



Board of Zoning Appeals
Board Meeting

Minutes

May 15, 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	Departed
Michael Percy	Chairman	Excused	
Susie Simpson	Vice-Chair	Present	
William Smith	Member	Present	
Otho Eyster	Alt. Member	Present	6:05PM
Tonya Boucher	Member	Present	
Kate Aryanata	Alt. Member	Present	
Cynthia Cunningham	Member	Present	

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Shirley Slaughter; Anita VanWinkle; Rebecca Green; Joseph Thomas; Ronald Chris Ebright; Barb Rockwell; Scott Burgess; Sharon Phillips; Rosalee Pepe; Darlene Robbins; Marcia Bond; Debora Swanson; Marty Evans; Rebecca Gannon; Carra K; Gary Koester; Zac DiMarco; Karen Burgess; Betty Fockler; Jerry Goetzman; Michael Rockwell; William Barton; Kathleen Barton; Mary Catherine Blair; Thomas Turner; Linn Bebout; Israel Schaaf; Joel Mazza; Korey Kidwell; Et al

MINUTES APPROVAL

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

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

BZA FILES

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

Bebout (sworn in) explained he purchased the property at 1104 E Gambier ST with a preexisting house that will be demo'd by United Aggregate. Bebout proposes to build a new garage to keep their personal items in.

He plans to build a house further back on the property behind the garage. The building is bigger than Code allows in order to store his motorhome, race car trailer, 3 street rods, and other personal items. He plans for a wood framed building with a brick front and a concrete apron. The property is 1.5 acres, a lot bigger than most City lots.

Eyster asked Bebout what his timetable is for building the house. Bebout said within the next 1 to 2 years. They need to sell their other property before they can. Eyster said, that's not 10 years down the road is it. Bebout said no, they have their plans for the house and estimates.

DiMarco (sworn in) repented Marty Evans. She is a resident of the property next door to the subject property. He doesn't believe the applicant provided any special circumstances or peculiarities about the property that would require a variance to be granted on a building of the proposed size. Additionally, he doesn't believe the applicant has shown any evidence that this is the minimum variance needed to accomplish the purpose of building a storage building. On behalf of Marty Evans, she is against this particular application for the reasons stated in her letter and also due to the effects that it would have directly on her neighboring property. She feels very passionate about this issue and requests the variance application be denied.

M. Rockwell (sworn in) lives outside the City and is a member of First Baptist Church. He doesn't think the pole barn is for personal use. He said it exceeds all building codes by an unreasonable amount. He believes the proposal does not meet the high standard already in place in the Colonial City, Tree City, Bee City - not a pole barn city. Rockwell said the variances are completely in violation of every code on the books, starting with variance 1 - the applicant wants to build a 22' tall building, where City Code grants 18'. For variance 2, the applicant wants a 3,040-sf building which is 83% of the principal use of the proposed residence that is 3,673 sf. Code grants no more than 35%. Rockwell said variances are intended to address extraordinary, exceptional, or unique situations that were not caused by the applicant act or omission. To consider a variance, zoning ordinance specifies that there must be proof of hardship created not by the applicants act or omission. Rockwell said the applicant has not satisfied the purpose of this variance. Variance 4, applicant requests a variance to build a commercial grade storage facility on this location. He said this is not consistent with the character or resident nature of the neighborhoods on East Gambier Street. He said he is concerned about runoff, further stating a study needs to be performed. Rockwell said the commercial character of the proposed building will invite future commercial development in the area. He further claimed the commercial character of the proposed structure will decrease property values in all of the homes in the residential historical neighborhood. Rockwell said, in purchasing their homes over the past decades, the residents on East Gambier Street have a contract with the City, a zoning code, and made an investment under the assumption that the City would maintain East Gambier ST a desirable residential neighborhood; hence no out of code storage facilities. He said a few years ago George Ellis poured concrete and made a ditch crossing, changing the direction of the flow. The water cut an 8' deep ditch. Rockwell said concrete blocks have been dumped and an oil can, presumed empty, 5-gallon buckets, and wood that has been put in for fill. He doesn't believe you can fill the property enough to make the barn work. He talked about silt fence during construction next to a creek, and his experiences with that. He finished by saying he doesn't think this pole barn is good for the community.

Blankenhorn asked Rockwell if he said he was representing First Baptist Church to which he said yes. She asked if his testimony was to supplement the letter submitted from the church or in addition to. Rockwell said he is a member and the letter is from the Board of the Church; the letter is separate.

VanVinkle (sworn in) said she believes we are a colonial city and she believes coming off of East Gambier Street heading toward Gambier, to all of a sudden come upon this huge building is not in the setting of what that whole area is and she thinks it will be an eyesore and be a detriment to what people have put in to their property and the love of their area.

Koester (sworn in) added, the Code specifies that an accessory should be no more than 35% of the principal residence on the property. This person is asking for an accessory structure, which he described as a warehouse, that will be more than twice as large as specified by Code. The size of the building is based on the size of the principal residence. There is no principal residence. There is a drawing, but it doesn't exist. Koester questioned how this can go forward and decide to put something real on a property based on a drawing that the applicant said may be built 2 years from now; but the exact size is unknown. In order to make a decision about an accessory you need a real building. He thinks this application is poor and that it is inconsistent with the nature of the character of the neighborhood and asked that the application be denied.

Blankenhorn drew attention to the correspondence that was added to the agenda packet: a message from the Property Maintenance Enforcement Officer describing the crews he has maintaining this property for 4 years and a picture of the existing uninhabitable home; a letter from Marty Evans; a letter from Mary Blair; a letter from Gary Koester; a letter from Betty Fockler; a letter from Rebecca Gannon. She read a letter from First Baptist Church: dated May 13, 2024 Board of Zoning Appeals City of Mount Vernon Mount Vernon Ohio 43050 To Whom it may concern, the first Baptist Church has voted in opposition to the variance for accessory structure that has been requested by Linn Bebout, owner of property located at 1104 Gambier St. 43050. The First Baptist Church is adjacent to and has a common property line on the East side of the property located at 1104 Gambier St. There are concerns and reasons why church members are opposed to the approval of the variances: number one: There is concern about the water drainage. Stormwater runoff study needs to be performed at this location due to impact of water drainage onto First Baptist property and other surrounding properties. Waste products of already been dumped onto the property to begin filling the lower areas. Number two: There is concern for the residential neighbors. Number three: the proposed variances are not within the residential zoning ordinances. Variance one: applicant wants a 22.5 feet tall building were City Code grants 18'. Variance two: applicant wants a 3,040 ft.² building which is 83% of the principal use structure. The proposed residence 3,673 ft.² where code grants no more than 35%. Variance three: applicant wants the structure to motorhome, 48' enclosed trailer, three classic cars, among other items in order to house and convenience his construction of the proposed residence at this location code. The Code states section 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 act or mission. To consider a variance, zoning ordinance specifies there must be proof of a hardship created not by the applicants act or omission. The applicant has not satisfied the purpose of a variance. Variance four: applicant requests a variance to build a commercial grade storage facility at this location that is not consistent with the character and residential nature of the neighborhoods on East Gambier Street. Respectfully, Jerry Goetzman, Trustee Chair; Scott Burgess, Diaconate Chair, and William Barton, Pastor.

Blankenhorn then read the staff report: May 15, 2024 Case: 2024-BZA-09 1104 Gambier ST Parcel # 66-04365.000 The subject property is zoned RR-Rural Residential District. The 1.5 acre property is 120' wide at the road and for 224.5', where it widens to a span of 195' and is 409' deep. There are Flood Prone Soils across the middle and west side of the parcel, indicated in orange on the County Auditor's online map. The property is located on a State Route and is not in a Historic District. The existing dilapidated home on the site, to be razed, is approximately 18.5' tall. Its base floor elevation sets 3.5' above the level of the sidewalk, making the peak 22 feet above the sidewalk. The elevation of the land falls off from the street level toward the middle of the property where the flood prone soils are located, before rising again toward the southeast corner of the property. R. Linn Bebout requests variances to build a 40' wide x 76' long x 22.5' tall accessory structure before the primary dwelling is constructed on the subject 1.5 acre parcel. The proposed accessory structure would be constructed with a brick front and will be used to secure the applicants Class A motorhome, 3 classic cars, 48' long enclosed trailer, and other personal effects. §1173.14 requires automobiles and trailers in excess of two tons capacity to be parked and stored in a completely enclosed building in a residential district. The proposed structure meets all setback requirements, including a 40' front setback and 25' side setback. A Class A motorhome requires a 14' tall door for proper clearance. This clearance requires a taller roof height to achieve a standard 4-12 pitch roof, thus compelling the need for a 22.5' tall structure.

Blankenhorn relayed a couple comments from the City Engineer, stating this property is not in the flood plain. Any disturbance over 20,000 sf requires a stormwater plan and disturbances over 1 acre require a stormwater management mitigation.

Boucher made a motion to approve the request as presented.

RESULT:	DENIED [2 TO 3]
MOVER:	Tonya Boucher, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Eyster, Boucher
NAYS:	Simpson, Smith, Aryanata
ABSTAIN:	Cunningham
EXCUSED:	Percy

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

DiMarco (sworn in) attorney representing Jeff Gottke, explained there is a proposed purchase of a property in the adjacent Heartland Commerce Park. The entity will bring a lot of manufacturing jobs. This particular site, which has sat empty for a number of years, is where they would like to utilize for outdoor storage. The property is zoned for manufacturing. Outdoor storage is a Conditional Use in a manufacturing zone, which is why they are requesting approval of the Conditional Use. Without this piece of the puzzle, the company is not able to located here because they need the outdoor storage to do their business. The Knox County Land Bank is involved with the as the land owner. The potential purchaser is Airco Inc., a Georgia company that puts steel coatings on products. Assuming you are all familiar with the Shellmar site and know this has been empty for quite a long time, this seems like great usage of the space. The application packet provides information regarding fencing and screening to limit the neighbors view of what may be going on.

Ebright (sworn in) a Marion Street resident said it has been nice to see the site cleaned up. He has dealt with the truck traffic and all of the dust. He is afraid that will happen now. They have been sand blasting on the property. He does not approve of that and says it is an eyesore. Ebright said if it were a paved area, instead of gravel and dirt, and the semi's weren't traveling in and out of the side streets it may be different. He disagrees with this.

Thomas (sworn in) a Marion Street resident said when sand blasting has been taking place on the property you could see the dust, it stinks. He doesn't understand why the sand blasting isn't being done inside the building with ventilation and the product picked up at the building. He doesn't think it ought to be on the subject

property.

Eyster said the request is for a Conditional Use Permit for outdoor storage. He asked Thomas if things were not being stored on the subject property, but actual sand blasting and manufacturing work is being done outside. Thomas said yes, they were sand blasting, though he hasn't seen them for a while. It was happening quite often for a while. The product was being carried to the site on big front-end loaders, then sand blasted, sometimes 8 hours a day. He said he noticed when they are done, they must take it back to the building and paint it, the set it out in the parking lot. He noticed semis coming in to pick up the product.

Broeren said this site is zoned for manufacturing. The sand blasting is a permitted use. The Conditional Use is the storage of the material until they can sandblast it. He further explained the Ohio EPA has been consulted with to learn that the sand blasting is allowed in this area and that they are not violating any of the Ohio EPA or OSHA laws.

Eyster said the BZA is being asked to grant a permit to allow Airco to store their product outside.

Thomas asked why the sand blasting can't be done inside. He said a roadway was cut into the newly built Shellmar Park that was supposed to be for the kids. The products is being moved back and forth across the tracks.

Broeren was not sure. He did explain that the Land Bank had the right to take back the entire park. The City negotiated with them so that they would only take a part of it. The City was able to keep a bulk of the park.

Simpson said they are sympathetic with and understand Thomas's concerns, however they are only responsible for considering and ruling on the outdoor storage. The BZA doesn't have authority over the sand blasting.

There were not communications submitted through the Development Services Manager.

Blankenhorn read the staff report: May 14, 2024 Case: 2024-BZA-12 201 Madison ST Parcel # 66-02514.000 Jeff Gottke of the Area Development Foundation requests for Airco Inc., approval of a Conditional Use for Outdoor Storage at 201 Madison, a 26-acre former manufacturing plant site. The subject property is zoned M-1 Manufacturing District. Outdoor storage is a listed Conditional Use in the M-1 District §1169.02(a)(37). §1155.23 outlines the required contents of an application for a Conditional Use Permit. §1155.24 outlines the general standards applicable to all Conditional Uses. City Code does not provide any additional conditions specific to outdoor storage in the M-1 District. §1155.27 provides for the BZA to prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. M-1 Development Standards require site development plan approval from the Municipal Planning Commission. The MPC met May 9, 2024 and unanimously approved Airco Inc's proposal for outdoor storage.

Smith made a motion to accept the request as proposed.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	William Smith, Member
SECONDER:	Tonya Boucher, Member
AYES:	Simpson, Smith, Boucher, Cunningham
ABSTAIN:	Eyster, Aryanata
EXCUSED:	Percy

- 2024-BZA-13 : 855 Coshocton AVE - Variance for Signage

Green (sworn in) representing Kroger asked for an additional wall sign at the Kroger on Coshocton AVE.

Broeren said the City's last application for a sign was from 2001. The signage that is currently on the front of the building is not what was approved in 2001. He asked if there is an application that the City is missing between now and then. Green did not know the history of the signage there, other than that there are existing signs. Broeren asked to confirm that Green did not know why the signs were change and they she didn't have any documentation that shows that they were legally changed. Green said she does not know why they were changed and she didn't bring any permits with her for the existing signage. She said she was not aware there was an issue.

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



Board of Zoning Appeals Meeting: 05/15/24 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

DEFEATED

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

BZA FILE (ID # 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

COMMENTS - Current Meeting:

Bebout (sworn in) explained he purchased the property at 1104 E Gambier ST with a preexisting house that will be demo'd by United Aggregate. Bebout proposes to build a new garage to keep their personal items in. He plans to build a house further back on the property behind the garage. The building is bigger than Code allows in order to store his motorhome, race car trailer, 3 street rods, and other personal items. He plans for a wood framed building with a brick front and a concrete apron. The property is 1.5 acres, a lot bigger than most City lots.

Eyster asked Bebout what his timetable is for building the house. Bebout said within the next 1 to 2 years. They need to sell their other property before they can. Eyster said, that's not 10 years down the road is it. Bebout said no, they have their plans for the house and estimates.

