



Board of Zoning Appeals  
Special Meeting

Minutes

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**

Attendee Name	Title	Status
Michael Percy	Chairman	Present
Susie Simpson	Vice-Chair	Present
William Smith	Member	Present
Otho Eyster	Alt. Member	Excused
Tonya Boucher	Member	Present
Kate Aryanata	Alt. Member	Present
Cynthia Cunningham	Member	Excused

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Lydia Waggoner; Kerry Waggoner; Herb Yoder

**MINUTES APPROVAL**

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

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

**BZA FILES**

***Public Hearings***

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

Yoder (sworn in) explained the request to add a 7' x 12' porch to the front of 103 E Sugar ST. He pointed out that there are a number of houses on the same street that are nonconforming, including the home two houses down that has a front porch closer to the front property line than the request.

Blankenhorn read the staff report: June 26, 2024 Case: 2024-BZA-15 103 E Sugar ST Parcel # 66-03164.000 Herb Yoder requests for property owner Lauren Miller to add a 7' deep by 12' wide covered front porch to the subject property. The front of the proposed porch would be 8'-1½" from the front property line. The subject property is zoned R-2 Single and Two-Family District and is in one of the City's Historic Districts. The Historical Review Commission reviewed the proposal to add a covered front porch to the home on Thursday, June 13 and approved it unanimously. The existing home is considered nonconforming because it does not meet current Code setback regulations. There are a number of homes on E Sugar Street and throughout the older neighborhoods of Mount Vernon that do not meet the required 30' front setback or 10' side setback. The homes at 107 and 109 E Sugar ST appear to have the same primary dwelling setback and have 7' and 8' deep front porches, respectively. There is grass area between the back of the sidewalk and the front property line, that is part of the public right of way. The BZA and HRC approved a front porch addition in 2022 to 503 E High Street that would be located 2' from the front and side property lines.

Smith made a motion to approve the request as presented.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	William Smith, Member
<b>SECONDER:</b>	Tonya Boucher, Member
<b>AYES:</b>	Percy, Simpson, Smith, Boucher, Aryanata
<b>EXCUSED:</b>	Eyster, Cunningham

**ADJOURN**

- Adjourn Motion

Boucher made a motion to adjourn the meeting, Aryanata seconded and the meeting was adjourned at 5:35 PM

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tonya Boucher, Member
<b>SECONDER:</b>	Kate Aryanata, Alt. Member
<b>AYES:</b>	Percy, Simpson, Smith, Boucher, Aryanata
<b>EXCUSED:</b>	Eyster, Cunningham



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

Category: N/A

ADOPTED

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

**BZA FILE (ID # 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.

**COMMENTS - Current Meeting:**

Yoder (sworn in) explained the request to add a 7' x 12' porch to the front of 103 E Sugar ST. He pointed out that there are a number of houses on the same street that are nonconforming, including the home two houses down that has a front porch closer to the front property line than the request.

Blankenhorn read the staff report: June 26, 2024 Case: 2024-BZA-15 103 E Sugar ST Parcel # 66-03164.000 Herb Yoder requests for property owner Lauren Miller to add a 7' deep by 12' wide covered front porch to the subject property. The front of the proposed porch would be 8'-1½" from the front property line. The subject property is zoned R-2 Single and Two-Family District and is in one of the City's Historic Districts. The Historical Review Commission reviewed the proposal to add a covered front porch to the home on Thursday, June 13 and approved it unanimously. The existing home is considered nonconforming because it does not meet current Code setback regulations. There are a number of homes on E Sugar Street and throughout the older neighborhoods of Mount Vernon that do not meet the required 30' front setback or 10' side setback. The homes at 107 and 109 E Sugar ST appear to have the same primary dwelling setback and have 7' and 8' deep front porches, respectively. There is grass area between the back of the sidewalk and the front property line, that is part of the public right of way. The BZA and HRC approved a front porch addition in 2022 to 503 E High Street that would be located 2' from the front and side property lines.

Smith made a motion to approve the request as presented.

