



Board of Zoning Appeals

April 6, 2022

Board Meeting

Agenda

5:30 PM

CALL TO ORDER

MINUTES APPROVAL

- Board of Zoning Appeals - Board Meeting - Mar 2, 2022 5:30 PM

BZA FILES

- 2022-BZA-07 : 115 E Gambier ST - Conditional Use Permit for Single-Family Dwelling & Variance to Add an Attached Garage
- 2022-BZA-08 : 501 Oak ST - Variances to Add an Attached Garage & Porch
- 2022-BZA-09 : 517 E Burgess ST - Variance to Construct Single Family Dwelling
- 2022-BZA-10 : 406 E Vine ST - Variance to Add Porch to Existing Garage

ADJOURN



Board of Zoning Appeals Meeting: 04/06/22 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 # 3528)

DOC ID: 3528

2022-BZA-07 : 115 E GAMBIER ST - CONDITIONAL USE PERMIT FOR SINGLE-FAMILY DWELLING & VARIANCE TO ADD AN ATTACHED GARAGE

Item Number	2022-BZA-07
Site Address	115 E Gambier ST
Parcel Number	66-00773.000
Zoning District	O/I – Office Institutional
Presented By	Mona Nacey

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

- 1168.03(a) Development Standards for residential uses in the Office-Institutional District
- 1161.02(a) Development Standards (R-2 Single- and Two-Family District)
- 1160.02 Development Standards (R-1 Single Family District)
- 1168.01(b)(4) Conditional Uses in the Office-Institutional District: Single family, two-family and multiple family dwellings.

Request: Ms. Nacey is requesting to add an attached garage to her single-family home and is requesting approval of a 5' rear setback.

Additionally: Ms. Nacey needs a Conditional Use Permit for a Single-Family Dwelling, as this property is zoned O/I and was formerly utilized as a Bed & Breakfast.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone MONA NACEY 115 E. GAMBIER ST. MT. VERNON			
Agent's Name, Address and Phone			
Site Information			
Site Address 115 E GAMBIER ST.		Legal Description PT BLOCK A 0.427A	
Parcel Number 66-00773.000	Deed Volume and Page Number 1704/727	Zoning District O/I - Office-Institutional	
Existing use of property formerly a Bed & Breakfast		Proposed use of property Single Family Dwelling	
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 WISH TO BUILD AN ATTACHED GARAGE. THE SPACE BETWEEN THE NORTH SIDE OF THE PROPOSED GARAGE & THE FENCE IS 5' SO I NEED A VARIANCE Additionally: request a Conditional Use Permit for a Single Family Dwelling			
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: Mar 1 '22		By: Mona Nacey	
Status of Application			
Filing Date 3/1/2022		Case Number 2022-BZA-07	
		Hearing Date April 6, 2022	
		Fee deposit \$75.00	Date Paid 3/14/2022
		Receipt Number 813	
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

mn 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.

mn 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 PROPOSED SITE ~~for~~ the GARAGE IS
PRESENTLY UGLY (AS per the PICTURES).
THE GARAGE, AS I PLAN TO BUILD IT WILL
MAKE THE AREA PRETTIER & MORE
USEFUL THAN IT IS ~~AT~~ AT PRESENT

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

I AM GETTING OLDER & SNOW & ICE IN THE
WINTER IS BECOMING MORE HAZARDOUS
FOR ME.

mn 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.

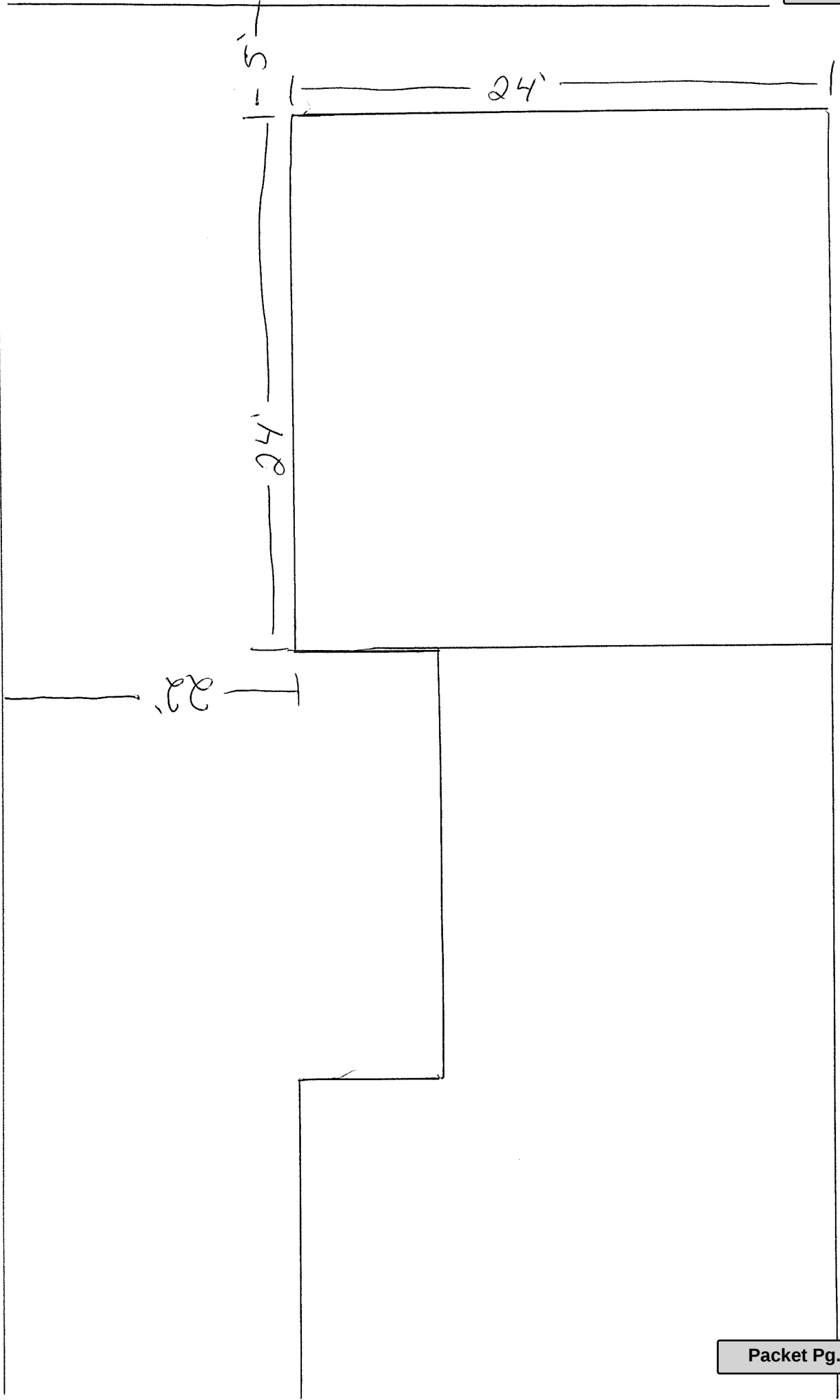
mn 6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

