

AGENDA

June 1, 2020

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Cases

CASE NO. 2020-1663

Kyle Brown and Jennnifer Hempelmann, the property owners of 6615 West Farm Acres Drive are requesting a variance to Zoning Code Section 154.14 (A). The variance would allow for the replacement of 100' of existing fencing with 6' high privacy fencing, along the rear property line which abuts multi-family units in Golf Manor.

CASE NO. 2020-1664

Jason and Alica Moser, the property owners of 3152 Dot Drive, are requesting a variance to Zoning Code Section 154.12 (A). The variance would allow for a shed to be constructed within the required side yard setback and with the principal access facing south toward the street.

CASE NO. 2020-1665

David and Jennifer Morgan, the property owners of 2600 Twigwood Lane, are requesting a variance to Zoning Code Section 158.15 (A). The variance would allow for the installation of roof-mounted solar panels on the front plane (south-facing) of the house.

CASE NO. 2020-1666

Michael Iten and Alexandra Falcone, the property owners of 7086 East Aracoma Drive, are requesting variances from Zoning Code Section 154.12 (A) (4) and 154.14 (A). The variance from Section 154.12, would allow for the construction of a 1,300 square foot pool house (750sqft) and deck area (550sqft) and a 300 square foot greenhouse. The variance from Section 154.14, would allow for 4 screen walls to be taller than 45" (6' high, 7' high and 8' high) and a front yard retaining wall and front yard 42" high screen wall.

CASE NO. 2020-1598

Rabbi Avrohom Weinrib, the representative for the Congregation Zichron Eliezer (CZE), is requesting a modification to the Conditional Use Permit (CUP) issued in 2002. The modification of the CUP would allow for a two-story addition on the east side of the existing building.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD ONLINE VIA ZOOM
MONDAY, MAY 4, 2020**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held via the Internet on Monday, May 4, 2020 at 7:00 p.m.

Roll was called:

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Wolf
Scott Rubenstein

ALSO PRESENT:

Kevin McDonough
Wes Brown
Scot Lahrmer
Tammy Reasoner

Chairperson Bardach welcomed everyone to the meeting and led those in attendance through the Pledge of Allegiance.

Chairperson Bardach asked if there were any corrections to the minutes of the April 6, 2020 meeting. There being none, the minutes were accepted as submitted.

BOARD OF ZONING APPEALS

CASE NO 2020-1644

Mr. Bardach called for Case No. 2020-1644. Mr. Brown introduced the case, in which homeowner Ralph Doering of 3160 North Whitetree Circle is requesting a variance to Zoning Code Section 154.14 (B). The variance would allow for the replacement of an existing 32' long privacy panel in the rear yard. Village code states that a privacy panel can be no more than 16' long. The location of his home is on a corner, where there are currently privacy panels. While both panels would have otherwise been grandfathered in, no approval was able to be located on file for the existing panels, and changes to material and the length of one of the panels bring Mr. Doering before the Board of Zoning Appeals.

Mr. Doering joined the meeting via video, and stated he had been an owner in the Village since 2006, and the privacy panels were there when he purchased the house. He estimated they were approximately fifteen years old at the time of purchase. He said the fence had deteriorated to the point where maintenance was difficult and it was detracting from the house. He said the uneven land where Lamarque and Whitetree meet necessitated the extended length of one of the panels.

Mr. Doering shared photos of the property to better demonstrate the current wood fencing and the white vinyl he planned to replace it with. Mr. Lahrmer reported there had been no feedback from neighbors surrounding Mr. Doering's property.

Ms. Rissover asked if the existing bushes surrounding the fence would remain. Mr. Doering said the bushes were in varying states of overgrowth, and would be removed to install the new fencing. His intention would be to replace the bushes with new burning bush, which he said would look great against the white fence.

Ms. Rissover said she felt the new bushes should be a stipulation of approval for this case, and moved to approve the fence as proposed with the understanding that bushes would be planted along the Lamarque side of the property. Seconded by Mr. Wolf, Case No. 2020-1644 was approved unanimously.

Mr. Brown said he would get an approval letter and stamped plans to Mr. Doering in the next couple of days.

CASE NO. 2020-1645

Mr. Brown provided a summary of Case No. 2020-1645, in which homeowners Arianne Smith and Kathryn Waligura of 8301 Lynnehaven Drive are requesting a variance to Zoning Code Section 154.14 (A). The variance would allow for the construction of a 4-board Kentucky Board fence, 16' from the street in the Lynnehaven Court front yard. Village code states that a fence shall not be permitted in any part of a front yard. This is also a corner lot.

The fence would allow the dog and future children to utilize the rear entrance door to safely enjoy the entirety of their yard. Landscaping is planned for the fence. In addition, their letter stated to remain within the Code, they would be unable to fully utilize the property. Being on a corner, where they essentially have two front yards, they are requesting the variance to make full use of their property.

Ms. Smith and Ms. Waligura stated they had been homeowners in the Village for a year and a half. They utilized photos to demonstrate how the fence, if put in according to code, would cut use of their property in half.

They shared photographs of how they access the house to better understand the flow of the property and how they intend to use it. They stated they have invested in the house and plan to be there awhile.

Mr. Lauer asked if the variance were only requested because it is a corner lot, to which Mr. Brown stated yes. Ms. Rissover asked about the impact of driveway access. The homeowners stated they had a gate incorporated into the fencing plan. Her concern was it would encourage on-street parking, but the homeowners stated their plan was to park in the driveway/garage, not on the street.

Mr. Rubenstein asked if the plan included the fencing type and size, which was then shared on screen.

Ms. Philomena Sidle, who lives next door, asked if the photos accurately depicted what the fence would look like once installed. Discussion was held regarding the unobstructed view the fence would provide.

Mr. Lahrmer said there had not been any negative feedback regarding this case, although he recalled having received a letter regarding one of the cases which was not included in the packet.

Mr. Wolf requested clarification that the property wouldn't need a variance were it not on a corner lot, which Mr. Brown confirmed. He also asked if the landscaping could be a condition of approval of the case, which Mr. Brown also confirmed.

After a review of the submission, Ms. Rissover stated there was probably enough information to approve the variance and deferred to the homeowners to decide what they wished to plant along the fence. Mr. Wolf moved that Case No. 2020-1645 be approved with the condition that landscaping be planted on the street side of the fence. Mr. Lauer seconded the motion.

Ms. Sidle requested that the homeowners make sure the fence is fully on their side of the yard, to which they agreed, and the variance was approved unanimously.

CASE NO. 2020-1646

Mr. Brown introduced and presented the variance request of Faigie Rosedale, property owner of 6885 Fair Oaks Drive, pertaining to Zoning Code Sections 154.23 (B)(2)(a) and 154.28 (A). The variances would allow for the construction of a 2-car attached garage on the east side of the existing house, with the garage doors facing north toward Section Road and allow the garage to encroach 4' into the required front yard along Fair Oaks.

Ms. Rosedale is currently renovating the house at 6885 Fair Oaks in order to move into while their other property is being remodeled. Detailed plans will be completed once the variance is approved. Being on a corner lot and in a flood plain, they are limited in placement options for the garage. The garage falls within the required size range, however, the variances are required to accommodate for setback and because the garage would need to open facing the street.

Mr. and Mrs. Rosedale stated they were long-time residents of the Village, and said they were trying to update an older, run-down home. He said the garage would be an improvement on current detached garage.

Ms. Rissover asked if it were possible to have the garage doors face Fair Oaks vs. Section, as she felt perhaps it would be more accessible. Mr. Rosedale said this would require a larger structure, and wouldn't be as accessible to cars circulating through the property.

Mr. Rubenstein asked if the position of the house technically had two front yards. Mr. Brown referred to a CAGIS map, which confirmed the “feel” of two front yards.

Ms. Rissover recalled there had been a garage torn down and rebuilt, and asked if there had ever been a variance. Mr. Rosedale said they had owned the house for over a decade, and it had always been there. Ms. Rissover also asked regarding the hedge surrounding the property, which should have had a variance, but she didn’t recall having seen one. Mr. Rosedale said they were unaware one was necessary.

Mr. Rubenstein stated he had grown up across the street from the property, and didn’t recall any changes to the garage. Ms. Rissover recalled a differing roofline at some point during her 23 years as an Amberley Village resident.

Mr. Lauer recused himself as the neighbor living across the street from the property.

Mr. Rubenstein asked regarding the variance for the doors facing Section Road, to which Mr. Brown responded a variance would be needed regardless, as the doors would face either Section or Fair Oaks.

Ms. Rissover said she had reservations regarding the precedents the variances would carry, and expressed concern over past variances that should have been filed.

Mr. Rubenstein again stated he had never known the garage to have been rebuilt, and Mr. Wolf asked if perhaps the existence of a flood plain on the property might imply a hardship. Mr. Brown stated there was no way to reduce the capacity of the creek floodway without FEMA approval. Ms. Rissover asked further about the flood issues.

The Rosedales stated they had filed four insurance claims on the property already, and they will need a generator to ensure they can adequately drain water that collects during storms. Ms. Rissover then stated she was impressed with the investment of the homeowners in what could otherwise become a difficult property to sell.

Mr. Bardach moved to approve the variance request as submitted. Seconded by Mr. Rubenstein, the motion was approved unanimously (with the abstention of Mr. Lauer).

Mr. Lahrmer stated he wished to add to the comments that the neighbor’s letter referenced earlier in the meeting had been regarding 8301 Lynnehaven Drive, and was received from Bruce Lazarus and Phil Weintraub of 3140 N. Whitetree Circle in support of Mr. Doering’s variance request.

PLANNING COMMISSION

PUBLIC HEARING: CASE NO. 2020-1648

Mr. Lahrmer introduced and presented Case No. 2020-1648, Adoption of Chapter 160: Small Cell Facilities and Wireless Support Structures to Title XV Land Usage and Regulation Thereof.

He said the proposed text amendments to Chapter 157 of the Amberley Village Code would establish regulations for small cell facilities and wireless support, which the Village did not currently have in place. He provided background on the passage of Ohio HB 478, which left only minor regulatory powers to municipalities with regard to the regulation of small cell facilities. Currently Amberley Village Code does not address small cell facilities. Having been recently approached by a telecommunications carrier regarding small cell facilities, he said it would be desirable to set standards before faced with a formal request.

Mr. Lahrmer said the proposed ordinance identifies maximum pole height, as well as colocation opportunities, spacing requirements, and proximity to residential properties. He said the ordinance also allows for selection of more visually aesthetic poles over the traditional wood poles

The proposed changes, he said, are an effort to have some control over the integration of the small cell facilities into the Amberley Village environment, and asked the Planning Commission to comment and make recommendations to Council.

Mr. Lahrmer showed a Powerpoint presentation from Liz Fields of McBride Dale Clarion outlining more information regarding small cell towers and depicting a black matte metal pole being used in other areas to aid in better understanding small cell facilities and the need for regulation. He said telecommunications is supplementing with small cell facilities that place more focus on transfer of data.

Mr. Lauer asked who had drafted the language, to which Mr. McDonough replied he had. He said other communities were researched to determine what they are doing, however, many have not addressed the issue. Staff and Village Solicitor Kevin McDonough reviewed existing municipal codes from Mason, Loveland, and Blue Ash in the drafting of the language for Amberley Village. Mr. Lauer said his concern was that, by definition, the language could be construed to not regulate small cell facilities that do not meet the description.

Mr. McDonough said he relied heavily upon Mason's language and that of ORC 4939.01 to ensure consistency in the definition of small cell facilities.

Mr. Lauer's concerns, he said, were that perhaps too many decisions would be left up to engineers. Mr. Lahrmer stated this was why we wanted to regulate small cell facilities, and Mr. McDonough restated this was imposed on municipalities by Ohio H.B. 478.

Mr. Wolf stated it seemed we don't have much choice.

Mr. Lauer asked if the Planning Commission had any say, and whether or not it could insert itself in the process, to which Mr. McDonough stated the Village Engineer or a designee (such as the Village Manager) has to approve small cell structures, but the guidelines are firmly set forth in the Ohio Revised Code.

Mr. McDonough stated passage was important as we don't know how long before we will be formally approached, but language can be amended at a later date if needed. Mr. Lahrmer also stated health and safety are not able to be regulated by municipalities.

Mr. Bardach asked if anyone wished to speak. Ms. Katie Schneider of 7801 Sagamore Drive stated she had an interest in and has started researching 5G, and has concerns with both radiation and preservation of the Village feel.

Mr. Rubenstein asked Mr. McDonough if there were any insights into predominantly residential Villages our size. Mr. McDonough said Bexley was closest to our size that he had reviewed.

Ms. Rissover asked if the proposed language is the maximum level of regulation allowed under the Ohio Revised Code, to which both Mr. Lahrmer and Mr. McDonough replied yes.

Mr. Wolf moved to recommend the language as written to Council, which was seconded by Mr. Bardach. The motion passed unanimously.

There being no further business, Mr. Bardach adjourned the meeting at 8:31 p.m.

Tammy Reasoner, Clerk of Council

Richard Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberlevillage.org

Amberley Village Planning Commission Staff Report

June 1, 2020

Subject:

6615 West Farm Acres Drive

Variance:

6' high privacy fencing

Item: Case#2020-1663

Variance Request: Kyle Brown and Jennnifer Hempelmann, the property owners of 6615 West Farm Acres Drive are requesting a variance to Zoning Code Section 154.14 (A). The variance would allow for the replacement of 100' of existing fencing with 6' high privacy fencing, along the rear property line which abuts multi-family units in Golf Manor.

Zoning Code Review: 154.14 Fences, Walls and Hedges (A) Notwithstanding other provisions of this Zoning Code, fences, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard or along the edge of any yard, provided that no fence or wall, along the sides or front edge of any front yard or in any part of a front yard shall be permitted. Hedges not over two and a half feet in height may be permitted in a front yard.

Variance Review: Mr. Brown and Ms. Hempelmann's property at 6615 West Farm Acres Drive abuts the Village of Golf Manor and 3 multi-family apartment buildings to the south. They are requesting a variance to allow for the replacement of 100' of existing fencing with 6' high privacy fencing.

The letter to the Board states that the need for the 6' high fencing is to increase safety for their newly-born child and reduce the concerns of who can see into their yard.

The letter also states that the 6' high privacy fence would also eliminate their dog's ability to see and bark at cats and other animals living in or near the apartment buildings. Also stated in the letter to the board is that the existing fence is in need of repairs and they would like to invest in a fence that better serves the purpose of their family and the neighborhood by screening the unsightly overgrowth on the Golf Manor properties.

Project Recommendations: The project is to be considered on its merits.

Date: May 6, 2020

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

A 6' (72") privacy fence to replace an existing section of split rail fencing.

The structure is proposed at the following address:

6615 W Farm Acres Dr

I certify the attached plat and measurements are accurate.

Adam Ramey
Ramey's Fence Co.

Contractor's Name

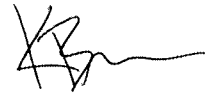
Goshen, Ohio

Contractor's Address

513-612-0013

Telephone Number

Sincerely,



Homeowner's Signature

Kyle Brown

Homeowner's Printed Name

513-205-1851

Telephone Number (daytime)

Amberley Village Zoning Board,

The enclosed letter outlines our rationale for installing a privacy fence on our West Farm Acres property with specifications that fall outside the normal zoning requirements for our community.

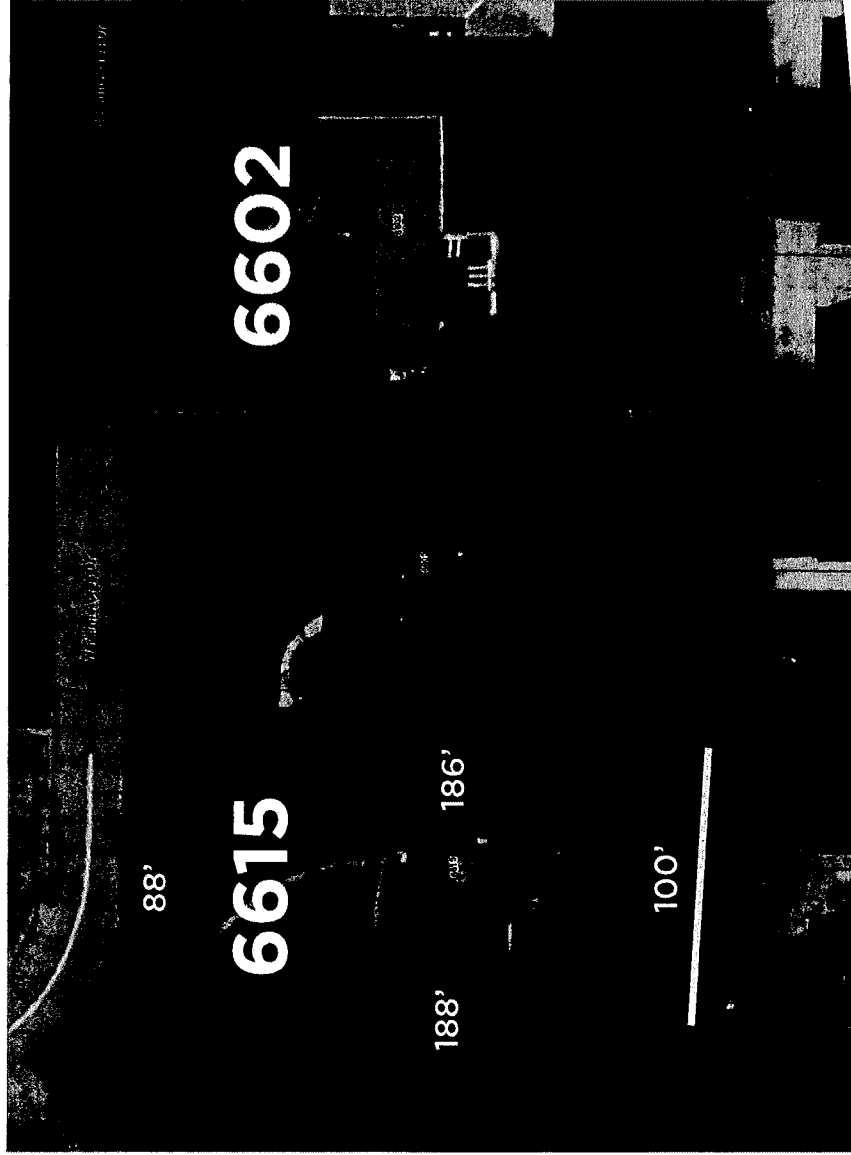
We had our first child in October 2019 and were saddened to discover that 6 registered sex offenders live on Vera Ave., within walking distance of our backyard. As new parents, we're concerned with this risk this poses to our child. A 6' privacy fence would provide increased safety for our child and reduce concerns around who can see into our yard when walking past.

Secondly, we are lucky enough to share our home with a dog. The primary reason she barks is because she sees the outdoor cats that live in the apartments behind our house. A 6' privacy fence would eliminate her ability to see these cats or any other animals that are in the apartment parking lots. The 6' height would also prevent her from being able to peek over the fence when standing on her hind legs.

Lastly, we have a couple of small reasons that make a privacy fence logistically sensible. Our current fence is in need of repairs and we would like to invest in a fence that better serves the purpose of our family and neighbors. The Golf Manor apartments behind our yard have overgrowth that's unsightly and intrudes into our yard. We take a lot of pride in our home and are excited about the opportunity to have a fence that blocks the poorly maintained space.

Thank you for your consideration.
Kyle Brown and Jennifer Hempelmann

Proposed fence replacement at 6615 W Farm Acres Dr



Map + survey data from CAGIS

Replace existing backmost section of fence, highlighted in yellow, with a 6' (72") privacy fence

New fence:

6' Tall

100' Long

Standard privacy fence, no gaps between fence panels.

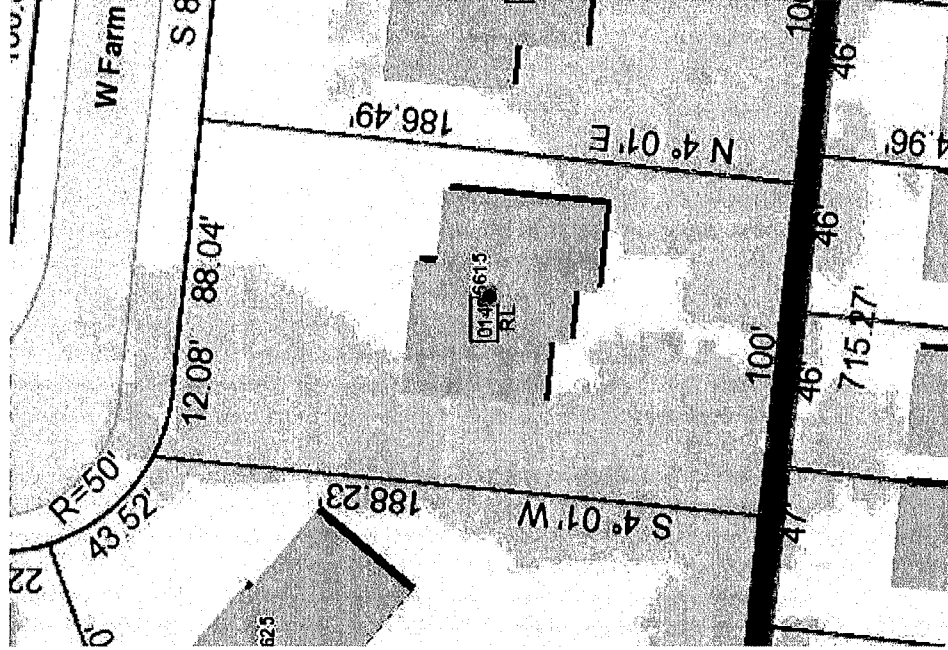
Precedent:

At 6602 a 6' privacy fence is installed across their backmost property line. Marked in red.