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peculiarities about the property that would require a variance to be granted on a building of the proposed size. Additionally, he doesn't believe the applicant has shown any evidence that this is the minimum variance needed to accomplish the purpose of building a storage building. On behalf of Marty Evans, she is against this particular application for the reasons stated in her letter and also due to the effects that it would have directly on her neighboring property. She feels very passionate about this issue and requests the variance application be denied.

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deep. There are Flood Prone Soils across the middle and west side of the parcel, indicated in orange on the County Auditor's online map. The property is located on a State Route and is not in a Historic District. The existing dilapidated home on the site, to be razed, is approximately 18.5' tall. It's base floor elevation sets 3.5' above the level of the sidewalk, making the peak 22 feet above the sidewalk. The elevation of the land falls off from the street level toward the middle of the property where the flood prone soils are located, before rising again toward the southeast corner of the property. R. Linn Bebout requests variances to build a 40' wide x 76' long x 22.5' tall accessory structure before the primary dwelling is constructed on the subject 1.5 acre parcel. The proposed accessory structure would be constructed with a brick front and will be used to secure the applicants Class A motorhome, 3 classic cars, 48' long enclosed trailer, and other personal effects. §1173.14 requires automobiles and trailers in excess of two tons capacity to be parked and stored in a completely enclosed building in a residential district. The proposed structure meets all setback requirements, including a 40' front setback and 25' side setback. A Class A motorhome requires a 14' tall door for proper clearance. This clearance requires a taller roof height to achieve a standard 4-12 pitch roof, thus compelling the need for a 22.5' tall structure.

Blankenhorn relayed a couple comments from the City Engineer, stating this property is not in the flood plain. Any disturbance over 20,000 sf requires a stormwater plan and disturbances over 1 acre require a stormwater management mitigation.

Boucher made a motion to approve the request as presented.

RESULT:	DENIED [2 TO 3]
MOVER:	Tonya Boucher, Member
SECONDER:	Kate Aryanata, Alt. Member
AYES:	Otho Eyster, Tonya Boucher
NAYS:	Susie Simpson, William Smith, Kate Aryanata
ABSTAIN:	Cynthia Cunningham
EXCUSED:	Michael Percy



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.

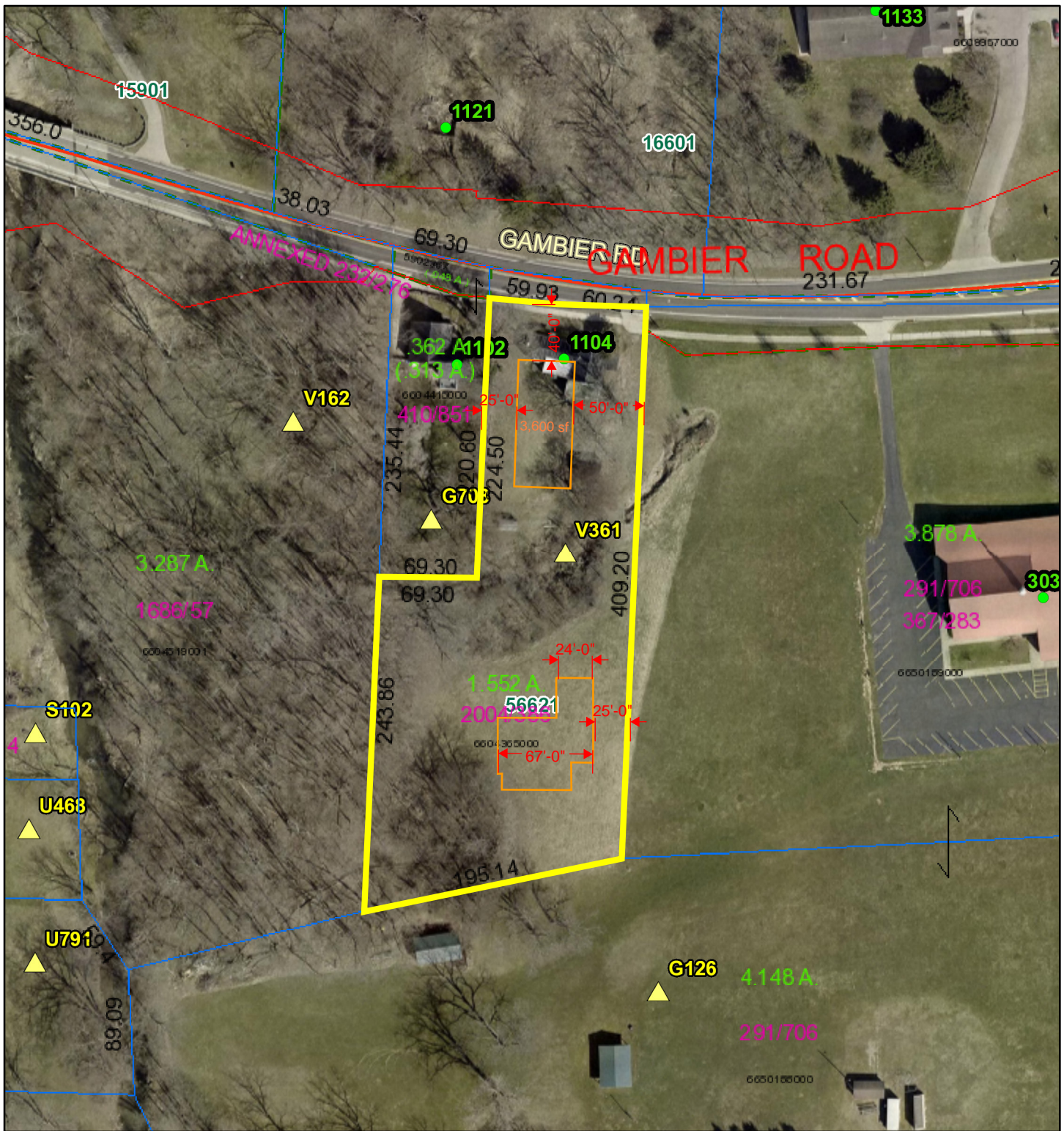
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this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



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

4

3

2

1

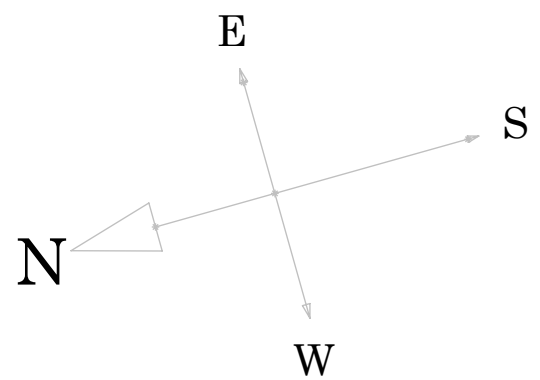
B

22'6"

16'

40'

90'



A


4

3

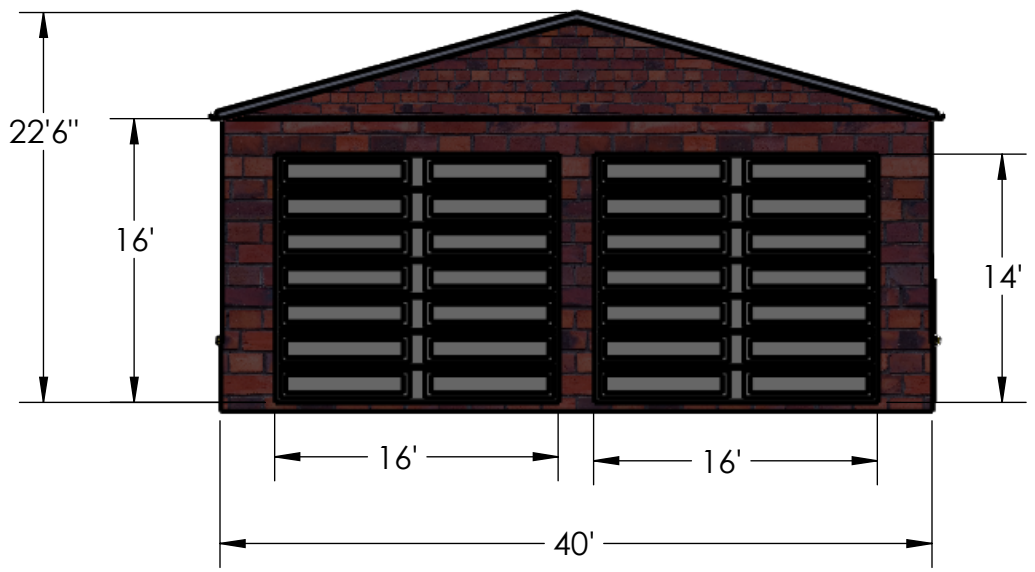
2

1

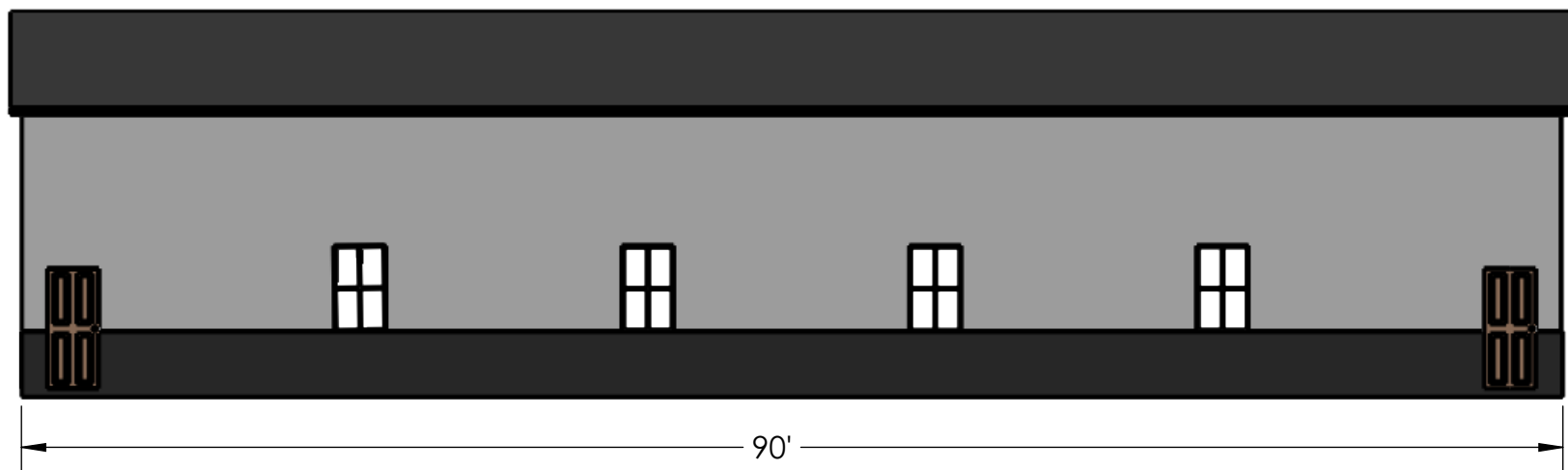
Attachment: LINNBEOUTSET (4005 : 2024-Bza-09)

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		COMMENTS: Insert:	Sheet: 1 OF 1
			MATERIAL			REV#:
		FINISH				Packet Pg. 15

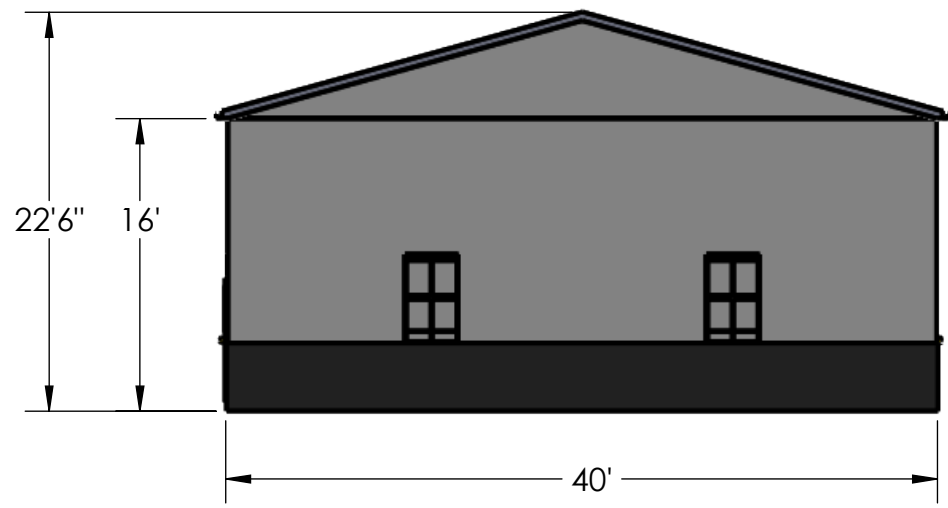
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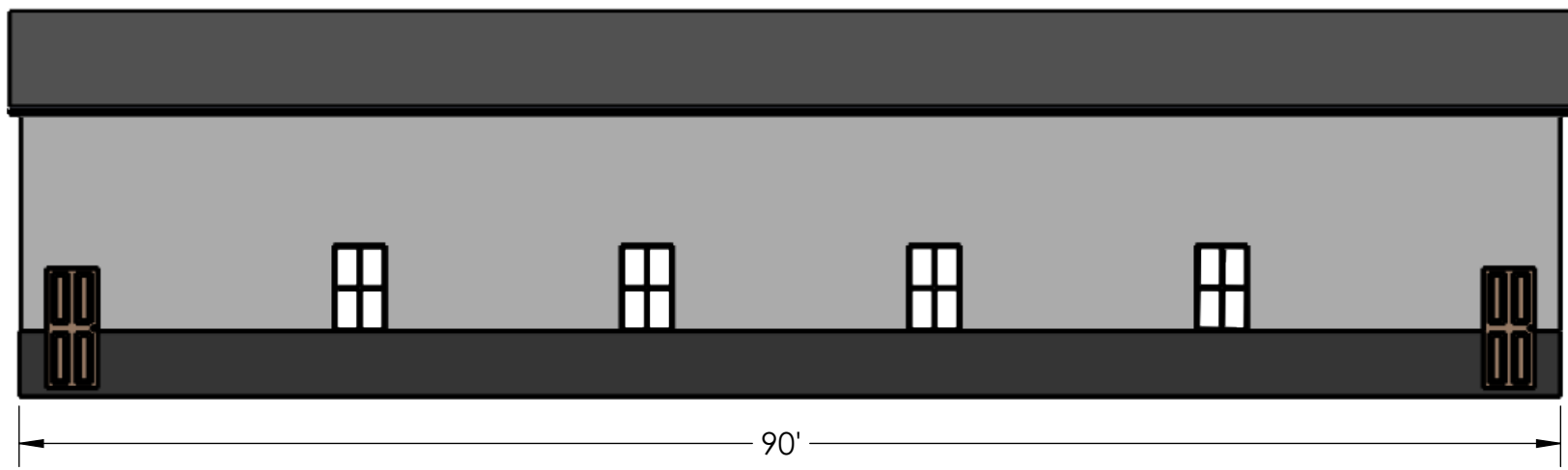
EAST/LEFT SIDE




