



Board of Zoning Appeals
Board Meeting

Agenda

June 5, 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 - May 15, 2024 5:30 PM

BZA FILES

- 2024-BZA-13 : 855 Coshocton AVE - Variance for Signage
- 2024-BZA-15 : 103 E Sugar ST - Variance for Attached Accessory Structure

ADJOURN



Board of Zoning Appeals Meeting: 06/05/24 5:30 PM
City of Mount Vernon Dept: Board of Zoning Appeals
Mount Vernon, OH 43050

TABLED

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

BZA FILE (ID # 4025)

DOC ID: 4025

2024-BZA-13 : 855 COSHOCTON AVE - VARIANCE FOR SIGNAGE

Item Number	2024-BZA-13
Site Address	855 Coshocton AVE
Parcel Number	66-04266.000
Zoning District	GB
Presented By	Rebecca Green for The Kroger Corp

Quick Guide to Codified Ordinance Sections (may not be inclusive):
 1175 Schedule of Sign Regulations

Request: To allow for four wall signs on the front elevation. To allow for a total wall sign area of 331.29 sf.

HISTORY:

05/15/24

Board of Zoning Appeals

TABLED

Next: 06/05/24

Green (sworn in) representing Kroger asked for an additional wall sign at the Kroger on Coshocton AVE.

Broeren said the City's last application for a sign was from 2001. The signage that is currently on the front of the building is not what was approved in 2001. He asked if there is an application that the City is missing between now and then. Green did not know the history of the signage there, other than that there are existing signs. Broeren asked to confirm that Green did not know why the signs were change and they she didn't have any documentation that shows that they were legally changed. Green said she does not know why they were changed and she didn't bring any permits with her for the existing signage. She said she was not aware there was an issue.

Broeren referenced the 2001 BZA file showing signage for: Kroger, food & drug, open 24 hours, pharmacy, pharmacy walk up, and the Kroger pylon. He said there is now a Starbucks sign there. Blankenhorn said there is a separate record of a permit for the Starbucks sign. At one time there was a Western Union sign that she thinks was replaced with the Starbucks sign. The 2001 BZA files states the Kroger sign was to be 8' tall. The existing Kroger wall sign is definitely taller than 8'.

Green said she likely wouldn't be able to answer questions about that during the hearing and offered to come back.

Broeren suggested Green come back and explain how the signage got to its current state, then we can continue forward. The next BZA meeting is June 5.

Cunningham made a motion to table the case until June 5, 2024. Smith seconded and voting was unanimously in favor.



City of Mount Vernon, Ohio
Board of Zoning Appeals

Request for Hearing

Applicant's Information

Owner's Name, Address and Phone

THE KROGER CORP, 1014 VINE ST CINCINNATI OH 45202

Agent's Name, Address and Phone

Rebecca Green, 74 Glen Dr Worthington Columbus OH 43085

Site Information

Site Address

855 COSHOCTON AVE MOUNT VERNON OH

Legal Description

12 7 3 PT NW 25 4.7591AC

Parcel Number

66-04266.000

Deed Volume and Page Number

Zoning District

2780

Existing use of property

Retail

Proposed use of property

Retail

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:

To allow for four wall signs on the front elevation.
To allow for a total wall sign area of 331.29sf.

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.

4/11/24

Date:

By: Rebecca Green

Status of Application

Filing Date

Case Number

Hearing Date

Fee deposit

\$75.00

Date Paid

Receipt Number

Status of Board's Action

? Approved

? Denied

Attachment: Variance App (4025 : 2024-Bza-13)

Narrative statement

(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.

The site is located in the General Business district. The code defines the purpose of General Business district as:

“to encourage the establishment of areas for general business uses to meet the needs of a regional market area. Activities in this district are often large space users and the customers using such facilities generally do not make frequent purchases. Shopping centers will be the predominant building approach.”

Kroger is a large space user that contains many different shopping businesses. These businesses include its in-person grocery shopping, pharmacy services, and pick-up grocery shopping. Pick-up services are a separate part of Kroger’s businesses. Since 2020, pick-up services have become a service that customers rely on. Pick-up services is an important part of Kroger’s overall business and is needed for it to remain competitive in the grocery marketplace.

