



Board of Zoning Appeals  
Board Meeting

Minutes

July 17, 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; Bill Wilson; Kerry Waggoner; Lydia Waggoner; Margaret Hogle; Paul Stalter; Jane Stalter; Kim Fox; Dan Fox; Walt Lewis; Nick Zarley

**MINUTES APPROVAL**

- Board of Zoning Appeals - Special Meeting - Jun 26, 2024 5:30 PM

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

**PUBLIC HEARINGS**

- 2024-BZA-16 : 215 Miller AVE - Variance for Accessory Structure Size

K. Waggoner (sworn in) explained his request for a variance to construct a detached accessory structure (garage) larger than 35% of the gross floor area of the home that is being built. The property is 2.5 acres at the north end of Miller Avenue. Since purchasing the property, they have cleared years of accumulated debris and brush. They have several personal property items that they would like to store inside, including a couple classic vehicles, a compact tractor used for maintaining the property, a mower, and an enclosed trailer for

hauling one of his Model T's. Waggoner explained it would be a hardship to him to not have the building, forcing him to leave his valuables outside. In preparing the site for the accessory building, Waggoner explained he took a lot into consideration, meaning where they wanted to locate the structure, where the location would enhance the property, and where it would not intrude on the neighbors. He chose a site that is approximately 50 feet behind the house. It is 40 feet off of the nearest neighbors rear shared property line. He left trees, honeysuckle, and other greenery to add privacy for the neighbors as well as the Waggoners. Waggoner planted 16 arborvitaes. Waggoner was concerned about any water that would run off of the structure. He prepared a waterway around the building to contain all runoff on his property and not reach the neighboring properties.

Hogle (sworn in) 211 Miller AVE said the Waggoners have almost 3 acres to take care of. There is plenty of room for the proposed oversized building. She thinks the subject property is very neat and well taken care of. She understands that equipment is needed to take care of that size of parcel and that the Waggoners should have a larger building.

Blankenhorn said she receive a phone call from Ruth Wandle of 116 Oakway DR. Her voicemail stated the building is very acceptable and she has no problem with it at all.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-16 215 Miller AVE Parcel # 66-00919.002 The subject property is zoned R-1 Single Family District. The Waggoner's are requesting a variance to build a 32' x 48' custom garage totaling 1,536 sf with a 12' x 30' open porch on the side of it. All required minimum setbacks will be exceeded. The Waggoner's new home is under construction with a main floor square footage of 1,417 and a 42' x 54' footprint totaling 2,204 sf. Their property is 2.545 acres. The garage will be used to store the Waggoner's personal items including their pontoon boat, classic cars, an enclosed trailer, and a 1-ton pickup truck. A number of accessory structure garages larger than 35% of the gross floor area of the home have been approved by the Board of Zoning Appeals for personal storage, including a 30' x 40' structure on a .2 of an acre lot at 208 Miller AVE, circled in the image of the neighborhood block.

Broeren asked what the square footage of the accessory building is. K. Waggoner said approximately 1,500 square feet.

Smith asked what kind of precedent has been set in the past, knowing the code allows up to 35% of the square footage of the residential building, have we done this type of thing in the past.

Blankenhorn, said yes, a number of them. The structure noted in the staff report is half a block down the street on a very small lot.

Broeren said there have been a number of accessory buildings that have come before the BZA. A number of them have been approved. Some have not been approved, oftentimes, dealing with the specific placement of the building, in regards to the neighborhood and questions from the neighbors.

Smith made a motion to grant the variance as requested.

<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

- 2024-BZA-17 : 403 Howard ST - Conditional Use for Residential

Wilson (sworn in) is the General Manager for Mack Industries that owns the subject property. He explained they are requesting a conditional use for residency on this property. They are no longer using this structure for an office. Wilson explained Mack is the largest precaster in Ohio. They have four other precast facilities. It is not uncommon that from time-to-time other team members will come to the Mount Vernon facility to help. They would like to create an area that they can house the visiting team member. This will help cut down on the cost of overnight stays. Additionally, the empty building tends to attract homeless, trying to break in. They feel with someone occupying it from time to time will help cut down on that. They own the property to

the south of this parcel, where the manufacturing plant is located. They own the house to the west and the garage on the east. There is a line of trees on the north side. They will not have continuous occupancy. They feel this will not impede on other residents in the area.

