

AGENDA

April 5, 2021

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of February 1, 2021

Cases

CASE NO. 2021-1829

Ilana Nadel, the representative for the Mayerson Jewish Community Center (JCC), is seeking a modification to the Conditional Use Permit (CUP). The Modification to the CUP would allow for a previously approved temporary structure (tent) to be relocated from the south side of the building.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD VIA ZOOM
MONDAY, FEBRUARY 1, 2021**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission via Zoom on Monday, February 1, 2021 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 December 7, 2020 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2021-1797

Village Zoning Administrator Wes Brown introduced Case No. 2021-1797, in which 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.

Mr. Brown said the letter to the Board stated SJS Packaging Group was considering a relocation of a recently purchased business to the Amberley Village property, pending approval of the requested variances. Other locations were also under consideration, but the preference would be to accommodate the new business in Amberley Village by expanding the existing factory in the open area of the lot.

Mr. Brown said this project has been in the works for over a year, but will require approval of an additional 10,000 to 20,000 square feet of indoor space to enable a move to Amberley Village. He said Mr. Signer and Village Staff had also been working with an adjacent property owner to acquire his land and building, but this alternative would not be ideal for the Village.

The variance option would allow Mr. Signer to expand on his site in Amberley Village, retaining 26 jobs and potentially adding another 14 jobs. In order to accommodate this option, the company would need to build outside the required setbacks and possibly consume more than 50% of the lot.

Ms. Rissover asked how the project would impact parking. Mr. Brown answered that the project would not have a negative impact on parking, because Mr. Signer was having trouble connecting to the meeting. Mr. Brown said there would be room to include additional parking without need of another variance if necessary.

Mr. Wolf asked if feedback had been received from adjoining businesses. Mr. Lahrmer said there had been an inquiry from Mr. Ray Leyman of National Liftgate, who was on the Zoom call to offer feedback.

Mr. Lahrmer also said he had established phone contact with Mr. Signer if there were questions for him during the meeting.

Mr. Leyman of National Liftgate said one concern was with parking, which had been addressed. His only other concern was whether a five-foot setback would allow enough room for future building maintenance.

Mr. Brown said a 10-foot setback could alleviate concerns regarding future maintenance.

Mr. Wolf asked if the plans called for a 5-foot or 10-foot setback. Mr. Brown said there were not detailed plans as of yet, and would be contingent upon what the Village would approve. Mr. Lahrmer said the Village was working to set up the expansion to prevent him from moving his business to Golf Manor or Norwood.

Mr. Wolf said he was in agreement with the need to allow for the variances, and that it would be a fair request to work with neighboring businesses in the event future maintenance is required.

Mr. Lauer stated that a temporary easement allowing for compensation to conduct building maintenance was a standard practice. He said he fully supports flexibility with Amberley Village business owners.

Ms. Rissover moved to approve the variances as submitted and to allow for the details and questions regarding the project to be deferred to staff.

Mr. Wolf seconded the motion, and the motion passed unanimously.

NEW BUSINESS

There being no new business, Chairman Bardach announced the meeting was adjourned at 7:27 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*

amberleyvillage.org

PLANNING COMMISSION/BOARD OF ZONING APPEALS PUBLIC HEARING NOTICE

WHEN: April 5, 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, April 5, 2021** at 7:00 p.m. online via Zoom. The public meeting will be held to review the following item:

Ilana Nadel, the representative for the Mayerson Jewish Community Center (JCC), is seeking a modification to the Conditional Use Permit (CUP). The Modification to the CUP would allow for a previously approved temporary structure (tent) to be relocated from the south side of the building.

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, April 5, 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/tZAude6hqgjGtxcHteUqc2esRMxTn7G3Oei>

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

POSTED: 1/20/2021



7149 Ridge Road
Amberley Village, OH 45237

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amberleyvillage.org

Amberley Village Planning Commission Staff Report

April 5, 2021

Subject:

8485 Ridge Road - JCC

Variance:

Relocation of the previously approved temporary tent

Item: Case#2021-1829

Variance Request: Ilana Nadel, the representative for the Mayerson Jewish Community Center (JCC), is seeking a modification to the Conditional Use Permit (CUP). The Modification to the CUP would allow for a previously approved temporary structure (tent) to be relocated from the south side of the building.

Zoning Code Review: 154.12 ACCESSORY STRUCTURES.

- (A) An accessory structure is permitted in a residential district if it meets the following restrictions:
 - (1) No accessory structure shall be erected in a front yard.

Variance Review: At the regular meeting held on October 5th, the Board of Zoning Appeal (BZA) approved a modification to the Jewish Community Center's (JCC) Conditional Use Permit (CUP). The modification allowed a temporary structure (40'Wx120'Lx21'H tent) to remain on the property until November 30, 2020, and be reinstalled in 2021 from April to November or until the pandemic restrictions were lifted, whichever is sooner. The 2021 installation of the tent would be approved by the Village Manager if the tent were in the same location, were similar in size and material, the COVID19 pandemic restrictions remained in effect, and if the tent is warranted.

The BZA approved the temporary structure to be located in the parking lot along the south side of the building. The purpose of the tent was to allow for an outdoor area large enough for members who were reluctant to enter the building due to the pandemic to attend fitness classes, while also allowing space for social distancing.

During the zoning review process to reinstall the temporary structure, it was noted the previous location is the low side of the building and would hamper fire operations if it was necessary to fight a roof fire. The request to relocate the tent is to allow for direct access to the south side of the building by police and fire personnel and equipment during emergency situations and for roof access.