Appropriate signage directing customers to to Kroger’s pick-up area is essential for the safety of customers and vehicles navigating the parking area. Kroger believes that keeping the pickup services in one easily identifiable portion of the parking lot makes the parking lot safer for all of its customers and prevents pedestrian / vehicle conflicts and mis-cues.

(2) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.

The General Business district promotes the needs of a regional market area. Pickup grocery services are part of Mount Vernon’s regional market.

(3) There must exist special circumstances or conditions, fully described in the findings, 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. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.

The special circumstances peculiar to the building and parking area is that customers using pickup services need to navigate the site safely. Customers using pickup services should be able to locate the pick-up area as they enter the site. A wall sign is necessary so that the pickup area can be easily located. Kroger desires to keep pickup services customers in one portion of the parking lot and in person grocery shoppers in another area. Keeping the two types of customers as separate as possible enhances the overall safety of the site and the parking area.

(4) There must be proof of hardship created by the strict application of this Zoning Ordinance. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases without knowledge of the restrictions; it must result from the application of this Zoning Ordinance; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.

The specific hardship is the safety of Kroger’s customers. It is important to Kroger that customers using pickup services be able to find the pickup location as they enter the site. A wall sign indicating the location is needed for that purpose. It is important for customers in vehicles stay near the pickup area and customers walking to the store for in person shopping stay as separated as possible.

(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.

The granting of this variance is necessary for the reasonable use of the site and is the minimum variance needed.

(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.

The proposed variance will not impair light or air to adjacent properties. The variance will decrease congestion in the parking area. It will not increase congestion in the public streets, or the danger of fire, public safety, or impair property values.

(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.

The proposed variance will not confer any special privilege.

PickUp

Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)



KROGER #81
855 #S COSHOCTO
MT. VERNON, C

1110395229.00

QTY.	DESCRIPTION	SQ. FT.
A 1	PICKUP LTR. SET W/CART	63.1



**KROGER #820
855 #S COSHOCTON
MT. VERNON, OH**

Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL: _____
DATE: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1110395229.00
DATE: 125 2024
Packet Pg. 8



PROPOSED **A**

ARTWORK SHOWN FOR PRESENTATION PURPOSES ONLY -
ACTUAL SIZE & PLACEMENT MAY VARY.
SURVEY REQUIRED.

NOTE: EXISTING SIGNS TO REMAIN AS-IS
NOT PART OF THIS SCOPE OF WORK



Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)

KROGER #820
855 #S COSHOCTON
MT. VERNON, OH



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1110395229.00

DATE: 1/25/2024

A



ILLUMINATED LETTER SET

FOR USE ON ALL NEW/EXISTING SUBSTRATES.
 BANNER COLOR CHANNEL LETTERS SHOULD BE USED ONLY
 ON LIGHT OR SIMILAR HIGH-CONTRAST SUBSTRATES.

SCALE: 1/2" = 1'-0"



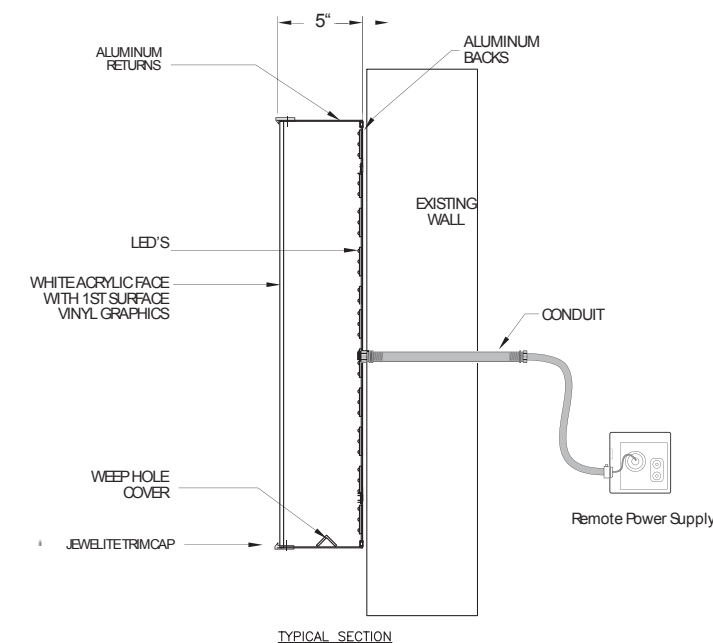
FRONT FACADE

NO PHARMACY DRIVE THRU

63.1 SQ. FT.

- **INTERNALLY ILLUMINATED CHANNEL LETTERS.**
 ALUMINUM SIDES & BACK PAINTED BLUE.
 BLUE TRIMCAP RETAINER.
 FLAT, WHITE POLYCARBONATE FACE WITH
 1ST SURFACE VINYL GRAPHICS.
 WHITE LED ILLUMINATION.

