



Board of Zoning Appeals

July 17, 2024

Board Meeting

Agenda

5:30 PM

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### **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 - Special Meeting - Jun 26, 2024 5:30 PM

### **PUBLIC HEARINGS**

- 2024-BZA-16 : 215 Miller AVE - Variance for Accessory Structure Size
- 2024-BZA-17 : 403 Howard ST - Conditional Use for Residential
- 2024-BZA-18: 820 E High ST - Variance for Front Setback for Attached Accessory Structure
- 2024-BZA-19 : 33 Hilltop DR - Variance for Front Setback

### **ADJOURN**



**Board of Zoning Appeals** Meeting: 07/17/24 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 # 4055)**

**DOC ID: 4055**

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**2024-BZA-16 : 215 MILLER AVE - VARIANCE FOR ACCESSORY STRUCTURE  
 SIZE**

Item Number	2024-BZA-16
Site Address	215 Miller AVE
Parcel Number	66-00919.002
Zoning District	R-1
Presented By	Kerry & Lydia Waggoner

<p>Quick Guide to Codified Ordinance Sections (may not be inclusive):          1173.06 General Requirements (accessory structures)</p>
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Request: construct a 32' x 48' custom garage with a 12' x 30' open porch



Mount Vernon

City of Mount Vernon, Ohio  
Board of Zoning Appeals

Request for Hearing

**Applicant's Information**

Owner's Name, Address and Phone

Kerry & Lydia Waggoner 500 Braddock St. Mt. Vernon, Oh. 740-501-5888  
740-398-4358

Agent's Name, Address and Phone

**Site Information**

Site Address

215 Miller Ave.

Legal Description

SW PT OF QTR SEC 22 2.545A

Parcel Number

66-00919.002

Deed Volume and Page Number

BK 1992 PG. 255-257

Zoning District

Existing use of property

New-House Build

Proposed use of property

Personal family Home

**Hearing Request**

**Type of Hearing Requested**

Variance  
Use

Conditional Use

Appeal of Decision

Map Interpretation

Substantially Similar

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

Permit for 32x48x12 Custom Garage on our 2 1/2 Acre Lot to house our Pontoon Boat, classic cars, enclosed Trailer, + 1 Ton P/U.

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:

June 11, 2024

By:

Lydia B. Waggoner

**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: BZA Request for Hearing (4055 : 2024-Bza-16)

### 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.

The building will be matching the house as far as siding colors. And will house our classic Cars and Pontoon Boat and misc. personal items. Not for business use.

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

Will have to store our items outdoors in the elements if the Garage is not constructed. We have a 2 1/2 Acre Lot that would be big enough to construct this Garage.

\_\_\_\_\_ 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.

140' →  
Back  
Project No. \_\_\_\_\_  
Book No. \_\_\_\_\_

Kerry + Lydia Waggoner

TITLE Additional garage at 215 Mil

From Page No. \_\_\_\_\_



32 x 48 x 12

Custom Garage

1536 sq ft

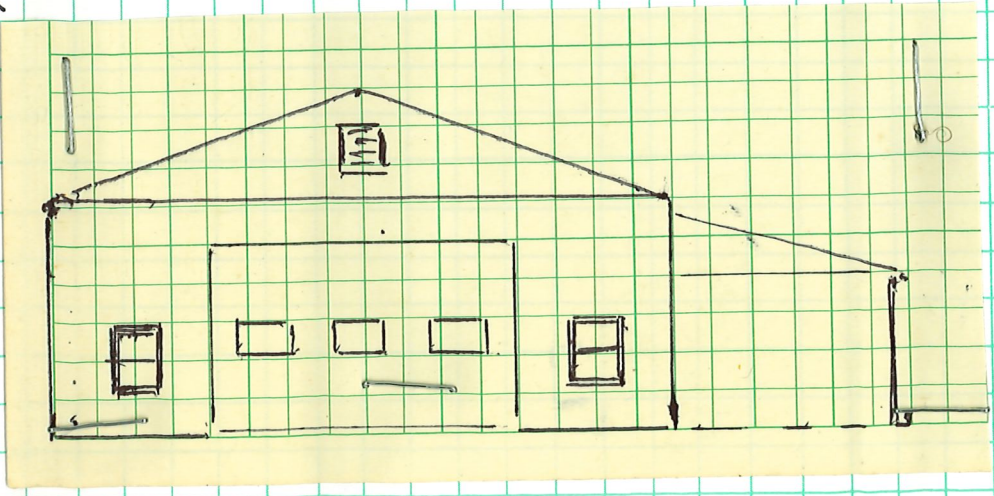
← 15' + 15'