SOUTH/BACK



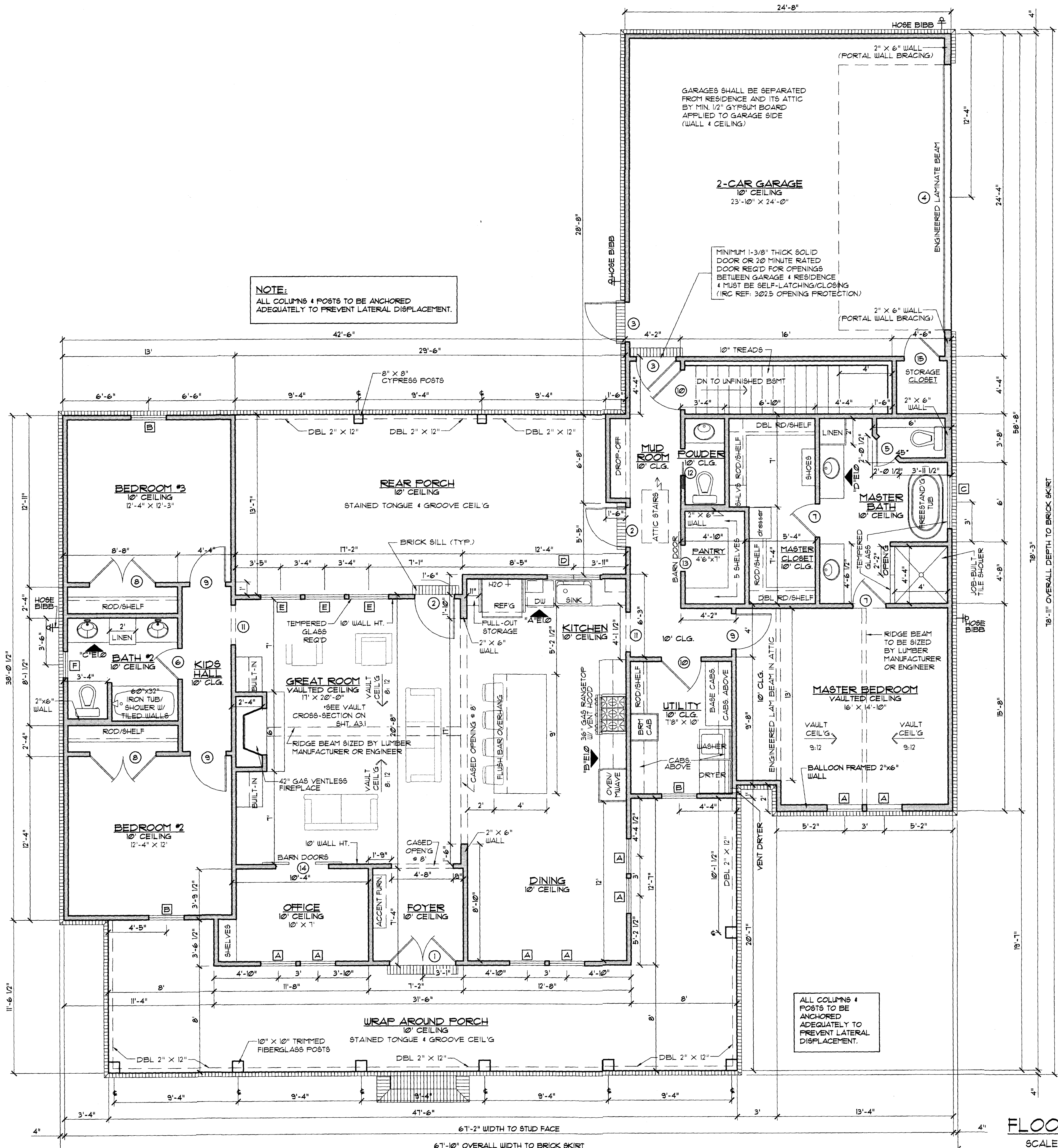
WEST/RIGHT SIDE



REV	Date	Revision Description	NAME	DATE
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			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:
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		REV#:

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



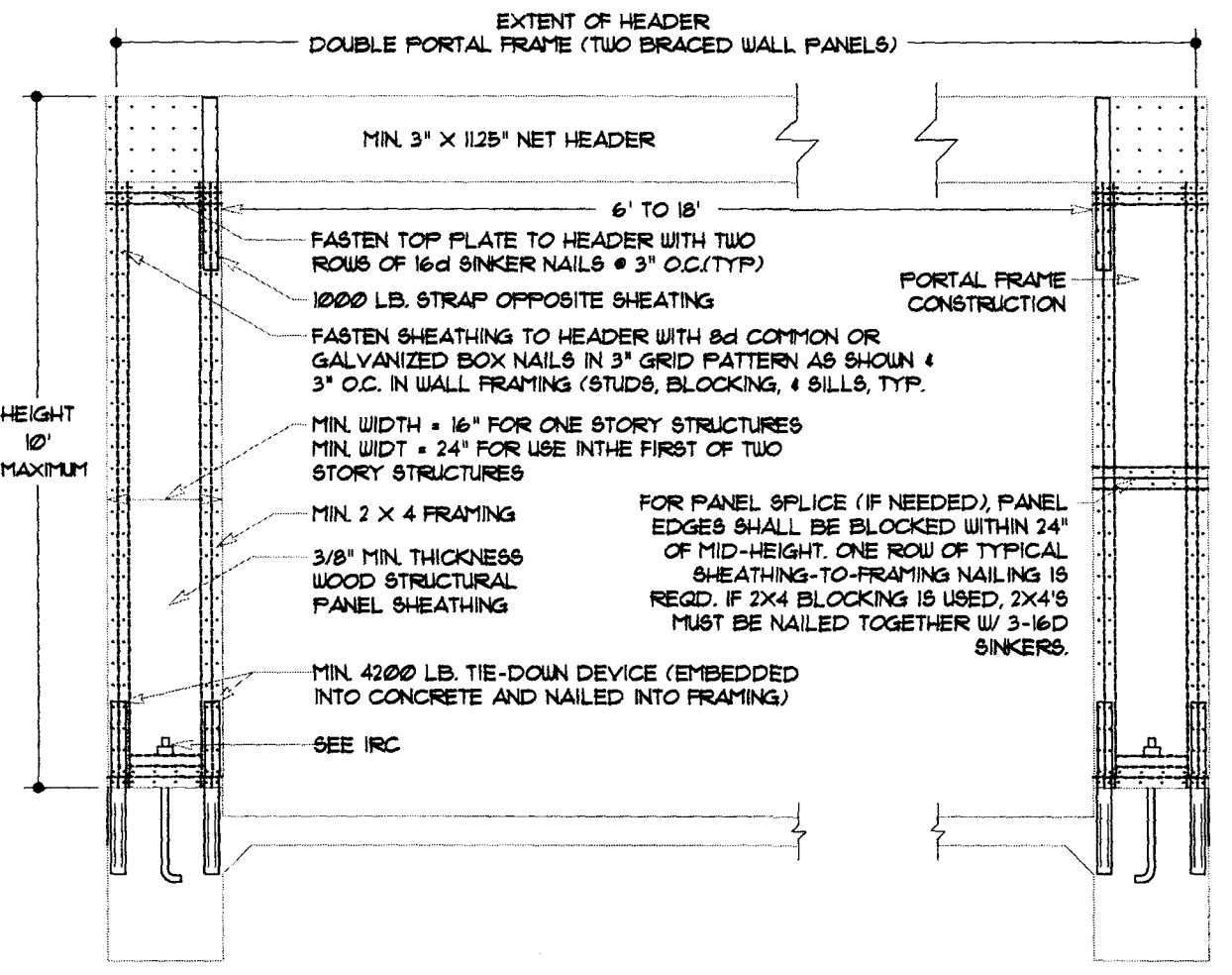
WINDOW SCHEDULE

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	214
FRONT PORCH	509
REAR PORCH	312
GARAGE	618
TOTAL SQ. FT.	3613

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

FLOOR 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

ABD

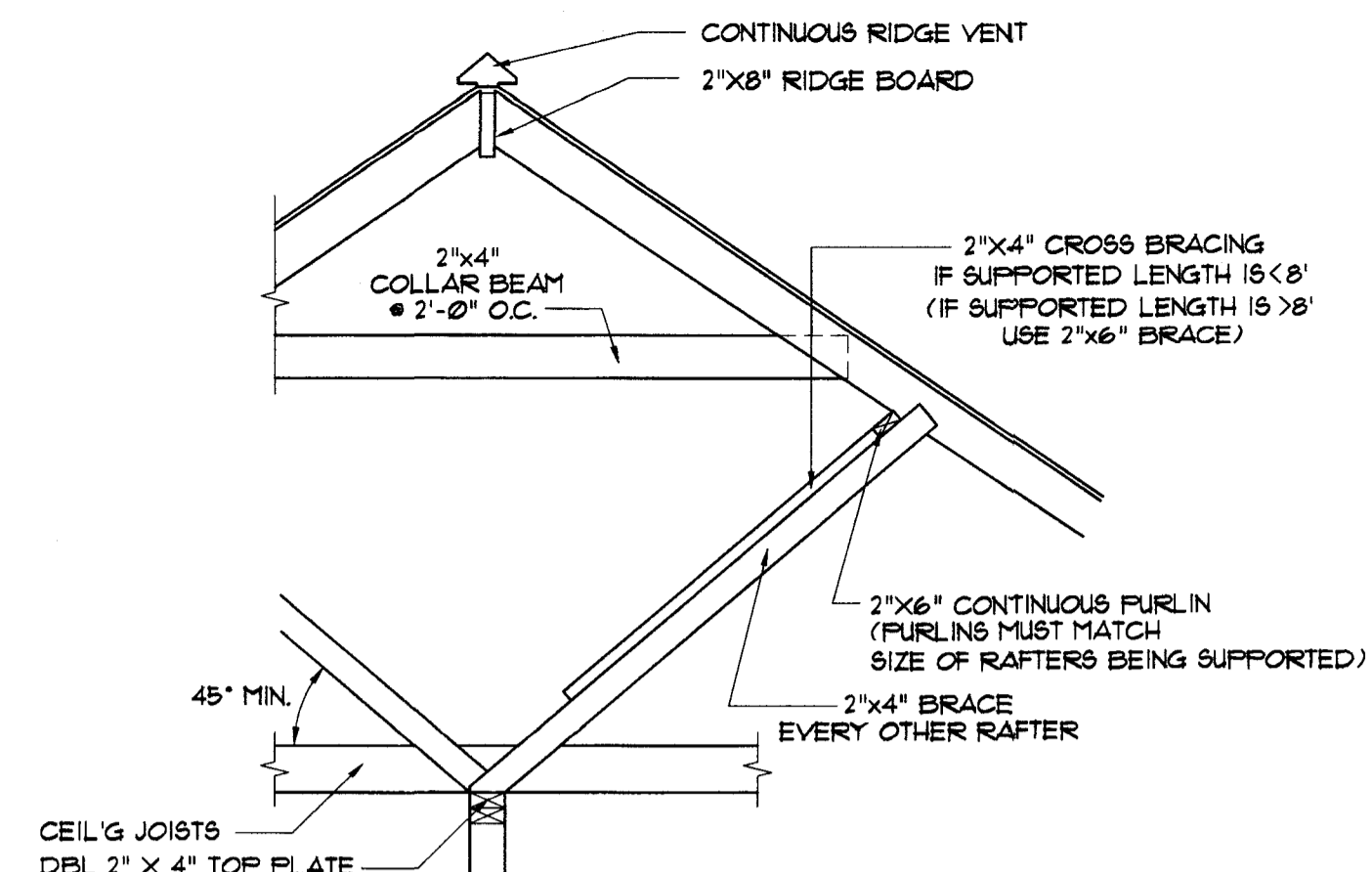
Attachment: Bebout house plans for BZA (4005 - 2024-Bza-09)

