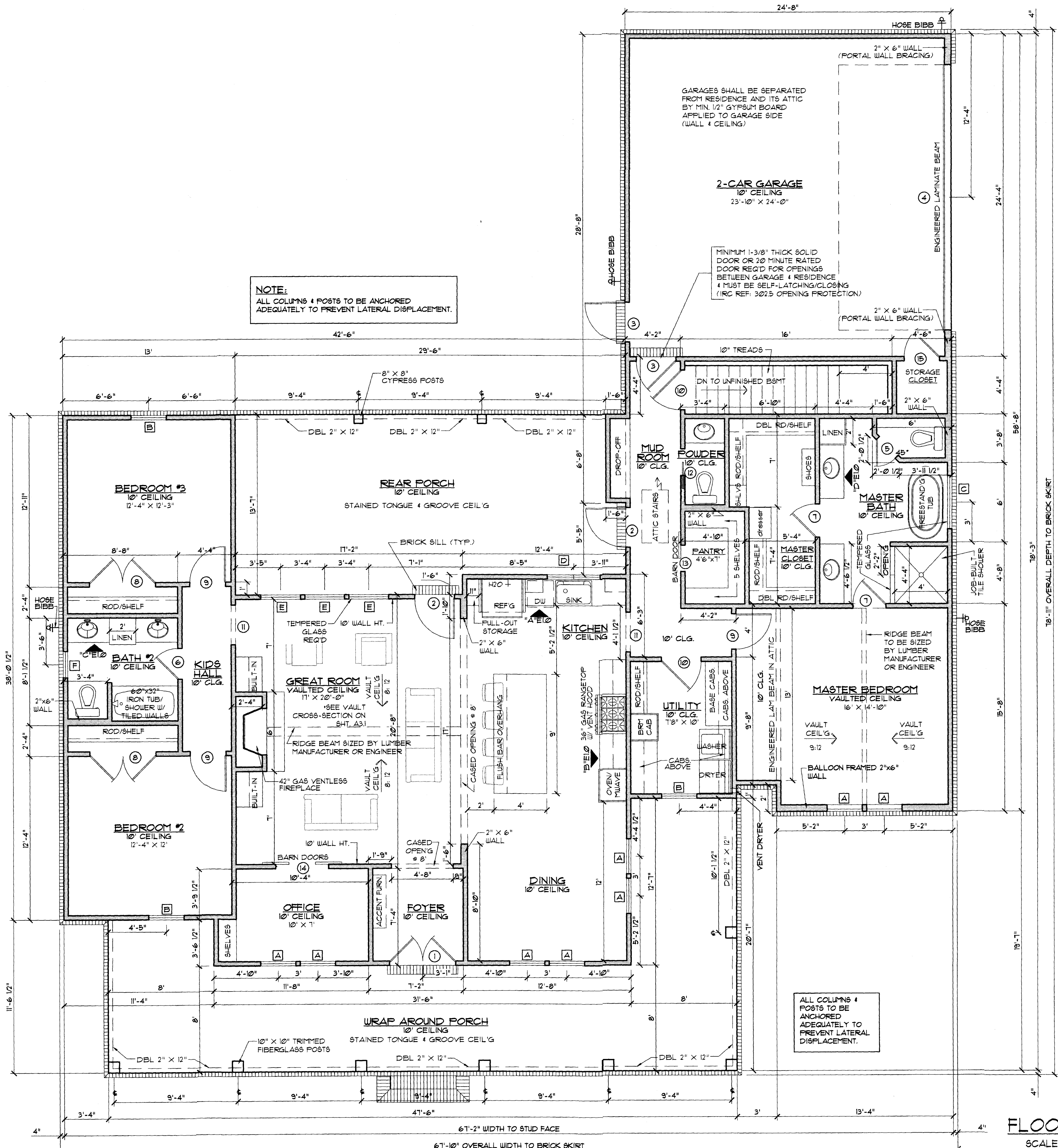
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Sheet Title

## COVER SHEET

- Sheet: **A0.C**
- Preliminary Dwg.
  - Bidding Doc.
  - Construction Doc.



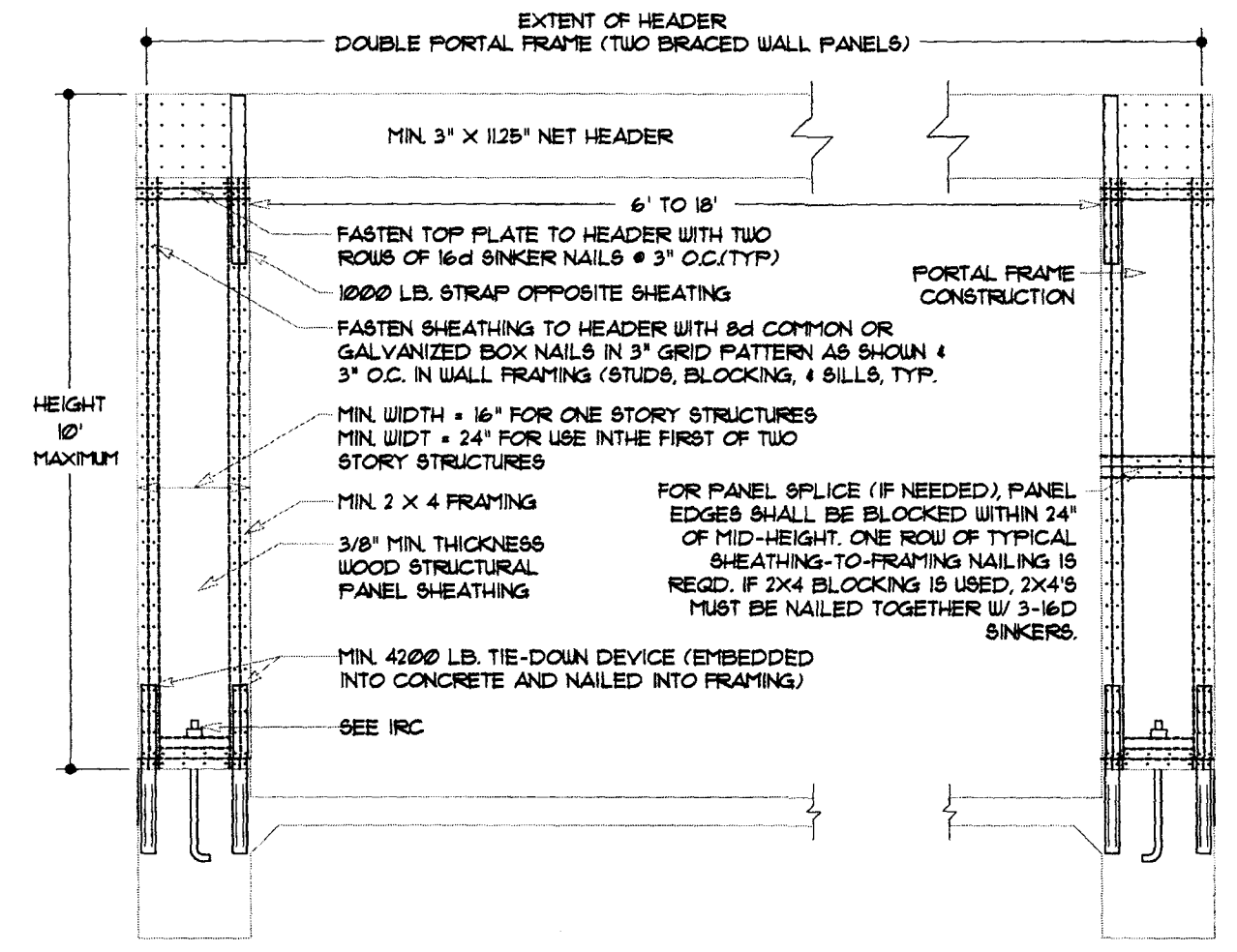
### WINDOW SCHEDULE

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
<b>TOTAL SQ. FT.</b>	<b>3613</b>

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

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

MADDEN HOME DESIGN, LLC NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM ASSUMES NO LIABILITY FOR STRUCTURAL, OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO INSURE ALL DIMENSIONS ARE CORRECT AND THAT ALL REGULATIONS HAVE BEEN OCCURRED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OMISSION AT HIS OWN EXPENSE AND NOT THE RESPONSIBILITY OF THE DRAFTING SERVICE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND SHALL BUILD IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018.

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: (252) 791-2912

**ABD**

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

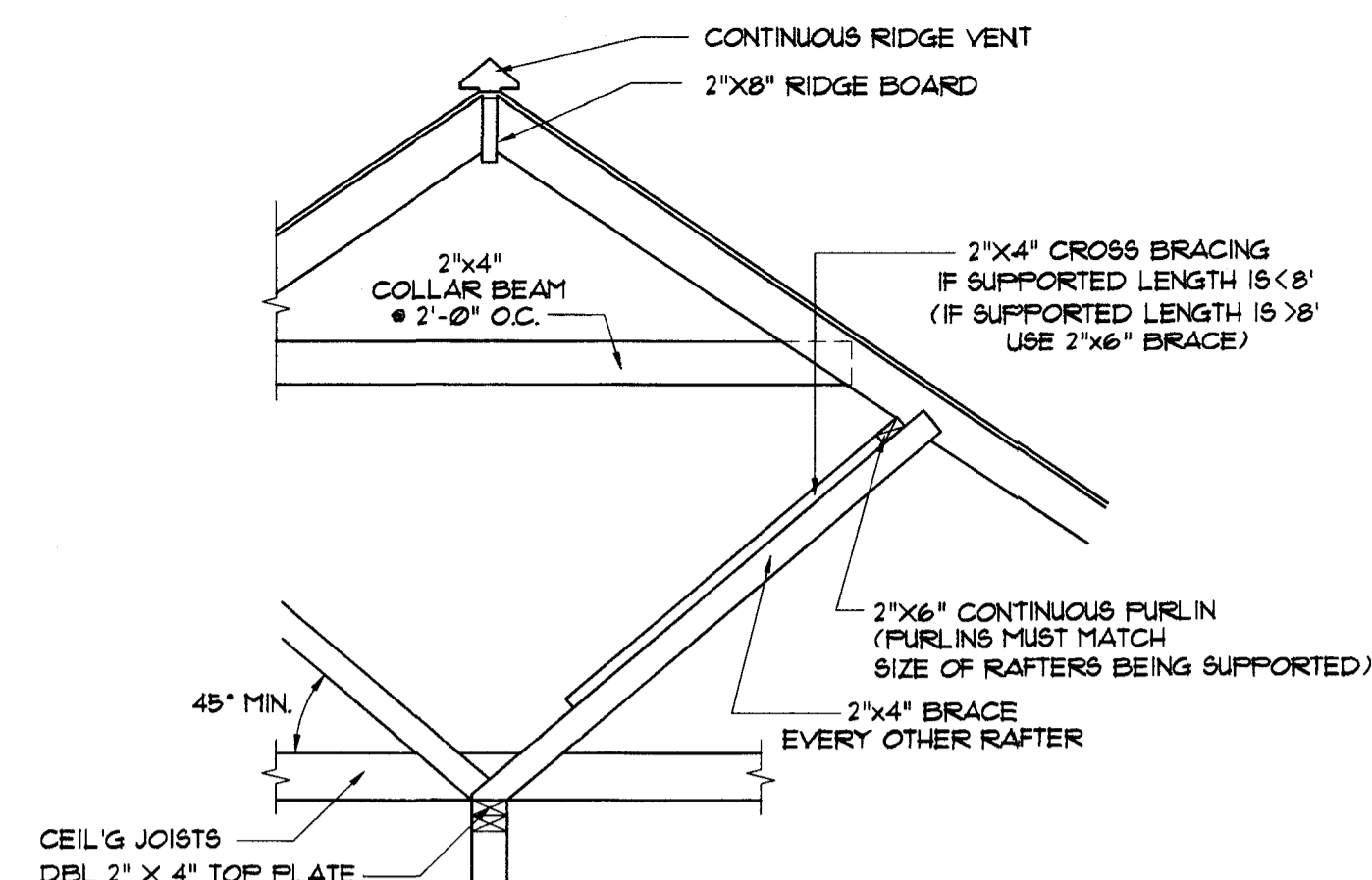
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Sheet Title  
**FLOOR PLAN**

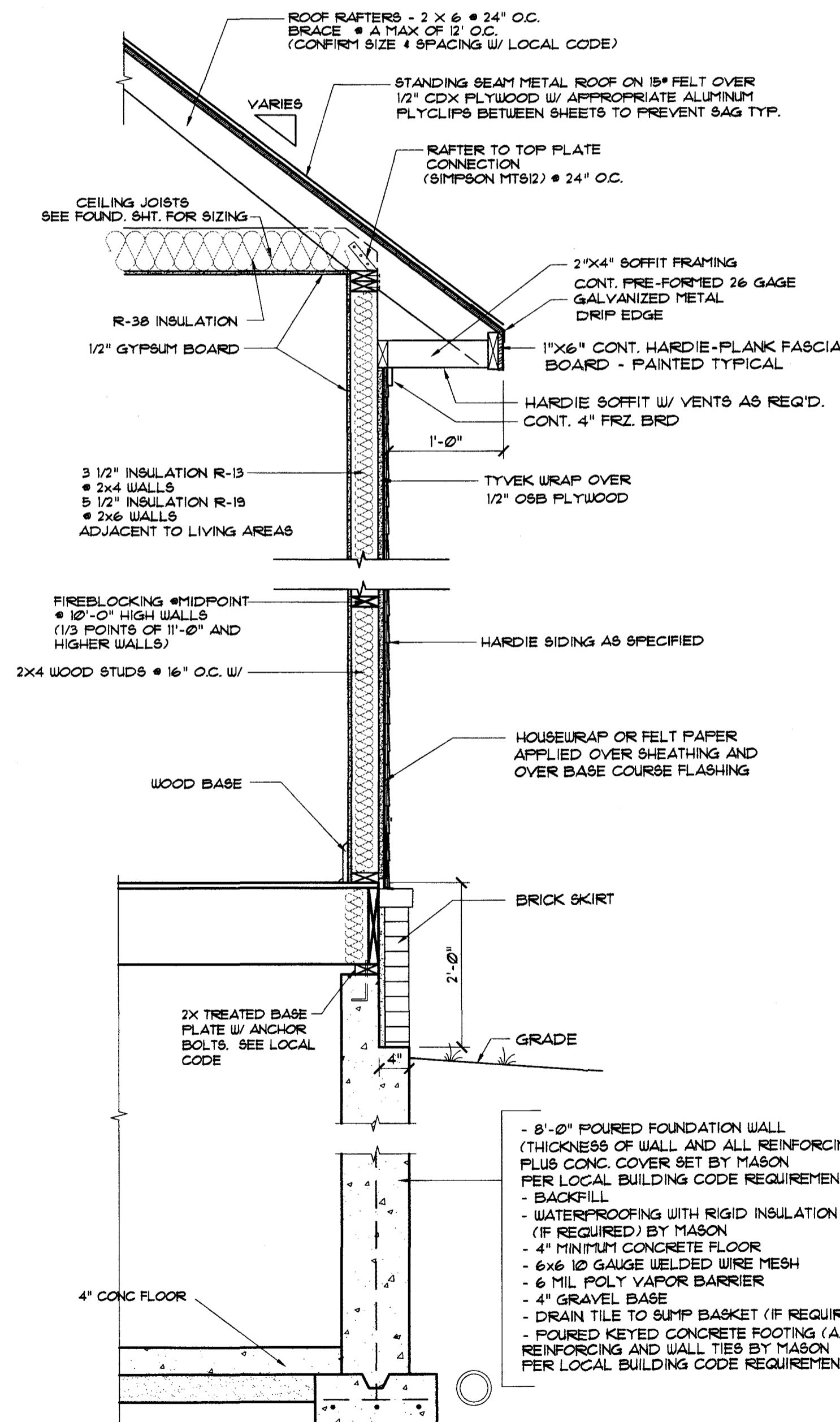
Sheet:  
□ Preliminary Dwg.  
□ Bidding Doc.  
□ Construction Doc.

