



Board of Zoning Appeals
Board Meeting

Agenda

November 20, 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 - Aug 7, 2024 5:30 PM

BZA FILES

- 2024-BZA-23 : 710 Coshocton AVE - Variance for 6' Tall Fence in Rear Side Yard of Corner Lot

ADJOURN



Board of Zoning Appeals Meeting: 11/20/24 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 # 4136)

DOC ID: 4136

**2024-BZA-23 : 710 COSHOCTON AVE - VARIANCE FOR 6' TALL FENCE IN REAR
 SIDE YARD OF CORNER LOT**

Item Number	2024-BZA-23
Site Address	710 Coshocton AVE
Parcel Number	66-01469.000
Zoning District	R-1
Presented By	Christopher Hammond

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1109.03 Fences, Walls, and Hedges

Request: approval of a 6 feet privacy fence along Highland DR – see details in application, attached.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

Agent's Name, Address and Phone

Site Information

Site Address

Legal Description

Parcel Number

Deed Volume and Page Number

Zoning District

Existing use of property

Proposed use of property

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:

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:

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

Date Paid

Receipt Number

\$100.00

Status of Board's Action

Approved

Denied

Attachment: BZA-Hearing-Application-Packet (4136 : 2024-Bza-23)

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.

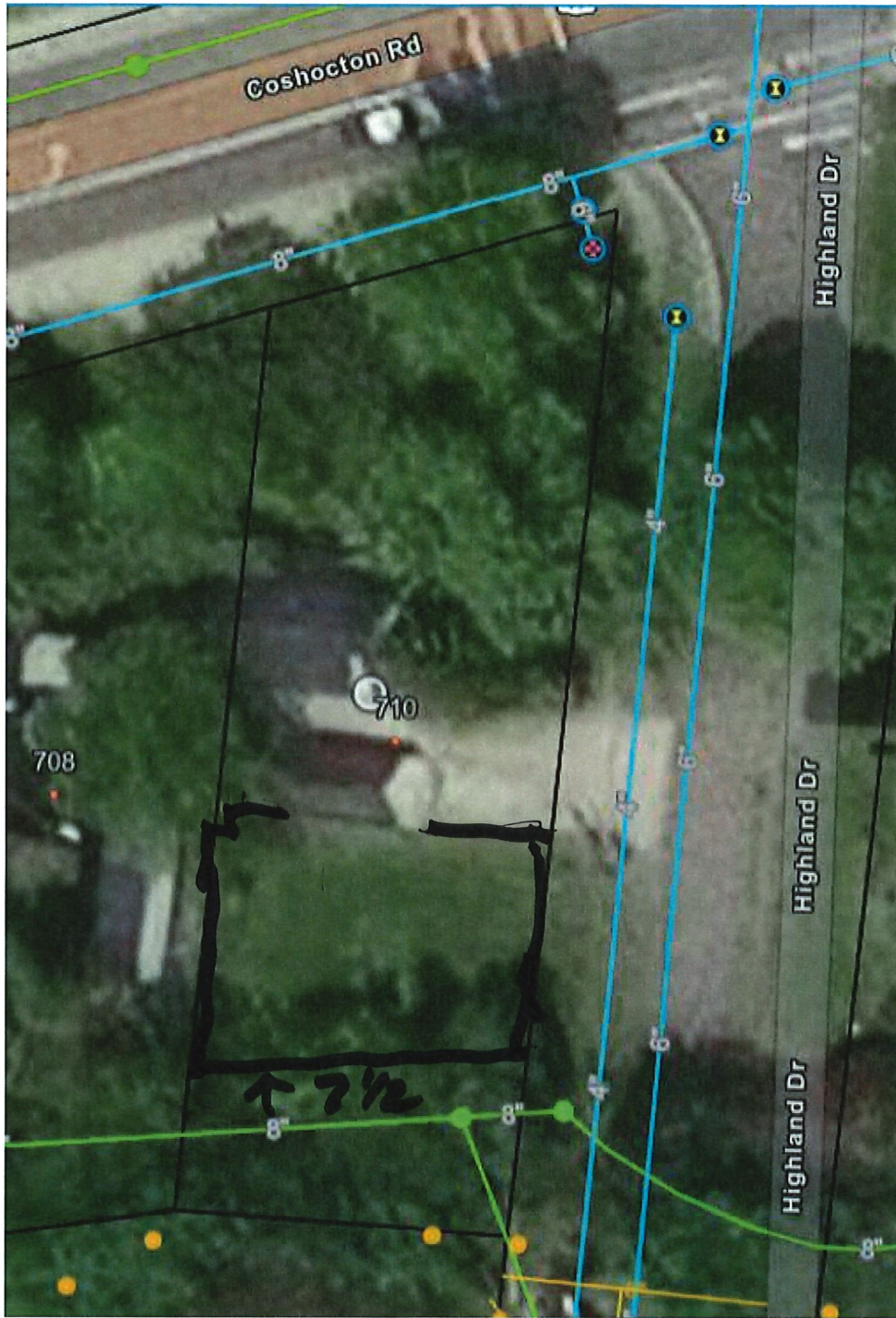
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Zoning Ordinance would deprive the applicant of the reasonable use of such land or building. There must be deprivation of beneficial use of land.

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

_____ 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.



**6' FOOT FENCE
REAR YARD**

Rear fence to be located
7.5' North of Sanitary sewer line

Attachment: Coshocton, 710 Rear yard fence plan (4136 : 2024-Bza-23)



Attachment: Sample Fence (4136 : 2024-Bza-23)