

AGENDA

April 4, 2022

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of December 6, 2021

Cases

CASE NO. 2022-55

Brian and Rebecca Gernetzke, the property owners of 6626 Fair Oaks Drive, are seeking a variance to Village Zoning Code Section 154.12 (A) (2). The variance would allow for a 14'x26' pergola to be constructed 8' from the south property line, bordering Golf Manor.

CASE NO. 2022-56

Allison Flesher, the property owner of 8300 Lynnehaven Drive, is seeking a variance to Village Zoning Code Section 154.14 (A). The variance would allow for the construction of a 6'-tall privacy fence along the west property, bordering Sycamore Township.

CASE NO. 2022-57

Marc Fisher, the representative for the Jewish Community Center (JCC) located at 8485 Ridge Road, is seeking modifications to the Conditional Use Permit. The modifications would allow for two 7'x7' sheds to be placed in the rear parking lot behind the building and allow for the installation of a Camp at the J welcome sign on the rear driveway.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, DECEMBER 6, 2021**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission at the Amberley Village Municipal Building in Council Chambers on Monday, December 6, 2021 at 7:00 p.m.

Roll was taken as follows:

PRESENT:

Rich Bardach
Scott Wolf
Susan Rissover
Scott Rubenstein
Rick Lauer

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 and led those in attendance in the Pledge of Allegiance.

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

CASE NO. 2021-2033

Mr. Brown introduced Case No. 2021-2033, in which David and Valerie Lander, the property owners of 7435 Belkay Drive, seek variances to Village Zoning Code Sections 154.12. 154.14. and 154.52. If approved, the variances would allow the previously constructed patio to extend beyond 10' into the front yard, and the architectural wall and fire pit to remain in the front yard as constructed.

Mr. Brown said the new patio extends 30 feet in front of the house, but that the original patio was not that large.

Attorney Emily Supinger of Strauss + Troy spoke on behalf of the Landers to say they were unaware it didn't meet requirements, and had understood the approval of their submitted plans to have been a good faith effort to comply.

Ms. Lander was called to the podium by Ms. Supinger, where she was asked a series of questions to establish the background of the case. Ms. Lander described her home as being situated at an angle on the lot toward the rear of the property. She said the patio was present when the property was purchased, but it had a downward slope that caused flooding and made it unusable.

Ms. Lander said a plan to correct the slope and match the mid-century modern feel of the house was submitted, and construction began on August 21. Mr. Brown, she said, came to visit the property in October.

Ms. Lander said work was performed by licensed contractors on the 1,100 square foot patio. She said hardscaping is now complete, with work on the landscape still in progress. Ms. Lander submitted a petition from seven neighbors in support of the project, and referenced another who

was present in Chambers. She said they had spent approximately \$50,000 to improve the property.

Mr. Wolf asked Ms. Lander to walk through plans for landscaping if approved. Ms. Lander referred to the document and described the proposed plan.

Ms. Rissover asked if the cement wall depicted in the photographs was intended to remain on the property, to which Ms. Lander responded in the affirmative.

Ms. Frank of 7415 Belkay Drive said she was the neighbor to the back of the property, and that she was happy with the improvements.

Mr. Lahrmer added that there had been a November 29 email from the Temins, also neighbors of the Landers, in support of the project.

Ms. Rissover said she felt the front was the only logical place for the patio, especially as the neighbors in the rear didn't have a pool when the property was purchased.

Mr. Lauer said that, for the record, he is supportive of the plan, but that the original plans submitted did not include specifics for the wall or the firepit. He said that ultimately, it is the homeowner's responsibility to know the rules, and wanted to make clear that the Village was not bound by the mistake made by the homeowner in not including those details.

Ms. Rissover also clarified that the wall had not been requested at all in the original plans that were approved.

Mr. Wolf said the firepit was not on the original plans either. Mr. Wolf moved to approve the three variances to Village Zoning Code Sections 154.12, 154.14, and 154.52 necessary to permit the wall and firepit in the front yard, provided landscaping is completed as mapped out in the submitted plans. Ms. Supinger asked if the homeowners would be permitted substitutions as long as they kept to the plan to the best of their ability. Seconded by Mr. Lauer, the motion passed unanimously.

