

AGENDA

August 2, 2021

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of June 7, 2021

Cases

CASE NO. 2021-1936

Installation of solar energy panels on the front roof plane of the house.

CASE NO. 2021-1937

Corey Wirth, the property owner of 8360 Springvalley Drive, is requesting a variance to Zoning Code Section 154.12 (A) (1). The variance if approved would allow for an accessory structure (playset) to remain located in the front yard.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD VIA ZOOM
MONDAY, JUNE 7, 2021**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission via Zoom on Monday, June 7, 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 May 3, 2021 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2021-1807

Village Zoning Administrator Wes Brown introduced Case No. 2021-1807, which included a public hearing on recommendations of the Planning Commission to amend Section 154.66 of the Village Zoning Code. While developing the Amberley Green District (AGD) zoning text, he said questions were raised as to the process for approving temporary events such as the One Stop Drop Recycling Event, farmers' markets and food truck rallies. Staff stated that Code Section 154.66 calls for all temporary events not mentioned as permitted to be approved by the Board of Zoning Appeals (BZA).

To streamline approvals and to assure compliance, Mr. Brown said staff believes the code should be amended to allow temporary events held for a period of seven days or less be approved by the Village Manager, while events more than seven days or annual events will still be required to obtain approval from the BZA. He also said the Village Manager would have the option to send events with a duration of 7 days or less to the BZA for approval, and language would be added to the ordinance to clarify this option.

Mr. Brown said the ordinance to amend Section 154.66 was necessary to promote consistency within the Village Code. Mr. Brown said the code states that such amendments must first be submitted to the Planning Commission for review, recommendation and suggestions.

Mr. Wolf recommended the ordinance be amended to include an appeal process. Village Solicitor Kaake suggested discussion would need to be held to clarify the process.

PUBLIC HEARING

Chairperson Bardach opened the Public Hearing on the Ordinance to Amend Section 154.66 of the Village Zoning Code at 7:09 p.m. There being no comments, Mr. Bardach closed the Public Hearing at 7:10 p.m.

Mr. Lauer said he believed the intention of the ordinance was not to limit the Board of Zoning Appeals' authority, and stated that any edits should preserve the authority of the Board.

Mr. Kaake recognized Mr. Lauer's concerns and said language could be adjusted to clarify the intent.

Ms. Rissover moved to recommend to Council that the ordinance be amended to include clarifying language to allow the Village Manager to refer events of 7 days or less to the BZA, as well as to include an appeals process and to preserve the authority of the Board of Zoning Appeals. Seconded by Mr. Bardach, the motion passed unanimously.

CASE NO. 2021-1892

Mr. Brown introduced Case No. 2021-1892, wherein Douglas and Marcie Kemper, the property owners of 3181 North Farmcrest Drive, sought 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.

Mr. and Mrs. Kemper's property is zoned Residence A and is an irregularly pie-shaped lot that narrows toward the back. Mr. Brown said their letter to the Board states that the rear yard also slopes up, and the proposed location of the shed is in the flat area of the yard. The rear yard at the point of the proposed location is only 37 feet wide, and the required setback would place it too close to the opposite side lot line. Mr. Brown also said the property has several 20' to 50' trees that the Kempers did not want to lose to accommodate a shed.

Mr. Kemper stated the purpose of the shed was to store his riding mower, and that neighboring trees would block the shed's visibility from the street.

Ms. Rissover asked which direction the doors of the shed would face, and Mr. Kemper referenced photos provided in the packet which depict the doors facing into the yard.

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

Mr. Wolf moved to approve the variance to allow the shed. Seconded by Ms. Rissover, the motion was approved unanimously.

CASE NO. 2021-1893

Mr. Brown introduced Case No. 2021-1893, and stated Lynn Goodwin, the property owner of 7825 Sagamore Drive requested a variance to allow for an accessory structure (Little Library) to be installed near the driveway in her front yard. As Village Zoning Code 154.12 states that no accessory structure shall be erected in a front yard, a variance would be required to install the Little Library as proposed.

Mr. Bardach asked if anyone had seen a Little Library in the Village. Mr. Wolf said he had not, but that he called the City of Blue Ash to find out their policy on Little Libraries. Mr. Wolf said he learned that the City granted permission via variance approval, and required each Little Library to request its own variance. Mr. Brown confirmed Mr. Wolf's findings.

Mr. Wolf expressed concern with there being too many in one location.

Neighbor Bob Roth of 8068 Sagamore Drive stated he was in support of the proposed structure.

Mr. Lauer questioned why the Board would even need to consider installation of a Little Library, as it seems similar to a mailbox. He said he understood perhaps the Village wouldn't want too many.

Ms. Rissover said it was important to look at these on a case-by-case basis to prevent an overabundance of Little Libraries, and to ensure they are aesthetically up to Village standards.

Mr. Rubenstein asked if the proposed variance was specific to the particular model in question, to which Mr. Wolf said yes.

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

Mr. Lauer moved to approve the variance to allow for the Little Library, which was seconded by Mr. Bardach and passed unanimously.

CASE NO. 2021-1894

Mr. Brown introduced Case No. 2021-1894, in which Louise Wolf, the property owner of 7255 Laurel Oak Lane, was seeking a variance to Zoning Code Section 143.13 (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 Section 154.14 states that fences not exceeding four and one-half feet in height are permitted in a side or rear yard, therefore a variance would be required for the fence to be installed as proposed.

Ms. Wolf stated there is a hill at the end of her driveway which leads up to the neighboring property on Elbrook Avenue, where the children have a plastic playhouse, a tower and a metal swingset. She said the children from the neighboring household frequently chase balls into her driveway, and the proposed fence would offer a safety measure, as well as shield a satellite dish from view. She said the permitted 4.5' fence would not be sufficient given the topography of the yard, as the height of the hill exceeds the permitted fence height.

Mr. Lauer expressed concerns that an additional foot and half of fencing would not achieve the desired effect, and asked Ms. Wolf if she had considered planting instead.

Ms. Wolf said she has planted before. She said there were too many children in the area, and the trees would need time to grow.

Mr. Lauer said he had concerns regarding precedent, as the Board had just recently rejected applications for similar requests.

Ms. Rissover asked if there were any objections from neighbors, to which Ms. Wolf responded there were not.

Mr. Wolf said that not only would a 4.5' fence stop the children, there had been numerous requests for 6' fences that had been denied. He said council had reviewed the Village property maintenance code, and had chosen to keep the 4.5' standard.

Ms. Rissover added the Board also considers hardship, but she saw none in this case.

Ms. Wolf said she would not spend the money to put in a 4.5' fence, as she felt the cost outweighed the benefit.

Mr. Lauer said the parameters of the property maintenance code were in place for a reason.

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

Both Mr. Bardach and Mr. Rubenstein said they were in agreement with commentary provided by other members of the Board.

Mr. Wolf moved to allow the variance. Seconded by Mr. Bardach, the motion failed unanimously.

CASE NO. 2021-1897

Mr. Brown said that Howard Mayers, the representative for the Shaarei Torah Synagogue, was requesting a modification to the Conditional Use Permit (CUP), and two variances. If approved the modification would allow for the replacement of existing playground equipment with a 72' x 86' play area to include multiple play structures. The variances would allow for the installation of a 6' high fence and for the reduced setbacks for the play area.

Mr. Brown said 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.

Mr. Brown also said 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 within the 50' setback.

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

Adam Frankel with the Shaarei Torah Synagogue said the proposed fence is a continuation of an existing fence.

Steven Guyer of 2390 Section Road next door to the Synagogue said he had no problem with the proposed playground, however he wanted the fence to continue to the end of the bordering property line.

Mr. Bardach asked if the current fence is 6' in height, to which Mr. Mayers responded it was. He said as both a resident and member of Shaarei Torah, he said the synagogue wanted to be a good neighbor, and the proposed plan would include continuation of the fence on the property line as requested by Mr. Guyer.

Ms. Rissover asked if the current playground was not fenced in, and if neighborhood children utilize the equipment. Mr. Frankel said it is currently available for anyone to use.

Mr. Rubenstein asked what material was proposed for the new playground equipment to which Mr. Frankel replied a commercial grade engineered wood fiber.

Mr. Lauer said he appreciated the proposed upgrades and advance collaboration with neighbors. He said was concerned with the open access to the playground equipment, and asked Mr. Mayers to strongly consider extending the fence to fully enclose the property.

Mr. Wolf moved to approve the variances requested subject to the installation of fencing as requested by the Guyers. Seconded by Ms. Rissover, the motion passed unanimously.

NEW BUSINESS

Mr. Wolf raised concerns regarding 10' wood poles he noticed around a garden on North Farmcrest, and said it was inconsistent to deny 6' fences and not cite for similar violations.

Ms. Rissover said she had identified parking violations on Elbrook, and Mr. Brown said he had spoken with the homeowner.

Mr. Wolf said he noticed parking on the grass at the former Gibson property, even when there were No Parking signs. He said he doesn't want the Village to become "Zoning Police," however he also doesn't want to penalize those who go through the proper channels to obtain permissions.

Ms. Rissover asked if staff could include reminders in the regular newsletter.

Mr. Lahrmer said the next meeting was scheduled for July 5, which is a Village holiday. He said he would confer with the group to determine an alternate date. He also said in-person meetings would resume on July 1.

There being no further business, Chairman Bardach announced the meeting was adjourned at 7:21 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
MEETING NOTICE

WHEN: August 2, 2021 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Planning Commission and the Board of Zoning Appeals on **Monday, August 2, 2021**, at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Andrew Steinberg, the property owner of 7385 Elbrook Avenue, is requesting a variance to Zoning Code Section 158.15 (A). The variance if approved, would allow for the installation of solar energy panels on the front roof plane of the house.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road, or you may attend the **Monday, August 2, 2021**. Planning Commission and Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Andrew Steinberg, 7385 Elbrook Avenue
Kimberley Pritchett, 7365 Elbrook Avenue
Timothy Butz & K. Richard Young, 7360 Elbrook Avenue
Eileen Lackey, 7380 Elbrook Avenue
Mordechai Levin, 7405 Elbrook Avenue
Max Shichtman & Yehudit Rothman, 74009 Elbrook Avenue
Melissa Johnson, The PORT, 3 E 4th St. Unit 300
Kara Kish, Cincinnati Parks, 950 Eden Park Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberlevillage.org

Amberley Village Planning Commission Staff Report

August 2, 2021

Subject:

7385 Elbrook Avenue

Variance:

Andrew Steinberg, the property owner of 7385 Elbrook Avenue, is requesting a variance to Zoning Code Section 158.15 (A). The variance if approved, would allow for the installation of solar energy panels on the front roof plane of the house.

Item: Case#2021-1936

Variance Request: Installation of solar energy panels on the front roof plane of the house.

Zoning Code Review: Chapter 158 Alternative Energy, 158.15 (A) Roof Mounted Systems. Roof-mounted solar energy systems shall not extend beyond the existing roof (with and height) of the structure to which they are attached. Roof-mounted systems shall not exceed the height of the roofline on a pitched roof; SES may project vertically up to five feet above a flat roofline. Roof-mounted systems are not permitted in the front yard or on the front plane of a structure.

Variance Review: Mr. Steinberg is the property owner of 7385 Elbrook Avenue and is requesting a variance to Zoning Code Section 158.15 (A). If approved, the variance would allow solar energy panels to be installed on the front roof plane of the house.

The letter to the Board states that once the tree is removed, the front face of the house will get the second most sun exposure required for the solar panels for maximum benefit. The letter also states that the panels proposed to be used have the least amount of glare of all the panels on the market today and will look seamless with the dark-colored roof.

Solar is Freedom, is proposing to install 24 roof-mounted solar panels on the south and east-facing roof surfaces, 16 on the front plan of the house, and 8 on the south side of the roof. The panels will be 5.5'x3' in size, installed with a 4" gap between the roof and bottom of the panels.

The variance is required for the 16 panels to be installed on the front roof plane.

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

Date: 6/21/21

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:

24 roof mounted solar panels to help offset utility usage, This will be on the home.

The structure is proposed at the following address:

7385 Elbrook Avenue, Cincinnati OH 45237

I certify the attached plat and measurements are accurate.

Solar is Freedom
Contractor's Name

4007 Bach Buxton Rd

Amelia, OH 45102
Contractor's Address

(513)767-2824
Telephone Number

Sincerely,



Andrew Steinberg (Jun 21, 2021 11:52 EDT)

Homeowner's Signature

Andrew Steinberg
Homeowner's Printed Name

(720) 331-1709
Telephone Number (daytime)

Amberley Village Board of Zoning,

I've been instructed to explain **why we chose the front of the home** to put solar panels in the case of *Andrew Steinberg*, and present this to the board of zoning.

Judging by our data and Andrew's plan to remove the tree in the front, it has been identified that the front gets the **second most available sunlight** of the five faces of the roof, as shown by the difference in colors on our proposal.

From what I've gathered from a previous conversation with a homeowner in your area, the main issue the community is concerned with is a glaring effect from the solar panels, or anything that would prove to be a distraction or nuisance to other members of the village. You can see by visiting our [Facebook](#) and looking at pictures of our installs that this is far from the case especially with the ultra-premium LG panels we use which have the least glare of any panel on the market and look seamless with a dark colored roof.