Proposed fence replacement at 6615 W Farm Acres Dr

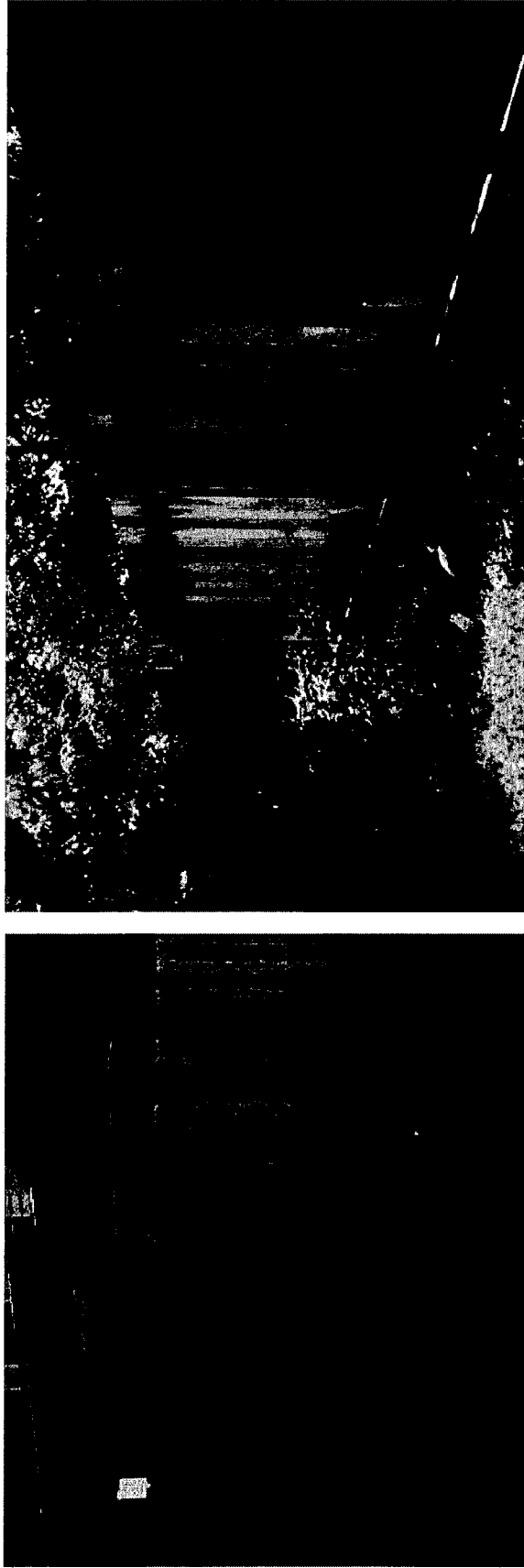


Property view from street(Google Street View).



Map + survey data from CAGIS

Proposed fence replacement at 6615 W Farm Acres Dr



Example of privacy fence being considered.



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Amberley Village, OH 45237

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amberleyvillage.org

Amberley Village Planning Commission Staff Report

June 1, 2020

Subject:

3152 Dot Drive

Variance:

Accessory structure - side yard setback and principal access facing the street

Item: Case#2020-1664

Variance Request: Jason and Alica Moser, the property owners of 3152 Dot Drive, are requesting a variance to Zoning Code Section 154.12 (A). The variance would allow for a shed to be constructed within the required side yard setback and with the principal access facing south toward the street.

Zoning Code Review: 154.12 Accessory Structure (A) (2) No accessory structure shall be erected in any side yard within a distance from the rear side lot line less than the least width of the side yard required for the principal building. **(7)** The principal access of an accessory structure, such as primary access doors to a shed or garage, may not face a street.

Variance Review: Mr. and Mrs. Moser are requesting a variance to Zoning Code Section 154.12 (A). The variance would allow for the construction of a 10'x12' shed with a side yard setback of 12' and have the principal access face south toward Dot Drive.

The shed is proposed to be located on the northwest side of the rear yard between the existing retaining wall and garden and the side property line.

This part of the yard slopes down to a creek, therefore the shed is proposed to be constructed and anchored to concrete piers. The shed is proposed to be painted to match the color of the siding and trim on the house, as well as use the same material and color scheme of the roof.

The letter to the board states that the size and features of the lot do not allow them to stay within the standard setbacks. Mr. and Mrs. Moser's property is less than .5 acre and in the Residence A Zoning District with setbacks requirements of 20' from the side and 20' from the rear property line.

The letter states that the back 50' of the property is on a significant slope, making this portion unusable and that they believe this location will look very natural and add value to the property.

The other part of the variance would allow for the doors to face toward the street. The letter states in order to have the doors face the side, the shed would have to be moved forward 10', causing the removal of 2 dogwood trees, which would partially block the view of the shed.

Mr. and Mrs. Moser believe that with the sloped wooded location and the existing trees will be less

visible from the street and will look like a natural part of the property.

The variance is required for the shed to be constructed as proposed.

Project Recommendations: The project is to be considered on its merits.

Date: 3/17/2020

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RECEIVED

MAR 20 2020

BY: _____
Initial: _____

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

An accessory shed with front-facing doors to be placed
in our backyard. The shed size is to be 10'x12' and view
partially obstructed by dogwoods. The shed is situated to best
maximize the use of our small lot (95'x178') and maintain property
value.

The structure is proposed at the following address:

3152 Dot Drive

I certify the attached plat and measurements are accurate.

Sincerely,

Shed-I Master

Contractor's Name

6504 Wiehe Rd

Cincinnati, OH 45237

Contractor's Address

535-4334

Telephone Number

Jason D Moser

Homeowner's Signature

Jason D Moser

Homeowner's Printed Name

513-518-1440

Telephone Number (daytime)

Zoning Variance Request for Accessory Shed
Side-Lot Setback and Front-Facing Door
3152 Dot Drive – Owners Jason and Alicia Moser

We would like to add an accessory shed behind our home. We would like to place the shed on the northwest side of the property, partially set back into a wooded area that slopes down to a drainage creek. It would be 38' from the back and 12' from the northwest side of the property. It would sit next to a small retaining wall and garden (both already existing). The shed would be clad in wood siding, and would be painted to match the house colors, tan with white trim. The roofing would match the house as well in both material and color; brown asphalt shingles. The design will look as if it were always part of the property. The outside shed dimensions will be 10' wide, 12' deep, and 11' tall. The shed will be supported by and anchored to concrete piers.

In order to do this, we are requesting a zoning variance for the side lot setback to position the lot 12' from the side of our property. While the size and features of our lot do not allow us to stay within the standard setbacks, we feel this location will look very natural and add value to our property and therefore the neighborhood for the following reasons:

- Our lot is 95' wide by 178' deep, and is located in Zone A. The standard minimum lot size in Zone A is 150' wide with a setback of 20', meaning our lot is ~60% of the size of a standard Residential lot A. 60% of the standard setback would be 12'
- Our lot is smaller than the standard lot in Zone B as well (110') which has a setback of 12'.
- The requested setback of 12' is greater than 10% of the width of our yard.
- The shed will be partially set back into a wooded slope that is unusable yard for us and our neighbors.
- In order to comply with a 20' setback, we would have to remove and rebuild the existing retaining wall and garden. The back 50' of our yard is on a significant slope, making this portion unusable.

We are also requesting a variance for a front-facing door. Given the sloping yard, it is not possible to put a door on the side or back. The front of the shed would be located at the last flat portion of the yard before the slope begins. In order to have side doors, the shed would have to be moved forward 10', removing 2 dogwood trees, and placing it in a more prominent location. With the sloped, partially wooded location, and existing trees partially blocking the view of the shed, it will be less visible from the street, and will look like a natural part of the property.

Finally, there is a sewer easement which is 8' on either side of the property line. This request would not interfere with that easement.

Thank you for your consideration,

Jason and Alicia Moser

**General location on the property, and
proximity to neighboring property**



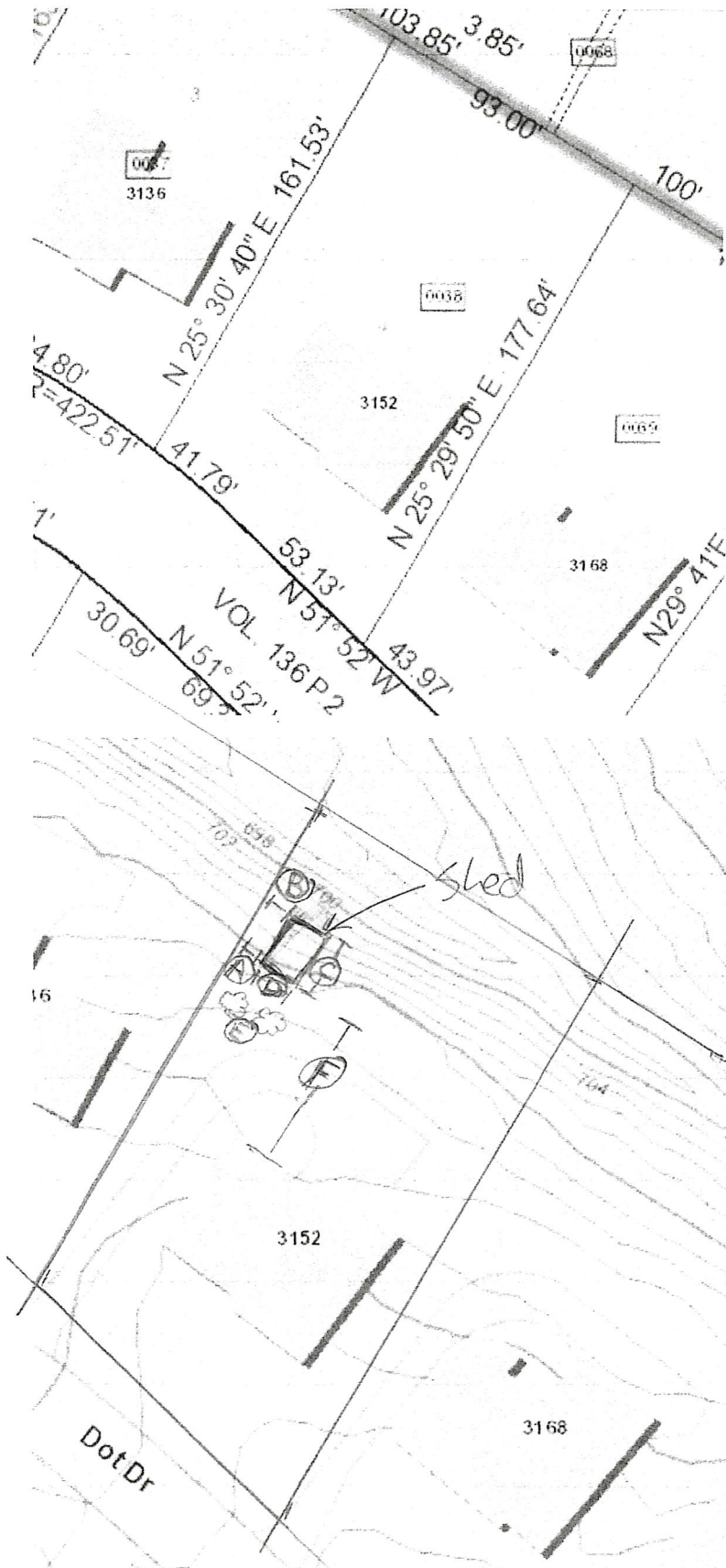
Style of shed, but with tan siding and white trim to match the main home



Specific location on the property



3152 Dot Drive – Request for zoning approval: Shed positioning



- (A) - SW corner (front left) is 12' from property line
- (B) - NW corner is 12' from property line
- (C) - Shed is 12' Deep
- (D) - Shed is 10' Wide, with doors on front
- (E) - Mature dogwoods partially obstruct view of shed
- (F) - Shed sits 45' back from house, in partially wooded area.

Additionally, lot is relatively small (95' x 178') by Amberely Standards, with the majority of the backyard unusable due to steep slope and creek. The requested position is the most suitable for maximizing space and maintaining property value.



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Amberley Village, OH 45237

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513-531-8154 *fax*

amberlevillage.org

Amberley Village Planning Commission Staff Report

June 1, 2020

Subject:

2600 Twigwood Lane

Variance:

Roof-mounted solar panels on the front plane of the principal structure

Item: Case#2020-1665

Variance Request: David and Jennifer Morgan, the property owners of 2600 Twigwood Lane, are requesting a variance to Zoning Code Section 158.15 (A). The variance would allow for the installation of roof-mounted solar panels on the front plane (south-facing) of the house.

Zoning Code Review: 158.15 (A) Roof-mounted systems: roof-mounted solar energy systems shall not extend beyond the existing roof (width and height) of the structure to which they are attached. Roof-mounted systems shall not exceed the height of the roofline on a pitched roof; SES may project vertically up to five feet above a flat roofline. Roof-mounted systems are not permitted in a front yard or on the front roof plane of a structure.

Variance Review: Mr. and Mrs. Morgan have contracted with Solar Energy Solutions to install roof-mounted solar panels on the home located at 2600 Twigwood Lane.

The letter to the board states that it is important for solar panels in the northern hemisphere to face south to get the most efficiency from the system. The southern face of Mr. and Mrs. Morgan's house faces south toward the street and Village Code states that roof-mounted systems are not permitted in a front yard or on the front plane of a structure.

The letter also states that when the panels are facing south they are exposed to more sunlight and produce more kWh than they would if they faced north. The southern facing panel gives the owners the best chance of meeting their energy goals and for the system to be more efficient.

Solar Energy Solutions have provided 2 charts that show the kWh output comparison between a north-facing system and a south-facing system. The charts show the southern facing systems with higher kWh outputs.

Per Village Code the variance is required for the system to be installed as proposed.

Project Recommendations: The project is to be considered on its merits.

RECEIVED

APR 22 2020

BY: _____
Initial: _____

Date: 04/14/20

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

Solar panel installation for David
Morgan (2600 Twigwood Lane)
Panels are on front of roof, visible
from the street

The structure is proposed at the following address:

2600 Twigwood Lane

I certify the attached plat and measurements are accurate.

Nayla Salehi
Contractor's Name

Solar Energy Solutions

1038 Brentwood Court Suite B

Contractor's Address Lexington, KY 40511

877 312 7456

Telephone Number

Sincerely,

Homeowner's Signature

Homeowner's Printed Name

Telephone Number (daytime)

SENT TO
WES BROW
Via Email
DIRECTLY
From
Mrs. Morgan

Letter of Hardship – Amberley Village

April 22, 2020

Contractor: Solar Energy Solutions

Address: 1038 Brentwood Court Suite B Lexington, KY 40511

Customer: David and Jennifer Morgan

Address: 2600 Twigwood Lane Cincinnati, OH 45237

Solar Energy Solutions intends to install solar panels on the south facing roof of Mr. and Mrs. Morgan's home located at 2600 Twigwood Lane. It is important for solar arrays in the Northern Hemisphere to be orientated facing south. One of the reasons it is important for arrays to face south is related to the production output of the array. When facing south, the array is exposed to more sunlight throughout the daylight hours. When the array is exposed to more sunlight, the array will produce more power which benefits the homeowner. If the array were to face north, the system would underperform greatly. By putting the solar panels on the south facing roof, the customer will produce more kWh than they would if we were to install on a north facing surface.

The south facing roof at 2600 Twigwood Lane gives the owner's their best possible chance in meeting their energy goals. To show this, I have included images below from our modeling software that calculates the expected energy output of any given system broken down by month. The modeling software includes measurements taken by our team using specialized tools called a Solar Pathfinder. This tool measures the amount of sun exposure or any potential shading from a given surface. Our team takes these measurements from the project site location, and we input that data into our modeling software to get our estimated output numbers. We design our PV systems to be able to produce enough power to meet the customer's goals which can be broken down month to month.

Below you will find the data to match our claim. Image 1 is a chart tracking the estimated kWh output of the proposed south facing array located on the front of the home. Image 2 is the same size array but facing north on the back side of the home. You can see from an efficiency standpoint, the system facing south is far exceeding the production of the north facing array.

Thank you,

-Clayton Salchli, Solar Energy Solutions

Image 1: This graph shows the estimated kWh output for the homeowner's system with our array facing south.

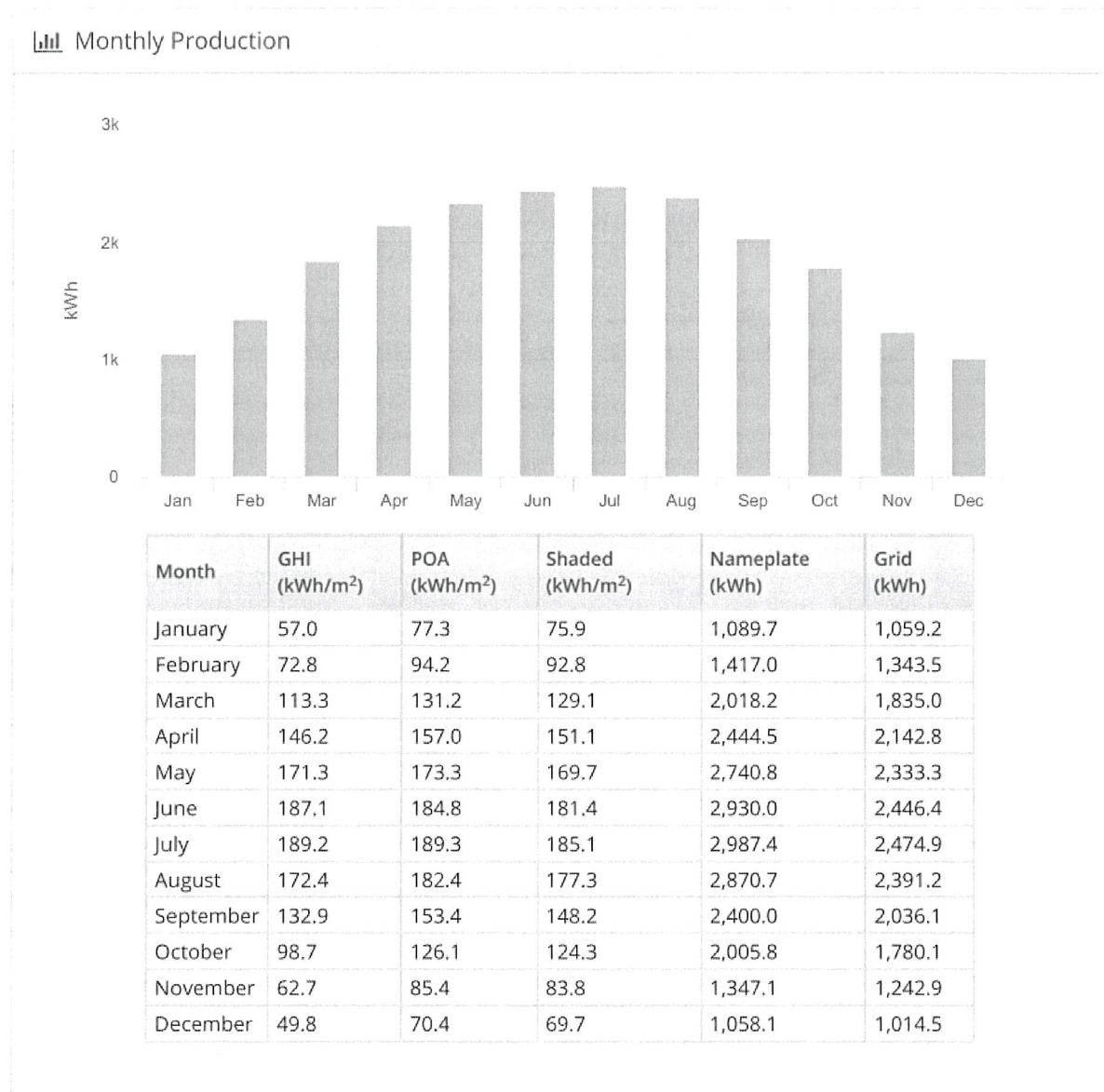
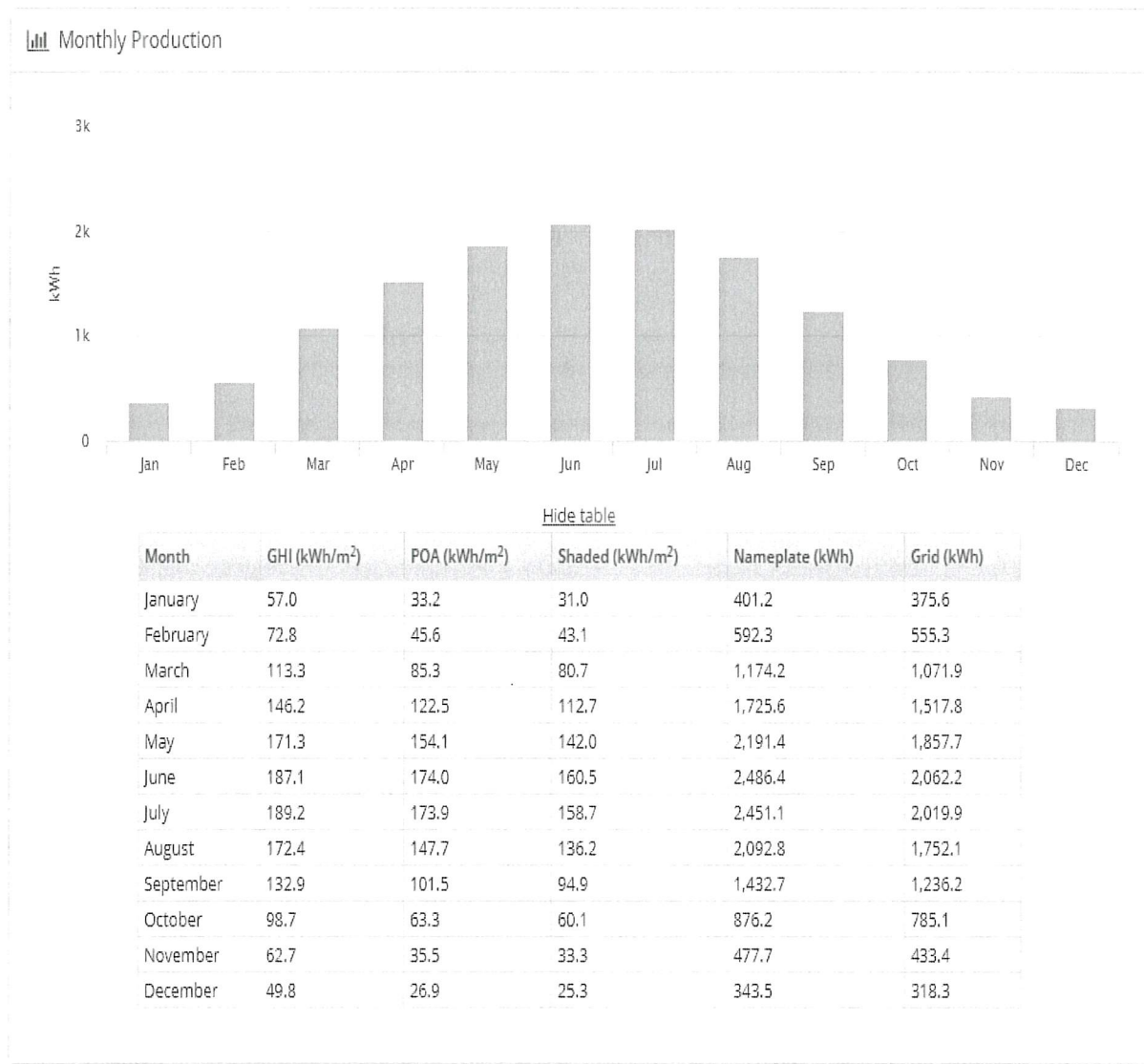


