

AGENDA

November 7, 2016

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of October 3, 2016

Cases

CASE NO. 2016-2002

Residents Ronald and Diane Regula, property owners of 3225 North Whitetree Circle, are seeking a variance to Village Code Section 154.12 (B). The variance would allow for the construction of a 10'x20' car shelter to be placed at the rear of the driveway with the principal access facing north toward the street.

CASE NO. 2016-2003

Residents Carlwell and Patsy Jordan of 8520 Kentland Court are requesting to allow for the construction of an accessory structure with the principal access facing the street. This would require a variance from the Village Zoning Code Section 154.12 (C) which requires the principal access of an accessory structure may not face any street, road, or highway.

New Business

Adjournment

Chair Bardach introduced the case and Mr. Brown presented the staff report. Mr. Brown reported that residents Glenn and Barbara Wegryn, property owners of 7149 Knoll Road are requesting a variance to Village Code Section 154.25 (A) (1). If approved, the variance would allow for the construction of an attached three car garage with its principal access facing the street. He stated the existing garage doors face east toward the street. Knoll Road surrounds the property on three sides giving the property three front yards, making it virtually impossible to construct the garage with the principal access not facing Knoll Road. The plans submitted by the residents propose to construct the attached garage on the east end of the house utilizing the existing driveway. The proposed garage will be set back to the rear of the house to allow the use of the existing garage and the architectural features of the garage will be similar to the design of the house. If approved as proposed, the structure would be out of the 50' setback in the required front yard. Mr. and Mrs. Wegryn's letter states the need for the additional garage is due to the previous owners converting part of the existing two car garage into a mud room reducing it to a one car garage. The plans submitted also allow for the structure to meet the setbacks in the required front yard, minimizing the number of trees that would need to be removed.

Mr. Brown stated the project recommendation is that the variance is needed due to the to the property having three front yards, the natural slope of the property, staff's desire to prevent accessory structures in the required front yard and the fact that the doors on the existing garage already face Knoll Road.

Chair Bardach invited the applicant to address the board. Mr. Wegryn informed the board that they had just moved in and are interested in improving the home. He noted that removal of trees would become a factor to meet zoning requirements. He stated that the intent is to make the improvement aesthetically pleasing and provide for cars to be stored rather than parked on the driveway.

Ms. Rissover asked about a covered vehicle on the property and whether it would be stored in the new garage. Mr. Wegryn affirmed that was also the purpose of the addition.

Ms. Rissover noted that there is a front facing three car garage at the end of the cul-de-sac on this street.

Mr. Rubenstein stated that the way the property is situated there are not a lot of options and he believes that aesthetics are important to the applicant.

Ms. Rissover moved to approve the variance request as submitted. Seconded by Mr. Rubenstein and the motion carried unanimously.

NEW BUSINESS

There being none, the meeting was adjourned.

ADJOURNMENT

Nicole Browder, Clerk

Richard Bardach, Chairperson

BOARD OF ZONING APPEALS
MEETING NOTICE

WHEN: November 7, 2016 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals **Monday, November 7, 2016** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Residents Ronald and Diane Regula, property owners of 3225 North Whitetree Circle, are seeking a variance to Village Code Section 154.12 (B). The variance would allow for the construction of a 10'x20' car shelter to be placed at the rear of the driveway with the principal access facing north toward the street.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **November 7, 2016** Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Ron & Diane Regula, 3225 N. Whitetree Drive
Kevin Gilles, 3210 Longmeadow Lane
Cynthia Barr & Monica Lira, 3230 Longmeadow Lane
Scioto Blue River Properties LLC, 5940 Wilcox Place
Donna Levine, 3205 Longmeadow Lane
Lewis Taylor, 3225 Longmeadow Lane
Srinivasa & Latha Gowda, 3245 Longmeadow Lane
John & Jane Spille, 3200 N. Whitetree Lane
Steven Zaret, 3220 N. Whitetree Lane
Members of the Board of Zoning Appeals
Mayor Thomas C. Muething
Amberley Village Council Members
Scot F. Lahrmer, Village Manager
Kevin Frank, Wood & Lamping LLP
Village Posting Boards (5)
Cincinnati Enquirer

POSTED 10/28/16

Amberley Village Board of Zoning Appeals Staff Report

November 7, 2016

Subject:

3225 North Whitetree Circle

Variance:

Principal Access facing the street.