Percy asked if it would be like a single family or more like a boarding house. Wilson said they are looking to do more like a single family. There will be no more than 2 occupants at a time. In most cases there will only be one at a time.

Percy asked if it would be a single unit, to which Wilson said yes.

Blankenhorn explained the Conditional Use notification requirements are broader than a variance. A mailing is sent to all property owners within 300 feet of the subject property, broader than just adjoining property owners. One property owner from Ohio Avenue called to see what the request was about. After it was explained, they didn't think there would be any bearing or relevance to their property.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-17 403 Howard ST Parcel # 66-06701.000 The subject property is zoned GB - General Business District. Bill Wilson of Mack Industries is requesting, for Mount Vernon Real Estate, a Conditional Use Permit to allow the existing structure at 403 Howard ST to be utilized for residential purposes. The structure was most recently used as an office. All of the properties on the north side of Howard Street between Gay Street and Harnwell Street are zoned General Business, while nearly all of the residential looking structures are being used as dwellings. There is a dwelling unit in the commercial looking structure at the corner of Howard Street and East Street, owned by The Salvation Army. The Board of Zoning Appeals approved a pole barn style structure to be built at the corner of Howard Street and South Division Street with a dwelling unit inside of it.

Simpson made a motion to approve the request as requested.

<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

- 2024-BZA-18: 820 E High ST - Variance for Front Setback for Attached Accessory Structure

Lewis (sworn in) explained his request for a front setback variance in order to construct a covered front porch. There is no porch on the home at this time. There is a 4' stoop. They would like to create an 8' x 12' porch.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-18 920 E High ST Parcel # 66-07924.000 The subject property is zoned R-1 Single Family District. Nick Zarley, of Finished Remodeling LLC requests for Nancy and Walt Lewis a variance for the front setback to construct an 8' x 12' covered front porch to be located 26' from the front property line. There are a number of properties in the general vicinity with varying structure setbacks closer to the High Street right-of-way, including an accessory structure that appears to be over the right of way line. The Board of Zoning Appeals granted a variance to a home on the next block west to construct a front porch that would be located 22' from the front property line. High Street has a 66' wide right of way, allowing additional yard area between the edge of pavement and the front property lines, approximately 17' for this site. There are no sidewalks on the south side of this block. If there were, they would be located within the 17' wide section of the 66' wide right of way.

Smith made a motion to approve the variance request.

<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

- 2024-BZA-19 : 33 Hilltop DR - Variance for Front Setback

P. Stalter (sworn in) explained they purchased the property not too long ago and started fixing things. They removed the front deck off, not realizing it was too close to the road and were notified by the Property Maintenance Enforcement Officer that approval was needed to reconstruct a deck. He said they cannot get out of the front kitchen or the mud room door without something on the front of the house. Otherwise, you have to go downstairs, through the basement and out the basement door. They would like to build an 8' deck along the front of the house. The decking that was removed was 4'.

The front of the house sets right at 30' or maybe a little less than from the front property line. The request is for a 22.5' front setback.

Stalter provided signed agreement from all adjoining property owners.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-19 33 Hilltop DR Parcel # 66-09270.000 The subject property is zoned R-1 Single Family District. Paul Stalter, POA for Jane Stalter, requests a variance for the front setback at 33 Hilltop Drive to construct a deck to be located 21½' from the front property line. The home to the immediate north of this property appears to set closer to the road than the subject home and has a covered front porch that sets approximately 22' from the front property line, based on the aerial image on the Knox County Auditor's website map.

Blankenhorn said after reviewing the staff report, she believes the measurements may be mixed up because the home at 35 Hilltop Drive sets closer to the road than the subject property.

Blankenhorn said Hilltop Drive has a wide right-of-way. There is a significant distance from the front property line to the edge of pavement.

A re-measurement on the Knox County Auditor's site shows the front porch of 35 Hilltop Drive sets approximately 21.5' from the front property line. Blankenhorn said the 21.5' provided by Stalter may be more. Stalter said his worker that was working on the deck measured it.