NEW BUSINESS

There being no new business, Chairman Bardach announced the meeting was adjourned at 7:30 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: April 4, 2022 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 Board of Zoning Appeals on **Monday, April 4, 2022** 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:

Brian and Rebecca Gernetzke, the property owners of 6626 Fair Oaks Drive, are seeking a variance to Village Zoning Code Section 154.12 (A) (2). The variance would allow for a 14'x26' pergola to be constructed 8' from the south property line, bordering Golf Manor.

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 **April 4, 2022** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: Beatrice Rosedale, 2675 Fair Oaks Lane
Brian & Rebecca Gernetzke, 6626 Fair Oaks Drive
Binyamin & Shahaf Shimoni, 6654 Fair Oaks Drive
William & Stephanie Duggan, 6665 Fair Oaks Drive
Nathaniel & Jacqueline Robbins, 6625 Fair Oaks Drive



7149 Ridge Road
Amberley Village, OH 45237

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amberleyvillage.org

Amberley Village Planning Commission Staff Report

April 4, 2022

Subject:

6626 Fair Oaks Drive

Variance:

Accessory Structure Setback

Item: Case#2022-55

Variance Request: Brian and Rebecca Gernetzke, the property owners of 6626 Fair Oaks Drive, are seeking a variance to Village Zoning Code Section 154.12 (A) (2). The variance would allow for a 14'x26' pergola to be constructed 8' from the south property line, bordering Golf Manor.

Zoning Code Review:

154.12 Accessory Structure

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

Variance Review: Mr. and Mrs. Gernetzke are the property owners of 6626 Fair Oaks Drive and are seeking a variance to Village Zoning Code Section 154.12 (A) (2). The variance would allow for a 14'Wx26'Lx9'H pergola to be constructed 8' from the south property line. Their property is a 1 acre, mostly wooded lot at the dead-end of Fair Oaks Drive, bordering the Village of Golf Manor. The property is zoned Residence A, with a 20' side yard setback.

The proposed pergola would be constructed behind the house in the side yard, 8' from the south, 59' from the rear property lines. The letter to the board states that they have been utilizing the existing patio but would like to create a beautiful outdoor space for their family to enjoy. The existing patio would be used as the foundation to support the pergola.

The letter also states the proposed pergola has been designed to provide some sunshade, but not be so tall or intrusive as to be an eyesore for their neighbors in Golf Manor. Also, the pergola would not be seen from the street and would serve as additional privacy screening from the neighbors, the debris on the neighbor's property and the decrepit 6' high fence.

Village Code Section 154.12 (A) (2), states that an accessory structure may be located in a required side yard, but not nearer than the requirement for the principal structure. Therefore, the variance is required for the pergola to be constructed 8' from the southern property line, in the required side yard.

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



Date: March 10, 2022

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:

Construction of new deck at location of
existing patio. A zoning variance is requested
for the side yard setback.

The structure is proposed at the following address:

16126 FAIR OAKS DRIVE

I certify the attached plat and measurements are accurate.

Contractor's Name

Contractor's Address

Telephone Number

Sincerely,

ULG

Homeowner's Signature

Rebecca Gernetske

Homeowner's Printed Name

513-490-8087

Telephone Number (daytime)

March 17, 2022

Mr. Wes Brown
Amberley Village Zoning Department
7149 Ridge Road
Cincinnati, OH 45237

Re: Zoning Variance Request

Mr. Brown,

We would like to request a zoning variance to construct a new deck at the location of our existing patio at 6626 Fair Oaks Drive. As you'll see on the drawings, due to the position of our home on the lot, not having the use of this side yard setback for the new deck would make the patio area very difficult and awkward in the space available.

We have been using the existing patio, but this new deck would be a significant improvement in allowing us to create a beautiful outdoor space that we could really enjoy. The deck design has been thoughtful in considering a structure that would provide some sun shade, but not be so tall or intrusive as to be an eye sore or disadvantage for our neighbors in Golf Manor. As the neighboring fence sits higher than the yard, the new structure would be around the same height as that fence.

