

**Board of Zoning Appeals Minutes
Board Meeting**

March 18, 2026



VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

Present	Absent
Chris O'Quin Michael Percy William Smith Luisa Gantt	Samantha Ramsier Curtis Adams Cynthia Cunningham

ELECTION OF OFFICERS

Elect 2026 Chairman

Motion to Elect Michael Percy as 2026 Chairman	
RESULT:	Adopted [4 TO 0]
MOVER:	William Smith
SECONDER:	Chris O'Quin
AYES:	Chris O'Quin, Michael Percy, William Smith, Luisa Gantt
NAYS:	None

Elect 2026 Vice Chairman

Motion to Elect Chris O'Quin as 2026 Vice Chairman	
RESULT:	Adopted [4 TO 0]
MOVER:	William Smith
SECONDER:	Luisa Gantt
AYES:	Chris O'Quin, Michael Percy, William Smith, Luisa Gantt
NAYS:	None

MINUTES APPROVAL

BZA Minutes - Regular Meeting - October 1, 2025 5:30 PM

Motion to Approve Minutes	
RESULT:	Adopted [4 TO 0]
MOVER:	Chris O'Quin
SECONDER:	William Smith
AYES:	Chris O'Quin, Michael Percy, William Smith, Luisa Gantt
NAYS:	None

BZA FILES

2026-BZA-01 Franklin ST, 109 - variances for Rowhouse Development

Beaux Hord (sworn in) : Plans to build two structures: four 1- bedroom units and two 2- bedroom units within the 2 structures. This is a vacant in-fill lot. He went through MPC to get approval for residential zoning.

Stated he would like to reduce the side set back to 8ft instead of 10ft. Would like to reduce the minimum lot dwelling size per unit from 3600 sq ft to 2714.

Would like to reduce the parking lot setbacks to 2 ft on the sides and the front

Would like to reduce the rear set back on the shallow portion of the lot to 8 feet to allow for parking spots to come closer. Reduce parking spots from 10 to 9 to allow for an area for trash.

Parking lot code is 1 ½ for one bedroom and 2 for two bedrooms (so, 10 would normally be required).

Hord would like to have some community gardens on the property.

Smith: which part faces Franklin Street? (the top-right of the plans).

Gantt: Are parking spots assigned? (answer was no, but there should be ample rooms for everyone since there are four 1-bedroom units and two 2-bedroom units).

Blankenhorn received no other communications regarding the appeal.

	Motion to Accept as Presented
RESULT:	Adopted [4 TO 0]
MOVER:	William Smith
SECONDER:	Chris O'Quin
AYES:	Chris O'Quin, Michael Percy, William Smith, Luisa Gantt
NAYS:	None

ADJOURN

- at the call of the Chairman

Adjourned at 5:42 p.m.