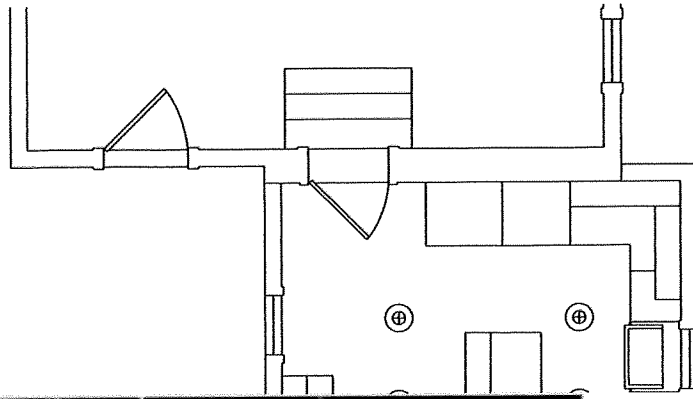
mn 7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Alley

Fence

3.1.a





22' off Alley
4

BN

From: Billy Nacey billy.nacey@gmail.com
Subject: garage plan
Date: February 26, 2022 at 8:59 AM
To: Mona Nacey mnacey@earthlink.net

Here are some rough plans for the garage. The overall size is 24' x 25-1/2' x 18' high, not including the cupola.

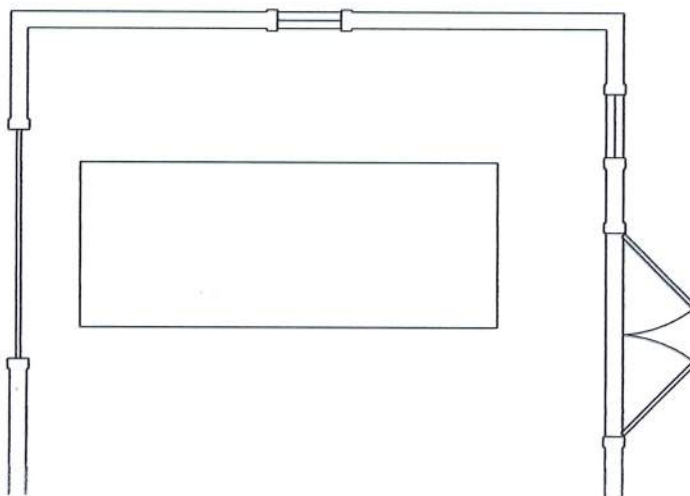
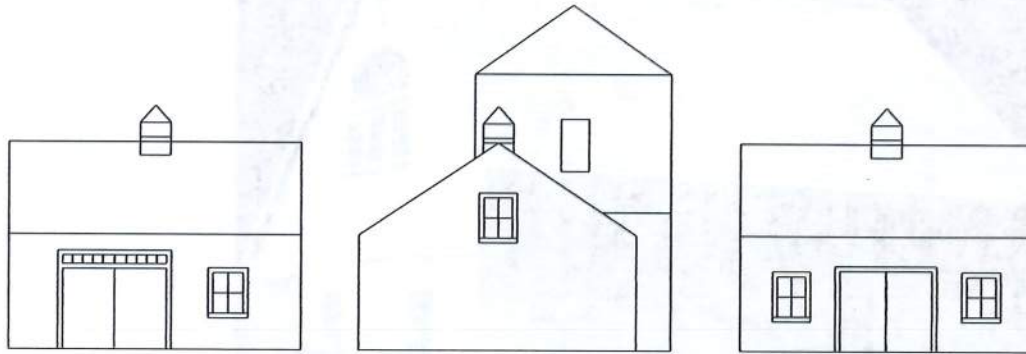
[Here is the kind of cupola I was thinking](#)

The elevation on the left is the west side, facing the alley. The middle one is the back, facing the parking lot, and the one on the right faces the garden.

The door facing the alley is a single automatic door, while the pair facing the garden open manually.

The floorplan is pretty simple, we can decide what to do with all the extra space. The rectangle in the middle just shows the dimensions of a full size Range Rover, so you can understand the scale.

The third attachment is the garage inspiration photo





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Don't settle for a mass-produced, low quality cupola. Let our professional amish craftsmen hand-make your perfect, **HIGH-QUALITY, LOW-COST, MAINTENANCE-FREE CUPOLA**. Call now and let our 20 plus years of experience help you pick the perfect cupola for your project!

