

AGENDA

June 7, 2021

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of May 3, 2021

Cases

CASE NO. 2021-1807

ORDINANCE TO AMEND SECTION 154.66 OF THE VILLAGE ZONING CODE

CASE NO. 2021-1892

Douglas and Marcie Kemper, the property owners of 3181 North Farmcrest Drive are seeking a variance to Zoning Code Section 154.12. The variance if approved would allow for a garden shed to be constructed within the required setbacks for the side and rear yards.

CASE NO. 2021-1893

Lynn Goodwin, the property owner of 7825 Sagamore Drive is requesting a variance to Zoning Code Section 154.12 (A) (1). The request for the variance is to allow for an accessory structure (Little Library) to be installed in the front yard.

CASE NO. 2021-1894

Louise Wolf, the property owner of 7255 Laurel Oak Lane is seeking a variance to Zoning Code Section 154.14 (A). The variance would allow for the construction of a 6' high wooden privacy fence along the rear property line (behind the house and driveway).

CASE NO. 2021-1897

Howard Mayers, the representative for the Shaarei Torah Synagogue is requesting a modification to the Conditional Use Permit, and 2 variances. If approved the modification would allow for the replacement of the existing playground equipment with a 72' x 86' play area with multiple play structures. The variances would allow for the installation of a 6' high fence and for the reduced setbacks for the play area.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD VIA ZOOM
MONDAY, MAY 3, 2021**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission via Zoom on Monday, May 3, 2021 at 7:00 p.m.

Roll was taken as follows:

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Rubenstein
Scott Wolf

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 April 5, 2021 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2021-1855

Village Zoning Administrator Wes Brown introduced Case No. 2021-1855, in which Daniel and Amy Carey, the property owners of 2500 Willowbrook Drive, sought a variance to Village Code Section 154.14 (A). The variance would allow for the installation of 124 feet of 6' high privacy fence in the rear yard along the west property line.

Mr. Brown said the fence was to provide privacy that was lost in last year's storms when the nature screening from the neighboring property on Fair Oaks Drive was destroyed. He said in the Carey's letter to the Board, they stated they were planning to install a pool this summer, but that drivers on Meadowbrook could now see through their yard into the Fair Oaks property. He said the fence installation would allow them more privacy, as well as time for the replacement trees they had already purchased and planted to mature and replace the privacy lost in the storms.

Mr. Brown said Zoning Code Section 154.14 (A) stated that fences, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard, but a variance would be required for the 6' high fencing to be installed as proposed.

Mr. Carey said the yard was now stark with the screen of trees now completely gone. He said it would take years for the vegetation to grow back, and the couple would be willing to take down the fence once the foliage grows back.

Mrs. Carey said they planned to paint the fence brown, if approved, to keep it visually unobtrusive.

Mr. Bardach asked if there had been any feedback from neighbors, to which Mr. Lahrmer responded there had not.

Mr. Lauer asked for clarification on the rules regarding fencing around pools. Mr. Brown said fencing around pools was permitted at 4 ½ feet.

Mr. Lauer asked if an additional variance would be needed to address the front yard as the property is a corner lot. Mr. Brown said this had been considered and determined that an additional variance was unnecessary.

Mr. Rubenstein asked if there was any precedence of permitting temporary variances. Mr. Brown said it was possible to grant a temporary variance.

Ms. Rissover stated that seeing the neighbor's yard was not considered a hardship.

Mr. Rubenstein said the Village was not supportive of fencing, as it breaks up the vistas.

Ms. Rissover said the one exception was usually granted along border communities.

Mr. Wolf asked the Careys to clarify their desire for a fence exceeding the permitted height.

Mr. Carey said that the heights of the houses and the distance from the fence would not allow a 4 ½ foot fence to provide the desired level of privacy. Mrs. Carey also said the next-door neighbors have young children who have a swing set, and she was concerned the 4 ½ foot fence would allow them to climb the set and over the fence, risking access to the pool.

Ms. Rissover stated the 4 ½ foot fence height was put in place for a reason and was concerned a variance would open the floodgates for additional requests.

Mr. Wolf said the Board had denied enough requests for higher fence variances in the past that it would be difficult to justify the Careys' variance request.

Mr. Carey asked if the Board received many requests for 6-foot fences, to which Mr. Wolf responded there had been a fair number.

Mr. Lahrmer added that staff frequently discourages residents from requesting variances for increased fence height because they typically do not pass.

Mr. Carey asked if the Board had reviewed the submitted photos depicting the vantage point from the house, which showed toys in the neighboring back yard.

Mr. Lauer asked Mr. Lahrmer to speak to protocols for property maintenance.

Mr. Lahrmer said the Village would need to know if there is a property maintenance violation in order to address it.

Ms. Rissover asked if the Village was then more reactive than proactive regarding property maintenance violations, to which Mr. Lahrmer responded yes. He said there was not an employee assigned to track down property maintenance violations.

Mr. Carey said he felt there was an inconsistency in the rules, and didn't understand why a greater height allowance wasn't in place for fences if high shrubbery was allowed throughout the Village.

Mr. Lahrmer said he was hearing the Board question the hardship on the homeowner, as this is one of the criteria that must be considered in approval of variances.

Mr. Carey said the property included the shrubbery when it was purchased, and the fence was simply to correct an act of nature that had removed it. He asked if in this case, the Board would allow a temporary fence.

Mr. Lahrmer said the Board could grant a temporary variance.

Mr. Bardach asked if the Board was ready to make a motion or if it wished to continue deliberation.

Mr. Lauer said that the proposed variance would set an unwanted precedent for high fencing and offered to put the homeowners in touch with a mature tree farmer.

Ms. Rissover moved to approve the request as submitted, which was unanimously denied.

Mr. Bardach declared the motion denied and asked if there was any new business.

Mr. Lahrmer said the June 7 meeting would include a full agenda.

NEW BUSINESS

There being no new business, Chairman Bardach announced the meeting was adjourned at 7:21 p.m.

Tammy Reasoner, Clerk of Council

Richard Bardach, Chairperson



**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

WHEN: Monday, June 7, 2021 at 7:00 p.m.

WHERE: Online (Registration Required)
See below or on website calendar at www.amberleyvillage.org

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public hearing held by the Amberley Planning Commission on **Monday, June 7, 2021** at 7:00 p.m. online via Zoom. Those wishing to speak at the meeting may register for the meeting via the information listed below. The public meeting will be held to review the following item:

The Village Council seeks recommendations of the Planning Commission to amend the zoning map or the regulation in the zoning code, which are required to correct inconsistencies and promote compliance within the Village Code. The code states that such amendments must first be submitted to the Planning Commission for review, recommendation, and suggestions.

The Village maintains a Zoning and Property Maintenance Code, to promote the health, safety, and welfare of residents and the community, as well as to protect and preserve property values and the quality of the life. To that end, the Village makes every effort to be consistent and clear in its expectations of properties in the Village.

While developing the Amberley Green District (AGD) zoning text, questions were raised as to the process for approving temporary events such as the One-Stop Recycle Event, farmer markets, and food truck rallies. Staff stated that Code Section 154.66 calls for all temporary events (not mentioned as permitted) in all districts to be approved by the Board of Zoning Appeals (BZA).

To streamline approvals and to assure compliance, staff believes the code should be amended to allow temporary events that are for a period of 7 days or less be approved by the Village Manager. While events with a duration longer than 7 days or annual events still be required to get approval from the BZA.

In working with the Village Solicitor, staff's recommendation is to modify the following sections of section 154.66 to read as follows.

154.66 (A) (4)

The temporary use of a structure or of land in any district for a purpose or use which does not conform to the regulations prescribed herein for the district in which it is located, provided that such use be of a true temporary nature and does not involve the erection of substantial structures. A revocable permit for such temporary use **intended to be for more than 1 week and not more than a 12-month period**, subject to such conditions as will safeguard the public health, safety, convenience, comfort, and general welfare.

154.66 (B)

The Village Manager shall have the power in specific cases to hear and to grant or refuse to grant applications, in accordance with the provisions of this Zoning Code and filed as hereinbefore provided, and to authorize or refuse to authorize a building permit or certificate of occupancy for the special exceptions set forth in this section as follows:

(1) The temporary use of a structure or of land in any district for a purpose or use which does not conform to the regulations prescribed herein for the district in which it is located, provided that such use be of a true temporary nature and does not involve the erection of substantial structures. A revocable permit for such temporary use **shall be for not more than 1 week period**, subject to such conditions as will safeguard the public health, safety, convenience, comfort, and general welfare.

The recommendation would also relabel (B) in the existing code to (C).

Both the current text of the Code Section 154.66 and the proposed text are included below for reference:

Existing code

154.66 SPECIAL EXCEPTIONS.

(A) The Board of Appeals shall have the power in specific cases to hear and to grant or refuse to grant applications, in accordance with the provisions of this Zoning Code and filed as hereinbefore provided, and to authorize or refuse to authorize a building permit or certificate of occupancy for the special exceptions set forth in this section as follows:

(1) The special exceptions herein before specified in §§ 154.50 through 154.53 of this Zoning Code.

(2) The substitution for a nonconforming use of another nonconforming use which, in the opinion of the Board of Appeals, is of the same or less objectionable nature in respect to its effect on the neighborhood, provided no structural alterations, except such as are required by law or ordinance, are made in any structure.

(3) The extension of a nonconforming use throughout a structure manifestly designed for such use, provided no structural alterations, except such as are required by law or ordinance, are made therein.

(4) The temporary use of a structure or of land in any district for a purpose or use which does not conform to the regulations prescribed herein for the district in which it is located, provided that such use be of a true temporary nature and does not involve the erection of substantial structures. A revocable permit for such temporary use shall be for not more than a 12-month period, subject to such conditions as will safeguard the public health, safety, convenience, comfort, and general welfare.

(B) In authorizing a special exception, the Board may attach thereto such conditions or requirements, governing the location, character, or other features of the proposed structure or use, and its maintenance, occupancy, or operation as the Board may deem necessary in furtherance of the purpose of this Zoning Code.