- 3730-8537 KROGER BLUE
- RETAINER
KROGER BLUE PMS2728C
- FILLER
KROGER BLUE PMS2728C



SIDE FACADE

LETTERS ABOVE CANOPY.
 CENTERED HORIZONTALLY OVER
 CANOPY/DOORS.
 CENTERED VERTICALLY BETWEEN
 TOP OF DOORS/CANOPY
 AND BOTTOM OF CORNICE/COPING

Attachment: Pickup Sign Drawing (4025 : 2024-Bza-13)

PART # 403-23-CL36-PUCRTBL



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
7699332377.02A4

DATE: 6.8.2023

S. Ha

Kroger
855 Coshocton Ave.
Mt Vernon, OH 43050

**PHARMACY
WALK UP**
overall size: 28" x 110"



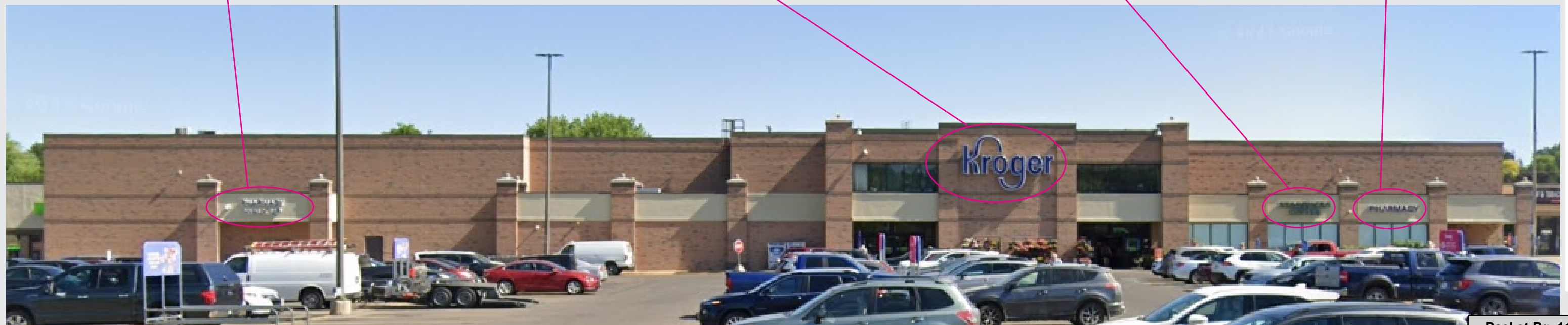
KROGER
overall size: 133" x 196.5"