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[Sizing Guidelines](#)
 (/sizing-chart/)

[Call Us: \(717\) 808-5711](#)
 (tel:7178085711)

[HOME \(HTTPS://CUPOLASDIRECT.COM/\)](https://cupolasdirect.com/) » [STEEPLE CUPOLAS \(MCC4CW-TP\)](#)

PRICE MATCH GUARANTEE



STEEPLE CUPOLAS (MCC4CW-TP)

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Item Code: MCC4CW-TP

Availability: **Built to order and ships within 3-5 weeks**

\$516.00

Size
 -- Please Select --

QTY: 1



ADD TO CART

- OR -

Check out with **PayPal**

- OR -

PayPal CREDIT

- Have a more urgent need? Check out our [Quick Ship Steeple Cupola](https://cupolasdirect.com/steeple-cupolas-mcc4cw-tp-quick-ship.html) (<https://cupolasdirect.com/steeple-cupolas-mcc4cw-tp-quick-ship.html>), which ships within 3-5 days
- Available in 7 sizes from 18" to 48" – see detailed measurements available under the size selector
- Solid 3/4" thick Azek brand vinyl board construction
- Fits up to 8:12 roof pitch standard
- Base extension to fit up to 12:12 pitch available (please contact us with your roof pitch)
- Maintenance free, rot free and built to last
- Hand laid 24 gauge copper metal roof
- Plexiglass window panels behind vinyl



(<https://www.securecheckout.billmelater.com/paycapture-content/fetch?hash=AU826TU8&content=/bmlweb/ppwpsi.w.html>)



frames

- One removable window standard for interior access
- Optional light mount with standard socket base available
- 4 light (2x2) windows in 18" to 29" models
- 6 light (3x3) windows in 32" to 36" models
- 8 light (4x4) windows in 48" models
- Hand made by Amish craftsmen in Lancaster County, Pennsylvania
- Flared style base
- Beautiful column and corner cap features for a more elegant look
- Concave shape roof
- Mount to accommodate 3/4" diameter weathervane or finial mounting rod included
- Stainless steel exterior hardware
- Vinyl is paintable, if desired (we recommend Krylon Fusion)
- Suitable for windy and coastal applications
- Basic [cupola installation instructions \(https://cupolasdirect.com/installation-guides/\)](https://cupolasdirect.com/installation-guides/) included
- Compatible with most sheds, barns and buildings with a roofline up to 48' long
- Not recommended for steep pitch roofs and larger buildings
- Check out our [Sizing Chart \(https://cupolasdirect.com/sizing-chart/\)](https://cupolasdirect.com/sizing-chart/) & [Customer Photo \(https://cupolasdirect.com/customer-photos/\)](https://cupolasdirect.com/customer-photos/) page for more information
- Adds uniqueness and curb appeal to your home or building
- Shipping will be calculated during checkout for delivery within the continental US states
- Most 26" cupolas and smaller ship via ground service
- Most 27" cupolas and larger ship via motor freight
- Call us or contact us by email with any questions

REVIEWS

▲ Only registered users can write reviews. Please [sign in \(https://cupolasdirect.com/customer/account/login/referer/aHR0cHM6Ly9jdXBvbGFzZGlyZWNOImNvbS9jYXRhbG9nL3Byb2RlY3Qvdmlldy9pZC85ODkvP2djbgikPUNqMETDUWIBMDIiUuJoQ3hBUkizQUFZUml5bnFoZ3lGbGI4VHO2b19jdUpsUTBucjZldWJicllxb3hUWXBERVltOnZZOTI3dTdhLXNZWlVhOQV6bEVBTBdfd2NCI3JldmldyImb3Jt/\)](https://cupolasdirect.com/customer/account/login/referer/aHR0cHM6Ly9jdXBvbGFzZGlyZWNOImNvbS9jYXRhbG9nL3Byb2RlY3Qvdmlldy9pZC85ODkvP2djbgikPUNqMETDUWIBMDIiUuJoQ3hBUkizQUFZUml5bnFoZ3lGbGI4VHO2b19jdUpsUTBucjZldWJicllxb3hUWXBERVltOnZZOTI3dTdhLXNZWlVhOQV6bEVBTBdfd2NCI3JldmldyImb3Jt/) or [create an account](#)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:08 PM
To: Mona Nacey mnacey@earthlink.net

MN



Sent from my iPhone

Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:08 PM
To: Mona Nacey mnacey@earthlink.net

MN



Sent from my iPhone

Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:06 PM
To: Mona Nacey mnacey@earthlink.net