('69 Code, § 151.66) (Ord. C-285, passed 7-8-68; Am. Ord. C-666, passed 10-10-89; Am. Ord. C-692, passed 10-9-90)

Proposed code

154.66 SPECIAL EXCEPTIONS.

(A) The Board of **Zoning** Appeals shall have the power in specific cases to hear and to grant or refuse to grant applications, in accordance with the provisions of this Zoning Code and filed as hereinbefore provided, and to authorize or refuse to authorize a building permit or certificate of occupancy for the special exceptions set forth in this section as follows:

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A revocable permit for such temporary use **intended to be for more than 1 week and not more than a 12-month period**, subject to such conditions as will safeguard the public health, safety, convenience, comfort, and general welfare.

(B) The Village Manager shall have the power in specific cases to hear and to grant or refuse to grant applications, in accordance with the provisions of this Zoning Code and filed as hereinbefore provided, and to authorize or refuse to authorize a building permit or certificate of occupancy for the special exceptions set forth in this section as follows:

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A revocable permit for such temporary use **shall be for not more than 1 week period**, subject to such conditions as will safeguard the public health, safety, convenience, comfort, and general welfare.

(C) In authorizing a special exception, the Board **and the Village Manager** may attach thereto such conditions or requirements, governing the location, character, or other features of the proposed structure or use, and its maintenance, occupancy, or operation as the Board may deem necessary in furtherance of the purpose of this Zoning Code.

('69 Code, § 151.66) (Ord. C-285, passed 7-8-68; Am. Ord. C-666, passed 10-10-89; Am. Ord. C-692, passed 10-9-90)

Cross-reference:

Exceptions and modifications, see §§ 154.50 through 154.53

The intent of the code modification is to streamline the approval process for temporary events and to get compliance before the event is held.

The Law Committee, in consultation with staff, reviewed and recommended to the Council that amendments to Zoning Code Section 154.66 be submitted to the Planning Commission for review and recommendations. The Village Council passed Resolution 2021-20 on May 10,

2021, referring the proposed Ordinance to the Amberley Village Planning Commission.

If you are interested in reviewing the application you may do so by email request to the Village Clerk at tpreisoner@amberleyvillage.org or you may attend the **Wednesday, July 8, 2020** Board of Zoning Appeals online or by phone at the information listed below. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

What: Public Hearing of the Amberley Village Planning Commission

When: Jun 7, 2021 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/meeting/register/tZYocO2ggT0vEtYsoQxbmYwBXhMHfwD4T2ax>

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

TO: Village Council
FROM: Scot F. Lahrmer, Village Manager
DATE: June 2, 2021
RE: Amending Amberley Village Zoning Code

ITEM: Amending Section 154.66 of the Amberley Village Zoning Code

ACTION REQUESTED: Review and recommendation to amend Section 154.66 of the Amberley Village Code

PURPOSE: To correct inconsistencies and to promote compliance with the Village Code.

The Village maintains a Zoning and Property Maintenance Code, to promote the health, safety, and welfare of residents and the community, as well as to protect and preserve property values and the quality of the life. To that end, the Village makes every effort to be consistent and clear in its expectations of properties in the Village.

While developing the Amberley Green District (AGD) zoning text, questions were raised as to the process for approving temporary events such as the One-Stop Recycle Event, farmer markets, and food truck rallies. Staff stated that Code Section 154.66 calls for all temporary events (not mentioned as permitted) in all districts to be approved by the Board of Zoning Appeals (BZA).

To streamline approvals and to assure compliance, staff believes the code should be amended to allow temporary events that are for a period of 7 days or less be approved by the Village Manager. While events with a duration longer than 7 days or annual events still be required to get approval from the BZA.

In working with the Village Solicitor, staff's recommendation is to modify the following sections of section 154.66 to read as follows.

154.66 (A) (4)

The temporary use of a structure or of land in any district for a purpose or use which does not conform to the regulations prescribed herein for the district in which it is located, provided that such use be of a true temporary nature and does not involve the erection of substantial structures. A revocable permit for such temporary use **intended to be for more than 1 week and not more than a 12-month period**, subject to such conditions as will safeguard the public health, safety, convenience, comfort, and general welfare.

154.66 (B)

The Village Manager shall have the power in specific cases to hear and to grant or refuse to grant applications, in accordance with the provisions of this Zoning Code and filed as hereinbefore provided, and to authorize or refuse to authorize a building permit or certificate of occupancy for the special exceptions set forth in this section as follows:

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week period, subject to such conditions as will safeguard the public health, safety, convenience, comfort, and general welfare.

The recommendation would also relabel (B) in the existing code to (C).

Both the current text of the Code Section 154.66 and the proposed text are included below for reference:

Existing code

154.66 SPECIAL EXCEPTIONS.

(A) The Board of Appeals shall have the power in specific cases to hear and to grant or refuse to grant applications, in accordance with the provisions of this Zoning Code and filed as hereinbefore provided, and to authorize or refuse to authorize a building permit or certificate of occupancy for the special exceptions set forth in this section as follows:

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(2) The substitution for a nonconforming use of another nonconforming use which, in the opinion of the Board of Appeals, is of the same or less objectionable nature in respect to its effect on the neighborhood, provided no structural alterations, except such as are required by law or ordinance, are made in any structure.

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(B) In authorizing a special exception, the Board may attach thereto such conditions or requirements, governing the location, character, or other features of the proposed structure or use, and its maintenance, occupancy, or operation as the Board may deem necessary in furtherance of the purpose of this Zoning Code.

('69 Code, § 151.66) (Ord. C-285, passed 7-8-68; Am. Ord. C-666, passed 10-10-89; Am. Ord. C-692, passed 10-9-90)

Proposed code

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Cross-reference:

Exceptions and modifications, see §§ [154.50](#) through [154.53](#)

The intent of the code modification is to streamline the approval process for temporary events and to get compliance before the event is held.

The Village Council has the ability to amend the zoning map or the regulation in the zoning code. However, the code states that such amendments must first be submitted to the Planning Commission for review, recommendation, and suggestions.

The Law Committee, in consultation with staff, reviewed and recommended to the Council that amendments to Zoning Code Section 154.66 be submitted to the Planning Commission for review and recommendations. If you have any questions, please let me know.

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Cross-reference:

Exceptions and modifications, see §§ [154.50](#) through [154.53](#)



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

BOARD OF ZONING APPEALS MEETING NOTICE

WHEN: Monday, June 7, 2021 at 7:00 PM

WHERE: This meeting will be held online only. Please see login information below, as registration is required. Written comments can be sent to tprisoner@amberleyvillage.org in advance of the meeting for consideration.

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, June 7, 2021** at 7:00 p.m. online via Zoom. Those wishing to speak at the meeting are invited to participate via the contact information listed below, or to submit comments in writing to the Village Clerk at tprisoner@amberleyvillage.org. The public meeting will be held to review the following items:

Douglas and Marcie Kemper, the property owners of 3181 North Farmcrest Drive are seeking a variance to Zoning Code Section 154.12. The variance if approved would allow for a garden shed to be constructed within the required setbacks for the side and rear yards.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tprisoner@amberleyvillage.org, or you may attend the **Monday, June 7, 2021** Planning Commission/Board of Zoning Appeals public via Zoom. If you should have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

What: Public Hearing of the Amberley Village Board of Zoning Appeals
When: Jun 7, 2021 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:
<https://us02web.zoom.us/joining/register/tZYocO2ggT0vEtYsoQxbmYwBXhMHfwD4T2ax>

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

cc: Douglas & Marcie Kemper, 3181 N. Farmcrest Drive
Gayle & Rahamim Churi, 3165 N. Farmcrest Drive
James & Lori Reidel, 3195 N. Farmcrest Drive
Arnold Rabkin, 3172 N. Farmcrest Drive
Gary & Connie Hindersman, 3188 N. Farmcrest Drive
Brian & Shena Jaffee, 3182 N. Farmcrest Drive
Carol Sicking, 3174 N. Farmcrest Drive
Theodore Deutsch, 3172 S. Farmcrest Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

June 7, 2021

Subject:

3181 North Farmcrest Drive

Variance:

Setbacks for garden shed

Item: Case#2021-1892

Variance Request: Douglas and Marcie Kemper, the property owners of 3181 North Farmcrest Drive are seeking a variance to Zoning Code Section 154.12. The variance if approved would allow for a garden shed to be constructed within the required setbacks for the side and rear yards.

Zoning Code Review: 154.12 Accessory Structures

(A) (2) No accessory structure shall be erected in any side yard within a distance from the near side lot line than the least width of the side yard required for the principal building.

(3) Accessory structures may be built in a rear yard not nearer to a rear lot than the side yard requirement for the principal structure.

Variance Review: Mr. and Mrs. Kemper are the property owners of 3181 North Farmcrest Drive and are seeking a variance to Zoning Code Section 154.12. The request for the variance is to allow for the construction of a garden shed within the required setbacks for the side and rear yards.

Mr. and Mrs. Kemper's property is zoned Residence A and is an irregularly shaped lot, pie-shaped that narrows to the rear of the lot. The letter to the board states that the rear yard also slopes up to the rear of the property and the proposed location of the shed is the flat area of the yard. Also that the rear yard at this point is only 37' wide and placing the shed 20' from one side property makes it too close to the opposite side lot line.

The letter also states that their yard has several 20' to 50' trees that they don't want to lose.

The proposed shed would be 8'x10' with the doors facing into the yard and is proposed to be 7' from the south (side) property line and 15' from the west (rear) property line. The shed would also be painted brown with dark brown or black shingles to help the shed blend in with the background as much as possible.

Mr. and Mrs. Kemper's letter also states that the shed would not be visible from the neighbors to the rear and the right side of their property due to the existing trees and bushes. Only the neighbor to the left (south) would be able to see the shed.

Zoning Code Section 154.12, states that an accessory structure shall be in a side or rear yard but not closer to the lot line than the side yard requirement for the principal structure (Residence A side yard setback is 20'), therefore a variance is required for the shed to be constructed in the proposed location.

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

Date: 4/12/21

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

RE: Zoning Approval

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

Building an 8'x10" garden shed
for storage in my backyard.

The structure is proposed at the following address:

3181 N Farmcrest Dr. 45213

I certify the attached plat and measurements are accurate.