Item: Case#2016-2002

Variance Request: Residents Ronald and Diane Regula, property owners of 3225 North Whitetree Circle, are seeking a variance to Village Code Section 154.12 (B). The variance would allow for the construction of a 10'x20' car shelter to be placed at the rear of the driveway with the principal access facing north toward the street.

Zoning Code Review: 154.12 Accessory Structures (B) 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 and its principal access may not face any street, road, or highway.

Variance Review: Mr. and Mrs. Regula are proposing to construct a 10'x20' car shelter (cover) on their existing driveway, with the principal access facing the street. A variance to zoning code 154.12 (B) is required to allow the principal access to face north toward the street.

The residents' letter to the board states that the principal access facing north toward the existing driveway and street is the only way the structure can face to allow the entry of the vehicle.

Mr. and Mrs. Regula's property is located in the Residence A Zoning District and the setbacks for an accessory structure in the Residence A District are 20' from the side property line and 20' from the rear property line. The structure is proposed to be 20' from the side property line and approximately 80' from the rear property line.

During staff's review of the proposed plan, it was determined that the principal structure is approximately 33' from the east property line. Therefore, turning the structure so the access faces the side property line, would not allow enough space for a car to enter the structure.

Project Recommendations: Staff recommends consideration of the request on its merits.

Ronald Regula
3225 N. Whitetree Circle
Amberley Village, Ohio 45236

October 6, 2016

Regarding: Request for Zoning Variance to erect an automobile shelter (cover)

Mr. Wes Brown, Zoning and Project Administrator

Dear Mr. Brown:

This is my request for a zoning variance to allow for the installation of a car shelter (cover) to be placed on the rear area of my driveway, with the opening to the shelter facing North Whitetree. This is the only way this shelter can be installed to allow the car to enter the shelter. The opening facing North Whitetree would then require a variance be permitted.

I've attached a google map showing the location of the shelter, which would be at the end of my driveway, and 20 feet off the property line. The end of the driveway is at least 80 feet from the end of the lot. The size of the shelter would be 10 ft. wide by 20 ft. long. Also attached is my application/request for variance addressed to Mr. Scot Lahrmer, Village Manager. 10 copies of all are enclosed.

Please let me know the date and time of the meeting where this request will be considered. I plan on attending this meeting, as is required. My daytime cell number is 513-382-4904.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronald Regula', with a long horizontal flourish extending to the right.

Ronald Regula, property owner

Date: OCTOBER 6, 2016

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:

I REQUEST A VARIANCE TO ALLOW THE INSTALLATION OF
AN AUTOMOBILE SHELTER (COVER) WITH THE OPENING
FACING NORTH WHITETREE CIRCLE. ATTACHED IS A PLOT PLAN
SHOWING THE LOCATION AND SIZE.

The structure is proposed at the following address:

3225 N. WHITETREE CIR., AMBERLEY VILLAGE, OH 45236

I certify the attached plat and measurements are accurate.