Image 2: This graph shows the same size array, but the orientation has been shifted to face north, as you can see, the kWh output decreases significantly.



PROJECT DESCRIPTION:

58 X TRINA SOLAR TSM-DD05A.05(II) (305W) MODULES
ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM
SYSTEM SIZE: 17.69 KW DC STC

EQUIPMENT SUMMARY

58 TRINA SOLAR TSM-DD05A.05(II) (305W) MODULES
02 SOLAREDGE SE7600H-US (240V) INVERTERS
58 SOLAREDGE POWER OPTIMIZERS (P320)

GOVERNING CODES

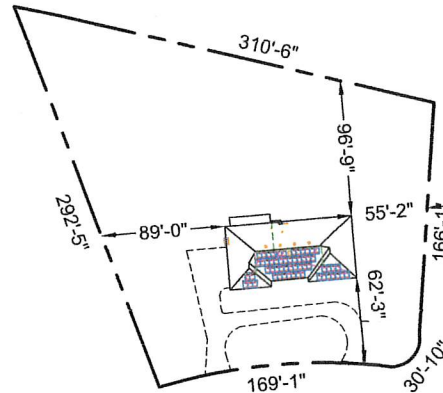
ALL WORK SHALL CONFORM TO THE FOLLOWING CODES

2017 OHIO BUILDING CODE
2019 OHIO RESIDENTIAL CODE
2017 OHIO PLUMBING CODE
2017 NFPA 70-NATIONAL ELECTRICAL CODE

DESIGN SPECIFICATIONS

EXPOSURE CATEGORY = B
WIND SPEED = 115 MPH
GROUND SNOW LOAD = 20 PSF
ZONING = RESIDENTIAL
CONSTRUCTION = SINGLE FAMILY

DESCRIPTION	
(E) EXISTING	
(N) NEW	



(E) MAIN SERVICE
PANEL (INSIDE)

1 STORY HOUSE

ROOF ACCESS POINT

ROOF #2
(11) TRINA SOLAR TSM-DD05A.05(II)
(305W) MODULES

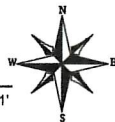
ROOF #1
(42) TRINA SOLAR TSM-DD05A.05(II)
(305W) MODULES

ROOF #3
(5) TRINA SOLAR TSM-DD05A.05(II)
(305W) MODULES

TWIGWOOD LN

● ROOF ACCESS POINT

ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND SHALL BE LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

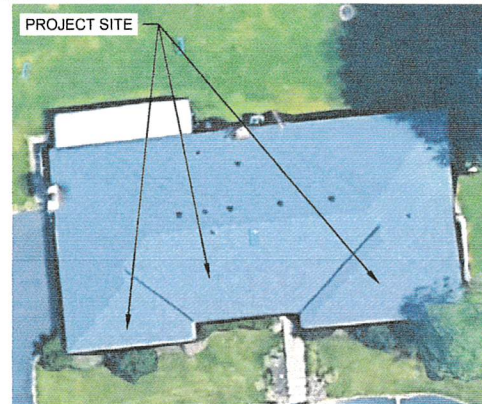


1

PLOT PLAN & VICINITY MAP

PV-1

SCALE: 1/16" = 1'

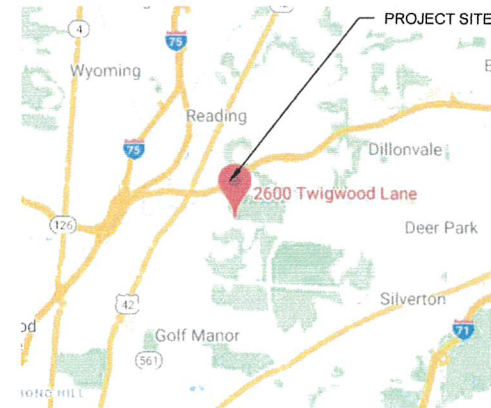


2

HOUSE PHOTO

PV-1

SCALE: NTS



3

VICINITY MAP

PV-1

SCALE: NTS

SHEET INDEX

PV-1 PLOT PLAN & VICINITY MAP
PV-2 ROOF PLAN & MODULES
PV-2A STRING LAYOUT
PV-3 RACKING DIAGRAM
PV-4 ATTACHMENT DETAIL
PV-5 ELECTRICAL LINE DIAGRAM
PV-6 WIRING CALCULATIONS
PV-7 PLACARDS
PV-8+ EQUIPMENT SPECIFICATIONS



SOLAR ENERGY SOLUTIONS
SOLAR ENERGY SOLUTIONS
1038 BRENTWOOD CT, STE B
LEXINGTON, KY 40511
TEL: (877) 312-7456

REVISIONS

DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER

20006

SHEET NAME

PLOT PLAN &
VICINITY MAP

SHEET SIZE

ANSI B
11" X 17"

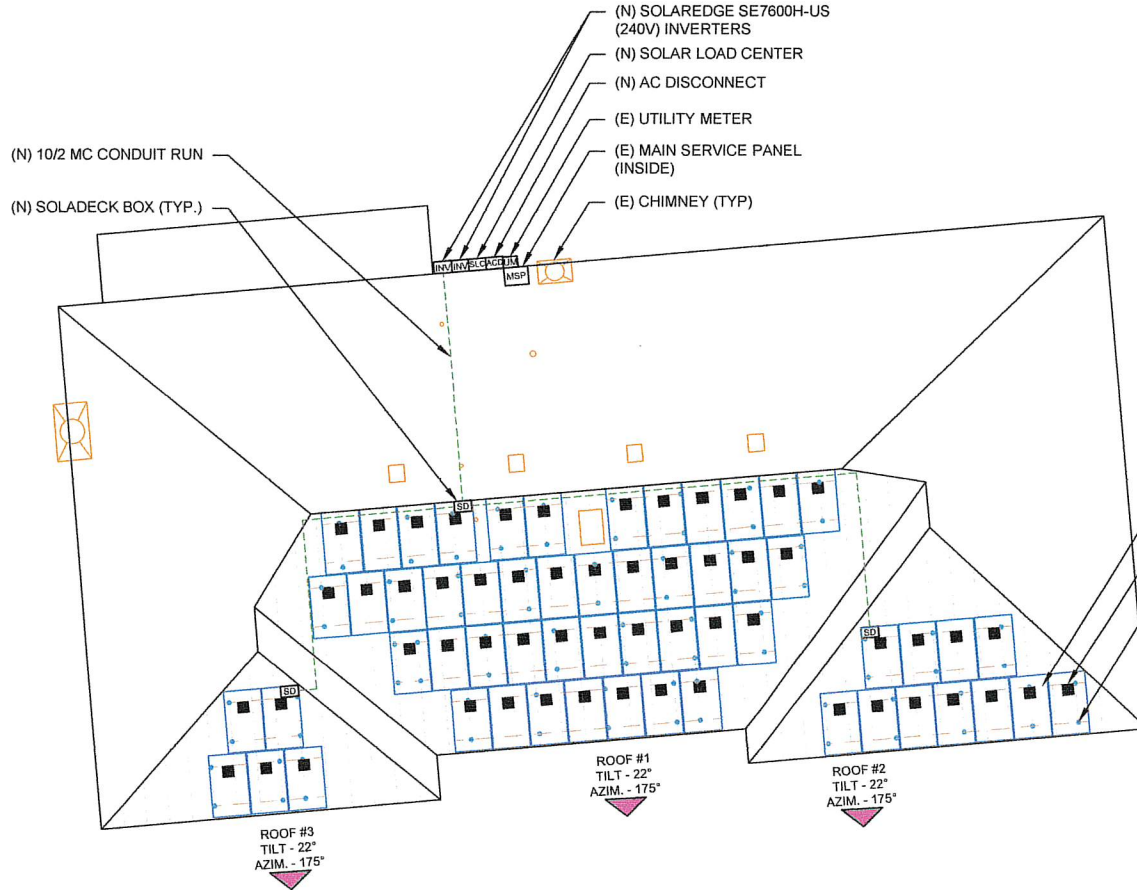
SHEET NUMBER

PV-1

MODULE TYPE, DIMENSIONS & WEIGHT

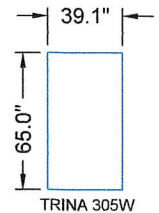
NUMBER OF MODULES = 58 MODULES
 MODULE TYPE = TRINA SOLAR TSM-DD05A.05(II) (305W) MODULES
 MODULE WEIGHT = 41 LBS / 18.6 KG.
 MODULE DIMENSIONS = 65.0"x 39.1" = 17.65 SF
 UNIT WEIGHT OF ARRAY = 2.32 PSF

(E) BACK OF RESIDENCE



ROOF DESCRIPTION				
ROOF TYPE			COMPOSITION SHINGLES	
ROOF	ROOF TILT	AZIMUTH	RAFTER SIZE	RAFTER SPACING
#1	22°	175°	2"x4"	24" O.C.
#2	22°	175°	2"x4"	24" O.C.
#3	22°	175°	2"x4"	24" O.C.

ARRAY AREA WITH ROOF AREA				
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	42	741.30	996.37	74.40
#2	11	194.15	336.50	57.70
#3	5	88.25	213.72	41.29



LEGEND

- [INV] - INVERTER
- [■] - SOLAREEDGE OPTIMIZER
- [SD] - SOLARDECK BOX
- [SLC] - SOLAR LOAD CENTER
- [ACD] - AC DISCONNECT
- [UM] - UTILITY METER
- [MSP] - MAIN SERVICE PANEL
- [Chimney Icon] - CHIMNEY
- [Vents Icon] - VENTS, (ROOF OBSTRUCTION)
- [●] - ROOF ATTACHMENT
- [---] - RAFTERS
- [---] - CONDUIT



(E) FRONT OF RESIDENCE
 TWIGWOOD LN

1 ROOF PLAN & MODULES

PV-2

SCALE: 3/32" = 1'-0"



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DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
 2600 TWIGWOOD LN
 AMBERLEY, OH 45237 USA

JOB NUMBER

20006

SHEET NAME

ROOF PLAN & MODULES

SHEET SIZE

ANSI B
 11" X 17"

SHEET NUMBER

PV-2



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2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER

20006

SHEET NAME

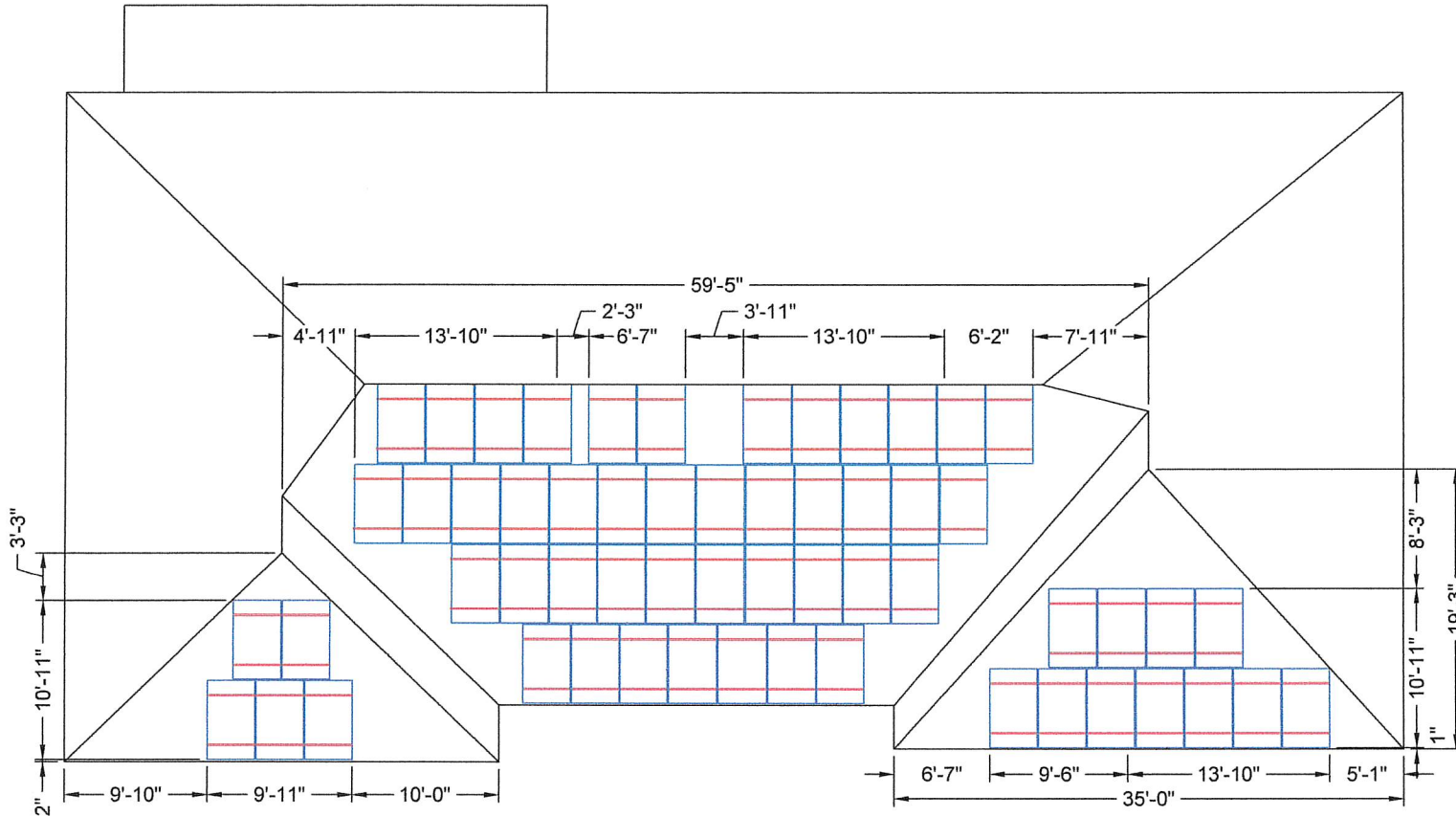
RACKING
DIAGRAM

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-3

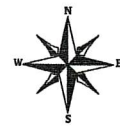


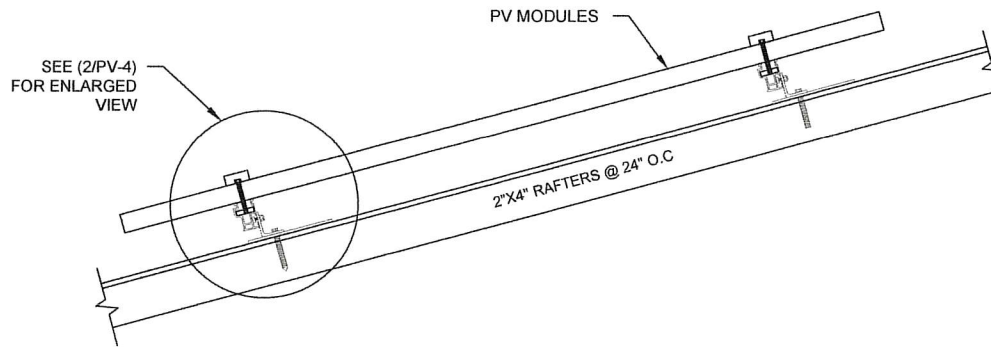
1

RACKING DIAGRAM

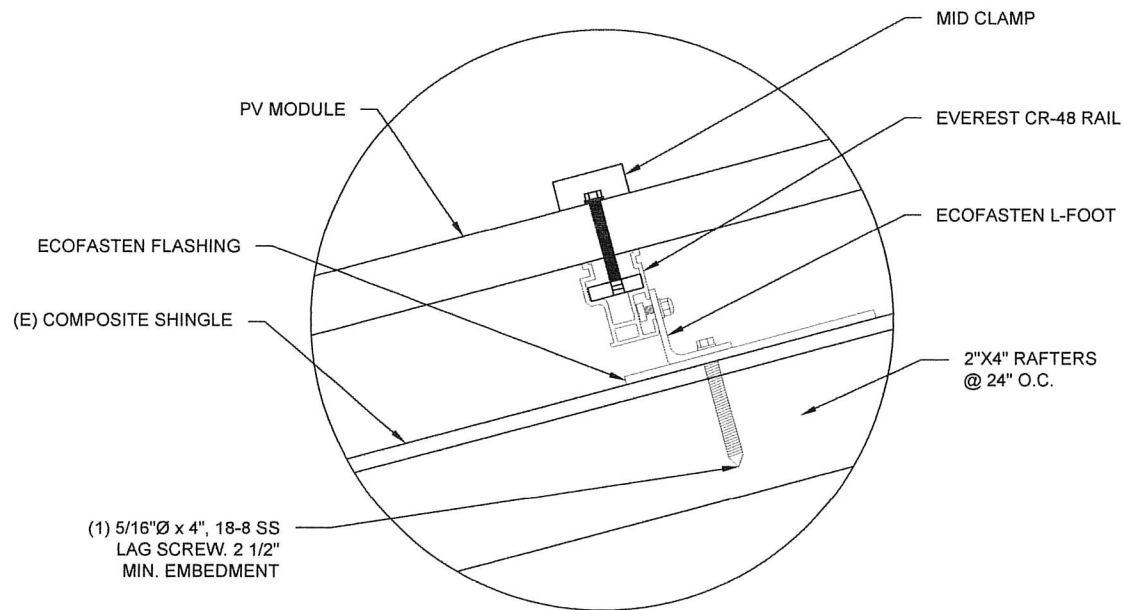
PV-3

SCALE: 1/8" = 1'-0"