John Shearhang
Contractor's Name
shedmaster sheds@
yahoo.com

Contractor's Address

513.535.4334
Telephone Number

Sincerely,

Doug Kemper
Homeowner's Signature

Doug Kemper
Homeowner's Printed Name

513.885.0442
Telephone Number (daytime)

5/9/21

Dear Members of the Planning Committee,

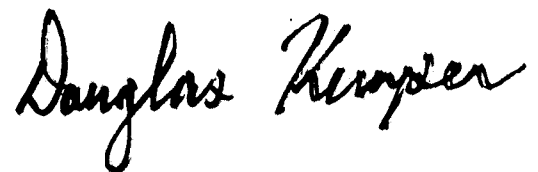
My name is Douglas Kemper and my family and I reside at 3181 North Farmcrest Drive. I am writing to you to ask for a variance due to hardship to allow me to build an 8' x 10' backyard shed at my residence. My lot is an irregularly shaped lot, similar to a piece of pie. In addition, the topography of my lot really only allows for a shed to be built in one particular place, which, unfortunately, is not 20 feet from my neighbor's fence on either side. Finally, there are a number of 20 - 50 ft trees that are growing in my backyard that I would rather not cut down.

In the attached drawings you'll see that the width of my back yard, where the shed would go, is roughly 37 feet wide. If I were to build the shed 20 feet from the left side fence then it would only be 10 feet from the opposite side. I would like to put it 7 feet from the fence line and 15 feet in from the back property line. It wouldn't be possible to move it any further in towards the house because it would be on a hill.

I take a lot of pride in my landscaping and spend countless hours a week making it look as nice as possible. My plan is to have the shed blend into the background as much as possible and not take away from any of the landscaping that I have done. To accomplish this, I would be painting the shed brown and it would have darker brown or black shingles to blend in. The neighbors to the rear of my house would not be able to see the shed because there is a tree/shrub line behind the fence and both the shed and the house behind me are at a lower elevation than the top of the hill between the two properties. My neighbor to my right would not be able to see the shed because of all the trees in both his backyard and mine. The only neighbor that would see anything would be the one to my left and only the back of the shed at that because of the location of the trees in both his yard and mine.

I appreciate your time and consideration on this matter.

Sincerely,

A handwritten signature in black ink that reads "Douglas Kemper". The signature is written in a cursive, flowing style with a large initial 'D' and 'K'.



Online Property Access

Parcel ID 526-0010-0055-00 **Address** 3181 N FARMCREST DR **Index Order** Parcel Number **Tax Year** 2020 Payable 2021

Property Information

Tax District	017 - AMBERLEY-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	52611 - AMBERLEY 11	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
KEMPER DOUGLAS & MARCIE 3181 NORTH FARMCREST DR CINCINNATI OH 45213 (call 946-4015 if incorrect)	UNION SAVINGS BANK 8534 E KEMPER RD CINCINNATI OH 45249 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
181,140	77.040156	\$12,367.90
Property Description		
N FARMCREST DR 207.03 X 294.63 IRR R2-T4-S30 NE		

Appraisal/Sales Summary

Year Built	1950
Total Rooms	8
# Bedrooms	3
# Full Bathrooms	3
# Half Bathrooms	0
Last Transfer Date	3/25/2016
Last Sale Amount	\$458,000
Conveyance Number	104860
Deed Type	SV - Survivorship Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.710

Tax/Credit/Value Summary

Board of Revision	YES(96)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	88,140
CAUV Value	0
Market Improvement Value	429,400
Market Total Value	517,540
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$6,183.95
Tax as % of Total Value	2.390%

Notes

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 Auditor's Home

View:

Property Summary
 Appraisal Information
 Levy Information
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 Value History
 Board of Revision
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 Tax Distributions
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 Tax Lien Certificates
 CAGIS Online Maps
 Aerial Imagery
 Owner Names

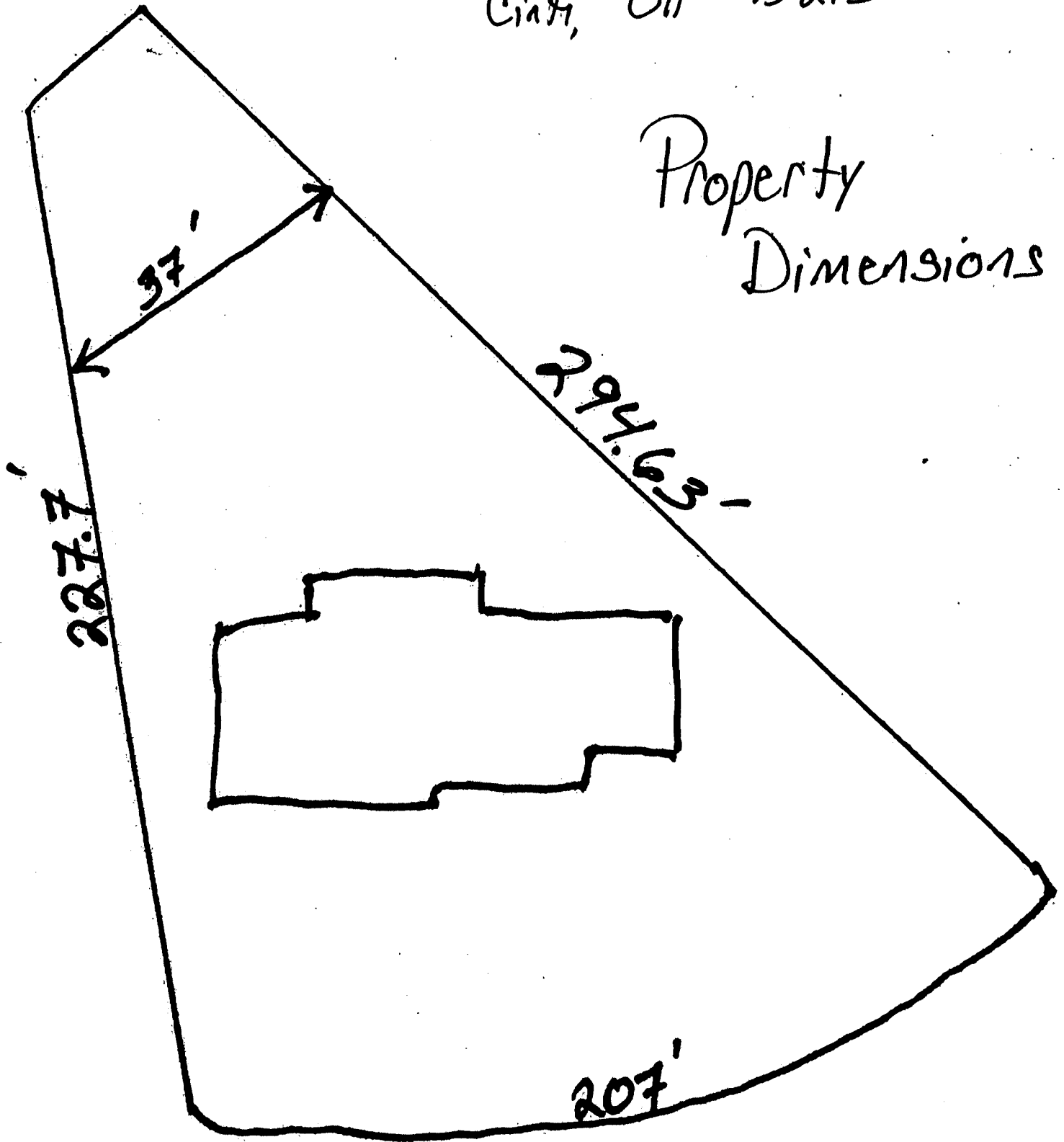
Print:

Current Page
 Property Report

Douglas Kemper

3181 N Farmcrest Dr.
Cinti, OH 45213

Property
Dimensions

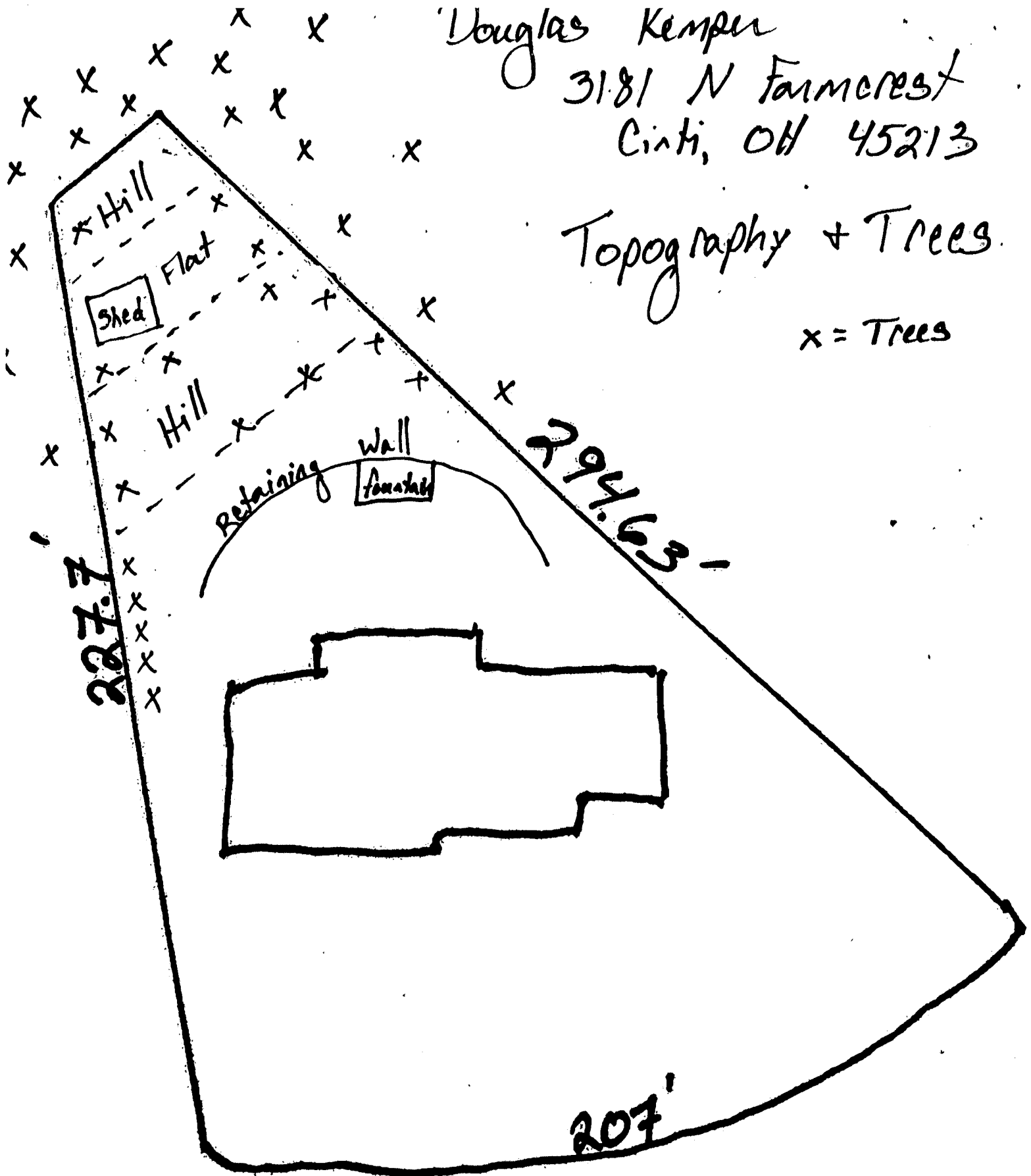


Douglas Kemper

3181 N Farmcrest
Cinti, OH 45213

Topography + Trees

x = Trees







7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

BOARD OF ZONING APPEALS MEETING NOTICE

WHEN: Monday, June 7, 2021 at 7:00 PM

WHERE: This meeting will be held online only. Please see login information below, as registration is required. Written comments can be sent to tprisoner@amberleyvillage.org in advance of the meeting for consideration.

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, June 7, 2021** at 7:00 p.m. online via Zoom. Those wishing to speak at the meeting are invited to participate via the contact information listed below, or to submit comments in writing to the Village Clerk at tprisoner@amberleyvillage.org. The public meeting will be held to review the following items:

Lynn Goodwin, the property owner of 7825 Sagamore Drive is requesting a variance to Zoning Code Section 154.12 (A) (1). The request for the variance is to allow for an accessory structure (Little Library) to be installed in the front yard.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tprisoner@amberleyvillage.org, or you may attend the **Monday, June 7, 2021** Planning Commission/Board of Zoning Appeals public via Zoom. If you should have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

What: Public Hearing of the Amberley Village Board of Zoning Appeals
When: Jun 7, 2021 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/meeting/register/tZYocO2ggT0vEtYsoQxbmYwBXhMHfwd4T2ax>

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

cc: Lynne Goodwin, 7825 Sagamore Drive
Jack & Betty Burch, 7875 Sagamore Drive
Daryl Schneider & Yekaterina Mogilevski, 7801 Sagamore Drive
James & Joann Cook, 7870 Sagamore Drive
Nicholas Rohlf & Grace Nowack, 7824 Sagamore Drive
Efren & Grace Sta Rinala, 7800 Sagamore Drive
Nfii Ndikintum, 5124 Rollman Estates Drive
Bruce & Marsha Hassel, 5130 Rollman Estates Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

June 7, 2021

Subject:

7825 Sagamore Drive

Variance:

Accessory structure in the front yard (Little Library)

Item: Case#2021-1893

Variance Request: Lynn Goodwin, the property owner of 7825 Sagamore Drive is requesting a variance to Zoning Code Section 154.12 (A) (1). The request for the variance is to allow for an accessory structure (Little Library) to be installed in the front yard.

Zoning Code Review: 154.12 Accessory Structures
(A) (1) No accessory structure shall be erected in a front yard.

Variance Review: Mr. Goodwin is the property owner of 7825 Sagamore Drive and is requesting a variance to Zoning Code Section 154.12 (A) (1). The variance if approved would allow for an accessory structure (Little Library) to be installed in the front yard, approximately 30' from the street.

Mr. Goodwin's property is zoned Residence A and located on the west side of Sagamore Drive between Matson Avenue and Lansdowne Avenue. The right of way along Sagamore Drive is 80' wide, approximately 30' from the back of the curb at Mr. Goodwin's driveway.

The letter to the Board states that he is an avid reader and received the Little Library from his sister as a Christmas gift. The letter also states that many of his neighbors in the Sagamore Drive neighborhood walk, bike, walk their dogs and push strollers and he believes this is a wonderful way to connect and foster a sense of community.

The Little Library has been constructed to resemble Mr. Goodwin's mid-century house, including paint color, and is proposed to be installed near the driveway, approximately 30' from the street.

Village Zoning Code 154.12 states that no accessory structure shall be erected in a front yard, therefore the variance is required for the Little Library to be installed as proposed.

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

Date: 5/14/21

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:

- LITTLE FREE LIBRARY - TO BE DISPLAYED ON A
POST IN MY YARD, ALONGSIDE MY DRIVEWAY
FOR EASY ACCESS - 30 FT. FROM CURB
- IT IS REGISTERED: CHARTER # 111729

The structure is proposed at the following address:

7825 SAGAMORE DRIVE

I certify the attached plat and measurements are accurate.

BOX 15: 20" H
22" W
14" D

Contractor's Name

Contractor's Address

Telephone Number

Sincerely,

Lynn A. Goodwin

Homeowner's Signature

LYNN A. GOODWIN

Homeowner's Printed Name

513.300.8625

Telephone Number (daytime)

5/14/21

Dear Amberley Village Board of Appeals -

My sister, Sheila Wagner, constructed my Little Free Library as a Christmas gift, as I am an avid reader. It resembles my mid-century modern house, even down to the paint colors!

I am requesting permission to install it in my front yard, alongside my driveway, for easy access, but set back from the street for safety.

I've enclosed an article from Cincinnati Magazine, November 2020, by Madeira resident & author Judi Ketteler. She relates there are now over 100,000 Little Free Libraries in over 100 countries. 73% of people have met more neighbors, according to the Little Free Library organization, by having one in their neighborhood.

On Sagamore Drive where I live, many neighbors walk, bicycle, walk their dogs, push baby strollers. What a wonderful way to connect, foster a sense of community & encourage more reading literacy. It's a win-win overall!!

I sincerely hope the Board will allow this wonderful gift my sister crafted, for me and all in my neighborhood to enjoy!

Thank you for your time & consideration.

Lynn Goodwin



Online Property Access

< First << Prev Next >> Last >

[RETURN TO SEARCH LIST](#)

Property 1 of 1

Parcel ID
526-0090-0093-00

Address
7825 SAGAMORE DR

Index Order
Parcel Number

Tax Year
2020 Payable 2021

I Want To...

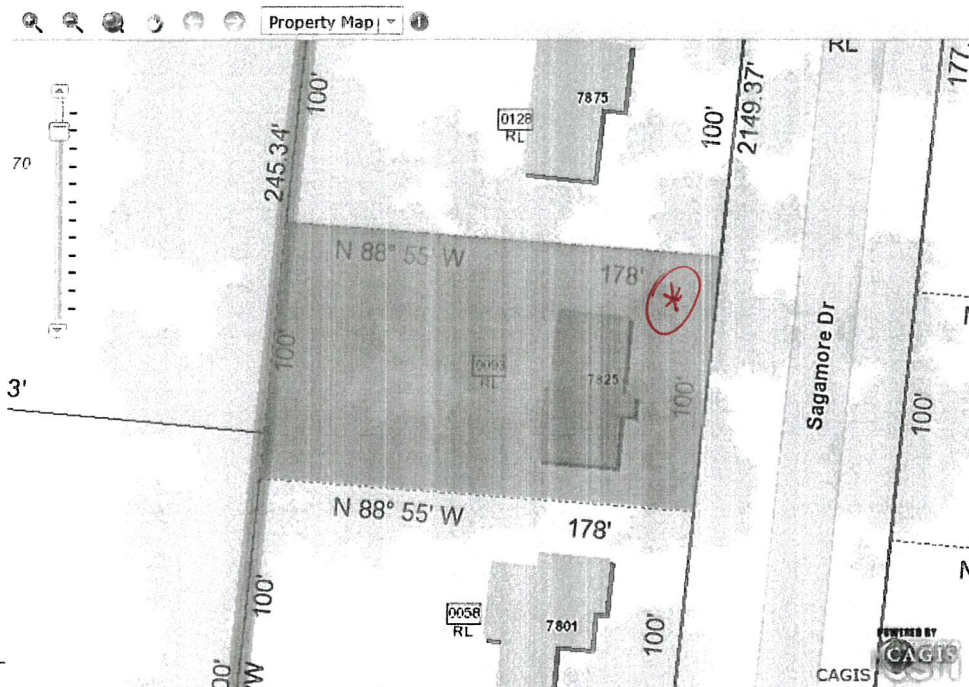
- [Start a New Search](#)
- [Email the Auditor](#)
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- [Auditor's Home](#)

