



Board of Zoning Appeals
Special Meeting

Agenda

June 26, 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

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - May 15, 2024 5:30 PM

BZA FILES

Public Hearings

- 2024-BZA-15 variance for front setback
- 2024-BZA-15 : 103 E Sugar ST - Variance for Attached Accessory Structure

ADJOURN



Board of Zoning Appeals Meeting: 06/26/24 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

SCHEDULED

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

BZA FILE (ID # 4035)

DOC ID: 4035

**2024-BZA-15 : 103 E SUGAR ST - VARIANCE FOR ATTACHED ACCESSORY
 STRUCTURE**

Item Number	2024-BZA-15
Site Address	103 E Sugar ST
Parcel Number	66-03164.000
Zoning District	R-1
Presented By	Lauren Miller

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

Request: Add covered front porch to the house that is 12' wide by 7' deep. The porch front would be 9' from the front property line.



City of Mount Vernon, Ohio
Historic Review Commission

Mount Vernon

Application for Certificate of Appropriateness

Applicant:

Name: Herb Yoder

Address: 2751 Newcastle Rd Gambier OH 43022

Email: herbcarpson1@yahoo.com Phone: 740-398-9706

Site Information:

Address: 103 E Sugar St.

Parcel Number: 66-03164.000 Deed Volume and Page: 1740/827

Zoning District: R-2

Owner: Lauren Miller

Address: 103 E. Sugar St. Mt. Vernon OH 43080

Project Description: 12'x7' porch addition w/ roof to front of House.

Site plans, building elevations, renderings, and any other drawings, details, or brochures, as well as the detailed narrative statements must be attached to this application.

Projects that required a Public Hearing require a \$75.00 deposit. Applicant will be billed for any costs which exceed the deposit. General maintenance projects typically do not require a Public Hearing.

Applicant hereby certifies that the information submitted on this application and on any sketches, drawings or other documents required to be submitted with the application are true and exact.

Signature of Applicant *Herb Yoder*

Date 5-15-24

FOR OFFICIAL USE ONLY

Case No.: _____



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Lauren Miller 103 E. Sugar St Mt. Vernon

Agent's Name, Address and Phone

Herb Yoder (The Carpenter's Sons) 27551 Newcastle Rd Gambier OH 43022

Site Information

Site Address

103 E. Sugar - St Mt Vernon

Legal Description

Parcel Number

66-63164.000

Deed Volume and Page Number

1740/827

Zoning District

R-2

Existing use of property

Single family dwelling -

Proposed use of property

Same

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: Add covered front porch to house that is 12' wide by 7' deep. This would not meet the 30' setback requirements. We are asking for a variance to be able to do this. The porch front would be 9' from front property line. Front of steps would be 3'-6" from front property line.

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: 5-10-24

By: *[Signature]*

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

\$100.00

Date Paid

Receipt Number

Status of Board's Action

- Approved Denied

Attachment: Revised Miller Permit Application 5_21_24 (4035 : 2024-Bza-15)

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)*

HJY 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.

HJY 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 front porch is very small. They would like to add the addition to have a larger usable front porch. It would also add to the beauty and character of the home. The home at 109 E Sugar St. has steps that appear to be 4-5ft away from the front property line.