Blankenhorn suggested if a 22' front setback is used, that will be safe. Broeren said it could be stated as 8' from the front of the house.

Simpson made a motion to accept the proposal as submitted.

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

**ADJOURN**

Blankenhorn thanked Boucher for her time on the commission, as this is the last meeting she will serve as a member.

The Mayor has a recommended appointment that will be voted on by Council.

Blankenhorn reminded the members to let her know directly if they are not available to attend a meeting or if they have to recuse themselves from a case.

- Adjourn Motion

Smith made a motion to adjourn the meeting, Boucher seconded and the meeting was adjourned at 5:57 PM

<b>RESULT:</b>	<b>ADOPTED [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



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

**DOC ID: 4055**

**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

Quick Guide to Codified Ordinance Sections (may not be inclusive):  
 1173.06 General Requirements (accessory structures)

Request: construct a 32' x 48' custom garage with a 12' x 30' open porch

**COMMENTS - Current Meeting:**

K. Waggoner (sworn in) explained his request for a variance to construct a detached accessory structure (garage) larger than 35% of the gross floor area of the home that is being built. The property is 2.5 acres at the north end of Miller Avenue. Since purchasing the property, they have cleared years of accumulated debris and brush. They have several personal property items that they would like to store inside, including a couple classic vehicles, a compact tractor used for maintaining the property, a mower, and an enclosed trailer for hauling one of his Model T's. Waggoner explained it would be a hardship to him to not have the building, forcing him to leave his valuables outside. In preparing the site for the accessory building, Waggoner explained he took a lot into consideration, meaning where they wanted to locate the structure, where the location would enhance the property, and where it would not intrude on the neighbors. He chose a site that is approximately 50 feet behind the house. It is 40 feet off of the nearest neighbors rear shared property line. He left trees, honeysuckle, and other greenery to add privacy for the neighbors as well as the Waggoners. Waggoner planted 16 arborvitae. Waggoner was concerned about any water that would run off of the structure. He prepared a waterway around the building to contain all runoff on his property and not reach the neighboring properties.

Hogle (sworn in) 211 Miller AVE said the Waggoners have almost 3 acres to take care of. There is plenty of room for the proposed oversized building. She thinks the subject property is very neat and well taken care of. She understands that equipment is needed to take care of that size of parcel and that the Waggoners should have a larger building.

Blankenhorn said she receive a phone call from Ruth Wandle of 116 Oakway DR. Her voicemail stated the building is very acceptable and she has no problem with it at all.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-16 215 Miller AVE Parcel # 66-00919.002 The subject property is zoned R-1 Single Family District. The Waggoner's are requesting a variance to build a 32' x 48' custom garage totaling 1,536 sf with a 12' x 30' open porch on the side of it. All required minimum setbacks will be exceeded. The Waggoner's new home is under construction with a main floor square footage of 1,417 and a 42' x 54' footprint totaling 2,204 sf. Their property is 2.545 acres. The garage will be used to store the Waggoner's personal items including their pontoon boat, classic cars, an enclosed trailer, and a 1-ton pickup truck. A number of accessory structure garages larger than 35% of the gross floor area of the home have been approved by the Board of Zoning Appeals for personal storage, including a 30' x 40' structure on a .2 of an acre lot at 208 Miller AVE, circled in the image of the neighborhood block.

Broeren asked what the square footage of the accessory building is. K. Waggoner said approximately 1,500 square feet.

Smith asked what kind of precedent has been set in the past, knowing the code allows up to 35% of the square footage of the residential building, have we done this type of thing in the past.

Blankenhorn, said yes, a number of them. The structure noted in the staff report is half a block down the street on a very small lot.

Broeren said there have been a number of accessory buildings that have come before the BZA. A number of them have been approved. Some have not been approved, oftentimes, dealing with the specific placement of the building, in regards to the neighborhood and questions from the neighbors.

Smith made a motion to grant the variance as requested.

