



Board of Zoning Appeals  
Board Meeting

Minutes

August 7, 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	Excused
William Smith	Member	Present
Kate Aryanata	Alt. Member	Present
Cynthia Cunningham	Member	Present
Samantha Ramsier	Member	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Beaux Hord

**SWEARING IN**

New member Samantha Ramsier was sworn in by City Law Director, P. Rob. Broeren.

**MINUTES APPROVAL**

- Board of Zoning Appeals - Board Meeting - Jul 17, 2024 5:30 PM

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

**BZA FILES**

- 2024-BZA-22 : 803 W Vine ST - Variances for a Two-Family Dwelling

Hord (sworn in) explained his plan to construct a two-family dwelling on the R-2 zoned parcel at 803 W Vine ST. He is seeking variances due to the limited width and overall size of the property, including 8' side setbacks and less square footage of lot area per dwelling.

Percy questioned the 5' measurement indicated on the drawing on the west side.

Hord explained there is an unknown variable to this property. The basement of the former house on the property may have been buried. Without digging it up, he doesn't know what is beneath the surface. If the basement is not there, he plans to build a crawl space. If there is a basement that he can utilize he will put in egress windows. The 5' is the extent of a window well in the event he builds a basement. There would be 2 window wells. He prefers to do a crawl space.

Percy asked Blankenhorn if a variance would be needed for that.

Blankenhorn cited new code section 1105.05(c)(2)D. vii. c) that allows for entrance features to extend 3 feet into the side yard. However, because of the request for a reduced side setback of 8', this additional 3' allowance would need to be included in the variance as a 7' side setback.

Blankenhorn read the staff report: August 7, 2024 Case: 2024-BZA-22 803 W Vine ST Parcel # 66-00475.000 The subject property is zoned R-2 Single and Two-Family Residential District. Beaux Hord is requesting 2 variances to construct a two-family dwelling on this 52.33' wide parcel consisting of 6,577 square feet. This parcel is considered substandard without a minimum width of 75 feet. Current R-2 District regulations require 4,500 square feet of lot area per dwelling unit, thus leading to the first variance request to provide 3,288 square feet of lot area per dwelling. The second variance request is to allow for 8' side setbacks instead of 10' on each side. It is common in these older neighborhoods to have reduced setbacks, with some structures being located very near or over property lines, including homes on this block. This parcel is outside of the West End floodzone. The remaining features of the site plan meet development regulations. The recently passed comprehensive Planning & Zoning Code update eliminated the requirement for covered or enclosed parking. Mr. Hord is proposing to provide 4 off-street parking spaces in the rear of the property with access via Apple Alley.

Cunningham made a motion to approve the variance request with a 7' side setback, reduced square footage of lot area per dwelling unit, and a reduced lot width.

<b>RESULT:</b>	<b>ACCEPTED AS MODIFIED [UNANIMOUS]</b>
<b>MOVER:</b>	Cynthia Cunningham, Member
<b>SECONDER:</b>	William Smith, Member
<b>AYES:</b>	Percy, Smith, Aryanata, Cunningham, Ramsier
<b>EXCUSED:</b>	Simpson

**ADJOURN**

- Adjourn Motion

Smith made a motion to adjourn the meeting, Cunningham seconded and the meeting was adjourned at 5:41 PM

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	William Smith, Member
<b>SECONDER:</b>	Cynthia Cunningham, Member
<b>AYES:</b>	Percy, Smith, Aryanata, Cunningham, Ramsier
<b>EXCUSED:</b>	Simpson



**Board of Zoning Appeals** Meeting: 08/07/24 5:30 PM  
**City of Mount Vernon Dept: Board of Zoning Appeals**  
**Mount Vernon, OH 43050**

**AMENDED**

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

**BZA FILE (ID # 4070)**

**DOC ID: 4070**

**2024-BZA-22 : 803 W VINE ST - VARIANCES FOR A TWO-FAMILY DWELLING**

Item Number	2024-BZA-22
Site Address	803 W Vine ST
Parcel Number	66-00475.000
Zoning District	R-2
Presented By	Beaux Hord

Quick Guide to Codified Ordinance Sections (may not be inclusive):

New Code:

1105.05(b)(2)A – Lot Area, Lot Width, and Street Frontage Requirements

1105.05(c)(4)B – R-2 Side Yard: 10 feet

Request: Construct a duplex with 3,297 sf of lot area per dwelling unit; to be situated 8' from each side property line.