For the homeowner, there are multiple benefits for choosing to create your own power with solar energy with the #1 benefit being saving tens of thousands of dollars on their electric bills over the warranty period. Other important benefits include promoting clean energy and local jobs which contribute to a brighter future along with increasing their home value which has been statistically proven by multiple large scale studies. To your benefit, approving solar panels in your neighborhood not only keeps your homeowners happy, but also allows them to be ahead of the curve in terms of where the world is going.

If it would help, I would be happy to meet in person, or come to a zoning meeting to go into more detail on how solar energy is a net benefit for everyone. Please let me know what the next steps are in Andrew Steinberg's solar project and I would be happy to be of assistance.

Regards,

Adam Tomlin
Account Manager
614-623-7547



www.solarisfreedom.com



Andrew Steinberg
7385 Elbrook Ave
Cincinnati, OH 45237

May 4th, 2021
Solar is Freedom

**SOLAR
IS FREEDOM**

System Specifications

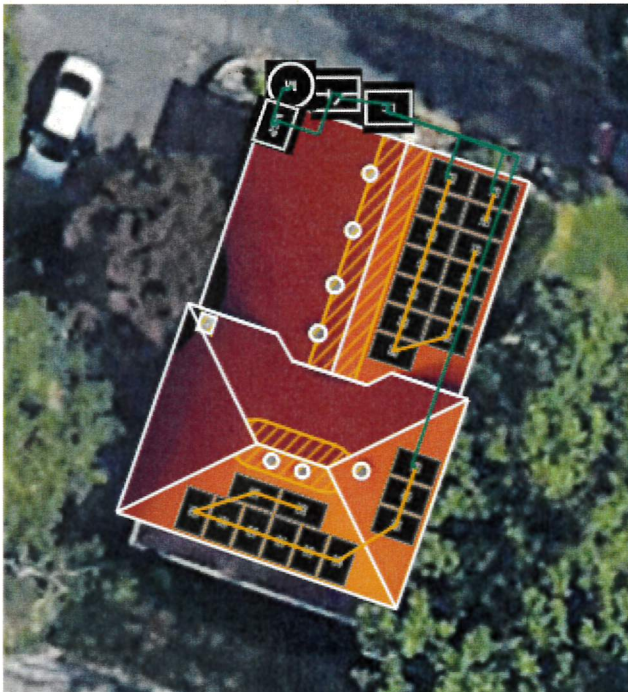
Your system has been customized to maximize efficiency based on your home layout and energy needs.

System Size: 8.88 kW

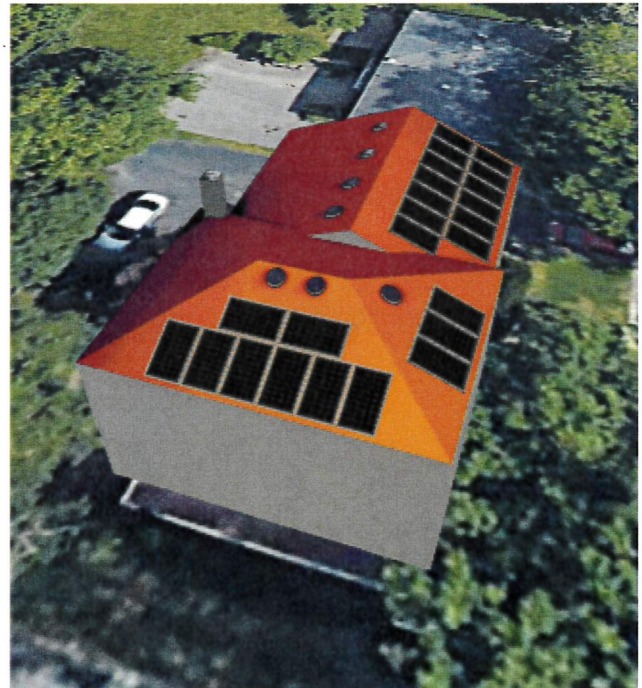
Modules: 24 LG Electronics Inc. LG370N1K-A6

Inverter(s): Enphase Energy Inc. IQ 7PLUS-72-2-US

System Design with Layout



3 Dimensional System Design



**SOLAR
IS FREEDOM**



Andrew Steinberg
7385 Elbrook Ave
Cincinnati, OH 45237
nightkey5@yahoo.com
(720) 331-1709

May 4th, 2021
Solar is Freedom

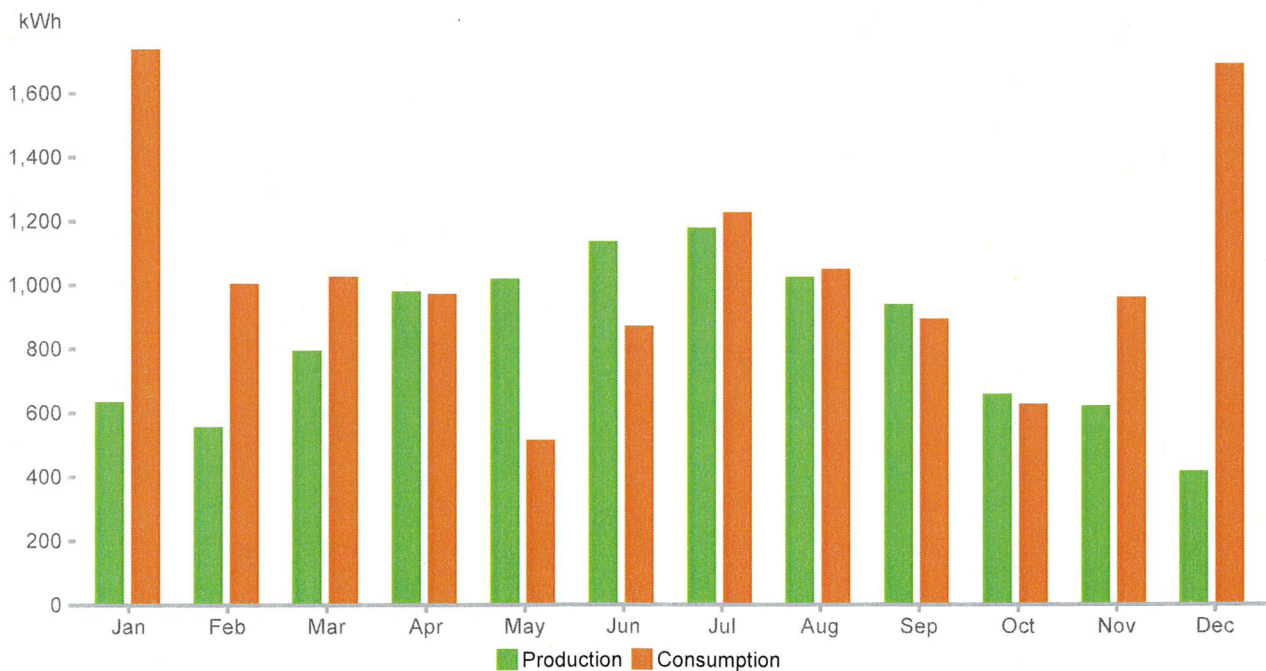
Estimated Solar Energy Production

25 Year Production: 243,365 kWh

Annual Production: 9,735 kWh/year

Monthly Average: 811 kWh/month

Approximate Month-by-Month Coverage



Andrew Steinberg
7385 Elbrook Ave
Cincinnati, OH 45237
nightkey5@yahoo.com
(720) 331-1709

May 4th, 2021
Solar is Freedom

System Assumptions

Average Electric Usage: per Year: 12,579 kWh per Month: 1,048 kWh
Estimated Utility Rate Increase (/yr): 4.0 %
Estimated Yearly Production Retention: 0.2 %

Environmental Impact

Trees Planted: 5,223	Acres of US Forest: 166.98
Vehicles per Year: 2	Miles per Year: 20,170
Barrels of Oil: 474	Pounds of Coal: 218,813



Amberly Village Zoning Application

Final Audit Report

2021-06-21

Created:	2021-06-21
By:	Ashley Stafford (ashley@solarisfreedom.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjoaUKPIQ-NRKVa17V3oFiCUvC2x9sogu

"Amberly Village Zoning Application" History

-  Document created by Ashley Stafford (ashley@solarisfreedom.com)
2021-06-21 - 3:29:57 PM GMT- IP address: 50.5.179.248
-  Document emailed to Andrew Steinberg (nightkey5@yahoo.com) for signature
2021-06-21 - 3:30:18 PM GMT
-  Email viewed by Andrew Steinberg (nightkey5@yahoo.com)
2021-06-21 - 3:51:18 PM GMT- IP address: 209.73.183.38
-  Document e-signed by Andrew Steinberg (nightkey5@yahoo.com)
Signature Date: 2021-06-21 - 3:52:40 PM GMT - Time Source: server- IP address: 198.176.80.33
-  Agreement completed.
2021-06-21 - 3:52:40 PM GMT



Scott E. Wyssling, PE, PP, CME

Wyssling Consulting
76 North Meadowbrook Drive
Alpine, UT 84004
office (201) 874-3483
swyssling@wysslingconsulting.com

June 21, 2021

DBM Solar Design and Consulting
2650 Washington Boulevard
Ogden, UT 84412

Re: Engineering Services
Steinberg Residence
7385 Elbrook, Cincinnati OH
8.880 kW System

To Whom it May Concern:

Pursuant to your request, we have reviewed the following information regarding solar panel installation on the roof of the above referenced home:

1. Site Visit/Verification Form prepared by an DBM Solar representative identifying specific site information including size and spacing of rafters for the existing roof structure.
2. Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information was prepared by DBM Solar and will be utilized for approval and construction of the proposed system.
3. Photographs of the interior and exterior of the roof system identifying existing structural members and their conditions.

Based on the above information we have evaluated the structural capacity of the existing roof system to support the additional loads imposed by the solar panels and have the following comments related to our review and evaluation:

Description of Residence:

The existing residence is typical wood framing construction with the roof system consisting of 2 x 6 dimensional lumber at 24" on center. The attic space is unfinished and photos indicate that there was free access to visually inspect the size and condition of the roof rafters. All wood material utilized for the roof system is assumed to be Doug-Fir #2 or better with standard construction components. The existing roofing material consists of composite asphalt shingles. Photos of the dwelling also indicate that there is a permanent foundation.

A. Loading Criteria Used

- 115 MPH wind loading based on ASCE 7-10 Exposure Category "C" at a slope of 18 degrees
- 7 PSF = Dead Load roofing/framing Live Load = 20 PSF Snow Load = 20 PSF
- 3 PSF = Dead Load solar panels/mounting hardware

Total Dead Load = 10 PSF

The above values are within acceptable limits of recognized industry standards for similar structures in accordance with the 2019 Residential Code of Ohio and the 2015 IBC. Analysis performed of the existing roof structure utilizing the above loading criteria indicates that the existing rafters will support the additional panel loading without damage, if installed correctly.

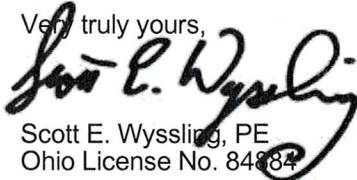
B. Solar Panel Anchorage

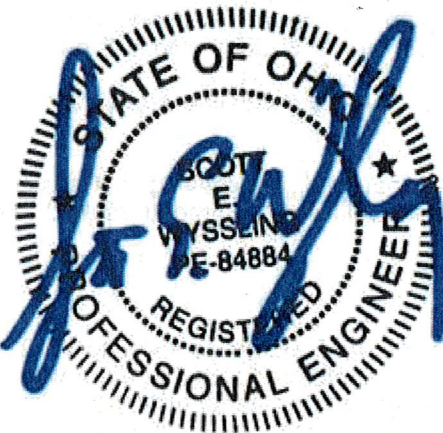
1. The solar panels shall be mounted in accordance with the most recent "*Ironridge Installation Manual*", which can be found on the Ironridge website (<http://Ironridge.com/>). If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.
2. Maximum allowable pullout per lag screw is 235 lbs/inch of penetration as identified in the National Design Standards (NDS) of timber construction specifications for Doug-Fir (North Lumber) assumed. Based on our evaluation, the pullout value, utilizing a penetration depth of 2 ½", is less than what is allowable per connection and therefore is adequate. Based on the variable factors for the existing roof framing and installation tolerances, using a thread depth of 2 ½" with a minimum size of 5/16" lag screw per attachment point for panel anchor mounts should be adequate with a sufficient factor of safety.
3. Considering the roof slopes, the size, spacing, condition of roof, the panel supports shall be placed no greater than 48" o/c.
4. Panel supports connections shall be staggered to distribute load to adjacent rafters.

Based on the above evaluation, it is the opinion of this office that with appropriate panel anchors being utilized the roof system will adequately support the additional loading imposed by the solar panels. This evaluation is in conformance with the 2019 RCO and the 2015 IBC, current industry and standards, and based on information supplied to us at the time of this report.