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

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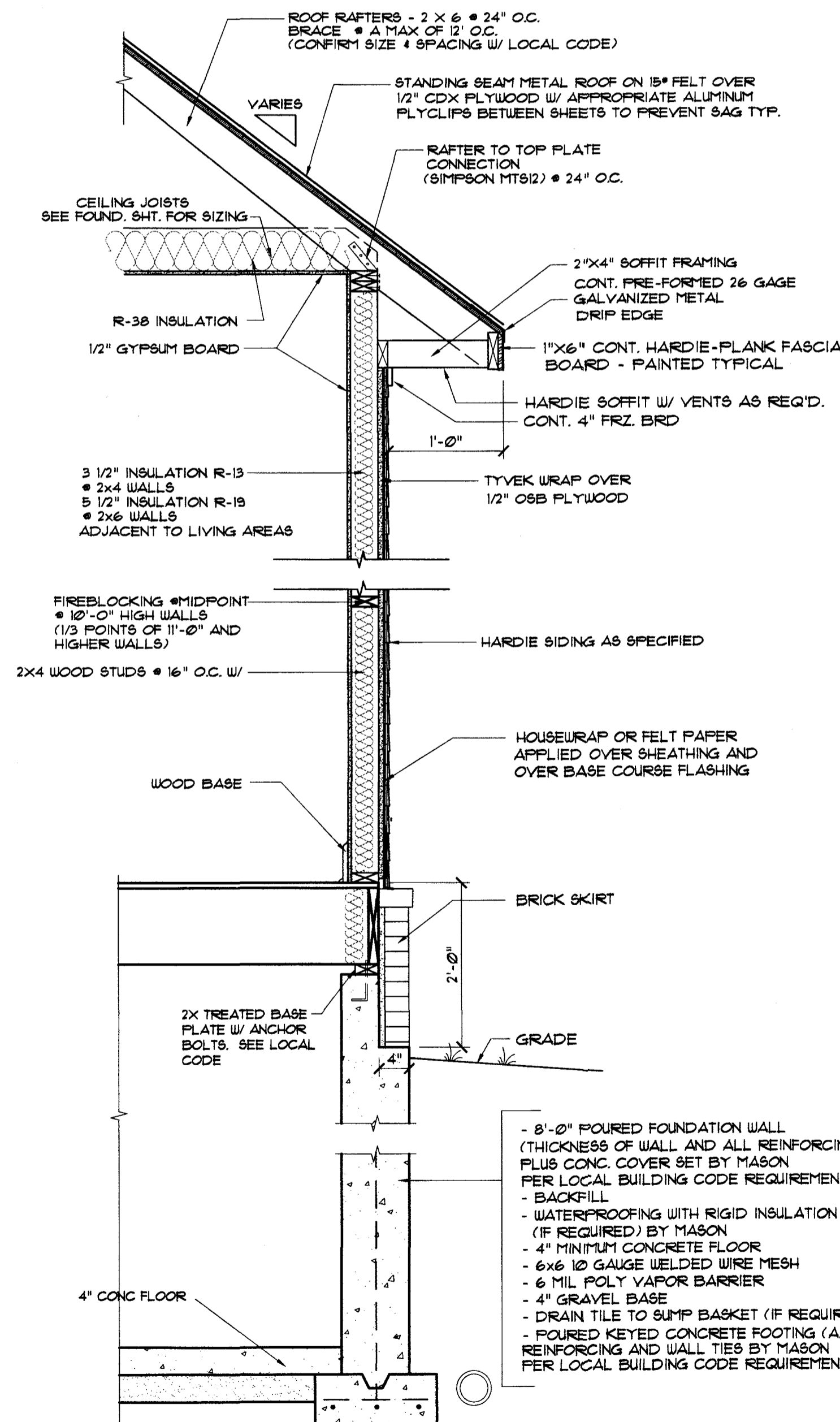
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Sheet Title
FLOOR PLAN

Sheet:
□ Preliminary Dwg.
□ Bidding Doc.
□ Construction Doc.
A1.0

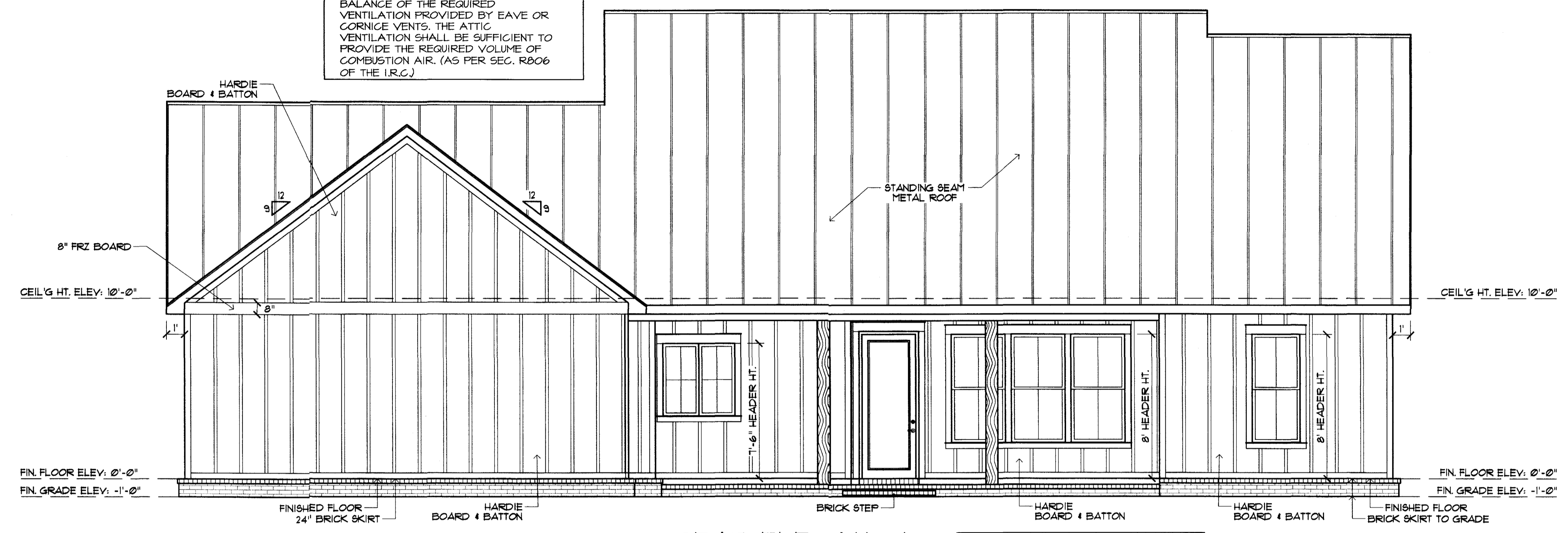


TYPICAL ROOF BRACING DETAIL
SCALE: 1/2" = 1'

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.)

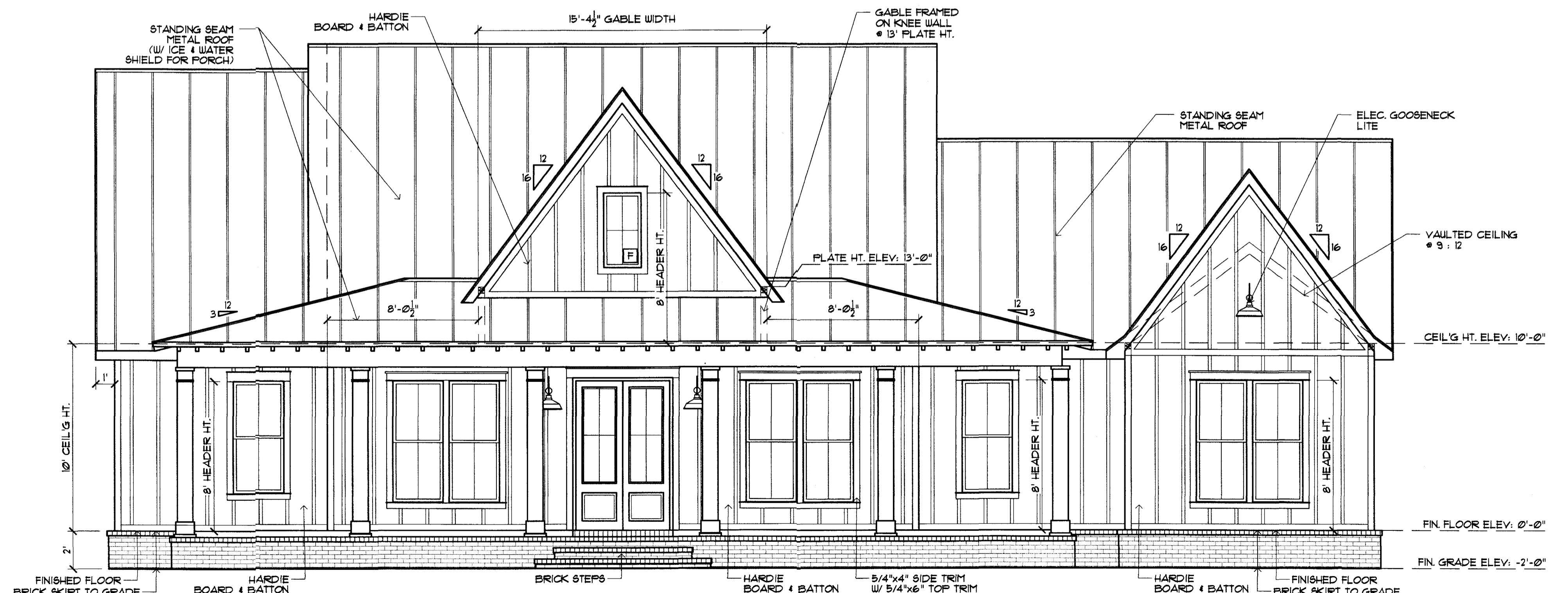


TYPICAL WALL SECTION HARDIE-PLANK SIDING
SCALE: 3/4" = 1'-0"



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

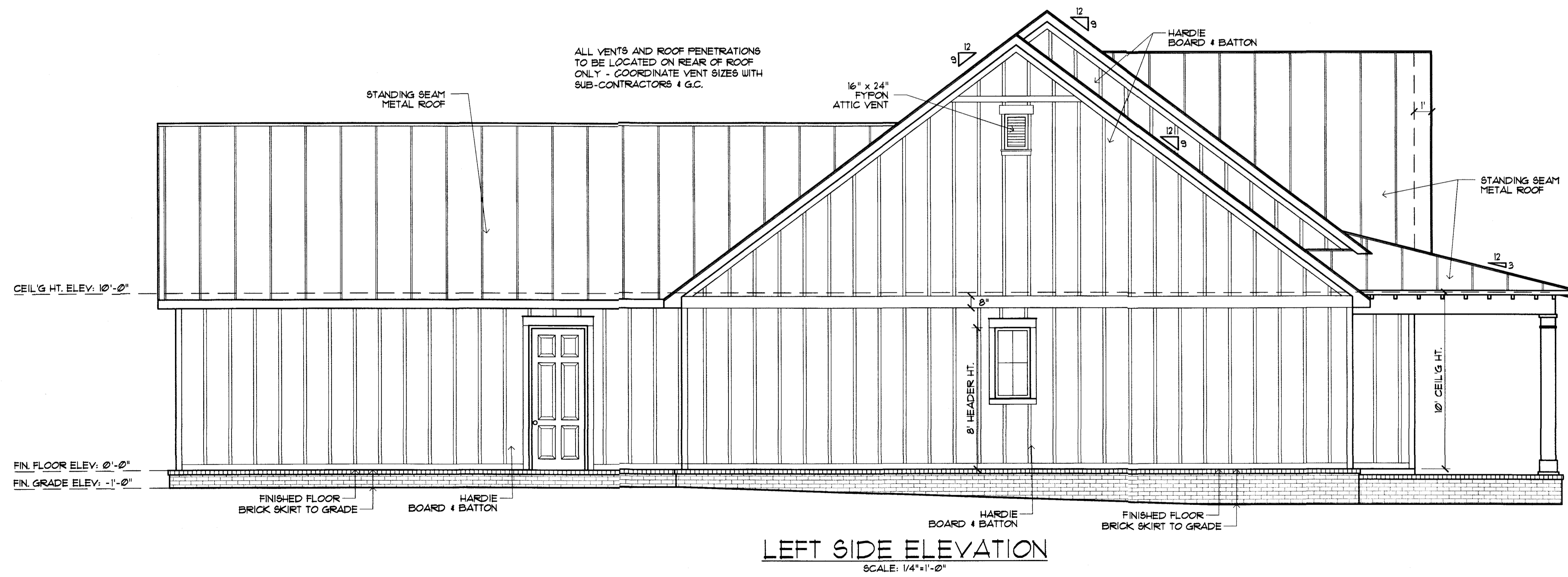
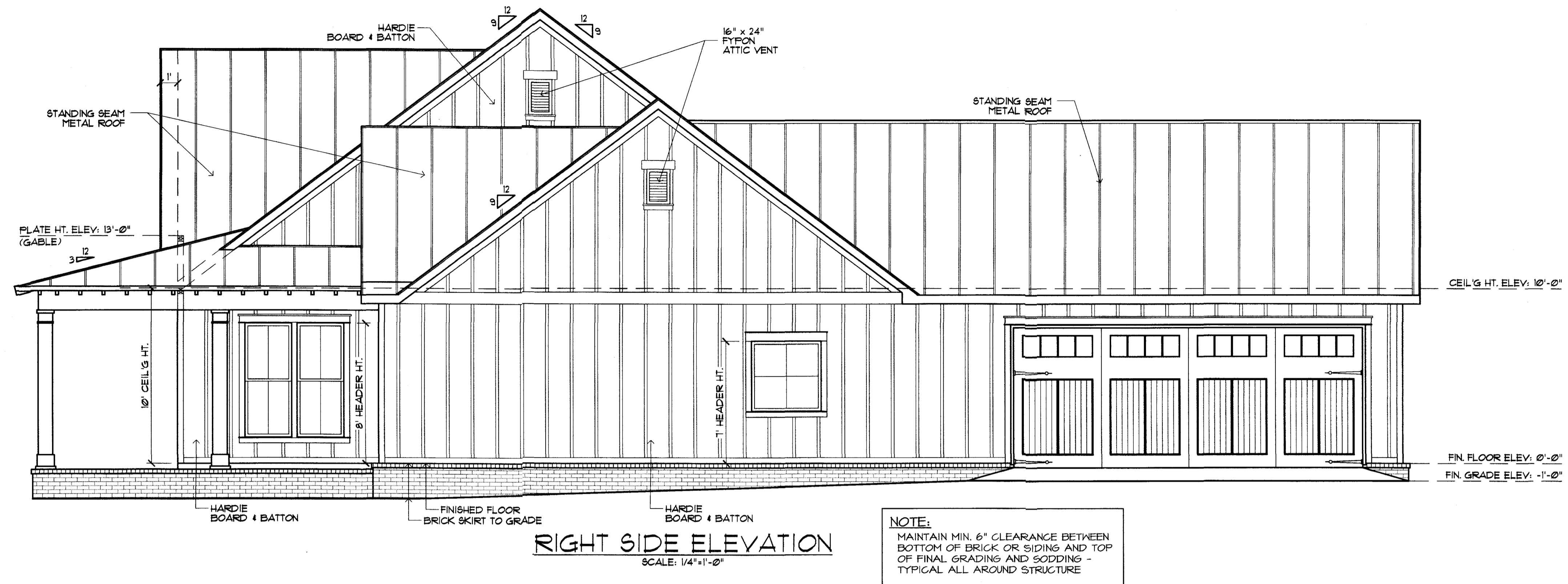
A B D