**COMMENTS - Current Meeting:**

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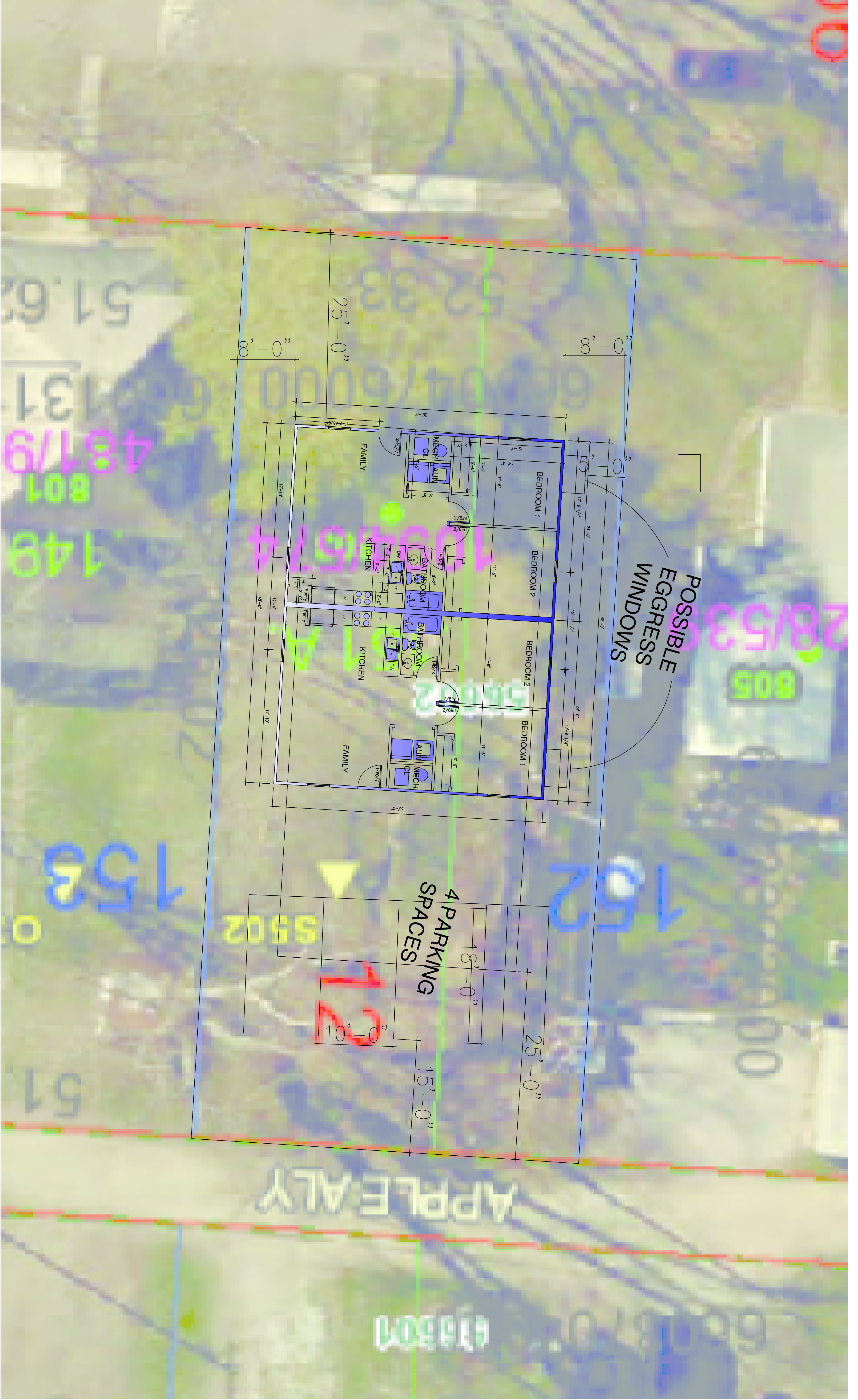
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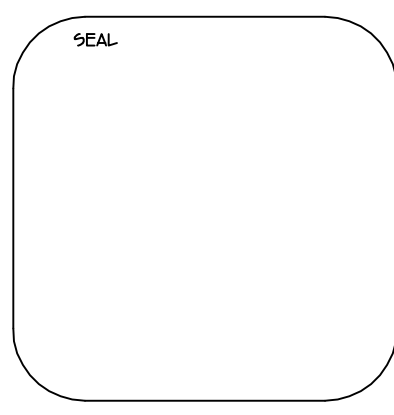


SITE PLAN  
SCALE: NTS

REV/ISSUE	DATE
00	1-24
01	3-18-24
02	3-19-24

DRAWN BY: BH  
 CHECKED BY:  
 DATE:  
 SCALE:  
 JOB NO.:  
 PLAN NO.:

PROJECT: 803 W. VINE  
 OWNER:  
 ADDRESS:  
 I (WE) APPROVE THIS PLAN(S) FOR CONSTRUCTION AND/OR PURCHASE.  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
THESE DRAWINGS AND THIS DESIGN ARE THE EXCLUSIVE PROPERTY OF SOHMD & MCGATHERN BUILDERS. THIS PLAN IS BE PRODUCED BY THE ARCHITECT OR ARCHITECTURAL FIRM AND SHOWN AS SUCH TO THE WRITTEN CONSENT OF THE COPYRIGHT OWNER, SOHMD & MCGATHERN BUILDERS, TO VERIFY 12401 364-RD-004



SITE PLAN  
SP1