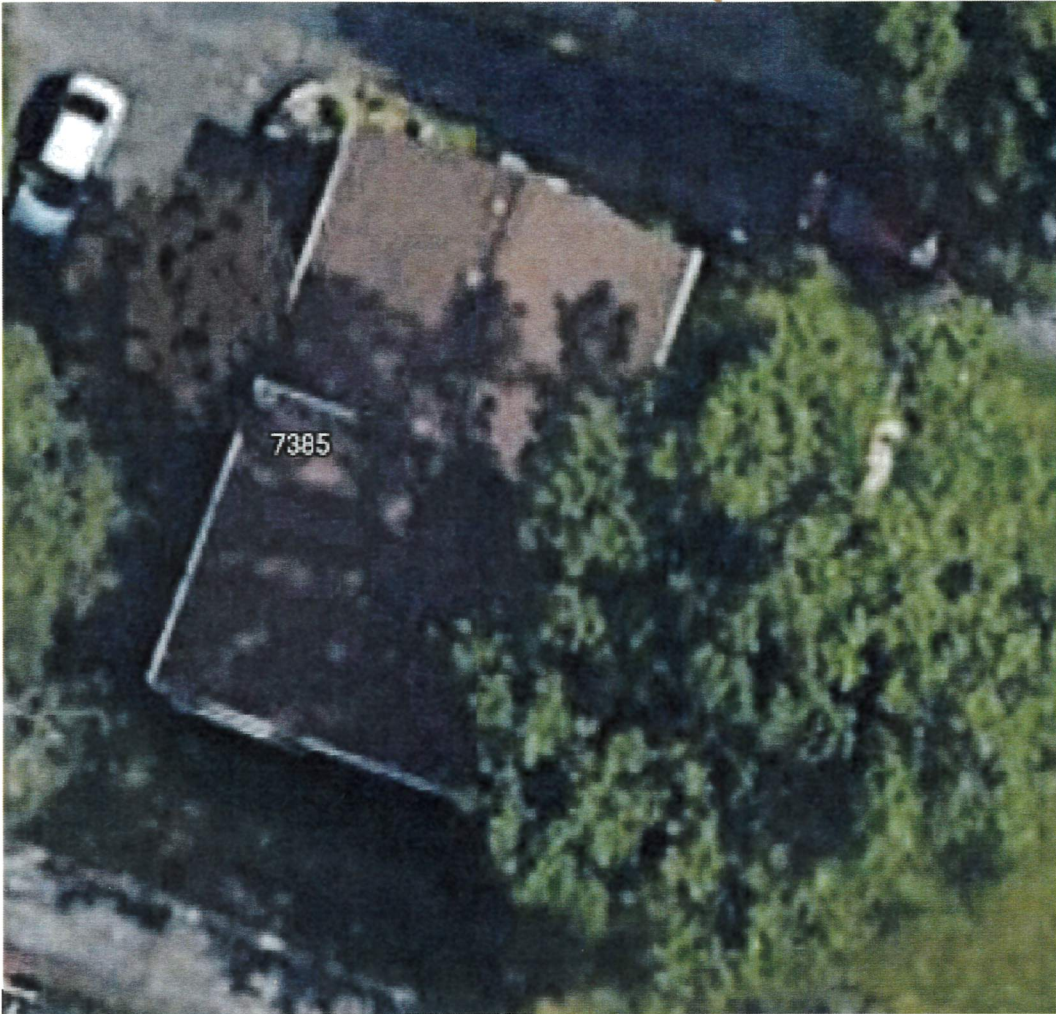
Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

Very truly yours,


Scott E. Wyssling, PE
Ohio License No. 84884



AERIAL VIEW



STREET VIEW



4007 Bach Buxton Road,
Cincinnati, Ohio 45245
513-236-7609

CONFIDENTIAL - THE INFORMATION
HEREIN CONTAINED SHALL NOT BE
USED FOR THE BENEFIT OF ANYONE
EXCEPT SOLAR IS FREEDOM NOR
SHALL IT BE DISCLOSED IN WHOLE
OR IN PART TO OTHERS OUTSIDE
RECIPIENTS ORGANIZATION,
EXCEPT IN CONNECTION WITH THE
SALE AND USE OF THE RESPECTIVE
EQUIPMENT, WITHOUT THE WRITTEN
PERMISSION OF DBM SOLAR DESIGN
AND CONSULTING COMPANY, LLC

SITE INFORMATION:
Andrew Steinberg
7385 Elbrook
Cincinnati OH 45327
DC SYSTEM SIZE:
8.88kW



DBM DESIGN
DBM SOLAR DESIGN AND
CONSULTING COMPANY, LLC
P: (801) 690-6517
E: SUPPORT@DBMSOLAR.COM
WWW.DBMSOLAR.COM

DESIGNED BY: G. Daily
DATE: 6/9/2021
PROJECT #: 2021-SIF
SHEET NAME: COVER PAGE
PAGE # 01/01 REVISION: 0

SHEET INDEX	
PAGE NUMBER	PAGE TITLE
PV01	TITLE PAGE
PV02	SITE PLAN
PV03	ONE LINE & ELECTRICAL
PV04	ARRAY & STRINGING DETAIL
PV05	LABEL PLAN
PLACARD	SITE PLACARD
SPECS	SPECSHEETS AND DOCUMENTS

APPLICABLE CODES
2017 National Electrical Code (NEC) 2019 Residential Code of Ohio (RCO) 2018 Ohio Building Code (OBC) 2018 Ohio Fire Code (OFC) 2018 Ohio Energy Code (OEC)
OCCUPANCY & CONSTRUCTION TYPE
OCCUPANCY - R3 CONSTRUCTION - V-B



Set Reviewed By:
PV-041115-011207

GENERAL NOTES
A. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES.
B. DRAWINGS HAVE BEEN DETAILED ACCORDING TO UL LISTING REQUIREMENTS.
C. PRIOR TO COMMENCMET OF WORK CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY DBM OF ANY INCONSISTENCIES.
D. ALL EQUIPMENT SHALL BE INSTALLED AS SHOWN.
E. WARNINGS PER NEC 690 AND IBC.
F. WIRING SHALL NOT BE INSTALLED WITHIN 10 INCHES OF ROOF DECKING EXCEPT WHERE DIRECTLY BELOW PV EQUIPMENT

SCOPE OF WORK
DC System Size: 8.88 kW Asphalt/Comp shingle roof pitch: 4/12 Anchored on 48 inch centers using UL listed racking system UV resistant cable ties (not zip ties) used for permanent wire management in accordance with (NEC 110.2,1110.3(A-B), 300.4) Junction boxes mounted flush w/racking
DESIGN CRITERIA
WIND SPEED: 115 MPH EXPOSURE CATEGORY: C
SYSTEM SUMMARY
MODULE: (24) LG LG370N1K-A6 370W PV Module INVERTER: (24)ENPHASE IQ7PLUS-72-2-US Micro Inverters 240VAC RACKING: Ironridge PV Mounting System





4007 Bach Buxton Road,
Cincinnati, Ohio 45245
513-236-7609

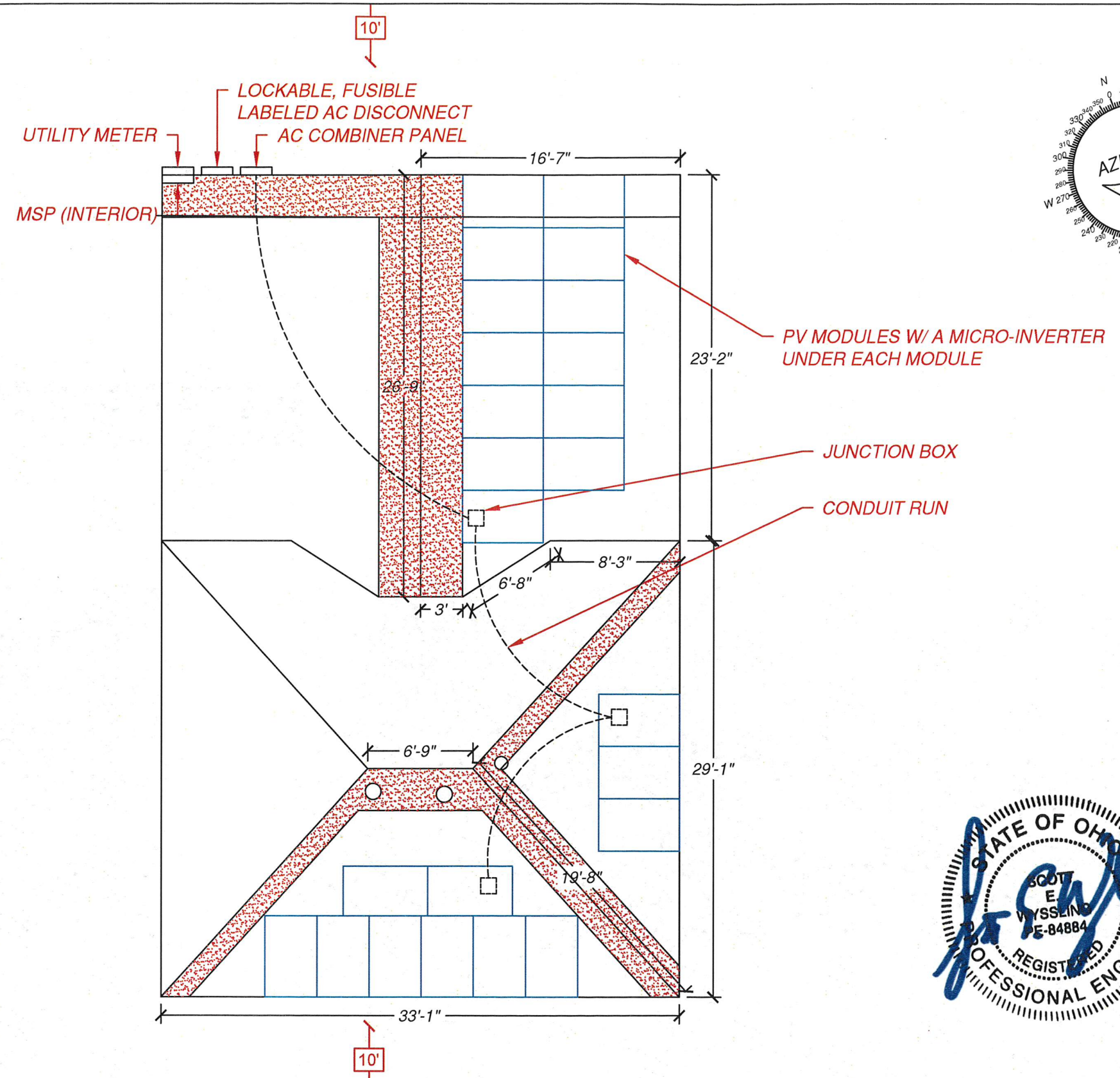
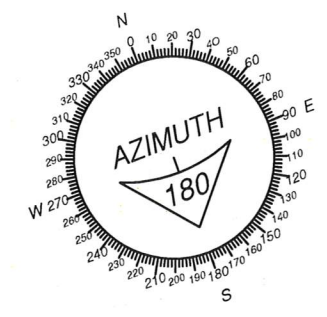
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PERMISSION OF DBM SOLAR DESIGN
AND CONSULTING COMPANY, LLC

SITE INFORMATION:
Andrew Steinberg
7385 Elbrook
Cincinnati OH 45327
DC SYSTEM SIZE:
8.88kW



DBM DESIGN
DBM SOLAR DESIGN AND
CONSULTING COMPANY, LLC
P: (801) 690-6517
E: SUPPORT@DBMSOLAR.COM
WWW.DBMSOLAR.COM

DESIGNED BY:	G. Daily
DATE:	6/9/2021
PROJECT #	2021-SIF
SHEET NAME:	PROPERTY DETAIL
PAGE #	21/22
REVISION:	

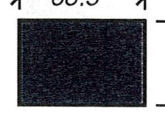


**Overhead Wires Must Have At Least 12"
Clearance over all equipment, including PV
panels**

**AC DISCONNECT IS WITHIN ARMS REACH OF
UTILITY METER**

SITE INDEX

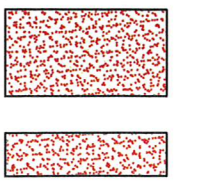
PHOTOVOLTAIC MODULES



68.5"

40"

FIRE CODE SETBACKS



3'

18"

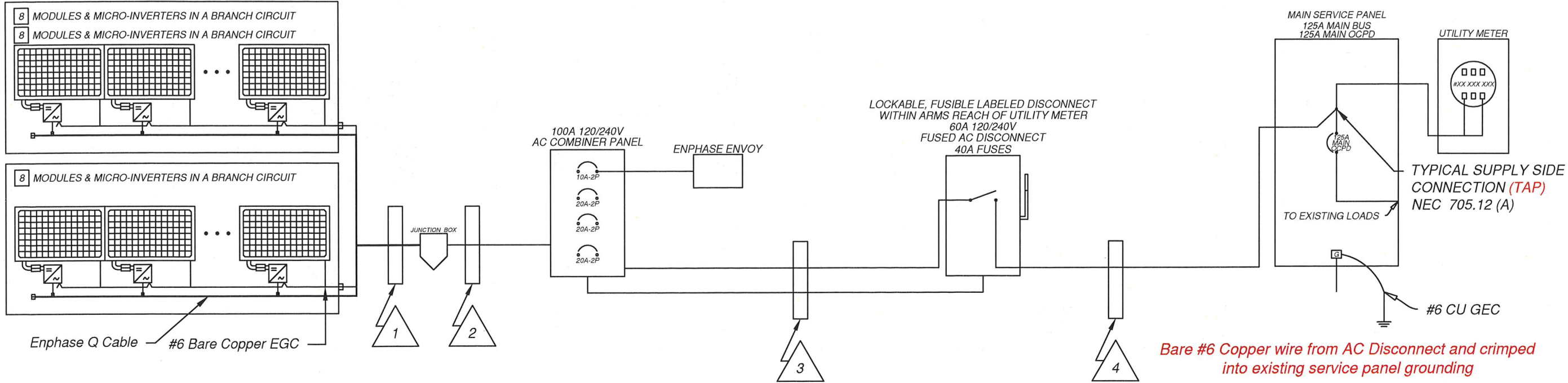
ARRAY DETAIL				
	A	B	C	D
AZIMUTH	110°	200°		
TILT ANGLE	18°	18°		
MODULE COUNT	16	8		
ROOF SUPPORTS	Rafter = 2X6 @ 24" O.C.			