12 x 30 open porch

Garage Door  
16 x 10

40' →  
Side  
Property  
line

250' East property line



Attachment: Garage Details (4055 : 2024-Bza-16)

Witnessed & Understood by me,

Date

Invented by

Date

Recorded by

DRAWN BY: WILLIS B.

SCALE: 1" = 40'-0"

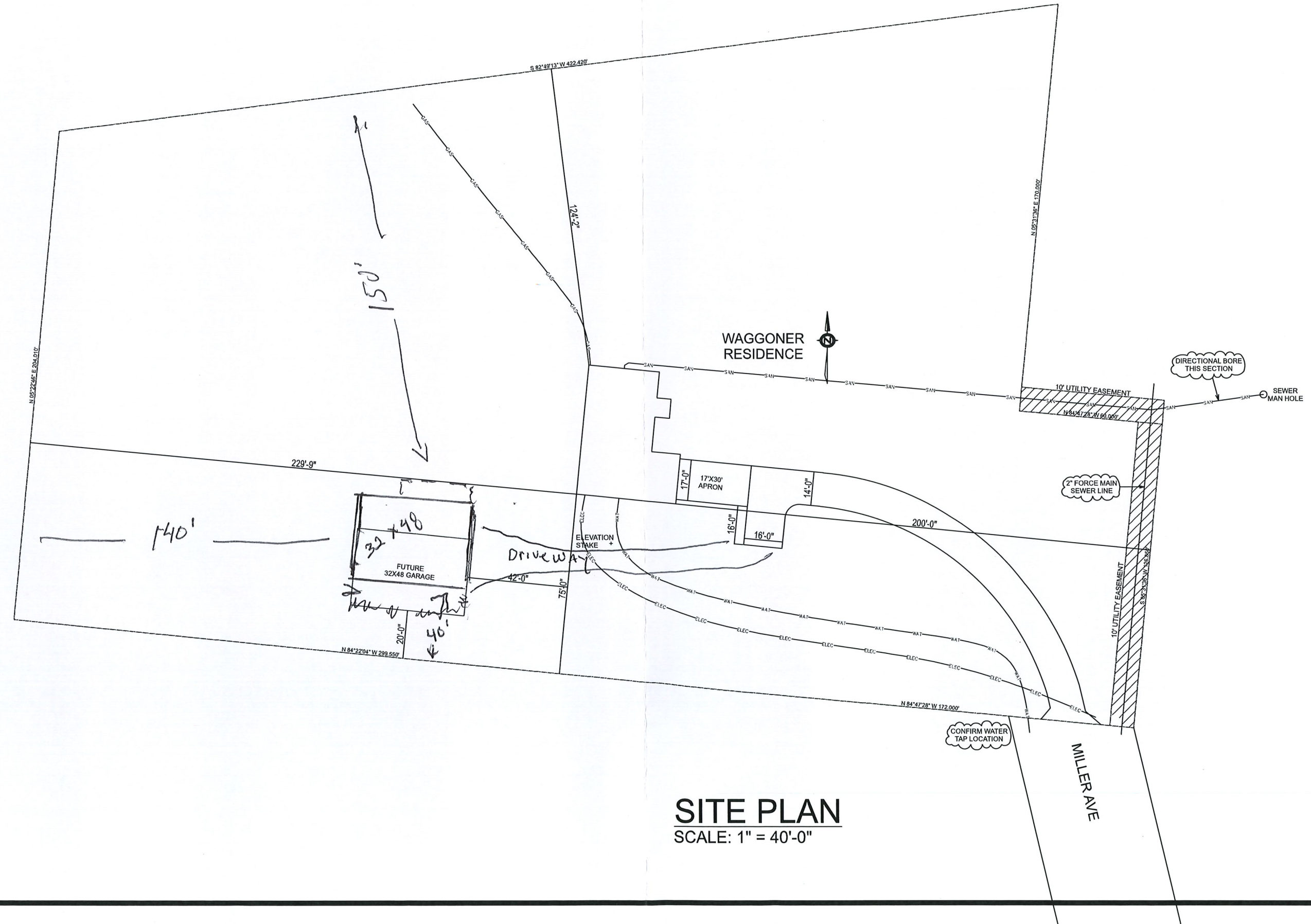
DATE: Wednesday, May 15, 2024

PLAN #: 195

KERRY & LYDIA WAGGONER # 3508

215 MILLER AVENUE  
MT VERNON, OHIO 43050

6678 ST RT 241  
MILLERSBURG  
OH 44654  
330-674-9386



**SITE PLAN**  
SCALE: 1" = 40'-0"



Attachment: Site Photos (4055 : 2024-Bza-16)



Attachment: Site Photos (4055 : 2024-Bza-16)



Attachment: Site Photos (4055 : 2024-Bza-16)



**Board of Zoning Appeals** Meeting: 07/17/24 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 # 4056)**

**DOC ID: 4056**

**2024-BZA-17 : 403 HOWARD ST - CONDITIONAL USE FOR RESIDENTIAL**

Item Number	2024-BZA-17
Site Address	403 Howard ST
Parcel Number	66-06701.000
Zoning District	GB
Presented By	Bill Wilson

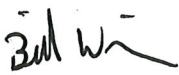
Quick Guide to Codified Ordinance Sections (may not be inclusive):  
 1167.02(g) Conditional Uses (General Business District) Residential, as  
 determined compatible with other uses in the area  
 1167.04 Development Standards for Residential Uses in the General Business  
 District

Request: Conditional Use Permit approval to convert the existing structure into housing for employees that travel and stay to work at the local facility



City of Mount Vernon, Ohio  
Board of Zoning Appeals

Request for Hearing

Applicant's Information				
Owner's Name, Address and Phone			BILL WILSON	
Mount Vernon Real Estate, 1321 Industrial Pkwy N Suite 500, Brunswick Oh 44212			330-410-8012	
Agent's Name, Address and Phone				
Site Information				