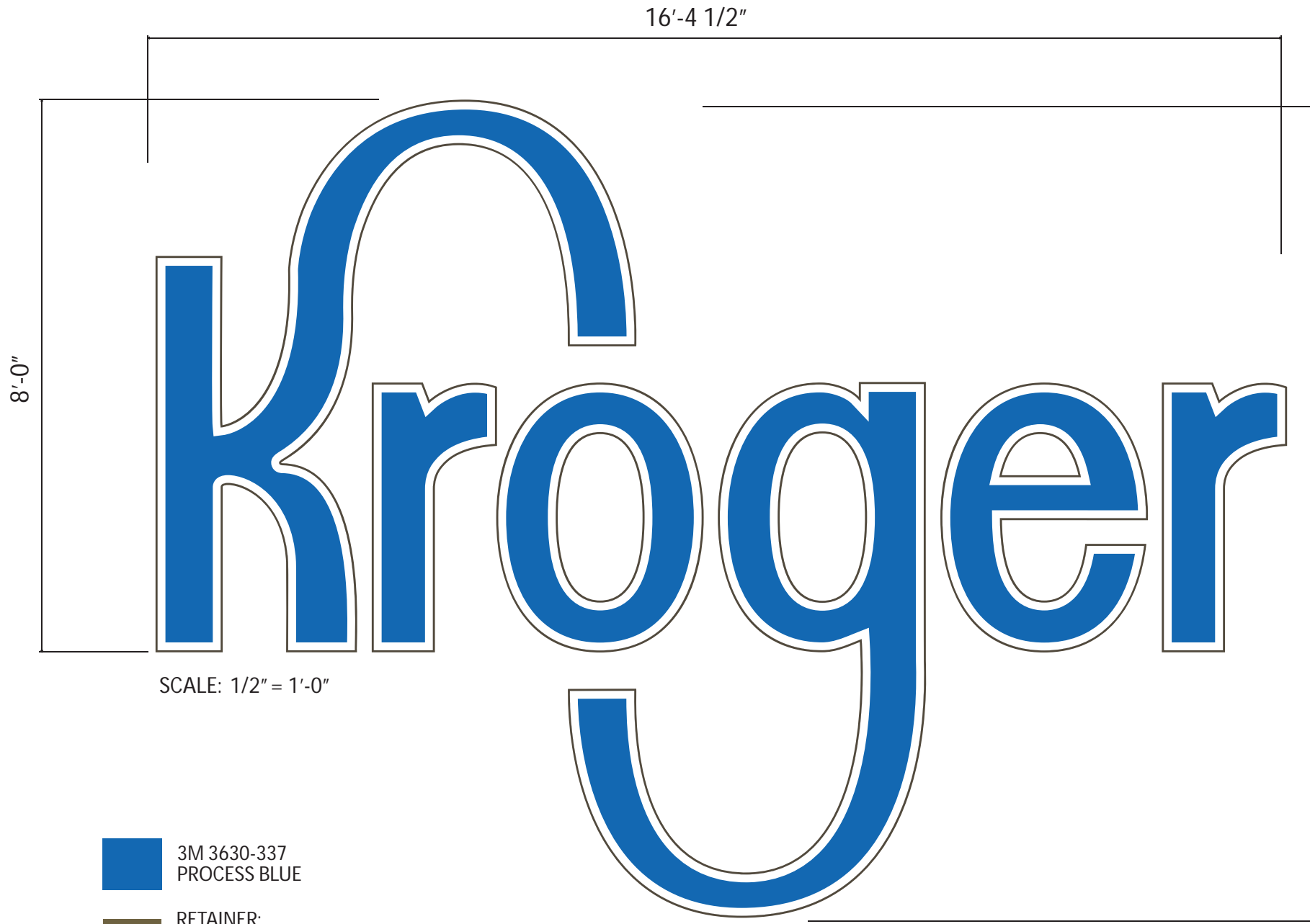
**STARBUCKS
COFFEE**
overall size: 36" x 138"



PHARMACY
overall size: 18" x 137"

