

AGENDA

May 3, 2021

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of April 5, 2021

Cases

CASE NO. 2021-1855

Daniel and Amy Carey, the property owners of 2500 Willowbrook Drive, are seeking a variance to Village Code Section 154.14 (A). The variance, if approved would allow for the installation of 124 feet of 6' high privacy fence in the rear yard along the west property line.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD VIA ZOOM
MONDAY, APRIL 5, 2021**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission via Zoom on Monday, April 5, 2021 at 7:00 p.m.

Roll was taken. Mr. Wolf joined the meeting later due to technical issues, but was unable to vote after being disconnected.

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Rubenstein

ALSO PRESENT:

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

Chairman Bardach welcomed everyone to the meeting.

Chairman Bardach asked if there were any corrections to the minutes of the February 1, 2021 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2021-1829

Village Zoning Administrator Wes Brown introduced Case No. 2021-1829, in which Ilana Nadel, the representative for the Mayerson Jewish Community Center (JCC), requested modification to the Conditional Use Permit (CUP). The modification would allow for a previously approved temporary structure (tent) to be relocated from the south side of the building.

Mr. Brown stated the Board of Zoning Appeals (BZA) had approved a modification to the JCC's CUP at its October 5, 2020 meeting, which allowed a temporary structure (40' x 120' x 21' tent) to remain on the property until November 30, 2020, and be reinstalled in 2021 from April to November or until pandemic restrictions were lifted, whichever was sooner. The temporary structure was approved to be located in the parking lot along the south side of the building to allow for an outdoor area large enough for members who were reluctant to enter the building during the pandemic, while also allowing space for social distancing.

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

Mr. Brown also reported that the proposed tent is 200 square feet larger than the previous tent, and is proposed to be located in the parking lot, forward (east) of the building in the Ridge Road front yard. The tent is proposed to be maintained until November 30 or until pandemic restrictions are lifted, whichever comes first. Mr. Brown suggested the Board may want to better understand how the proposed tent would appear in the parking lot, as it would be situated closer to Ridge Road.

Ms. Nadel stated that the proposed tent was, in fact, a bit different, but would accommodate the needs of the JCC and emergency safety requirements.

Mr. Bardach asked if there had been any feedback from residents, to which Mr. Lahrmer stated there had been none. Mr. Bardach asked if there were any comments from residents present at the meeting.

Resident Bob Roth of 8068 Sagamore Drive said that the urban world had picked up many tents during the pandemic, and the request seemed reasonable.

Ms. Rissover moved to approve the variance as requested. Seconded by Chairman Bardach, the motion passed unanimously.

Marc Fisher of the JCC thanked the Board for its support of the variance.

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



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: May 3, 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, May 3, 2021** at 7:00 p.m. online via Zoom. The public meeting will be held to review the following item:

Daniel and Amy Carey, the property owners of 2500 Willowbrook Drive, are seeking a variance to Village Code Section 154.14 (A). The variance, if approved, would allow for the installation of 124 feet of 6' high privacy fence in the rear yard along the west property line.

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, May 3, 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: Daniel & Amy Carey, 2500 Willowbrook Drive
Lisa Butler & Datha Ann Harrison, 2501 Willowbrook Drive
Star Bank N A TR, 2590 Willowbrook Drive
Edward Sachsendorfer, 7000 Fair Oaks Drive
Gloria Haffer, 7011 Fair Oaks Drive
Richard & Heather Goldstein, 7072 Fair Oaks Drive
Michael Rosembaum, 7116 Fair Oaks Drive
Robert Handwerger, 7150 Fair Oaks Drive
Daniel & Laura Hillerich, 7149 Meadowbrook Drive

POSTED: 4/20/21

Online Registration:

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

When: May 3, 2021 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://us02web.zoom.us/meeting/register/tZwucOyupz8tGdc9uaCVffNBxu_vl8sRIPpY

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

POSTED: 4/20/2021



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

May 3, 2021

Subject:

2500 Willowbrook Drive

Variance:

6' high privacy fence

Item: Case#2021-1855

Variance Request: Daniel and Amy Carey, the property owners of 2500 Willowbrook Drive, are seeking a variance to Village Code Section 154.14 (A). The variance, if approved would allow for the installation of 124 feet of 6' high privacy fence in the rear yard along the west property line.