Site Address		Legal Description		
403 Howard		Factory 7 S 1/2		
Parcel Number	Deed Volume and Page Number	Zoning District		
66-06701.000	1742/415	46621		
Existing use of property		Proposed use of property		
Office		Residential		
Hearing Request				
<b>Type of Hearing Requested</b>				
<input type="checkbox"/> Variance <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Appeal of Decision <input type="checkbox"/> Map Interpretation <input type="checkbox"/> Substantially Similar Use				
<p>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.</p>				
<p>Request:</p> <p>We are currently looking to turn the office into housing for employees that travel and stay to work at our facility.</p>				
<p>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.</p>				
Date: 		By: 6-10-2024		
Status of Application				
Filing Date		Case Number		
		Hearing Date		
		Fee deposit	Date Paid	Receipt Number
		\$100.00		
Status of Board's Action				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied				

Attachment: BZA application (4056 : 2024-Bza-17)

**1155.23 F**

Below are pictures of the proposed site including all buildings and parking area. The exterior of the property will remain the same as it currently sits. The only change may be 1-2 additional cars parked in the driveway.



**1155.23 G**

We feel there will be no effects such as noise, glare, odor, fumes and vibration on the adjoining properties. The reasons we feel that there will be no effects are the following. We own the house directly the west 407 Park street, we also own the property to the south 400 Howard Street. If you look to the north there is a line of trees that will act as a buffer and we own the garage to the east that sits between building E and the house.