PV MODULE SPECIFICATIONS	
MANUFACTURER	LG
MODEL	LG370N1K-A6
MAX POWER-POINT CURRENT (Imp)	10.43 A
MAX POWER-POINT VOLTAGE (Vmp)	35.5 V
OPEN CIRCUIT VOLTAGE (Voc)	41.9 V
SHORT CIRCUIT CURRENT (Isc)	10.96 A
MAX SERIES FUSE (OCPD)	20 A
MAX POWER (Pmax)	370 W
MAX VOLTAGE (Vdc)	1000 V

INVERTER SPECIFICATIONS	
MANUFACTURER	Enphase
MODEL	ENPHASE IQ7PLUS-72-2-US
GROUND	UNGROUND
AC OUTPUT VOLTAGE	240V
MAX OUTPUT POWER	295 VA
CEC RATED OUTPUT POWER	290 VA
RATED OUTPUT CURRENT	1.21 A
MAX INPUT CURRENT	15 A
MAX DC INPUT VOLTAGE	60V
CEC WEIGHTED EFFICIENCY	97%
MAX FUSE (OCPD)	20 A

PHOTOVOLTAIC AC OUTPUT LABEL	
AC OUTPUT CURRENT	29.04A
NOMINAL AC VOLTAGE	240V

PV LOAD CALCULATIONS: SUPPLY SIDE TIE-IN	
125A RATED FEEDER WIRES 125A ÷ 1.25 = 100A 100A (FEEDER WIRES ALLOWABLE SOLAR) 100A AVAILABLE FOR PV 705.12(A) & 690.59	



ELECTRICAL NOTES	
A. ALL COMPONENTS SHALL COMPLY WITH NEC AS AMENDED.	
B. PHASE CONDUCTORS SHALL BE IDENTIFIED	
C. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF UPON ENTRY INTO BOXES, REFER TO MANUFACTURERS INSTALLATION MANUAL FOR REQUIRED TORQUE VALUES	
D. THE DC GEC, IF USED, SHALL BE CONTINUOUS FROM THE INVERTER GROUND BUS TO THE MAIN SERVICE GROUNDING ELECTRODE SYSTEM	
E. ATTACHMENT TO GROUND ELECTRODE SHALL USE IRREVERSIBLE CLAMP.	
F. ALL EXPOSED METAL PARTS SHALL BE GROUNDED USING TIN PLATED COPPER LAY IN LUGS OR GROUNDING CLIPS LISTED FOR THE PURPOSE	
G. MIN #10 BARE COPPER EGC AT SOURCE CIRCUITS SHALL BE ROUTED SECURELY TO MOUNTING HARDWARE THAT PROTECTS FROM PHYSICAL DAMAGE	
H. #6 FOR AREAS THAT MAY BE SUBJECT TO DAMAGE	
I. BOTH ENDS OF ALL METALLIC CONDUIT SHALL BE BONDED PER NEC 250	
J. INTERCONNECTION PER NEC 690	
K. ALL WIRES WILL BE RATED AT THHN/THWN-2	

- All Exposed PV rooftop conductors that are not located under the array modules, shall be installed in a listed raceway, and shall include listed junction boxes at both ends of the raceway to transition from exposed conductors to the listed raceways. In Accordance with NEC 690.31(A) & (B)**
- ROMEX AMPACITY LIMITED TO 60° VALUES. IF USED, SIZE ACCORDING TO NEC TABLE 310.15
- DC Conduit must be marked in accordance with NEC 690.31. Labeling must be every 10' and must comply with NEC 690.31. See PV05 for Label plan
- ALL DC Conductors must be protected with metal conduit

CONDUCTOR SCHEDULE WITH NEC ELECTRICAL CALCULATIONS													
ID	DESCRIPTION	CONDUCTOR	CONDUIT	NO. OF CNDRS. IN CNDT.	RATED AMPS	EGC	TEMP. CORR. FACTOR	FILL ADJ. FACTOR	CONT. CURRENT	MAX. CURRENT	BASE AMPACITY	DERATED AMPACITY	WIRE RUN DISTANCE
1	AC CIRCUIT: SERIES STRING OUTPUT TO JUNCTION BOX	ENPHASE Q CABLE	FREE AIR	N/A	9.68A	12 TRUNK CABLE	0.96	N/A	9.68A	12.1A	25A	24.00A	20ft
2	AC CIRCUIT (TRANSITIONED): JUNCTION BOX TO AC COMBINER PANEL	10 AWG THWN-2 COPPER	3/4" DIA PVC	6	9.68A	10 AWG THWN-2 COPPER	0.96	.8	9.68A	12.1A	35A	26.88A	20ft
3	AC COMBINER PANEL TO AC DISCONNECT	6 AWG THWN-2 COPPER	3/4" DIA PVC	3	29.04A	10 AWG THWN-2 COPPER	0.96	1.0	29.04A	36.30A	65A	62.40A	5ft
4	AC DISCONNECT TO POINT OF INTERCONNECTION	6 AWG THWN-2 COPPER	3/4" DIA PVC	3	29.04A	NA	0.96	1.0	29.04A	36.30A	65A	62.40A	5ft



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AND CONSULTING COMPANY, LLC

SITE INFORMATION:
Andrew Steinberg
7385 Elbrook
Cincinnati OH 45327
DC SYSTEM SIZE:
8.88kW



DBM DESIGN

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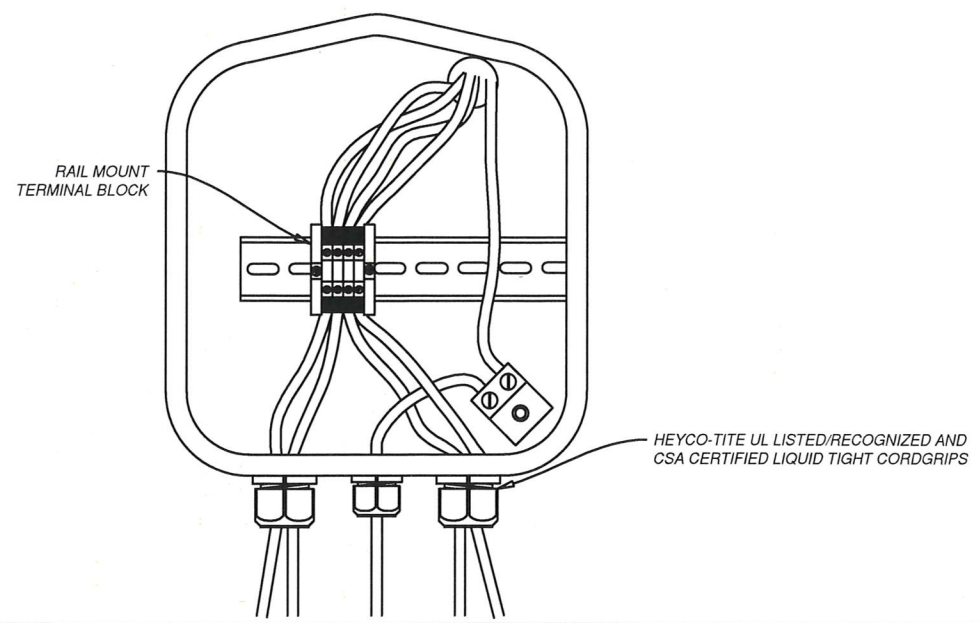
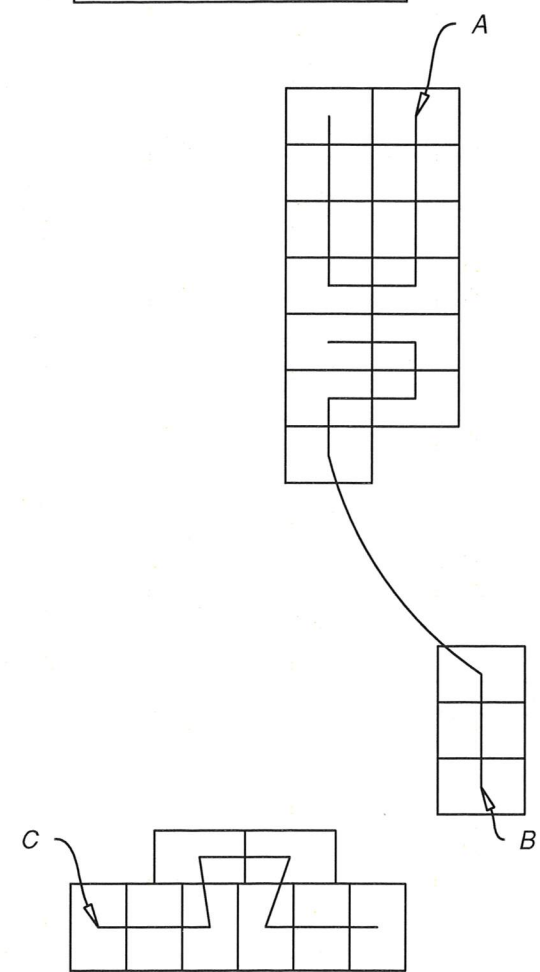
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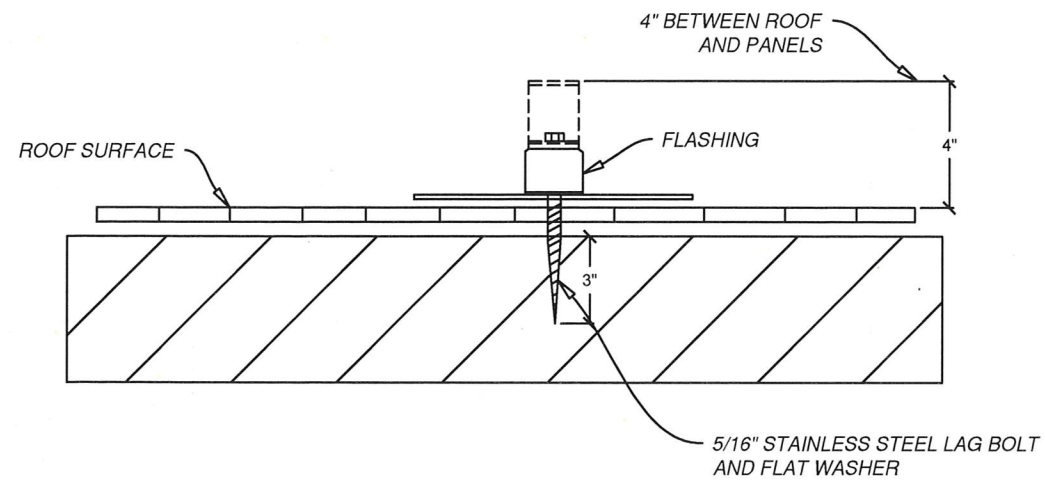
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Photovoltaic Array String Detail
(8) Modules String A
(8) Modules String B
(8) Modules String C