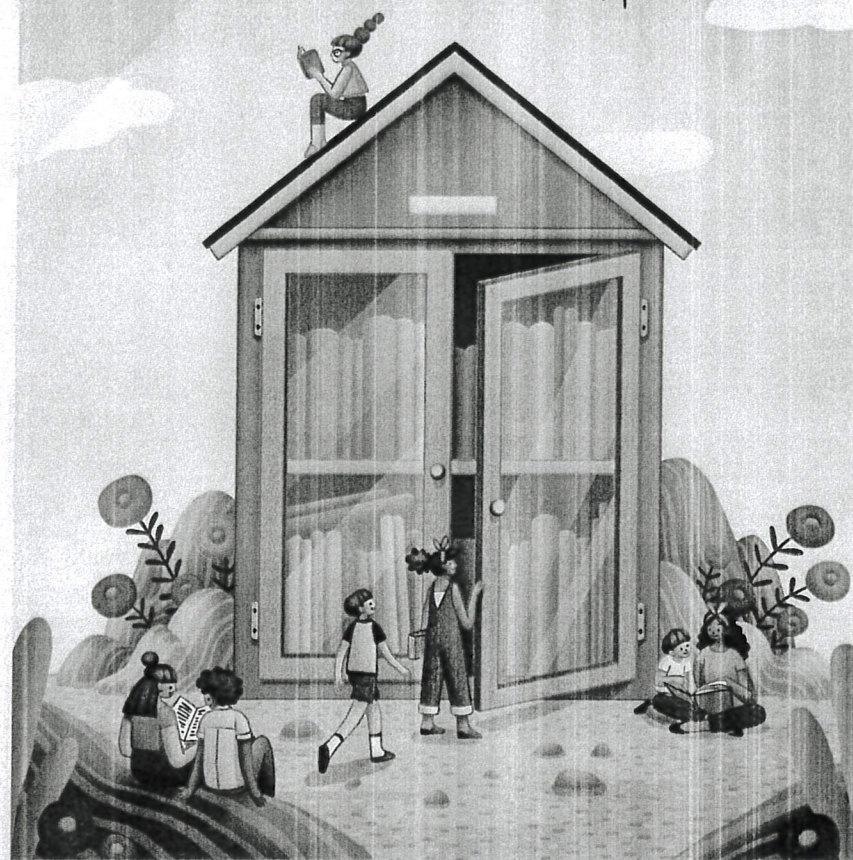
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- [Special Assessment/Payoff](#)
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Houses for Books

HOW MY FRONT-YARD LITTLE FREE LIBRARY HELPED ME BECOME A BETTER NEIGHBOR.

LAST DECEMBER, ALL I WANTED FOR CHRISTMAS WAS A LITTLE FREE LIBRARY. SPECIFICALLY, I wanted my husband to build one for me. In case you aren't familiar, a Little Free Library is, well, a little library that's free. It's sometimes called a book box. You've probably seen them in people's yards (usually near the sidewalk) or in parks or other public places. A friend of mine calls them giant birdhouses. But birds don't live in them. Books do.

Little Free Library is now a full-fledged nonprofit organization, but it started about 10 years ago with a guy in Wisconsin building a box and putting out free books, encouraging people to take a book and leave a book. Now there are 100,000 Little Free Libraries in 100 countries, but the idea is still the same: Take a book, leave a book.

I learned about Little Free Libraries from Margret Aldrich, the woman who literally

wrote the book on them, appropriately called *The Little Free Library Book*, and who now works for the organization. But before she wrote that book or had that job, Aldrich was my editor. In 2010, she worked on my first book, *Sew Retro*, published by Minneapolis-based publisher Voyageur Press. Because we're roughly the same age and had many of the same interests, we hit it off and stayed in touch even after she left the publishing house. When I was in Minneapolis for a conference in 2014, I asked Aldrich if she wanted to get together. As we sipped our drinks, she told me about this fun book she was writing about the little library boxes people have in their yards. The way she described Little Free Libraries was enchanting.

Granted, I was a pretty easy mark, because my history of loving libraries dates back to the early 1980s, when my mom would take me to the Covington library. I'd climb the stairs to the children's section, anticipating the crinkling sound the library-standard clear plastic book dust jacket makes. When I was about 8, I somehow got a hold of a stack of old checkout cards—I think from a neighbor who was a teacher—and spent afternoons playing library. So when my former editor told me that it was a thing to have a library in your yard, I wanted one immediately.

I came back home from the conference, got back to my life, and mostly forgot the conversation. *Mostly forgot* is how I sometimes think about the 10-year period between about 2008 and 2018, or the time between when I started having kids and when my oldest turned 10. Something good happens when your children are around 10. You emerge from the parenting dungeon, look out, and remember that there are other things in the world. Pursuits you can do simply because you want to, in service of no one else's desires but your own.

Some parents do things like brew beer or learn calligraphy. I started thinking about libraries. The catalyst may have been reading *The Library Book* by Susan Orlean, which is a book about libraries by way of telling the story of the catastrophic 1986 fire at the Los Angeles Public Library (this sounds boring, but I'm not kidding when I say I couldn't put it down). With libraries on the brain, I started noticing the little ones all around town. I saw one at Summit

Park in Blue Ash when I took the kids there last summer. I browsed the book selection in the one near the path to Madeira High School on the way to a football game last fall. And then I started picturing my own, calling to people from the sidewalk.

→ **ON A FROSTY SATURDAY MORNING** IN January, my husband and I scoured the web for library inspiration. He found a plan in his skill set and worked on building it through February, finishing construction the first week in March. I knew I wanted to paint it aqua and yellow (if you know me, you know there would be no other choice). I walked to my neighborhood hardware store to choose the exact shades the same afternoon that Governor DeWine announced the closure of Ohio schools because of

course), and installed it—a dazzling aqua and yellow book house, perched buoyantly in the shade of a craggy old Norway spruce.

I officially opened my Little Free Library, Charter No. 98770, on Friday, June 5, stocking it with books I'd bought as well as books from my collection and my kids' bookshelves that we were ready to share. I designated the top shelf for adults and the bottom shelf for kids. We had Louise Erdrich and Liane Moriarty. Sharon Draper and Captain Underpants. Isabel Allende and David Sedaris. Paddington Bear and C.S. Lewis. Judy Blume and Judi Ketteler (yes, I put copies of the books I wrote in there).

The entire kids' section turned over within days, children excitedly taking books and leaving books. The adorable kiddos next door came at least 10 times

the sum total of conversations I had with neighbors in my 14 years living on my street.

And I think I know why. Do you know that moment of awkwardness you have when you see someone you *kind of* recognize but don't actually know? Or someone you do know but are never sure what to say to them? There's a weird game of social chicken that often happens. *Will they say hi? Should I say hi? Who will make eye contact first? Is a nod sufficient? Should I mention the weather? Will they think I'm strange if I speak? Will they think I'm strange if I don't? What is the matter with me?*

If you have no actual idea what I'm talking about, please continue living your extroverted life and enjoy being perfectly comfortable having all manner of human interactions. But if you know what I'm talking about—and I bet a lot of you book lovers do—then you know that you can be the friendliest person in the world *in your head* and still struggle to engage with the people who walk their dogs by your house every day, the other parents you see at school functions, or the neighbor across the street who waters her plants at the same time as you.

More than anything, my little library has been the elixir that's made a bunch of that awkwardness go away. Almost like a cute baby everyone passes around. *Oh, a little house for books! Look at its shingles!* It's abundantly easy to talk about, to smile about, and to enjoy together with people who are no longer strangers. In fact, I know far more of my neighbors' names and the things we have in common than I did before.

The way I see it, building more Little Free Libraries means more books would be shared and more people would talk to each other. We have Super Big And Terrible Problems right now related to divisiveness. We need bigger solutions than books and conversation, but I don't think either of these things could hurt.

I also know that, in my neighborhood, you can't go more than a few driveways without seeing a small house being torn down to make way for a larger one. People need to live somewhere, so who I am to say anything about it. Except maybe this: Let's build more houses for books, too. It's a lot cheaper, and instead of keeping people out, it invites them in. ☺

THE NUMBER OF CONVERSATIONS I HAD WITH NEIGHBORS IN THE WEEKS AFTER WE PUT UP OUR LITTLE FREE LIBRARY WAS MORE THAN IN MY 14 YEARS LIVING ON MY STREET.

COVID-19. I didn't realize until I got back from my walk, paint chips in hand, that it was possibly unsafe to put up our library when the world was locking down.

So we put it in the shed. I thought about it out there, bookless and unloved, for the next two months. People everywhere were grieving so much that pointing out this little sadness to anyone seemed ridiculous.

And then in late May, as things began to re-open just a bit, the library started to seem less dangerous. After all, I could wipe down the handles and people could wipe down their books, right? I asked my most cautious friends what they thought, and they all agreed it was low risk, especially as we'd learned more about how the virus usually spreads (and how it usually doesn't). Plus, seeing as how the Madeira branch library would remain closed for remodeling for a few more months, it seemed more important than ever to make books available in my neighborhood.

So my husband painted it, dug the post hole near the edge of our yard (calling to check on buried utility lines first, of

that weekend. Every time I peeked out my front window, I saw someone else at the library. Families with strollers. Kids on bikes. Friends walking dogs. People were safe. Strangers didn't congregate. But there was a buzz around it. Books are cerebral things, but the street felt physically energized.

So did I, which was really lovely after months of bleariness and weariness. I loved the fact that people were engaging with books, swapping out one to take home and enjoy with one they wanted to share. But it wasn't just about what was happening inside the tiny library. It was about the conversations outside the library.

→ **ACCORDING TO THE LITTLE FREE LIBRARY** organization, 73 percent of people say they've met more neighbors because of a Little Free Library. The organization is transparent about that statistic: It comes from a survey of 3,000 Little Free Library stewards and fans.

As a steward, this is absolutely true for me. In fact, the number of conversations I had with neighbors just in the few weeks after we put up the library was more than







7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

BOARD OF ZONING APPEALS MEETING NOTICE

WHEN: Monday, June 7, 2021 at 7:00 PM

WHERE: This meeting will be held online only. Please see login information below, as registration is required. Written comments can be sent to tprisoner@amberleyvillage.org in advance of the meeting for consideration.

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, June 7, 2021** at 7:00 p.m. online via Zoom. Those wishing to speak at the meeting are invited to participate via the contact information listed below, or to submit comments in writing to the Village Clerk at tprisoner@amberleyvillage.org. The public meeting will be held to review the following items:

Louise Wolf, the property owner of 7255 Laurel Oak Lane is seeking a variance to Zoning Code Section 154.14 (A). The variance would allow for the construction of a 6' high wooden privacy fence along the rear property line (behind the house and driveway).