RON REGULA (HOMEOWNER)
Contractor's Name

Contractor's Address

Telephone Number

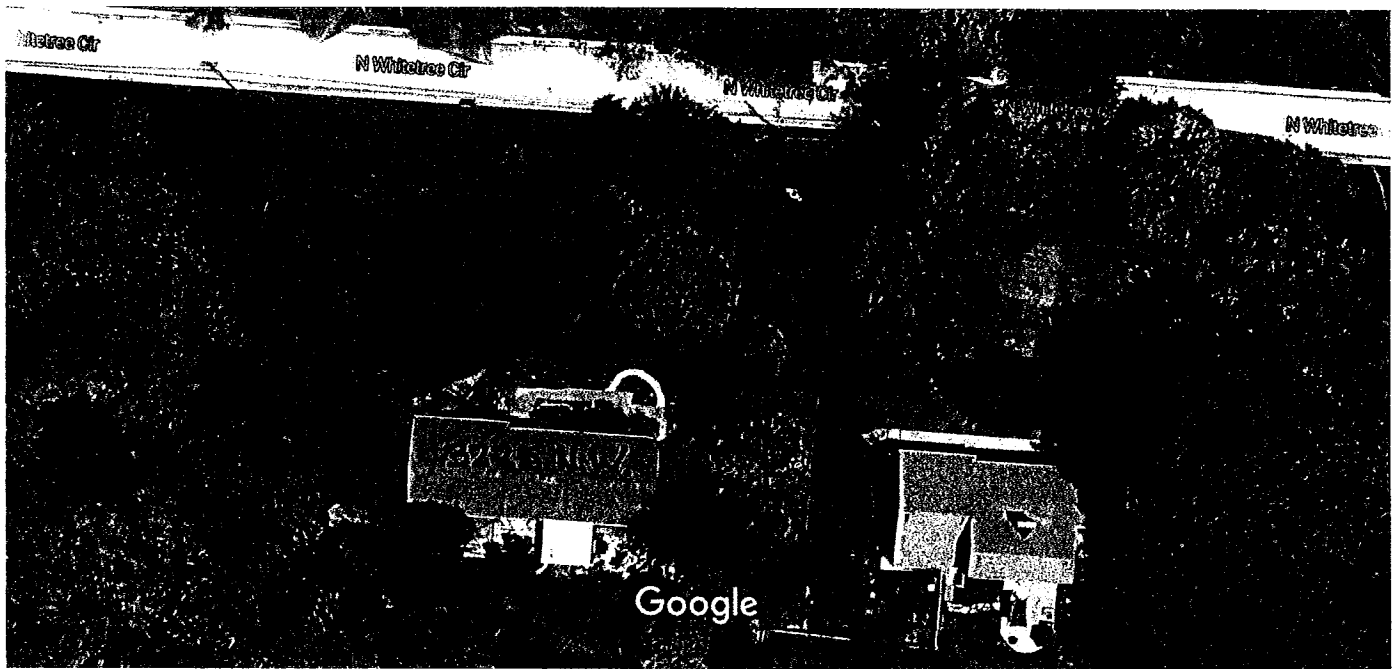
Sincerely,


Homeowner's Signature

RONALD REGULA
Homeowner's Printed Name

513-382-4904 (CELL)
Telephone Number (daytime)

Go gle Maps



Imagery ©2016 Google, Map data ©2016 Google

LOCATION OF CAR COVER
20 FT. FROM PROPERTY LINE.



5260120029100 10/21/2014



Online Property Access

[< First << Prev Next >> Last >] RETURN TO SEARCH LIST Property

Parcel ID
526-0120-0291-00

Address
3225 N WHITETREE CR

Index Order
Parcel Number

Tax Year
2015 Payable 2016

I Want To...

[Start a New Search](#)
[Email the Auditor](#)
[View the Online Help](#)
[Auditor's Home](#)

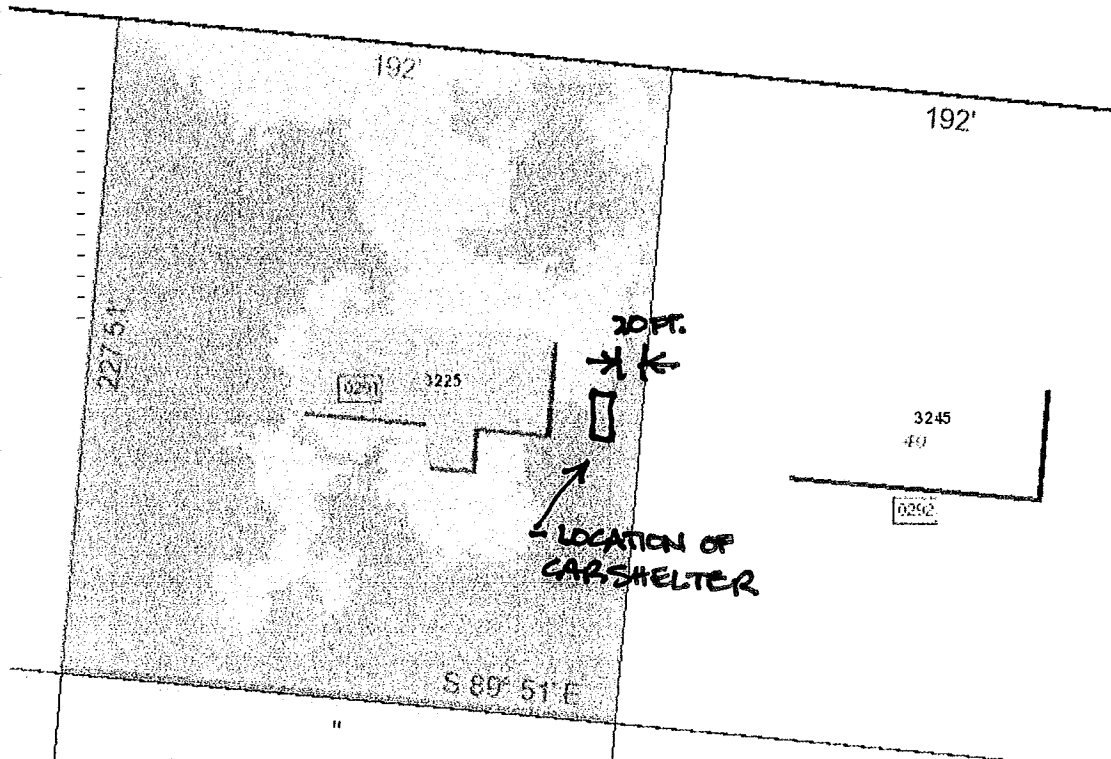
View:

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Property Map



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Online Property Access

[< First << Prev Next >> Last >] RETURN TO SEARCH LIST Property

Parcel ID
526-0120-0291-00

Address
3225 N WHITETREE CR

Index Order
Parcel Number

Tax Year
2015 Payable 2016

I Want To...

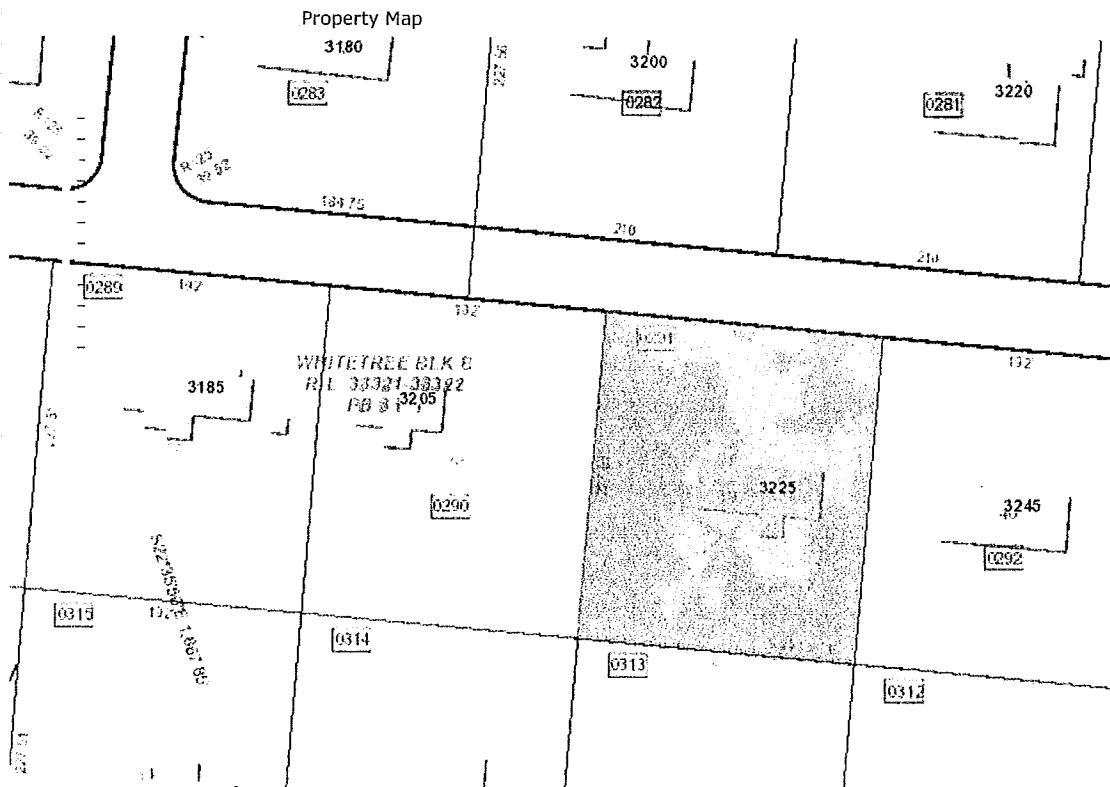
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Data updated: 2016/09/28

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1 3/8" DIAMETER ALL-STEEL FRAME

10' x 20' x 8' AUTOSHelter®



Model 10' x 20' x 8'
Autoshelter®
Autoshelter®

Model 10' x 20' x 8'
Autoshelter®
Autoshelter®

Easy and
fast to
install



Autoshelter® is a
system that can be
used for many
different purposes and
can be used in many
different ways.