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. and Mrs. Carey are the owners of 2500 Willowbrook Drive, their property is located on the northwest corner of Willowbrook Drive and Meadowbrook Drive. Mr. and Mrs. Carey are seeking a variance to Zoning Code Section 154.14 (A) to allow the installation of 124' of 6' high privacy fence in their rear yard, along the west property line.

The fence is to provide the privacy that was lost due to last year's storms, in which the letter states they lost the nature screening from the neighboring property on Fair Oaks Drive. The letter to the Board, also states that anyone driving down Meadowbrook Drive can see through their yard into the Fair Oaks property.

The letter to the board states that they are having a pool installed this summer and anticipate using more of their yard and using it more often. The letter also states that they have spent thousands of dollars planting replacement trees to restore their privacy but believe it will take years for the vegetation to have grown enough to provide real privacy.

Zoning Code Section 154.14 (A), states that fence, wall, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard. Therefore a variance is required for the 6' high fencing to be installed as proposed.

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

Date: 3-15-2021

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

RE: Zoning Approval

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

New fence in the rear of property. (124') 6' Privacy fence along
the west property line, and (269') 54" Black Aluminum 3 rail
fence along north, south, & east portions of yard as shown.
Wooden arched custom gates between existing stone columns along east
side of property. This will secure rear pool & play space.
The structure is proposed at the following address:

2500 Willowbrook Dr. Cincinnati, OH 45237

I certify the attached plat and measurements are accurate.

Green Living by Design

Contractor's Name

117 E. Galbraith Rd.

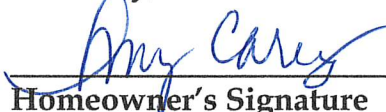
Cincinnati, OH 45216

Contractor's Address

513 708-0754

Telephone Number

Sincerely,



Homeowner's Signature

Amy Carey

Homeowner's Printed Name

513 708 8432

Telephone Number (daytime)

Dear Village Administration,

We wish to ask for approval to install a privacy fence on the northwest edge of our property at 2500 Willowbrook Drive.

We will be installing a pool this summer, and we anticipate using more of our yard, and using it more often.

The reason for the fence, which we realize would be a deviation from the Village's policies, is that last year's storms removed all of the privacy trees between our Fair Oaks neighbors and us. We have already invested thousands of dollars into planting replacement trees to restore this privacy. But as one might imagine, it will be many years before the vegetation will have grown enough to provide real privacy.

As things stand now, there is no visual obstruction between us and our neighbors at 7116 Fair Oaks. Anyone driving down Meadowbrook drive can see directly into their backyard. Once the foliage grows enough to provide such an obstruction, we would be happy to remove the fence.

We have attached several pictures for your reference.

Sincerely,

A handwritten signature in blue ink that reads "Amy & Daniel Carey". The signature is fluid and cursive, with the names connected together.