1 | ATTACHMENT DETAIL
PV-4 | SCALE: 1" = 1'-0"



2 | ATTACHMENT DETAIL (enlarged view)
PV-4 | SCALE: NTS



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Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER
20006

SHEET NAME
ATTACHMENT

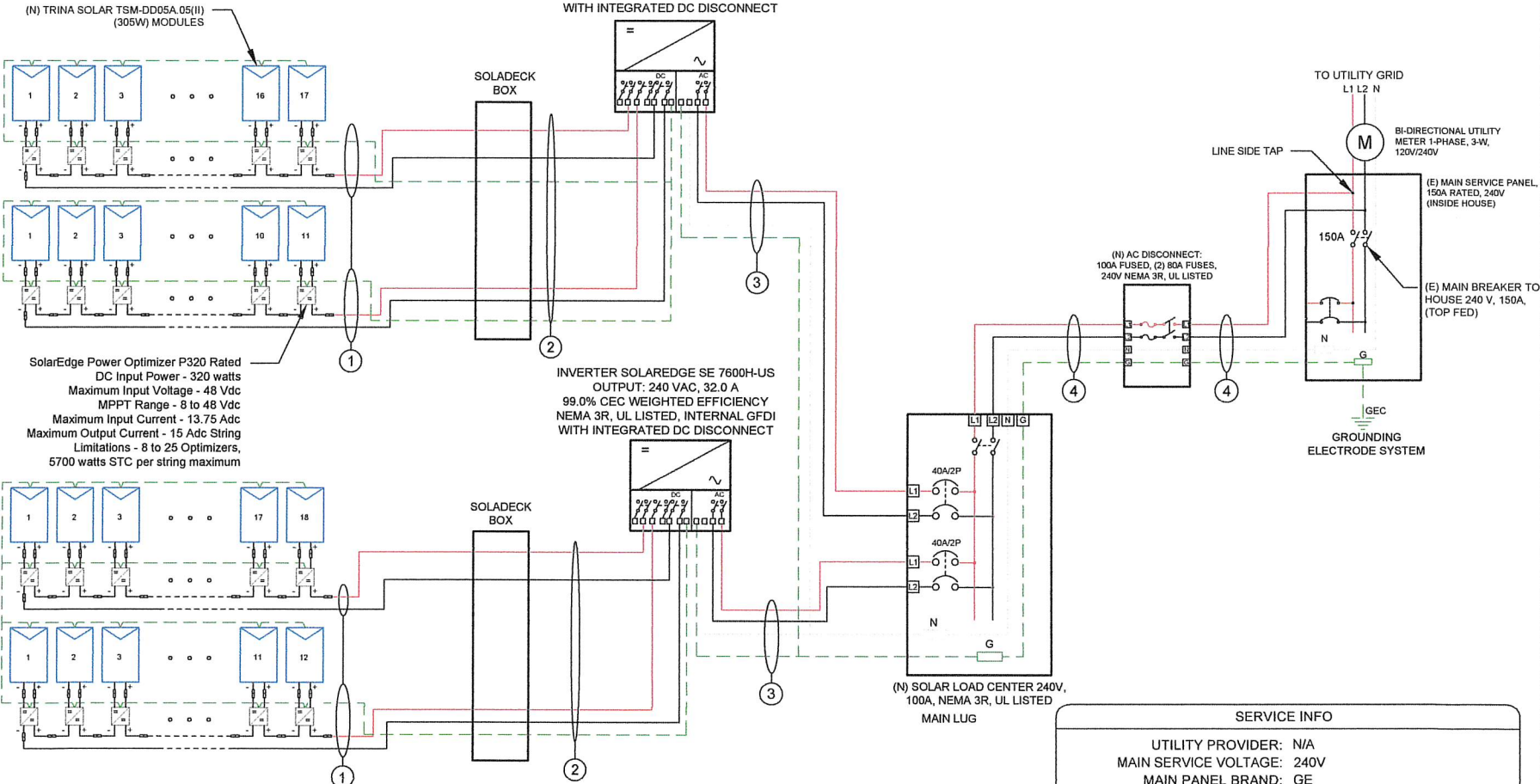
SHEET SIZE
**ANSI B
11" X 17"**

SHEET NUMBER
PV-4

(58) TRINA SOLAR TSM-DD05A.05(II) (305W) MODULES
 (2) SOLAREEDGE SE7600H-US (240V) INVERTER
 (2) STRINGS OF 15 MODULES WITH 320 OPTIMIZERS
 (2) STRINGS OF 14 MODULES WITH 320 OPTIMIZERS
 (CONNECTED IN SERIES PER STRING)

SYSTEM SIZE:
 TOTAL DC SYSTEM SIZE: 17.69 kW DC
 TOTAL AC SYSTEM SIZE: 15.20 kW AC

INVERTER SOLAREEDGE SE 7600H-US
 OUTPUT: 240 VAC, 32.0 A
 99.0% CEC WEIGHTED EFFICIENCY
 NEMA 3R, UL LISTED, INTERNAL GFDI
 WITH INTEGRATED DC DISCONNECT



Conduit Conductor Schedule (ALL CONDUCTORS MUST BE COPPER)					
Tag #	Description	Wire Gauge	# of Conductors/Color	Conduit Type	Conduit Size
1	PV WIRE	10 AWG	2 (1V+, 1V-)	N/A-Free Air	N/A-Free Air
1	Bare Copper Ground (EGC/GEC)	6 AWG	1 BARE	N/A-Free Air	N/A-Free Air
2	THWN-2	10 AWG	4 (2V+, 2V-) B/R	10/2	MC
2	THWN-2 - Ground	10AWG	1 (GRN)	10/2	MC
3	THWN-2	8AWG	3 (1L1, 1L2, 1N) B/R/W	EMT	3/4"
3	THWN-2 - Ground	10AWG	1 (GRN)	EMT	3/4"
4	THWN-2	4AWG	3 (1L1, 1L2, 1N) B/R/W	EMT	1"
4	THWN-2 - Ground	10AWG	1 (GRN)	EMT	1"

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REVISIONS		
DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
 2600 TWIGWOOD LN
 AMBERLEY, OH 45237 USA

JOB NUMBER
 20006

SHEET NAME
 ELECTRICAL LINE
 DIAGRAM

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER

PV-5

SERVICE INFO

UTILITY PROVIDER: N/A
 MAIN SERVICE VOLTAGE: 240V
 MAIN PANEL BRAND: GE
 MAIN SERVICE PANEL: 150A
 MAIN CIRCUIT BREAKER RATING: 150A
 MAIN SERVICE LOCATION: NORTH-WEST
 SERVICE FEED SOURCE: OVERHEAD

1 ELECTRICAL LINE DIAGRAM

PV-5

SCALE: NTS

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER	TRINA SOLAR
MODEL #	TSM-DD05A.05(I)
PMAx	305W
VMP	32.9A
IMP	9.28A
VOC	40.0V
ISC	9.85A
MODULE DIMENSION	65.0"x 39.01" x 1.38"D (In Inch)

INVERTER SPECIFICATIONS	
MANUFACTURER	SOLAREEDGE
MODEL #	SE7600H-US (240V)
NOMINAL AC POWER	7.6 kW
NOMINAL OUTPUT VOLTAGE	240 VAC
NOMINAL OUTPUT CURRENT	32A

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
.80	4-6
.70	7-9
.50	10-20

AMBIENT TEMPERATURE SPECS	
RECORD LOW TEMP	-19
AMBIENT TEMP (HIGH TEMP 2%)	33°
CONDUIT HEIGHT	0.5"
ROOF TOP TEMP	55°
CONDUCTOR TEMPERATURE RATE	90°
MODULE TEMPERATURE COEFFICIENT OF Voc	-0.29%/°C

DC CONDUCTOR AMPACITY CALCULATIONS: ARRAY TO SOLADECK BOX:

EXPECTED WIRE TEMP (In Celsius)	33°
TEMP. CORRECTION PER TABLE (310.16)	0.96
NO. OF CURRENT CARRYING CONDUCTORS	2
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a)	1
CIRCUIT CONDUCTOR SIZE	10 AWG
CIRCUIT CONDUCTOR AMPACITY	40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B)	15.39A
1.25 X 1.25 X Isc	
DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.16	
TEMP. CORRECTION PER TABLE (310.16) X CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a) X CIRCUIT CONDUCTOR AMPACITY	38.40A
Result should be greater than (15.39A) otherwise less the entry for circuit conductor size and ampacity	

DC CONDUCTOR AMPACITY CALCULATIONS: FROM SOLADECK BOX TO INVERTER:

AMBIENT TEMPERATURE ADJUSTMENT FOR EXPOSED CONDUIT PER NEC 310.15(B)(2)(c)	+22°
EXPECTED WIRE TEMP (In Celsius)	33°+22° = 55°
TEMP. CORRECTION PER TABLE (310.16)	0.76
NO. OF CURRENT CARRYING CONDUCTORS	4
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a)	.80
CIRCUIT CONDUCTOR SIZE	10AWG
CIRCUIT CONDUCTOR AMPACITY	40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B)	15.39A
1.25 X 1.25 X Isc	
DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.16	
TEMP. CORRECTION PER TABLE (310.16) X CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a) X CIRCUIT CONDUCTOR AMPACITY	24.32A
Result should be greater than (15.39A) otherwise less the entry for circuit conductor size and ampacity	

AC CONDUCTOR AMPACITY CALCULATIONS: FROM INVERTER TO SOLAR LOAD CENTER

No. OF INVERTER	2
EXPECTED WIRE TEMP (In Celsius)	33°
TEMP. CORRECTION PER TABLE (310.16)	0.94
NO. OF CURRENT CARRYING CONDUCTORS	3
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a)	1
CIRCUIT CONDUCTOR SIZE	8AWG
CIRCUIT CONDUCTOR AMPACITY	50 A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(B)	40A
1.25 X MAX INVERTER OUTPUT CURRENT	
DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.16	
TEMP. CORRECTION PER TABLE (310.16) X CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a) X CIRCUIT CONDUCTOR AMPACITY	47A
Result should be greater than (40A) otherwise less the entry for circuit conductor size and ampacity	

AC CONDUCTOR AMPACITY CALCULATIONS: FROM SOLAR LOAD CENTER TO MSP

NO. OF LOAD CENTER	1
EXPECTED WIRE TEMP (In Celsius)	33°
TEMP. CORRECTION PER TABLE (310.16)	0.94
NO. OF CURRENT CARRYING CONDUCTORS	3
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a)	1
CIRCUIT CONDUCTOR SIZE	4 AWG
CIRCUIT CONDUCTOR AMPACITY	85 A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(B)	80A
1.25 X MAX SOLAR LOAD CENTER CURRENT	
DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.16	
TEMP. CORRECTION PER TABLE (310.16) X CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a) X CIRCUIT CONDUCTOR AMPACITY	79.9A
Result should be greater than (80A) otherwise less the entry for circuit conductor size and ampacity	

ELECTRICAL NOTES

- 1.) ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 2.) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
- 3.) WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- 4.) WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5.) DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- 6.) WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7.) ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- 8.) MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION.
- 9.) MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER G.E.C. VIA WEEB LUG OR ILSCO GBL-4DBT LAY-IN LUG.
- 10.) THE POLARITY OF THE GROUNDED CONDUCTORS IS NEGATIVE



REVISIONS		
DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER
20006

SHEET NAME
WIRING
CALCULATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-6

WARNING
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR

PER NEC 705.12(B)(2)(3)(i)

PHOTOVOLTAIC SYSTEM AC DISCONNECT
RATED AC OPERATING CURRENT 64 AMPS
AC NOMINAL OPERATING VOLTAGE 240 VOLTS

LABEL LOCATION:
AC DISCONNECT, POINT OF INTERCONNECTION
(PER CODE: CEC690.13(B))

WARNING
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR

PER NEC 705.12(B)(2)(3)(i)

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

PER NEC 705.12(B)(2)(3)(i)

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

PER NEC 690.56(C)

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

PER NEC 705.12(B)(2)(3)(i)

SOLAR DISCONNECT

LABEL LOCATION:
DISCONNECT, POINT OF INTERCONNECTION
(PER CODE: CEC690.13(B))

PHOTOVOLTIC AC DISCONNECT

PER NEC 690.13(B)

WARNING
DUAL POWER SOURCE
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

PER NEC 705.12(D)(3) & NEC 690.64

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

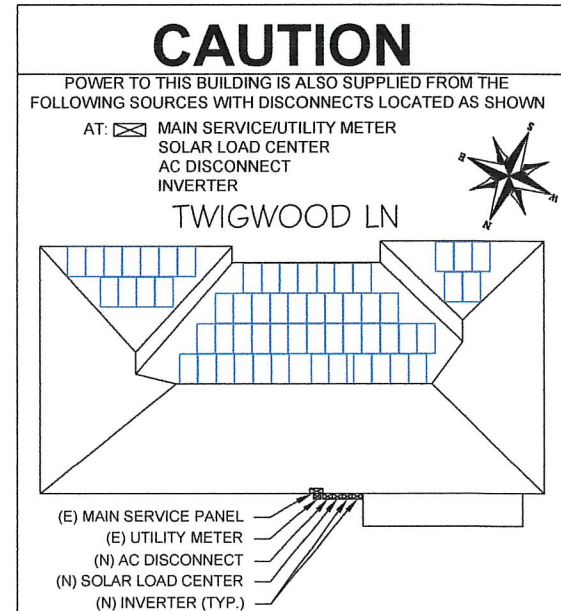
PER NEC 690.13 (B)

INVERTER #1&2

RATED MAXIMUM POWER-POINT CURRENT (Imp)	22.11	A
RATED MAXIMUM POWER-POINT VOLTAGE (Vmp)	400	V
MAXIMUM SYSTEM VOLTAGE (VOC)	480	V
MAXIMUM CIRCUIT CURRENT (Isc)	30	A

LABEL LOCATION:
DC DISCONNECT, INVERTER
(PER CODE: CEC690.53)

WARNING: PHOTOVOLTIC POWER SOURCE
Per NEC 690.31(G) (3)(4) Place on all source markings.
Place on Conduit every 10 ft. (FC 605.11.1.1 and IFC 605.11.1.2)



LABEL LOCATION:
AT MSP : NEC 705.10 & 690.56 (B)



SOLAR ENERGY SOLUTIONS
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1038 BRENTWOOD CT, STE B
LEXINGTON, KY 40511
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REVISIONS		
DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER
20006

SHEET NAME
PLACARDS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-7

THE ALLMAX^{plus} FRAMED 60-CELL MODULE

60 CELL
MONOCRYSTALLINE MODULE

275-315W
POWER OUTPUT RANGE

19.2%
MAXIMUM EFFICIENCY

0~+5W
POSITIVE POWER TOLERANCE

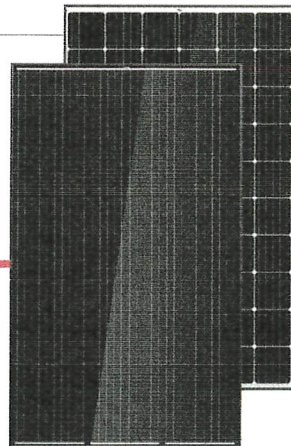
Founded in 1997, Trina Solar is the world's leading comprehensive solutions provider for solar energy. We believe close cooperation with our partners is critical to success. Trina Solar now distributes its PV products to over 60 countries all over the world. Trina is able to provide exceptional service to each customer in each market and supplement our innovative, reliable products with the backing of Trina as a strong, bankable partner. We are committed to building strategic, mutually beneficial collaboration with installers, developers, distributors and other partners.

Comprehensive Products And System Certificates

IEC61215/IEC61730/UL1703/IEC61701/IEC62716
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO 14064: Greenhouse gases Emissions Verification
OHSAS 18001: Occupational Health and Safety Management System



Trinasolar



Maximize limited space with top-end efficiency

- Up to 192W/m² power density
- Low thermal coefficients for greater energy production at high operating temperatures



Highly reliable due to stringent quality control

- Over 30 in-house tests (UV, TC, HF, and many more)
- In-house testing goes well beyond certification requirements
- PID resistant
- 100% EL double inspection
- Selective emitter, advanced surface texturing

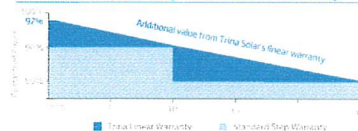


Certified to withstand the most challenging environmental conditions

- 2400 Pa wind load
- 5400 Pa snow load
- 35 mm hail stones at 97 km/h

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty · 25 Year Linear Power Warranty

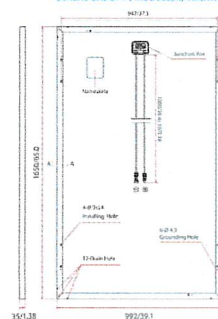


ALLMAX^{plus}

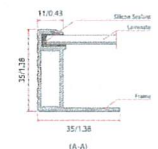
FRAMED 60-CELL MODULE

PRODUCTS	POWER RANGE
TSM-DD05A.08(U)	280-315W
TSM-DD05A.05(U)	275-310W

DIMENSIONS OF PV MODULE(mm/inches)

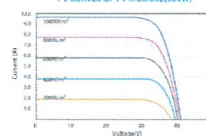


Back View

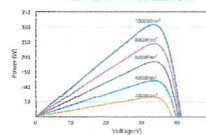


(A-A)

I-V CURVES OF PV MODULE(305W)



P-V CURVES OF PV MODULE(305W)



ELECTRICAL DATA (STC)

Peak Power Watts-P _{max} (Wp)*	275	280	285	290	295	300	305	310	315
Power Output Tolerance-P _{max} (W)	0~+5								
Maximum Power Voltage-V _{mp} (V)	31.4	31.7	31.8	32.2	32.5	32.6	32.9	33.1	33.3
Maximum Power Current-I _{mp} (A)	8.76	8.84	8.97	9.01	9.09	9.19	9.26	9.37	9.46
Open Circuit Voltage-V _{oc} (V)	38.4	38.4	38.5	38.9	39.6	39.9	40.0	40.2	40.5
Short Circuit Current-I _{sc} (A)	9.24	9.42	9.51	9.66	9.68	9.77	9.85	9.94	10.0
Module Efficiency η (%)	16.9	17.1	17.4	17.7	18.0	18.3	18.6	18.9	19.2

*STC irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5

*Measuring tolerance: ±1%

ELECTRICAL DATA (NOCT)

Maximum Power-P _{max} (Wp)	205	209	212	216	220	223	227	231	235
Maximum Power Voltage-V _{mp} (V)	29.1	29.4	29.5	29.9	30.1	30.2	30.5	30.7	30.9
Maximum Power Current-I _{mp} (A)	7.04	7.10	7.21	7.24	7.30	7.38	7.46	7.53	7.60
Open Circuit Voltage-V _{oc} (V)	35.7	35.7	35.8	36.2	36.6	37.0	37.2	37.4	37.6
Short Circuit Current-I _{sc} (A)	7.46	7.61	7.68	7.80	7.92	7.99	7.95	8.03	8.10

NOCT irradiance 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s

MECHANICAL DATA

Solar Cells	Monocrystalline 156.75 × 156.75 mm (6 inches)
Cell Orientation	60 cells (6 × 10)
Module Dimensions	1650 × 992 ± 35 mm (65.0 × 39.1 ± 1.38 inches)
Weight	18.6 kg (41.0 lb)
Glass	3.2 mm (0.13 inches), High Transmission, AR Coated Tempered Glass
Backsheet	White [DD05A.08(U)], Black [DD05A.05(U)]
Frame	Black Anodized Aluminium Alloy [DD05A.06(U), DD05A.05(U)]
J-Box	IP 67 or IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm ² (0.006 inches ²), 1000 mm (39.4 inches)
Connector	Trina TS4
Fire Type	Type 1 or Type 2

TEMPERATURE RATINGS

NOCT (Nominal Operating Cell Temperature)	44°C (±2°C)
Temperature Coefficient of P _{max}	-0.39%/°C
Temperature Coefficient of V _{oc}	-0.29%/°C
Temperature Coefficient of I _{sc}	0.05%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+65°C
Maximum System Voltage	1000V DC (IEC)
	1000V DC (UL)
Max Series Fuse Rating	15A (Power ≤ 285W) 20A (Power ≤ 290W)

(IEC60364-4-41:2017, 41.121, 41.122, 41.123, 41.124, 41.125, 41.126, 41.127, 41.128, 41.129, 41.130, 41.131, 41.132, 41.133, 41.134, 41.135, 41.136, 41.137, 41.138, 41.139, 41.140, 41.141, 41.142, 41.143, 41.144, 41.145, 41.146, 41.147, 41.148, 41.149, 41.150, 41.151, 41.152, 41.153, 41.154, 41.155, 41.156, 41.157, 41.158, 41.159, 41.160, 41.161, 41.162, 41.163, 41.164, 41.165, 41.166, 41.167, 41.168, 41.169, 41.170, 41.171, 41.172, 41.173, 41.174, 41.175, 41.176, 41.177, 41.178, 41.179, 41.180, 41.181, 41.182, 41.183, 41.184, 41.185, 41.186, 41.187, 41.188, 41.189, 41.190, 41.191, 41.192, 41.193, 41.194, 41.195, 41.196, 41.197, 41.198, 41.199, 41.200, 41.201, 41.202, 41.203, 41.204, 41.205, 41.206, 41.207, 41.208, 41.209, 41.210, 41.211, 41.212, 41.213, 41.214, 41.215, 41.216, 41.217, 41.218, 41.219, 41.220, 41.221, 41.222, 41.223, 41.224, 41.225, 41.226, 41.227, 41.228, 41.229, 41.230, 41.231, 41.232, 41.233, 41.234, 41.235, 41.236, 41.237, 41.238, 41.239, 41.240, 41.241, 41.242, 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SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Reverse grade data, ANSI C12.20 Class D5 (0.5% accuracy)

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INVERTERS

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

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A note on the usage of the term "age" and the number "15": The number "15" is used to refer to the age of the respondent, not the age of the respondent's child.