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



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.*

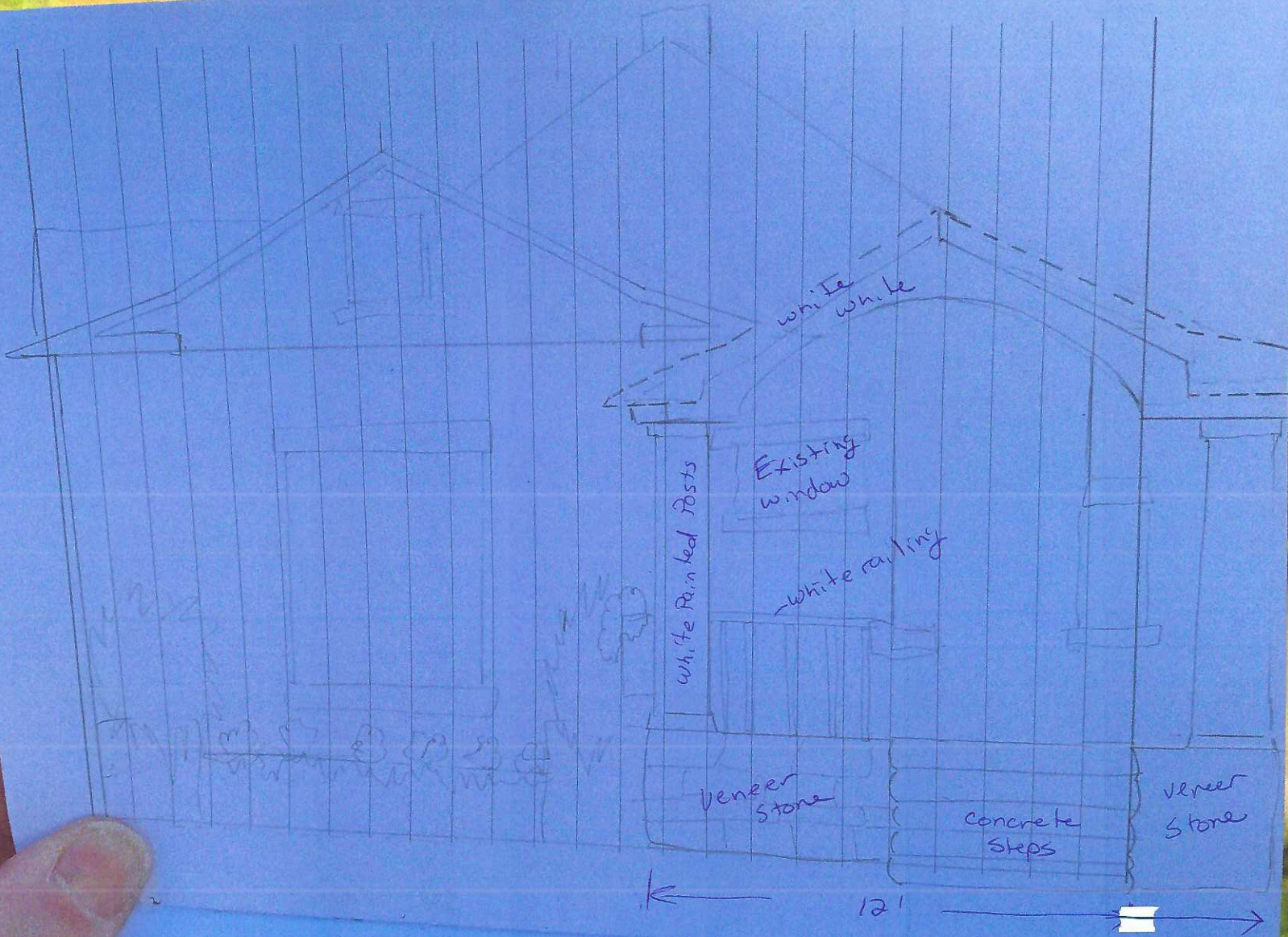
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

*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.