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

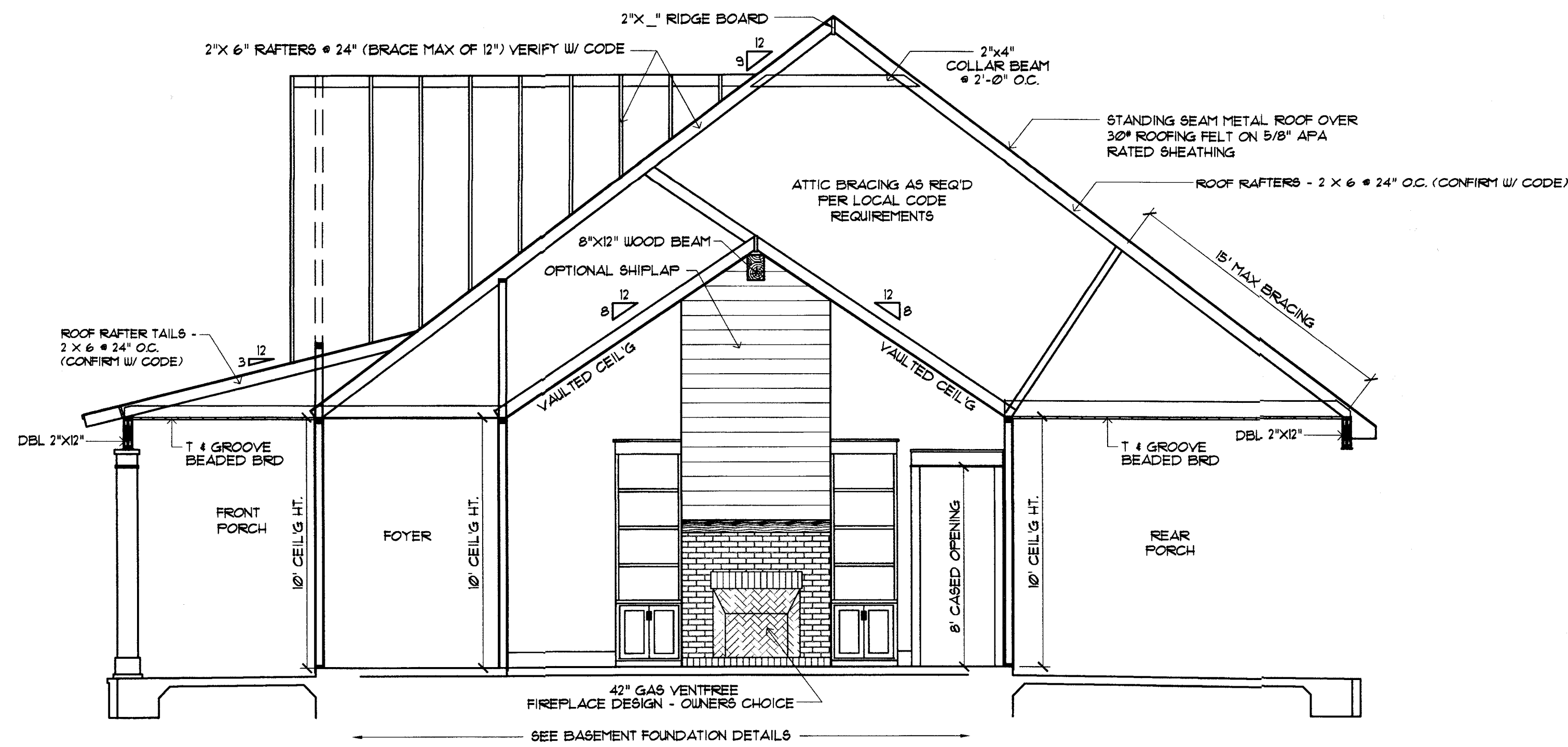
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Sheet Title

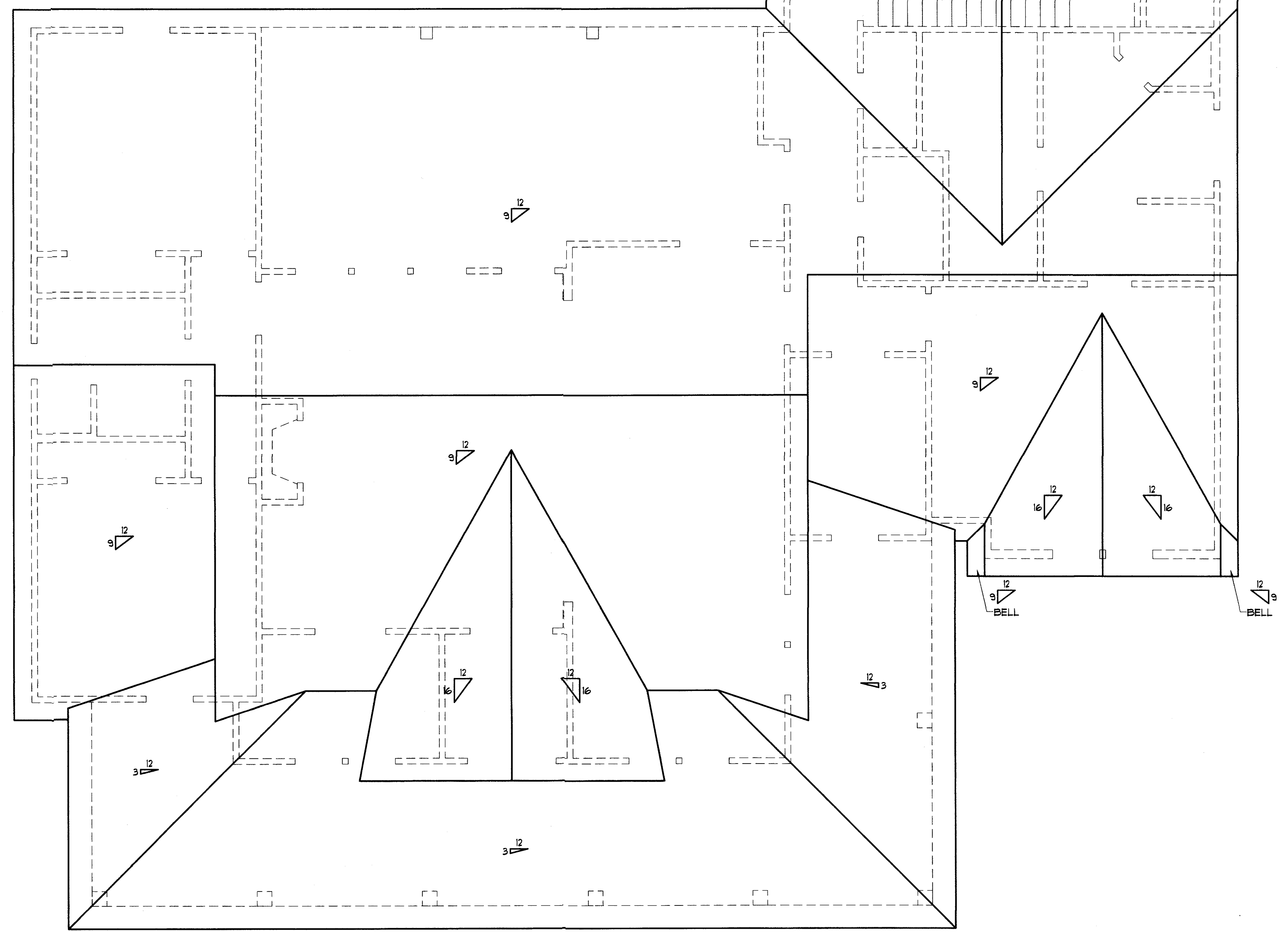
SIDE ELEVATIONS

Preliminary Dwg.
 Bidding Doc.
 Construction Doc.

Sheet:
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

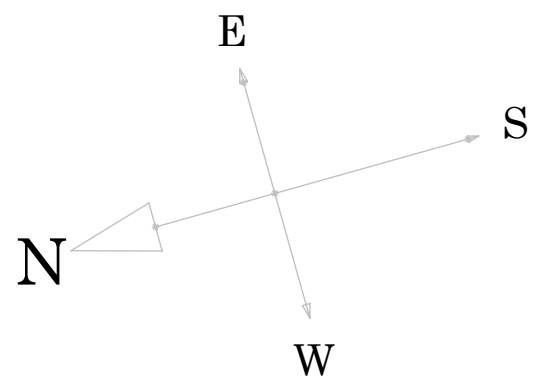
B

22'6"

16'

40'

76'



A


4

3

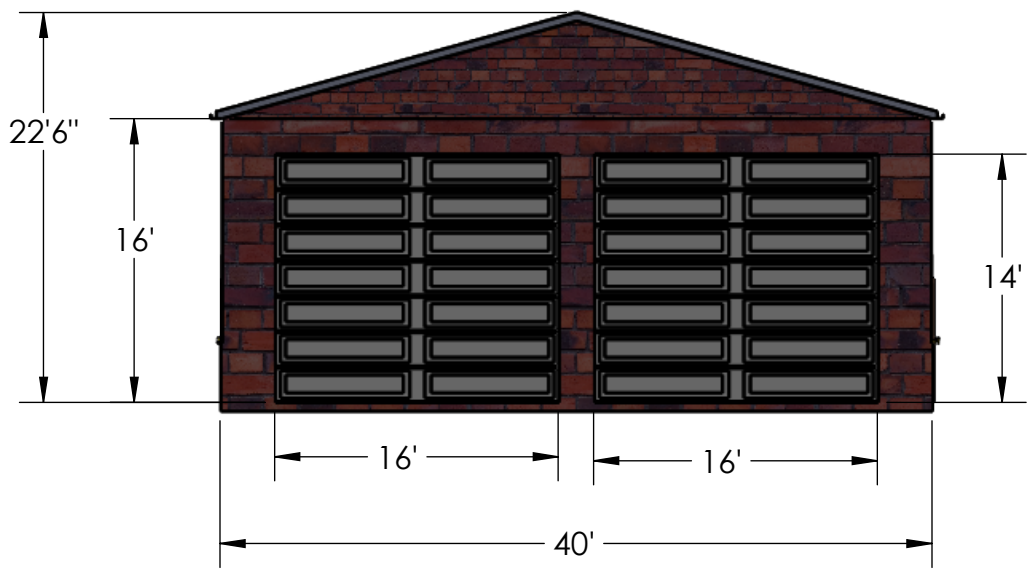
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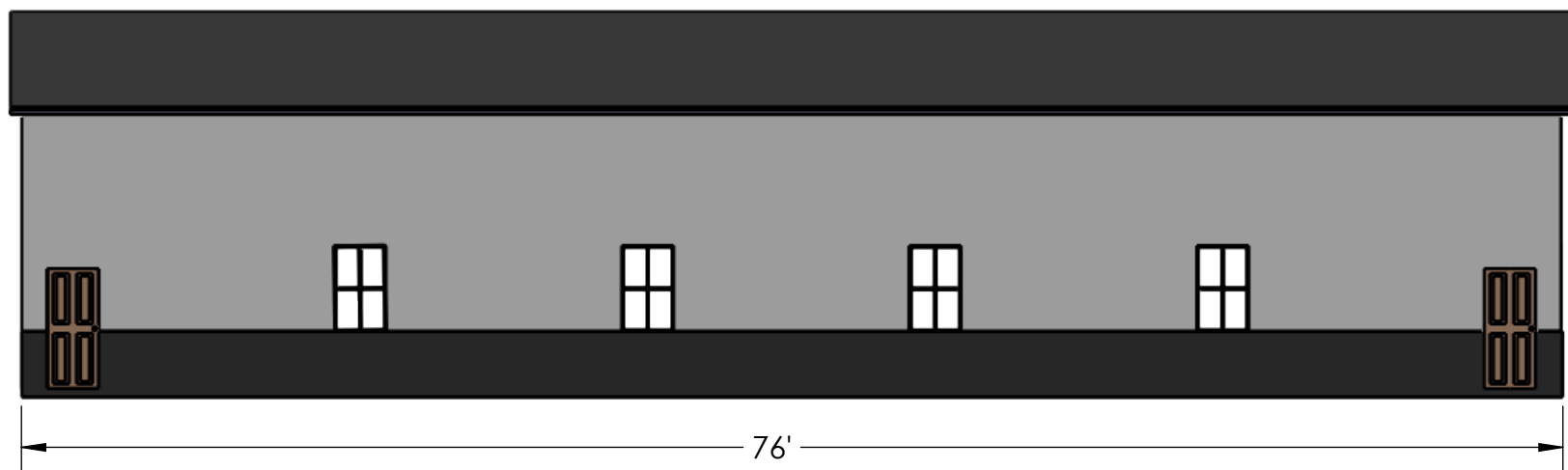
Attachment: linnrevset (4005 : 2024-Bza-09)

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		COMMENTS: Insert:	Sheet:
			MATERIAL			1 OF 1
		FINISH				REV#:

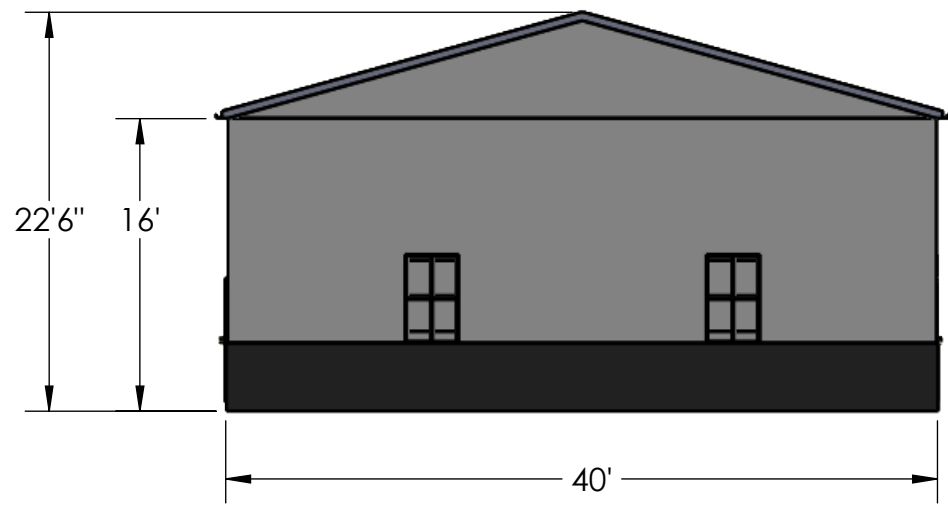
NORTH/FRONT



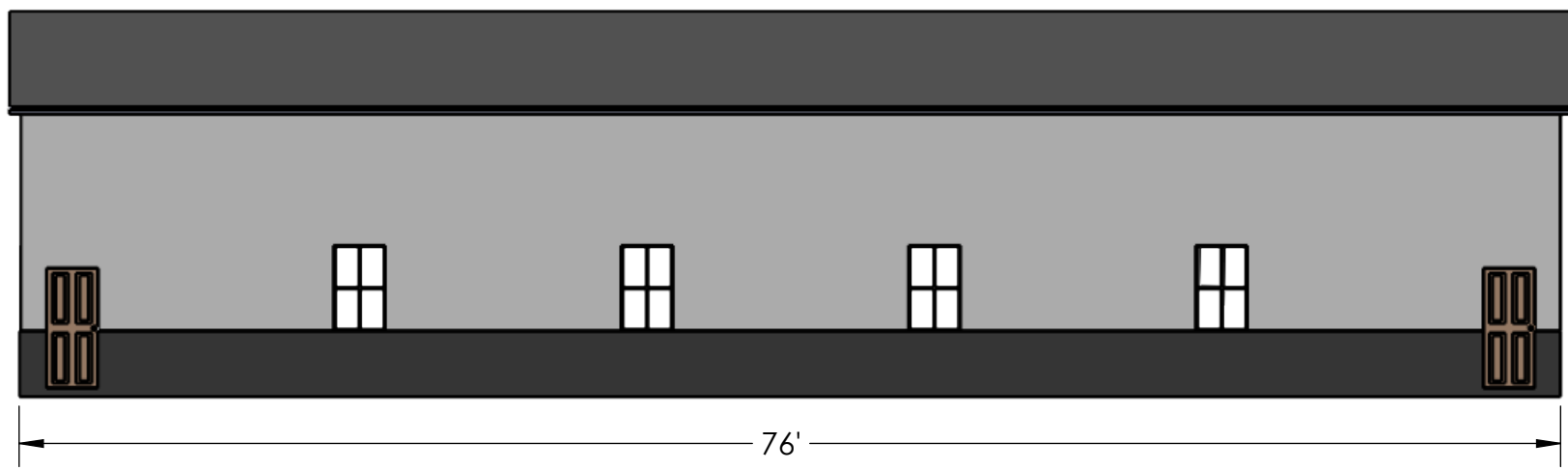
EAST/LEFT SIDE




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: linnrevset (4005 : 2024-Bza-09)



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 <dsm@mountvernonohio.org>

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

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 <dsm@mountvernonohio.org>

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

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
 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

ADOPTED

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

BZA FILE (ID # 4024)

DOC ID: 4024

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.