Canopy and Frame Sold Separately





BOARD OF ZONING APPEALS
MEETING NOTICE

WHEN: November 7, 2016 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals **Monday, November 7, 2016** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Residents Carlwell and Patsy Jordan of 8520 Kentland Court are requesting to allow for the construction of an accessory structure with the principal access facing the street. This would require a variance from the Village Zoning Code Section 154.12 (C) which requires the principal access of an accessory structure may not face any street, road, or highway.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **November 7, 2016** Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Carlwell & Patsy Jordan, 8520 Kentland Court
Joseph & Esther Korner, 8575 Kentland Court
Eugene & Patricia Ritter, 8555 Kentland Court
Harry & Melva Graham, 8535 Kentland Court
Michael Thompson, 3220 Lamarque Drive
Katherine Axiotes, 8580 Kentland Court
Kelly Hollatz, 8560 Kentland Court
Louis Hendricks, 3260 Lamarque Drive
Ashish Kumar, 3215 Lamarque Drive
Melinda Shelton, 3245 Lamarque Drive
Gary & Amy Schlegel, 3265 Lamarque Drive
Members of the Board of Zoning Appeals
Mayor Thomas C. Muething
Amberley Village Council Members
Scot F. Lahrmer, Village Manager
Kevin Frank, Wood & Lamping LLP
Village Posting Boards (5)
Cincinnati Enquirer

POSTED 10/28/2016

Amberley Village Board of Zoning Appeals Staff Report

November 7, 2016

Subject:

8520 Kentland Court

Variance:

Principal access facing the street

Item: Case#2016-2003

Variance Request: Carlwell and Patsy Jordan, property owners of record for 8520 Kentland Court are seeking a variance to Village Code Section 154.12 (C). The variance would allow for an accessory structure to be constructed with the principal access facing the street.

Zoning Code Review: 154.12 Accessory Structures, (C) Accessory buildings may be built in a required rear yard not nearer to a rear or side lot than the side yard requirement for such lot. Principal access may not face any street, road, or highway.

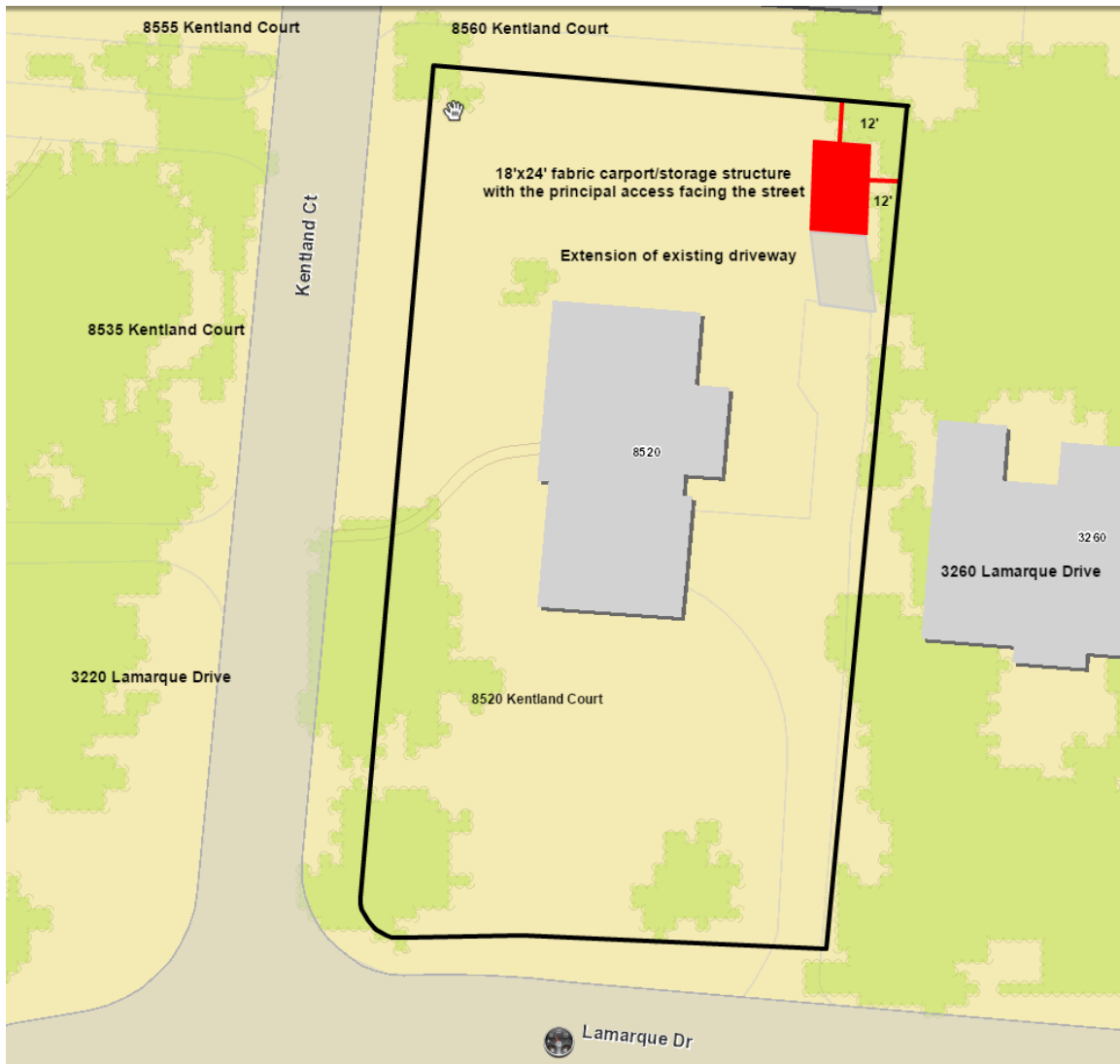
Variance Review: Mr. and Mrs. Jordan's property is located at the northeast corner of Lamarque Drive and Kentland Court and per Village Code, the property has two front yards. Their request for a variance is to allow for the construction of an 18'x24' enclosed car port (the proposed structure in a metal frame with a fabric shell), with the principal access facing south toward Lamarque Drive.