The temporary tent is considered an accessory structure and the Village Code states:

An accessory structure shall not cover more than 200 square feet in floor area shall not be erected in a front yard

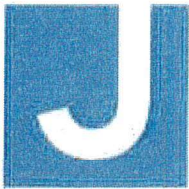
Shall not be maintained for more than 7 consecutive days or more than 30 days in a calendar year, and

May not exceed 16' in height

The tent proposed to be installed in 2021 is a 5,000 square feet (50'x100') tent, which is 200 square feet bigger than the previous tent. The tent is proposed to be located in the parking lot, forward (east) of the building in the Ridge Road front yard, and is proposed to be maintained until November 30 or until the pandemic restrictions are lifted. While difficult to screen a tent of this size, since it is closer to Ridge Road yet farther away from Appleridge homes, the Board may want to better understand how it will appear in the parking lot.

The modification to the JCC's Conditional Use Permit is required for the temporary tent to be relocated in the Ridge Road front yard.

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



The Manuel D. & Rhoda
MAYERSON JCC
on The Jewish Foundation of Cincinnati Campus

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Ronnen Isakov
PRESIDENT ELECT
AND TREASURER

Anna Sarembock
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Felicia Zakem

February 19, 2021

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

Re: Zoning Approval – Variance

Dear Scot,

I hereby request a zoning approval for a temporary tent structure.

The structure is proposed at the Mayerson JCC, 8485 Ridge Road, Cincinnati, Ohio 45236.

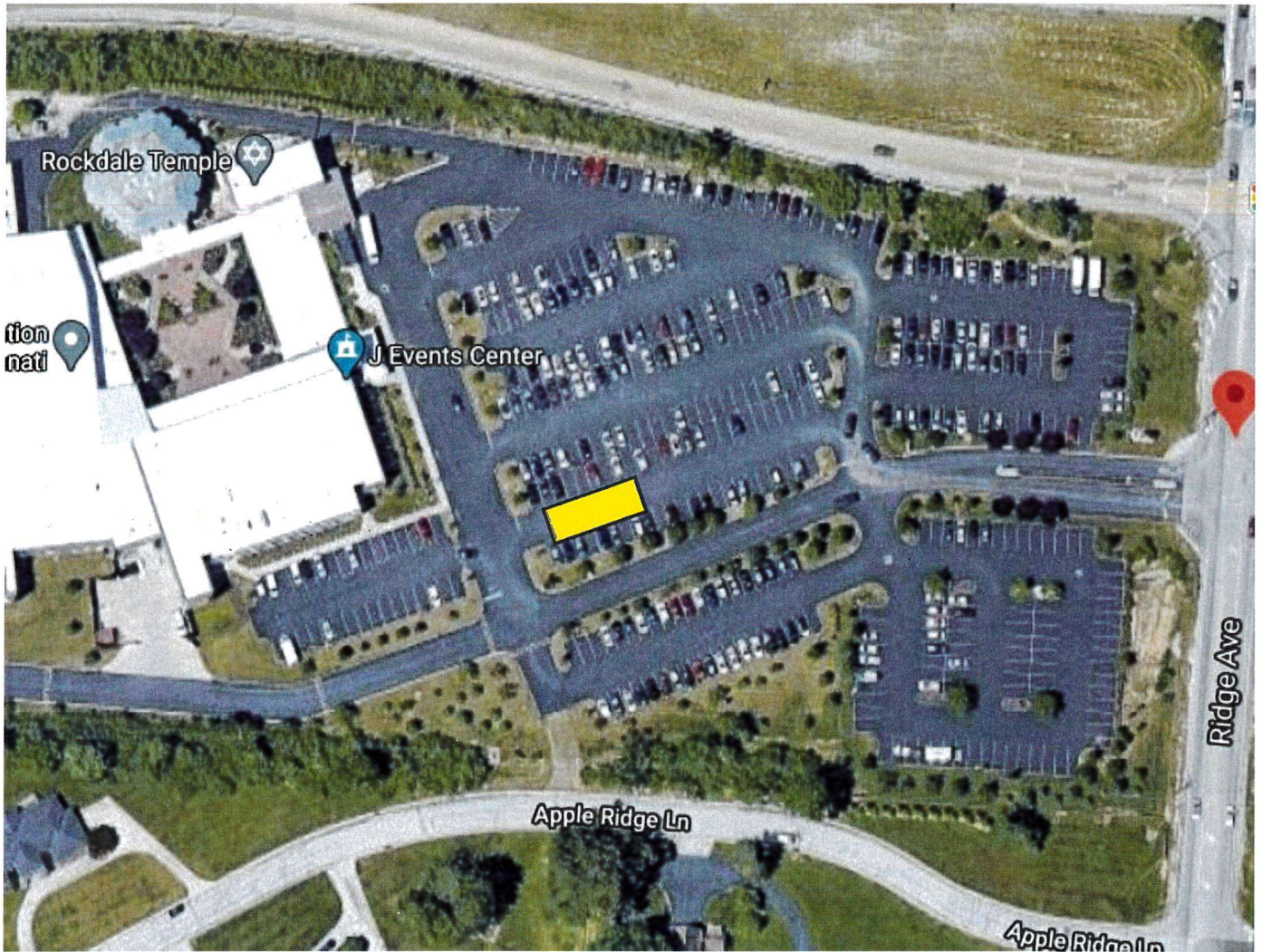
The attached picture indicates where the tent will be located.

The tent is being relocated to allow Amberley Village Police and Fire Department more direct access to the building in the event of an emergency to a space with flatter ground reducing the risk of individuals falling.

If you have any questions please feel free to email or call.

Thank you.

Ilana Nadel
Operations Associate, Mayerson JCC
Cell: 513-257-9139





8521

8435

8473

Proposed Location

Previous Location

8437

2501

2505

2502

2510

2507

2509

8501