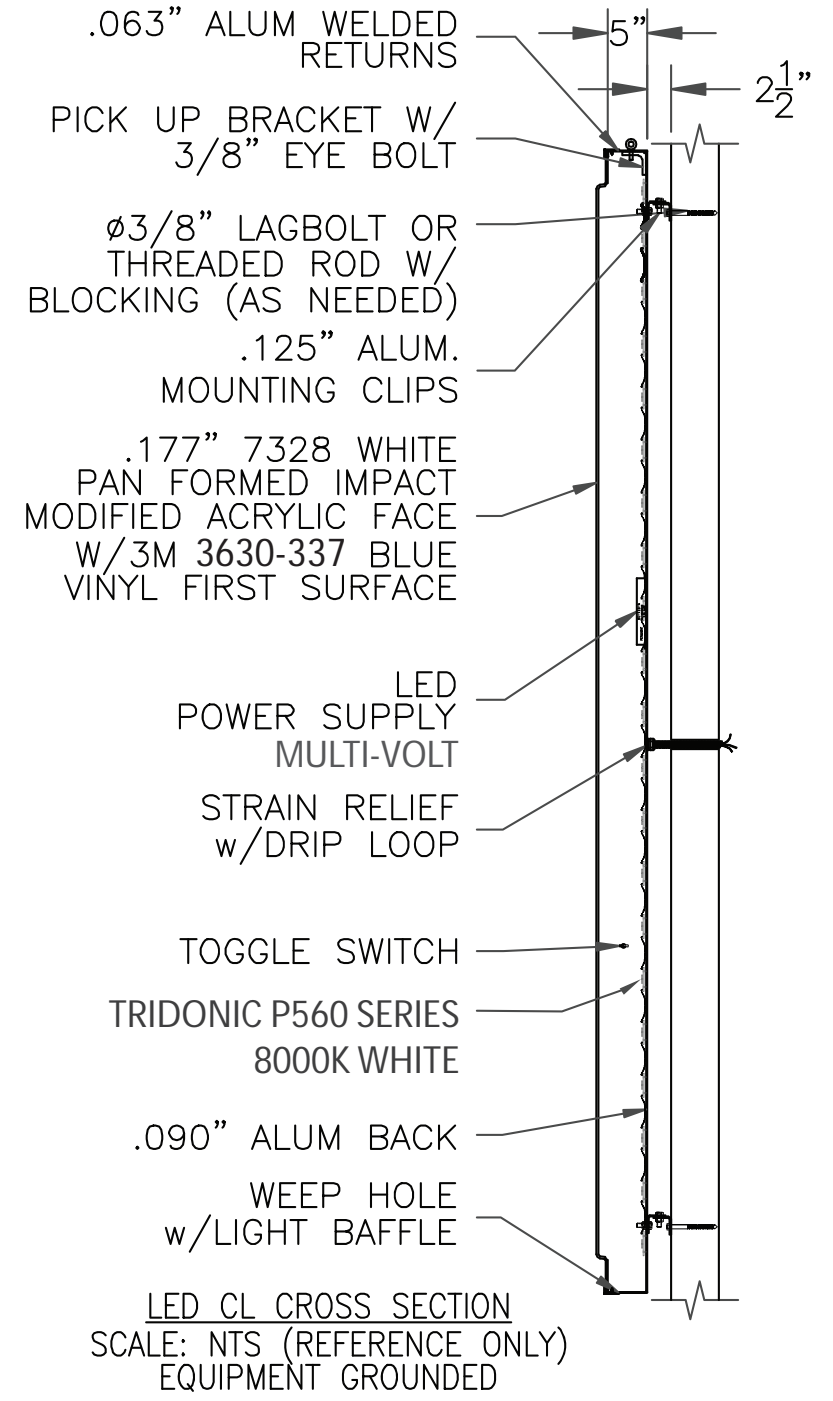


Attachment: Existing Signs (4025 : 2024-Bza-13)



SCALE: 1/2" = 1'-0"

- 3M 3630-337
PROCESS BLUE
- RETAINER:
AKZO TO MATCH
MATTHEWS 313
DARK BRONZE
(Gloss Level T.B.D.)
- FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



Attachment: Kroger Sign Drawing (4025 : 2024-Bza-13)

56.9 ACTUAL SQ. FT.

<p style="font-size: 8px; margin-top: 5px;">THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT</p>	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.	CUSTOMER APPROVAL: DATE: _____	Rev. #1 _____ Rev. #2 _____ Rev. #3 _____	DATE BY _____ _____ _____	Rev. #4 _____ Rev. #5 _____ Rev. #6 _____		DRAWING NO: 96852.01A DATE: 3-11-2019 Packet Pg. 13
	THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT						



Board of Zoning Appeals Meeting: 06/05/24 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 # 4035)

DOC ID: 4035

**2024-BZA-15 : 103 E SUGAR ST - VARIANCE FOR ATTACHED ACCESSORY
 STRUCTURE**

Item Number	2024-BZA-15
Site Address	103 E Sugar ST
Parcel Number	66-03164.000
Zoning District	R-1
Presented By	Lauren Miller

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

Request: Add covered front porch to the house that is 12' wide by 7' deep. The porch front would be 9' from the front property line.



City of Mount Vernon, Ohio
Historic Review Commission

Mount Vernon

Application for Certificate of Appropriateness

Applicant:

Name: Herb Yoder

Address: 2751 Newcastle Rd Gambier OH 43022

Email: herbcarpson1@yahoo.com Phone: 740-398-9706

Site Information:

Address: 103 E Sugar St.

Parcel Number: 66-03164.000 Deed Volume and Page: 1740/827

Zoning District: R-2

Owner: Lauren Miller

Address: 103 E. Sugar St. Mt. Vernon OH 43080

Project Description: 12'x7' porch addition w/ roof to front of House.