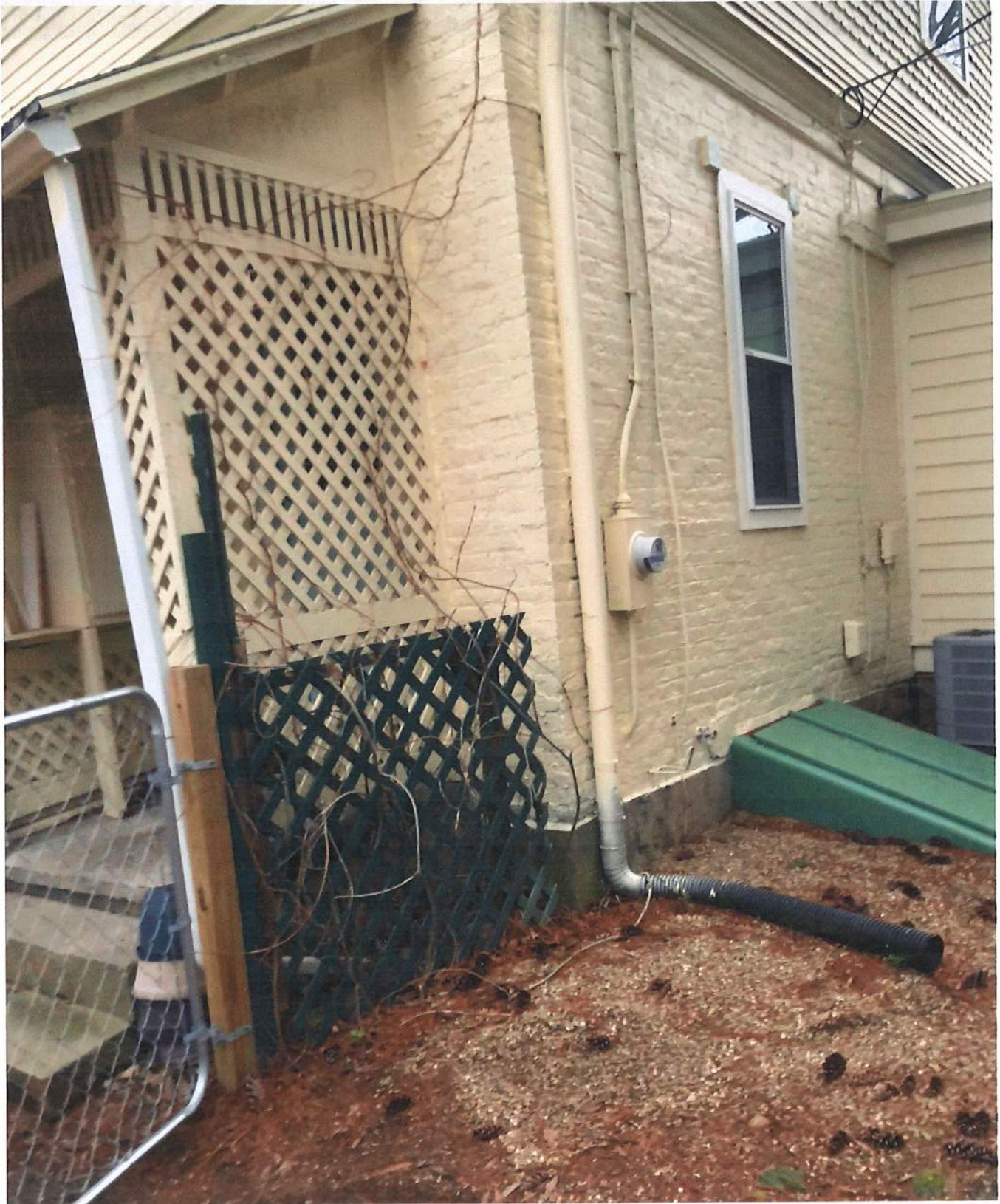
MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:05 PM
To: Mona Nacey mnacey@earthlink.net

MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: **Mona Nacey** monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:06 PM
To: **Mona Nacey** mnacey@earthlink.net

MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)

From: Mona Nacey monanacey@icloud.com
Subject:
Date: March 1, 2022 at 1:05 PM
To: Mona Nacey mnacey@earthlink.net

MN



Attachment: 2022-BZA-07 Application Packet (3528 : 2022-Bza-07)



Board of Zoning Appeals Meeting: 04/06/22 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 # 3529)

DOC ID: 3529

2022-BZA-08 : 501 OAK ST - VARIANCES TO ADD AN ATTACHED GARAGE & PORCH

Item Number	2022-BZA-08
Site Address	501 Oak ST
Parcel Number	66-03713.000
Zoning District	R-1 Single Family District
Presented By	Greg Stoutenburgh

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1 Single Family District)
 1154 NonConformities

Request: Mr. Stoutenburgh is requesting to add an attached garage to his single-family dwelling and is requesting a side setback of 18"; and front setback of 18'.

Mr. Stoutenburgh is also requesting to add a porch to the front of his home and is requesting a front setback of 13'.

Additionally, a variance for lot coverage may be needed.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone <i>Loretta & Greg Stantenburgh 501 Oak Street Mt. Vernon 740 507 8518</i>			
Agent's Name, Address and Phone			
Site Information			
Site Address <i>501 Oak Street Mt. Vernon</i>		Legal Description	
Parcel Number <i>6603713</i>	Deed Volume and Page Number	Zoning District	
Existing use of property		Proposed use of property <i>Garage</i>	
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>Building of Garage 16FT x 25FT on right side of house. Since the owners are building it the cost will remain somewhat low. Estimate of materials is \$5000.</i>			
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: <i>3-8-22</i>		By: <i>Greg Stantenburgh</i>	
Status of Application			
Filing Date <i>3/8/2022</i>		Case Number	
		Hearing Date	
Fee deposit <i>\$75.00</i>	Date Paid <i>3/8/2022</i>	Receipt Number <i>807</i>	
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-08 Application & Narrative - 501 Oak ST (3529 : 2022-Bza-08)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

DB 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.

DB 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.

I have a Sub Standard Lot, In order to build an attached garage a variance is required,