**A1.0**

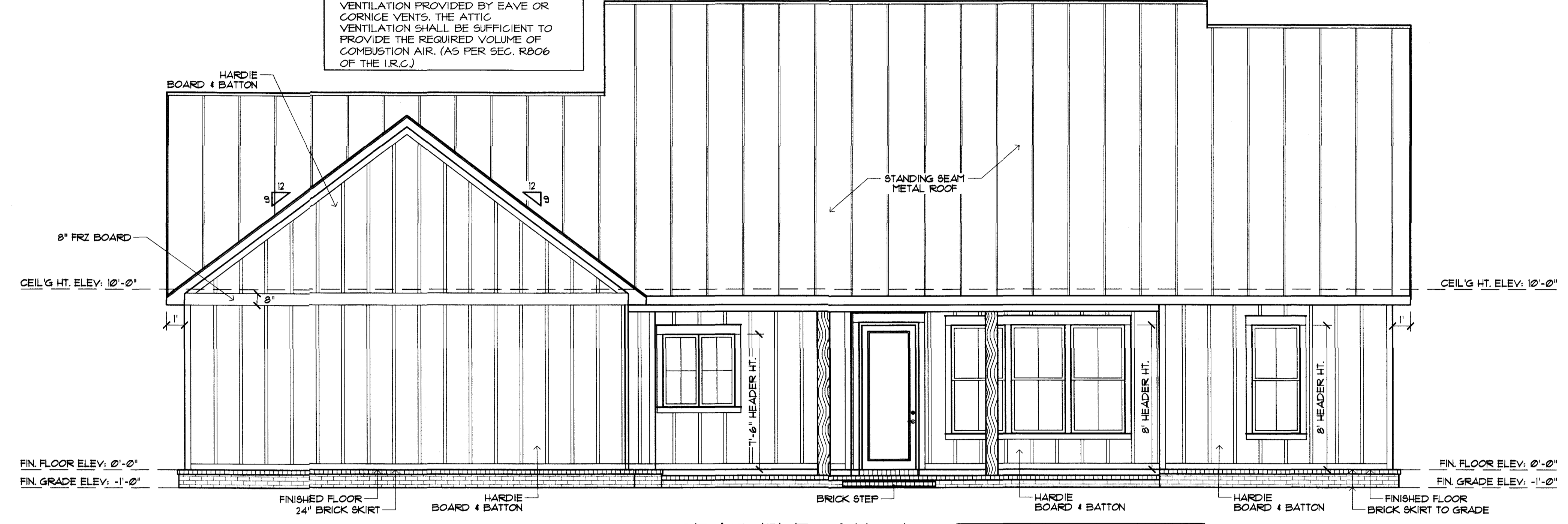


**TYPICAL ROOF BRACING DETAIL**  
SCALE: 1/2" = 1'

**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.)

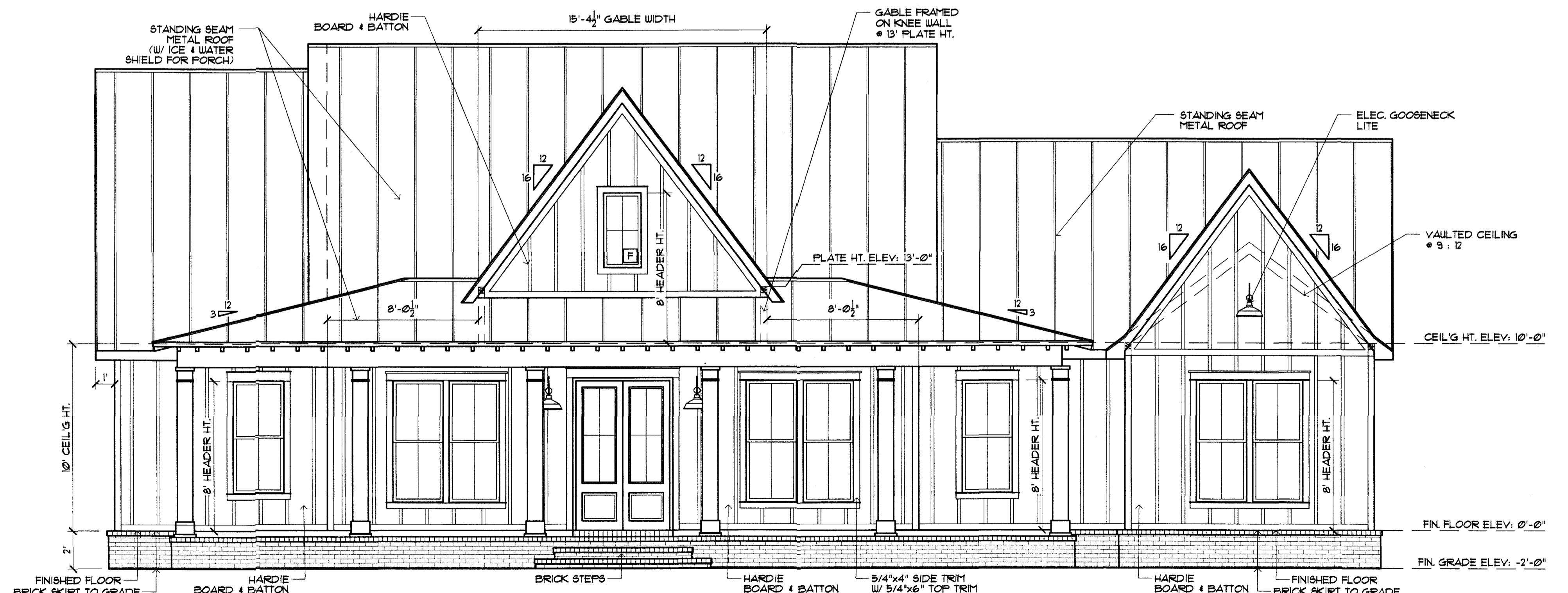


**TYPICAL WALL SECTION HARDIE-PLANK SIDING**  
SCALE: 3/4" = 1'-0"



**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

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

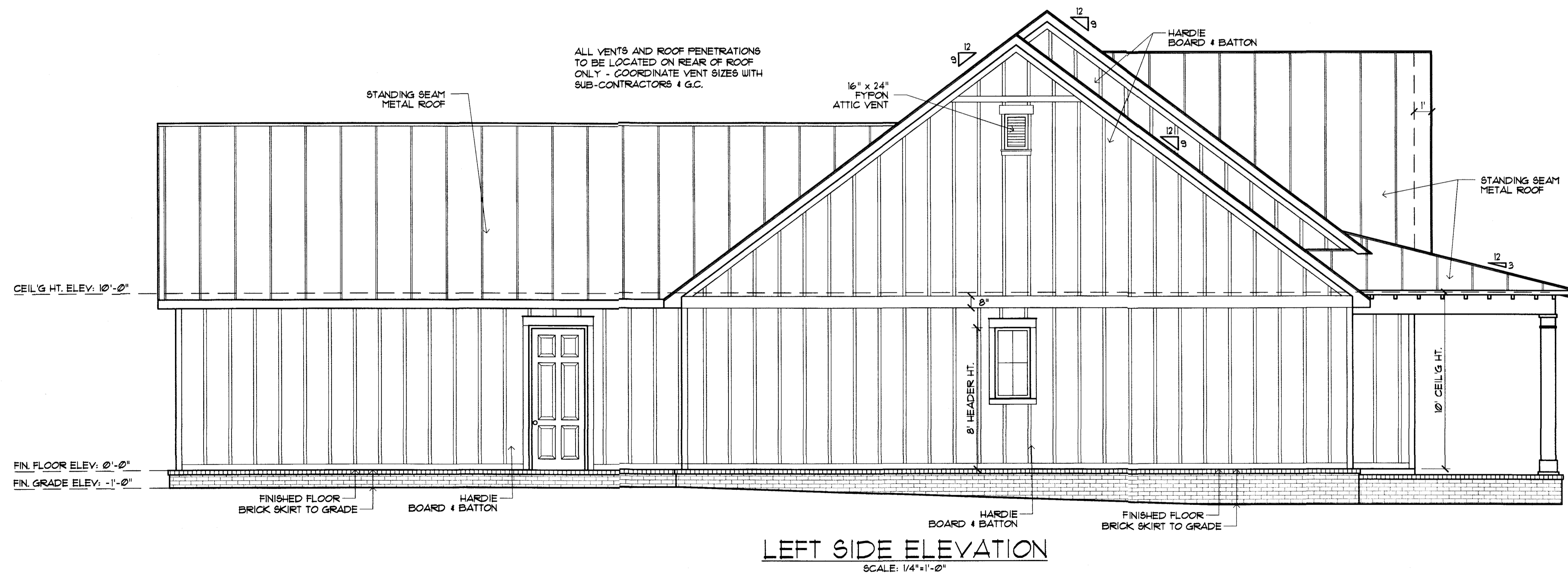
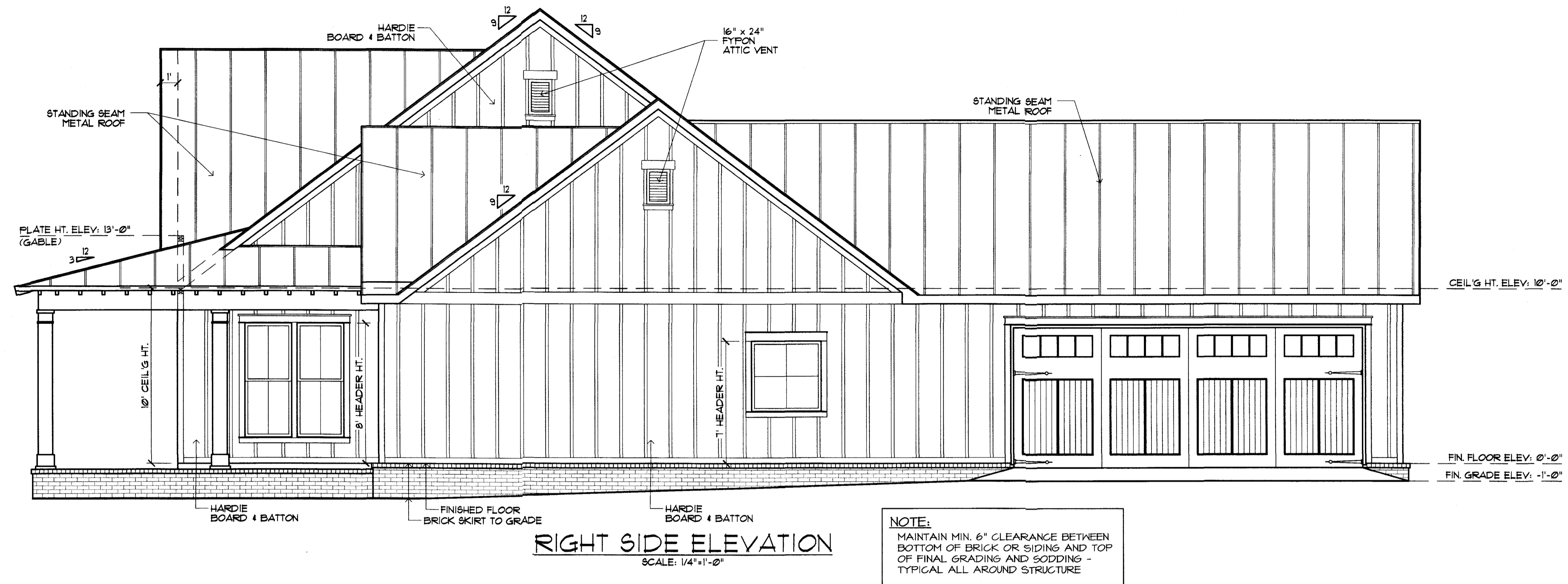
**A B D**

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**

□ Preliminary Dwg.  
□ Bidding Doc.  
□ Construction Doc.  
Sheet:  
**A2.C**



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RESIDENCE OF  
**ROBYN BEBOUT**