The residents are proposing to extend the existing driveway to the north and install the structure at the end of the new portion of the driveway, in the northeast corner of the property. The structure would be setback 12' from the side property line and 12' from the rear property line. The minimum setback for an accessory structure in the Residence B Zoning District is 12' from the side and rear lot lines.

The property owner's letter stated that installing the structure would allow them to clear space in the existing attached garage for their personal car, storage of their patio furniture during the winter months, storage of lawn equipment and to park Mr. Jordan's work van. Due to the desire to park the vehicle in the structure, the principal access needs to face to the south toward the existing driveway and the street.

Also, the storing of the lawn equipment requires the structure to be enclosed, per Village Code Section 159.170, which states that the lawn equipment must be stored behind the house within the zoning setbacks or in an accessory structure.

Project Recommendations: Staff recommends consideration of the request on its merits.





Amberley Village Board of zoning Appeals

7149 Ridge Road

Cincinnati, Ohio 45237

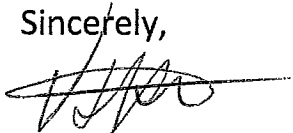
Board of Zoning Appeals:

I am Carlwell Jordan owner with my wife Patsy of the property at 8520 Kentland Court, in Amberley Village. I am submitting this letter and certify that the content listed herein is accurate.

I am writing to request permission to erect an enclosed car port size 18' x 24' this structure is to be located on the Northeast end of property as illustrated on the maps. If allowed to erect the carport, it would allow me to clear a parking space in my garage. I could move several items to the carport. items such as my lawn care equipment, my lawn tractor, mower, trimmers, ladders and could store a few patio items for winter . It also would be space to park my van.

Thanks for placing me on your schedule to view this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Jordan', with a long horizontal flourish extending to the right.

Carlwell H. Jordan, I.

Date: 10/5/2016

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

RE: Zoning Approval

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

A Carport 18'x24' 100% Closed

The structure is proposed at the following address:

8520 KENTLAND Court Cincinnati, OH 45637

I certify that the attached plat and measurements are accurate.