The deck will also allow us to give ourselves some additional visual privacy screening from those neighbors. We have been in contact with some of the property owners, and while they do claim to have intentions to replace the fence which is in extreme disrepair, there has been no timeline on if/ when this might happen. This is an extreme eye sore on our property (the decrepit and failing fence, debris, garbage, etc.). This new deck will create a much more attractive backyard primarily for our family, as it isn't visible from the street.

We respectfully request that you consider the advantages to us personally, as well as the attractiveness of our property in the Village when reviewing this zoning variance issue.

Thank you for your time and consideration.

Brian & Rebecca Gernetzke



Online Property Access

Parcel ID 526-0020-0029-00 **Address** 6626 FAIR OAKS LN **Index Order** Parcel Number **Tax Year** 2021 Payable 2022

Property Information

Tax District	017 - AMBERLEY-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	52608 - AMBERLEY 08	Auditor Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	GERNETZKE BRIAN E & REBECCA J 6626 FAIR OAKS LN CINCINNATI OH 45237 (call 946-4015 if incorrect)	Tax Bill Mail Address
		CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	94,440	Effective Tax Rate
		77.791353
Total Tax		\$6,350.98
Property Description		
FAIR OAKS DR R2-T4-S36 N E 155 X 300 IRR		

Appraisal/Sales Summary

Year Built	1941
Total Rooms	9
# Bedrooms	4
# Full Bathrooms	3
# Half Bathrooms	0
Last Transfer Date	9/15/2014
Last Sale Amount	\$238,800
Conveyance Number	74740
Deed Type	SV - Survivorship Deed (Conv)
Deed Number	326308
# of Parcels Sold	1
Acreage	1.046

Tax/Credit/Value Summary

Board of Revision	YES(13)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	98,260
CAUV Value	0
Market Improvement Value	171,580
Market Total Value	269,840
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,175.49
Tax as % of Total Value	2.353%

Notes

1) 2/19/99 PARCEL 526-20-29-00 NO REDUCTION SEE BOR #97-15115 APPRAISER TJ. 2)6/21/00 BOR 99-20108 DECREASED TO \$188,500 3) 7/30/13 BOR 12-602568 DECREASE TO \$172,000

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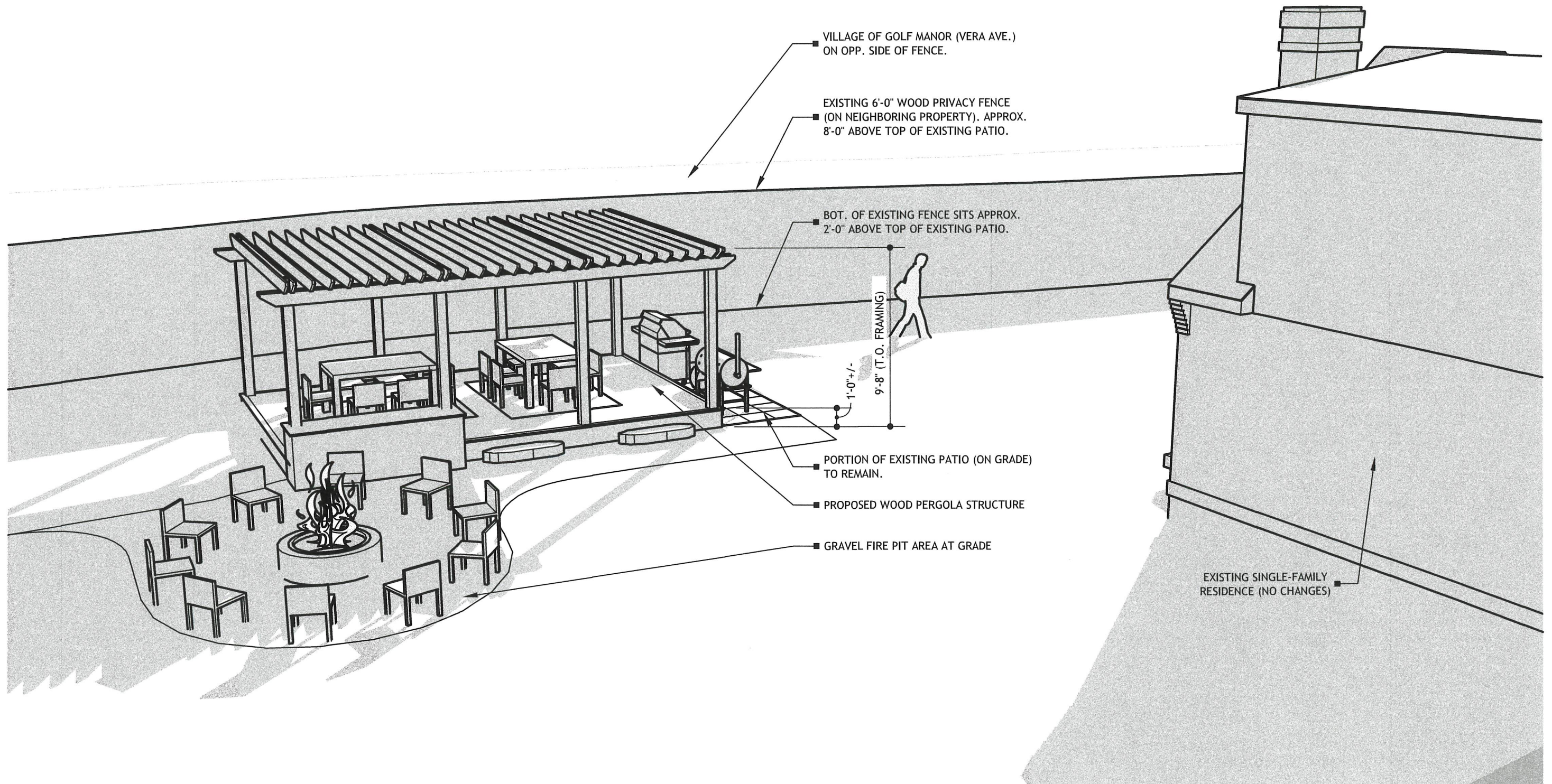
Property Summary
Appraisal Information
Levy Information
Transfer
Value History
Board of Revision
Payment Detail
Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