Project

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

**A** | **BD**

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

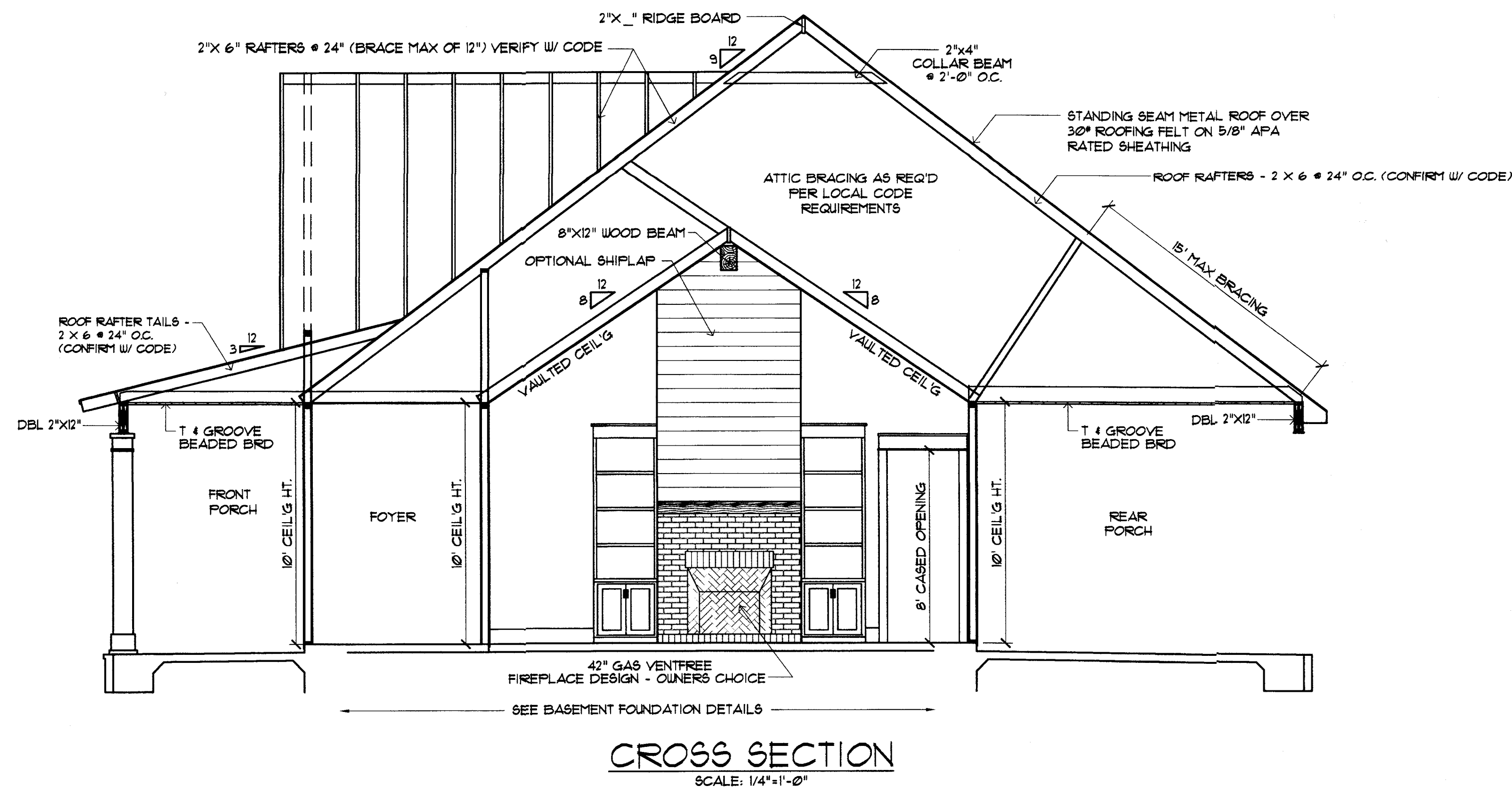
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Sheet Title  
**SIDE ELEVATIONS**

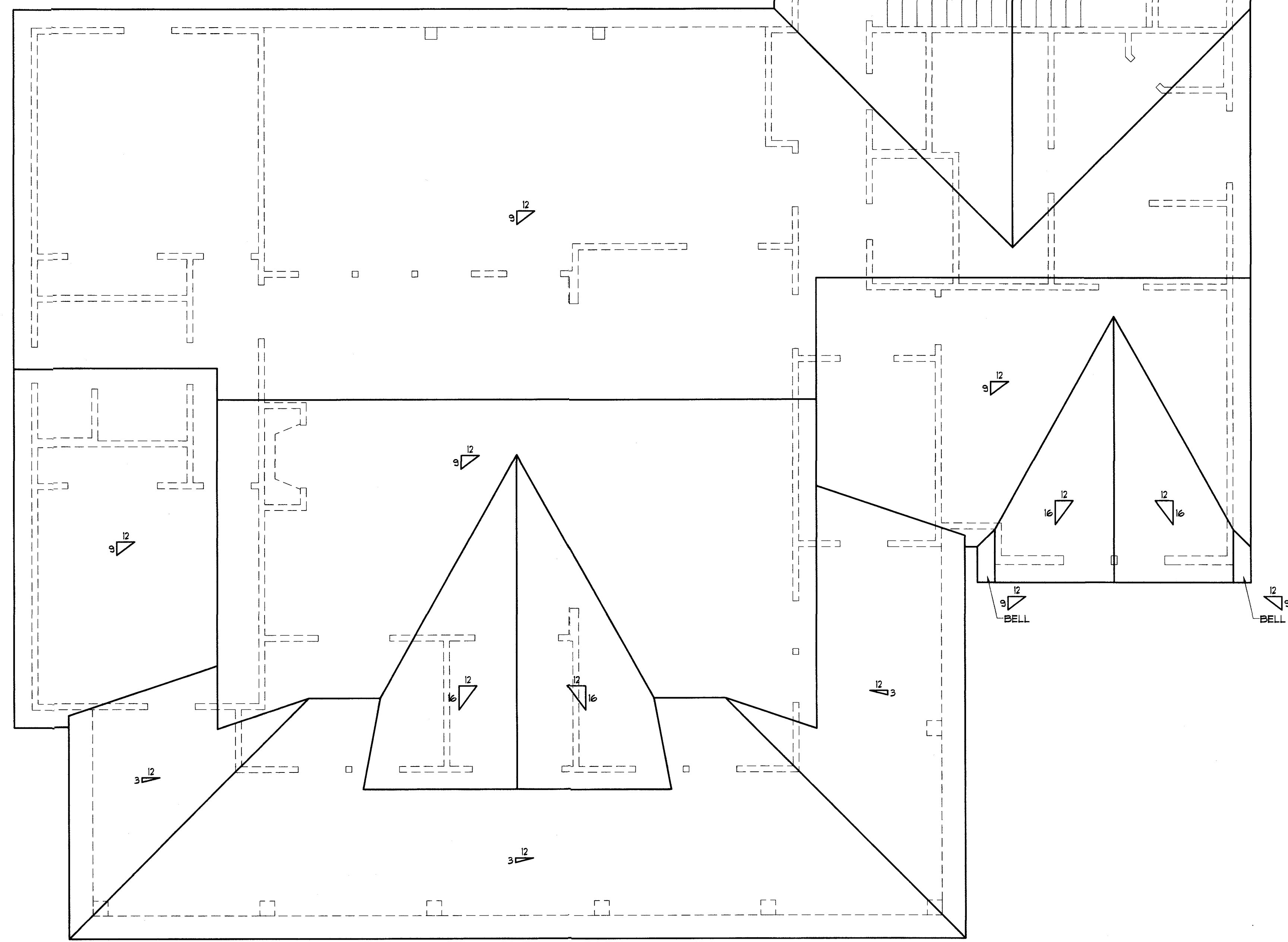
Sheet:  
**A3.C**

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

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



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** | **B**  
**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

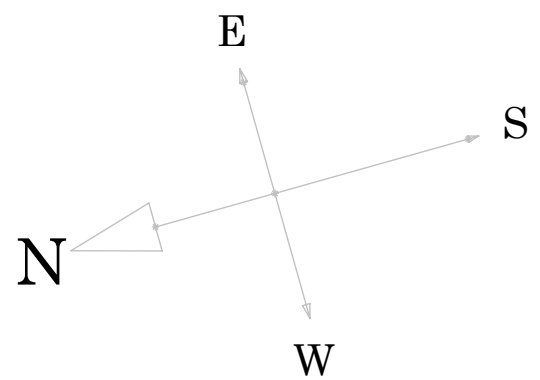
B

22'6"

16'

40'

76'



A


4

3

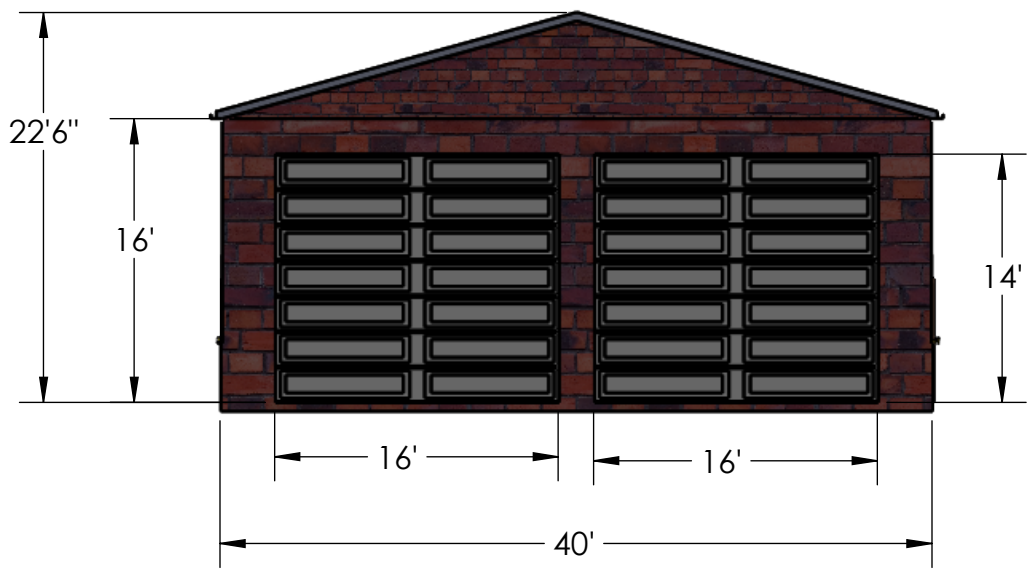
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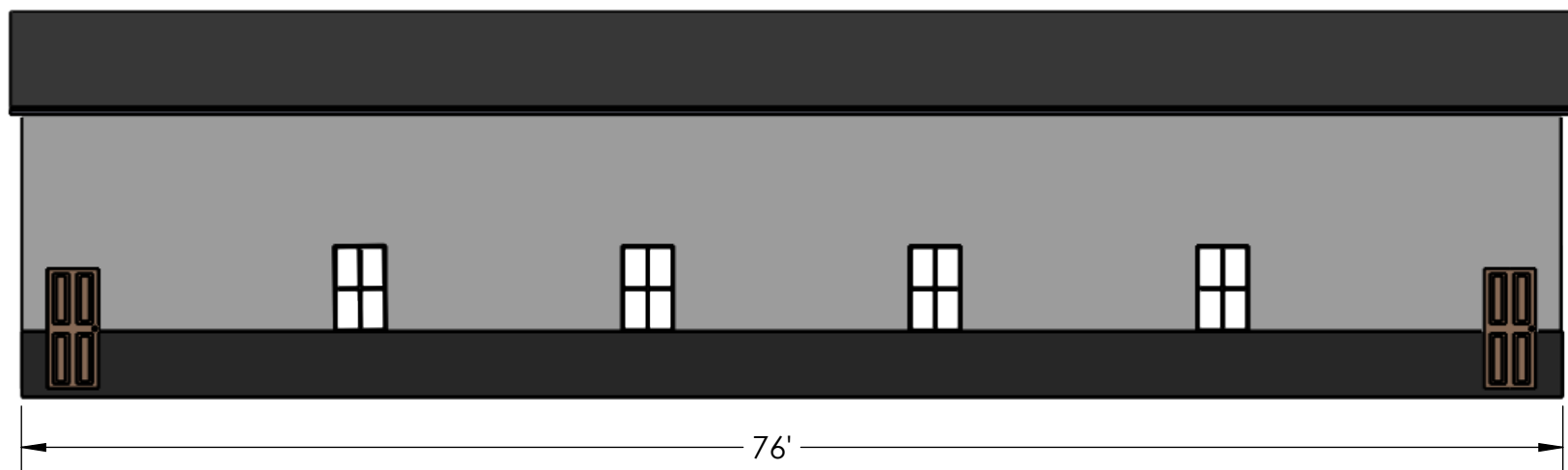
Attachment: linnrevset (4005 : 2024-Bza-09)

REV	Date	Revision Description	NAME	DATE	 <p>8924 Columbus Rd. Mount Vernon Ohio 43050 740-382-1383</p>
		Insert:	DRAWN	Micah 5/14/97	
			CHECKED		
			P.O. No.	123	
			DWG. No.		
			Q.A.		
<b>PROPRIETARY AND CONFIDENTIAL</b> 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		Customer: John Doe
			MATERIAL		Job Name: Part 1
			FINISH		Description:
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					1 OF 1
					REV#:

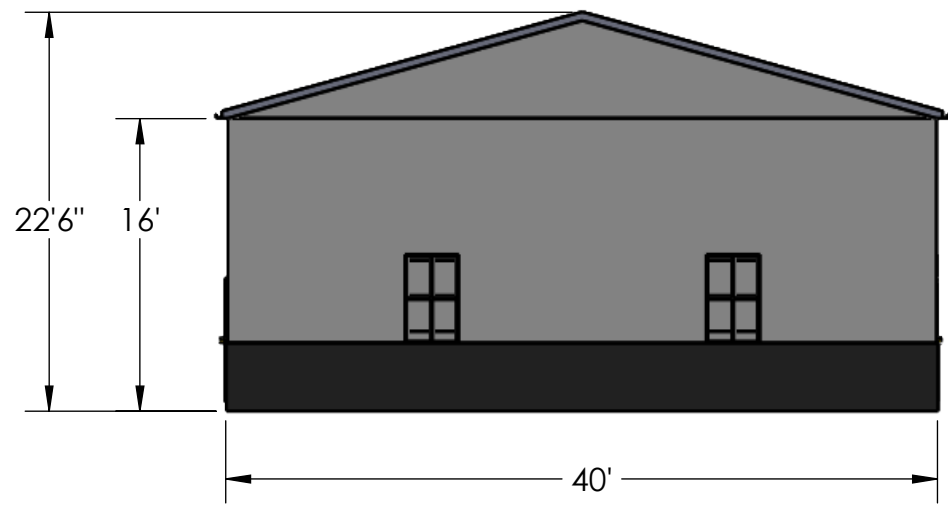
### NORTH/FRONT



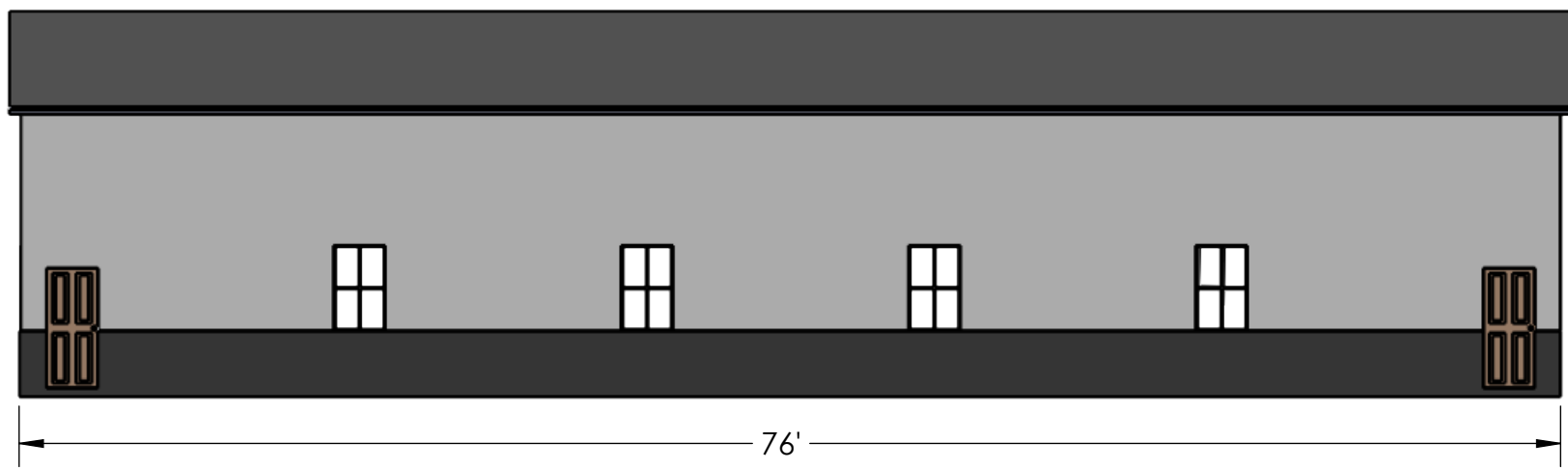
### EAST/LEFT SIDE



### SOUTH/ BACK




### WEST/ RIGHT SIDE



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

REV	Date	Revision Description	NAME	DATE
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			CHECKED	
			P.O. No.	123
			DWG. No.	
			Q.A.	
			COMMENTS:	Insert:

<b>PROPRIETARY AND CONFIDENTIAL</b> 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 <b>740-382-1383</b> Customer: John Doe Job Name: Part 1 Description: Insert:
	MATERIAL	
	FINISH	Sheet: 1 OF 1
		REV#:



Lacie Blankenhorn <dsm@mountvernonohio.org>

**2024-BZA-09**

1 message

**Greg Bemiller** <codeofficer@mountvernonohio.org>  
To: Lacie Blankenhorn <dsm@mountvernonohio.org>

Mon, Apr 15, 2024 at 9:54 AM

Lacie, I wanted to give a few thoughts on the BZA case concerning [1104 E. Gambier St/ Linn Bebout Variance](#). I've attached a picture of the house that is there currently. It has been abandoned since 2020. The house is uninhabitable. I have had crews maintaining the grass for 4 years. Mr. Bebout's plans for this property is an obvious improvement to the neighborhood. The order in which the structures are built seems irrelevant considering what the neighborhood has to gain. It is also a unique property. It is not a typical city lot in size, shape or location and this should be taken into consideration when considering the variances requested.

Thanks

**Greg Bemiller**  
Property Maintenance Enforcement Officer  
City of Mount Vernon  
[40 Public Square, Mount Vernon, OH 43050](#)  
740-393-9577



Communication: PMEO: 2024-Bza-09 (General)



**Gambier 1104 E St April 2024.jpg**  
5179K



Communication: PMEO Picture (General)



Lacie Blankenhorn &lt;dsm@mountvernonohio.org&gt;

## Lacie Blankenhorn –

1 message

**Martha Evans** <marty110254@icloud.com>  
To: dsm@mountvernonohio.org

Fri, Apr 26, 2024 at 3:31 PM

**Lacie Blankenhorn –**  
Development Services Manager  
Phone: **740-393-2033**  
Fax: **740-397-6595**  
[dsm@mountvernonohio.org](mailto:dsm@mountvernonohio.org)

Marty Evans  
(aka Marty Evans Thomas)  
(253) 298-1223

Statement for variance hearing.

My name is Marty Evans, and I live at [1102 East Gambier Street](#) in Mount Vernon. I live next door to [1104 East Gambier](#), the property that is the subject of the request for the variance.

My background - I have lived at [1102 East Gambier](#) for over 30 years and have always had an appreciation for the history of Mount Vernon and especially the Gambier Street area. The history of my house includes being built sometime close to 1832. The stone pillars bordering the front of my house and stone carriage steps, were milled by the mason that built the stone bridge at the entrance of the bike path in Howard, Ohio.

Please know as we go forward, I don't have a personal objection to the parties that have purchased the land at [1104 East Gambier Street](#). I am happy to welcome them as neighbors and look forward to a good relationship with them and their family.

I have an objection to a variance that would allow for the placement of the proposed building on the frontage of the property, the materials being used, the proposed square footage and the height of the requested building. All of the specifications appear to be that of a building for commercial use, not that of a residential garage adjacent to a new home on Gambier Road.

As you know, the Codified Ordinances of the City of Mount Vernon require accessory buildings to be 35% or less of the gross floor area of the principal use or structure (1173.06(a)) and it shall not exceed 18 feet in height (1173.06(c)). The proposed structure exceeds 18 feet and at 3600 square feet is nearly 100% of the proposed residence with a total footprint of 3,673 square feet. In addition, in order to receive a variance, there must be proof of hardship created by the strict application of the zoning ordinance among other factors (see 1155.14). A review of the narrative statements contained in the application provides no evidence of deprivation of the beneficial use of the land, or proof of any hardship if the zoning ordinance were strictly followed.

My home is nestled in a serene wooded lot surrounded by green space. The proposed building will serve as a substantial detriment by compromising the view, the lighting and the character of my property.

In addition, the proposed building will not improve the marketability of my home.

I also believe the approval of a variance requested has a larger community interest than just my opinion or my property.

First impressions are important and play a part in how visitors view our community. The city and Ariel Foundation have done a wonderful job creating the ambience of a welcoming, historical town. Brick streets are maintained, the creation of Ariel Foundation Park and the revitalization of the downtown area have all have been designed with respect for the preservation of our history. As the city grows, tourists, prospective residents and investors, MVNU and Kenyon families, all

Communication: Marty Evans: Statement for Variance Hearing (General)

will form an opinion based on how they view our city. As you drive West on SR 229 approaching Mount Vernon, the first homes you see are the 1104 and the 1102 residences.

It was explained to me in very uncertain terms that this project would go forward and the building as proposed would be built. I believe that is not a result that either party can assume, instead a decision should be made by the board based on the spirit of the law and respect for existing zoning regulations.

I don't believe the frontage on 1104 Gambier Street should include a 40 x 90, 3,600 square foot metal building, that is 22.5 feet tall, with a poured concrete entrance. I don't believe a building of those dimensions maintains the appearance or character of a residential area. I believe the entrance to Mount Vernon on SR 229 is a gateway that needs to be preserved.

Sent from my iPhone



Lacie Blankenhorn &lt;dsm@mountvernonohio.org&gt;

---

## Proposed Structure at 1104 E Gambier Street

1 message

---

**Cate Blair-Wilhelm** <mcbwk13@gmail.com>

Tue, Apr 30, 2024 at 10:54 AM

To: dsm@mountvernonohio.org

Cc: Marty <marty110254@yahoo.com>

Please do not allow the two-story metal structure to be built at 1104 E. Gambier St. in the midst of that residential area, and at the edge of an historic district. It will be another nightmare like that monstrosity on Martinsburg Road, which should never have been allowed. What a travesty!

Mary Blair

Communication: Mary Blair: Proposed Structure at 1104 E Gambier Street (General)

Please read into the record at the hearing

**To:** Lacie Blankenhorn, Mt Vernon Board of Zoning Appeals

[dsm@mountvernonohio.org](mailto:dsm@mountvernonohio.org)

740-393-2033

**From:** Gary Koester

24 Eastgate Dr

Mount Vernon, Ohio 43050

**Date:** May 12, 2024

**Re:** File–2024-BZA-09, 1104 Gambier St - Variance for Accessory Structure

I am writing in **opposition** to the “Variance for Accessory Structure” that has been requested by Linn Bebout, owner of property located at 1104 Gambier St 43050. I live in the eastside residential neighborhood of Mount Vernon; this proposed warehouse or Pole Barn that is being requested by Mr. Bebout violates the residential character and zoning code of our neighborhoods.

**There are several variances requested:**

**Variance 1:** Applicant wants a 22.5 ft tall warehouse where City code grants 18 ft.

**Variance 2:** Applicant wants a 3040-sqft warehouse building which would be 83% of a proposed principal residential structure that is proposed to be 3673 sqft.

However, the code grants no more than **35%**. In addition, the proposed principal residential structure does not exist. The applicant has provided a proposed drawing of it, but it is not known what will really be built on this site until it is built. There is no principal residential structure in place to even determine the size of a possible accessory structure.

**Variance 3:** Applicant wants this structure to store a motorhome, 48’ enclosed trailer, 3 classic cars among other items in order to house and convenience his construction of the proposed residence at this location. The code states (1103.07) that a variance is not intended to remove inconveniences or financial burdens due to code requirements. Further, “Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicants own acts or omissions.” To consider a variance, zoning ordinance specifies there must be proof of a hardship created not by the applicants’ actions or omissions. **The applicant has not** satisfied the purpose of a variance.

Please read into the record at the hearing

**Variance 4:** Applicant requests a variance to build a commercial grade warehouse facility at this location that is not consistent with the character and residential nature of the neighborhoods on East Gambier St.

**Additional Issues:**

**Issue 1:** The proposed warehouse would be built on the street frontage of the property and the principal residence in the back of the property. This is not consistent with the visual character of this residential neighborhood.

**Issue 2:** There are flooding and storm water issues here. A Storm Water runoff study needs to be performed at this location due to impact of water drainage onto the First Baptist Church property and adjoining properties.

**Issue 3:** The commercial character of the proposed accessory structure (warehouse) will invite future commercial development not consistent with this residential neighborhood.

**Issue 4:** The commercial character of the proposed accessory structure will decrease the property values of all the homes in this residential neighborhood.

**Issue 5:** In purchasing our homes over the past decades, the residents in Mount Vernon and East Gambier St have made a contract with the City (through the zoning code); hence we made an investment in our homes under the assumption the City would maintain East Gambier St a desirable residential neighborhood; Hence, **no “out of code”** commercial grade storage facilities.

References: Mount Vernon Planning and Zoning Code

Variations and Appeals: 1103.07, 1173.10, 1173.06 a&c, 1159.01, 1159.02

May 13, 2024

*Please read into the record at the Hearing*

To: Lacie Blankenhorn  
Development Services Manager

From: Betty L. Fockler  
8229 Bishop Road  
Centerburg OH 43011  
Milford Township

Re: 2024-BZA-09: 1104 E Gambier St – Variances for Accessory Structure

I am writing as one who attends First Baptist Church, 303 S Edgewood Rd. Mount Vernon OH 43050. My interest concerns the property of our church as it relates to the character of the neighborhood, value of the property, potential water drainage and sewage concerns, and future use of the property in question.

It is my understanding the purpose of zoning is to indicate land objectives for all the lands within the County. It aspires to promote orderly development of that county by eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities. And, that variances may be granted on a case by case basis.

Mount Vernon Planning and Zoning Code 2-23-23 states in its Purpose of the Variance Procedure: "...to provide limited relief from the requirements of this code in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this code. It is not intended that a variance be granted merely to remove inconveniences or financial burdens that the requirements of this code may impose on property owners in general. Variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission."

Applying Sections 1103.07, 1173.10, 1173.06 a & c, Applicant fails all requirements which speak to square footage and height as it applies to the lot size and creating a structure solely for the convenience of this applicant with no evidence of hardship.

*Please read into the record at the Hearing*

2

Code provides factors to be considered and weighed by BZA to determine if a practical difficulty exists that would justify approval of the variance. Among those factors is:

Area or Dimensional Variance , D “Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;”

I submit the construction of a commercial size warehouse, 40Wx76Lx22.5’H will certainly be a substantial alteration to this Colonial neighborhood. I add that a dwelling does not exist on this property, and I am unaware of a time table for its construction.

I note Applicant has not requested a Use Variance. I also note such a Use permit could be granted if all of certain criteria is met, among which is:

“E. There is an existing building on the lot and such building, due to its design, cannot be reasonably reused for a permitted use in the district.”