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

Model Number	SE1800H-US	SE1800H-US	SE1600H-US	SE1600H-US	SE1600H-US	SE1600H-US	SE1000H-US	SE1000H-US
ADDITIONAL FEATURES								
Accessories - Communications Interface						RS485 (Ethernet, GPRS, Internet), Coaxial (optional)		
Accessories - Sensor Suite	4000 (27.7°)					Optional		
Accessories - Communications						with the sensor suite (operation with built-in Wi-Fi Network Ports for local connection)		
Accessories - Modem	27.7° (27.7°)					optional (27.7°) (optional) (27.7°) (optional)		
STANDARD COMPLIANCE								
Compliance						CE, FCC, IEC, UL, VDE, EN, GB, CSA, CUL, ENEC, and other international standards		
Compliance - Standards						CE, FCC, IEC, UL, VDE, EN, GB, CSA, CUL, ENEC, and other international standards		
INSTALLATION SPECIFICATIONS								
Altitude (Maximum)	10,000 ft (3,048 m)					10,000 ft (3,048 m)		
Altitude (Minimum)	0 ft (0 m)					0 ft (0 m)		
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Altitude (Maximum)	10,000 ft (3,048 m)					10,000		

² If your calculator has $\Delta \ll 1$ to generate a numerical estimate, you may also compute Δ by using the respective formulae in (10).

RoHS



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1038 BRENTWOOD CT, STE B
LEXINGTON, KY 40511
TEL: (877) 312-7456

REVISIONS

DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER
20006

SHEET NAME
EQUIPMENT
SPECIFICATION

SHEET SIZE

ANSI B
11" X 17"

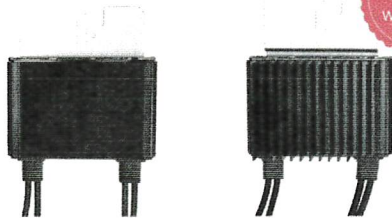
SHEET NUMBER

PV-9

Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505



POWER OPTIMIZER

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

solaredge.com

solaredge

Power Optimizer For North America

P320 / P340 / P370 / P400 / P405 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for high-power 60-cell modules)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	P505 (for higher current modules)	
INPUT							
Rated Input DC Power ¹	320	340	370	400	405	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		60	80	125 ^{2,3}	87 ^{2,3}	Vdc
MPPT Operating Range	8 - 48		8 - 60	8 - 80	12.5 - 105	12.5 - 87	Vdc
Maximum Short Circuit Current (Isc)		11			10.1	14	Adc
Maximum DC Input Current		13.75			12.5	17.5	Adc
Maximum Efficiency				99.5			%
Weighted Efficiency			98.8			98.6	%
Overvoltage Category				II			
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREGE INVERTER)							
Maximum Output Current				15			Adc
Maximum Output Voltage			60		85		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREGE INVERTER OR SOLAREGE INVERTER OFF)							
Safety Output Voltage per Power Optimizer				1 ± 0.1			Vdc
STANDARD COMPLIANCE							
EMC				FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3			
Safety				IEC62109-1 (Class B safety), UL1741			
Material				UL94 V-0, UV Resistant			
RoHS				Yes			
INSTALLATION SPECIFICATIONS							
Maximum Allowed System Voltage			1000				Vdc
Compatible Inverters			All SolarEdge Single Phase and Three Phase inverters				
Dimensions (W x L x H)		129 x 153 x 27.5 / 5.1 x 6 x 1.1	129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 159 x 49.5 / 5.1 x 6.3 x 1.9	129 x 162 x 59 / 5.1 x 6.4 x 2.3		mm / in
Weight (including cables)		630 / 1.4		750 / 1.7	845 / 1.9	1064 / 2.3	gr / lb
Input Connector		MC4 ⁴			Single or dual MC4 ^{4,5}	MC4 ^{4,5}	
Input Wire Length				0.16 / 0.52			m / ft
Output Wire Type / Connector				Double Insulated / MC4			
Output Wire Length		0.9 / 2.95			1.2 / 3.9		m / ft
Operating Temperature Range ⁶			-40 - +85 / -40 - +185				°C / °F
Protection Rating			IP68 / NEMA6P				
Relative Humidity			0 - 100				%

¹ Rated power of the module at STC will not exceed the optimum "Rated Input DC Power". Modules with up to +3% power tolerance are allowed.
² NEC 2017 requires max input voltage be not more than 600V.
³ For other connector types please contact SolarEdge.
⁴ For dual version for parallel connection of two modules use the P405 in the case of an odd number of PV modules in one string including one P405 dual version power optimizer.
⁵ For ambient temperature above +85°C / +185°F power derating is applied. Refer to Power Optimizers Temperature Derating Technical Note for more details.
⁶ For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf

PV System Design Using a SolarEdge Inverter ^{1,2}	Single Phase HD-Wave	Single phase	Three Phase 208V	Three Phase 480V	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400	8	10	18	
	P405 / P505	6	8	14	
Maximum String Length (Power Optimizers)		25	25	50 ^{3,4}	
Maximum Power per String		5700 (6000 with SE7600-US - SE11403-US)	5250	6000 ⁵	12750 ⁶ W
Parallel Strings of Different Lengths or Orientations			Yes		

¹ For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf
² It is not allowed to mix P405/P400 with P320/P340/P370/P400 in one string.
³ A string with more than 30 optimizers does not meet NEC rapid shutdown requirements, safety voltage will be above the 30V requirement.
⁴ For SE11403/SE11405, it is allowed to install up to 6,500W per string when 3 strings are connected to the inverter (3 strings per unit for SE11403/SE11405) and when the maximum power difference between the strings is up to 1,000W.
⁵ For SE11403/SE11405/SE11405/SE11405, it is allowed to install up to 6,000W per string when 3 strings are connected to the inverter (3 strings per unit for SE11403/SE11405) and when the maximum power difference between the strings is up to 2,000W.

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 SOLAR ENERGY SOLUTIONS
 1038 BRENTWOOD CT, STE B
 LEXINGTON, KY 40511
 TEL: (877) 312-7456

REVISIONS

DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

JENNIFER MORGAN
 2600 TWIGWOOD LN
 AMBERLEY, OH 45237 USA

JOB NUMBER
 20006

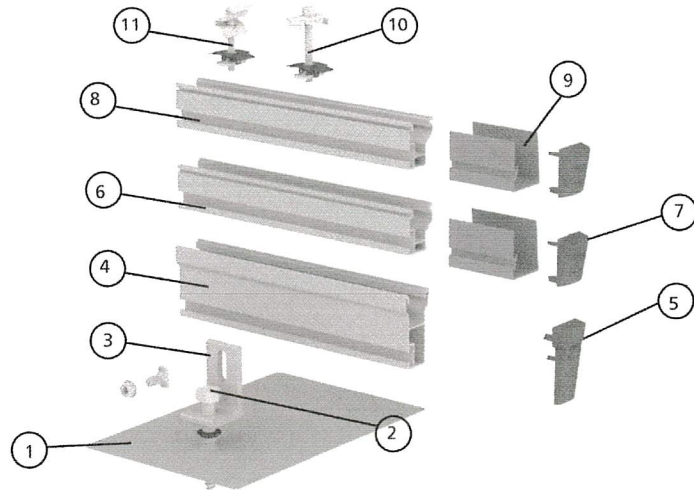
SHEET NAME
 EQUIPMENT SPECIFICATION

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV-10



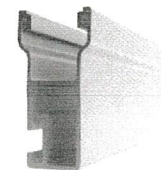
CrossRail System



Item No.	Description	Product No.
1	EverFlash eComp Kit, Silver or Black	4000367, 4000366
2	Lag Bolt D145/16 x 4" SS	4000359
3	L-Foot Slotted Set, Mill or Dark	4000630, 4000631
4	CrossRail 80 168" Rail, Mill	4000508
5	CrossRail 80 End Cap, Black	4001221
6	CrossRail 48-XL 166", Mill or Dark	4000695, 4000705
7	CrossRail 48-X/48-XL End Cap	4000433
8	CrossRail 48-X 166" or 175", Mill or Dark	4000662, 4000675, 4000663
9	CrossRail 48-X/48-XL 3" Sleeve	4000583
10	CR MidClamp Silver or Dark	4000601, 4000602

www.everest-solarsystems.com

CrossRail 80

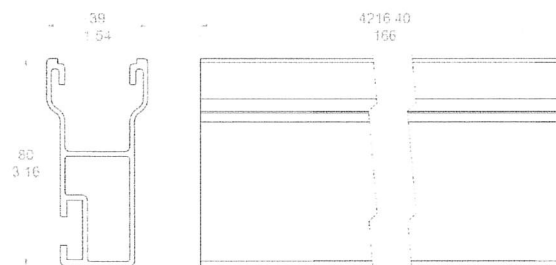


Mechanical Properties

	CrossRail 80
Material	6000 Series Aluminum
Ultimate Tensile Strength	37.7 ksi (260 MPa)
Yield Strength	34.8 ksi (240 MPa)
Weight	0.76 lbs/ft (1.13 kg/m)
Finish	Mill or Dark Anodized

Section Properties

	CrossRail 80
Sx	0.279 in3 (4.571 cm3)
Sy	0.257 in3 (4.213 cm3)
A (X-Section)	0.652 in2 (4.207 cm2)



Dimensions in [mm] Inches

Notes:

- Structural values and span charts determined in accordance with Aluminum Design Manual and ASCE 7-10
- UL2703 Listed System for Fire and Bonding

CrossRail System Technical Sheet US07 | 0819 Subject to change Product illustrations are exemplary and may differ from the original.



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LEXINGTON, KY 40511
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REVISIONS

DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

DAVID MORGAN
2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER

20006

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE

**ANSI B
11" X 17"**

SHEET NUMBER

PV-11

REVISIONS		
DESCRIPTION	DATE	REV

Signature with Seal

PROJECT NAME & ADDRESS

DAVID MORGAN
2600 TWIGWOOD LN
AMBERLEY, OH 45237 USA

JOB NUMBER
20006

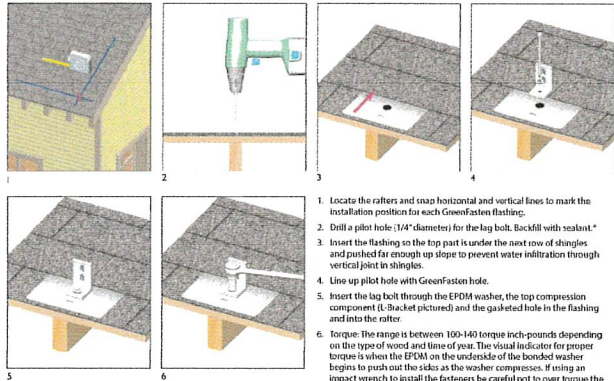
SHEET NAME
EQUIPMENT
SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-12

GreenFasten™ GF1 – Product Guide

Installation Instructions with Compression Bracket



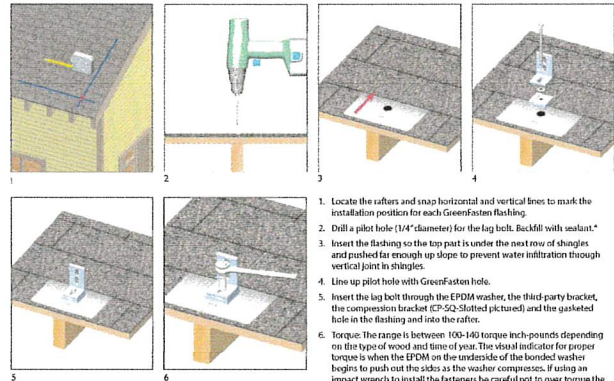
1. Locate the rafters and snap horizontal and vertical lines to mark the installation position for each GreenFasten flashing.
2. Drill a pilot hole (1/4" diameter) for the lag bolt. Backfill with sealant.*
3. Insert the flashing to the top part is under the next row of shingles and pushed far enough up slope to prevent water infiltration through vertical joint in shingles.
4. Line up pilot hole with GreenFasten hole.
5. Insert the lag bolt through the EPDM washer, the top compression component (L-Bracket pictured) and the gasketed hole in the flashing and into the rafter.
6. Torque: The range is between 100-140 torque inch-pounds depending on the type of wood and time of year. The visual indicator for proper torque is when the EPDM on the underside of the bonded washer begins to push out the sides as the washer compresses. If using an impact wrench to install the fasteners be careful not to over torque the fastener. You may need to stop and use a ratchet to finish the install.

Consult an engineer or go to www.ecofastensolar.com for engineering data.
*EcoFasten recommends an EPDM mastic.

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GreenFasten™ GF1 – Product Guide

Installation Instructions with Compression Bracket Adaptor Plate



1. Locate the rafters and snap horizontal and vertical lines to mark the installation position for each GreenFasten flashing.
2. Drill a pilot hole (1/4" diameter) for the lag bolt. Backfill with sealant.*
3. Insert the flashing so the top part is under the next row of shingles and pushed far enough up slope to prevent water infiltration through vertical joint in shingles.
4. Line up pilot hole with GreenFasten hole.
5. Insert the lag bolt through the EPDM washer, the third-party bracket, the compression bracket (CP-52 Skid) (pictured) and the gasketed hole in the flashing and into the rafter.
6. Torque: The range is between 100-140 torque inch-pounds depending on the type of wood and time of year. The visual indicator for proper torque is when the EPDM on the underside of the bonded washer begins to push out the sides as the washer compresses. If using an impact wrench to install the fasteners be careful not to over torque the fastener. You may need to stop and use a ratchet to finish the install.

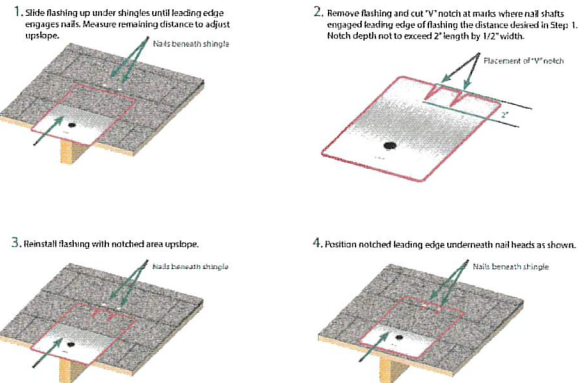
Consult an engineer or go to www.ecofastensolar.com for engineering data.
*EcoFasten recommends an EPDM mastic.

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GreenFasten™ GF1 – Product Guide

Installation Instructions

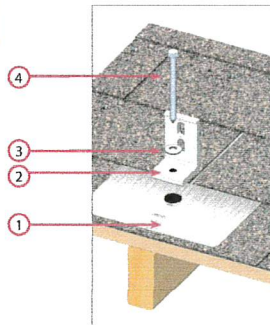
* Use for vertical adjustment when leading edge of flashing hits nails in upper shingle courses



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GreenFasten™ GF1 – Product Guide

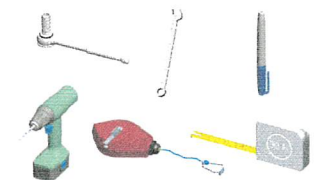
Exploded Product View, Bill of Materials



Materials Needed for Assembly

Item No.	Description of Material/Part	Quantity
1	GF-1 Flashing	1
2	L-102-3" Bracket * (other options available)	1
3	5/16" EPDM Bonded 304-18.8 SS Washer	1
4	Lag Bolt 5/16"	1

Required Tools



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TRACY S. MITCHELL, PE

"Value Engineering the First Time"

165 Gorman Ct
Monroe, Ohio 45050
PH (513) 616-9720
E-mail: tracym@sddcorp.com

Friday, February 28, 2020

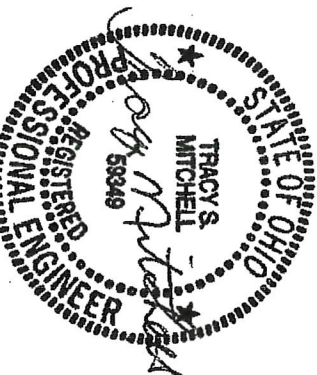
Roof Framing Structural Integrity
New Solar Array Installation
2600 Twigwood Lane
Cincinnati, Ohio 45237

I have reviewed the information regarding the new solar array being installed on the south side of the roof framing. A new solar array will be placed with an additional weight of less than 3 psf (pounds per square foot). The existing roof framing consists of 2x8 stick framed rafters in a hip roof configuration. The existing roof framing is more than adequate to support the weight of the new solar array system and no reinforcing is required.



If there are any further questions please feel free to contact me directly at your convenience.

Respectfully,



Mr. Tracy S. Mitchell, PE
Ohio PE #59349



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

June 1, 2020

Subject:

7086 East Aracoma Drive

Variance:

Accessory structures and Wall size

Item: Case#2020-1666

Variance Request: Michael Iten and Alexandra Falcone, the property owners of 7086 East Aracoma Drive, are requesting variances from Zoning Code Section 154.12 (A) (4) and 154.14 (A). The variance from Section 154.12, would allow for the construction of a 1,300 square foot pool house (750 sq ft) and deck area (550 sq ft) and a 300 square foot greenhouse. The variance from Section 154.14, would allow for 4 screen walls to be taller than 45" (6' high, 7' high and 8' high) and a front yard retaining wall and front yard 42" high screen wall.

Zoning Code Review: 154.12 (A) (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property.

154.14 (A) Notwithstanding other provisions of this Zoning Code, fences, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard or along the edge of any yard, provided that no fence or wall, along the sides or front edge of any front yard or in any part of a front yard shall be permitted. Hedges not over two and a half feet in height may be permitted in a front yard.

Variance Review: Mr. Iten and Ms. Falcone, are requesting variances from Zoning Code Sections 154.12 (A) (4) and 154.14 (A) for intended exterior renovations to their home located at 7086 East Aracoma Drive.

The proposed renovation would include the removal of the existing pool and pool house, construction of a new pool, pool house/storage structure, and decking. The new pool and pool house are proposed to be enclosed with a combination of natural wood, painted steel fencing, and mid-century modern breezeblock screen walls.

The project also includes a greenhouse and retaining walls and screen walls to enhance the access to the rear yard, driveway area, front entrance of the house and to support the new front steps.

The greenhouse is proposed to be all glass with a slanted roof similar to that of the pool house. The

driveway and front entrance retaining walls will be made of concrete and breezeblock and the screen walls will be of natural wood.

Village Zoning Code Section 154.12, states that individual enclosed accessory structures that are not open to the sky, shall not cover a total of more than 200 square feet of floor area or in combination, have a floor area greater than 50% of the principal structure.

The pool house/storage structure is proposed to be 750 square feet with an additional 550 square feet in open decking, between the pool house and enclosed yard and pool, totaling 1,300 square feet. The portion of the structure requiring a variance is the pool house/storage structure, to allow the structure to be 550 square feet larger than the code allows.

The greenhouse is proposed to be 300 square feet in floor area, therefore it will also require a variance to be constructed 100 square feet larger than code allows.

The 550 square foot decking and 560 square foot pool are open to the sky, therefore do not require variances to be constructed as proposed.

The Hamilton County Auditor's site lists the principal structure as 3,550 square feet, but the homeowner's architect has measured the total square footage for the house at 4,845 square feet. The combination of all accessory structures proposed with this project combine to a total of 2,160 square feet in floor area, 262 square feet under the 50% square footage of the principal structure.

Village Zoning Code Section 154.14, states that fences, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard. 154.14 also states that provided that no fence or wall, along the sides or front edge of any front yard or in any part of a front yard shall be permitted.

There are 4 screen walls proposed to be higher than the 54" permitted by code, therefore this will require variances to be constructed as proposed.

The screen wall adjacent to the south side of the pool house is proposed to be 7' feet high and extend from the pool house 35' to screen the pool before reducing to 42" high and extending to the back of the house.