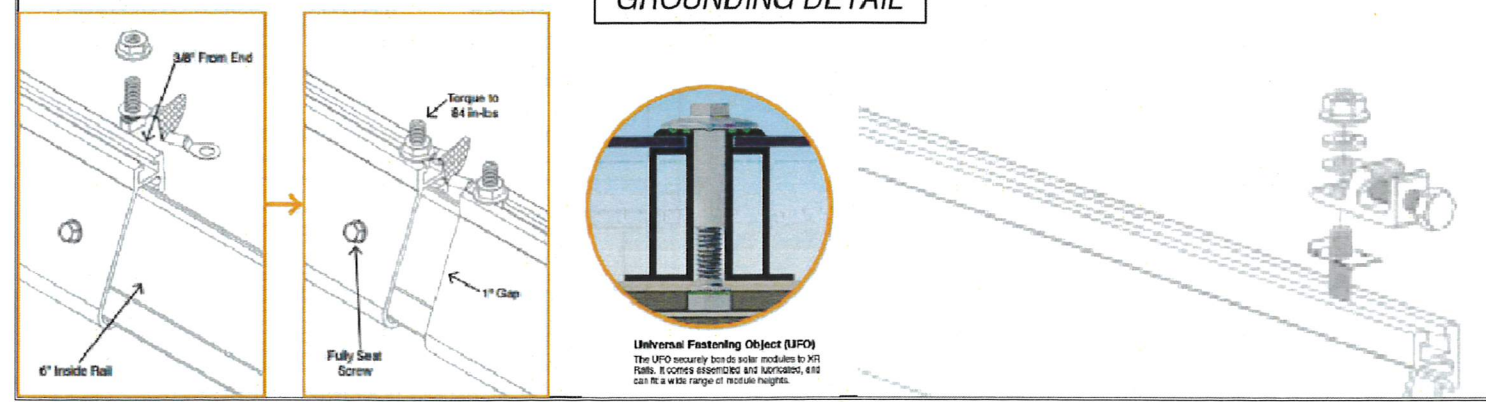
STRINGING DETAIL



ATTACHMENT DETAIL



GROUNDING DETAIL



Attachment Diagram

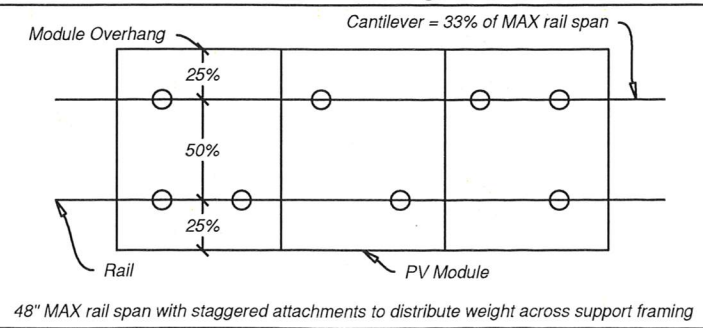
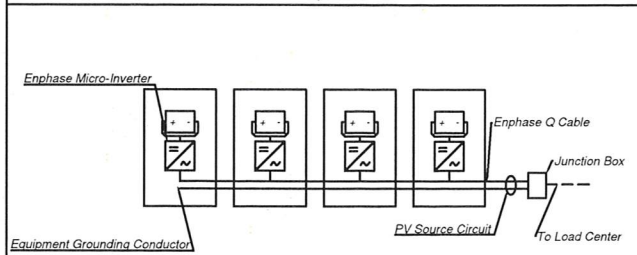
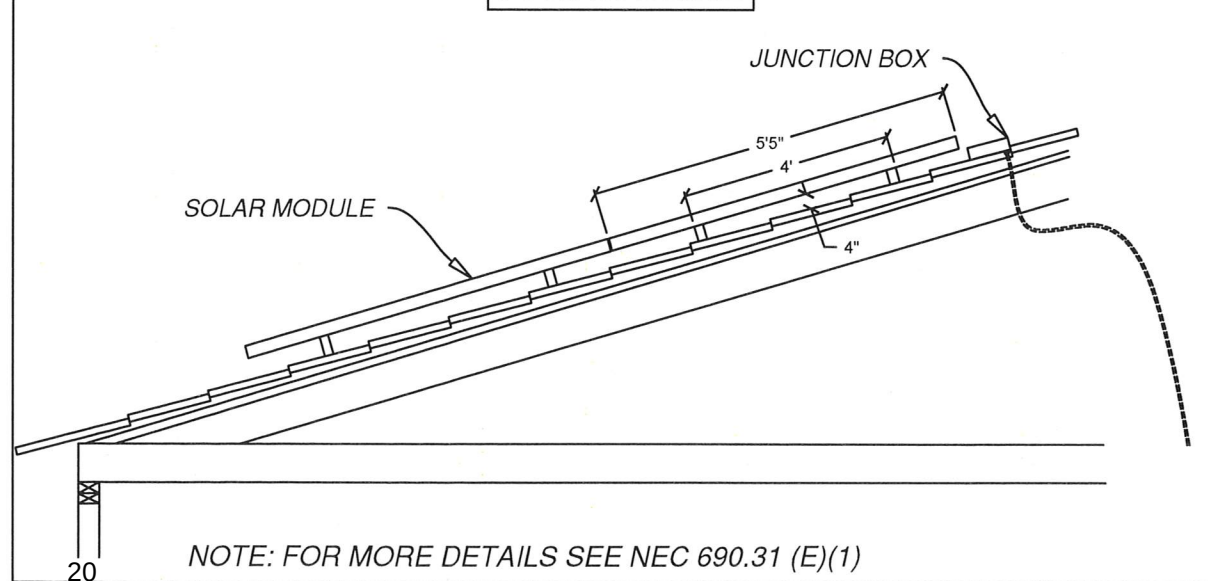


Diagram: Grid-Tied System W/ Micro-Inverters



PV ATTIC DETAIL



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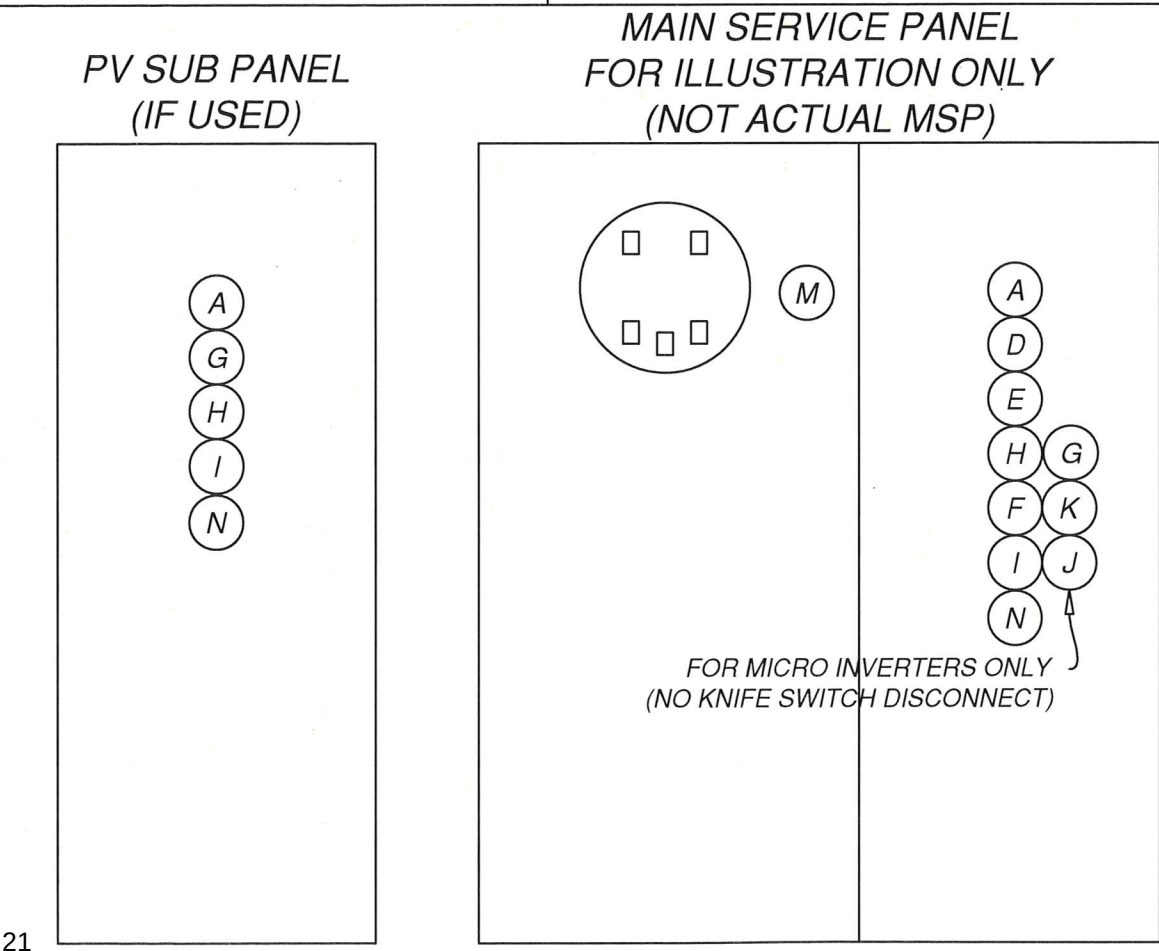
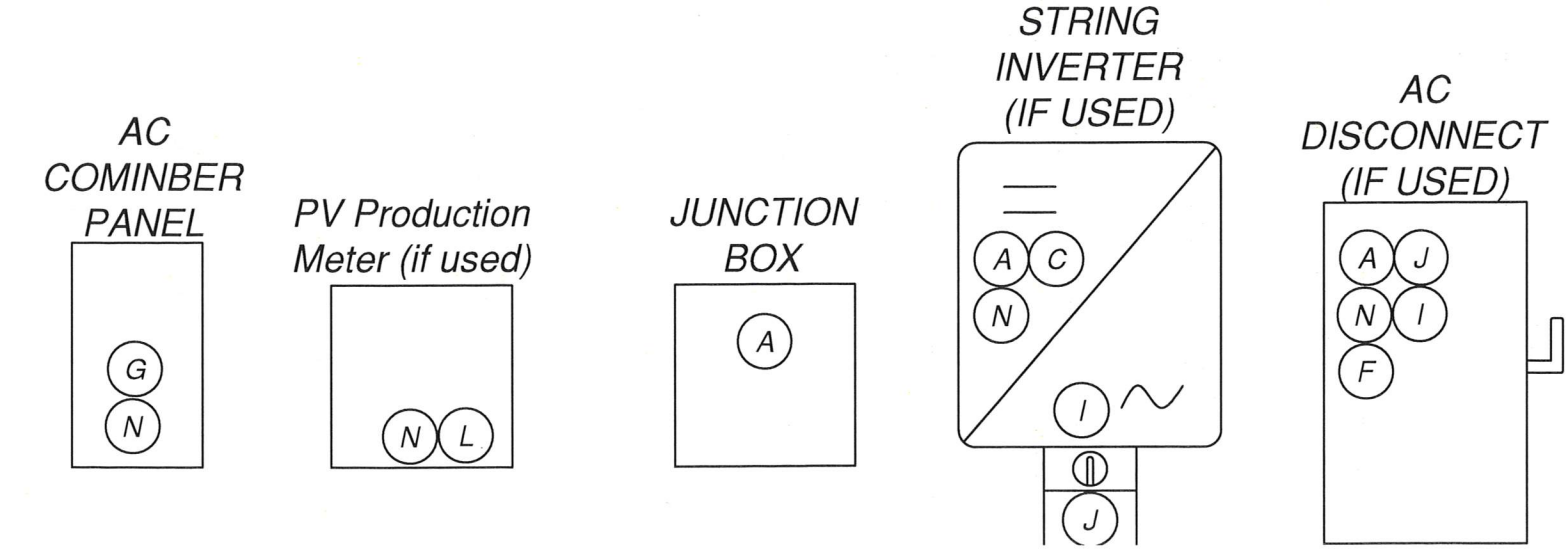
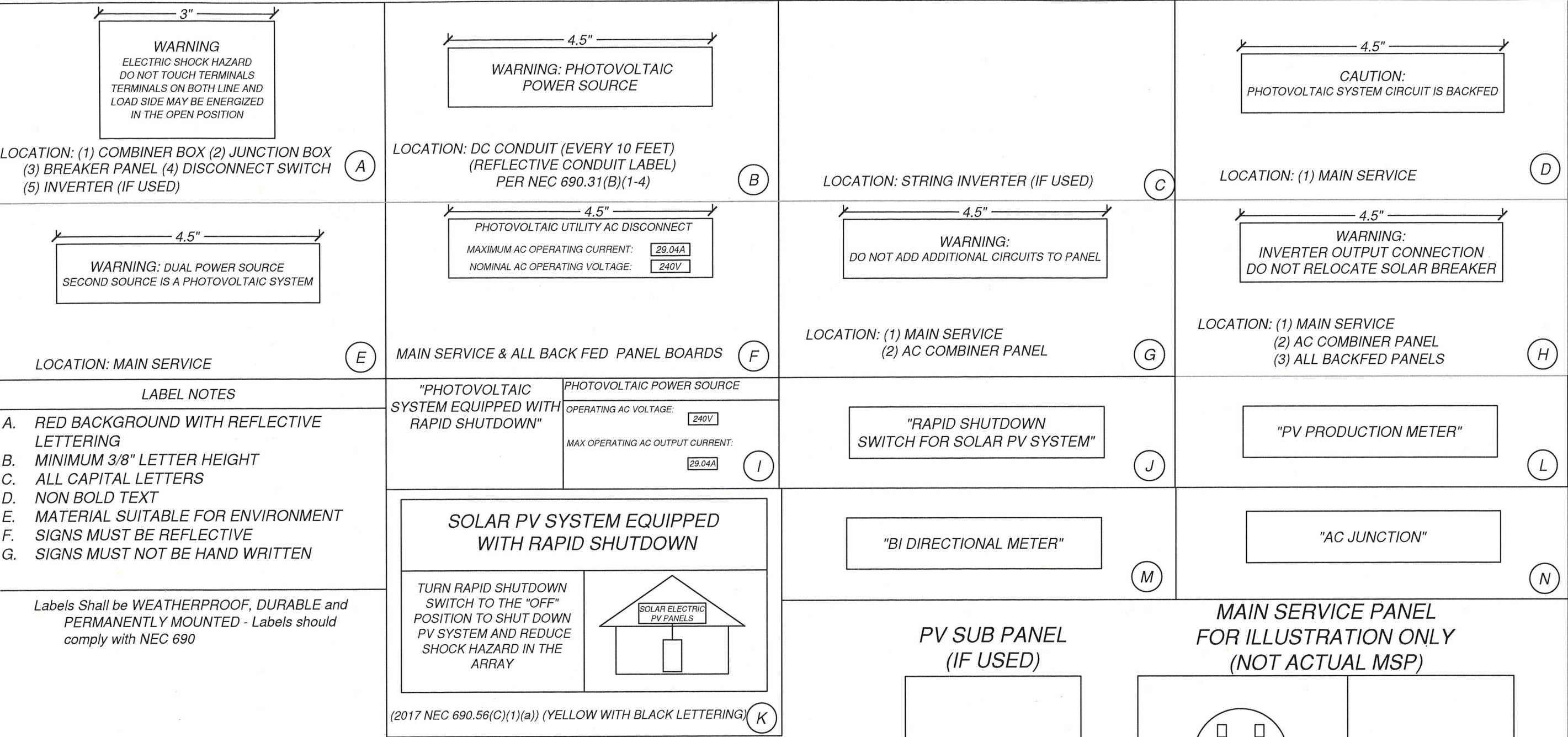
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DC SYSTEM SIZE:
8.88kW