Site plans, building elevations, renderings, and any other drawings, details, or brochures, as well as the detailed narrative statements must be attached to this application.

Projects that required a Public Hearing require a \$75.00 deposit. Applicant will be billed for any costs which exceed the deposit. General maintenance projects typically do not require a Public Hearing.

Applicant hereby certifies that the information submitted on this application and on any sketches, drawings or other documents required to be submitted with the application are true and exact.

Signature of Applicant

Date 5-15-24

FOR OFFICIAL USE ONLY

Case No.: _____

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)*

HJY 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.

HJY 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 front porch is very small. They would like to add the addition to have a larger usable front porch. It would also add to the beauty and character of the home. The home at 109 E Sugar St. has steps that appear to be 4-5ft away from the front property line.

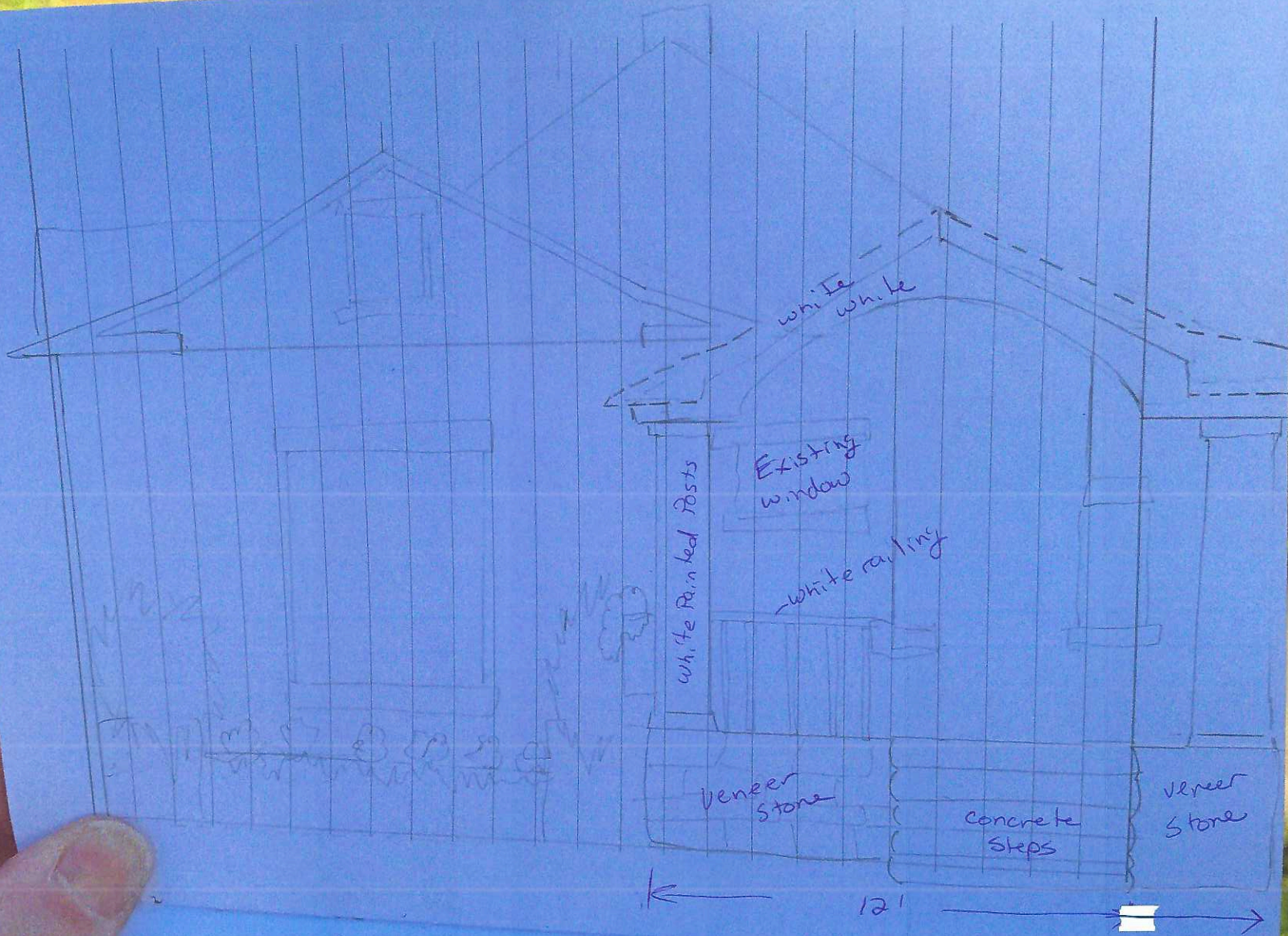
4) Explain the proof of hardship created by the strict application of this Zoning Ordinance.