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Property Report

Gernetzke Residence

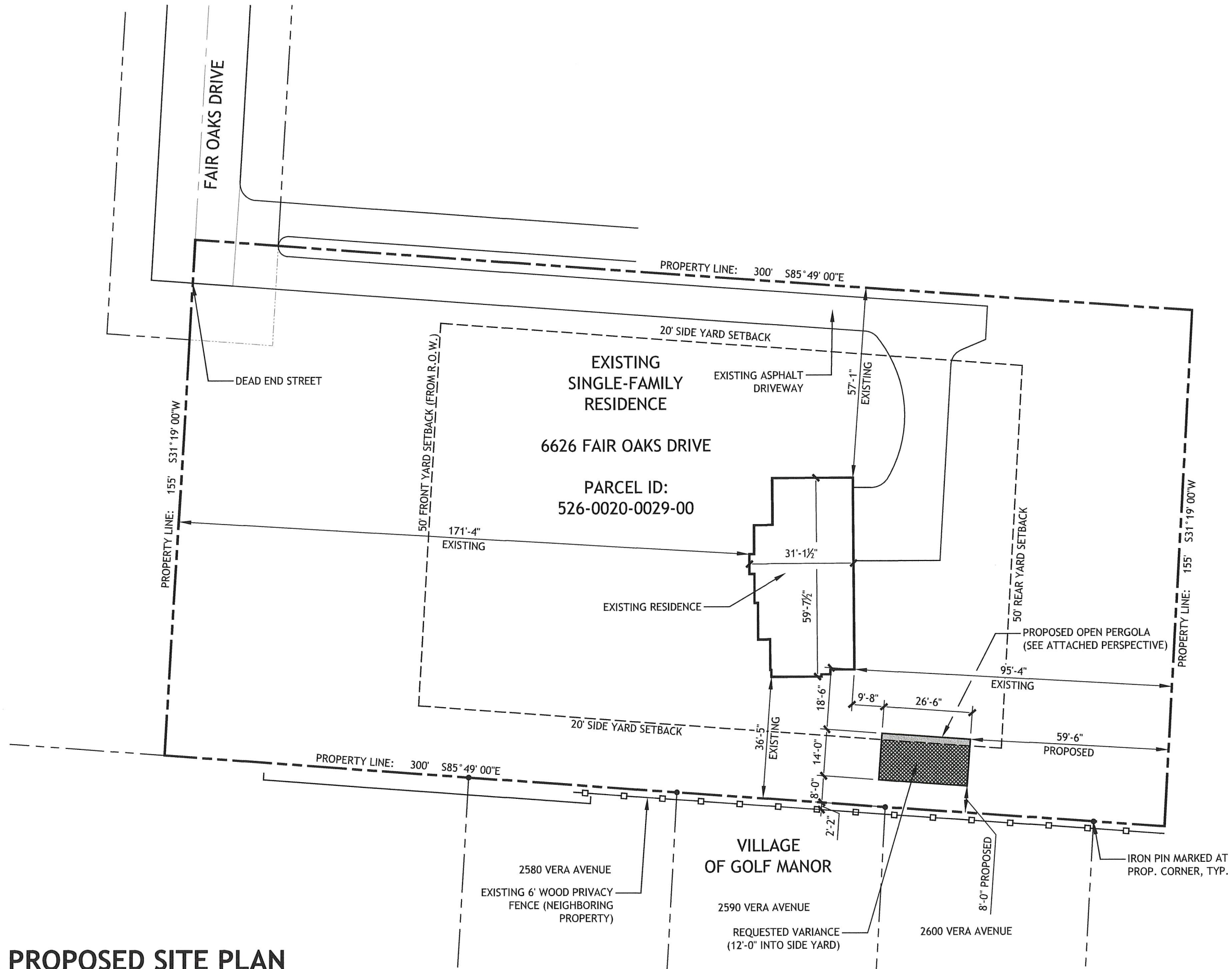
6626 Fair Oaks Drive, Amberley Village, Ohio 45237



