



**Board of Zoning Appeals  
Board Meeting**

**Agenda**

**June 17, 2026  
5:30 PM**

---

**VIDEO BROADCASTING & RECORDING**

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

**CALL TO ORDER**

**MINUTES APPROVAL**

Board of Zoning Appeals Minutes March 18, 2026

**BZA FILES**

2026-BZA-02 - 814 Coshocton AVE - Variances for Automotive Fuel Station

**ADJOURN**

**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

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

Elect 2026 Vice Chairman

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

**MINUTES APPROVAL**

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

<b>Motion to Approve Minutes</b>	
<b>RESULT:</b>	<b>Adopted [4 TO 0]</b>
<b>MOVER:</b>	Chris O'Quin
<b>SECONDER:</b>	William Smith
<b>AYES:</b>	Chris O'Quin, Michael Percy, William Smith, Luisa Gantt
<b>NAYS:</b>	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.

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

## **ADJOURN**

- at the call of the Chairman

Adjourned at 5:42 p.m.



**Item:** 2026-BZA-02 - 814 Coshocton AVE -  
Variances for Automotive Fuel Station

## ITEM REPORT

**To:** Board of Zoning Appeals

**From:** Lacie Blankenhorn, Development Services Manager

**Meeting Date:** June 17, 2026

**Department/Office:** Board of Zoning Appeals

**Item Name:** 2026-BZA-02 - 814 Coshocton AVE - Variances for Automotive Fuel Station

### Summary:

Applicant requests assorted variances to construct a new automotive fuel station.

### Recommended Action:

- Motion to approve as presented; or
- Motion to approve as amended; or
- Motion to deny