<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>	Otho Eyster, Cynthia Cunningham



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  
Book

Project No. \_\_\_\_\_  
Book No. \_\_\_\_\_

Kerry + Lydia Waggoner

4.1.c

TITLE Additional garage at 215 Mil

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



32 x 48 x 12

Custom Garage

1536 sq ft

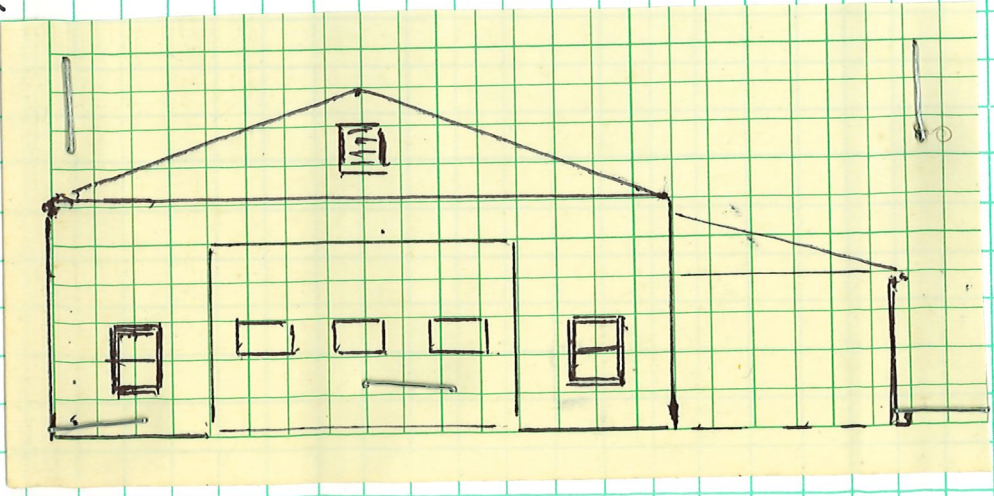
← 15' + 15'

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"