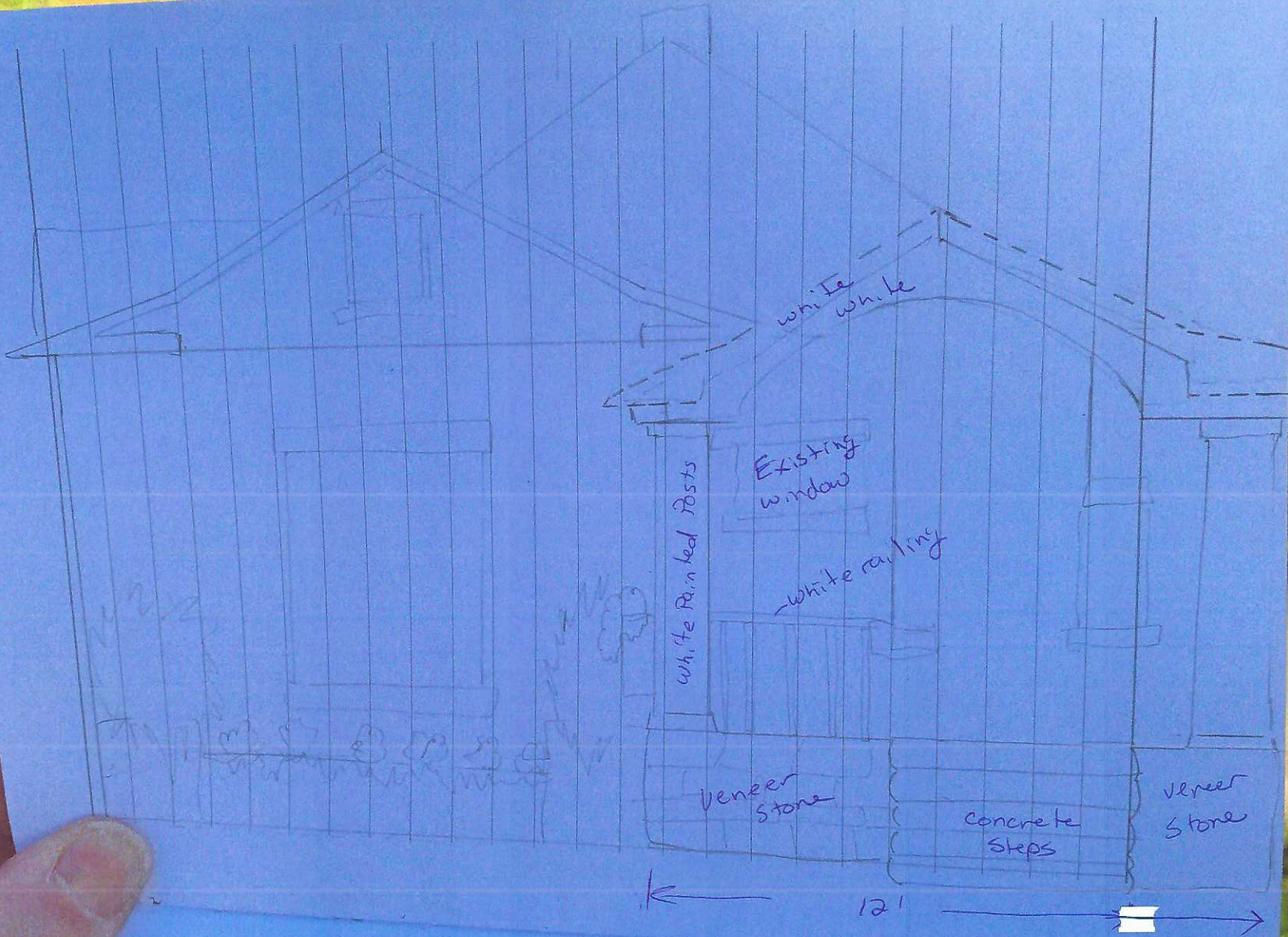
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

See 3 above

✓ 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: Revised Miller Permit Application 5_21_24 (4035 : 2024-Bza-15)



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

Knox County Ohio, GIS

Sarah Thorne

Actual setback to steps 10'-6"
Proposed setback to steps 3'-6"

Lot size

Front 55'
Back 55'
Left 80'
Right 86'

Actual Front setback - 16' to house
Proposed Front setback - 9' to house

4.2.a

Search Results

Sort By:	Low to High	Remove	Clear
PIN:			
Address:			
Owner:			
Owner Address:			

Map details: Lot numbers (e.g., 391/200, 1890/863, 1832/234, 1290/345, 1838/388, 1740/827, 2000/275, 2011/233, 6650264000), street names (N GAY ST, E SUGAR ST), and various setback measurements (16.5', 48', 32').

Attachment: Revised Miller Permit Application 5_21_24 (4035 : 2024-Bza-15)



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

Knox County Ohio, GIS Sarah Thorne

View Search Results

Sort By:

PIN:	6602781000
Address:	103 CHESTER ST NN LOT 72
Owner:	BEREAN FAITH FELLOWSHIP
Owner Address:	PO BOX 784 MOUNT VERNON OH 43050



Attachment: Revised Miller Permit Application 5_21_24 (4035 : 2024-Bza-15)

1 of 1 results

« < 1 > » 20

Export as:

[Click here for Legal Disclaimer](#)

The Carpenter's Sons
27551 Newcastle Rd.
Gambier Ohio 43022
Ohio Lic. # 30962
740-398-9706
Fax - 740-427-3881

Proposal For:

Lauren Miller
103 E Sugar St.
Mt. Vernon, Ohio 43050
404-444-0280
lajmmiller@mindspring.com

Front Porch:

Porch to be 12 ft wide by 7 ft deep
Footings to be dug to a depth of 32" below finished grade
Pour 8" x16" footing for porch walls
Lay 8" block to porch floor height
Lay veneer stone on outside of foundation of porch
Stone to be similar to stone retaining wall on east side of house

Build floor frame
Joists to be 2x10 treated material
Joists to be set 16" on center
Install vents in ring board of foundation to allow crawl space to vent
Install Aeratis composite tongue and groove porch flooring
Install 10"x10" porch columns
Build beams and roof structure
Roof structure to match drawing provided with Arched front and double pitched roof
Tie roof structure into existing roof
Shingle roof with shingles to match existing shingles as nearly as possible
Run wiring for ceiling light on porch
Install beaded wood ceiling
Ceiling to be cathedral ceiling
Install wood soffit and fascia to match existing as nearly as possible
Install wood beam wrap on beams
Remove board and batten siding on porch walls
Install ship-lap siding on existing porch walls
Prime all bare wood

Caulk and fill ready for paint
Paint ceiling, walls, beams and posts
Scrape and prep front door for paint
Paint front door to desired color
Paint porch flooring to desired color
Install white rail on porch and both sides of stairs
Railing to match railing on back porch
Install porch light (Light to be provided by others)

ProVia Ashworth Natural Cut

—

This unique stone veneer profile from ProVia uses slab configurations with varied textures and irregular sizes to capture the charm of Old Country architecture. Natural Cut's rugged edges create a chiseled and uniform appearance, while the disparate proportions add visual interest and break up the block formations. Sizes range from 1 ¼ to 6 ½ inches tall and 6 to 21 ½ inches wide.