1 PROPOSED REAR YARD IMPROVEMENTS

01 NEW WOOD PERGOLA STRUCTURE BUILT OVER EXISTING ON-GRADE PATIO

NOT TO SCALE





7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: April 4, 2022 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 Board of Zoning Appeals on **Monday, April 4, 2022**, 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:

Allison Flesher, the property owner of 8300 Lynnehaven Drive, is seeking a variance to Village Zoning Code Section 154.14 (A). The variance would allow for the construction of a 6'-tall privacy fence along the west property, bordering Sycamore Township.

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 **April 4, 2022** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: Kathryn Waligura & Arianne Smith, 8301 Lynnehaven Drive
Dane & Julie Donovan, 8284 Lynnehaven Drive
Allison Flesher, 8300 Lynnehaven Drive
Jason & Lori Powers, 8316 Lynnehaven Drive
Charles & Karol Weinschelbaum, 8319 Lynnehaven Drive



7149 Ridge Road
Amberley Village, OH 45237

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513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

April 4, 2022

Subject:

8300 Lynnehaven Drive

Variance:

6'-tall Privacy Fence

Item: Case#2022-56

Variance Request: Allison Flesher, the property owner of 8300 Lynnehaven Drive, is seeking a variance to Village Zoning Code Section 154.14 (A). The variance would allow for the construction of a 6'-tall privacy fence along the west property, bordering Sycamore Township.

Zoning Code Review: 154.14 (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. Flesher is the property owner of 8300 Lynnehaven Drive and is seeking a variance to Village Zoning Code Section 154.14 (A). If approved, the variance would allow for the construction of a 6'-tall privacy fence along the rear property line, bordering Sycamore Township. The property is a .5 acre parcel, zoned Residence B.

Ms. Flesher's letter to the board states that half of her rear property line is open to one Sycamore neighbor's property and the other half has a 6ft high fence surrounding another Sycamore neighbor's property.

The letter also states that the proposed fence would serve two purposes:

- 1) To continue the Sycamore Township neighbor's 6' high fence to create a more uniform look and improve the beauty of her backyard.
- 2) To prevent the deer from damaging the yard and causing erosion during rain events.

In the letter to the Board, Ms. Flesher explains that on a daily basis, several deer travel through her yard between her house and the neighbor's fence as they travel to and from the yards in Sycamore Township. Also, the deer continue to eat and trample the grass down to the dirt, causing the soil to erode during rain events.