### Attachments:

1.	2026.05.14 Variance Application
2.	Aerial Image - 814 Coshocton AVE

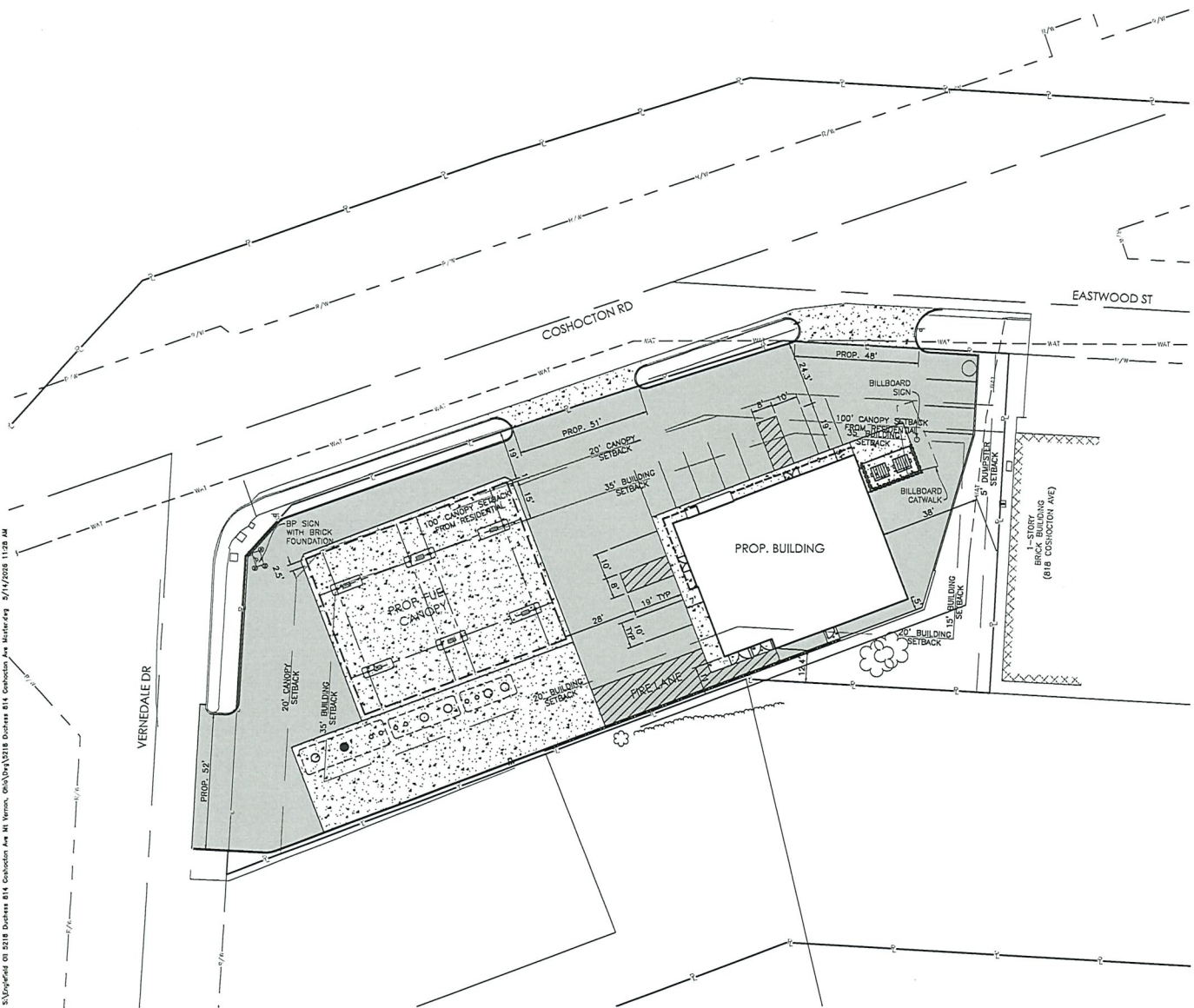


City of Mount Vernon, Ohio  
 Board of Zoning Appeals &  
 Municipal Planning Commission

Request for Hearing

Applicant's Information				
Owner's Name, Address, Phone, email address				
Mt. Vernon Duchess, LLC				
Agent's Name, Address, Phone, email address				
Morgan Giles, 109 E. High St., Mt. Vernon, mgiles@gileslaw.com				
Site Information				
Site Address		Legal Description		
814 Coshocton Ave.		See Attached.		
Parcel Number	Deed Volume and Page Number	Zoning District		
66-05074.000 & 66-03346.000	V. 1588, P. 282	GB		
Existing use of property		Proposed use of property		
Fuel Station		Fuel Station		
Hearing Request				
<b>Type of Hearing Requested:</b> <input type="checkbox"/> Appeal <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Other				
In the following section, please provide a brief description of the request. Any additional documents or information required by the Zoning Code and/or supporting your request should be attached to this application as separate sheets.				
Request:				
<p>See attached. Request a variance for 1) canopy and fuel pumps within 100 feet of a residential district, 2) 5' encroachment into rear building setback, and 3) Screening variance</p>				
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: <span style="font-size: 1.5em; color: blue;">5/14/26</span>		By: <span style="font-size: 1.5em; color: blue;">[Signature]</span> <i>Morgan Giles, Attorney</i>		
Status of Application				
Filing Date		Case Number		
		Hearing Date		
		Fee deposit	Date Paid	Receipt Number
		\$100.00		
Status of Board's Action				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied				

S:\proj\field 01 2018 DUCHESS 814 Coshocton Ave Mt Vernon, OH\DWG\3018 DUCHESS 814 Coshocton Ave MtVernon.dwg 5/11/2026 11:29 AM



SITE DATA

PROP. IMPERVIOUS AREA: 32,775.46 SF/0.75 AC (87.19%)  
PROP. PERVIOUS AREA: 4815.73 SF/0.11 AC (12.81%)  
TOTAL AREA: 37591.19 SF/0.86 AC



OFFICES

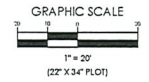
1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

422 North Broad Street  
Lancaster, Ohio 43130  
740-385-2140

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

**NOT FOR  
CONSTRUCTION**

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



**BP DUCHESS**  
814 COSHOCTON AVE  
MT. VERNON, OH 4305

05-14-26 EX-HBT

SITE DIMENSION PLAN  
**C301**  
SD PROJECT NO. 5218

## **Mt. Vernon Duchess, LLC – Application for Variance**

Section 1103.07 permits a variance where strict application of the code will create a practical difficulty or unnecessary hardship. Applicant's development of the property involves a unique situation not caused by the Applicant's act or omission.

The variances requested are:

- 1) "Canopy Variance": Canopy and Fuel Pumps within the 100' set back from residential lots and a 1' variance on the northeast corner in the front setback. Exhibit A shows the setback line. Specific Use Standards are described in 1105.04(u).
- 2) "Building Variance": The southwest corner of the building 5' into the rear setback. Exhibit B shows the setback line.
- 3) "Screening Variance": Chapter 1111 addresses screening, which may be modified either through approval of a variance or an alternative equivalency review under 111.03.04.

**Review Criteria.** Factors to determine if a practical difficulty exists:

- A. Special conditions and circumstances exist which are peculiar to the land or structures involved:
  1. In support of the Canopy Variance, the special conditions include:
    - a. It is not possible to have a case station on this lot as currently zoned. The property has been used as a gas station since at least 1994 when the current structure was built.
    - b. The current canopy is a non-conforming use for both a front setback and the residential setback. See Ex. A.
    - c. The new canopy location greatly improves the front setback non-conformity except for the northwest corner which can be approved administratively and a portion of the northeast corner being 1' into the front setback. See Exhibit B.
    - d. No gas station could be placed on the property under the current code. Applicant invested in this property when they were granted initial approvals in 1994 and want to reinvest in the property with a new and improved site.
    - e. The proposed variance allows fueling trucks to maneuver onto the property to unload fuel. These trucks unload fuel from the passenger side. The Code as written causes a practical difficulty because it would force relocation of the fuel tanks, pushing them

closer to the neighboring property to the south and requiring the fuel trucks to unload fuel from the driver's side. This creates a practical difficulty for the driver.

