

Board of Zoning Appeals
Board Meeting

Minutes

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

Attendee Name	Title	Status
Michael Percy	Chairman	Excused
Susie Simpson	Vice-Chair	Present
William Smith	Member	Present
Cynthia Cunningham	Member	Excused
Samantha Ramsier	Member	Present
Chris O'Quin	Alt. Member	Present

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

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Aug 7, 2024 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Samantha Ramsier, Member
AYES:	Simpson, Smith, Ramsier, O'Quin
EXCUSED:	Percy, Cunningham

BZA FILES

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

Hammond (sworn in) explained he would like to build a 6' privacy fence around his backyard, located on a corner lot. He said they have dogs and small kids, citing safety as a factor in the request. Broeren clarified with Hammond that his request for a 6' tall fence is for the entire area marked with a black box on the application drawing. Hammond said yes, adding that the variance is for the area along Highland Drive. He said his dogs would jump a shorter fence.

Broeren asked if there is a sidewalk. Hammond said there is. There is space between the proposed fence to be located on the property line and the sidewalk. Hammond mentioned there is a sewer easement along the rear of his property which the fence will be placed outside of.

There was discussion about the fence being located on the property line.

Simpson asked about the fence blocking the line of sight for the driveway. Hammond doesn't believe there will be an issue.

Blankenhorn read 3 letters into the record objecting to the request from Gary Koester, Becky Gannon, and Donald Carr in addition to 2 voicemails. The first voicemail was from Cindy Mlay who said she received a letter in the mail from a concerned resident. After researching the request, Mlay said she thought the person that sent her the letter did not fully understand the request. Her only concern was the fence block vision from the driveway. The second voicemail was from Janet Chandler who voiced her concern that the fence would block visibility of Coshocton Avenue.

Blankenhorn then read the Staff Report: dated November 20, 2024 Case: 2024-BZA-23 710 Coshocton AVE, Parcel # 66-01469.000 The subject property is zoned R-1 Single Family Residential District and is located at the southwest corner of Coshocton Avenue and Highland Drive. The applicant is requesting a variance to install a 6' tall privacy fence in the rear side yard, south of the driveway. The fence would be located approximately 21 feet from the edge of pavement on Highland Drive and approximately 6' from the sidewalk. The proposed fence would mirror the 6' tall privacy fence located directly across Highland Drive at 712 Coshocton Avenue.

The fence at 712 Coshocton Avenue was permissible without a variance because it was located in-line with the setback of the front of the detached garage, in place since 1949.

The proposed fence should not present any line-of-sight issues with the traveling public as it will be located approximately 120 feet from the intersection.

The Board of Zoning Appeals has approved similar fences to be constructed in a similar manner at 813 Howard Street; 701 West Burgess Street.

Ramsier asked if the requested fence would only be located in the rear of the home and on the front side of the house is Coshocton Avenue. Hammond confirmed that is correct. He added that he heard that the letter that was circulated in the neighborhood said the fence would be in the front yard. He did submit an application for a shorter fence in the front yard that meets Code regulations.

Ramsier questioned Hammond to ensure he would be able to see around the fence to exit his driveway, to which Hammond said he would.

The Board reviewed an aerial image of the property on the County Auditor's website map, indicating the property lines. There is approximately 21' of area between the east side property line of the subject property and the edge of pavement along Highland Drive.

Smith made a motion to accept the variance as requested.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Chris O'Quin, Alt. Member
AYES:	Simpson, Smith, Ramsier, O'Quin
EXCUSED:	Percy, Cunningham

ADJOURN

- Adjourn Motion

Smith made a motion to adjourn the meeting, O'Quin seconded and the meeting was adjourned at 5:46 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Chris O'Quin, Alt. Member
AYES:	Simpson, Smith, Ramsier, O'Quin
EXCUSED:	Percy, Cunningham



Board of Zoning Appeals Meeting: 11/20/24 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 # 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.

COMMENTS - Current Meeting:

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The fence at 712 Coshocton Avenue was permissible without a variance because it was located in-line with the setback of the front of the detached garage, in place since 1949.

The proposed fence should not present any line-of-sight issues with the traveling public as it will be located approximately 120 feet from the intersection.

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Ramsier questioned Hammond to ensure he would be able to see around the fence to exit his driveway, to which Hammond said he would.