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

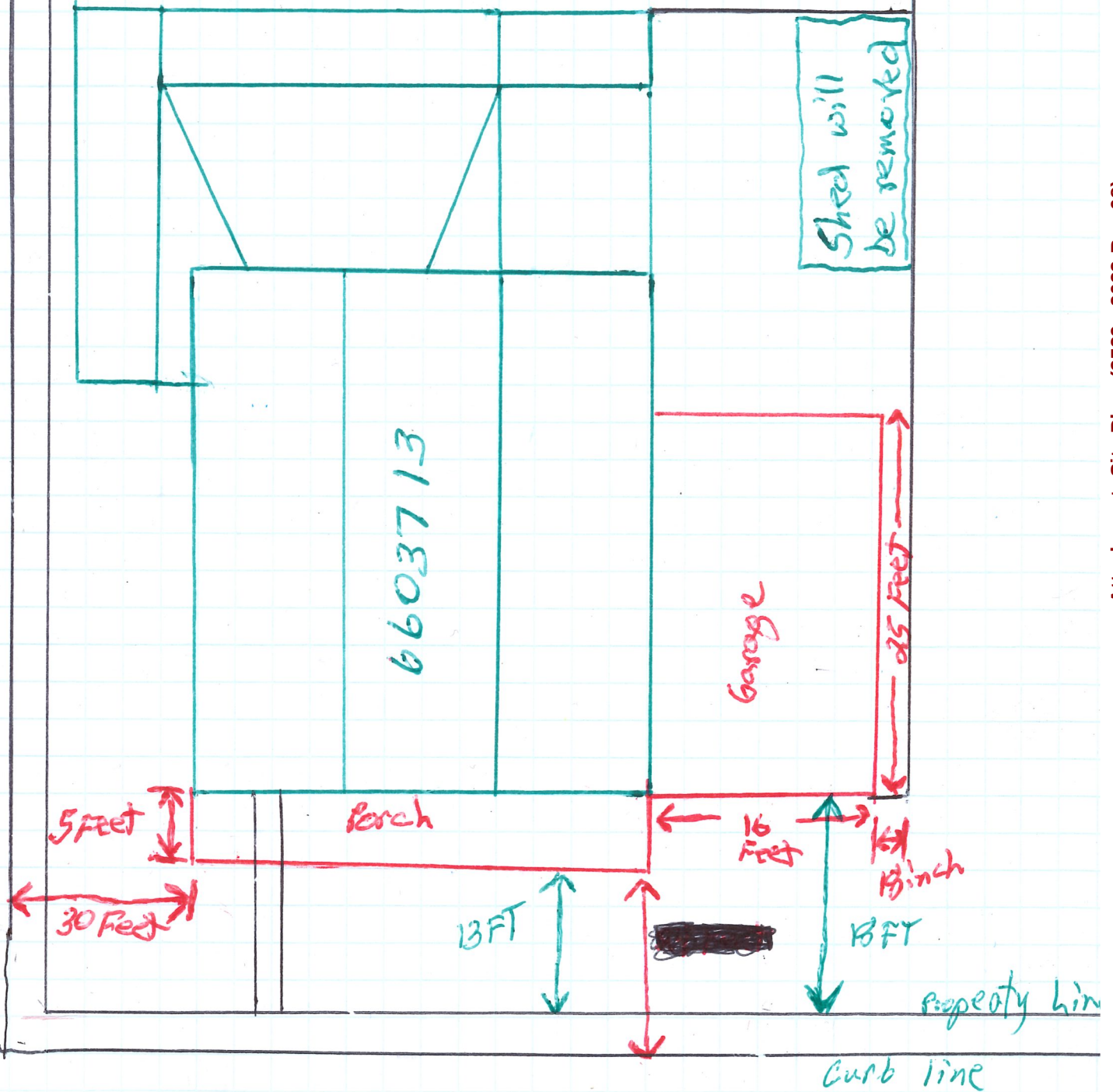
I would not be able to build a garage on my property without a variance.

DB 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.

DB 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.

DB 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.

S. Center Street



Oak Street

3-2-22

Greg & Loretta Stantenburgh
501 Oak Street Mount Vernon Oh 43050

Notice of Garage build at 501 oak St.
Do you think this should be aloud
to be built? By signing below you are
OK with this build.

Thank you
Greg Stantenburgh

Printed

NAME:

X BEN CONKLE

Address:

104 1/2 S CENTER ST.
MT. VERNON OH

X Greg Evans

Greg EVANS

500 Oak Street MT Vernon

X Cingel Ann

502 Oak St

mt.vernon oh 43050

X Scott Swick

406 OAK ST

Mtverson On

X

X



Board of Zoning Appeals Meeting: 04/06/22 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 # 3530)

DOC ID: 3530

2022-BZA-09 : 517 E BURGESS ST - VARIANCE TO CONSTRUCT SINGLE FAMILY DWELLING

Item Number	2022-BZA-09
Site Address	517 E Burgess ST
Parcel Number	66-06098.000
Zoning District	R-1
Presented By	Habitat for Humanity of Knox County

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

Request: Habitat for Humanity of Knox County is requesting to construct a single family dwelling and requests a variance to the front setback requirement to allow a 10' setback to build in line with the existing homes on the block.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone Habitat for Humanity of Knox County 13246 Wooster Rd. Mount Vernon, OH 43050 (740) 392-9214			
Agent's Name, Address and Phone Same as Above			
Site Information			
Site Address 517 E. Burgess St.		Legal Description Ransom 10	
Parcel Number 6606098.000	Deed Volume and Page Number Book 1784, Page 597	Zoning District Residential-1	
Existing use of property Vacant Land		Proposed use of property Single Family Home	
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 request a variance for the setback of the front of the property to be less than the stated 30 feet, to better align the property with the rest of the existing homes in the neighborhood.			
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: 3/9/22		By: Terry Schulz, Affiliate Director	
Status of Application			
Filing Date		Case Number	
		Hearing Date	
		Fee deposit \$75.00	Date Paid
		Receipt Number	
Status of Board's Action			
☐ Approved ☐ Denied			

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

TS 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.

TS 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 house is designed to meet accessibility and efficiency standard for affordable housing. The house is also designed to reflect the existing architecture and setbacks of the neighborhood.