This and the other criteria lie waiting for an owner of this property to, at some time in the future desire to create a commercial use in this Rural Residential zoned area. Most residences do not have 40’W x 76’L x 22.5’H warehouse on their property.

Then there is the question of water drainage. I submit this concern would need to be addressed if, indeed a variance is being entertained by this Board.

I am in opposition to the granting of these variances for the reasons I have stated. Thank you for consideration of my concerns.

*All references from Mount Vernon Planning and Zoning Code 2-23-23*

cc: *Tammy Woods*  
*twoods@mountvernonohio.org*

Please read into the record at the hearing

**To:** Lacie Blankenhorn, Mt Vernon Board of Zoning Appeals  
[dsm@mountvernonohio.org](mailto:dsm@mountvernonohio.org)  
 740-393-2033

**From:** Rebecca Gannon  
 207 N Edgewood Rd  
 Mount Vernon, Ohio 43050

**Date:** May 13, 2024

**Re:** File–2024-BZA-09, 1104 Gambier St - Variance for Accessory Structure

I am **opposed** to the “Variance for Accessory Structure” that has been requested by Mr. Linn Bebout, owner of property located at 1104 Gambier St 43050. I live in the neighborhood; this proposed accessory structure that is being requesting by Mr. Bebout intentionally violates the very essence of the zoning code and character of our neighborhood. I request the BZA to protect us; protect our homes, our investments and this neighborhood from those that have money and no regard for their neighbors. If Mr. Bebout wants a storage warehouse, then he should purchase or build a unit where it is properly zoned for commercial storage activity in the appropriate part of Mt Vernon or Knox County.

**The following variance requests are absolutely unacceptable:**

1. Applicant wants a 22.5 ft tall warehouse where City code grants 18 ft.
2. Applicant wants to construct a 3040-sqft warehouse building on the street frontage of the property which would be 83% of a proposed principal residential structure that is proposed to be 3673 sqft. However, the code grants no more than **35%**. However, there is no principal residential structure in place to even determine the size of a possible accessory structure.
3. Applicant wants this warehouse structure to store motorhomes, trailers, racing cars among other equipment to convenience his construction of the proposed residence at this location. To be considered for a variance, the zoning ordinance specifies there must be proof of a hardship created not by the applicants’ actions or omissions. **The applicant has not** satisfied the purpose of a variance.
4. The proposed warehouse would be built on the street frontage of the property and the principal residence in the back of the property. This is not consistent with the visual character of this residential neighborhood.

Please read into the record at the hearing

5. The commercial character of the proposed accessory structure (warehouse) will invite future commercial development not consistent with this residential neighborhood.

6. This variance is, in essence, a proposal to front a commercial enterprise and commercial activity. It is against the city code and the commercial utility of the proposed accessory structure will decrease the property values of all the homes in this residential neighborhood.



**Board of Zoning Appeals** Meeting: 05/15/24 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 # 4024)**

**DOC ID: 4024**

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**2024-BZA-12 : 201 MADISON ST - CONDITIONAL USE FOR OUTDOOR STORAGE**

Item Number	2024-BZA-12
Site Address	201 Madison ST
Parcel Number	66-02514.000
Zoning District	M-1
Presented By	Jeff Gottke, Knox Area Development Foundation for Airco Inc.

Quick Guide to Codified Ordinance Sections (may not be inclusive): 1169.02(37) Conditional Uses in the M-1 Manufacturing District – Outdoor Storage 1169.03(c) Site Development Requirements in the M-1 District
--

Request: To allow the applicant to use the property for outdoor storage of coated and uncoated steel beams used for structural steel in the building industry. The applicant will be occupying the former Plant 2 site at Heartland Commerce Park to conduct its coating operations. It will also be occupying the former Shellmar site to use as a staging/storage area for its material as described above.



City of Mount Vernon, Ohio  
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Airco Inc, 255 Arco Third Street, Newnan, Ga. 30263			
Agent's Name, Address and Phone Jeff Gottke, 507 W. High St. Mount Vernon, Oh. 43050 - 740.393.3806 - jeff@knoxadf.com			
Site Information			
Site Address Madison St.		Legal Description 13 6 2 NE PT LOT 6 & SE PT LOT 1 26.69AC	
Parcel Number 66-02514.000	Deed Volume and Page Number 1675/661-665	Zoning District M1	
Existing use of property Vacant		Proposed use of property Outdoor Storage	
Hearing Request			
<b>Type of Hearing Requested</b>			
<input type="checkbox"/> Variance <input checked="" 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: To allow the applicant to use the property for outdoor storage of coated and uncoated steel beams used for structural steel in the building industry. The applicant will be occupying the former Plant 2 site at Heartland Commerce Park to conduct its coating operations. It will also be occupying the former Shellmar site to use as a staging/ storage area for its materials as described above.			
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: April 9, 2024		By: Jeffrey Gottke	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$100.00	Date Paid
Status of Board's Action			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied			

Attachment: BZA Request (4024 : 2024-Bza-12)

### 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)*

JSG 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.

JSG 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.

This site has traditionally served a manufacturing use since the Shellmar company moved there in the 1930s. Recently, the site was of large vegetation and all structures, and earmarked for redevelopment as an industrial site. Outdoor storage of materials is a very common requirement for industrial users. In this case, rather than locating its operations on the same property as its materials storage area, it is using an adjacent property for its operations. What also makes this property unique is that the adjoining Heartland Commerce Park property is the new PCDD zoning designation, which allows outdoor storage as a use. This property retained its M1 zoning designation, and thus requires a conditional use permit.

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

Without allowing the conditional use permit, the company does not have enough room at its adjacent site to store its materials. The other outdoor storage areas around the Heartland Commerce Park site are already spoken for, which leaves only the Shellmar Site for its storage needs. Simply put, without the conditional use permit, the company will not be able to conduct its operations in Mount Vernon and will have to seek a location in another city.

It is important to note that while a denial of this permit will put an unbearable hardship on the company, the permit's approval will not put an undue hardship on the neighbors. The noise and traffic associated with this type of use will not be out of the ordinary for a typical manufacturing use. The impacts would be similar to those that occurred when the facility was previously operational.

JSG 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.

JSG 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.

JSG 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.

# Application for Conditional Use Permit Supporting Materials

201 Madison Street  
Mount Vernon, Ohio  
66-02514.000

Submitted To:  
City of Mount Vernon  
Board of Zoning Appeals

Submitted By:  
Jeff Gottke, President  
Area Development Foundation  
740-393-3806  
&  
Joe Wainscott, Vice President  
Airco, Inc.  
jwainscott@aircocorp.com  
678-416-9901



## 1155.23 CONTENTS OF APPLICATION FOR CONDITIONAL USE PERMIT.

An application for conditional use permit shall be filed with the chairman of the Board of Zoning Appeals by at least one owner or lessee of property for which such conditional use is proposed. At a minimum, the application shall contain the following information:

- (a) Name, address, and phone number of applicant.
- (b) Legal description of property.
- (c) Description of existing use.
- (d) Zoning district.
- (e) Description of proposed conditional use.
- (f) A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information as the Board may require to determine if the proposed conditional use meets the intent and requirements of this Zoning Ordinance.
- (g) A narrative statement evaluating the effects of on adjoining property; the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan.
- (h) Such other information as may be required in Sections [1155.25](#) and [1155.26](#).
- (i) A list containing the names and mailing addresses of all owners of property within three hundred (300) feet of the property in question.
- (j) A fee as established by ordinance.

## 155.24 GENERAL STANDARDS APPLICABLE TO ALL CONDITIONAL USES.

In addition to the specific requirements for conditionally permitted uses as specified in Sections [1155.25](#) and [1155.26](#), the Board shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- (a) Is in fact a conditional use as established under the Schedule of District Regulations adopted for the zoning district involved.
- (b) 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.
- (c) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- (d) Will not be hazardous or disturbing to existing or future neighboring uses.
- (e) 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.
- (f) 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.
- (g) Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odor.
- (h) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- (i) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

(Ord. 2005-34. Passed 12-12-05.)

# Property Basics

**Applicant:** Airco Inc. 255 Arnco Third Street, Newnan Ga. 30263

**Contact:** Joe Wainscott, Vice President

**Address:** 201 Madison Street - Mount Vernon, Ohio

**Parcel:** 66-02514.000

**Parcel Description:** 13 6 2 NE PT LOT 6 & SE PT LOT 1 26.69AC

**Zoning Designation:** M-1

**Existing Use:** Vacant former manufacturing site - All structures have been removed.

**Proposed Use:** Outdoor storage to support operations of an occupant at Heartland Commerce Park.

# Narrative Statement on Conditional Use

Airco Inc., a Georgia-based company that applies coatings to steel products is requesting the nearly 27-acre former industrial use Shellmar Site (former American National Can) be permitted for an outdoor storage area of its raw and finished products, immediately after, and prior to shipping. The current zoning designation is M-1, and outdoor storage is permitted conditional use under Code 1169.02.a.37.

The conditional use is harmonious with historical industrial related, and surrounding neighboring uses, so neighbor character will be maintained, and impacts will be minimal. The site is vacant of all structures, so no historical sites, geological site or viewshed will be damaged. Redevelopment of this property, has no long been a state goal of Area Development Foundation, the Knox County Land Bank, and City of Mount Vernon. Its redevelopment should not be a surprise to neighboring property owners.

Estimated impacts of the conditional use are described below:

**Traffic:** Expected traffic will be from semi-trucks dropping off and picking up product via the access point on Madison Street, and from tractor pulled modified hay wagons to transport materials to/ from the production facility at Heartland Commerce Park. Expected **peak** traffic, given the company's current demand, is 150 semi trucks and small "spotter" trucks per week. Expected **average** traffic is 75 total trucks per week. The amount of truck traffic will change depending on customer demand.

**Traffic Flow:** Materials will be stored beginning in the southern portion of the property and then moving toward the north, if needed. Anticipated hours of operation at the Shellmar Site are 7AM - 7PM Monday-Saturday.

**Noise:** Noise associated with the loading and unloading of semi-trucks, and forklifts.

**Vibration:** Minimal - Only those associated with trucks and forklifts

**Glare:** None

**Odor:** None

**Dust:** Minimal - Trucks will drive on asphalt roads. Entire site will be graveled to reduce dust & mud

**Light:** Only from vehicle traffic. Screening should prevent lights shining in the four neighboring residences. Downward shining security lights may be installed.

**Air & Water Quality:** None

**Buildings on Site:** None

**Signage:** Signage will be installed at the entrance of the property in accordance with existing sign regulations.

**Utilities:** None

**Refuse:** No refuse will be generated on site, thus, no refuse collection is needed.

**Estimate Average Number Employees of Site:** 5

**Estimated Peak Number of Employees on Site:** 15

# Existing Conditions



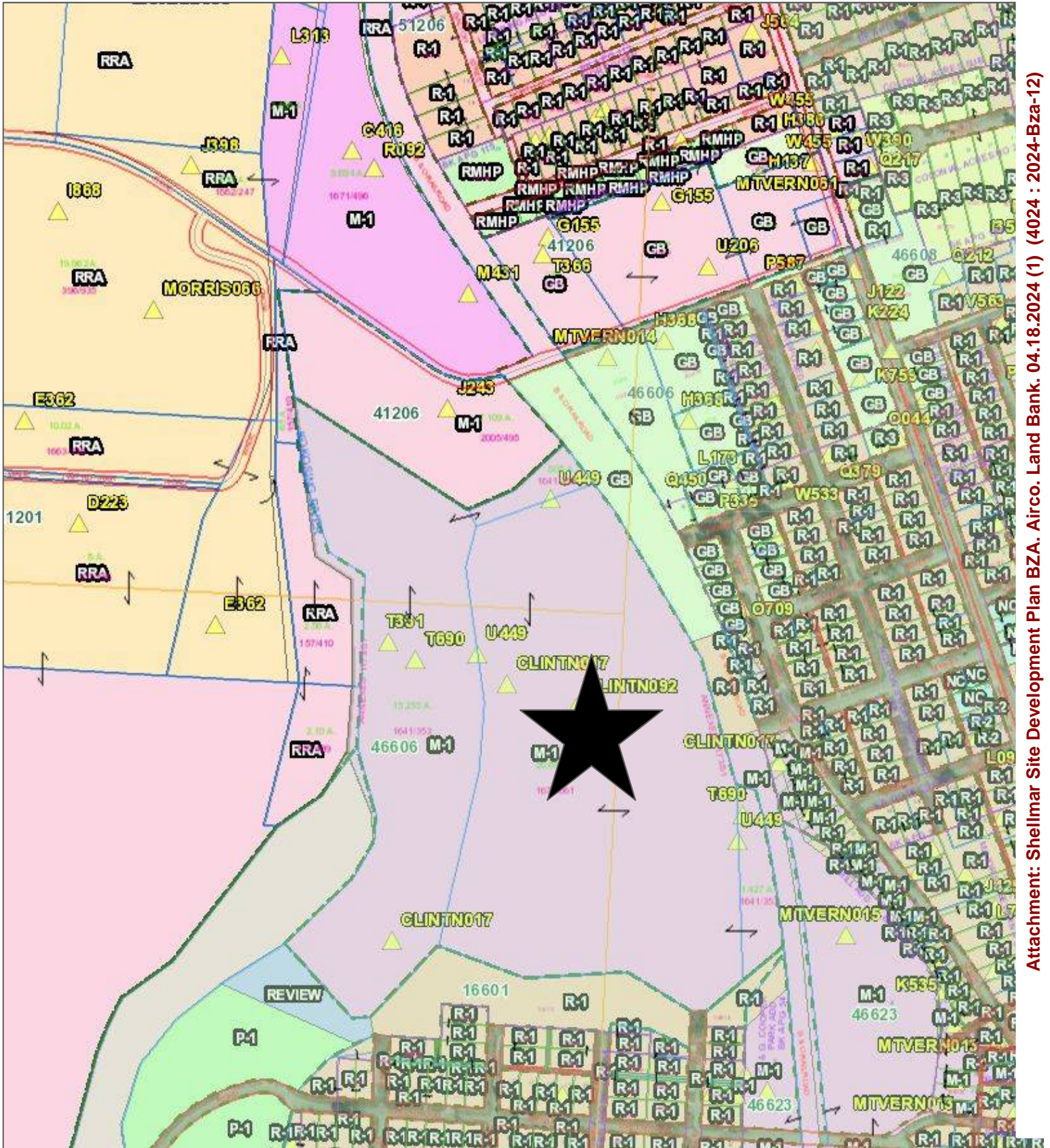
Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (4024 : 2024-Bza-12)