Attachment: Mount Vernon Permit 2024292 (4056 : 2024-Bza-17)



**Board of Zoning Appeals** Meeting: 07/17/24 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 # 4057)**

**DOC ID: 4057**

**2024-BZA-18: 820 E HIGH ST - VARIANCE FOR FRONT SETBACK FOR  
 ATTACHED ACCESSORY STRUCTURE**

Item Number	2024-BZA-18
Site Address	920 E High St
Parcel Number	66-07924.000
Zoning District	R-1
Presented By	Nick Zarley, Finished Remodeling LLC

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

Request: 3' variance to allow for an 8' x 12' front porch to be built



### 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)

NZ 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.

NZ 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 HOMEOWNER WOULD LIKE TO ADD A SMALL FRONT PORCH WITH ENOUGH SPACE TO COMFORTABLY SIT A FEW CHAIRS. THE CURRENT FOUR FOOT STOOP DOES NOT ALLOW ADEQUATE SPACE. THE PORCH WOULD ADD VALUE TO THE HOME, AND CURB APPEAL TO THE NEIGHBORHOOD. STRICT APPLICATION OF THIS ZONING ORDINANCE WOULD LIMIT THE PORCH TO ONLY 5' X 12', RATHER THAN THE DESIRED AND MORE FUNCTIONAL 8' X 12'.

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

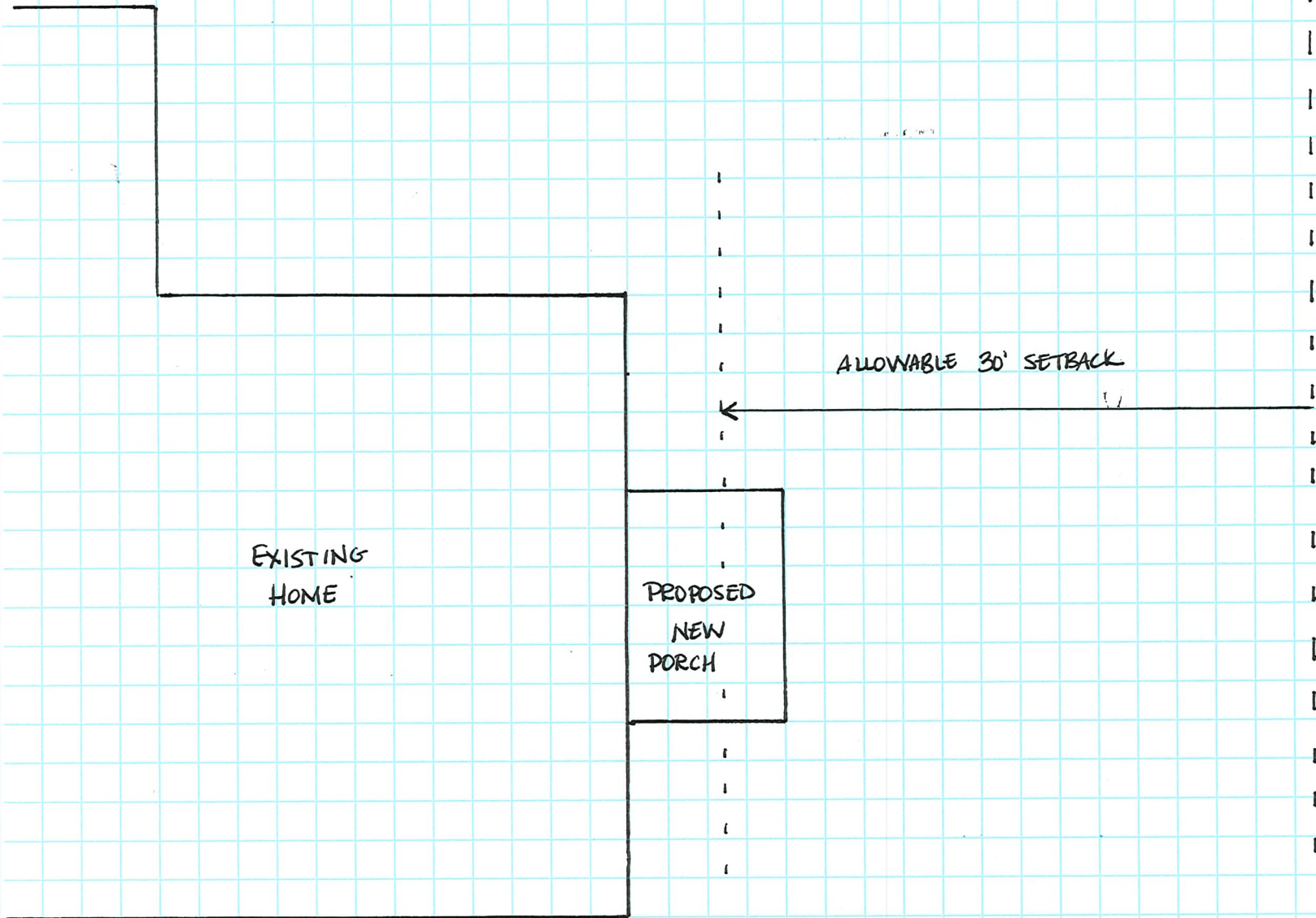
FOLLOWING THE STRICT APPLICATION OF THIS ZONING ORDINANCE WOULD DENY THE HOMEOWNER OF A FUNCTIONAL SPACE TO ENJOY BOTH THEIR OWN PROPERTY AND THE SURROUNDING NEIGHBORHOOD.