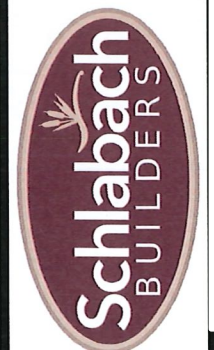
DATE: Wednesday, May 15, 2024

PLAN #: 195

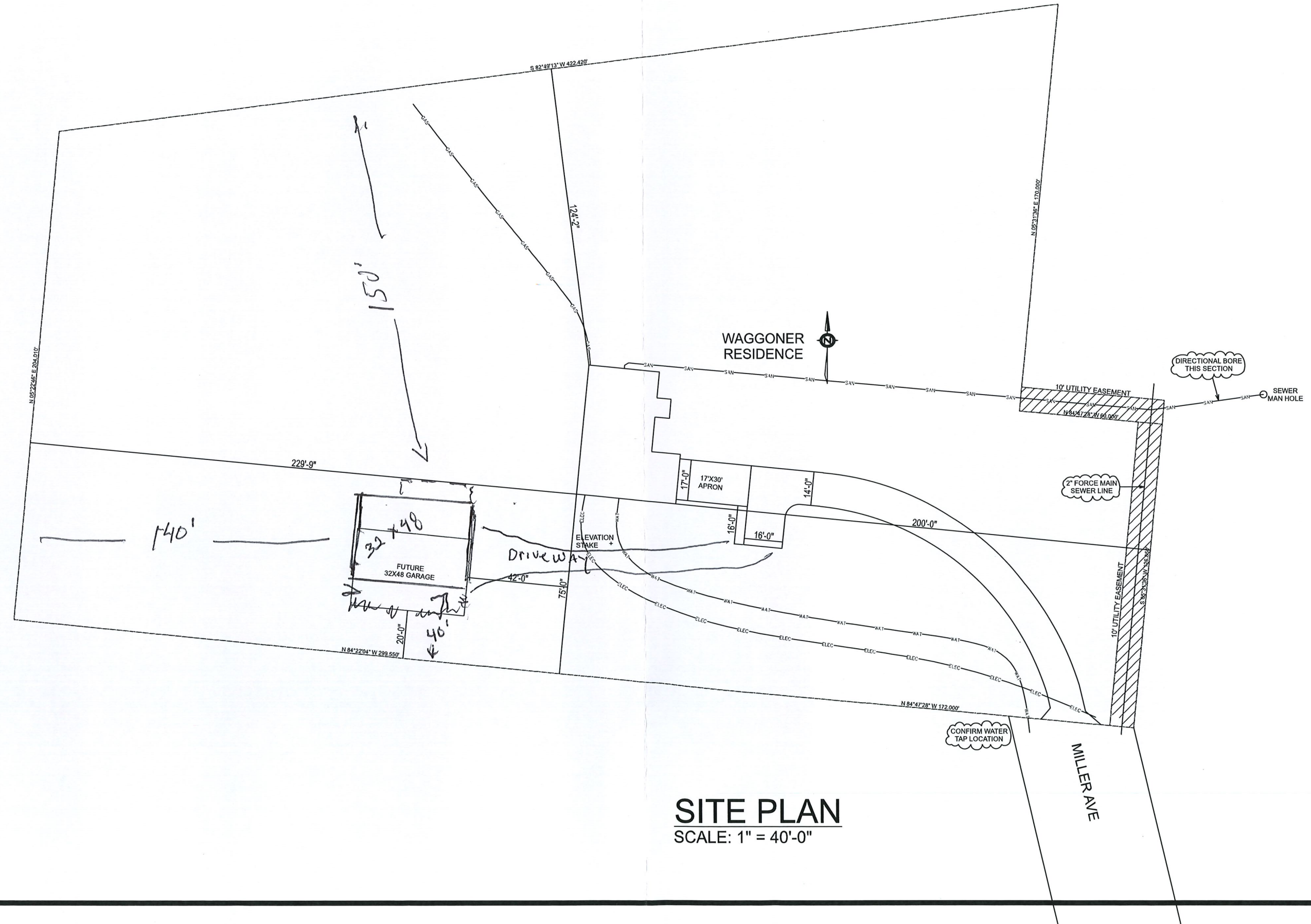
KERRY & LYDIA WAGGONER # 3508

215 MILLER AVENUE  
MT VERNON, OHIO 43050

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



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



**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**

**ADOPTED**

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

**COMMENTS - Current Meeting:**

Wilson (sworn in) is the General Manager for Mack Industries that owns the subject property. He explained they are requesting a conditional use for residency on this property. They are no longer using this structure for an office. Wilson explained Mack is the largest precaster in Ohio. They have four other precast facilities. It is not uncommon that from time-to-time other team members will come to the Mount Vernon facility to help. They would like to create an area that they can house the visiting team member. This will help cut down on the cost of overnight stays. Additionally, the empty building tends to attract homeless, trying to break in. They feel with someone occupying it from time to time will help cut down on that. They own the property to the south of this parcel, where the manufacturing plant is located. They own the house to the west and the garage on the east. There is a line of trees on the north side. They will not have continuous occupancy. They feel this will not impede on other residents in the area.

Percy asked if it would be like a single family or more like a boarding house. Wilson said they are looking to do more like a single family. There will be no more than 2 occupants at a time. In most cases there will only be one at a time.

Percy asked if it would be a single unit, to which Wilson said yes.

Blankenhorn explained the Conditional Use notification requirements are broader than a

variance. A mailing is sent to all property owners within 300 feet of the subject property, broader than just adjoining property owners. One property owner from Ohio Avenue called to see what the request was about. After it was explained, they didn't think there would be any bearing or relevance to their property.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-17 403 Howard ST Parcel # 66-06701.000 The subject property is zoned GB - General Business District. Bill Wilson of Mack Industries is requesting, for Mount Vernon Real Estate, a Conditional Use Permit to allow the existing structure at 403 Howard ST to be utilized for residential purposes. The structure was most recently used as an office. All of the properties on the north side of Howard Street between Gay Street and Harnwell Street are zoned General Business, while nearly all of the residential looking structures are being used as dwellings. There is a dwelling unit in the commercial looking structure at the corner of Howard Street and East Street, owned by The Salvation Army. The Board of Zoning Appeals approved a pole barn style structure to be built at the corner of Howard Street and South Division Street with a dwelling unit inside of it.

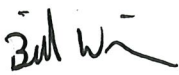
Simpson made a motion to approve the request as requested.