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LABEL PLAN

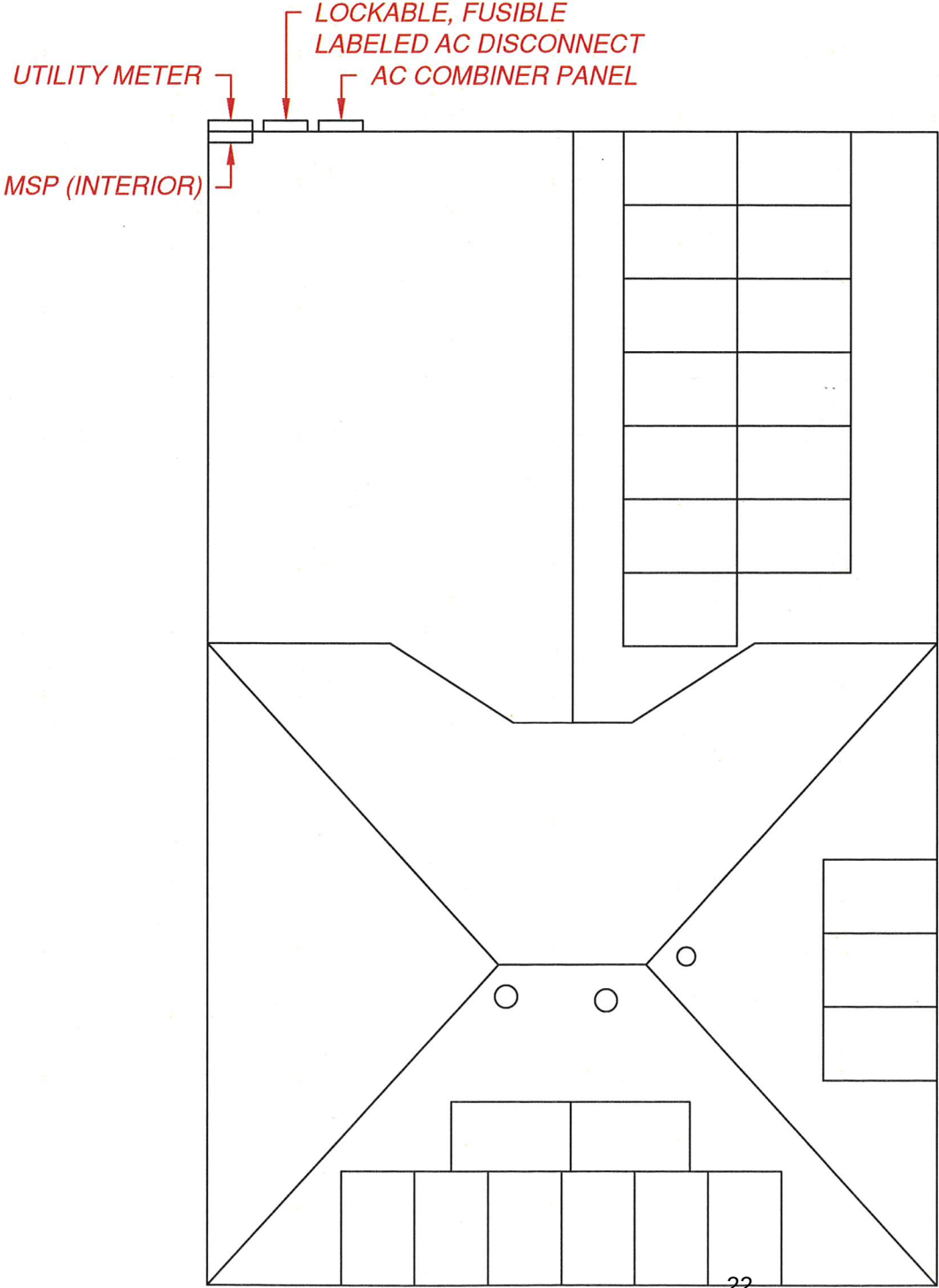
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PHOTOVOLTAIC SYSTEM SITE PLACARD

CAUTION

THIS SERVICE SUPPLIED BY ALTERNATIVE POWER SOURCES WITH
DISCONNECTS LOCATED AS SHOWN



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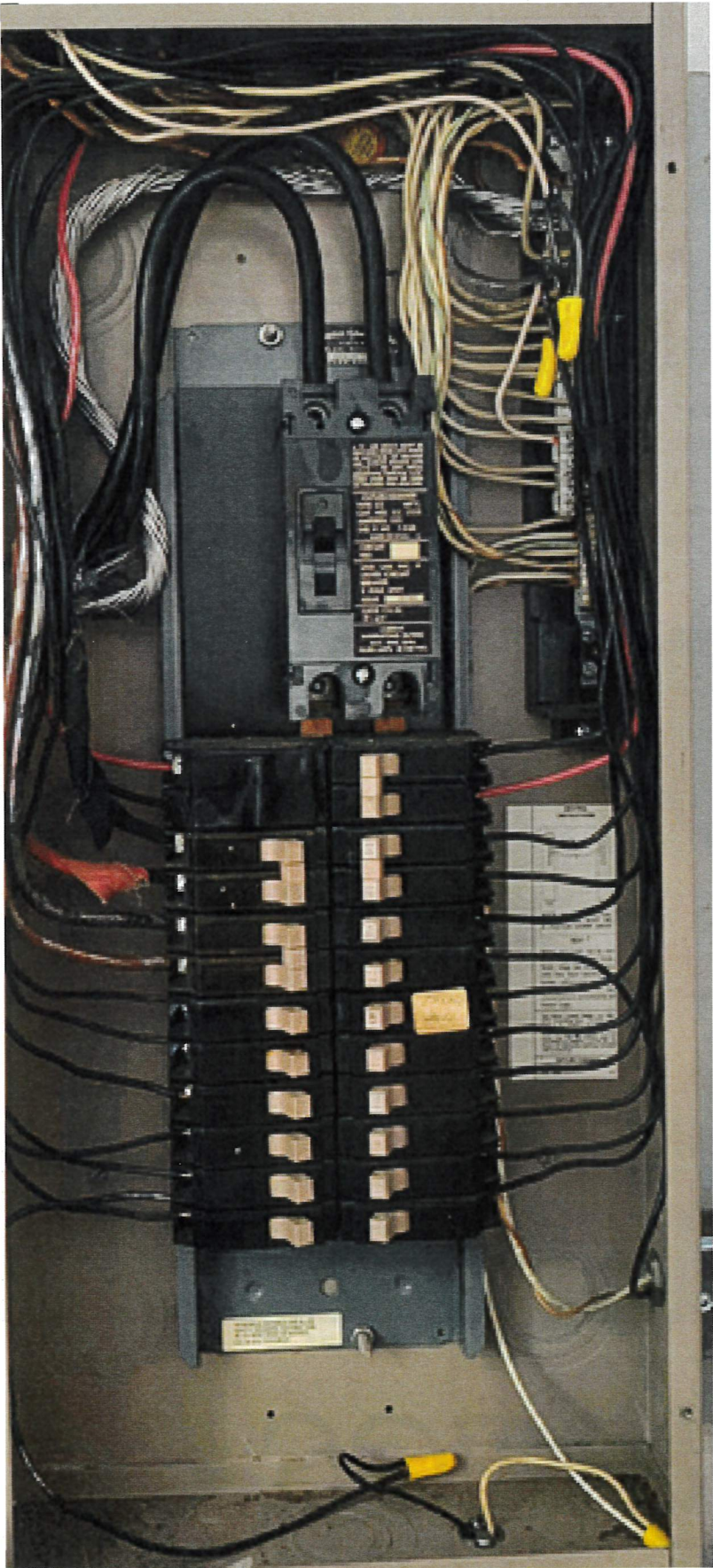
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SITE PLACARD

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PICTURES





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PAGE # PICS REVISION: 0

SOLAR MODULE SPECSHEET

LG NeON[®] 2 Black

LG370N1K-A6

370W

The LG NeON[®] 2 is LG's best selling solar module and one of the most powerful and versatile modules on the market today. The cells are designed to appear all-black at a distance, and the performance warranty guarantees 90.6% of labeled power output at 25 years.



Features



Enhanced Performance Warranty

LG NeON[®] 2 Black has an enhanced performance warranty. After 25 years, LG NeON[®] 2 Black is guaranteed at least 90.6% of initial performance.



25-Year Limited Product Warranty

The NeON[®] 2 Black is covered by a 25-year limited product warranty. In addition, up to \$450 of labor costs will be covered in the rare case that a module needs to be repaired or replaced.



Solid Performance on Hot Days

LG NeON[®] 2 Black performs well on hot days due to its low temperature coefficient.



Roof Aesthetics

LG NeON[®] 2 Black has been designed with aesthetics in mind using thinner wires that appear all black at a distance.

When you go solar, ask for the brand you can trust: LG Solar

About LG Electronics USA, Inc.

LG Electronics is a global leader in electronic products in the clean energy markets by offering solar PV panels and energy storage systems. The company first embarked on a solar energy source research program in 1985, supported by LG Group's vast experience in the semi-conductor, LCD, chemistry and materials industries. In 2010, LG Solar successfully released its first Mono[®] series to the market, which is now available in 32 countries. The NeON[®] (previous Mono[®] NeON), NeON[®] 2, NeON[®] 2 (Bifacial) won the "Innovator AWARD" in 2013, 2015 and 2016, which demonstrates LG's leadership and innovation in the solar industry.



LG NeON[®] 2 Black

LG370N1K-A6

General Data

Cell Properties (Material/Type)	Monocrystalline/N-type
Cell Maker	LG
Cell Configuration	60 Cells (6 x 10)
Number of Busbars	12EA
Module Dimensions (L x W x H)	1,740mm x 1,042mm x 40 mm
Weight	18.6 kg
Glass (Material)	Tempered Glass with AR coating
Backsheet (Color)	Black
Frame (Material)	Anodized Aluminium
Junction Box (Protection Degree)	IP 68 with 3 Bypass Diodes
Cables (Length)	1,100mm x 2EA
Connector (Type/Maker)	MC 4/MC

Certifications and Warranty

Certifications*	IEC 61215-1/-1-1/2: 2016, IEC 61730-1/2: 2016, UL 61739-1: 2017, UL 61730-2: 2017, ISO 9001, ISO 14001, ISO 50001
	DHSAS 18001
Salt Mist Corrosion Test	IEC 61701:2012 Severity 6
Ammonia Corrosion Test	IEC 62716:2013
Module Fire Performance	Type 2 (UL 61730)
Fire Rating	Class C (UL 790, UL/CORD C 1703)
Solar Module Product Warranty	25 Year Limited
Solar Module Output Warranty	Linear Warranty*

*Improved: 1st year 98.5%, from 2-24th year -0.33%/year down, 90.6% at year 25

Temperature Characteristics

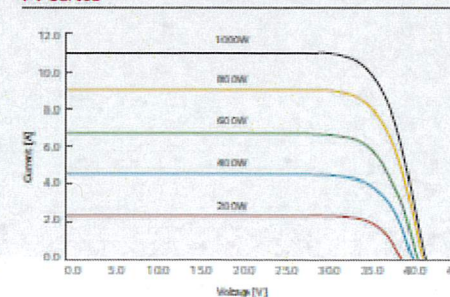
NIOT*	[°C]	42 ± 3
P _{max}	[W/°C]	-0.35
V _{oc}	[V/°C]	-0.26
I _{sc}	[A/°C]	0.03

*NIOT (Nominal Module Operating Temperature): Irradiance 800 W/m², Ambient temperature 20°C, Wind speed 1 m/s, Spectrum AM 1.5

Electrical Properties (NIOT)

Model	LG370N1K-A6	
Maximum Power (P _{max})	[W]	277
MPP Voltage (V _{mpp})	[V]	33.3
MPP Current (I _{mpp})	[A]	8.32
Open Circuit Voltage (V _{oc})	[V]	39.4
Short Circuit Current (I _{sc})	[A]	8.81

I-V Curves



Electrical Properties (STC*)

Model		LG370N1K-A6
Maximum Power (P _{max})	[W]	370
MPP Voltage (V _{mpp})	[V]	35.5
MPP Current (I _{mpp})	[A]	10.43
Open Circuit Voltage (V _{oc} ± 5%)	[V]	41.9
Short Circuit Current (I _{sc} ± 5%)	[A]	10.96
Module Efficiency	[%]	20.4
Power Tolerance	[%]	0 ~ +3

*STC (Standard Test Condition): Irradiance 1000 W/m², cell temperature 25°C, AM 1.5
Measurement Tolerance of P_{max} ± 3%