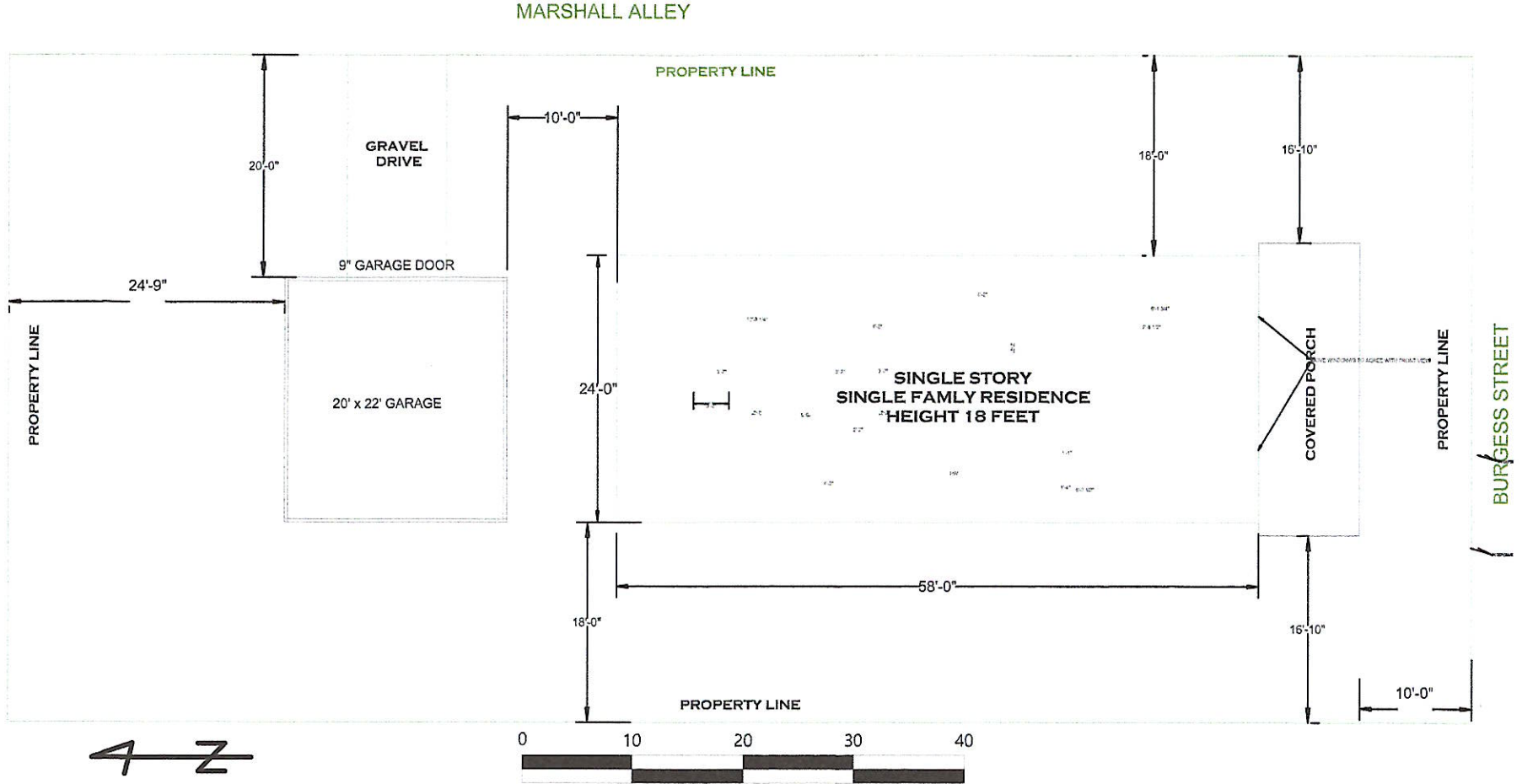
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

The hardship is created by the square footage requirements of the city and requirements set by Habitat for Humanity's affordable housing principles.

TS 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.

TS 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.

TS 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.