- f. The fuel tanks need to be at least 10' from the property line, per BUSTR. If the tanker off loading, entering the site from the west they would be fueling the tanks from the driver's side, unless they pulled in under the canopy.
2. In support of the Building Variance, the special conditions include:
    - a. The current building location is 5' from the property line. This location was initially approved by the BZA on July 13, 1994.
    - b. A private waterline was placed on the property without an easement or other agreement. Applicant will develop this site in a manner that does not interfere with this waterline.
    - c. The proposed site plan requests a 5' variance for a corner of the building, making this corner 15' from the rear property line instead of 5' as currently located.
    - d. Sufficient room is left for loading and unloading and for replacement of the waterline if necessary.
  3. In support of the Screening Variance, the special conditions include:
    - a. The current site is not compliant with the code. The proposed plan will result in a clean design with a wall to screen from the R-3 zoned areas to the south.
    - b. The R-3 lot bordering the south east portion of the property will be screened by the current hillside and natural vegetation.
    - c. The R-3 lot will be screened by a fence.
    - d. The current building is on the property line with no screening. The new building will be further off the property line.
    - e. There is currently a fuel pump directly on the southern property line, this will be removed.
    - f. The billboard pole prevents Applicant from using a large portion of the property.
    - g. The dimensions of the lot and current zoning code make it impossible to develop the property as a fuel station without a variance. The requested variance is the minimum variance needed to redevelop the lot with an modern fuel station.

- B. The variance is the minimum necessary to make possible the reasonable use of the land and structures:
1. The Canopy Variance is needed to comply with State regulations regarding fueling stations and will have modern safety measures. It improves the front setback while leaving sufficient room for traffic and deliveries. No fueling station can be placed on the property under the zoning code.
  2. The Building Variance moves the building further from the rear property. A 9' variance on the southwest corner of the building as shown on the Site Plan allow the travel lane on the north side of the building to be 24'.
  3. The new building will be the same size and layout as the other site being developed at 4 Newark Rd. The travel lanes on the property will be greatly improved.
- C. The essential character of the neighborhood and adjoining properties would not be affected:
1. The Canopy Variance results in the canopy being farther from Coshocton Ave. than the current canopy. The canopy will also be outside of the 20' rear setback and not affect the business use to the south. The residential apartments to the southeast will not see a change in the character of the site. It will still be a fueling station with a new, modern building offering more amenities, updated safety, modern fuel tanks, and invested owners.
  2. The Building Variance will not change the character of the neighborhood. It will be a new and improved building setback further from the rear property line.
  3. The Screening Variance will have no effect on the character of the neighborhood. Any current screening will not be disrupted and new screening will be added.
- D. There will be no effect on the delivery of governmental services such as water or sewer. The proposed plan preserves the waterline serving the apartments to the south.
- E. Special circumstances exist due to actions of the applicant. This property was previously developed by Applicant in 1994 in compliance with zoning codes in effect at that time, with conditional approvals and variances granted. Substantial investment was made at that time and Applicant is making new investments to provide a safer, modern site. The new site plan addresses the characteristics of the site and the safe maneuvering of vehicular and pedestrian traffic while also adding screening.