Operating Conditions

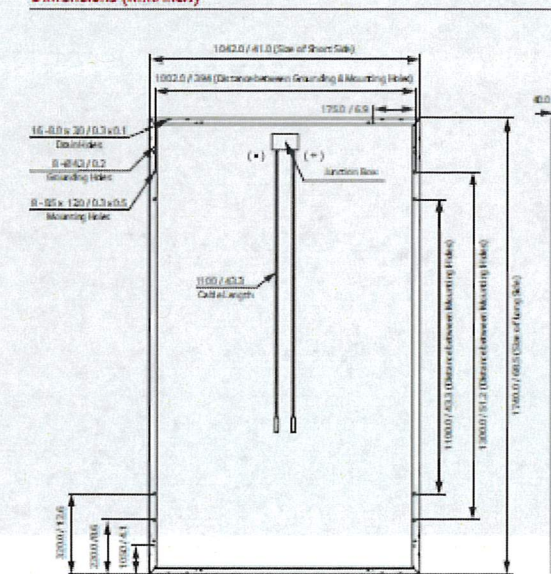
Operating Temperature	[°C]	-40 ~ +85
Maximum System Voltage	[V]	1,000 (UL/IEC)
Maximum Series Fuse Rating	[A]	20
Mechanical Test Load* (Front)	[Pa/psf]	5,400
Mechanical Test Load* (Rear)	[Pa/psf]	4,000

*Based on IEC 61215-2:2016 (Test Load = Design Load x Safety Factor (1.5))
Mechanical Test Loads 6,000Pa/5,400Pa based on IEC 61215-2:2016

Packaging Configuration

Number of Modules per Pallet	[EA]	25
Number of Modules per 40' Container	[EA]	650
Number of Modules per 53' Container	[EA]	850
Packaging Box Dimensions (L x W x H)	[mm]	1,790 x 1,120 x 1,213
Packaging Box Dimensions (L x W x H)	[in]	70.5 x 44.1 x 47.8
Packaging Box Gross Weight	[kg]	500
Packaging Box Gross Weight	[lb]	1,102

Dimensions (mm/inch)



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SITE INFORMATION:
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Cincinnati OH 45327

DC SYSTEM SIZE:
8.88kW



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SPEC SHEETS

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SPEC

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Solar Business Division
2000 Millbrook Drive
Lincolnshire, IL 60069
www.lg-solar.com

Product specifications are subject to change without notice.
LG370N1K-A6.pdf
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INVERTER SPECSHEET

Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)		IQ7-60-2-US		IQ7PLUS-72-2-US	
Commonly used module pairings¹		235 W - 350 W +		235 W - 440 W +	
Module compatibility		60-cell/120 half-cell PV modules only		60-cell/120 half-cell and 72-cell/144 half-cell PV modules	
Maximum input DC voltage		48 V		60 V	
Peak power tracking voltage		27 V - 37 V		27 V - 45 V	
Operating range		16 V - 48 V		16 V - 60 V	
Min/Max start voltage		22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module Isc)		15 A		15 A	
Overvoltage class DC port		II		II	
DC port backfeed current		0 A		0 A	
PV array configuration		1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit			
OUTPUT DATA (AC)		IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power		250 VA		295 VA	
Maximum continuous output power		240 VA		290 VA	
Nominal (L-L) voltage/range²		240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current		1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency		60 Hz		60 Hz	
Extended frequency range		47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles		5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit³		16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port		III		III	
AC port backfeed current		18 mA		18 mA	
Power factor setting		1.0		1.0	
Power factor (adjustable)		0.85 leading ... 0.85 lagging		0.85 leading ... 0.85 lagging	
EFFICIENCY		@240 V	@208 V	@240 V	@208 V
Peak efficiency		97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency		97.0 %	97.0 %	97.0 %	97.0 %
MECHANICAL DATA					
Ambient temperature range		-40°C to +65°C			
Relative humidity range		4% to 100% (condensing)			
Connector type		MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Dimensions (HxWxD)		212 mm x 175 mm x 30.2 mm (without bracket)			
Weight		1.08 kg (2.38 lbs)			
Cooling		Natural convection - No fans			
Approved for wet locations		Yes			
Pollution degree		PD3			
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure			
Environmental category / UV exposure rating		NEMA Type 6 / outdoor			
FEATURES					
Communication		Power Line Communication (PLC)			
Monitoring		Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means		The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance		CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			



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SPEC SHEETS

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SPECS

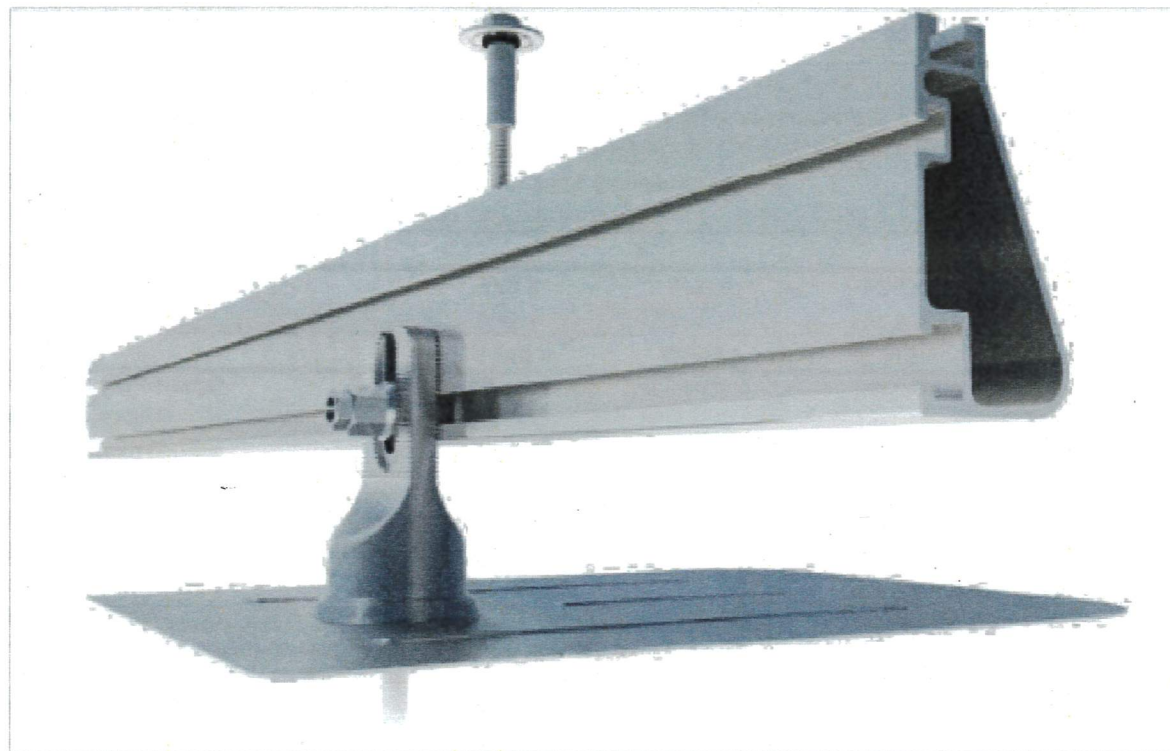
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RACKING SPECSHEET



Flush Mount System

Datasheet



Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.



Strength Tested

All components evaluated for superior structural performance.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.



PE Certified

Pre-stamped engineering letters available in most states.



Design Assistant

Online software makes it simple to create, share, and price projects.



20-Year Warranty

Twice the protection offered by competitors.

XR Rails

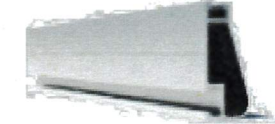
XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear and black finish

XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear and black finish

XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Bonded Splices



All rails use internal splices for seamless connections.

- Self-drilling screws
- Varying versions for rails
- Forms secure bonding

Clamps & Grounding

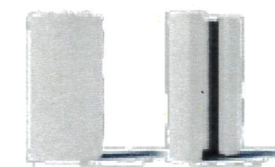
UFOs



Universal Fastening Objects bond modules to rails.

- Fully assembled & lubed
- Single, universal size
- Clear and black finish

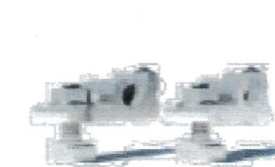
Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

- Bonds modules to rails
- Sized to match modules
- Clear and black finish

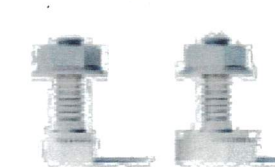
Grounding Lugs



Connect arrays to equipment ground.

- Low profile
- Single tool installation
- Mounts in any direction

Microinverter Kits



Mount MIs or POs to XR Rails.

- Bonds devices to rails
- Kit comes assembled
- Listed to UL 2703

Attachments

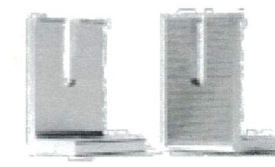
FlashFoot2



Flash and mount XR Rails with superior waterproofing.

- Twist-on Cap eases install
- Wind-driven rain tested
- Mill and black finish

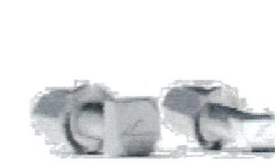
Slotted L-Feet



Drop-in design for rapid rail attachment.

- Secure rail connections
- Slot for vertical adjusting
- Clear and black finish

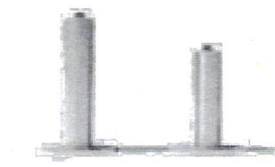
Bonding Hardware



Bond and attach XR Rails to roof attachments.

- T & Square Bolt options
- Nut uses 7/16" socket
- Assembled and lubricated

Flush Standoffs



Raise Flush Mount System to various heights.

- Works with vent flashing
- 4" and 7" lengths
- Ships assembled

Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

[Go to IronRidge.com/design](https://www.ironridge.com/design)



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.

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4007 Bach Buxton Road,
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513-236-7609

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SITE INFORMATION:
Andrew Steinberg

7385 Elbrook
Cincinnati OH 45327

DC SYSTEM SIZE:
8.88kW



DBM DESIGN

DBM SOLAR DESIGN AND
CONSULTING COMPANY, LLC
P: (801) 690-6517
E: SUPPORT@DBMSOLAR.COM
[WWW.DBMSOLAR.COM](https://www.DBMSOLAR.COM)

DESIGNED BY:
G. Daily

DATE:
6/9/2021

PROJECT #
2021-SIF

SHEET NAME:
SPEC SHEETS

PAGE #
SPECS

REVISION:
0



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: August 2, 2021 at 7:00 PM
WHERE: Amberley Village Municipal Building, 7149 Ridge Road
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Planning Commission and the Board of Zoning Appeals on **Monday, August 2, 2021**, at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Corey Wirth, the property owner of 8360 Springvalley Drive, is requesting a variance to Zoning Code Section 154.12 (A) (1). The variance if approved would allow for an accessory structure (playset) to remain located in the front yard.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **Monday, August 2, 2021**. Planning Commission and Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Corey Wirth, 8360 Springvalley Drive
Jeffrey & Tammy Reasoner, 8380 Springvalley Drive
Nils Kahlson, 8375 Springvalley Drive
Richard & Laura Rinsky, 8335 Springvalley Drive
Mark & Mary Rinsky, 8340 Springvalley Drive
Margot Minutolo, 8375 Crestdale Court
Jordan & Dallas Guttman, 8355 Crestdale Court



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

August 2, 2021

Subject:

Variance:

Item: Case#2021-1937

Variance Request: Corey Wirth, the property owner of 8360 Springvalley Drive, is requesting a variance to Zoning Code Section 154.12 (A) (1). The variance if approved would allow for an accessory structure (playset) to remain located in the front yard.

Zoning Code Review:

Variance Review: Ms. Wirth is the property owner of 8360 Springvalley Drive and is requesting a variance to Zoning Code Section 154.12 (A) (1). If the variance is approved, it would allow an accessory structure (playset) previously constructed to remain located in the front yard.

Ms. Wirth's property is located on the east side of Springvalley Drive near the intersection of Springvalley Drive and North Whitetree Circle and is zoned Residence A.

After a brief conversation with Village staff, there was a misunderstanding about the permitted location of the playset and whether zoning approval was required. Therefore the playset has already been installed in the front yard, without zoning approval.

The footprint of the playset is approximately 11'x14' and is 8'7" at the high peak and located in the front yard, 50' from the street and 20' from the south property line. Ms. Wirth has installed some landscaping around the playset and has stated she plans to plant more evergreens regardless of the outcome of the variance request.

The letter to the Board states that due to the driveway on the north side of the house, the topography of the south side yard and rear yard, along with the severe flooding of the rear yard, the front yard is the safest location for the playset. Pictures of the topography and the flooding have been provided in the packet.

The letter also states that due to the existing landscaping in the front yard the playset is largely obscured from the street. Also that they hope to maintain the Amberley Village appearance and charm while balancing these features with a safe play area for their daughter.

The variance is required for the playset to remain in the front yard.

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

Date: June 11, 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:

A child's playset.

The structure is proposed at the following address:

8300 Springvalley Dr. Cincinnati, OH 45236

I certify the attached plat and measurements are accurate.

Contractor's Name

Contractor's Address

Telephone Number

Sincerely,

Corey A. Wirth
Homeowner's Signature

Corey A. Wirth
Homeowner's Printed Name

513-515-3983
Telephone Number (daytime)

June 11, 2021

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

Dear Mr. Lahrmar and Amberley Village Council,

This letter is in request for zoning approval for a small playset for our 3-year-old daughter, located at 8360 Springvalley Drive.