# Approximate Site Boundaries



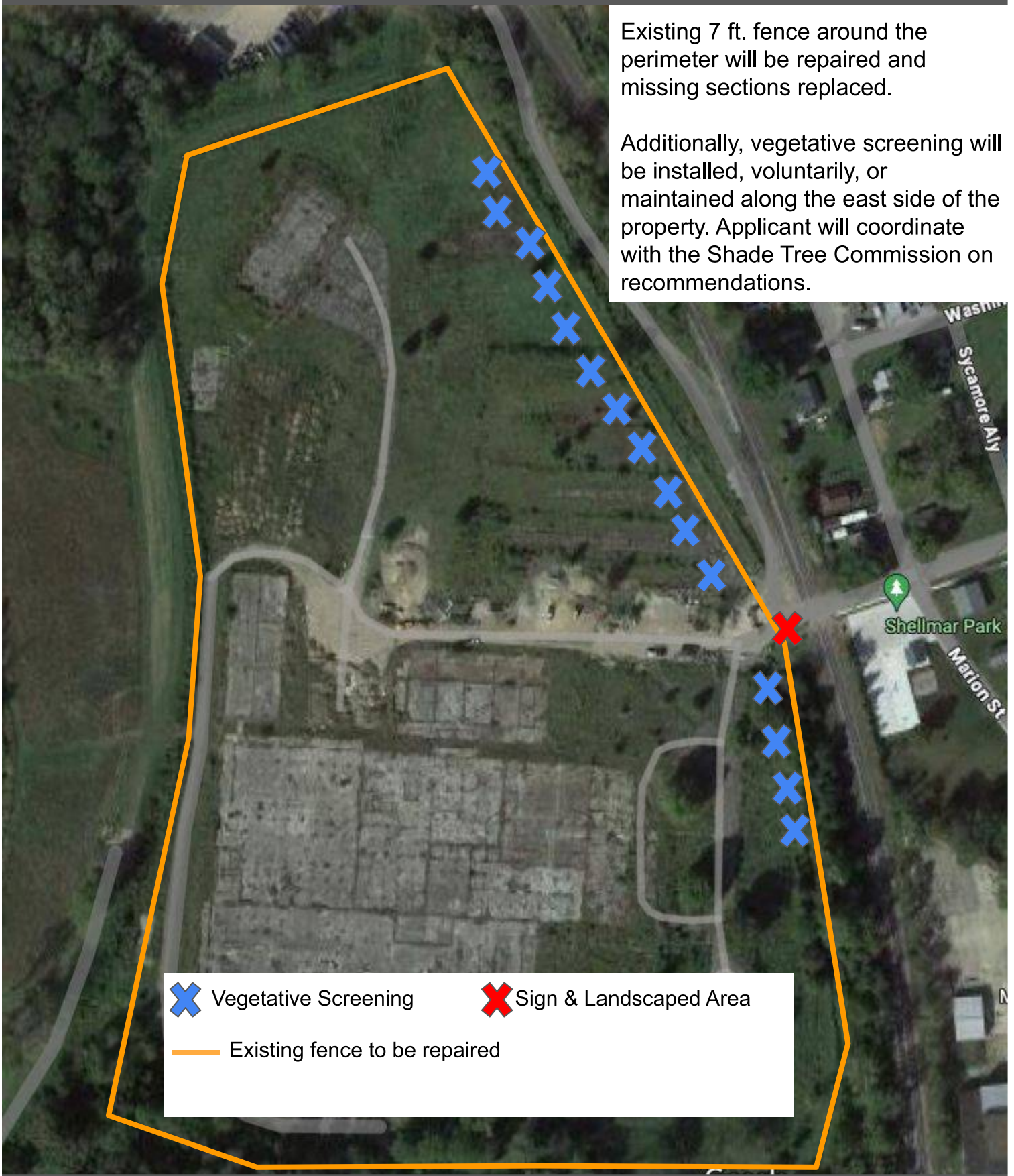
Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (4024 : 2024-Bza-12)

# Existing Zoning



Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (4024 : 2024-Bza-12)

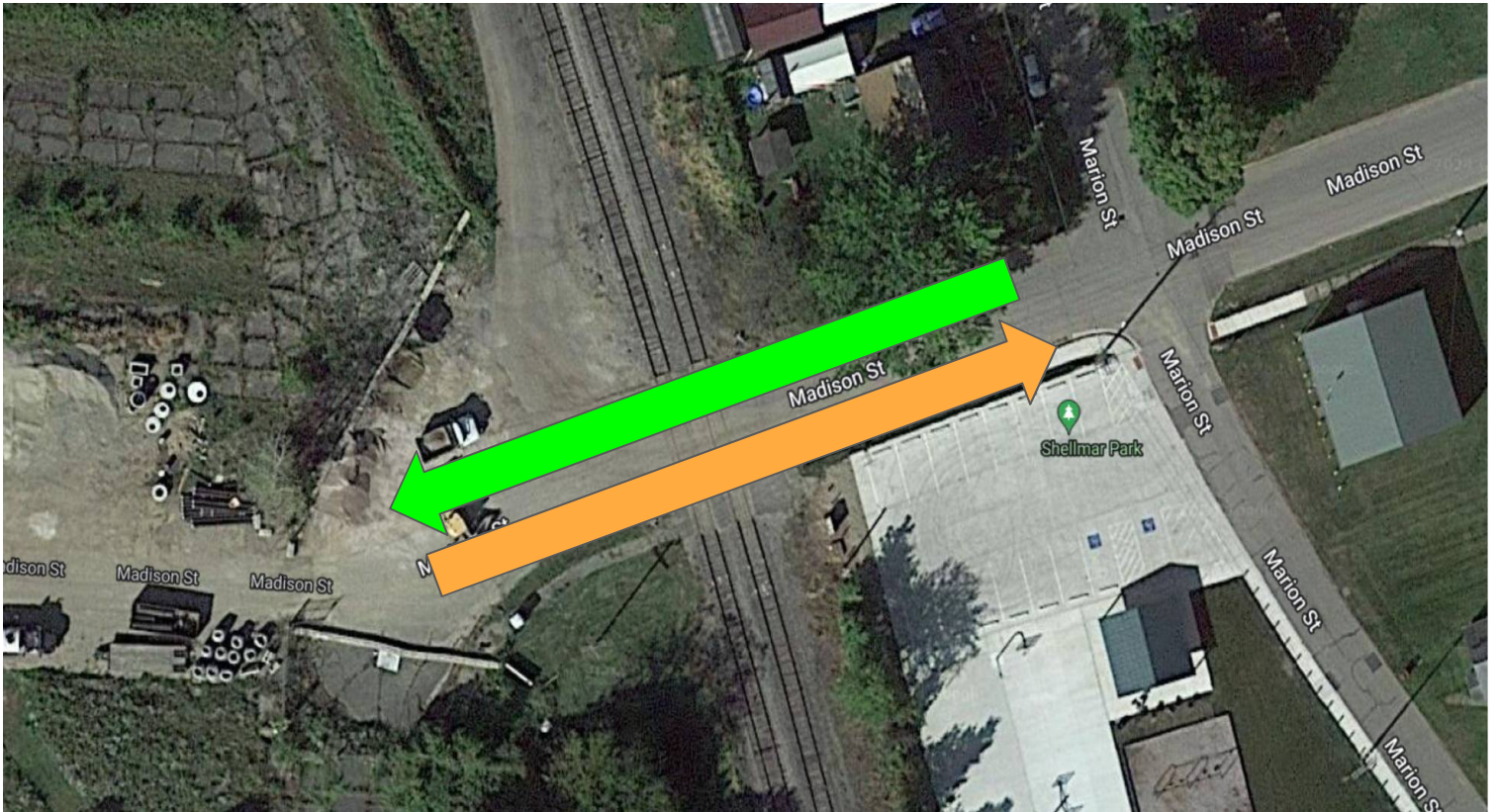
# Screening & Signage Plan



Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (4024 : 2024-Bza-12)

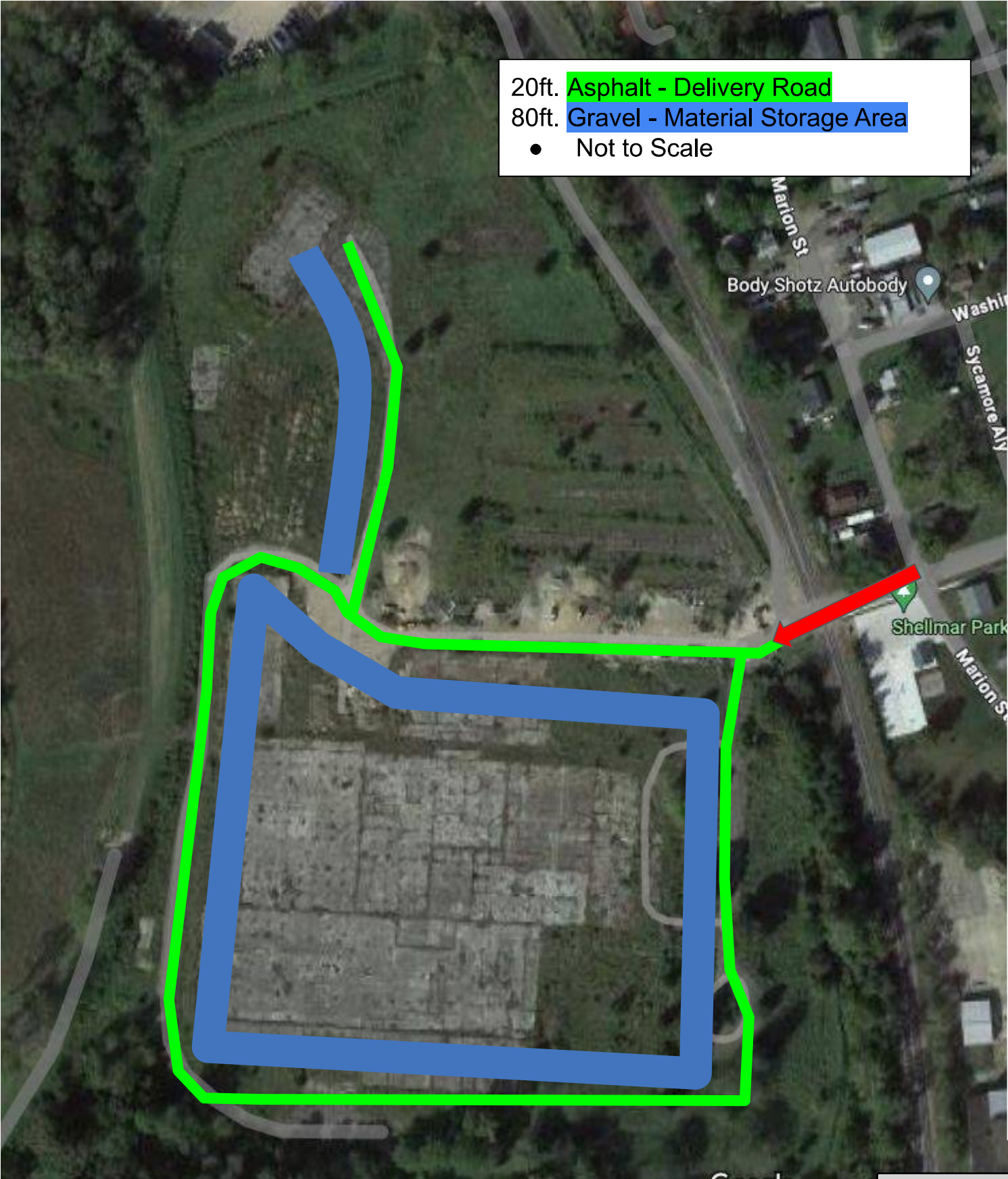
# Traffic Patterns

The Madison Street gate is the only vehicle access to the property. It is bordered by the Kokosing River to the west, a small tributary to the south, another business to the north and the railroad tracks to the east. Thus, all vehicle traffic will have to enter and exit through that gate. All parking and loading/ unloading areas will be conducted on the interior of the property, depending on the locations and amount of materials on site. Access to a truck route will be east on Madison Street to SR 13. Madison Street is wide and strong enough to accommodate semi-truck traffic. This is consistent with the historical use. Vehicle parking will be on site, and not on Madison Street. All truck traffic operations will comply with applicable city & state codes. At no time will traffic block or deter other



Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (2024-Bza-12)

# Loading, Unloading & Storage Plan



Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (4024 : 2024-Bza-12)



**Board of Zoning Appeals** Meeting: 05/15/24 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 # 4025)**

**DOC ID: 4025**

**2024-BZA-13 : 855 COSHOCTON AVE - VARIANCE FOR SIGNAGE**

Item Number	2024-BZA-13
Site Address	855 Coshocton AVE
Parcel Number	66-04266.000
Zoning District	GB
Presented By	Rebecca Green for The Kroger Corp

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

Request: To allow for four wall signs on the front elevation. To allow for a total wall sign area of 331.29 sf.



City of Mount Vernon, Ohio  
Board of Zoning Appeals

Request for Hearing

**Applicant's Information**

Owner's Name, Address and Phone

THE KROGER CORP, 1014 VINE ST CINCINNATI OH 45202

Agent's Name, Address and Phone

Rebecca Green, 74 Glen Dr Worthington Columbus OH 43085

**Site Information**

Site Address

855 COSHOCTON AVE MOUNT VERNON OH

Legal Description

12 7 3 PT NW 25 4.7591AC

Parcel Number

66-04266.000

Deed Volume and Page Number

Zoning District

2780

Existing use of property

Retail

Proposed use of property

Retail

**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:

To allow for four wall signs on the front elevation.  
To allow for a total wall sign area of 331.29sf.

