

AGENDA

February 1, 2021

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of December 7, 2020

Cases

CASE NO. 2021-1797

Mr. and Mrs. Signer, property owners of SJS Packaging Group, Inc. at 6545 Wiehe Road, located in the Industrial B zoning district, are requesting two variances to Village Code Section 154.43. The variances would allow for more than 50% building coverage of the property and allow a proposed building addition to encroach into an interior lot line setback.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD VIA ZOOM
MONDAY, DECEMBER 7, 2020**

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

Roll was called:

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Wolf
Scott Rubenstein

ALSO PRESENT:

Andrew Kaake, Village Solicitor
Wes Brown, Zoning Administrator
Scot Lahrmer, Village Manager
Tammy Reasoner, Clerk of Council

Chairperson Bardach welcomed everyone to the meeting.

Chairperson Bardach asked if there were any corrections to the minutes of the November 2, 2020 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2020-1778

Village Zoning Administrator Wes Brown introduced Case No. 2020-1778, in Patrick and Erin Dimuzio, the property owners of 6675 West Beechlands Drive, requested a variance to Zoning Code Section 154.12 (A)(4). If approved, the variance would allow for a 360 square foot accessory structure to be constructed in the rear yard of the residence.

Mr. Brown said the letter to the Board stated the project is intended to revitalize and update the rear yard by allowing for a structure for seating and dining that would expand current exterior living space. However, the proposed structure would have a floor area of 360 square feet, but current Zoning Code limits the space to 200 square feet.

Mr. Brown also said the Dimuzios had employed a contractor to design the structure to comply with the existing home's architectural look and character, and that visibility from other properties was limited by surrounding woods. He presented the architectural plan and visuals highlighting the intended appearance of the project at completion.

Mr. Bardach asked Mr. Dimuzio if he had anything to add to Mr. Brown's description. Mr. Dimuzio said Mr. Brown had covered the subject well. He said only one of their next-door neighbors to the east would be able to see the structure, and that views from the south were completely wooded.

Ms. Rissover said the staff report cited neighboring properties were in Pleasant Ridge, and wished the record to reflect these were actually in Columbia Township.

Mr. Bardach asked if there were any questions from the Board. Ms. Rissover said she appreciated the comprehensive plan and the quality of the project. She said she felt the proposal was fitting with the neighborhood and property, and would be an overall enhancement to the neighborhood.

Ms. Rissover then moved to approve the Dimuzio's request for variance, which was seconded by Mr. Lauer.

Mr. Bardach asked if there were any further comments regarding the variance from residents in attendance online. James Brock of 8380 Lynnehaven Drive and Nikki Eberhardt of 3590 Sorrento Drive joined the meeting online to ask regarding a stormwater issue. As this was not on the agenda, they were asked to connect with Mr. Brown after the meeting.

Mr. Bardach then asked Mr. Lahrmer if there had been any feedback from other residents. There being no comments or feedback, the Board passed the variance request unanimously.

NEW BUSINESS

There being no new business, Chairman Bardach announced the meeting was adjourned at 7:16 p.m.

Tammy Reasoner, Clerk of Council

Richard Bardach, Chairperson



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Amberley Village, OH 45237

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amberleyvillage.org

PLANNING COMMISSION/BOARD OF ZONING APPEALS PUBLIC HEARING NOTICE

WHEN: February 1, 2021 at 7:00 PM

WHERE: Online
See reverse side for registration information (required)

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Monday, February 1, 2021** at 7:00 p.m. online via Zoom. The public meeting will be held to review the following item:

Wayne and Barbara Signer, property owners of SJS Packaging Group, Inc. at 6545 Wiehe Road, located in the Industrial B zoning district, are requesting two variances to Village Code Section 154.43. The variances would allow for more than 50% building coverage of the property and allow a proposed building addition to encroach into an interior lot line setback.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tpreasoner@amberleyvillage.org or you may attend the **Monday, February 1, 2021** Planning Commission/Board of Zoning Appeals public meeting by registering via the link on the back side of this notice. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

Cc: Wayne and Barbara Signer, 6545 Wiehe Road
Scott Enterprises Construction Inc, 6410 Fair Oaks Avenue
Shepherd Real Estate LLC, 1203 Herschel Avenue
KMHR II LLC, 10335 Wayne Avenue
Ohio Pulp Mills Inc, 2100 Losantiville Avenue
Southwest Ohio Reginal Gwynne Building, 602 Main St SSTE

POSTED: 1/20/2021

Online Registration:

Topic: Amberley Village August Planning Commission/Board of Zoning Appeals

When: Feb 1, 2021 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/meeting/register/tZAude6hqjgjGtxcHteUqc2esRMxTn7G3Oei>

**After registering, you will receive a confirmation email
containing information about joining the meeting.**

POSTED: 1/20/2021



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Amberley Village Planning Commission Staff Report

February 1, 2021

Subject:

SJS Packaging Group, Inc. at 6545 Wiehe Road

Variance:

50% lot coverage and interior property line setback

Item: Case#2021-1797

Variance Request: Mr. and Mrs. Signer, property owners of SJS Packaging Group, Inc. at 6545 Wiehe Road, located in the Industrial B zoning district, are requesting two variances to Village Code Section 154.43. The variances would allow for more than 50% building coverage of the property and allow a proposed building addition to encroach into an interior lot line setback.