NZ 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.

NZ 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.

NZ 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.

WALT AND NANCY LEWIS  
920 E HIGH ST  
MT VERNON OH 43050



E  
H  
I  
G  
H  
S  
T

Attachment: BZA Application (4057 : 2024-Bza-18)



THE PORCH WILL  
LOOK VERY SIMILAR  
TO THIS ONE.



Attachment: BZA Application (4057 : 2024-Bza-18)



Attachment: site plan (4057 : 2024-Bza-18)

June 4, 2024

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

Knox County, OH; Bruce Harris & Associates



**Board of Zoning Appeals** Meeting: 07/17/24 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 # 4061)**

**DOC ID: 4061**

**2024-BZA-19 : 33 HILLTOP DR - VARIANCE FOR FRONT SETBACK**

Item Number	2024-BZA-19
Site Address	33 Hilltop DR
Parcel Number	66-09270.000
Zoning District	R-1
Presented By	Paul Stalter, POA for Jane Stalter

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

Request: 21' front setback to construct a deck on the front of the home.



City of Mount Vernon, Ohio  
Board of Zoning Appeals

Request for Hearing

**Applicant's Information**

Owner's Name, Address and Phone  
JANE STALTER/PAUL STALTER - POA

Agent's Name, Address and Phone  
SAME 7225 COUNTY ROAD 68 MILLERSBURGH, OH, 44644

**Site Information**

Site Address 33 HILLTOP	Legal Description HIAWATHA HILLS 9
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Parcel Number 66-09270.00	Deed Volume and Page Number	Zoning District R1
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Existing use of property RESIDENTIAL	Proposed use of property RESIDENTIAL
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**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:  
WE DO NOT HAVE THE 30 FT DISTANCE TO PROPERTY LINE WE ONLY HAVE 21 FT TO PROPERTY LINE WE ARE REQUESTING 6 OPTION 1 8 FT DECK ACROSS FRONT SIDE OF HOUSE  
OPTION 2 6 FT DECK THERE WAS A 4 FT DECK ON FRONT OF HOUSE WHEN WE PURCHASED IT WAS BAD

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: 6-28-24 By: JANE STALTER/ paul stalter POA

**Status of Application**

Filing Date	Case Number		
	Hearing Date		
	Fee deposit \$100.00	Date Paid 6/28/2024	Receipt Number

Status of Board's Action

Approved     Denied

OK # 4259

Attachment: BZA App (4061 : 2024-Bza-19)

### 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)

P.S. 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.

P.S. 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.

WE NEED ACCESS TO THE 2 FRONT DOORS OF THE HOUSE  
THE EXISTING FRONT DECK + STEPS WAS BAD, WE JUST  
PURCHASED THE HOUSE RECENTLY WE WOULD LIKE TO PUT UP AN  
DECK THERE IS LOTS OF ROOM TO ROAD

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

WE CANT ACCESS THE UPPER LEVEL OF HOUSE

P.S. 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.

P.S. 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.