COMMENTS - Current Meeting:

DiMarco (sworn in) attorney representing Jeff Gottke, explained there is a proposed purchase of a property in the adjacent Heartland Commerce Park. The entity will bring a lot of manufacturing jobs. This particular site, which has sat empty for a number of years, is where they would like to utilize for outdoor storage. The property is zoned for manufacturing. Outdoor storage is a Conditional Use in a manufacturing zone, which is why they are requesting approval of the Conditional Use. Without this piece of the puzzle, the company is not able to located here because they need the outdoor storage to do their business. The Knox County Land Bank is involved with the as the land owner. The potential purchaser is Airco Inc., a Georgia company that puts steel coatings on products. Assuming you are all familiar with the Shellmar site and know this has been empty for quite a long time, this seems like great usage of the space. The application packet provides information regarding fencing and screening to limit the neighbors view of what may be going on.

Ebright (sworn in) a Marion Street resident said it has been nice to see the site cleaned up. He has dealt with the truck traffic and all of the dust. He is afraid that will happen now. They have been sand blasting on the property. He does not approve of that and says it is an eyesore. Ebright said if it were a paved area, instead of gravel and dirt, and the semi's weren't traveling in

and out of the side streets it may be different. He disagrees with this.

Thomas (sworn in) a Marion Street resident said when sand blasting has been taking place on the property you could see the dust, it stinks. He doesn't understand why the sand blasting isn't being done inside the building with ventilation and the product picked up at the building. He doesn't think it ought to be on the subject property.

Eyster said the request is for a Conditional Use Permit for outdoor storage. He asked Thomas if things were not being stored on the subject property, but actual sand blasting and manufacturing work is being done outside. Thomas said yes, they were sand blasting, though he hasn't seen them for a while. It was happening quite often for a while. The product was being carried to the site on big front-end loaders, then sand blasted, sometimes 8 hours a day. He said he noticed when they are done, they must take it back to the building and paint it, the set it out in the parking lot. He noticed semis coming in to pick up the product.

Broeren said this site is zoned for manufacturing. The sand blasting is a permitted use. The Conditional Use is the storage of the material until they can sandblast it. He further explained the Ohio EPA has been consulted with to learn that the sand blasting is allowed in this area and that they are not violating any of the Ohio EPA or OSHA laws.

Eyster said the BZA is being asked to grant a permit to allow Airco to store their product outside.

Thomas asked why the sand blasting can't be done inside. He said a roadway was cut into the newly built Shellmar Park that was supposed to be for the kids. The products is being moved back and forth across the tracks.

Broeren was not sure. He did explain that the Land Bank had the right to take back the entire park. The City negotiated with them so that they would only take a part of it. The City was able to keep a bulk of the park.

Simpson said they are sympathetic with and understand Thomas's concerns, however they are only responsible for considering and ruling on the outdoor storage. The BZA doesn't have authority over the sand blasting.

There were not communications submitted through the Development Services Manager.

Blankenhorn read the staff report: May 14, 2024 Case: 2024-BZA-12 201 Madison ST Parcel # 66-02514.000 Jeff Gottke of the Area Development Foundation requests for Airco Inc., approval of a Conditional Use for Outdoor Storage at 201 Madison, a 26-acre former manufacturing plant site. The subject property is zoned M-1 Manufacturing District. Outdoor storage is a listed Conditional Use in the M-1 District §1169.02(a)(37). §1155.23 outlines the required contents of an application for a Conditional Use Permit. §1155.24 outlines the general standards applicable to all Conditional Uses. City Code does not provide any additional conditions specific to outdoor storage in the M-1 District. §1155.27 provides for the BZA to prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. M-1 Development Standards require site development plan approval from the Municipal Planning Commission. The MPC met May 9, 2024 and unanimously approved Airco Inc's proposal for outdoor storage.

Smith made a motion to accept the request as proposed.

RESULT: ACCEPTED [4 TO 0]
MOVER: William Smith, Member
SECONDER: Tonya Boucher, Member
AYES: Susie Simpson, William Smith, Tonya Boucher, Cynthia Cunningham
ABSTAIN: Otho Eyster, Kate Aryanata
EXCUSED: Michael Percy



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			
Type of Hearing Requested			
<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



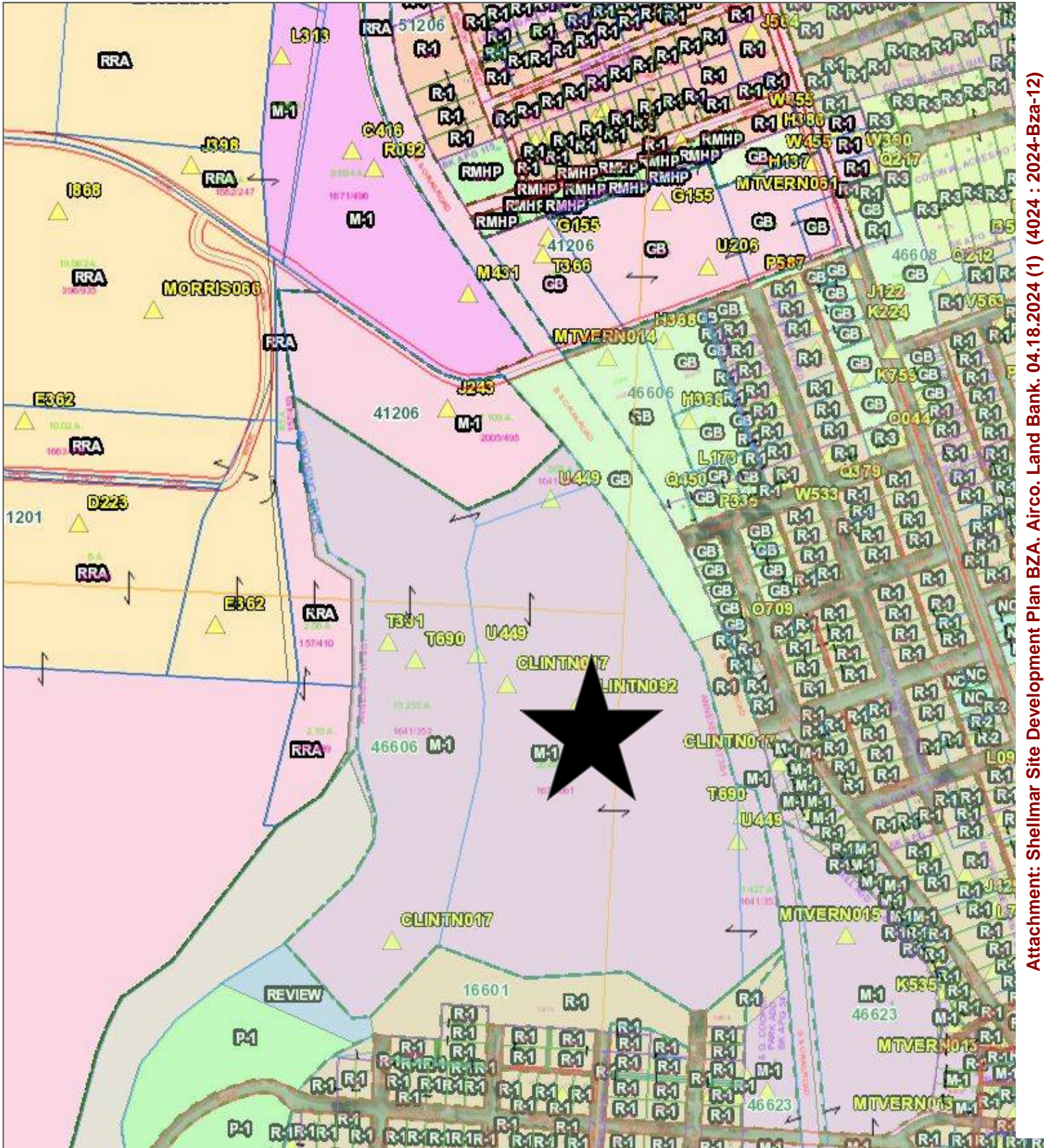
Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (4024 : 2024-Bza-12)

Approximate Site Boundaries



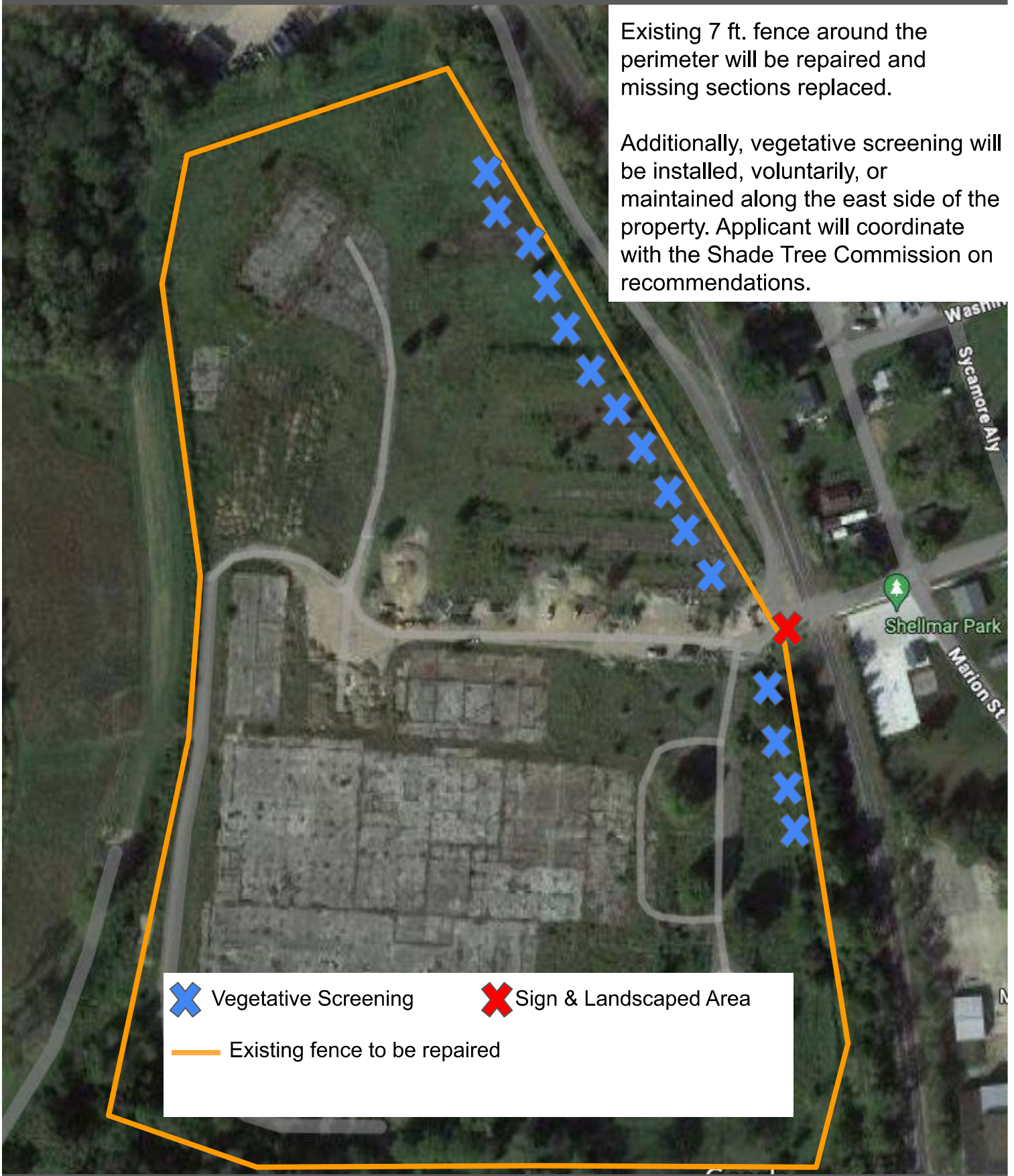
Attachment: Shellmar Site Development Plan BZA. Airco. Land Bank. 04.18.2024 (1) (4024 : 2024-Bza-12)