Ms. Flesher has also stated that she has tried several deer deterrents that have not helped to prevent the deer from damaging her property, causing erosion on hers and on her neighbor's properties.

The letter to the board states that due to the number of deer that pass through her yard, installing a fence

is believed to be the most effective way to deter the deer and prevent them from damaging the property.

Zoning Code Section 154.14 states that a fence not exceeding 4.5' in height may be permitted in any required side or rear yard. Therefore, a variance is required for the proposed 6' high privacy fence to be installed.

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

Allison Flesher
8300 Lynnehaven Dr
Amberley Village, Oh 45236
March 10th, 2022

Dear Amberley Board ,

I am asking for your consideration for a variance to Zoning Code to allow for a 6ft privacy fence along the back of my property, bordering Sycamore Township. Half of this property line is open to one Sycamore neighbor's property and the other half is blocked by a 6ft high fence surrounding another Sycamore neighbor.

The neighbors on either side of me either have no 6ft high fence view (Chuck & Karol Weinschelbaum) or all privacy fence that they have been able to use at the back of their property (Dane & Julie Donovan). I am the only one with half and half that splits the view in my back yard, that a split rail fence would not correct.

The 6ft high fencing would serve two purposes: 1) to continue the neighbors existing 6ft high fencing to make the fence look more uniform and improve the view of my yard. The other purpose would redirect the deer which use my yard as a super-highway. 2) prevent the deer from damaging and causing erosion on my property.

On a daily basis, there are several deer that walk through my yard, to and from the Sycamore properties. The deer walk along my side yard between my neighbor's fence (to the north) and my house, eating and trampling the grass down to the dirt.

During and after rainstorms, the water runs diagonally across my back yard (through this area to the storm water inlet on my neighbor's property) and erodes my yard, causing a mess for me and the neighbor (Chuck & Karol Weinschelbaum).

We have had Wes Brown from the Village, out to help find a way to deal with the deer and water issues. He has suggested a solution to minimize the water issue (pipes and catch basins). However, this is not believed to solve the issue with the deer damaging the yard.

I have tried several deer remedies that have not stopped or even slowed the damage the deer are causing to my yard. I have also spoken to several contractors that have told me, with the number of deer that pass through my yard, the only solution is to install a fence. Therefore, I am requesting a variance for a 6ft high fence to improve the beauty of my yard, to keep the deer from jumping the fence and continuing to damage and cause erosion in my yard.

Thank you for your consideration,

Allison Flesher

Date: 03/07/2022

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:

Privacy fence across the back of my property

Needs to be tall (6ft) to block the tall neighbor's fence behind me in Deer Park and so the deer can't jump because that's their deer

super- highway tearing up the yard right where the river runs causing it to erode. Pic included. The river runs thru my entire back

yard, but only causing an issue where the deer tear up my yard.

The structure is proposed at the following address:

8300 Lynnehaven Dr

I certify the attached plat and measurements are accurate.

n/a

Contractor's Name

Contractor's Address

Telephone Number

Sincerely,

Allison Fleisher

Homeowner's Signature

Allison Fleisher

Homeowner's Printed Name

(513) 407-8852

Telephone Number (daytime)



Online Property Access

Parcel ID
526-0120-0030-00

Address
8300 LYNNEHAVEN DR

Index Order
Parcel Number

Tax Year
2021 Payable 2022

Property Information

Tax District	017 - AMBERLEY-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	52605 - AMBERLEY 05	Auditor Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	FLESHER ALLISON A 8300 LYNNEHAVEN DR CINCINNATI OH 452361414 (call 946-4015 if incorrect)	Tax Bill Mail Address
		CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	70,050	Effective Tax Rate
		77.791353
		Total Tax
		\$4,708.80
Property Description		
8300 LYNNEHAVEN DR 110 X 220 LOT 136 ARBORCREST SUB SEC A		

Appraisal/Sales Summary

Year Built	1951
Total Rooms	6
# Bedrooms	2
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	5/5/2010
Last Sale Amount	\$189,000
Conveyance Number	5155
Deed Type	WD - Warranty Deed (Conv)
Deed Number	208791
# of Parcels Sold	1
Acreage	0.550