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.

4/11/24

Date:

By: Rebecca Green

**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: Variance App (4025 : 2024-Bza-13)

### Narrative statement

(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.

The site is located in the General Business district. The code defines the purpose of General Business district as:

“to encourage the establishment of areas for general business uses to meet the needs of a regional market area. Activities in this district are often large space users and the customers using such facilities generally do not make frequent purchases. Shopping centers will be the predominant building approach.”

Kroger is a large space user that contains many different shopping businesses. These businesses include its in-person grocery shopping, pharmacy services, and pick-up grocery shopping. Pick-up services are a separate part of Kroger’s businesses. Since 2020, pick-up services have become a service that customers rely on. Pick-up services is an important part of Kroger’s overall business and is needed for it to remain competitive in the grocery marketplace.

Appropriate signage directing customers to to Kroger’s pick-up area is essential for the safety of customers and vehicles navigating the parking area. Kroger believes that keeping the pickup services in one easily identifiable portion of the parking lot makes the parking lot safer for all of its customers and prevents pedestrian / vehicle conflicts and mis-cues.

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

The General Business district promotes the needs of a regional market area. Pickup grocery services are part of Mount Vernon’s regional market.

(3) There must exist special circumstances or conditions, fully described in the findings, 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. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

The special circumstances peculiar to the building and parking area is that customers using pickup services need to navigate the site safely. Customers using pickup services should be able to locate the pick-up area as they enter the site. A wall sign is necessary so that the pickup area can be easily located. Kroger desires to keep pickup services customers in one portion of the parking lot and in person grocery shoppers in another area. Keeping the two types of customers as separate as possible enhances the overall safety of the site and the parking area.

(4) There must be proof of hardship created by the strict application of this Zoning Ordinance. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases without knowledge of the restrictions; it must result from the application of this Zoning Ordinance; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

The specific hardship is the safety of Kroger’s customers. It is important to Kroger that customers using pickup services be able to find the pickup location as they enter the site. A wall sign indicating the location is needed for that purpose. It is important for customers in vehicles stay near the pickup area and customers walking to the store for in person shopping stay as separated as possible.

(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.

The granting of this variance is necessary for the reasonable use of the site and is the minimum variance needed.

(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.

The proposed variance will not impair light or air to adjacent properties. The variance will decrease congestion in the parking area. It will not increase congestion in the public streets, or the danger of fire, public safety, or impair property values.

(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.

The proposed variance will not confer any special privilege.

# PickUp

Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)



KROGER #81  
855 #S COSHOCTO  
MT. VERNON, C

1110395229.00

QTY.	DESCRIPTION	SQ. FT.
A 1	PICKUP LTR. SET W/CART	63.1



Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)

**KROGER #820**  
**855 #S COSHOCTON**  
**MT. VERNON, OH**



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
**1110395229.00**  
 DATE: 125 2024  
**Packet Pg. 46**



PROPOSED **A**

ARTWORK SHOWN FOR PRESENTATION PURPOSES ONLY - ACTUAL SIZE & PLACEMENT MAY VARY. SURVEY REQUIRED.

NOTE: EXISTING SIGNS TO REMAIN AS-IS NOT PART OF THIS SCOPE OF WORK



Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)

KROGER #820  
855 #S COSHOCTON  
MT. VERNON, OH



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
1110395229.00

DATE: 1/25/2024

Packet Pg. 47

A



**ILLUMINATED LETTER SET**

FOR USE ON ALL NEW/EXISTING SUBSTRATES.  
 BANNER COLOR CHANNEL LETTERS SHOULD BE USED ONLY  
 ON LIGHT OR SIMILAR HIGH-CONTRAST SUBSTRATES.

SCALE: 1/2" = 1'-0"



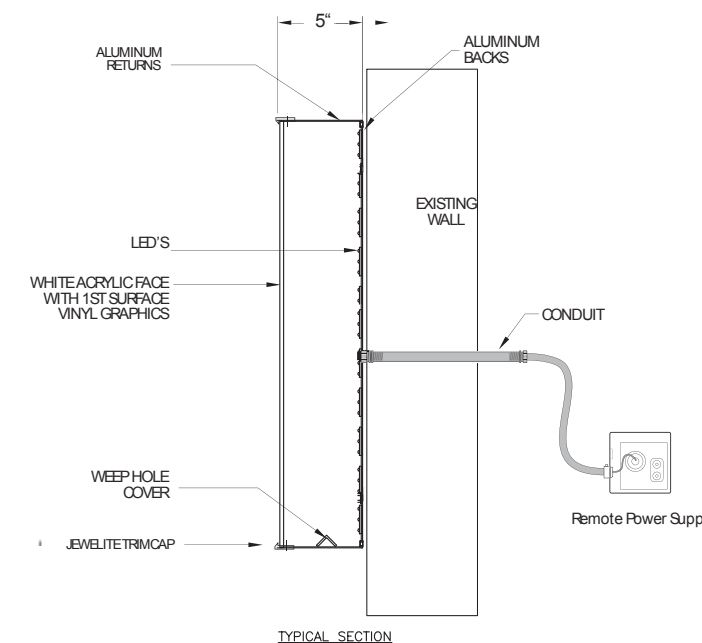
**FRONT FACADE**

**NO PHARMACY DRIVE THRU**

**63.1 SQ. FT.**

- **INTERNALLY ILLUMINATED CHANNEL LETTERS.**  
 ALUMINUM SIDES & BACK PAINTED BLUE.  
 BLUE TRIMCAP RETAINER.  
 FLAT, WHITE POLYCARBONATE FACE WITH  
 1ST SURFACE VINYL GRAPHICS.  
 WHITE LED ILLUMINATION.

- 3730-8537 KROGER BLUE
- RETAINER  
KROGER BLUE PMS 2728C
- FILLER  
KROGER BLUE PMS 2728C



**SIDE FACADE**

LETTERS ABOVE CANOPY.  
 CENTERED HORIZONTALLY OVER  
 CANOPY/DOORS.  
 CENTERED VERTICALLY BETWEEN  
 TOP OF DOORS/CANOPY  
 AND BOTTOM OF CORNICE/COPING

Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)

**PART # 403-23-CL36-PUCRTBL**



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

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CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
7699332377.02A4

DATE: 6.8.2023

S. Ha

Packet Pg. 48

Kroger  
855 Coshocton Ave.  
Mt Vernon, OH 43050

**PHARMACY  
WALK UP**  
overall size: 28" x 110"



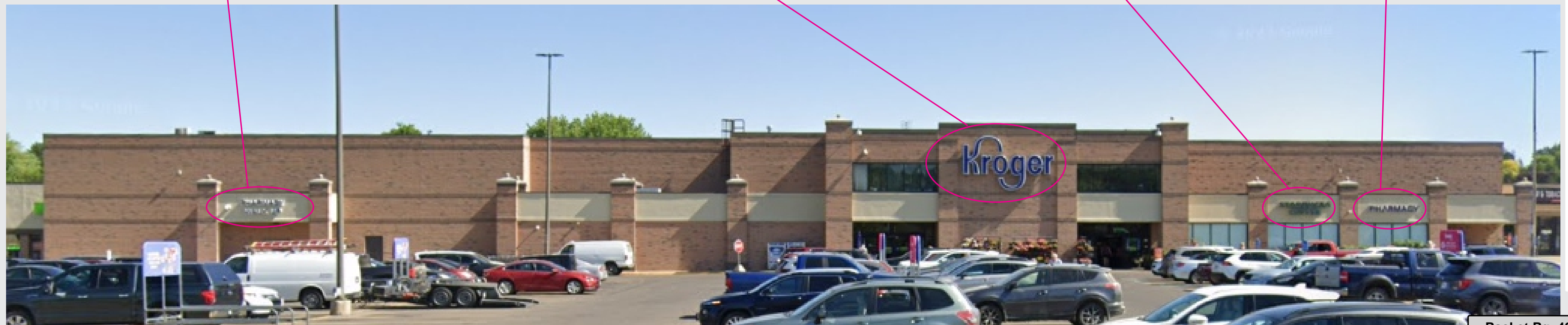
**KROGER**  
overall size: 133" x 196.5"



**STARBUCKS  
COFFEE**  
overall size: 36" x 138"



**PHARMACY**  
overall size: 18" x 137"

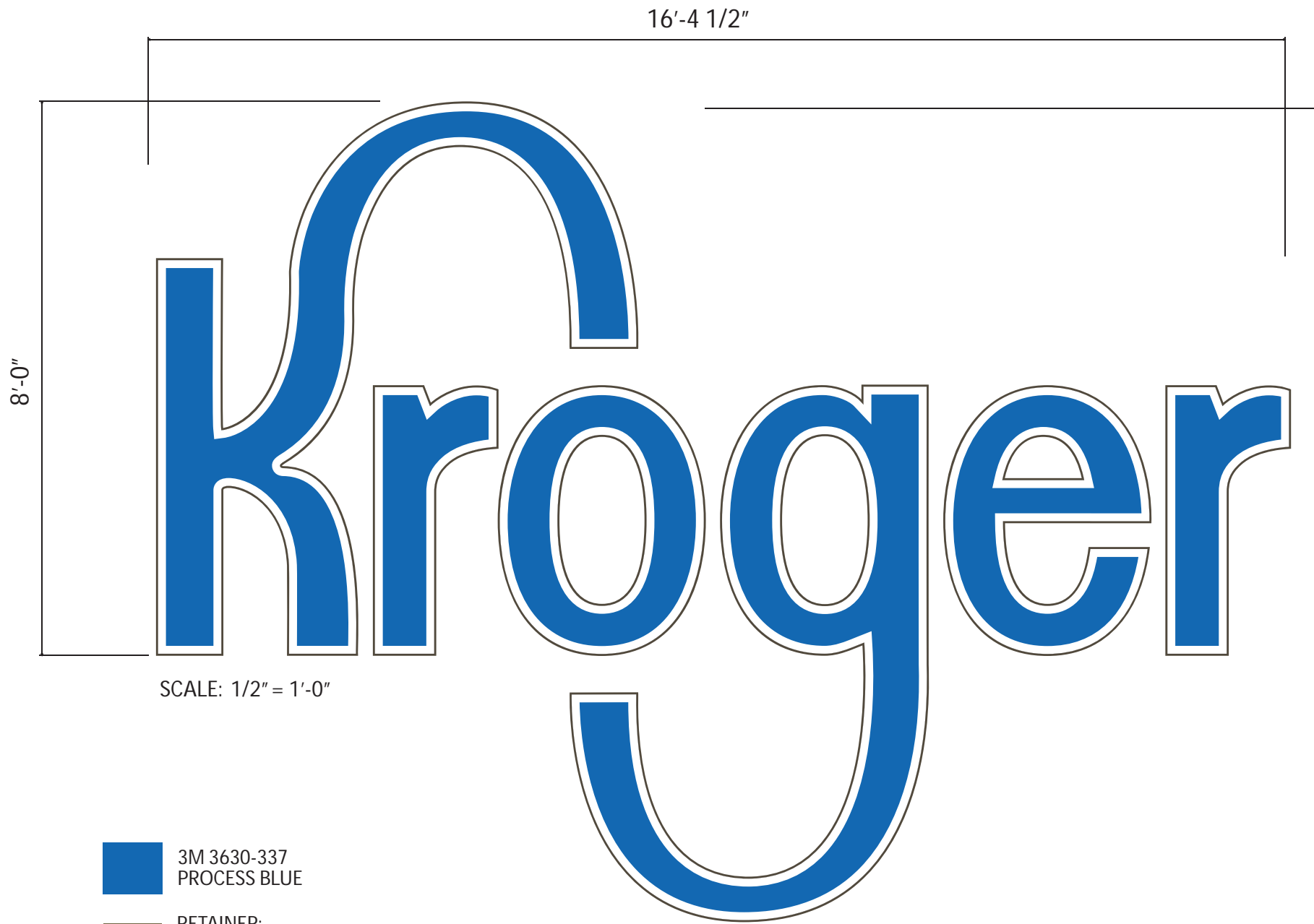


Attachment: Existing Signs (4025 : 2024-Bza-13)