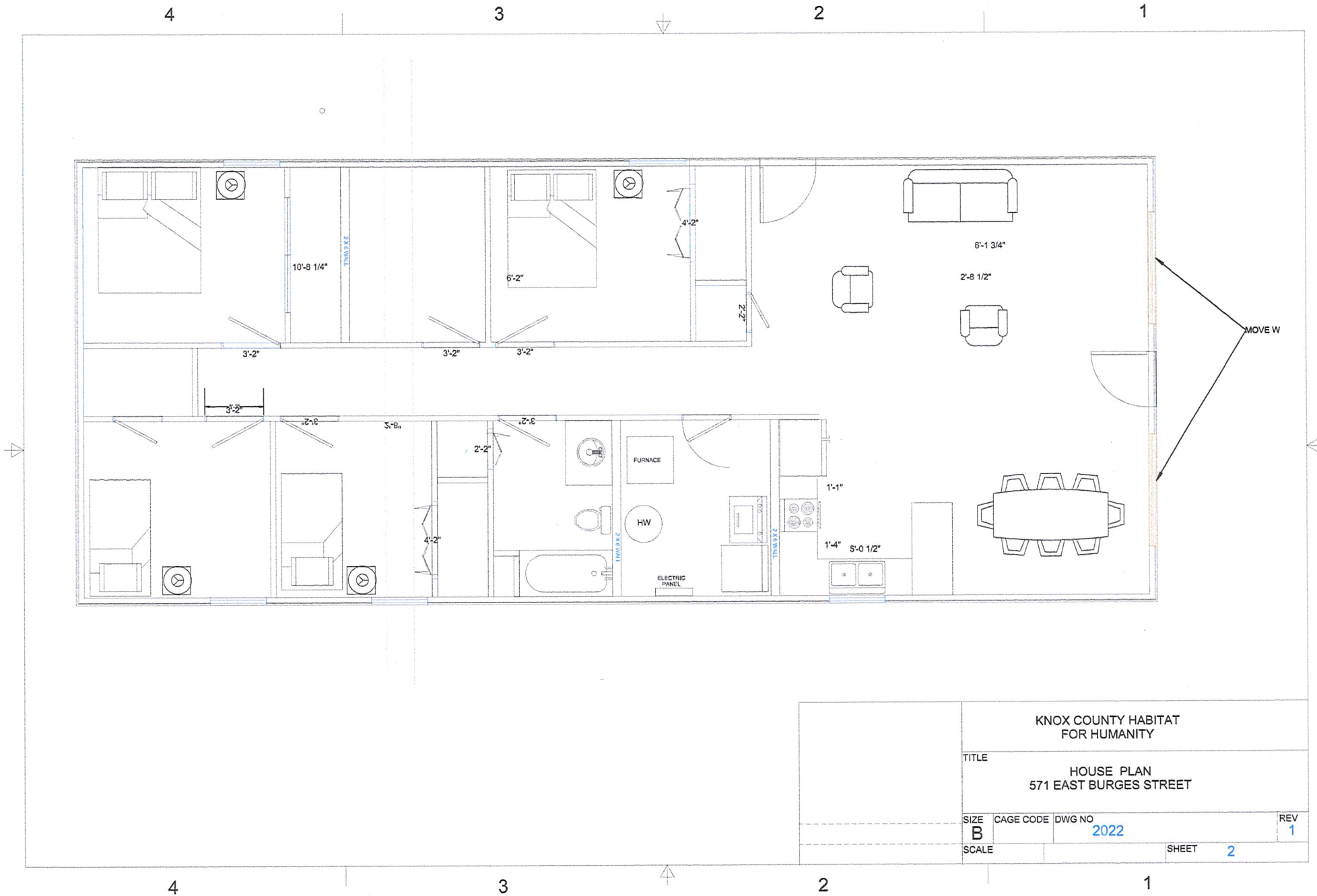


KNOX COUNTY HABITAT
FOR HUMANITY

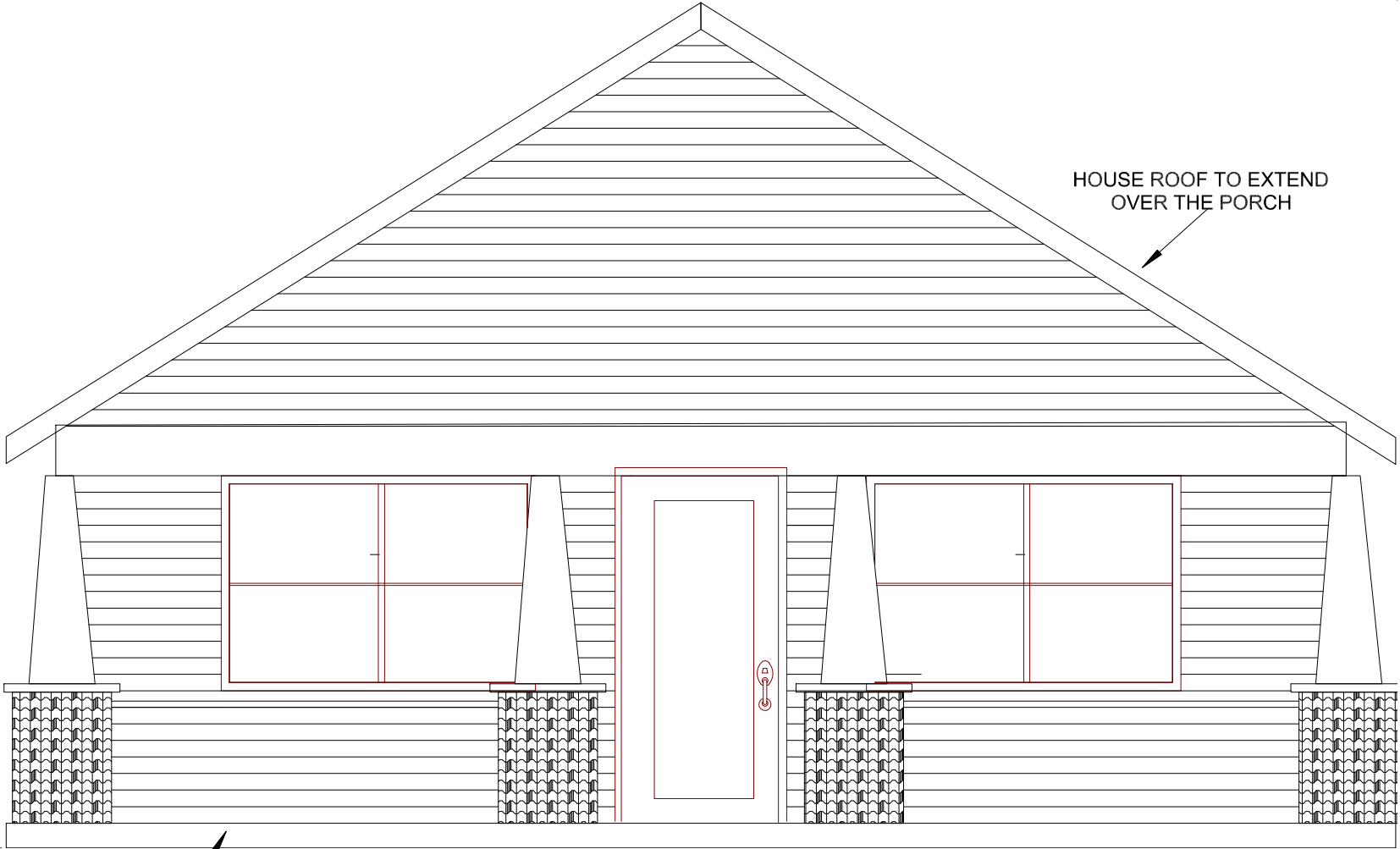
TITLE

LOT PLAN
571 EAST BURGESS STREET

SIZE	CAGE CODE	DWG NO	2020	REV
A				1
SCALE	SHEET		A	



Attachment: Floor plan (3530 : 2022-Bza-09)



Attachment: FRONT VIEW (3530 : 2022-Bza-09)

FRONT PRCH RAILING
TO BE FILLED IN WITH
SIDING OF HOUSE

		KNOX COUNTY HABITAT FOR HUMANITY		
		TITLE		
		FRONT VIEW 571 EAST BURGESS STREET		
SIZE	CAGE CODE	DWG NO		RE
A				
SCALE			SHEET	



Board of Zoning Appeals Meeting: 04/06/22 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 # 3531)

DOC ID: 3531

**2022-BZA-10 : 406 E VINE ST - VARIANCE TO ADD PORCH TO EXISTING
 GARAGE**

Item Number	2022-BZA-10
Site Address	406 E Vine ST
Parcel Number	66-06020.000
Zoning District	R-1 Single Family District
Presented By	Mark Wiest

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1160.02 Development Standards (R-1 Single Family District)
 1154 NonConformities

Request: Mr. Wiest is requesting to add an open porch to the side of his existing garage and requests a variance for the side setback of 3' 4".