<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>	Otho Eyster, Cynthia Cunningham



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				
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 are currently looking to turn the office into housing for employees that travel and stay to work at our facility.				
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: 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**

ADOPTED

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

**COMMENTS - Current Meeting:**

Lewis (sworn in) explained his request for a front setback variance in order to construct a covered front porch. There is no porch on the home at this time. There is a 4' stoop. They would like to create an 8' x 12' porch.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-18 920 E High ST Parcel # 66-07924.000 The subject property is zoned R-1 Single Family District. Nick Zarley, of Finished Remodeling LLC requests for Nancy and Walt Lewis a variance for the front setback to construct an 8' x 12' covered front porch to be located 26' from the front property line. There are a number of properties in the general vicinity with varying structure setbacks closer to the High Street right-of-way, including an accessory structure that appears to be over the right of way line. The Board of Zoning Appeals granted a variance to a home on the next block west to construct a front porch that would be located 22' from the front property line. High Street has a 66' wide right of way, allowing additional yard area between the edge of pavement and the front property lines, approximately 17' for this site. There are no sidewalks on the south side of this block. If there were, they would be located within the 17' wide section of the 66' wide right of way.

Smith made a motion to approve the variance request.

**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  
Board of Zoning Appeals

Request for Hearing

**Applicant's Information**

Owner's Name, Address and Phone

NANCY AND WALT LEWIS

Agent's Name, Address and Phone

NICK ZARLEY

**Site Information**

Site Address

920 E HIGH ST

Legal Description

1273 K S L LOT 44

Parcel Number

66-07924.000

Deed Volume and Page Number

Zoning District

R1

Existing use of property

510 - SINGLE FAMILY DWELLING OWNER OCC

Proposed use of property

FRONT PORCH

**Hearing Request**

**Type of Hearing Requested**

Variance  
Use

Conditional Use

Appeal of Decision

Map Interpretation

Substantially Similar

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

Request:

TO ALLOW FOR AN 8' X 12' FRONT PORCH TO BE BUILT.  
THIS WOULD REQUIRE A 3' VARIANCE AS THE HOUSE IS SET BACK  
35' ACCORDING TO THE KNOX COUNTY AUDITOR SITE.

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: 6-17-24

By:

**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 Application (4057 : 2024-Bza-18)

### 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.

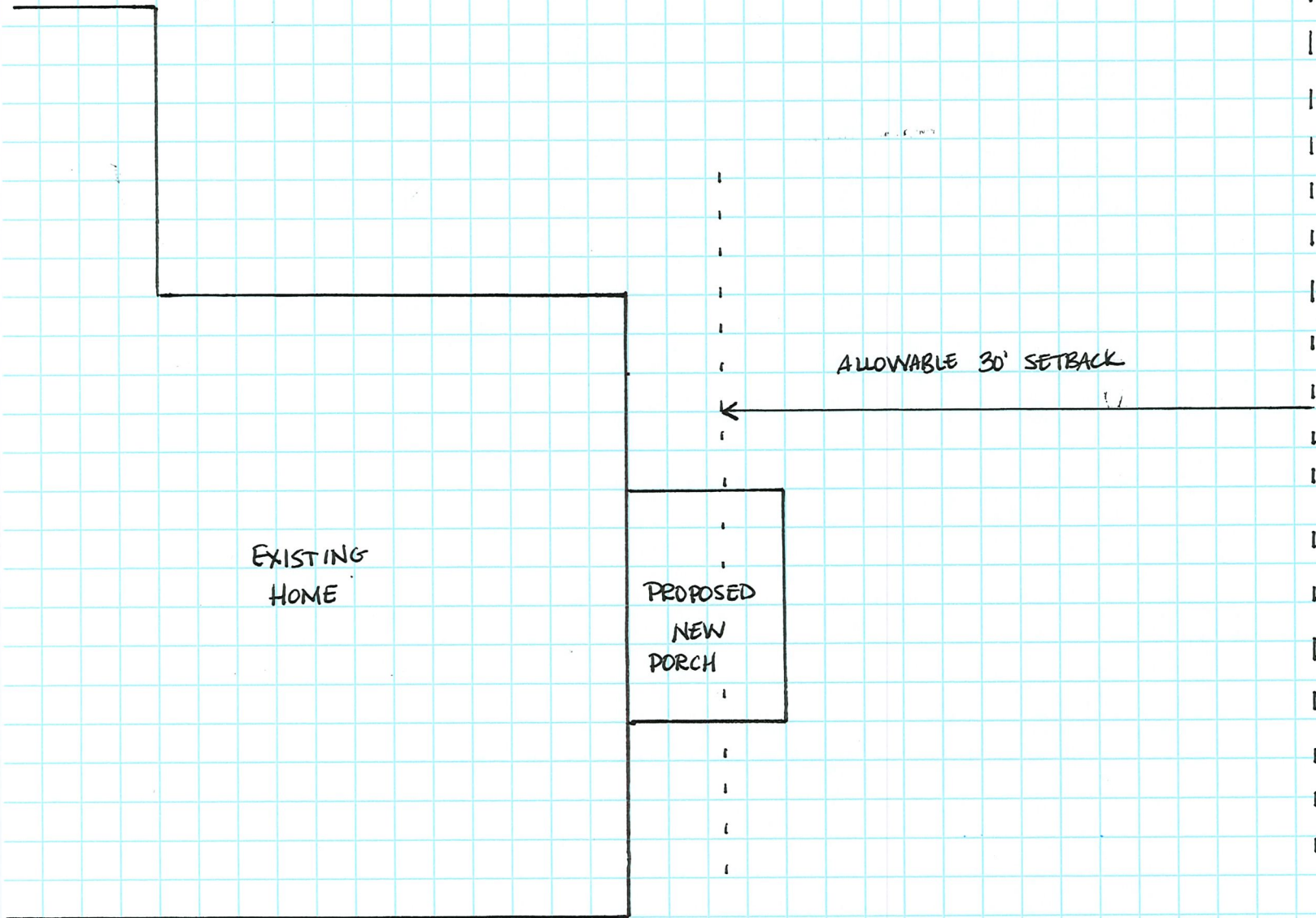
FOLLOWING THE STRICT APPLICATION OF THIS ZONING ORDINANCE WOULD DENY THE HOMEOWNER OF A FUNCTIONAL SPACE TO ENJOY BOTH THEIR OWN PROPERTY AND THE SURROUNDING NEIGHBORHOOD.

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**

**ADOPTED**

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.

**COMMENTS - Current Meeting:**

P. Stalter (sworn in) explained they purchased the property not too long ago and started fixing things. They removed the front deck off, not realizing it was too close to the road and were notified by the Property Maintenance Enforcement Officer that approval was need to reconstruct a deck. He said they cannot get out of the front kitchen or the mud room door without something on the front of the house. Otherwise, you have to go downstairs, through the basement and out the basement door. They would like to build an 8' deck along the front of the house. The decking that was removed was 4'.

The front of the house sets right at 30' or maybe a little less than from the front property line. The request is for a 22.5' front setback.

Stalter provided signed agreement from all adjoining property owners.

Blankenhorn read the staff report: July 9, 2024 Case: 2024-BZA-19 33 Hilltop DR Parcel # 66-09270.000 The subject property is zoned R-1 Single Family District. Paul Stalter, POA for Jane Stalter, requests a variance for the front setback at 33 Hilltop Drive to construct a deck to be located 21½' from the front property line. The home to the immediate north of this property appears to set closer to the road than the subject home and has a covered front porch that sets approximately 22' from the front property line, based on the aerial image on the Knox County Auditor's website map.

Blankenhorn said after reviewing the staff report, she believes the measurements may be mixed up because the home at 35 Hilltop Drive sets closer to the road than the subject property.

Blankenhorn said Hilltop Drive has a wide right-of-way. There is a significant distance from the

front property line to the edge of pavement.

A re-measurement on the Knox County Auditor's site shows the front porch of 35 Hilltop Drive sets approximately 21.5' from the front property line. Blankenhorn said the 21.5' provided by Stalter may be more. Stalter said his worker that was working on the deck measured it.

Blankenhorn suggested if a 22' front setback is used, that will be safe. Broeren said it could be stated as 8' from the front of the house.