Kroger Wall Signs

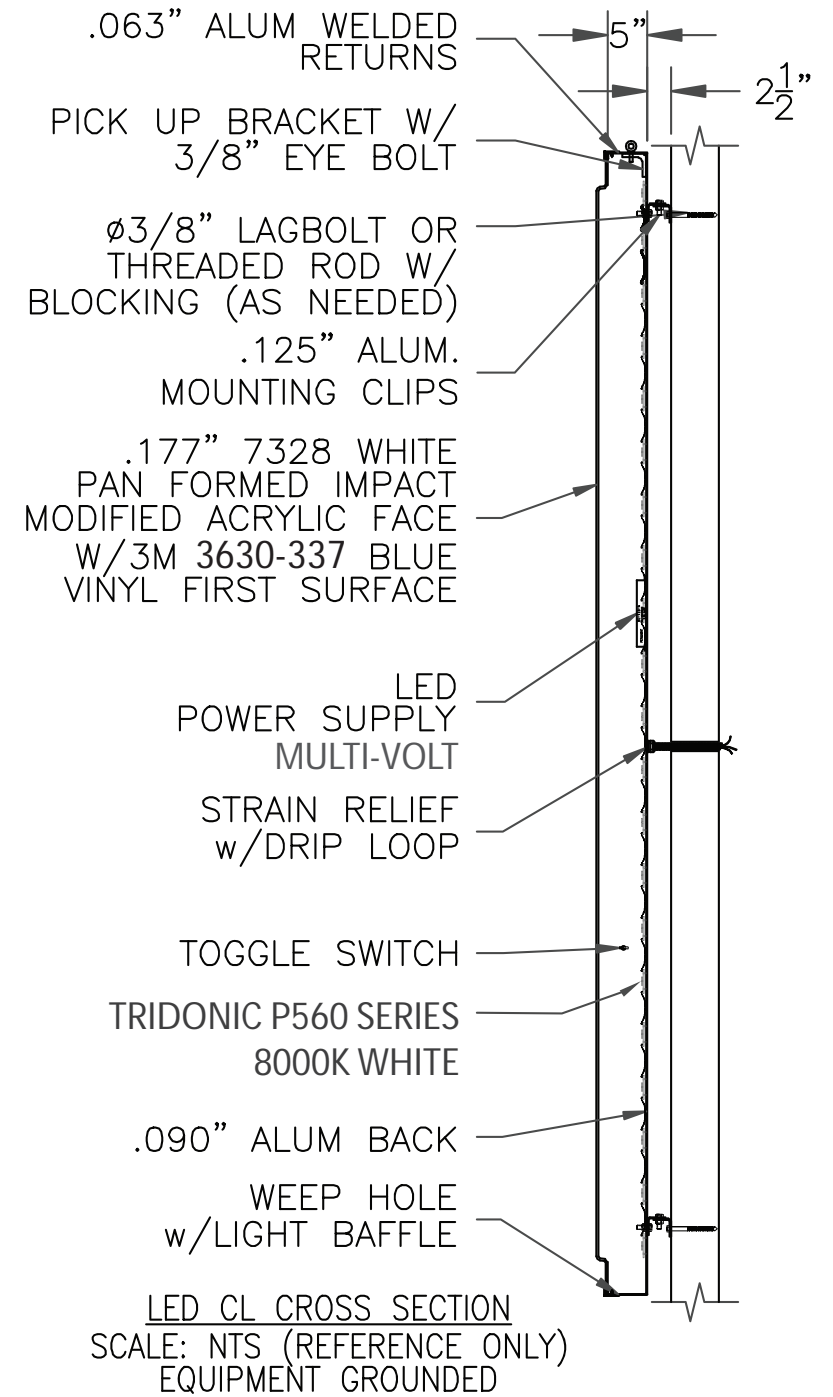
	Unit of Measurement is inches	Unit of Measurement is inches	Unit of Measurement is square feet			
<b>City's Measurements</b>						
<b>Kroger</b>	235	136	221.94			
<b>Pharmacy Walk Up</b>	38	110	29.03			
<b>Pharmacy</b>	18	137	17.13			
<b>Pickup</b>	52	175	63.19			
<b>Total</b>			331.29			
<b>Kroger's Measurements</b>						
<b>Kroger</b>	196.5	133	181.49			
<b>Pharmacy Walk Up</b>	38	110	29.03			
<b>Pharmacy</b>	18	137	17.13			
<b>Pickup</b>	52	175	63.19			
			290.84			
<b>Total Allowable Area</b>			332			

Attachment: Wall Sign Grid (4025 : 2024-Bza-13)



SCALE: 1/2" = 1'-0"

- 3M 3630-337  
PROCESS BLUE
- RETAINER:  
AKZO TO MATCH  
MATTHEWS 313  
DARK BRONZE  
(Gloss Level T.B.D.)
- FILLER:  
AKZO TO MATCH  
MATTHEWS P&L 2530  
CATTAIL GRAY  
(Gloss Level T.B.D.)



Attachment: Kroger Sign Drawing (4025 : 2024-Bza-13)

**56.9 ACTUAL SQ. FT.**



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
**96852.01A**  
DATE: 3-11-2019



**Board of Zoning Appeals** Meeting: 05/15/24 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 # 4026)**

**DOC ID: 4026**

**2024-BZA-14 : 301 N MULBERRY ST - VARIANCE FOR SIGNAGE**

Item Number	2024-BZA-14
Site Address	301 N Mulberry ST
Parcel Number	66-00810.000
Zoning District	NC
Presented By	Israel Schaaf

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

Request: to expand the existing ordinance to allow for additional height and greater square footage of signage at the NC District property listed above

Measurements:

- Height to top of sign: 22.5'
- Individual sign: 59" x 113"
  - o Square Footage: 43.8

DSM Calculations:

59" = 4.9167'  
 113" = 9.4617'

$4.9167 \times 9.4617 = 46.3$  sf rectangle (this does not deduct the curved top)



City of Mount Vernon, Ohio  
Board of Zoning Appeals

Request for Hearing

**Applicant's Information**

Owner's Name, Address and Phone

301 MULBERRY LLC

Agent's Name, Address and Phone

JOEL MAZZA, P.O. BOX 536 WORTHINGTON, OHIO 43085

**Site Information**

Site Address

301 MULBERRY STREET NORTH

Legal Description

LOTS 311-314 NORTHERN ADD, LOTS 549-551

Parcel Number

66-00810.000

Deed Volume and Page Number

BK 1757@PG 722

Zoning District

NC

Existing use of property

MULTIFAMILY

Proposed use of property

MULTIFAMILY

**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 EXPAND THE EXISTING ORDINACNE TO ALLOW FOR ADDITIONAL HEIGHT AND GREATER SQUARE FOOTAGE OF SIGNAGE AT THE NC DISTRICT PROPERTY LISTED ABOVE

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: **04/25/2024**

By: **ISRAEL SCHAAF**

**Status of Application**

Filing Date

Case Number

Hearing Date

Fee deposit

**\$100.00**

Date Paid

Receipt Number

Status of Board's Action

Approved

Denied

Attachment: IMG\_0001 Application (4026 : 2024-Bza-14)

### 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)*

IDS 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.

IDS 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 strict application of the existing ordinance could cause deprivation in our marketing and our desire to create a more subtle existence in the neighborhood. By sizing the signs as we did, they fit nicely into the existing sandstone arches on the building, yet provide the visibility needed from the street. The proposed signs also contribute to the historical elegance of the property and keep it symmetrical, rather than distracting from the existing facade. The signs as proposed, are very complimentary to the over all grandeur and size of the building. An alternative that was considered was a lighted sign moved out towards Mulberry Street. Our consideration is that, such a sign as described as the alternative would take away from the significance of the building itself. This could potentially add more unwanted light pollution to a quiet area, and commercialize a tranquil part of town.

It is our opinion that in this case, more is less. Meaning, more square footage of sign affixed to the building, is less impactful to the area.

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

The current variance is preventing, marketing to the passing traffic, keeping the integrity of the building, and creating a detail to the building, which compliments the overall size of the facade and symmetry.

The current code limits the height to 15 feet and limits the combined square footage for the two signs to 30 sq/ft. per sign and a combined square footage of 50 sq ft.

With the distance off the street and the size of the existing sandstone insets, we are requesting to mount them at a height of approximately 22.5 ft. Each sign is 59" wide by 113" tall, with a total square footage of 43.80. We would like to place one at each end of the building. They will be painted black to match the window color.

Considering the building facade is 200 feet wide and nearly 40 feet tall, we find this request reasonable and appropriate.

IDS 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.

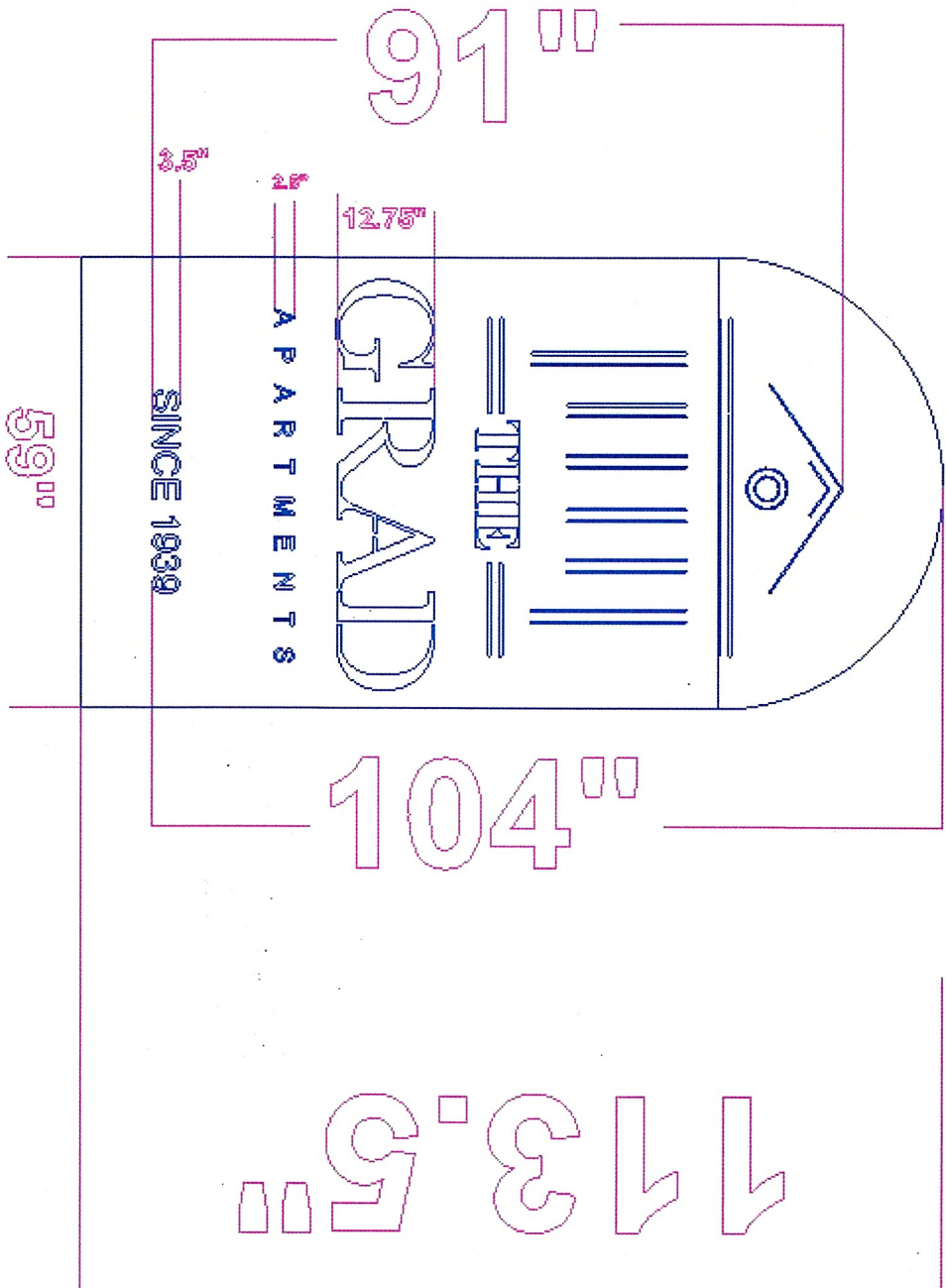
IDS 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

IDS 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.



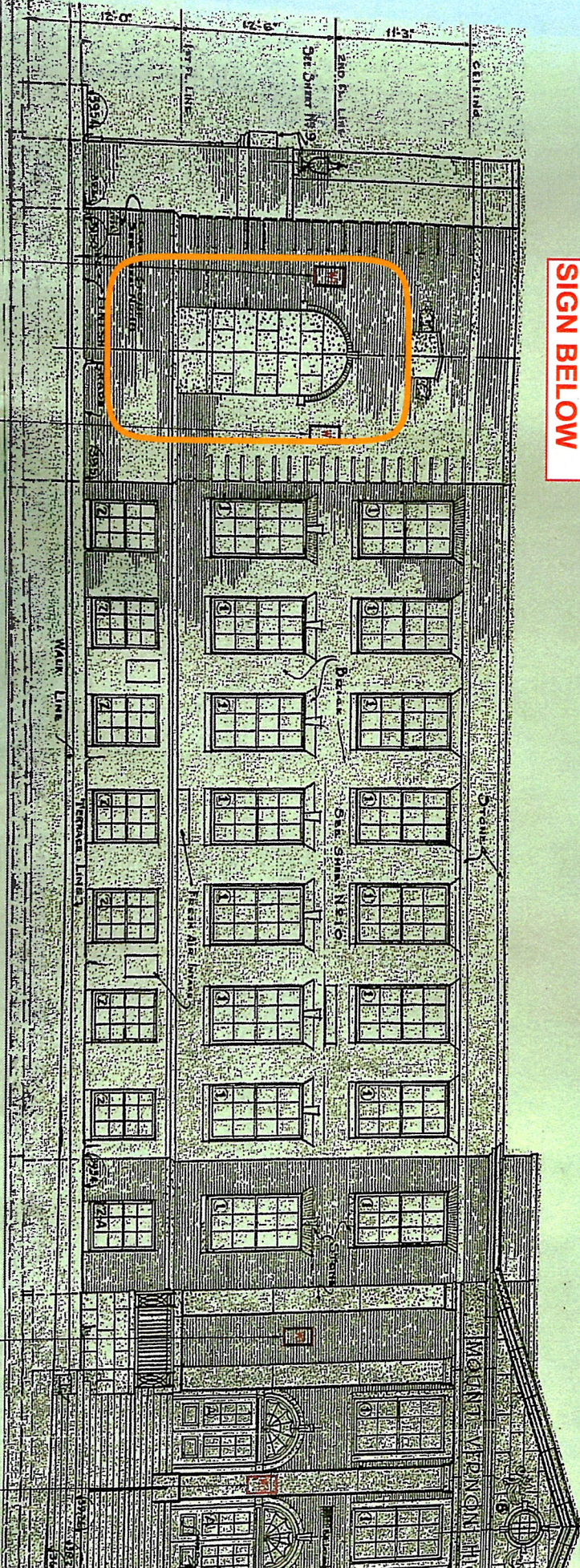
Attachment: IMG\_0003 (4026 : 2024-Bza-14)

Total Square Footage: 43.80ft<sup>2</sup>



113.5"

**PROPOSED  
AREA FOR  
SIGN BELOW**



TYPE W1  
FIXTURE

TYPE W1  
FIXTURE

TYPE W1  
FIXTURE

TYPE W2  
FIXTURE

**EAST ELEVATION (N. N.)**  
SCALE: 1/8" = 1'-0"