This playset has already been constructed, due to an unintended misunderstanding with respect to the originally intended location (side yard versus the front yard). The pictures provided at that time are provided in **Appendix A**. We apologize for any confusion this caused, and we wish to demonstrate that the current location of the playset is the only safe location on our property due to its variable topography and the flooding of the creek located behind the house during heavy rain.

The property lines with lengths are provided in **Appendix B, Figure 1**. The playset is currently located on the SW side yard, 50 feet from the street, and 20.7 feet from the west property line, as depicted in **Appendix B, Figure 3**. Current photos of the house after the playset was constructed from the street view, as well as approaching the house on the south side are provided in **Appendix C**. Complete dimensions of the playset are provided in **Appendix D**.

A topographical map of the property is provided in **Appendix B, Figure 2** to demonstrate the variations in elevation of the south side yard and back yard which make it impossible to place a playset in those locations, as level ground is required to ensure safety. The north side yard is completely taken up by the driveway. The ground east of the creek is somewhat level, but this portion of the yard floods quite severely during heavy rains, making it impossible to place the playset in this location. During these floods, the water becomes quite deep and rushes with such velocity that it would be a danger to even an adult; since our daughter is only three years old, we believe having a playset in close proximity to this creek is a safety hazard. Pictures which demonstrate the depth of the creek without flooding, and those which depict the rushing water and extent of flooding to the property are provided in **Appendix E**.

In addition to the topographical map, pictures to further demonstrate the variations in elevation of the property side yard and back yard are provided in **Appendix F**.

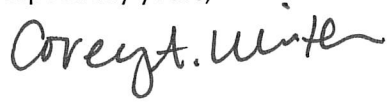
As shown in **Appendix C**, due to the landscaping in the yard, the view of the playset is largely obscured from the street. We will be happy to complete additional landscaping in the southwest portion of the yard to further shield the playset from the street view. We have purchased for this purpose several bushes and evergreen trees which will grow at least 6 feet in height, enhancing the appearance of the property and adding greenery regardless of your decision with respect to the playset.

It is our hope to maintain Amberley Village's appearance and charm while balancing these features with a safe play area for our daughter. We hope that the information provided in this application to request approval for a zoning variance demonstrate that such a balance is possible. We believe the only safe, feasible location for a playset for our young daughter would be in the front yard due to the topography of our property, as well as the flooding and rushing water within the creek during times of heavy rain,

which pose considerable danger to such a young child. We simply want a safe place for our child to play outdoors.

Thank you very much for your time and your consideration, and please do not hesitate to contact me should you need any additional information or have any questions.

Respectfully yours,

A handwritten signature in black ink that reads "Corey A. Wirth". The signature is written in a cursive, flowing style.

Corey A. Wirth

coreypharmd@gmail.com

513-515-3983

Enc:

Appendix A – Original proposed location

Appendix B – Property lines

Appendix C – Street view

Appendix D – Playset dimensions

Appendix E – Creek & flooding

Appendix F – West side yard & backyard

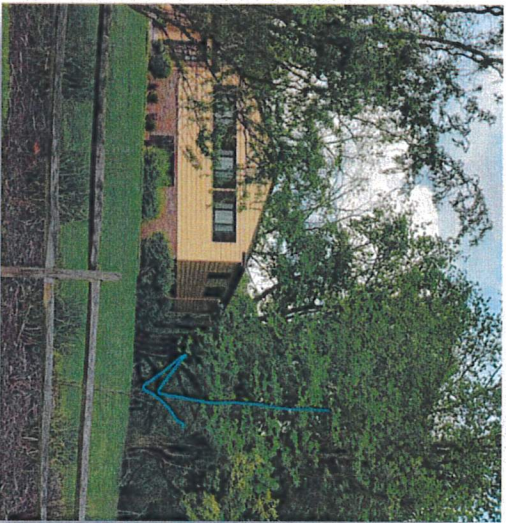


Figure 1

8360 Springvalley Drive – Property Lines with distance per CAGIS Online (<https://cagis.hamilton-co.org/cagisonline/>)

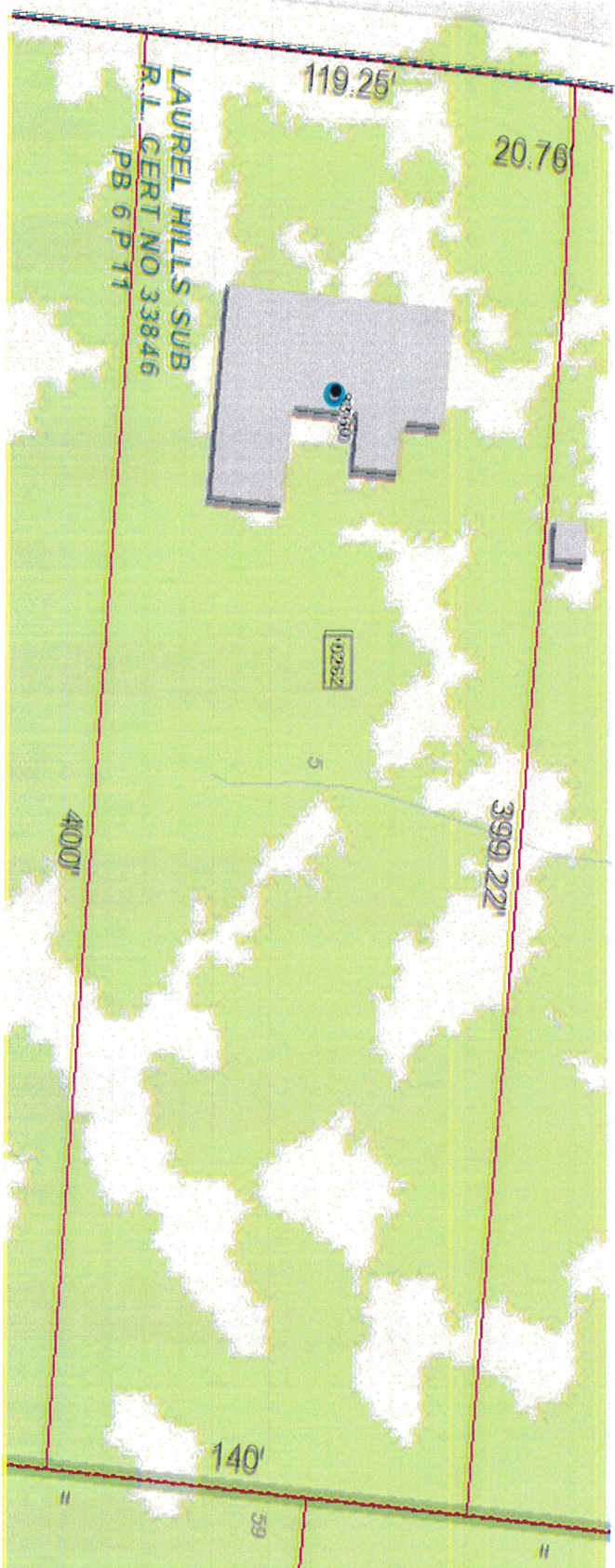


Figure 2

8360 Springvalley Drive – Topographical Aerial Map



Figure 3

Arial View – Approximate playset location



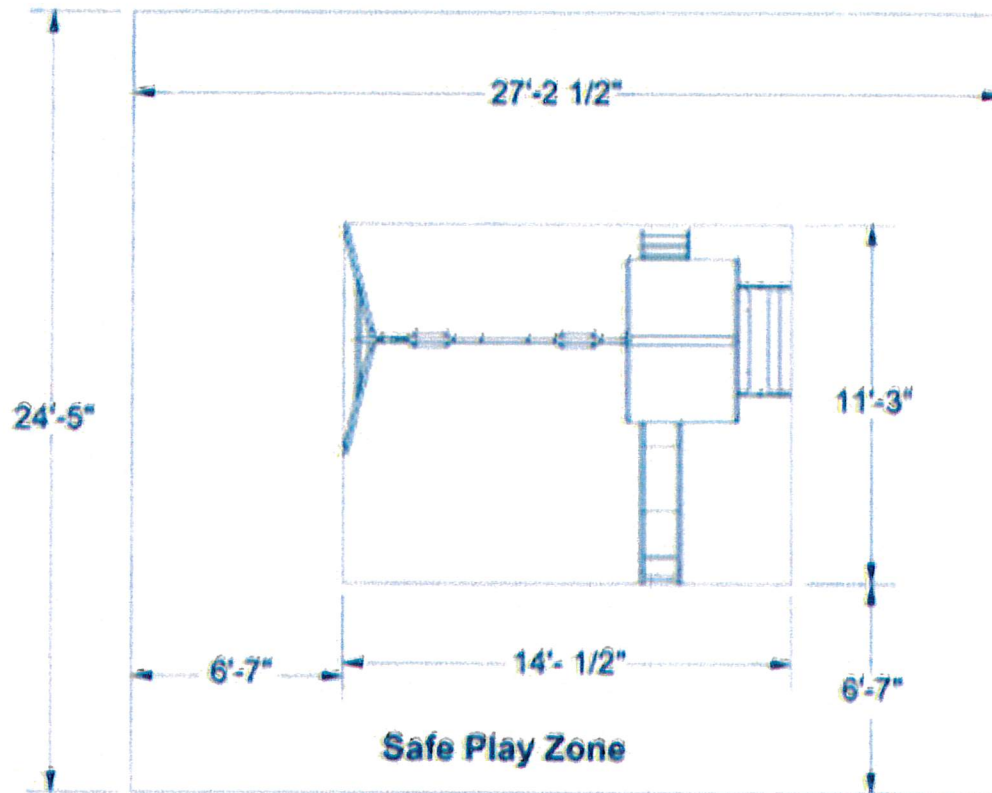
APPENDIX C



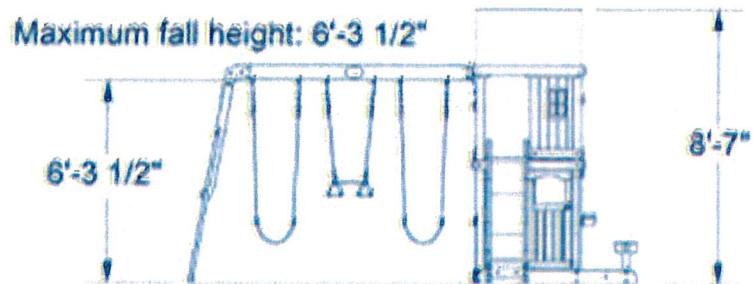
APPENDIX C



APPENDIX D



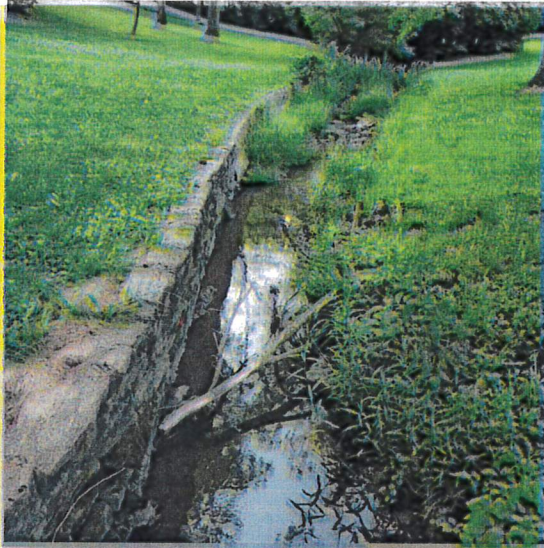
LAKEWOOD SWING SET



APPENDIX E

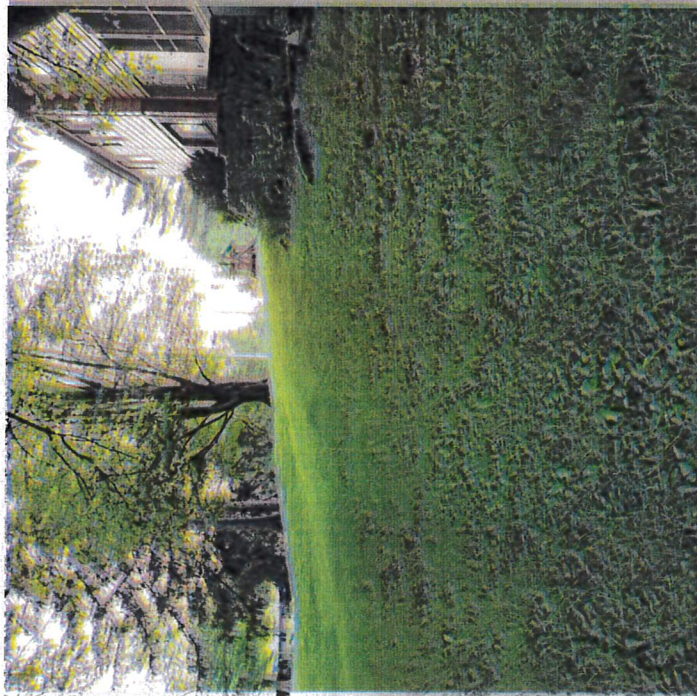


APPENDIX E



APPENDIX F

West Side Yard





APPENDIX F

Backyard