Simpson made a motion to accept the proposal as submitted.

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



Mount Vernon

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

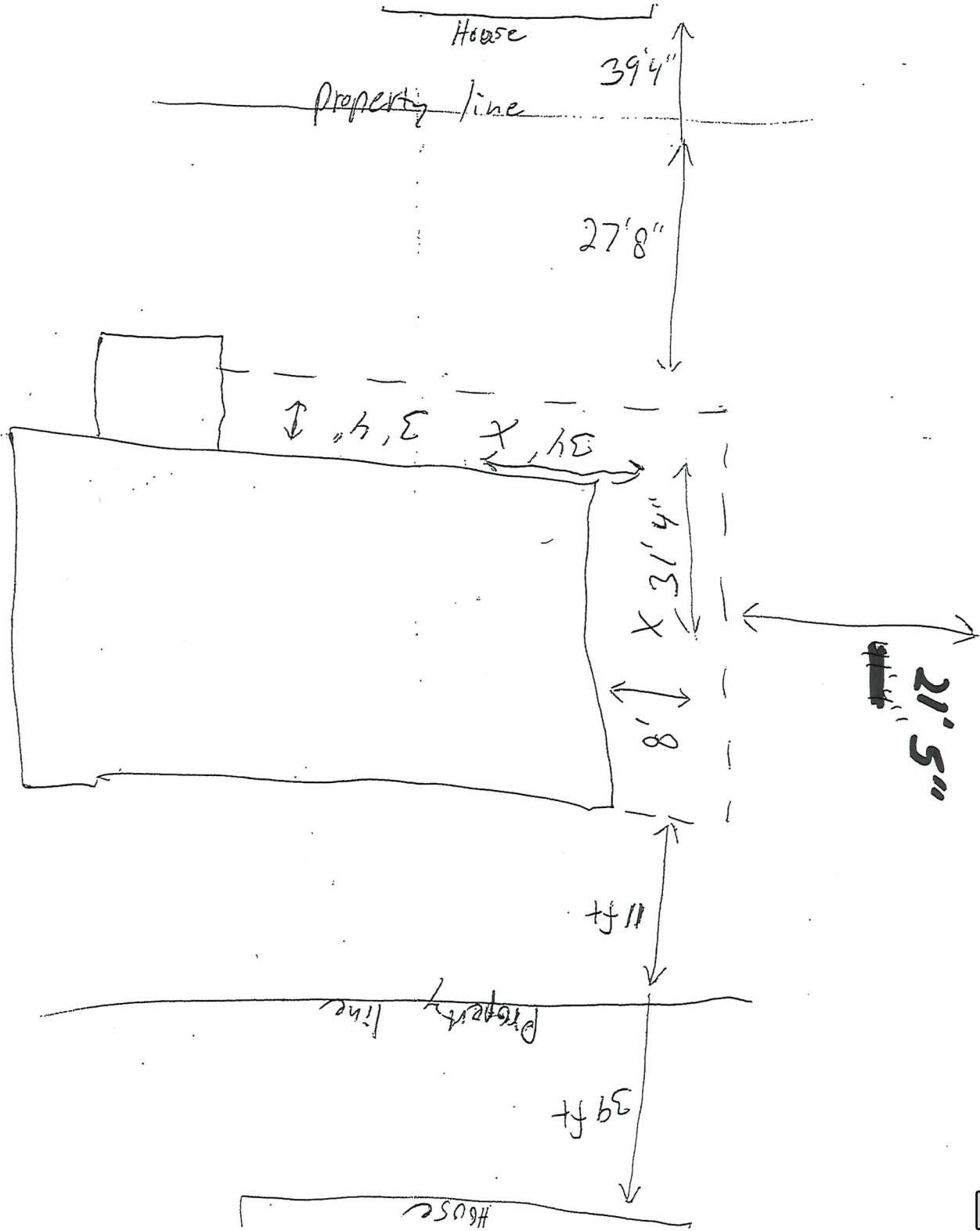
Revised  
6/27/2024

4.4.c



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

Revised  
6/27/24  
pvi



located @ 33 Hilltop Dr.,  
S + 1/4

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