Zoning Code Review:

154.43 REQUIRED MINIMUM AREA AND DISTANCES FROM LOT LINES.

(B) The total ground area to be occupied by structures shall not exceed 50% of the site area.(C) All structures shall be set back at least 50 feet from any street property line and at least 20 feet from any interior property line.

Variance Review: The Village began working with Mr. Signer of SJS Packaging (EZ Pack) over a year ago regarding an expansion of his business located on Wiehe Road. Mr. Singer has recently acquired a business in Fairfield that he wants to relocate and has narrowed his site selection to Norwood, Golf Manor, or Amberley Village.

The SJS Packaging property is surrounded by industrial properties to the north and east, railroad tracks to the west, and an empty lot in Golf Manor to the south. SJS Packaging has limited available room to expand on-site both in the existing buildings and available ground area on the existing lot.

The existing lot is approximately 100,000 square feet and there are approximately 32,339 square feet of buildings on the lot within Village (45,482 total, including the area of the building that is partially in the Golf Manor). In order to relocate the newly acquired business to this location, Mr. Signer needs an additional 10,000 to 20,000 square feet of indoor space.

Mr. Signer and Village Staff have been working with an adjacent property owner in Golf Manor to acquire his land/building. Although not an ideal situation for the Village if this occurred, Mr. Signer could expand into Golf Manor and possibly keep some of his business intact in the Village.

The other avenue being pursued, since Mr. Signer doesn't have available room on his existing site within current setbacks, is to seek a variance to our industrial zoning code. The variances would allow an

addition on the east side of the existing factory building to be built within the setbacks and possibly consume more than 50% of the lot.

This option is being advanced in order to set the stage for Mr. Signer to expand on his site in Amberley Village. This would retain his 26 jobs and likely add another 14 jobs.

In addition, Mr. Signer has successfully received a commitment from Jobs Ohio for a grant for the expansion.

Mr. Signer is proposing to construct between a 10,000 and 20,000 square foot addition on the east side of the factory building. The proposed addition would be a metal building, similar in design and color to the existing buildings on the property. The structure is proposed to be in the northeast corner of the lot, which will require a variance to encroach into the east interior property line 20' setback.

In researching the variance request, staff noticed that all three Village Industrial B companies on or in the area of Wiehe Road were constructed within their required interior lot line setback. Ohio Pulp Mills, Inc. is located approximately 16' from the east and west property lines; National Lift Gate is approximately 15' from the north property line, 6' from the east property line and 3' from the south property line; and EZ-Pack has one structure that is partially in Amberley and partially in Golf Manor.

There are a few items in the existing factory building that need to be addressed before they can identify the required square footage for the proposed addition. If the proposed addition is required to be over 17,600 square feet, a variance will be required to allow more than 50% of the lot to be covered by structures.

Since the lease on the Fairfield business property still has approximately 18 months remaining, the Village is recommending the approval of the variances to allow SJS Packaging to expand on the existing site in the Village instead of expanding into Golf Manor or a desirable site in Norwood.

Once the variances are approved, Mr. Signer will work with his builder in determining the building size and necessary setbacks. The variances will enable Mr. Signer to expand and bring his newly-acquired business to Amberley.

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



**SJS Packaging
Group, Inc.**

January 4, 2021

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

Dear Scot,

As you are aware, we are considering three possibilities for the relocation of our recently purchased business, Cincinnati Printers, from Fairfield to our current location in Amberley, if possible. Our other considerations are a 20,000 sq. ft. property in Norwood, on Forest Avenue, with Norwood incentives and the Roger Bein property on Wiehe Road in Golf Manor.

Our preference of course, with other considerations being similar, is to relocate that business here at our current location. However, due to the size of the lot, accomplishing a move to our current property requires zoning variances.

Our project plan would include attaching a new metal building to or building next to the east side of our existing factory building to accommodate a 10,000 to 20,000 sq. ft. building in the open area of the lot. A near 20,000 sq. ft. building is preferred.

This will require a 165-foot setback variance on our side property line which abuts the open area on the National Lift Gate property. A 20,000 sq. ft. building would also require a variance to the Village Code as it pertains to the coverage of more than 50% of a lot. Please place our request on the required agenda at the earliest possible time.

Thank you for your usual fine corporation.

Regards,

Wayne Signer