ProVia Ashworth Natural Cut Flats

ProVia Ashworth Natural Cut Corners



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

Knox County Ohio, GIS

Sarah Thorne 9-11"

Actual setback to steps

Proposed setback to steps 3'-1/2"

Lot size

Front 55'

Back 55'

Left 80'

Right 88'

15'-1/2"

Actual Front setback - 15' to house

Proposed Front setback - 8'-1/2"

4.2.b

Map interface showing search results for PIN 6606775000. The map displays various lots with their respective PINs and addresses. A red dashed line outlines a specific lot area. The map includes street names N Gay St and E Sugar St. Search filters are set to 'Sort By: PIN' and 'Low to High'. A search bar contains 'PIN' and 'Low to High'. A 'View Search Results' button is visible. The map shows several lots with PINs such as 391/200, 497/918, 1832/234, 1290/345, 1838/388, 1740/827, 59, 103, 16.5, 2000/275, 2011/233, 109, 1630/882, 1890/863, 6602781, 103 CHESTER ST NN LOT 72, BEREAN FAITH FELLOWSHIP, PO BOX 704 MOUNT VERNON, 6604098, 6603178000, 6650264000, and 46624. A vertical red watermark 'OFFICIAL' is overlaid on the map. A yellow triangle marker is labeled 'J637'. A scale bar for N Gay St is on the left. A home icon is in the top left. A search bar at the bottom right shows '1 - 1 of 1 results' and '20'. An 'Export as: TXT' dropdown and a 'Download' button are at the bottom. A 'Click here for Legal Disclaimer' link is at the bottom right.

Attachment: REVISED Drawing 6_13_24 (4035 : 2024-Bza-15)

2024-03-07A



Knox County Ohio, GIS Sarah Thorne

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

View Search Results

Sort By:

PIN:	6602781000
Address:	103 CHESTER ST NN LOT 72
Owner:	BEREAN FAITH FELLOWSHIP
Owner Address:	PO BOX 784 MOUNT VERNON OH 43050

SPICEALY

E SUGAR ST

16.5

2003/275

56624

1630/882

4

2011/23

6603178000

6603177000

7-2"

Property Line

1 of 1 results

« < 1 > » 20

Export as:

20ft

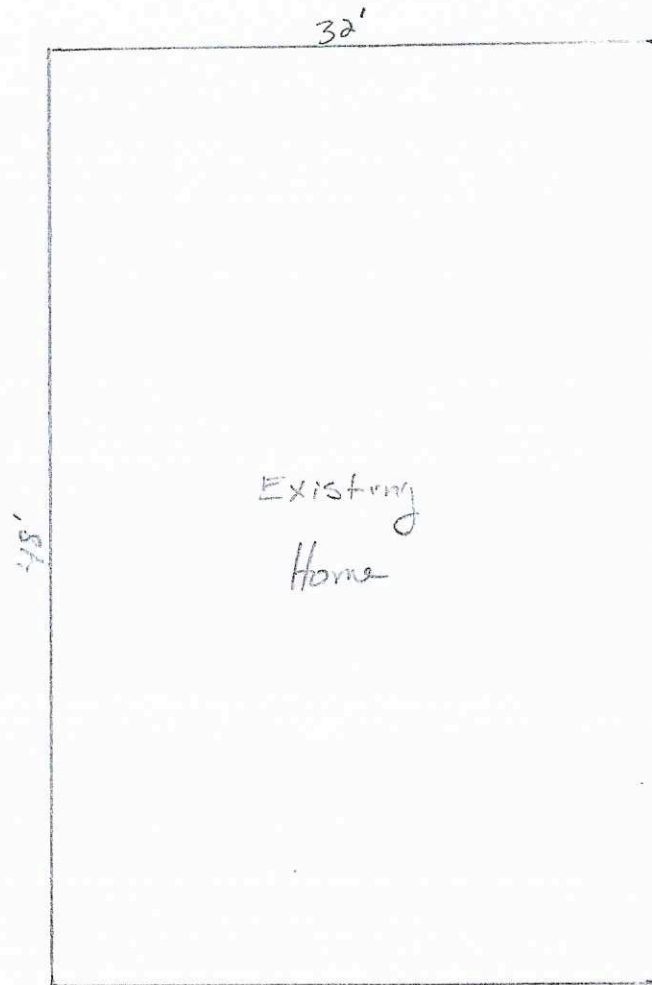
2024-03-07A

Click here for Legal Disclaimer

Attachment: REVISED Drawing 6_13_24 (4035 : 2024-Bza-15)

West Lot 59

Lauren Miller



EAST

Property Line

15'-1/2"

8'-1/2"

3'-1/2"

New Porch

New Steps

EAST SUGAR ST.

11/8"