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tprisoner@amberleyvillage.org, or you may attend the **Monday, June 7, 2021** Planning Commission/Board of Zoning Appeals public via Zoom. If you should have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

What: Public Hearing of the Amberley Village Board of Zoning Appeals
When: Jun 7, 2021 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/register/tZYocO2ggT0vEtYsoQxbmYwBXhMHfwD4T2ax>

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

cc: Louise Wolf, 7255 Laurel Oak Lane
Irith Manory, 7265 Elbrook Drive
Judith Barron, 265 Laurel Oak Lane
7290 Elbrook Avenue, LLC, 660 Vrain Street
Shosana & Andrew Klafter, 7285 Elbrook Drive
Mahogany Properties, LLC, 6737 Stoll Lane



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

June 7, 2021

Subject:

7255 Laurel Oak Lane

Variance:

6' high horizontal privacy fence

Item: Case#2021-1894

Variance Request: Louise Wolf, the property owner of 7255 Laurel Oak Lane is seeking a variance to Zoning Code Section 154.14 (A). The variance would allow for the construction of a 6' high wooden privacy fence along the rear property line (behind the house and driveway).

Zoning Code Review: 154.14 Fences, Walls, and Hedges

(A) Notwithstanding other provisions of this Zoning Code, fences and walls not exceeding four and one-half feet in height may be permitted in any required side or rear yard, provided that no fence or wall shall be permitted in any part of a front yard.

Variance Review: Ms. Wolf is the property owner of 7255 Laurel Oak Lane and is requesting a variance to Zoning Code Section 154.14 (A). The variance if approved would allow for the construction of a 6' high wooden privacy fence along the rear property line (behind the house and driveway).

Ms. Wolf's property is a corner lot at the intersection of Elbrook Avenue and Laurel Oak Lane and zoned Residence B.

The letter to the board states that there is a hill at the end of her driveway that leads up to the neighboring property on Elbrook Avenue, which has a plastic playhouse, tower, and a metal swingset. They also have various balls which roll onto her driveway and satellite dish equipment.

The fence is proposed to be a 6' high privacy fence, the boards will be horizontal and located behind the house and driveway.

The letter to the Board also states that the purpose of the fence is to shield the satellite dish, some of the play equipment and protect the children from chasing balls onto her driveway. Although not stated in the letter, the fence would also provide screening for her patio which is approximately 17' from the property line.

Zoning Code Section 154.14, states that fences not exceeding four and one-half feet in height are permitted in a side or rear yard, therefore the variance is required for the fence to be installed as proposed.

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

To: The Amberley Village planning commission

From: Louise Wolf

7255 Laurel Oak Lane

I have been a resident of Amberley Village for over 45 years. I built a home on Section Rd. near Fair Oaks in 1976 and am remodeling a home at 7255 Laurel Oak Lane.

The home on Laurel Oak is a corner lot and has a next door neighbor on Laurel Oak Lane and one on Elbrook Ave.

Natorps planted bushes on the right side of the driveway near the Laurel Oak property line.

When I pull into my driveway, straight ahead of me, at the end of the driveway, is my Elbrook Ave. neighbor's play equipment. There is a plastic playhouse, plastic tower, metal swing set, as well as various balls and other equipment. There is a hill from the Elbrook Ave. property to the end of my driveway which causes balls to roll onto my driveway.

I am requesting a 6 ft. wooden horizontal privacy fence be approved. A four foot fence would just be level with the incline, whereas a 6 ft. fence would give me about 2 ft. of fencing. It will not shield the high tower but it may shield the circular internet dish, some of the play equipment, and protect the children from chasing balls onto my driveway.

I have spoken with the Maravilla's on Elbrook and Judy Barron on Laurel Oak and neither neighbor has an objection to a fence in that area.

Eades Fencing told me they are already scheduling into August, so I am hopeful to receive approval soon.

Thank you for your attention.

Louise Wolf

513-236-0824

COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

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Property 3 of 19

Parcel ID
526-0080-0045-00Address
7255 LAUREL OAK LNIndex Order
Parcel NumberTax Year
2020 Payable 2021

I Want To...

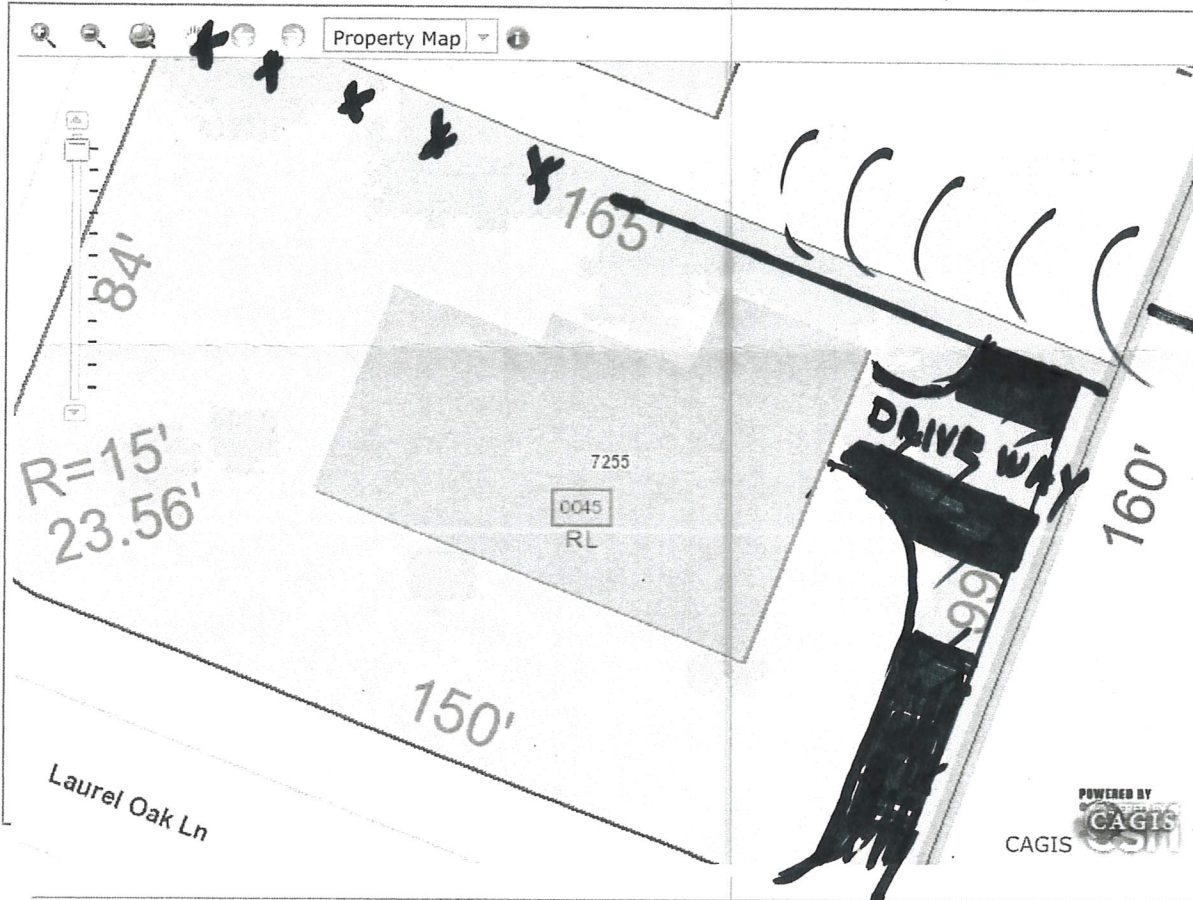
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- ☐ Images
- ☐ Special Assessment/Payoff
- ☐ Tax Lien Certificates
- ☐ CAGIS Online Maps
- ☐ Aerial Imagery
- ☐ Owner Names

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- ☐ Property Report



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Elbrook yard

* - new trees

— proposed fence
wood horizontal
6'

my driveway

fence

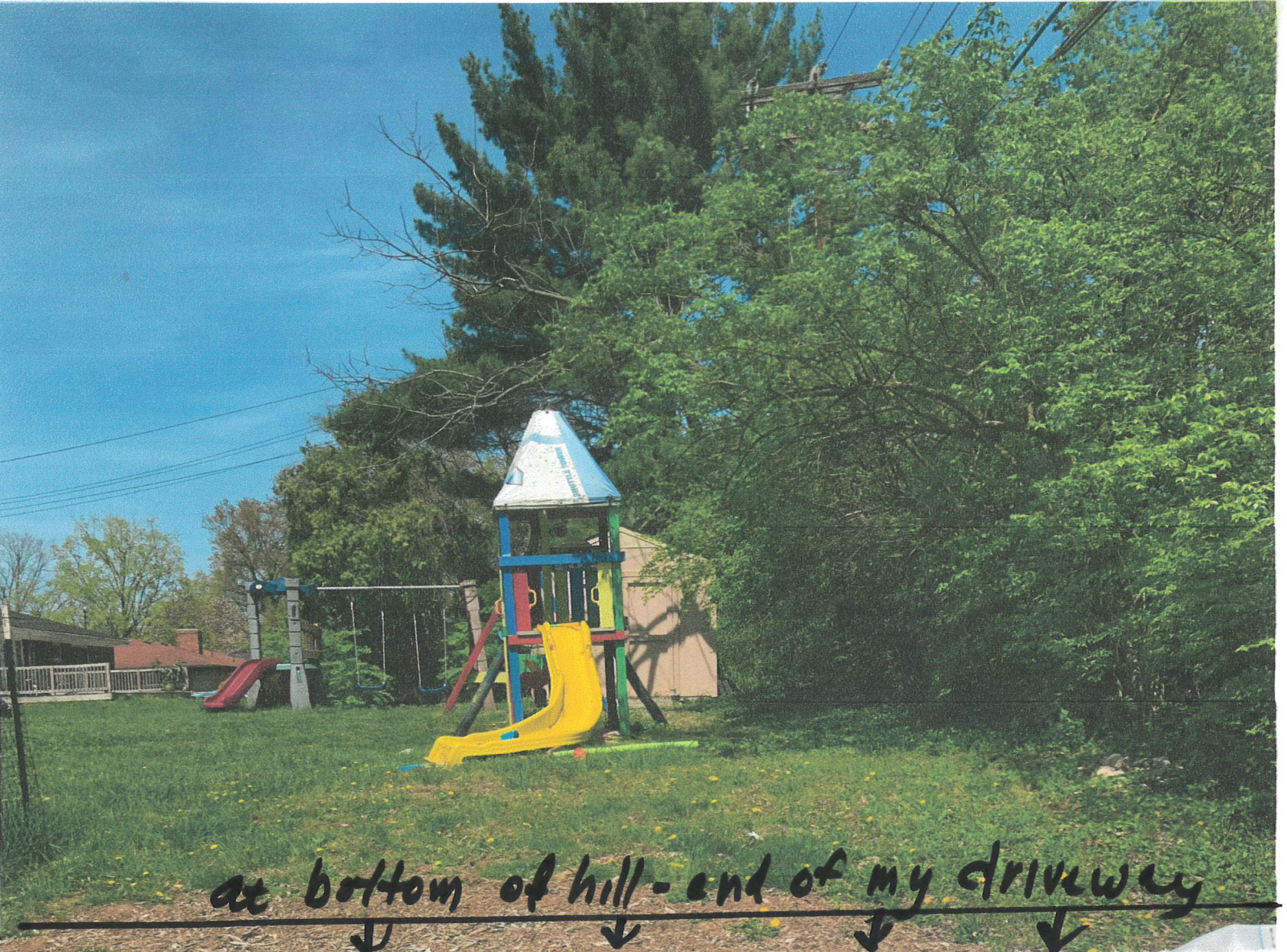
Fence will protect children
Shield my view partially of play equip