The screen wall on the east side of the house extends off the side of the house and is proposed to be 8' high and 34' long before it reduces to 42" and runs to the pool house to finish enclosing the pool area. This wall is to screen a storage area on the side of the house.

There are 2 segments of screen wall on the north or driveway side of the house that are proposed to be 6' high, with one 29' long and one 30' long. These walls are to screen the utilities and better define the front entrance to the house.

There is also a retaining wall to support the front step and walkway and a 42" screen wall to screen the front porch area. These walls also require a variance to be constructed due to Village code not allowing fences and walls to be in any part of a front yard.

The retaining walls in the side and rear yard are within code and do not require a variance to be constructed.

Project Recommendations: The project is to be considered on its merits.

Date: 05/07/2020

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

PROJECT SUMMARY: COMPREHENSIVE MASTER PLAN INCLUDES REMOVAL OF EXISTING DRIVEWAY / POOL / POOLHOUSE / CONCRETE WALKWAYS AND ASSOCIATED LANDSCAPE FOR NEW SCOPE. NEW MASTER PLAN INCLUDE FULL PERIMETER CONCEPT TO EXISTING MCM DOMBAR HOME TO ALIGN W/ ORIGINAL STYLE OF THE HOUSE. NEW SCOPE INCLUDES LANDSCAPING/ REAR TRELLIS / CONCRETE PAD W/ HOT TUB, POOL/ POOLHOUSE ACCESSORY STRUCTURE/ SCREEN WALLS / RETAINING WALL / NEW OVERALL EXTERIOR DRAINAGE.

A VARIANCE IS BEING REQUESTED FOR THE FOLLOWING ITEMS ASSOCIATED WITH THE SCOPE:

-SCREEN WALLS / FENCING HEIGHT VARIANCE @ (3) LOCATIONS

- A - (2) wood screen walls @ side entry adjacent to house, proposed height = 6'-0" tall x 29' long | 6'-0" tall x 30' long
- B - (1) wood screen wall @ rear adjacent to house, proposed height = 8'-0" tall x 34'-0" long for storage enclosure
- C - (1) Brick and Concrete Breeze block screen wall at side of proposed pool = 7'-0" tall x 35'-0" long

-CONDITIONAL ACCESSORY STRUCTURE(S)

- E - 750sf Pool house accessory structure, area listed of covered roof / trellis area footprint
- F - 560 sf In ground pool as part of pool house accessory structure
- D - 300 sf Greenhouse accessory structure at rear of property

The structure is proposed at the following address:

7086 EAST ARACOMA DRIVE

I certify the attached plat and measurements are accurate.

chris magee architect

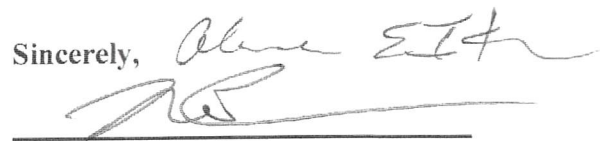
ARCHITECT

ARCHITECT

513-550-2339

Telephone Number

Sincerely,



Homeowner's Signature

Michael + Alexandra Iten
Homeowner's Printed Name

513-780-6562
Telephone Number (daytime)

05/07/2020

Scot Lahrmer / Village Manager
Amberley Village Board of Zoning Approval
7149 Ridge Road
Cincinnati, Ohio 45237

From: Chris Magee – Chris Magee Architect

Re: Mike and Sandy Iten Residence / 7086 E. Aracoma Dr. Zoning Variance Request

Scot / Members of the Board of Zoning Approval,

My clients, Mike and Sandy Iten, seek to make a major improvement to their home and landscape at 7086 E. Aracoma Dr. We are seeking variance approval for intended exterior renovations, understanding that multiple aspects of the proposed project require zoning variance and approval.

With minor exceptions, the current landscape / hardscape / retaining walls / pool area are original to the 1954 Benjamin Dombor designed Mid Century Modern home. Existing conditions include an asphalt driveway bordered by a stone wall that does not allow access to the rear yard. An existing side entry and formal front door are arranged and pathed in a confusing manner for guests. The rear of the house includes an existing concrete slab patio, further out in the rear yard an isolated concrete pool is bordered by chain link fencing and dilapidated pool house. The overall site has several drainage issues, and many overgrown trees that have become detrimental to the house with falling branches and root systems pushing into critical drainage. None of the existing exterior landscape elements align with the style of the home. The homeowners have begun prepping for the project with removal of overgrown trees and scoping existing drainage. The site has also been surveyed in preparation for the project.

Overall, the design endeavors to develop a new full perimeter landscape and hardscape master plan to improve curb appeal and provide a new pool with associated hardscape and accessory structure elements at the rear of the house. The project aesthetics will be sensitive to the mid-century style of the home and align to the scale of the neighborhood and property.

The following outlines the scope elements of work reflected in the proposal, which we believe require a zoning variance:

North / Driveway Screen Walls

At the side house entry from the driveway, we are proposing (2) 6'-0" tall screen walls made of wood with internal lighting, the wood will be spaced with gaps for the internal LED lighting to glow through at night. The walls will be made of natural wood, either Cedar or Black Locust, aligned with material language elsewhere on the project.

- The screen wall closer to the driveway will screen view and circulation from the side door so normal guest will approach the front door.
- The screen wall at the house will enclose the existing utility connections, AC Condenser, and trash/ recycling bins. This screen wall will contain a decorative painted steel access gate.

Both screen walls proposed heights exceed allowable height for fencing.

East / Rear Yard Accessory Structures

Associated with the new pool adjacent to the rear of the house, we are proposing (2) accessory structures in the rear yard.

- The pool house structure consists of (2) elements, the first is an enclosed storage and bathroom area, a low slope white membrane roof and brick walls, the brick will match the existing house. The second element is open air structure with a vaulted opaque roof over a new exterior kitchenette and separate flat trellis covered area, total area of roof = 750sf. The pool house and storage areas will be tied together with a wood framed deck sitting on grade. Much of the design geometry and material palette reflects the unique characteristics of the existing house as outlined in requirements for conditional accessory structures. The existing house upper level footprint area = 3,470sf.
- An additional greenhouse accessory structure is being proposed = 300 sq. separate from the pool house structure.
- The proposed in ground pool dimensions are 16'-0" wide x 35'-0" long. This area has been requested to be included within the calculations for the accessory structure area, total pool area = 560sf

The proposed accessory structures area exceeds the allowable accessory structure area, thus we are requesting a conditional accessory structure approval per Section 154.121 of the Amberley Village Zoning Code. As calculated in the Area Calculations on drawing Z1, the accessory structure total area including the (3) elements listed above = 1610sf, 43% of the existing house footprint area.

South Yard Privacy Screen Wall

Associated with the new pool house, a flanking partial height masonry privacy screen wall extends along the south property line for the length of the pool from the pool house structure.

- A proposed Mid-Century Modern breezeblock screen wall (open cavity Concrete Masonry Units) is proposed along the length of the pool adjacent to the south property line and is part of the pool 'enclosure'. This wall extends and aligns from the pool house architecture and has partial opacity in the patterned block, 1/4 length of the wall will be made of brick extending from the pool house brick walls, matching the existing house. The proposed height is 7'-0" above finish grade x 35'-0" long. proposed wall extends for the full length of the pool.

The proposed screen wall height exceeds allowable height for fencing, and allowable length for privacy panels although understood this wall would be considered a 'fence'.

In your consideration for these variances, several aspects of the existing property and configuration present hardships for the homeowners that are addressed in the design concept:

-Poor circulation at the front of the house for guests does not create priority for which door to approach for guests. The new concept creates a new hierarchy with concrete steps, pathways, and screen walls.

- The existing stone wall at end of driveway does not allow access to the rear yard, there is an existing 30" step up from the driveway to grade. Coupled with the wall failing and beginning to leak water, it needs to be removed and replaced. The new tiered walls are a combination of concrete / MCM breeze block and do not exceed 42" in height. The new walls are arranged in a stepped configuration to align with the site topography and allow robust landscaping.
- The existing pool and pool house are far away from primary residence and disconnected. The chain link fencing and surround trees do not allow visual access from the existing house to the pool. The existing pool was built in the 1960s as solid concrete and is failing, it would require extensive work to refurbish. The owners have a special needs child that needs supervision, the new concept creates a pool enclosure adjacent to the existing house to be more accessible from the kitchen and living spaces.
- There is no bathroom access from the existing pool / house without returning into the house. The new pool house provides an enclosed, exterior rated bathroom in the proposed accessory structure.
- Overgrown and unhealthy trees throughout the property pose danger from falling limbs and poor health, existing specimen trees are being trimmed and retained where applicable to be integrated into the concept. Older, overgrown trees are being removed to open the property up and allow for reworked drainage, some of the tree removal has already occurred. Several key trees are being retained, the new pool house pockets directly under a large pine tree to remain. The rear pool enclosure is anchored around an existing feature Magnolia tree. Other trees along the south property line are also being retained to maintain privacy. Extensive landscaping will be implemented around much of the new work in dedicated planting beds.
- There is no existing accessory structure or storage area for outdoor lawn care equipment / storage, currently the garage is used for this purpose. The proposed accessory structure will house storage for not only lawn care, but also is intended to hide the required pool equipment. The new screen wall area adjacent to the rear of the house will provide another concealed storage location.
- The Rear area of the site is 'swampy' and does not have adequate drainage, creating a large mosquito problem. The proposed project will address the overall storm drainage to be renewed and adequate for the proposed work. Work has been completed to scope and access condition all existing drainage.
- With the loss of a large diseased Laurel Oak and a damaged Pine Oak from a car accident the approach as you turn onto East Aracoma puts the proposed pool area in the view of cars turning the corner. The pool house structure and south yard screen wall would provide privacy as well as a more decorative view.

We are hopeful that the full comprehension of the existing conditions and proposed masterplan convey the sensitivity to the new work being an extension of the existing. The overall goal of the project is to improve existing site conditions and for new work to feel like extensions of the original house.

Thank you for your consideration.

Respectfully,



Chris Magee
Chris Magee Architect
435 West Galbraith Rd, Wyoming OH 45215
513-550-2339

cc: Mike and Sandy Iten

Existing House and Property Images













7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

June 1, 2020

Subject:

2455 Section Road

Variance:

Conditional Use Permit Modification

Item: Case#2020-1598

Variance Request: Rabbi Avrohom Weinrib, the representative for the Congregation Zichron Eliezer (CZE), is requesting a modification to the Conditional Use Permit (CUP) issued in 2002. The modification of the CUP would allow for a two-story addition on the east side of the existing building.

Zoning Code Review: 154.661 CONDITIONAL USE PERMITS.

(A) The Board of Zoning Appeals shall have the power to hear applications for conditional use permits in accordance with the provisions of this Zoning Code, §§ [154.25](#)(C) and [154.30](#), and to authorize or refuse to authorize a conditional use permit or to issue a conditional use permit upon conditions which, in the judgment of the Board of Zoning Appeals, are necessary to protect the public health, safety, and general welfare and to carry out the policies contained in this code.

(B) A conditional use permit shall not be granted if the proposed conditional use will interfere with quiet enjoyment of proximate residential uses because of the generation of noise, traffic that is incompatible with the neighborhood in which the conditional use is proposed, or light from the conditional use that will spill onto nearby residential uses.

Variance Review: The Congregation Zichron Eliezer (CZE) is contemplating a two-story addition to the synagogue located at 2455 Section Road. The addition would serve as immediate space on the lower level for social functions and future expansion of the worship space on the upper level.

The synagogue was approved by the Board of Appeals (BZA) as a Conditional Use in the Residence A Zoning District. Therefore, any changes to the approved Conditional Use Permit are required to be approved by the BZA.

The proposed addition would expand 36' to the east and cover the footprint of the existing concrete patio. The materials, color, and appearance of the addition are proposed to match that of the existing two-story structure. The installation of landscaping to screen the building from adjoining residences and designing exterior lighting so as to not bleed light onto surrounding properties are also planned.

The letter to the Board states that it is believed the addition will not negatively affect the peaceful occupancy, the property values or have an adverse impact on the residential quality of neighboring

properties.

The letter also states that the existing 68 parking spaces are believed to be adequate due to the religious law which forbids driving on the sabbath. In addition, the congregation all live within walking distance of the synagogue. It is also stated that the social space is primarily used between services, therefore there would not be additional vehicles.

The existing patio is approximately 1,850 square feet (approximately 36'x52'), therefore the two-story addition would add 3,700 square feet to the existing building. The letter to the board states there will not be any additional seating, so the calculations for any required additional parking would be 1 space for every 200 square feet (18 to 21 spaces), depending on the actual square footage of the addition.

With the exception of providing the required parking spaces, the letter states, it is believed the proposed addition will meet the requirements for approval of the modification to the original conditional use permit.

The Board meet and reviewed the renderings of the proposed addition on March 2 and requested additional information on the following items:

1. A rendering showing what the north side of the building will look like.
2. A landscaping plan, to screen the building from neighboring properties and the street.
3. A plan to address the trash cans, which are visible from the street and overflowing.
4. A lighting plan, to address new lighting and the duration and brightness of the existing lighting.

At the March 2 meeting Village staff brought to the Board's attention, three areas of concern that have been brought to the Village's attention.

1) Village staff has received concerns about the appearance of the property from the street, due to the storage and use of several trash containers that are placed at the street on trash pickup day or are visible from the street of neighboring properties while being stored.

2) Village Staff has received complaints about how bright the parking lot lights are and about being on from dusk to dawn.

3) There are concerns that the landscaping is not adequate to screen the property from Section Road (complaints about seeing the large wall).

Additional landscaping was required when the safety walls and boulders were placed between the building and Section Road.

Possible Conditions the Board discussed at the March 2 meeting:

1) Requiring the trash containers to be stored and screened from the street and/or the pickup area be within the parking lot or require a dumpster to be placed and screened from the street for trash collection.

For example, the North Site District requires dumpsters or trash handling areas to meet setbacks for the property and be screened from the street and abutting properties.

2) Requiring the exterior lighting be placed on timers or dimmed while the area is not in use.

For example, the board placed a condition on the lights along the Mikvah to be dimmed when no one

was present.

3) Requiring the area is adequately landscaped to screen the north side of the building from the street.

The revised plans submitted in May, include the view from Section Road (north side of the building), landscaping plan (without the size of plantings), a new location for a new trash dumpster, and lighting for the new addition.

The northern view of the addition proposes to extend the previously approved 40' wall, 36' to the east and shows the height of the addition at 40' on the south view and 41' high on the north view.

The landscape plan shows a variety of existing trees and new evergreen, understory, and canopy trees along Section Road.

The site plan shows a new trash container (dumpster) located between the Synagogue and the Mikvah, screened on 3 sides by Clipped Bayberry bushes.

The lighting plan submitted, explains the new light fixtures on the new addition will not extend to the road as the current light fixtures. The submission does not address the concerns of the brightness or the duration the existing light fixtures are on.

A modification to the existing CUP is required to allow for the expansion of the existing building and landscaping for the addition. The modification would also address concerns about the trash containers (the addition of and location of the dumpster), lighting, and forego any additional parking spaces are required for the project.

Project Recommendations: The project is to be considered on its merits.

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-4900

info@czecincinnati.org

Date: 2/6/2020

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

A TWO-STORY ADDITION TO THE
CONGREGATION ZICHRON ELIEZER SYNAGOGUE

The structure is proposed at the following address:

2455 SECTION ROAD

I certify the attached plat and measurements are accurate.

Saul Naim
Contractor's Name

SAUL NAIM
1106 RACE ST 45202
Contractor's Address

513.404.4342
Telephone Number

Sincerely,

Rossi Avraham Weinrib
Homeowner's Signature

Rossi Avraham Weinrib
Homeowner's Printed Name

(513) 532-3800
Telephone Number (daytime)

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-2900

info@zichroneliezer.org

Rabbi Avrohom Weinrib
RABBI

Rabbi Yisroel Kaufman
ASSISTANT RABBI

Yosef Zoimen Esq.
PRESIDENT

Andy Sollofe
Eli Polsky
VICE PRESIDENTS

Yoseph Ottensoser
EXECUTIVE SECRETARY

Yosef Katzman
TREASURER

February 6, 2020

Mr. Scot F. Lahrmer, Village Manager
Amberley Village Board of Zoning Appeals
7149 Ridge Road
Cincinnati, Ohio 45237

Dear Mr. Lahrmer:

Congregation Zichron Eliezer Synagogue
2455 Section road
Amberley Village, Ohio

The Congregation Zichron Eliezer is contemplating a two-level addition to its synagogue at 2455 Section Road (see attached drawings, which I hereby certify as accurate, describing the site and proposed addition). The immediate need is for more space on the lower level for social functions. The existing upper-level worship space is adequate for the current need, but would be provided with space for future expansion as part of the proposed addition.

The synagogue is in a Residence "A" Zoning District and is a Conditional Use, Public Building as defined in Section 154.25(C) of the Amberley Village Zoning Code. As such, any proposed changes to the site or the building, including the contemplated addition, is subject to approval by the Board of Zoning Appeals. This letter is to apply for a hearing by the Board and to outline our proposal that we hope will result in approval.

As the drawings indicate, the addition will extend the existing two-level building approximately 36 feet to the east, occupying the footprint of an existing concrete patio. The materials, colors, and fenestration patterns of the addition will match those

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-4900

info@zichroneliezer.org

Rabbi Avrohom Weinrib
RABBI

Rabbi Yisroel Kaufman
ASSISTANT RABBI

Yosef Zoimen Esq.
PRESIDENT

Andy Sollofe
Eli Polsky
VICE PRESIDENTS

Yoseph Ottensoser
EXECUTIVE SECRETARY

Yosef Katzman
TREASURER

of the existing building as closely as possible. Appropriate landscaping will be employed to visually screen the building from adjoining residences, and any exterior lighting will be designed so as not to bleed light onto surrounding properties.

Addressing the determinations required by Section 154.25 (C) for Board approval we believe that:

1. "The construction and operation of the proposed addition to the public building (synagogue) will not be detrimental to the peaceful occupancy of proximate dwelling houses;"

2. "The construction and operation of the public building (with the addition) will not have a detrimental effect on the property values in the neighborhood;" and that:

3. "The design of the proposed public building (addition) is such that it will not have an adverse impact upon the residential quality of the neighborhood."

Regarding these three determinations, the existing building was deemed to have met them when the original Conditional Use was approved, and, as the addition is of the same character as the existing building, and is well within setback requirements, we believe it, too, will satisfy the determinations.

The fourth determination is that:

4. "The public building will have off-street parking on the same parcel of land equal to one parking space for each three seats of seating capacity in the structure, or one parking space for each 200 square feet of floor space in any building which does not provide seating capacity. The off-street parking shall be set back a minimum of 100 feet from all abutting streets and a minimum of 25 feet from any lot line of any contiguous lot; "

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-651-4900

info@zichroncincinnati.org

Rabbi Avrohom Weinrib

RABBI

Rabbi Yisroel Kaufman
ASSISTANT RABBI

Yosef Zoimen Esq.
PRESIDENT

Andy Sollofe
Eli Polsky
VICE PRESIDENTS

Yoseph Ottensoser
EXECUTIVE SECRETARY

Yosef Katzman
TREASURER

There are 189 seats in the existing worship space, and there are 62 parking spaces adjacent to the synagogue, and 6 more adjacent to the mikvah which shares the site with the synagogue. There is no space remaining on the site in which to develop additional parking.

This is an unusual case in that this congregation subscribes to religious law that forbids driving on the sabbath, which is from sundown on Friday until sundown on Saturday, and which is the time when the largest numbers of people use the building. The congregants all live within walking distance and they walk to services on the sabbath, so parking is not an issue for them. The social hall is used only for Congregation Zichron Eliezer functions and is principally used between services by those who are there for worship. The worship space and the social hall are non-simultaneous occupancies. If the parking were driven by the social space, the number of spaces required for the existing space would be 9, and for the expanded space, 21.

The fifth determination does not apply to the proposed addition as there are no plans for a fenced outdoor recreation or play area.

The proposed addition will comply with the sixth determination which states that:

6. "Any use authorized by the Board of Zoning Appeals as a conditional use shall not be used for any bazaar, fete or any other such outdoor activity and provided further that said land and building shall not be used for any commercial activity unless sponsored or directed by the regular and primary occupant of the building. As used herein, *COMMERCIAL* shall mean having financial profit as its primary aim but shall not include the renting of facilities for religious occasions, to charitable or civic organizations for meetings or to individuals or groups for weddings, anniversaries, and other similar celebrations."

CONGREGATION ZICHRON ELIEZER

2455A Section Road, Cincinnati OH 45237

513-631-4900

info@czecincinnati.org

Rabbi Avrohom Weinrib
RABBI

Rabbi Yisroel Kaufman
ASSISTANT RABBI

Yosef Zaimen Esq.
PRESIDENT

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EXECUTIVE SECRETARY

Yosef Katzman
TREASURER

With the exception of providing the required parking spaces, we believe, for the above stated reasons, that our proposed addition will meet the requirements of the Board for approval as a modification of the original Conditional Use. We further believe that the congregation's particular beliefs and customs regarding driving on the sabbath, render the existing 68 parking spaces more than adequate now and into the future, even if, and when, the congregation grows to fill the additional worship space. Therefore, we respectfully request that a variance from the parking requirement, and approval of the proposed addition as a modification of the original Conditional Use, be granted.