The Board reviewed an aerial image of the property on the County Auditor's website map, indicating the property lines. There is approximately 21' of area between the east side property line of the subject property and the edge of pavement along Highland Drive.

Smith made a motion to accept the variance as requested.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	William Smith, Member
SECONDER:	Chris O'Quin, Alt. Member
AYES:	Susie Simpson, William Smith, Samantha Ramsier, Chris O'Quin
EXCUSED:	Michael Percy, Cynthia Cunningham



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 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:

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.

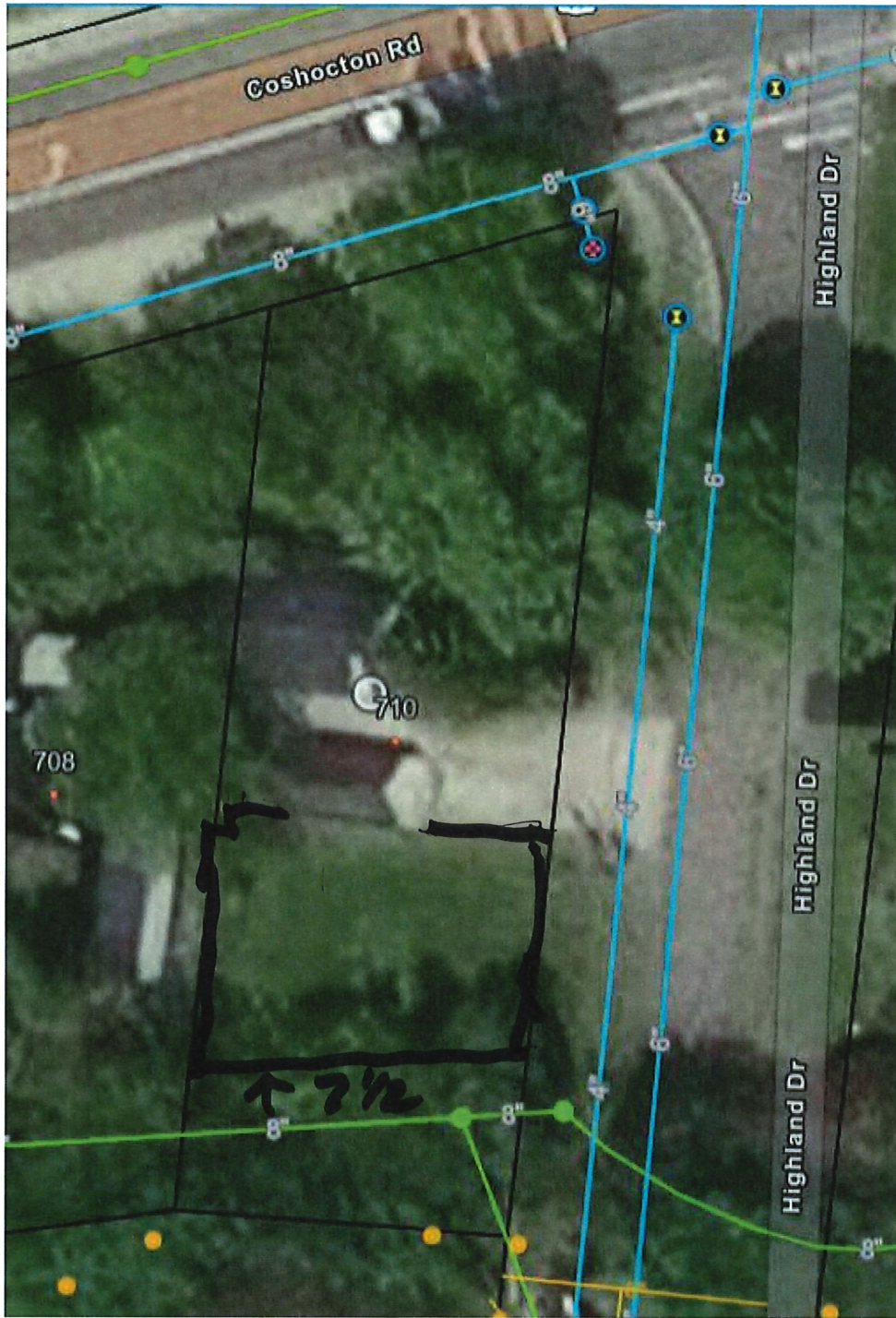
3) Describe the special circumstances or conditions, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this 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)