7255 Laurel Oak Lane



* NEW TREES

~~—~~ PROPOSED 6' WOOD HORIZONTAL
FENCE



at bottom of hill - end of my driveway







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Amberley Village, OH 45237

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

amberleyvillage.org

BOARD OF ZONING APPEALS MEETING NOTICE

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Howard Mayers, the representative for the Shaarei Torah Synagogue is requesting a modification to the Conditional Use Permit, and 2 variances. If approved the modification would allow for the replacement of the existing playground equipment with a 72' x 86' play area with multiple play structures. The variances would allow for the installation of a 6' high fence and for the reduced setbacks for the play area.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tprisoner@amberleyvillage.org, or you may attend the **Monday, June 7, 2021** Planning Commission/Board of Zoning Appeals public via Zoom. If you should have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

What: Public Hearing of the Amberley Village Board of Zoning Appeals
When: Jun 7, 2021 07:00 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/tZYocO2ggT0vEtYsoQxbmYwBXhMHfwD4T2ax>

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

cc: Howard Mayers, Shaari Torah Synagogue, 2400 Section Road
Steven & Christine Guyer, 2390 Section Road
Shawn & Patricia Reynolds, 2430 Section Road
Jonathan & Randi Chaiken, 2451 Brookwood Lane
Benjamin & Ronna Schneider, 2450 Brookwood Lane
Esther Whitman, 7137 Fair Oaks Drive
Congregation of Kneseth Israel, 2455 Section Road



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

June 7, 2021

Subject:

2400 Section Road

Variance:

Modification to the Conditional Use Permit

Item: Case#2021-1897

Variance Request: Howard Mayers, the representative for the Shaarei Torah Synagogue is requesting a modification to the Conditional Use Permit, and 2 variances. If approved the modification would allow for the replacement of the existing playground equipment with a 72' x 86' play area with multiple play structures. The variances would allow for the installation of a 6' high fence and for the reduced setbacks for the play area.

Zoning Code Review:

Variance Review: Mr. Mayers is the representative for the Shaarei Torah Synagogue and is requesting a modification to the Conditional Use Permit (CUP), and 2 variances. If approved the modification would allow for the replacement of the existing playground equipment with a 72' x 86' play area, with multiple play structures. The variances would allow for the installation of a 6' high fence and for the reduced setbacks for the play area.

The letter to the Board states that the request to enhance the playground is an investment to provide the Shaarei Torah community a safe and structured space for children to play and interact. The letter also states that they believe this is an important step in continuing to offer young families a reason to join the community.

The playground is proposed to meet the standards of the ADA, ASTM, and CPSC regulations and will have ample spacing between each piece of equipment. The play area is proposed to be 72' x 86' with 2 play structures, 2 swing sets, a seesaw, a spinami, benches, and a 15' x 15' cantilever cover over 2 picnic tables. The equipment and cantilever cover will not exceed 15' in height.

The play area is proposed to be 15' from the west property line and 30' from the north property line. Due to the proximity to the residential property to the west, Mr. Mayers is also requesting a variance to install approximately 80' of 6' high shadowbox fencing between the play area and the residential property to the west.

Zoning Code 154.25 (C) (5) states that if the plan for a public building includes a fenced area to be used for outdoor games, recreation, or play, the fenced areas designed for these uses shall be set back from all

lot lines by a distance of at least 50'.

Although the proposed play area is not being fenced in, staff feels the intent of the code is for the play area to be at least 50' from the property lines. Therefore, approval is also required from the Board for the play area to be with the 50' setback.

Due to the replacement and addition of play stations, a modification to the Conditional Use Permit is required, as well as a variance for the 6' high fencing and for the reduced setback.

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

Date: 5.6.2021

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:

We are requesting permission to enhance our playground per the attached diagram. The playground is an investment to provide our Shaarei Torah community a safe and structured space for children to play and interact. We believe having a new playground is an important step in continuing to offer young families reasons to join our community. The playground itself will be compliant with ADA, ASTM, and CPSC regulations and will feature the required spacing between each piece of equipment. The playground space is designed to be 72x86 feet and will not exceed 15 feet in height.

The structure is proposed at the following address:

2400 Section Rd, Cincinnati, OH 45237

I certify the attached plat and measurements are accurate.

Midstates Recreation
Contractor's Name
1279 Hazelton-Etna Rd SW
Pataskala, Ohio 43062
Contractor's Address
614.855.3790
Telephone Number

Sincerely,

Howard Mayers
Chair of Grounds Committee Signature

Howard Mayers
Chair of Grounds Committee Printed Name

513-977-0954
Telephone Number (daytime)



Congregation Sha'Arei Torah

EQUIPMENT SIZE:
X' x Y' x Z'

USE ZONE:
X' x Y'

AREA:
4896 SqFt.

PERIMETER:
280 Ft.

FALL HEIGHT:
8 Ft.

ADA SCHEDULE		Total Elevated Play Activities:	6
		Total Ground-Level Play Activities:	2
Required	Provided	Accessible Elevated Activities	3
Required	Provided	Accessible Ground-Level Activities	2
Required	Provided	Accessible Play Types	2



✓ ASTM F1487-17
✓ CPSC #325

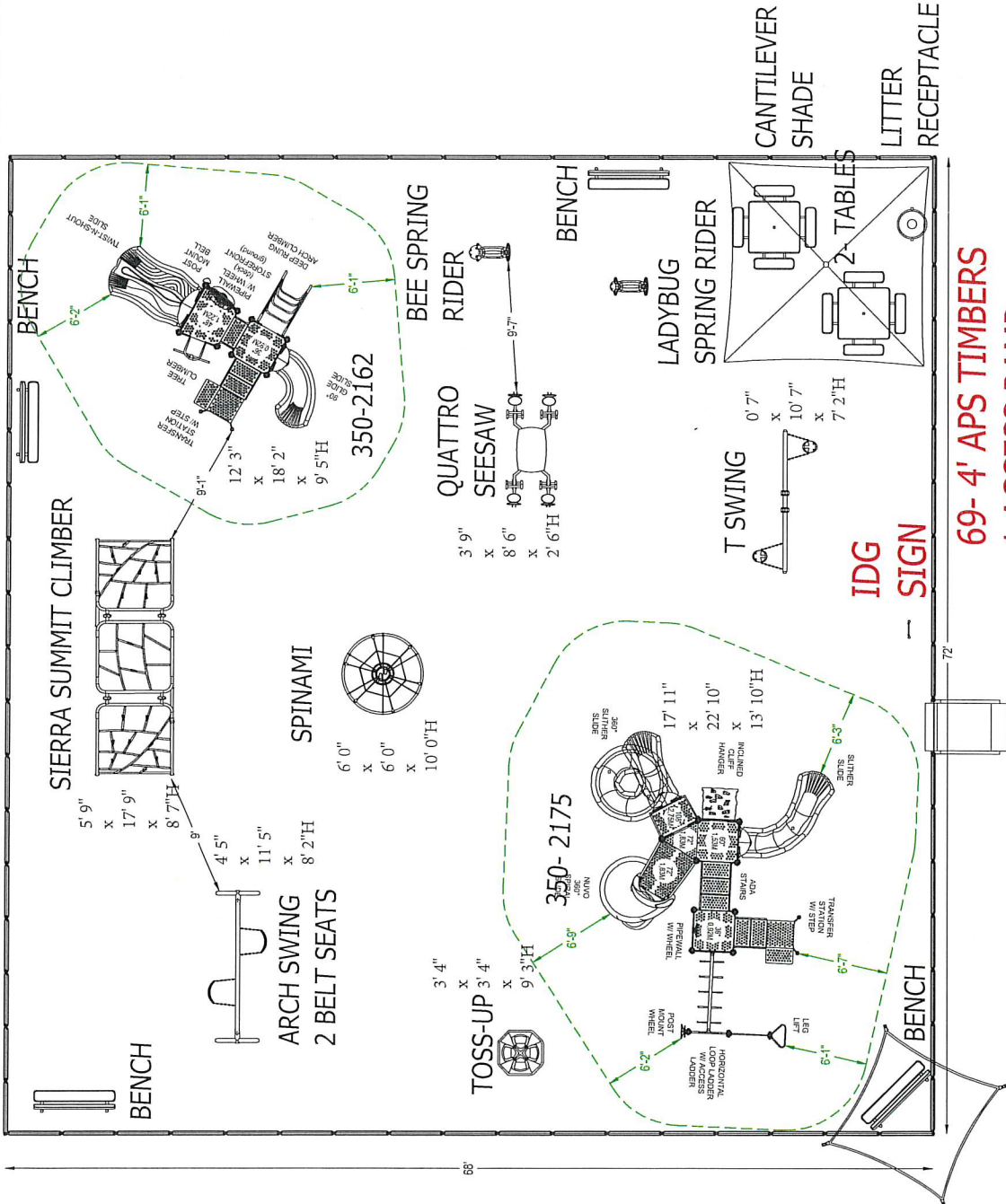
PROJECT NO:
21-2345D

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

DRAWN BY:
DME

Paper Size
B

DATE:
4/15/21



69- 4' APS TIMBERS
1 ACCESS RAMP

TETHERBALL

*PLAYGROUND SUPERVISION REQUIRED



MIDSTATES
RECREATION

Congregation Sha'Arei Torah
21-2345D

PLAYWORLD



MIDSTATES
RECREATION

Congregation Sha'Arei Torah
21-2345D

PLAYWORLD



MID STATES
RECREATION

Congregation Sha'arei Torah
21-2345D

PLAYWORLD



MIDSTATES
RECREATION

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MIDSTATES
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PLAYWORLD