Existing Zoning



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

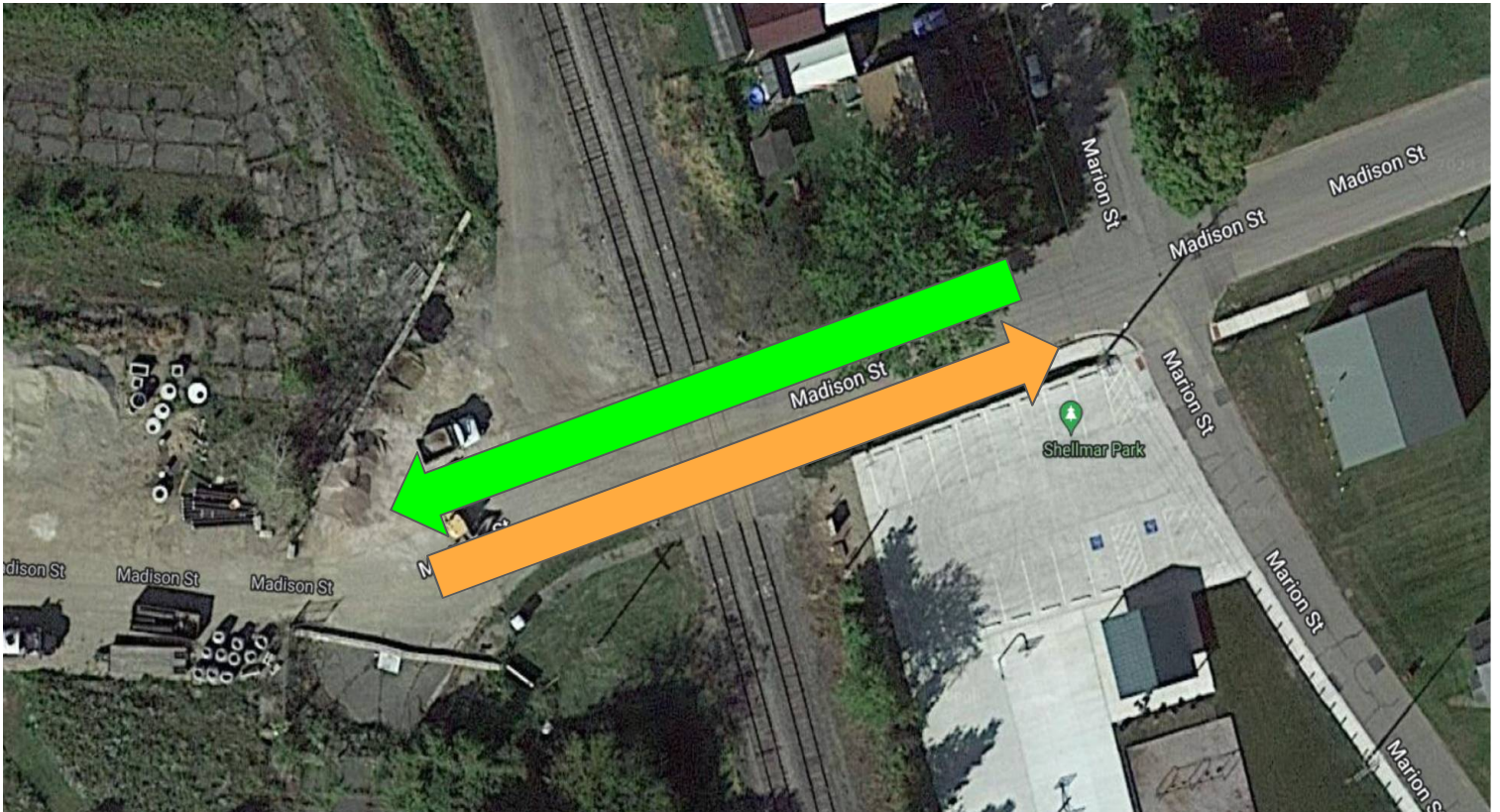
Screening & Signage Plan



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

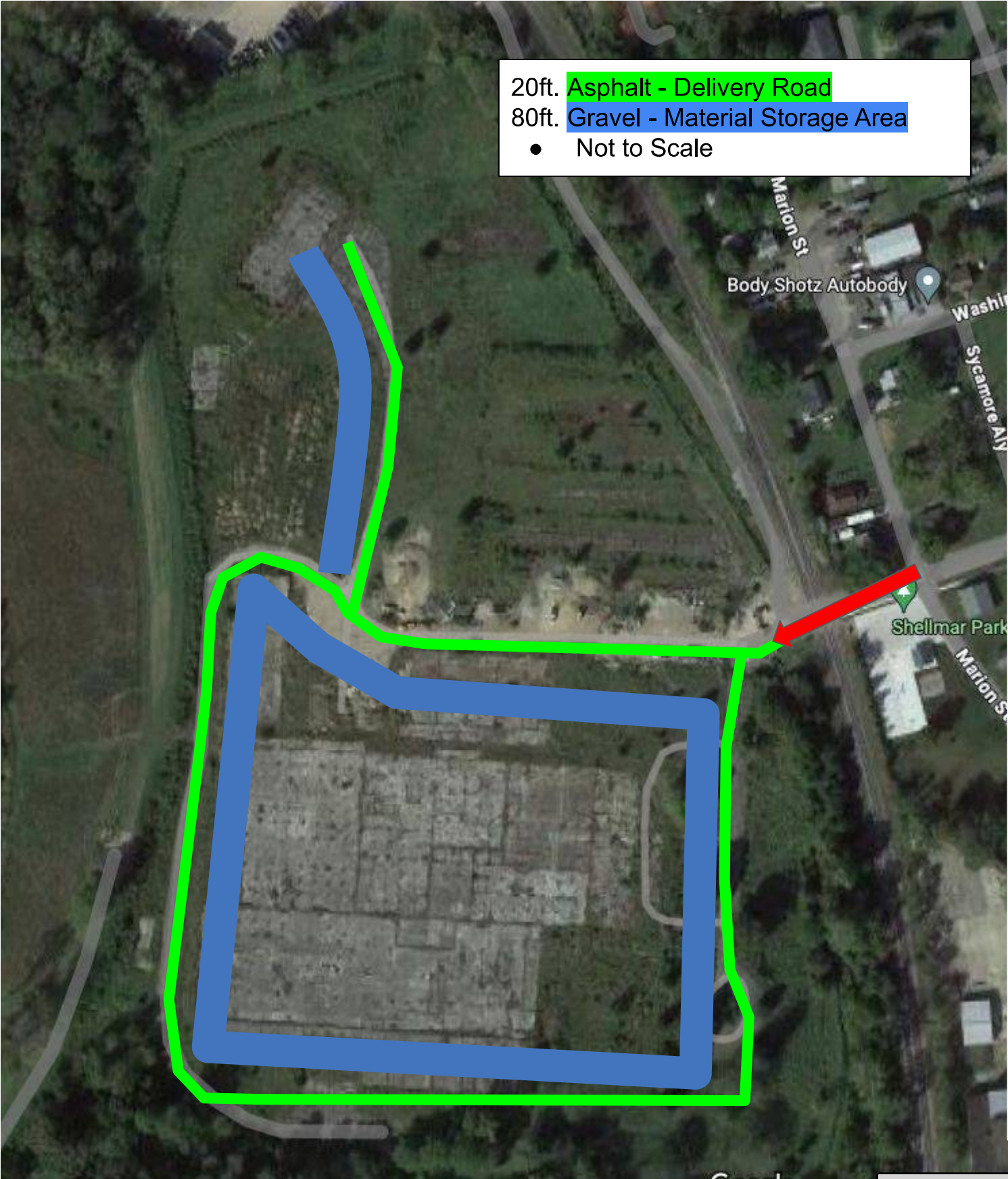
Traffic Patterns

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) (4024-Bza-12)

Loading, Unloading & Storage Plan



20ft. **Asphalt - Delivery Road**
80ft. **Gravel - Material Storage Area**
● Not to Scale

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

TABLED

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.

COMMENTS - Current Meeting:

Green (sworn in) representing Kroger asked for an additional wall sign at the Kroger on Coshocton AVE.

Broeren said the City's last application for a sign was from 2001. The signage that is currently on the front of the building is not what was approved in 2001. He asked if there is an application that the City is missing between now and then. Green did not know the history of the signage there, other than that there are existing signs. Broeren asked to confirm that Green did not know why the signs were change and they she didn't have any documentation that shows that they were legally changed. Green said she does not know why they were changed and she didn't bring any permits with her for the existing signage. She said she was not aware there was an issue.

Broeren referenced the 2001 BZA file showing signage for: Kroger, food & drug, open 24 hours, pharmacy, pharmacy walk up, and the Kroger pylon. He said there is now a Starbucks sign there. Blankenhorn said there is a separate record of a permit for the Starbucks sign. At one time there was a Western Union sign that she thinks was replaced with the Starbucks sign. The 2001 BZA files states the Kroger sign was to be 8' tall. The existing Kroger wall sign is definitely taller than 8'.

Green said she likely wouldn't be able to answer questions about that during the hearing and offered to come back.

Broeren suggested Green come back and explain how the signage got to its current state, then we can continue forward. The next BZA meeting is June 5.

Cunningham made a motion to table the case until June 5, 2024. Smith seconded and voting was unanimously in favor.

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

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



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

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



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. 57



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. 58

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"



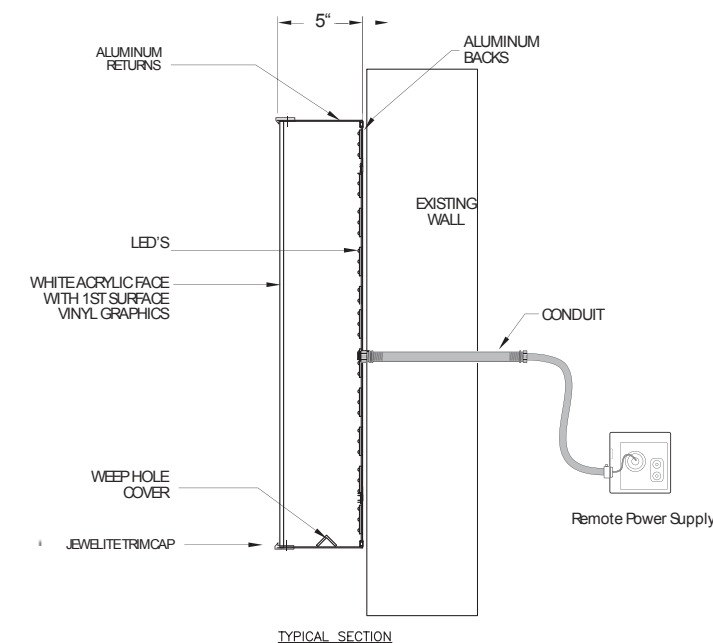
FRONT FACADE

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

PART # 403-23-CL36-PUCRTBL



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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

Kroger
855 Coshocton Ave.
Mt Vernon, OH 43050

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



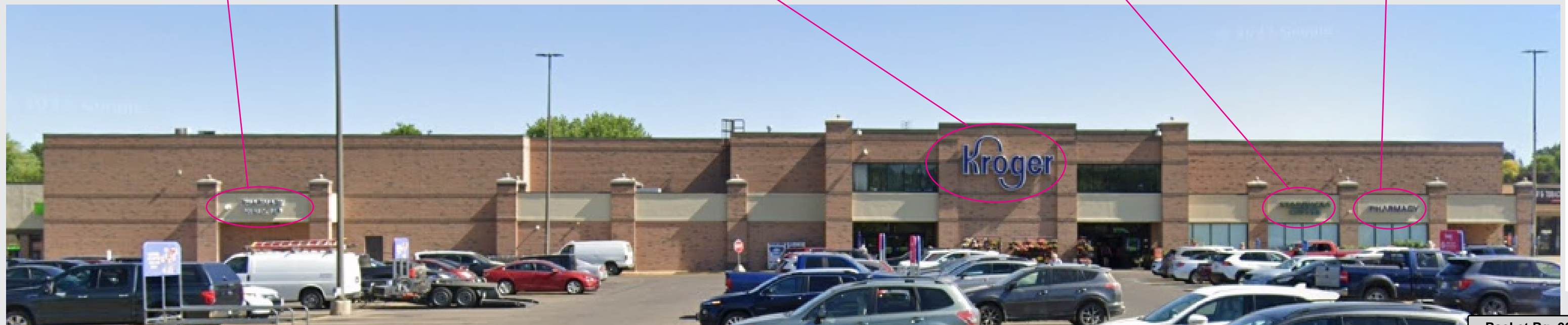
KROGER
overall size: 133" x 196.5"



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



PHARMACY
overall size: 18" x 137"

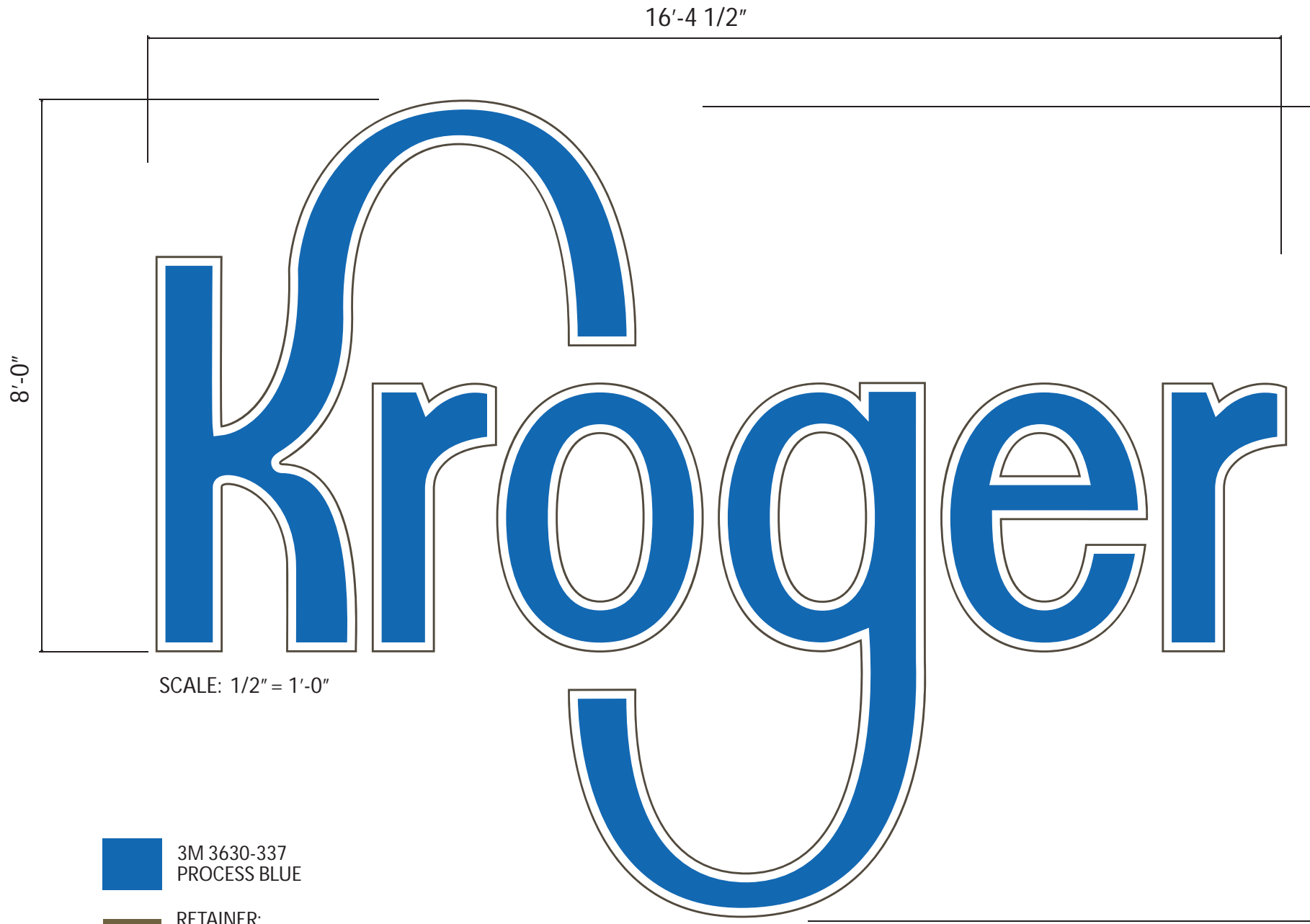


Attachment: Existing Signs (4025 : 2024-Bza-13)