P.S. 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.

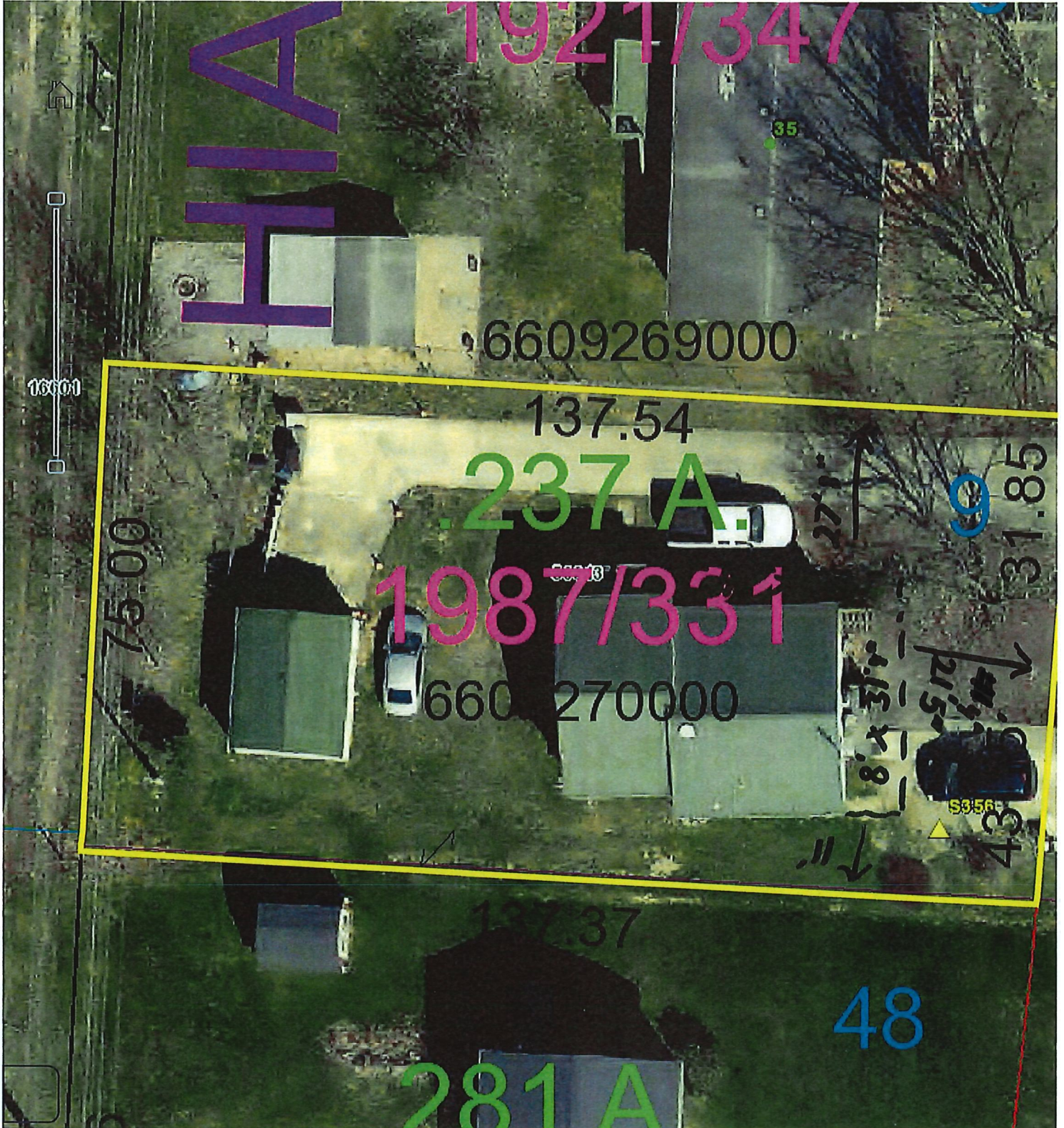


(<https://www.knoxcountyauditor.org/>)