Thank you for your consideration.

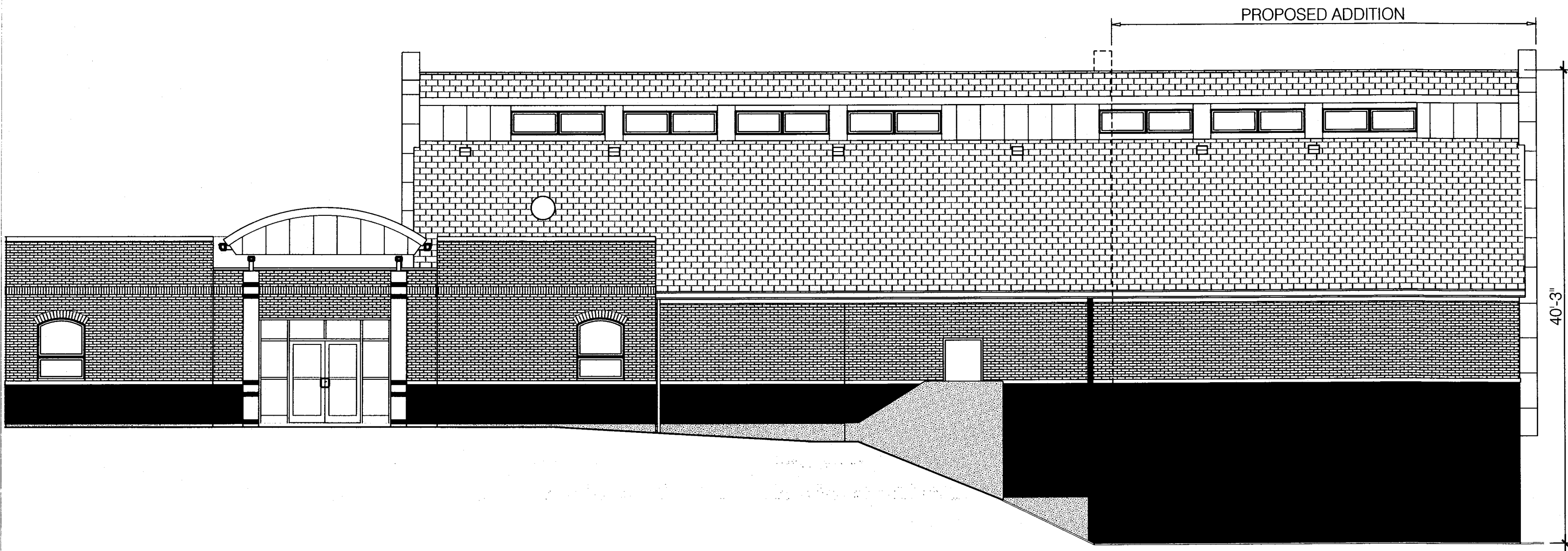
Very truly yours,



Rabbi Avrohom Weinrib
Rabbi
Congregation Zichron Eliezer

CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION





CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

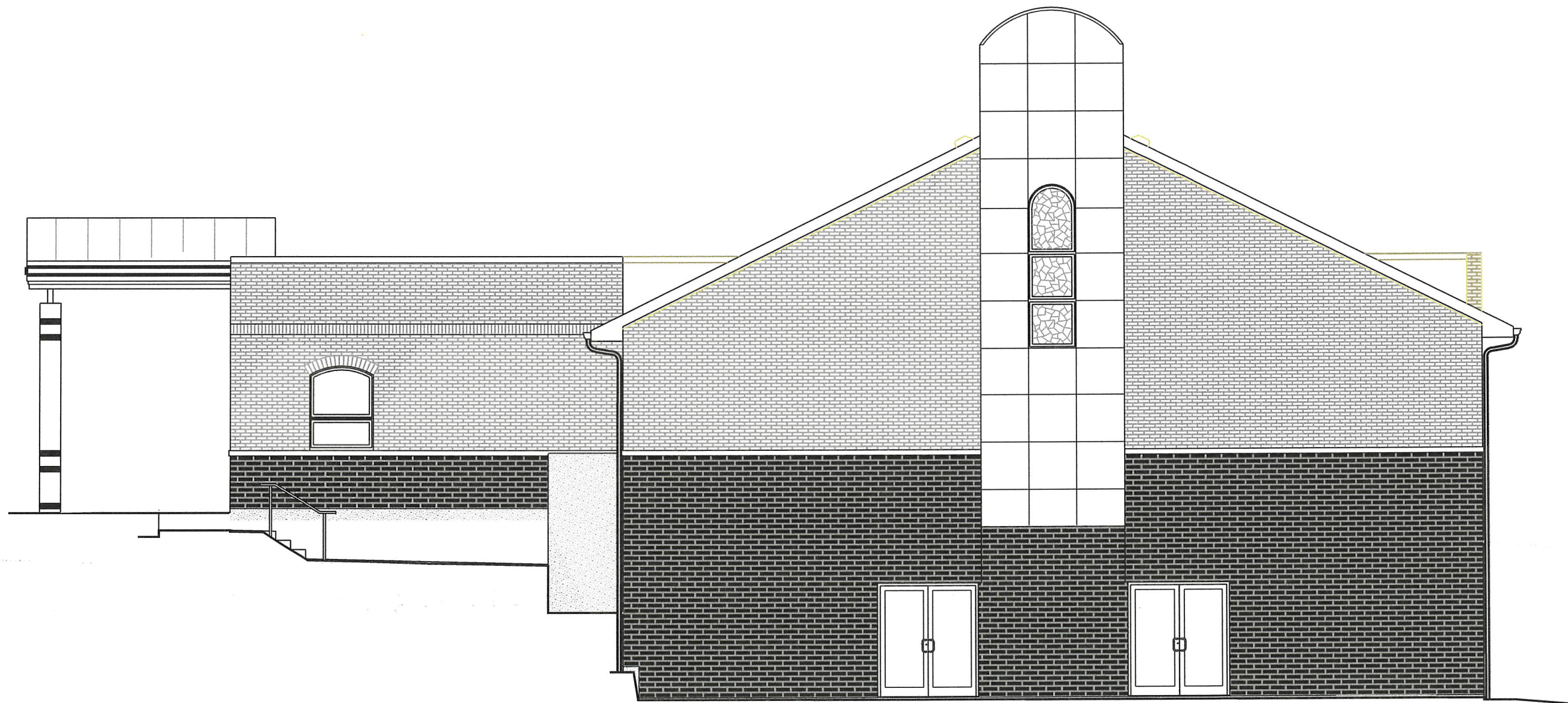
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

02.06.2020

ELEVATION 1

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

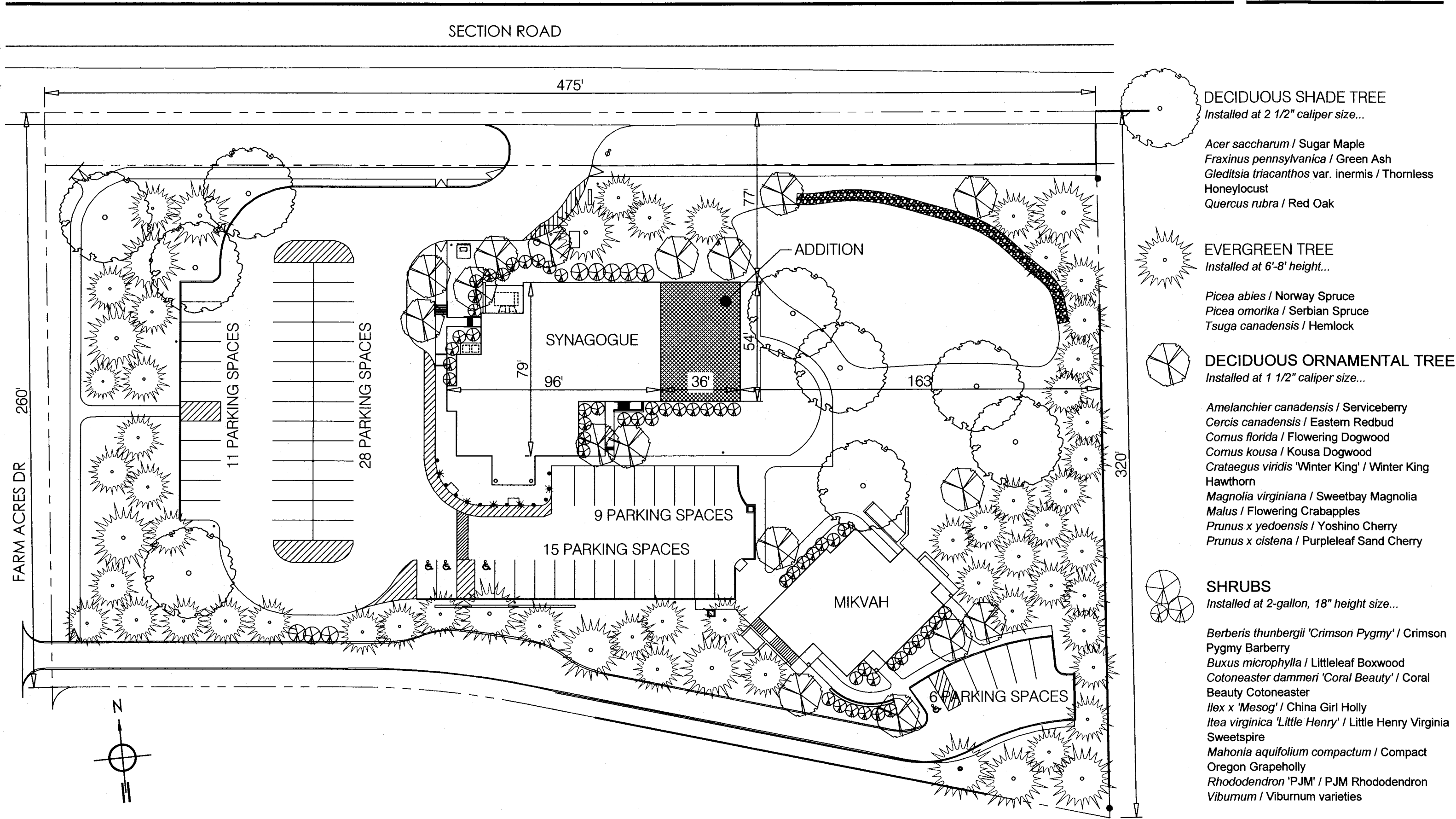
EAST ELEVATION

SCALE: 1/8" = 1'-0"

02.06.2020

ELEVATION 2

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

ARCHITECTURAL SITE PLAN

SCALE: 1"= 40'

SITE

02.06.2020

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202

CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

- SHEETS INDEX:
- COVER
 - LANDSCAPE
 - FLOOR PLANS
 - SOUTH ELEVATION
 - EAST ELEVATION
 - NORTH ELEVATION
 - PHOTOMETRIC
 - LIGHTING SPECS



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

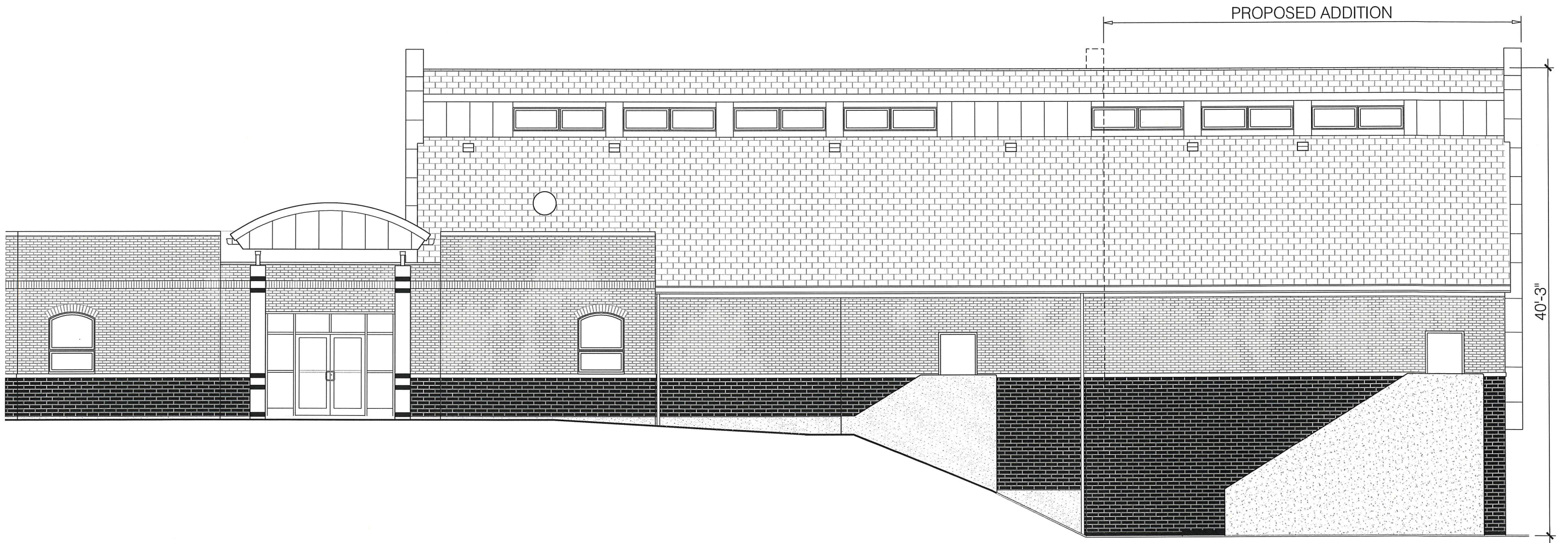
2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

COVER SHEET

COVER

05.11.2020

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

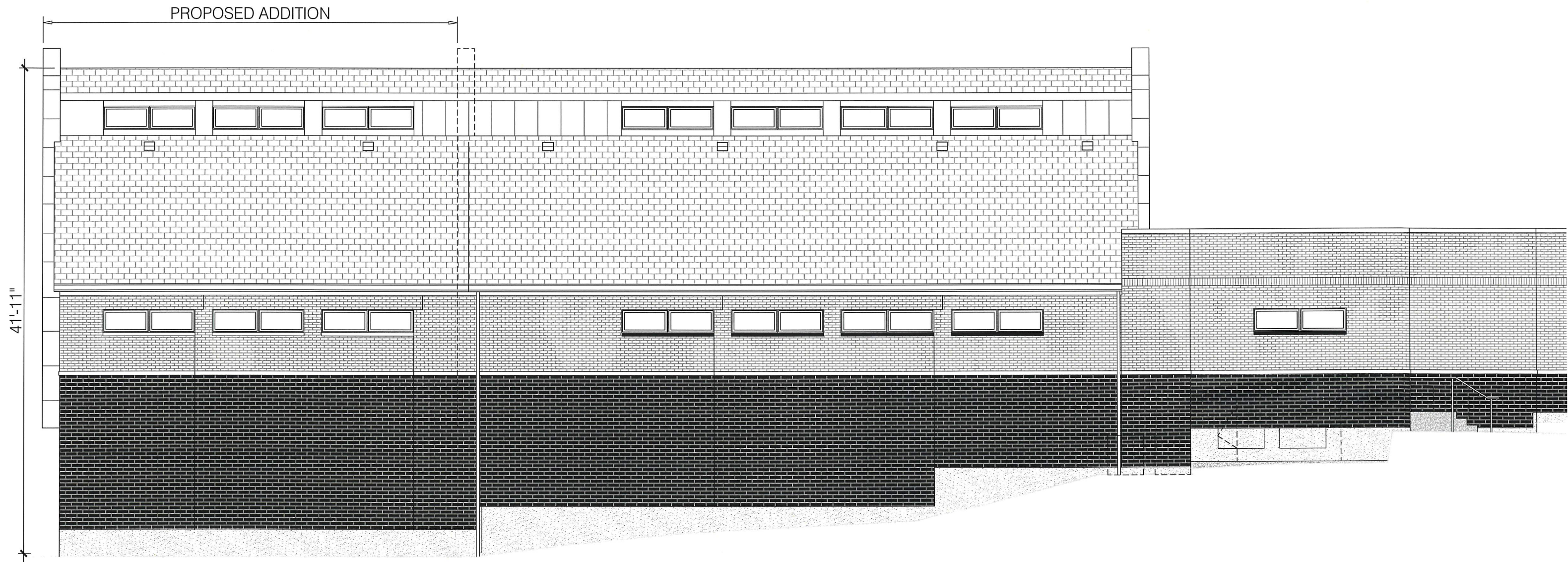
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

05.11.2020

SOUTH ELEVATION

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

NORTH ELEVATION

SCALE: 1/8"= 1'-0"