Tax/Credit/Value Summary

Board of Revision	YES(21)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	50,120
CAUV Value	0
Market Improvement Value	150,020
Market Total Value	200,140
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,354.40
Tax as % of Total Value	2.353%

Notes

** 4/4/21 BOR #20-050501 NO CHANGE JW ** bor #11-501240 decrease to 175,000

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Property Summary
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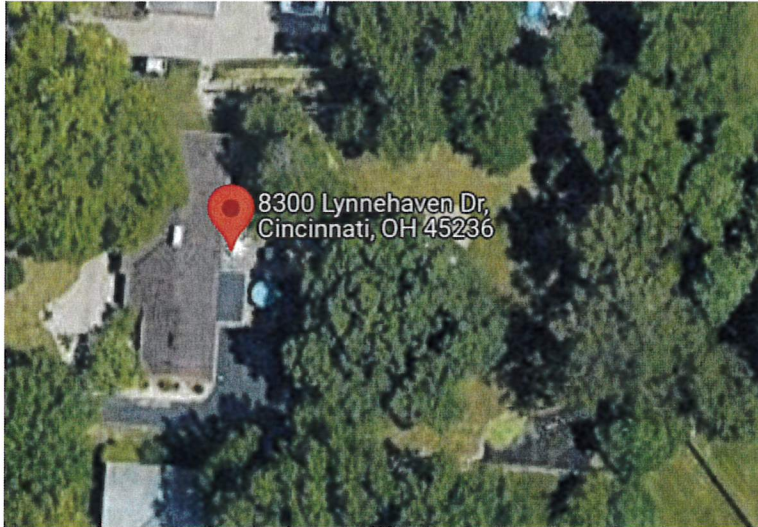
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Property Report

Wes Brown

From: Allison Flesher <Allison_Flesher@gap.com>
Sent: Monday, March 07, 2022 5:09 PM
To: Wes Brown
Subject: FW: Zoning variance request (privacy fence)
Attachments: Flesher.8300 Lynnehaven.Zoning Variance 3.7.22.pdf; my neighbors either have no tall fence or full tall fence view .jpg; part of my back has tall fence and part none.jpg; Deer path.jpg

I forgot to let you know what material...it would just match what is already there . 6ft dog ear wood and attached is a shot of how non of the deer park people would even see my fence because of wooded area.



This would face me, but again, none of the Deer Park neighbors would see it

From: Allison Flesher
Sent: Monday, March 7, 2022 4:46 PM
To: wbrown@amberleyvillage.org
Subject: Zoning variance request (privacy fence)

Please let me know if you have questions. There is a lot going on lol. I did not include contractor until I know if I have permission. I have called EADS just to give me an idea of the cost, but haven't heard back yet. Will I be allowed to state my case in person or via zoom/ phn or what would the next steps be.

Thank you for your consideration

Allison Flesher
8300 Lynnehaven Dr
Cincinnati, Oh 45236
H-(513) 407-8852 | C-(513) 288-0476
allison_flesher@gap.com











7149 Ridge Road
Amberley Village, OH 45237

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PLANNING COMMISSION
MEETING NOTICE

WHEN: April 4, 2022 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

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Marc Fisher, the representative for the Jewish Community Center (JCC) located at 8485 Ridge Road, is seeking modifications to the Conditional Use Permit. The modifications would allow for two 7'x7' sheds to be placed in the rear parking lot behind the building and allow for the installation of a Camp at the J welcome sign on the rear driveway.

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 **April 4, 2022** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: Mariam Crenshaw, 2502 Apple Ridge Lane
Peg. H. Niehaus, 2510 Apple Ridge Lane
Jane Seyfried, 8437 Ridge Road
Mark A. & Sandra L. Thomas, 2530 Apple Ridge Lane
John & Jacqueline Thomas, 2536 Apple Ridge Lane
Thomas E. & Nancy Horwitz, 2520 Apple Ridge Lane
Diane Rice, 2548 Apple Ridge Lane
Christine Thomas, 2558 Apple Ridge Lane
Stacy & Joseph Naberhaus, 2540 Apple Ridge Lane



7149 Ridge Road
Amberley Village, OH 45237

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

amberlevillage.org

Amberley Village Planning Commission Staff Report

April 4, 2022

Subject:

8485 Ridge Road - JCC

Variance:

Modifications to the Conditional Use Permit

Item: Case#2022-57

Variance Request: Marc Fisher, the representative for the Jewish Community Center (JCC) located at 8485 Ridge Road, is seeking modifications to the Conditional Use Permit. The modifications would allow for two 7'x7' sheds to be placed in the rear parking lot behind the building and allow for the installation of a Camp at the J welcome sign on the rear driveway.