Knox County Ohio, GIS  
Sarah Thorne

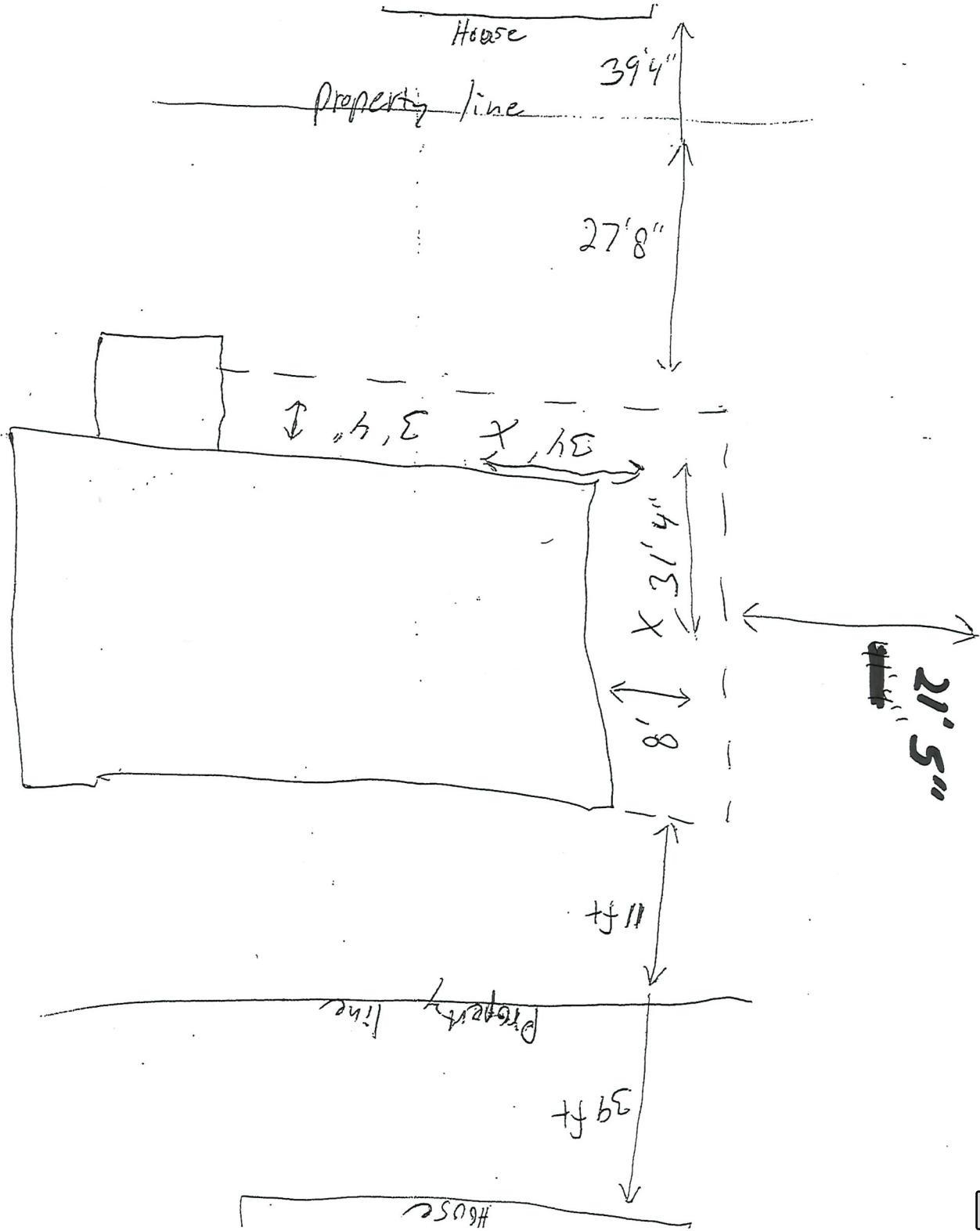
Revised  
6/27/2024

4.8.c



Attachment: Drawing (4061 : 2024-Bza-19)

Revised  
6/27/24  
pxi



located @ 33 Hilltop Dr.,  
S + 1/2

Attachment: Drawing (4061 : 2024-Bza-19)