Amy and Daniel Carey

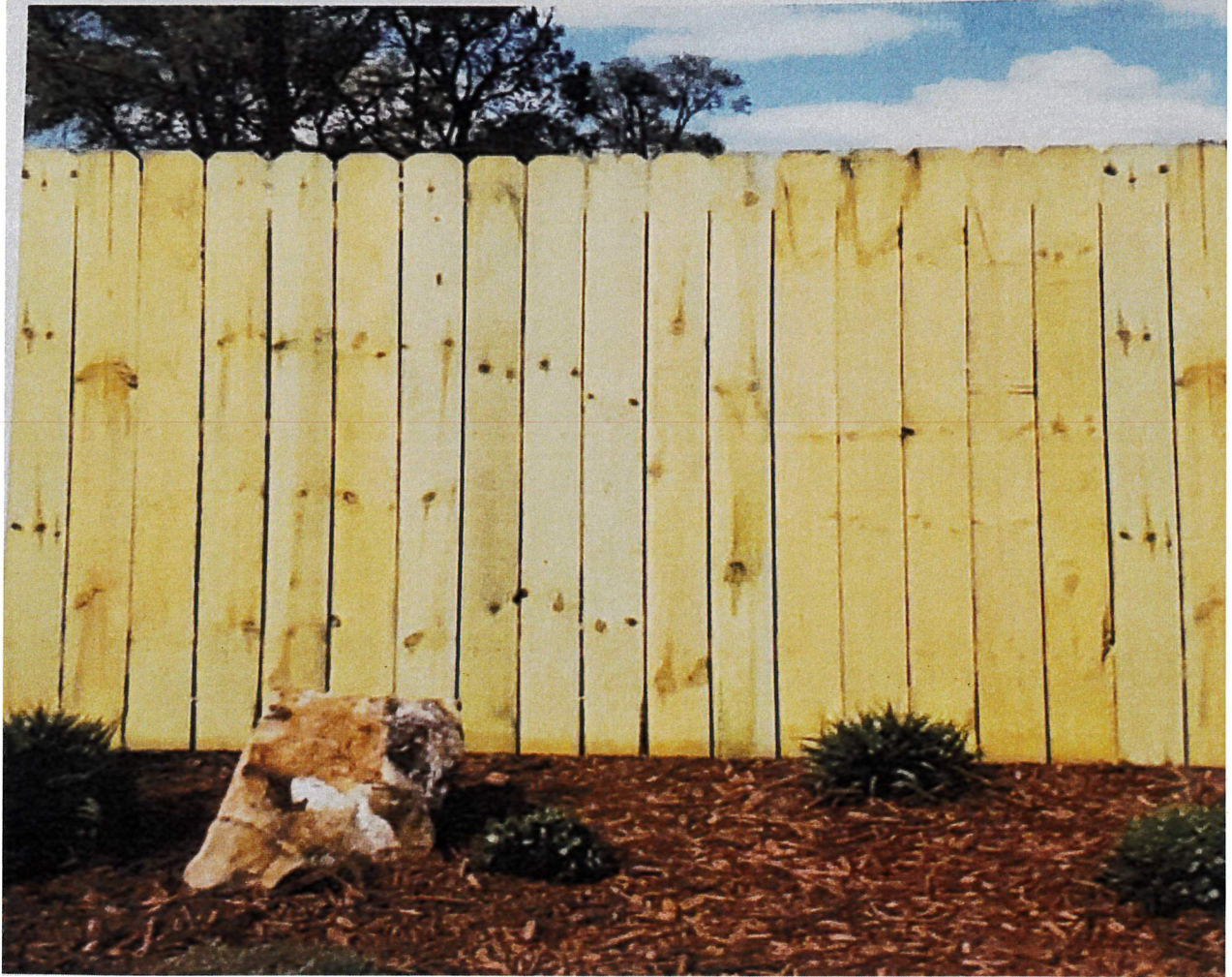
2500 Willowbrook Drive

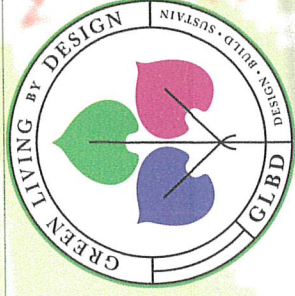
Cincinnati, OH 45237





Dogear Privacy Fence for Left Side Yard





Green Living by Design
julia@greenliving-bydesign.com
513-708-0754

**GL
BD**

Graphic Scale



Scale: 1" = 30'

Carey Residence
2500 Willowbrook Dr.
Cincinnati, OH 45237

Rear Master Landscape Plan

Designed By

Julia
Pentecost

Date

3.15.2021