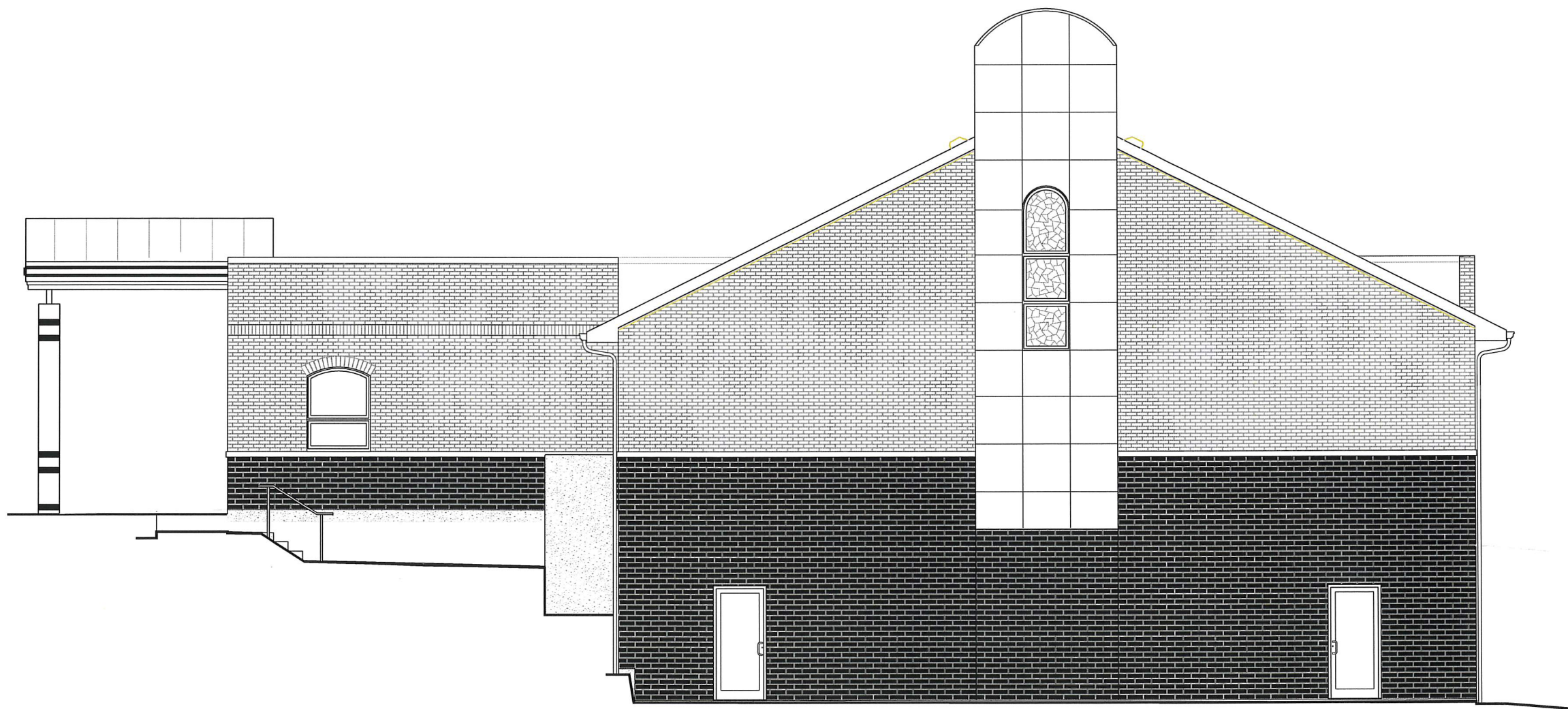
05.11.2020

NORTH ELEVATION

Brashear Bolton & Saul Naim

Architects

1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

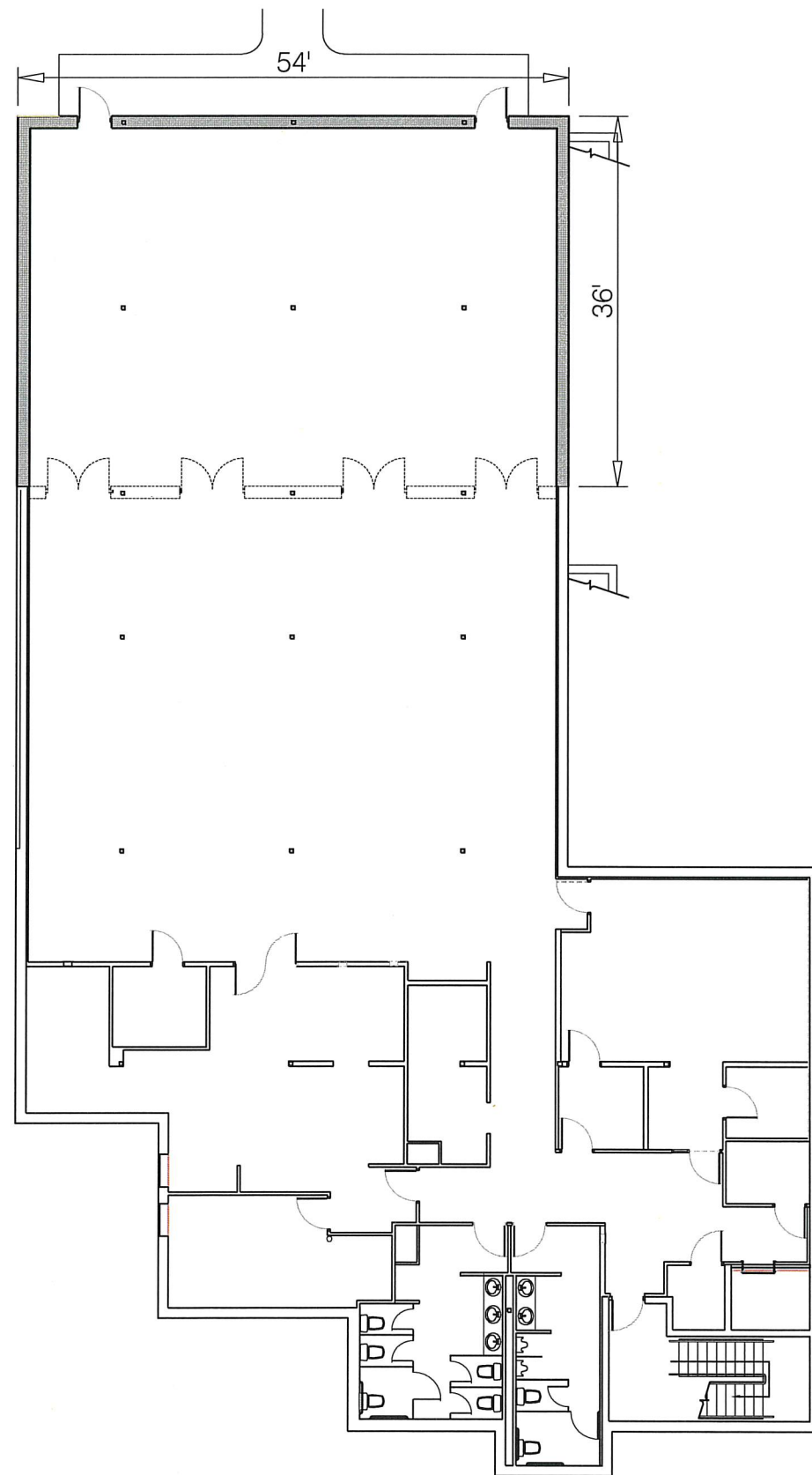
EAST ELEVATION

SCALE: 1/8"= 1'-0"

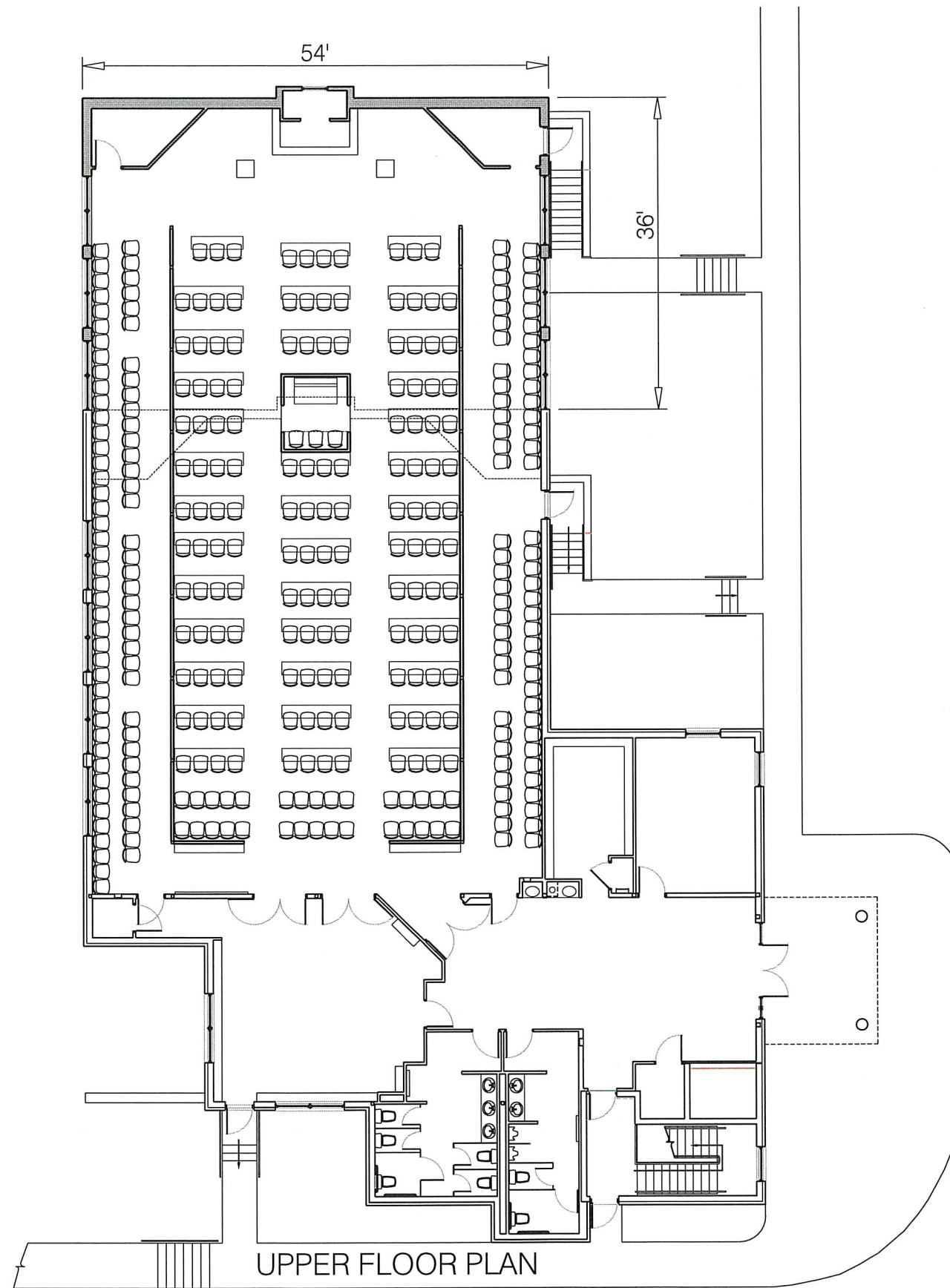
05.11.2020

EAST ELEVATION

Brashear Bolton & Saul Naim
Architects
1106 Race St Cincinnati OH 45202



LOWER FLOOR PLAN



UPPER FLOOR PLAN

CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

LOWER & UPPER FLOOR PLANS

SCALE: 1/16" = 1'-0"

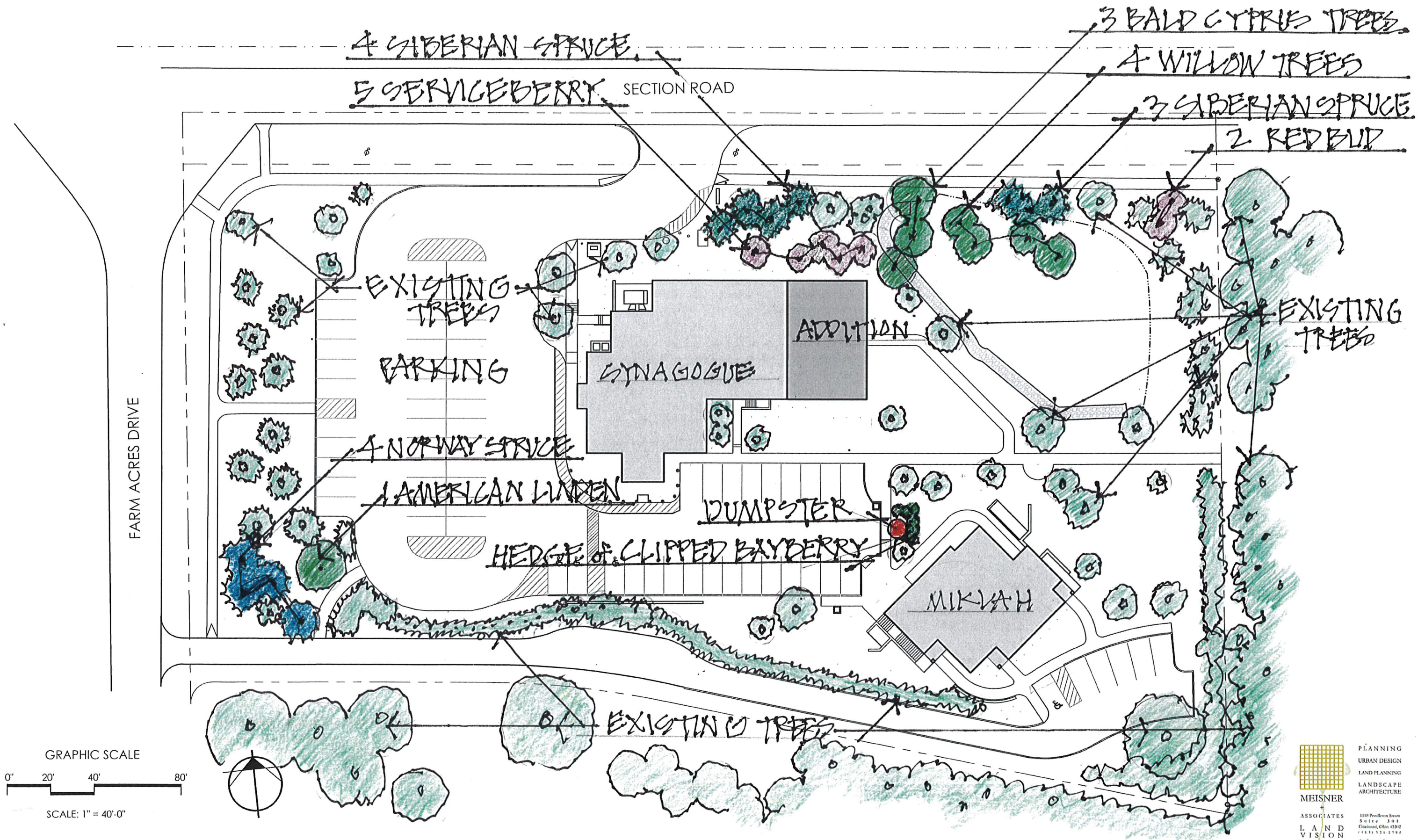
05.11.2020

FLOOR PLANS

Brashear Bolton & Saul Naim

Architects

1106 Race St Cincinnati OH 45202



CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

LANDSCAPE PLAN

SCALE: 1" = 40'

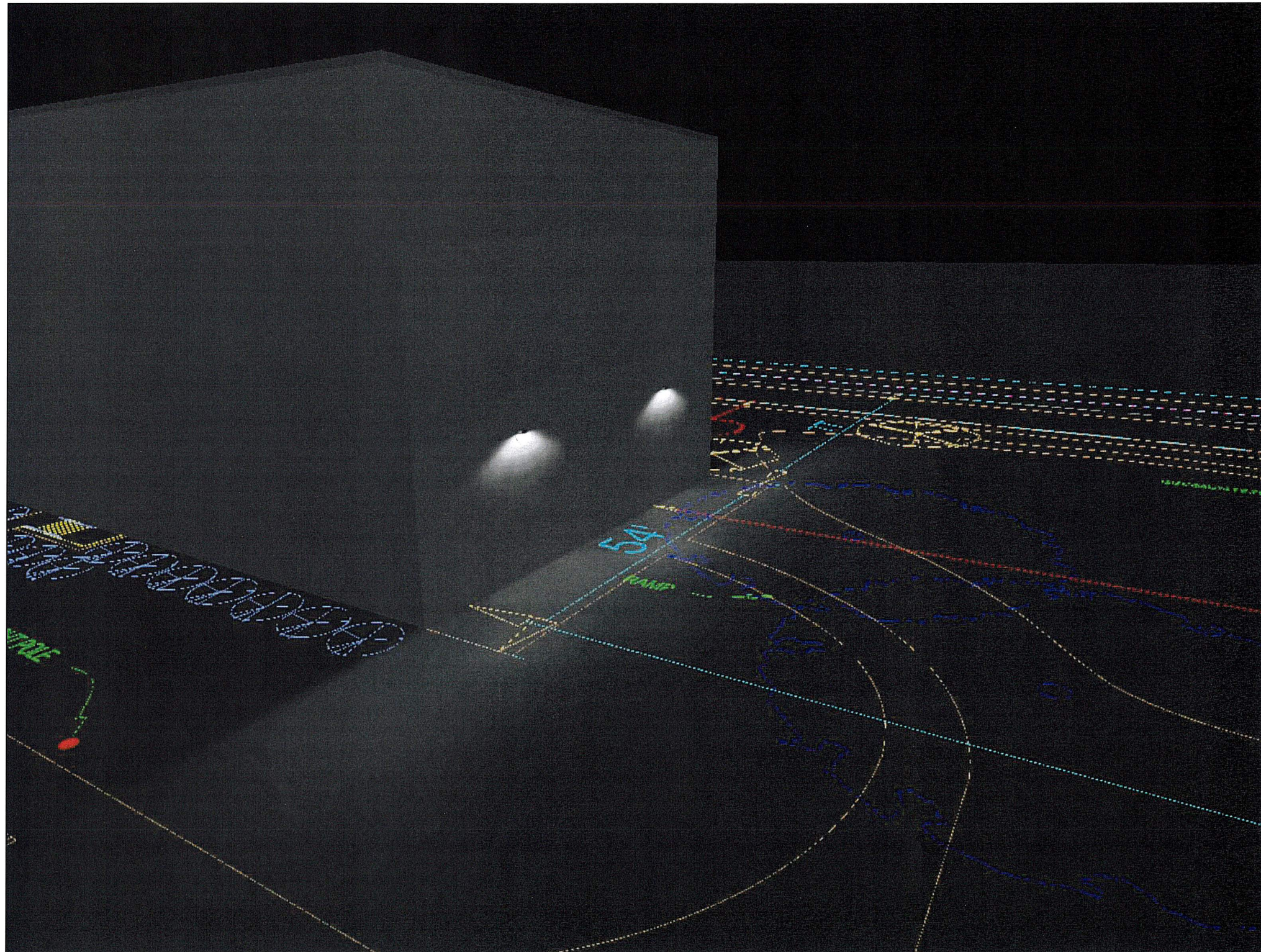
05.11.2020

LANDSCAPE

Brashear Bolton & Saul Naim

Architects

1106 Race St Cincinnati OH 45202



The existing 100 Watt Metal Halide lighting fixtures will be disconnected and removed to make room for the new addition. The new lighting fixtures mounted on the exterior wall of the new addition will consist of LED luminaires that will have a cut off feature. The light from these new lighting fixtures will not extend out to the road like the current fixtures currently do. The photometric of the site using the new lights demonstrate how far and to what extent the light will extend.

CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

2455 SECTION ROAD AMBERLY VILLAGE, OHIO 45237

PHOTOMETRIC

SCALE: 1/8" = 1'-0"

05.11.2020

PHOTOMETRIC

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LNC2

SMALL LED LITEPAK

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available for fast service
- Full cut-off, neighbor friendly, IDA approved
- Optional photocontrol for additional energy savings



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments

OPTICS

- Zero uplight distributions using individual acrylic
- LED optics provide IES type II, III and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- Prismatic refractor lens provides ~10% uplight for increased vertical footcandles and forward light projection ideal for security lighting
- L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Optional 1/2" conduit hubs available (standard for sensor, SiteSync and battery versions)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L-070 configuration
- Minimum operating temperature is -40°C/-40°F (excludes 12L-035 and P15 configurations)
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)
- 9, 12 and 18 LED configurations available see pages 2 and 3 for electrical and photometric details

CONTROLS

- Universal button photocontrol
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Dual Driver and Dual Power Feed option for 18L-070 versions

CERTIFICATIONS

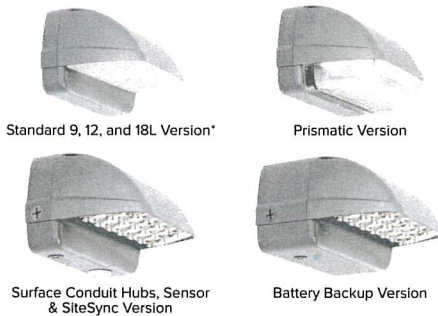
- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- Made-to-order versions are IP-65 rated

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2600-4100
Wattage Range	29-42
Efficacy Range (LPW)	85-112
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____



*Shown with CS acrylic diffuser

RELATED PRODUCTS

Ø LNC Ø INC3 Ø LNC4

LNC2

SMALL LED LITEPAK

ORDERING GUIDE

CATALOG # _____ Example: LNC2-9L-3K-2-U-DB-PCU

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Drive Current	IES Distribution	Voltage	Mounting	Finish
LNC2 Small LitePak LNC2	9L 9 LEDs 12L 12 LEDs 18L 18 LEDs P15 15w Prismatic Refractor P25 25w Prismatic Refractor P35 35w Prismatic Refractor	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI AM Amber ²	070 700mA 035 350mA (12L & 18L only)	2 Type II ¹ 3 Type III ¹ 4 Type IV ¹ FT Forward Throw (Prismatic Refractor only)	U 120-277V 1 120V 2 208V 3 240V 4 277V 5 480V ⁶ 4 347V ⁶	Leave blank for down position NV Inverted ²	DB Dark Bronze Textured BL Black Textured GYS Gray Smooth PS Platinum Silver Smooth WH White Textured CC Custom Color

Control Options	Options
SCP Occupancy Sensor Programmable (Dim) ^{1,5}	EH Battery Backup Unit with Heater (-30°C) ²
PCU Universal Button Photocontrol	E Battery Backup Unit (0°C) ²
SWP SiteSync Pre-Commission ⁶	F Fuse & Fuse-Holder (not available with Battery Backup) ⁷
SWPM SiteSync Pre-commission w/ OCC Sensor ^{6,7}	CS Comfort Shield (N/A with Prismatic Refractor)
Specify SCP Height	2DR Dual Driver (18L - 700mA only)
8F Up to 8ft mount height	2PF Dual Power Feed (18L - 700mA only)
20F Up to 20ft mount height	CH Surface Conduit Hubs

Notes:

- 1 IES distributions only available with 9L, 12L, and 18L versions
- 2 Not available with occupancy sensor, battery backup or prismatic refractor options
- 3 Must specify voltage (120 or 277 only for E & EH)
- 4 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
- 5 PCU option not applicable, included in sensor
- 6 18L - 700mA versions only. Not available with 2DR or 2PF options. Must specify group and zone information at time of order
- 7 Specify time delay, dimming level and mounting height
- 8 12L - 700mA version only

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	Distribution	CCT/CRI	Voltage	Distribution	Weight lbs. (kg)	Finish	Options
LNC2-12LU-4K-3-DB	2,662	29W	3	4000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB	2,868	29W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB-PC-U	2,868	29W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	Photocell *
LNC2-18LU-4K-3-DB	3,806	42W	3	4000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB	4,106	42W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB-PC-U	4,106	42W	3	5000K/70CRI	120-277V	Type 3	70 (13.3)	Bronze	Photocell *
LNC2-P35-4K-PCU	4,025	37W	FT	4000K/70CRI	120-277V	FT	70 (13.3)	Bronze	Photocell
LNC2-P35-PCU	4,108	37W	FT	5000K/70CRI	120-277V	FT	70 (13.3)	Bronze	Photocell

REPLACEMENT PART - MADE TO ORDER

Catalog Number	Description
☐ LNC2-CS	Frosted acrylic comfort shield/lens, reduces glare and improves uniformity with only 15% lumen reduction
☐ SCP-Remote	Remote control for SCP option. Order at least one per project to program and control fixtures*

Notes:

- * IES distributions only available with 9L, 12L and 18L versions

CONGREGATION ZICHRON ELIEZER SYNAGOGUE ADDITION

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EXTERIOR LIGHTING SPECIFICATIONS

SCALE: 1/8" = 1'-0"

LIGHTING SPECS

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