CARWELL H. JORDAN, I.
Contractor's Name

8520 KENTLAND COURT
Cincinnati, OH 45237
Contractor's Address

513 675-7176
Telephone Number

Sincerely,
[Signature]
Homeowner's Signature

513-675-7170
Telephone Number

Sept. 8, 2016

NORTH

CARLWELL Jordan
675-7170

100 Ft.

8520 KENTLAND COURT.

EAST

LOT SIZE
ABOUT
100' X 200'

18 Feet

200'

Sold at Menards

24'

12'

100'

West

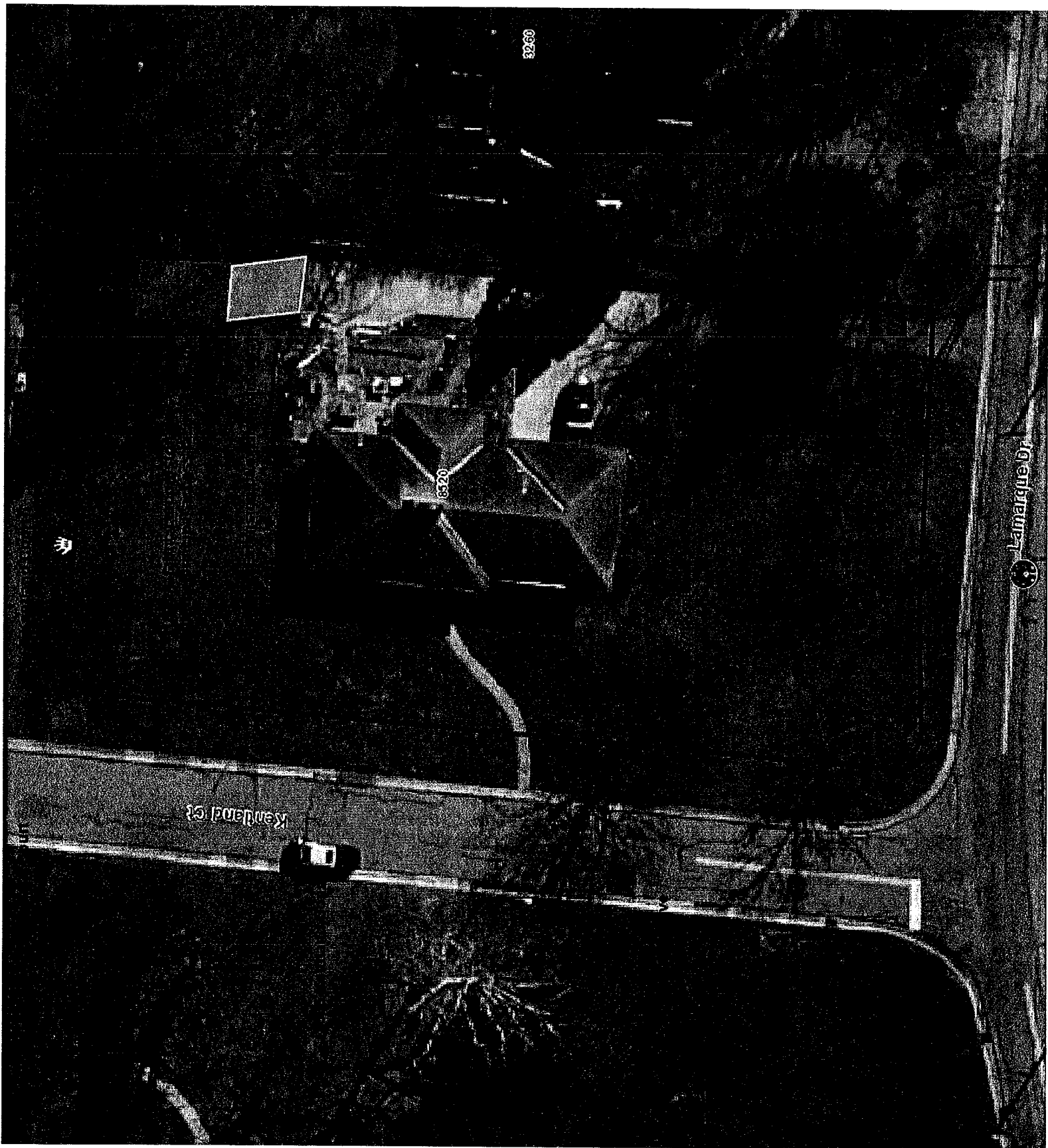
Shelterlogic BARN CANOPY CARPORT

STEEL FRAME 18' X 24' X 9'

COVER POLYETHYLENE

Storage FOR BOATS CAR, TRUCK SUV LAWN

East



8555 Kentland Court

8560 Kentland Court

Kentland Ct

8535 Kentland Court

3220 Lamarque Drive

3260 Lamarque Drive

Lamarque Dr

18'x24' fabric carport/storage structure
with the principal access facing the street

Extension of existing driveway

8520

8520 Kentland Court

12'

12'

Canopy and Frame Sold Separately