(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

View Search Results

Sort By: PIN Low to High

PIN:	6602781000
Address:	103 CHESTER ST NN LOT 72
Owner:	BEREAN FAITH FELLOWSHIP
Owner Address:	PO BOX 704 MOUNT VERNON OH 45050

1 - 1 of 1 results

Export as: TXT Download

Click here for Legal Disclaimer

Attachment: Revised Miller Permit Application 5\_21\_24 (4035 : 2024-Bza-15)

2024-03-07A



(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

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 1/2"

Lot size

Front 55'

Back 55'

Left 80'

Right 88'

15'-1 1/2"

Actual Front setback - 15' to house

Proposed Front setback - 8'-1 1/2"

4.2.b

Map interface showing search results for PIN 6606775000. The map displays several lots with their respective PINs and addresses. A red dashed line outlines a specific lot area. The map includes a search bar with filters for 'Sort By: PIN' and 'Low to High'. A vertical scale bar on the left indicates 'N GAY ST'. The map also shows 'E SUGAR ST' at the bottom. A search result for PIN 6606775000 is displayed in the center, showing the address 103 CHESTER ST NN LOT 72 and owner BEREAN FAITH FELLOWSHIP. Other lot numbers visible on the map include 204, 202, 200, 103, 109, 58, 59, 60, 61, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200. The map also shows a search bar with filters for 'Sort By: PIN' and 'Low to High'. A vertical scale bar on the left indicates 'N GAY ST'. The map also shows 'E SUGAR ST' at the bottom. A search result for PIN 6606775000 is displayed in the center, showing the address 103 CHESTER ST NN LOT 72 and owner BEREAN FAITH FELLOWSHIP. Other lot numbers visible on the map include 204, 202, 200, 103, 109, 58, 59, 60, 61, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

Attachment: REVISED Drawing 6\_13\_24 (4035 : 2024-Bza-15)

2024-03-07A

Click here for Legal Disclaimer



# 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

16.5

2003/275

56624

6603178000

4

2011/23

6603177000

SPICEALY

E SUGAR ST

7-2"

Property Line

1 of 1 results

« < 1 > » 20

Export as:

20ft

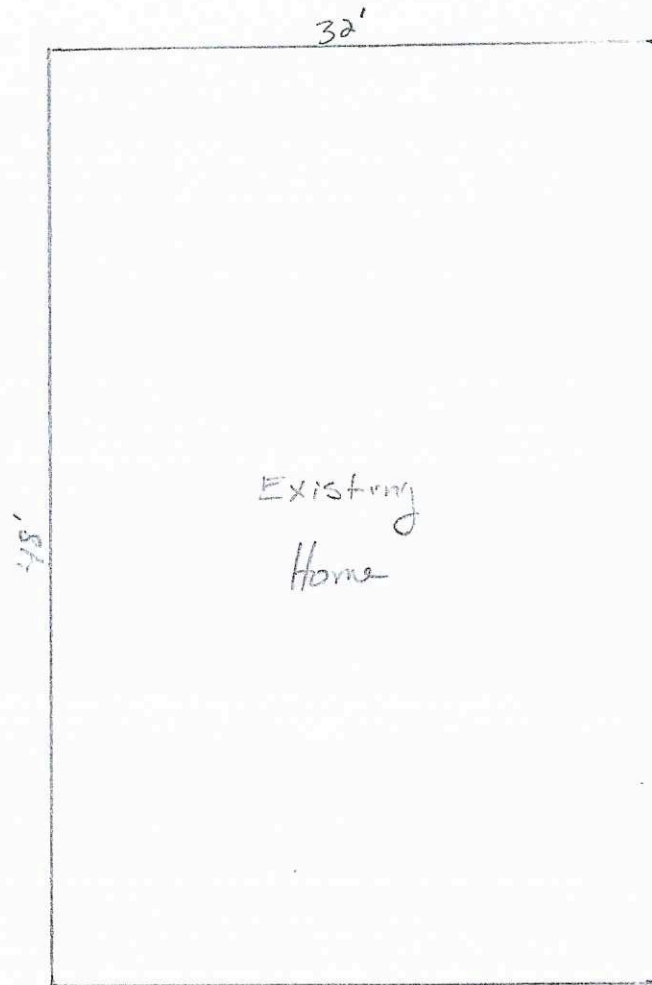
2024-03-07A

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Attachment: REVISED Drawing 6\_13\_24 (4035 : 2024-Bza-15)

West Lot 59

Lauren Miller



Existing Home

EAST

New Porch

New Steps

Property Line

EAST SUGAR ST.

RIP

Attachment: REVISED Drawing 6\_13\_24 (4035 : 2024-Bza-15)