See 3 above

✓ 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.









Attachment: Revised Miller Permit Application 5_21_24 (4035 : 2024-Bza-15)



(https://www.knoxcountyauditor.org/)

Knox County Ohio, GIS

Sarah Thorne

Actual setback to steps 10'-6"
Proposed setback to steps 3'-6"

Lot size

Front 55'
Back 55'
Left 80'
Right 86'

Actual Front setback - 16' to house
Proposed Front setback - 9' to house

4.2.a

Search Results

Sort By:

Property Information Window:

- PIN: 6602781000
- Address: 103 CHESTER ST NN LOT 72
- Owner: BEREAN FAITH FELLOWSHIP
- Owner Address: PO BOX 704 MOUNT VERNON OH 43050

Map Labels: 391/200, 497/918, 1832/234, 1290/345, 1838/388, 1740/827, 2000/275, 1890/863, 1630/882, 1630/881, 2011/233, 58, 59, 60, 103, 109, 200, 202, 204, 58, 59, 60, 103, 109, 200, 202, 204

Streets: N GAY ST, E SUGAR ST

Map Controls: Home icon, Scale bar, Export as:

Watermark: Specially Licensed

Attachment: Revised Miller Permit Application 5_21_24 (4035 : 2024-Bza-15)



(https://www.knoxcountyauditor.org/)

Knox County Ohio, GIS Sarah Thorne

View Search Results

Sort By:

PIN:	6602781000
Address:	103 CHESTER ST NN LOT 72
Owner:	BEREAN FAITH FELLOWSHIP
Owner Address:	PO BOX 784 MOUNT VERNON OH 43050



Attachment: Revised Miller Permit Application 5_21_24 (4035 : 2024-Bza-15)

Export as:

[Click here for Legal Disclaimer](#)

The Carpenter's Sons
27551 Newcastle Rd.
Gambier Ohio 43022
Ohio Lic. # 30962
740-398-9706
Fax - 740-427-3881

Proposal For:

Lauren Miller
103 E Sugar St.
Mt. Vernon, Ohio 43050
404-444-0280
lajmmiller@mindspring.com

Front Porch:

Porch to be 12 ft wide by 7 ft deep
Footings to be dug to a depth of 32" below finished grade
Pour 8" x16" footing for porch walls
Lay 8" block to porch floor height
Lay veneer stone on outside of foundation of porch
Stone to be similar to stone retaining wall on east side of house

Build floor frame
Joists to be 2x10 treated material
Joists to be set 16" on center
Install vents in ring board of foundation to allow crawl space to vent
Install Aeratis composite tongue and groove porch flooring
Install 10"x10" porch columns
Build beams and roof structure
Roof structure to match drawing provided with Arched front and double pitched roof
Tie roof structure into existing roof
Shingle roof with shingles to match existing shingles as nearly as possible
Run wiring for ceiling light on porch
Install beaded wood ceiling
Ceiling to be cathedral ceiling
Install wood soffit and fascia to match existing as nearly as possible
Install wood beam wrap on beams
Remove board and batten siding on porch walls
Install ship-lap siding on existing porch walls
Prime all bare wood

Caulk and fill ready for paint
Paint ceiling, walls, beams and posts
Scrape and prep front door for paint
Paint front door to desired color
Paint porch flooring to desired color
Install white rail on porch and both sides of stairs
Railing to match railing on back porch
Install porch light (Light to be provided by others)

ProVia Ashworth Natural Cut

—

This unique stone veneer profile from ProVia uses slab configurations with varied textures and irregular sizes to capture the charm of Old Country architecture. Natural Cut's rugged edges create a chiseled and uniform appearance, while the disparate proportions add visual interest and break up the block formations. Sizes range from 1 ¼ to 6 ½ inches tall and 6 to 21 ½ inches wide.

ProVia Ashworth Natural Cut Flats

ProVia Ashworth Natural Cut Corners