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information			
Owner's Name, Address and Phone <i>MARK E. WIESE 406 E. VINE ST. 740-627-8097</i>			
Agent's Name, Address and Phone 			
Site Information			
Site Address <i>406 E. VINE ST.</i>		Legal Description <i>EASTERN 45</i>	
Parcel Number <i>66-06020.000</i>	Deed Volume and Page Number 	Zoning District 	
Existing use of property <i>SINGLE FAMILY DWG</i>		Proposed use of property <i>SINGLE FAMILY DWG</i>	
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>BUILD AN OPEN PORCH @ NORTH SIDE OF GARAGE</i>			
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: <i>3-17-22</i>		By: <i>Mark E. Wiese</i>	
Status of Application			
Filing Date <i>3/18/2022</i>		Case Number <i>2022-BZA-10</i>	
		Hearing Date <i>April 6, 2022</i>	
Fee deposit <i>\$75.00</i>		Date Paid <i>3/18/2022</i>	Receipt Number <i>829 2022045</i>
Status of Board's Action ☐ Approved ☐ Denied			

Attachment: 2022-BZA-10 Application & Narrative Statement (3531 : 2022-Bza-10)

Narrative statements

establishing and substantiating that the variance conforms to the following standards:

✓ 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.

IN A CONTINUAL EFFORT TO BEAUTIFY OUR PROPERTY WE BEGAN CONSTRUCTION OF A PLANTING PORCH ON THE NORTH SIDE OF OUR EXISTING GARAGE. UNFORTUNATELY, WE FAILED TO Pull A PERMIT, FOR SOME REASON I DIDN'T BELIEVE IT NECESSARY. AS WE HAVE PERMITTED WORK IN MY IN THE PAST & CURRENTLY. THAT BEING SAID, WE NEED AN AREA TO STAGE OUR GARDENING OPERATION OUT OF THE WEATHER. THIS WILL BE AN OPEN STRUCTURE THAT FLOWS NICELY WITH THE EXISTING ARCHITECTURE & WILL BLEND IN SEAMLESSLY, IT WILL BE TOTALLY IN THE BACK YARD. THERE ARE ONLY 2-6x6 POST IN THE SETBACK, OUR NEIGHBORS ADJACENT ARE APPROVING OF THE PROJECT.

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

MY WIFE & I WORK AT MAKING OUR HOME BEAUTIFUL, WE ANTICIPATE CONTINUING THAT PROJECT @ 406 E. VINE ST INTO THE FUTURE. THIS PORCH WILL ALLOW US THE BENEFITS OF UTILIZING OUR TIME PRODUCTIVELY. IT ~~WILL~~ BE BUILT IN A HIGH QUALITY MANNER, WITH EXCELLENT WORKMANSHIP. THIS PROJECT IS ONE OF MANY WE HOPE TO COMPLETE IN THE COMING YEARS, OUR GARAGE IS NOT LARGE ENOUGH TO HOLD ALL OF OUR SUPPLIES LET ALONE A VEHICLE, THIS WILL HELP TO ELIMINATE CLUTTER AND KEEP OUR HOME-YARD ORGANIZED & CLEAN.

✓ 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.

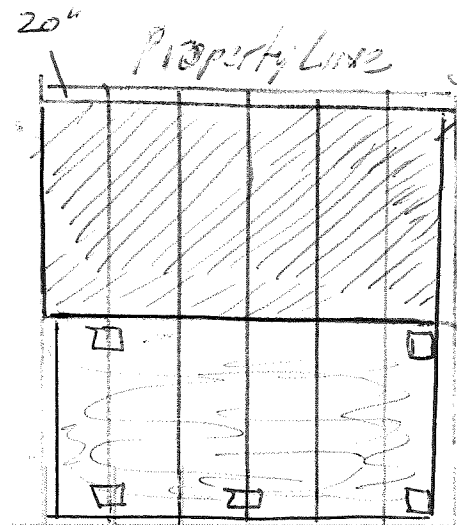
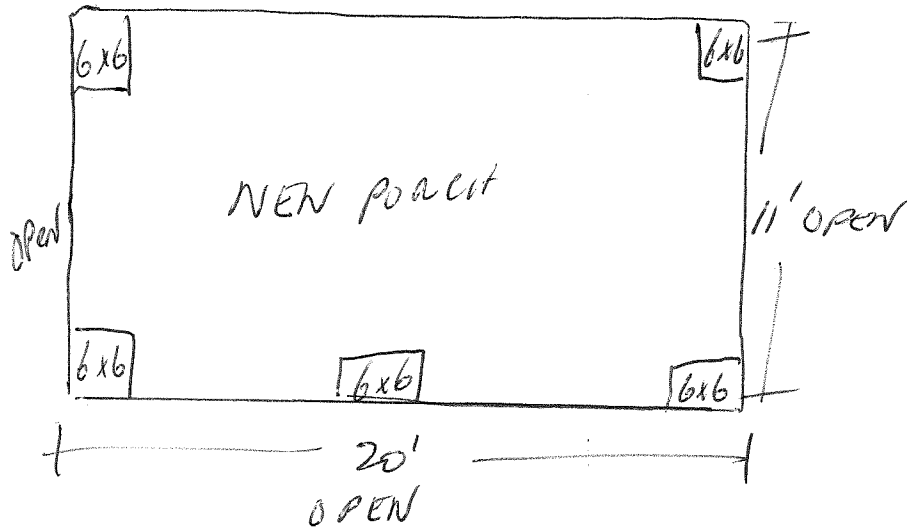
23 = NEW PLANTING PORCH 11' x 20'

1111 = EXISTING GARAGE 14.5' x 20.5'

* GARAGE IS 20" FROM REAR PROPERTY LINE

* GARAGE & PORCH ARE 3'4" FROM WEST SIDE PROPERTY LINE

* NEW PORCH IS OPEN ON 3 SIDES, BUTS UP TO NORTH OF GARAGE.



MARK WIESE
406 E. VINE ST.
MTV 43050
740-627-3097

25 Ft/B	A
1244 sqft	B
EFP	C
144 sqft	D
OMP	E
48 sqft	F
EFP	G
120 sqft	H
OMP	I
120 sqft	J
EFP	K
120 sqft	L
OMP	M
222 sqft	N
15 ft	O
14 sqft	P
01	Q

Grid Scale: 5ft