Kroger Wall Signs

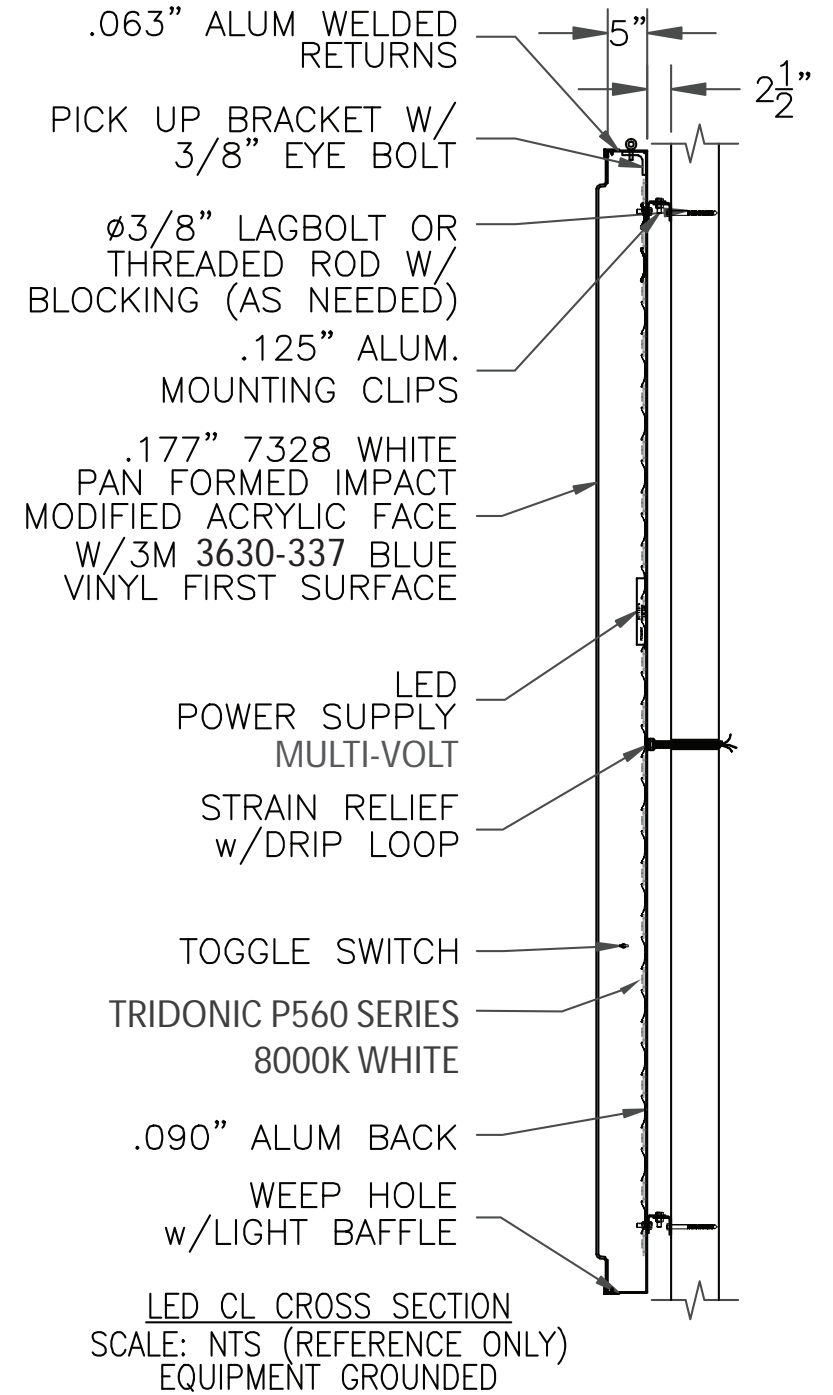
	Unit of Measurement is inches	Unit of Measurement is inches	Unit of Measurement is square feet			
City's Measurements						
Kroger	235	136	221.94			
Pharmacy Walk Up	38	110	29.03			
Pharmacy	18	137	17.13			
Pickup	52	175	63.19			
Total			331.29			
Kroger's Measurements						
Kroger	196.5	133	181.49	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



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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:
96852.01A
DATE: 3-11-2019
Packet Pg. 62

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



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

COMMENTS - Current Meeting:

Mazza (sworn in) explained the proposal for new signage on the front of The Grad apartments that are being redeveloped at 301 N Mulberry Street. The signage was sourced with Custom Cutters. The variance is for symmetry of the building. There are 2 sandstone arches that they

would like to put the sign in. The building is 51,000 square feet and 3-stories.

Schaaf (sworn in) added that they spent some time considering type of signage, something that would complement the building, something that fit the City. The proposed signage resembles other signage at the parking area on Gay Street, owned by the City. The didn't want signage that was too grandiose that would take away from the residential area.

Simpson asked if the signage would be illuminated. Schaaf said no.

There was no communication submitted through the Development Services Manager.

Blankenhorn read the staff report: May 15, 2024 Case: 2024-BZA-14 301 N Mulberry ST Parcel # 66-00810.000 The subject property is zoned NC - Neighborhood Commercial District. The property has a Conditional Use Permit for Residential. The former school building is being renovated into 38 residential units. Israel Schaaf requests for Joel Mazza of 301 Mulberry LLC variances for signage to install 2 - 22sf signs mounted with a top height of 22.5' to be located in the 2 architectural arch inlay features built into the façade of the structure. The NC District signage size allowances were not updated in 2018 to be based on the size of the structure, when the GB and CB District regulations were revised. If a comparable code were in place, this over 200' wide structure could be permitted to have significantly more signage than the current code allows. The original signage for the school building is inlaid carved stone and is located higher than the requested variance for signage height.

Cunningham made a motion to approve as presented.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cynthia Cunningham, Member
SECONDER:	Tonya Boucher, Member
AYES:	Simpson, Smith, Boucher, Aryanata, Cunningham
EXCUSED:	Michael Percy, Otho Eyster



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
 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 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			
<input type="checkbox"/> Approved <input type="checkbox"/> 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.

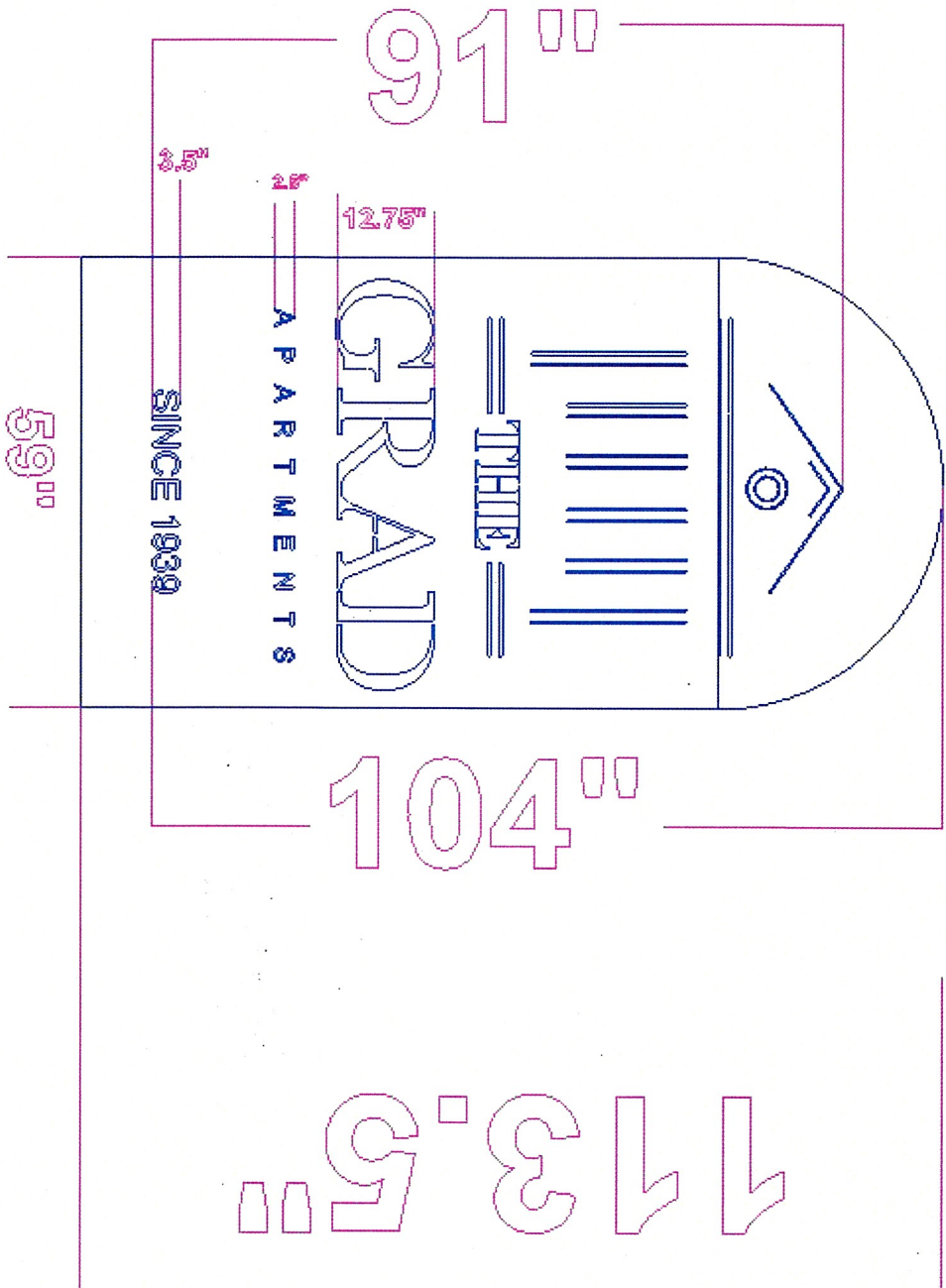
IDS 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

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.

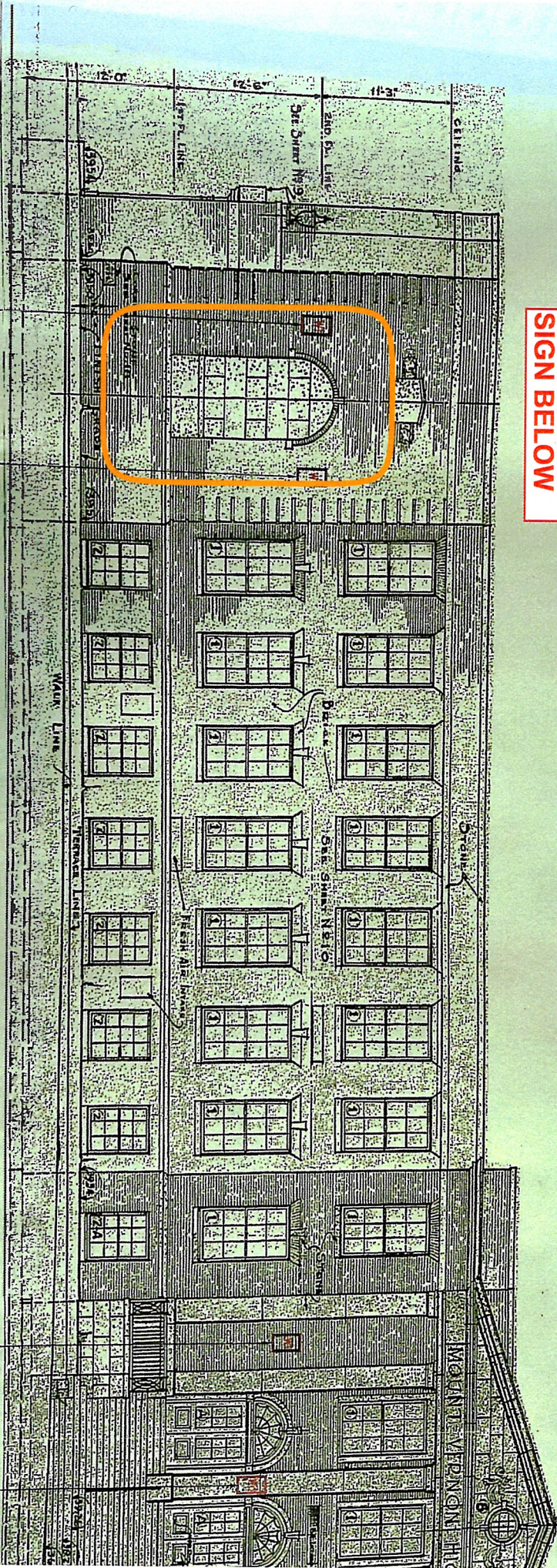


Attachment: IMG_0003 (4026 : 2024-Bza-14)

Total Square Footage: 43.80ft²



**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"