Congregation Sha'arei Torah

21-2345D





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21-2345D





MIDSTATES
RECREATION

Congregation Sha'Arei Torah
21-2345D

PLAYWORLD



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21-2345D

PLAYWORLD

MIDSTATES
RECREATION



MIDSTATES
RECREATION

Congregation Sha'Arei Torah
21-2345D

PLAYWORLD

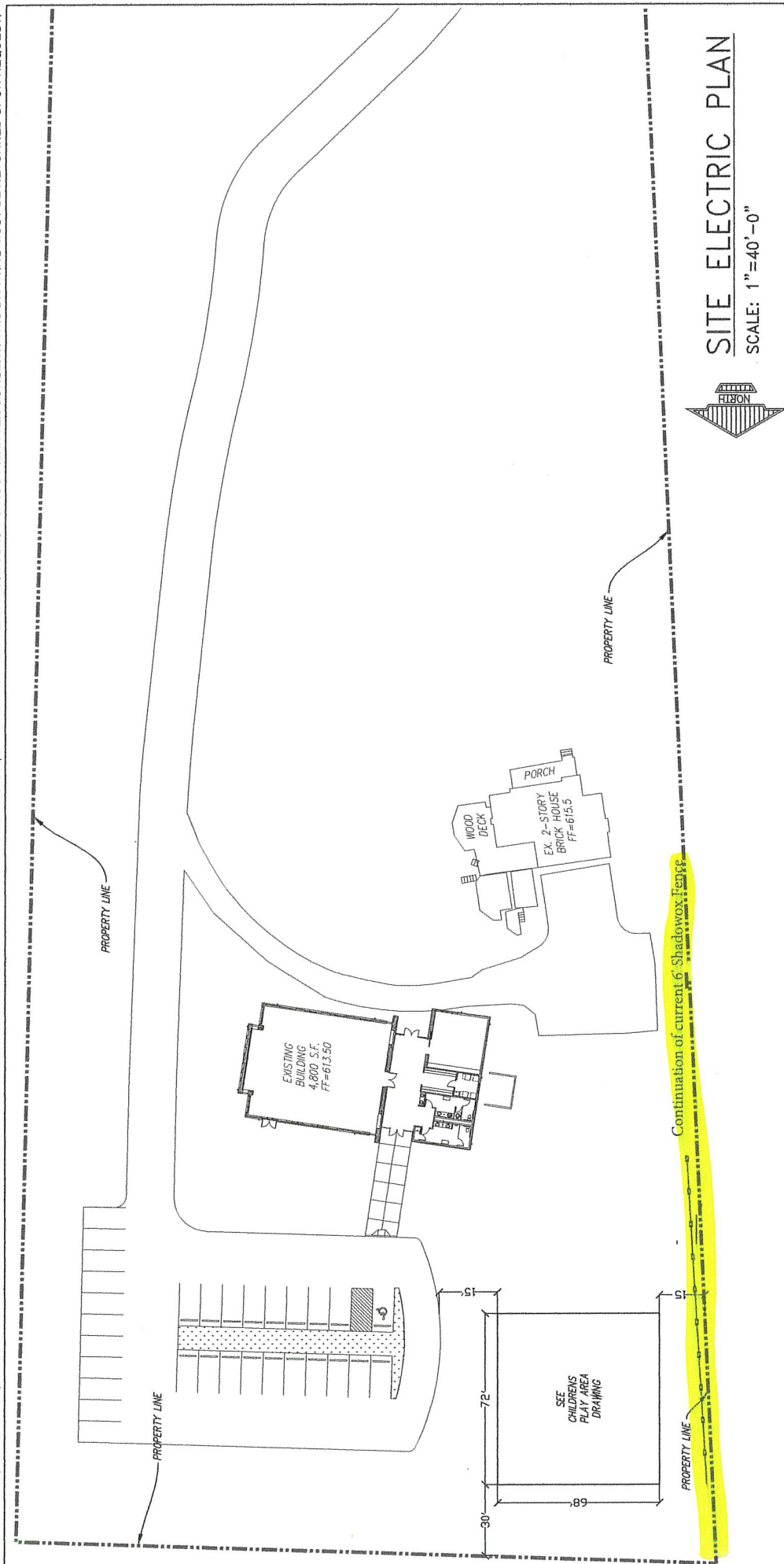


Congregation Sha'arei Torah

21-2345D



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SITE ELECTRIC PLAN

SCALE: 1"=40'-0"

REVISIONS

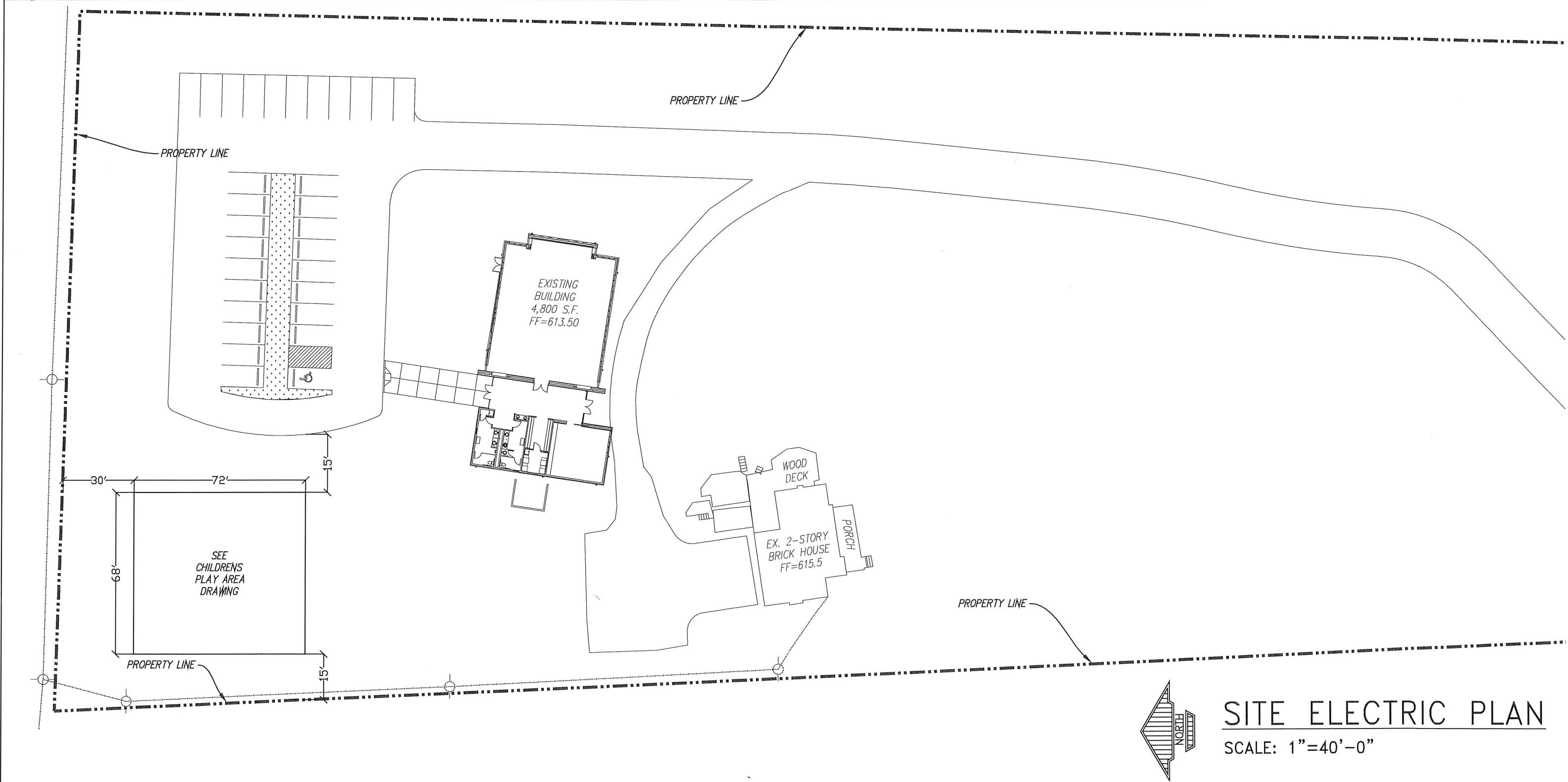
MAYERS ELECTRIC CO., INC.
ELECTRICAL CONTRACTOR
COMMERCIAL AND INDUSTRIAL WIRING
4004 ERIE COURT
CINCINNATI, OHIO 45227
(513) 272-2900

DRAWING DATE: 04-30-21

MAYERS PROJECT:

SHA'AREI TORAH
THE VILLAGE SHUL
2400 SECTION ROAD
AMBERLEY, OHIO 45237

DWG	DRAWN BY	CHECKED BY
E-1	SFB	



SITE ELECTRIC PLAN

SCALE: 1"=40'-0"

REVISIONS	MAYERS ELECTRIC CO., INC. ELECTRICAL CONTRACTOR COMMERCIAL AND INDUSTRIAL WIRING 4004 ERIE COURT CINCINNATI, OHIO 45227 (513) 272-2900	SHA'AREI TORAH THE VILLAGE SHUL 2400 SECTION ROAD AMBERLEY, OHIO 45237			
	DRAWING DATE: 04-30-21				
	MAYERS PROJECT:				
			DWG	DRAWN BY	CHECKED BY
			E-1	SFB	