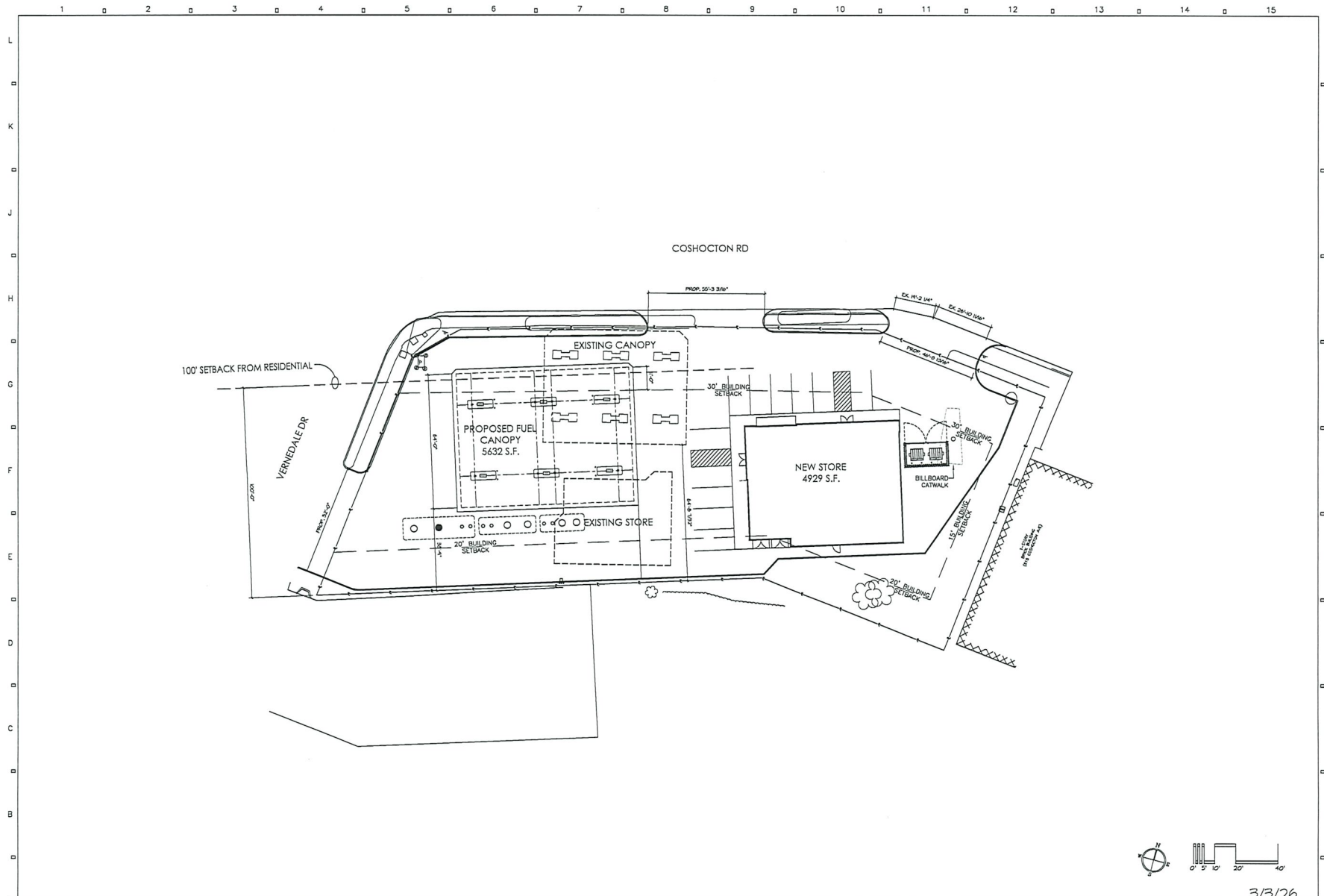
- F. The predicament cannot be feasibly obviated through other methods. The site plan considers Ohio Department of Commerce Requirements, safety, and impacts on neighboring properties. The current site is non-conforming, and the zoning code would prohibit any fuel stations on the site. The site has long been used for fueling stations.
- G. The spirit and intent behind the zoning requirements would be observed and substantial justice done. The canopy will be in a better location than it is currently. Building would be further from the rear property line. Screening will be added.
- H. The City approved this site for a fuel station since at least 1961 when it was purchased by Humble Oil and Refinery in 1961. The residential properties to the south were not developed until 1969. The property has been owned by Applicant (prior individuals/entities related to Applicant) since 1972.

Notice to Adjacent Property Owners:

Patricia H. Swansons, Trustee, 818 Coshocton Ave., Mt. Vernon, OH 43050, mailing address 11064 Palomino Ct., Auburn, CA 95603

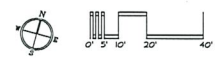
Lanny W. Snell, 319 Teryl Dr. and 318 Verndale Dr., Mt. Vernon, OH 43050, mailing address 1360 Gambier Rd., Mt. Vernon, OH 43050

Krueger Holdings LLC, 316 Verndale Dr., Mt. Vernon, OH 43050



NO.	REVISIONS	DATE

**ENGLEFIELD OIL COMPANY**  
**COSHOCKTON AVENUE DUCHESS**  
 MT. VERNON, OHIO 43050  
 PROJECT ARCHITECT  
**Wachtel & McAnally**  
 ARCHITECTS  
 3300 W. PARKWAY S.E. #1033  
 WASHINGTON, D.C. 20004  
 PHONE: (703) 343-3333 FAX: (703) 343-3335



3/3/26

A1	SITE PLAN	
SCALE: 1"=20'-0"		

SHEET TITLE  
**SITE PLAN**  
 DRAWN BY  
 SUBJECT NO.  
 DATE  
**G100**  
© 2016 WACHTEL & McANALLY ARCHITECTS, INC.