Zoning Code Review:

Variance Review: Mr. Fisher, the representative for the Jewish Community Center (JCC) located at 8485 Ridge Road, is seeking modifications to their Conditional Use Permit (CUP). The modifications would allow for two 7'x7' sheds to be placed in the rear parking lot behind the building and allow for the installation of a Camp at the J welcome sign on the rear driveway.

The letter to the Board states that the JCC's most successful program is Camp at the J, which hosts more than 200 school-aged kids each year. In an effort to make the camp safer, cleaner, and more organized this summer, they are proposing to install 2 sheds, a welcome to camp sign, and a safety barrier.

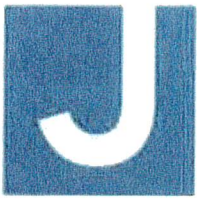
The two sheds would be placed in the rear parking lot, at either end of the southern row of parking spaces, approximately 83' from the south property line. The shed would be positioned so the doors face north into the parking lot. The purpose of the sheds is to encourage better storage and longevity of the tools and equipment needed for the camp each day.

The letter to the board also states that to create a more inclusive and exciting arrival to camp each day, they are proposing to install a 5'x5' Camp at the J welcome sign at the entrance to the camp. The sign would be constructed of aluminum composite material and wood post and installed at the entrance to the camp/rear parking lot. The sign would be installed 2' above the ground, giving it a total height of 7' and approximately 55' from the south property line.

The final aspect of the project would be to install a 20" high safety barrier between the rock, stick, and dirt play area and the parking lot to keep the dirt contained in the play area and out of the parking lot. The barrier would have three sides and be constructed of 16' long 2"x10" boards.

Due to the JCC being a Conditional Use in a residential district, the modifications to the CUP require the Board of Zoning Appeals approval to be installed as proposed.

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



The Manuel D. & Rhoda

MAYERSON JCC

on The Jewish Foundation of Cincinnati Campus

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March 4, 2022

To Amberley Village Planning & Zoning Committee:

The Mayerson JCC has been in the heart of Amberley for the past 13 years offering quality programming for children, adults and seniors. One of the JCC's most successful programs is Camp at the J that is located in the rear of the JCC property and caters to more than 200 school-age campers each summer. This coming summer, we are looking to enhance our space to allow for a safer, cleaner and more organized camp. We are looking to add two sheds, a welcome sign and a fence-like structure around one of the kids' favorite spots at camp.

1. Shed #1

We would like to add a shed to the campgrounds near the entrance to camp. This shed will allow us to put away equipment rather than leaving things out overnight. This will encourage better storage and longevity of use for the gear at camp.

2. Shed #2

We would like to add a shed to the campgrounds near the "Rocks, Sticks and Dirt" area, which is one of our most popular activities at camp. We would like to add a shed near this area to allow better organization and nearby storage to the area in which the tools will be needed.

3. Welcome Sign

We would like to install a "welcome to camp" sign at the entrance to the camp area. This sign will be used to create a more inclusive and exciting arrival to camp at the J each day. It will also help people find camp more easily.

4. Rocks, Sticks and Dirt Structure

We would like to build a small fence-like structure around the "Rocks, Sticks and Dirt" area. As mentioned above, this is one of the most popular activities at camp. This is a safe and structured space for kids to play in the dirt and dig for "ancient artifacts". To help keep the area clean, we would like to erect a short fence to contain the messy fun.

We are very excited for the positive changes coming to Camp at the J and would very much appreciate your support to make these enhancements which will improve the overall camper experience.

Respectfully submitted,

Marc Fisher, CEO

Date: 2/25/22

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:

a shed to be added to

a parking space.

The structure is proposed at the following address:

8485 Ridge Road

I certify the attached plat and measurements are accurate.

Contractor's Name

Contractor's Address

Telephone Number

Sincerely,

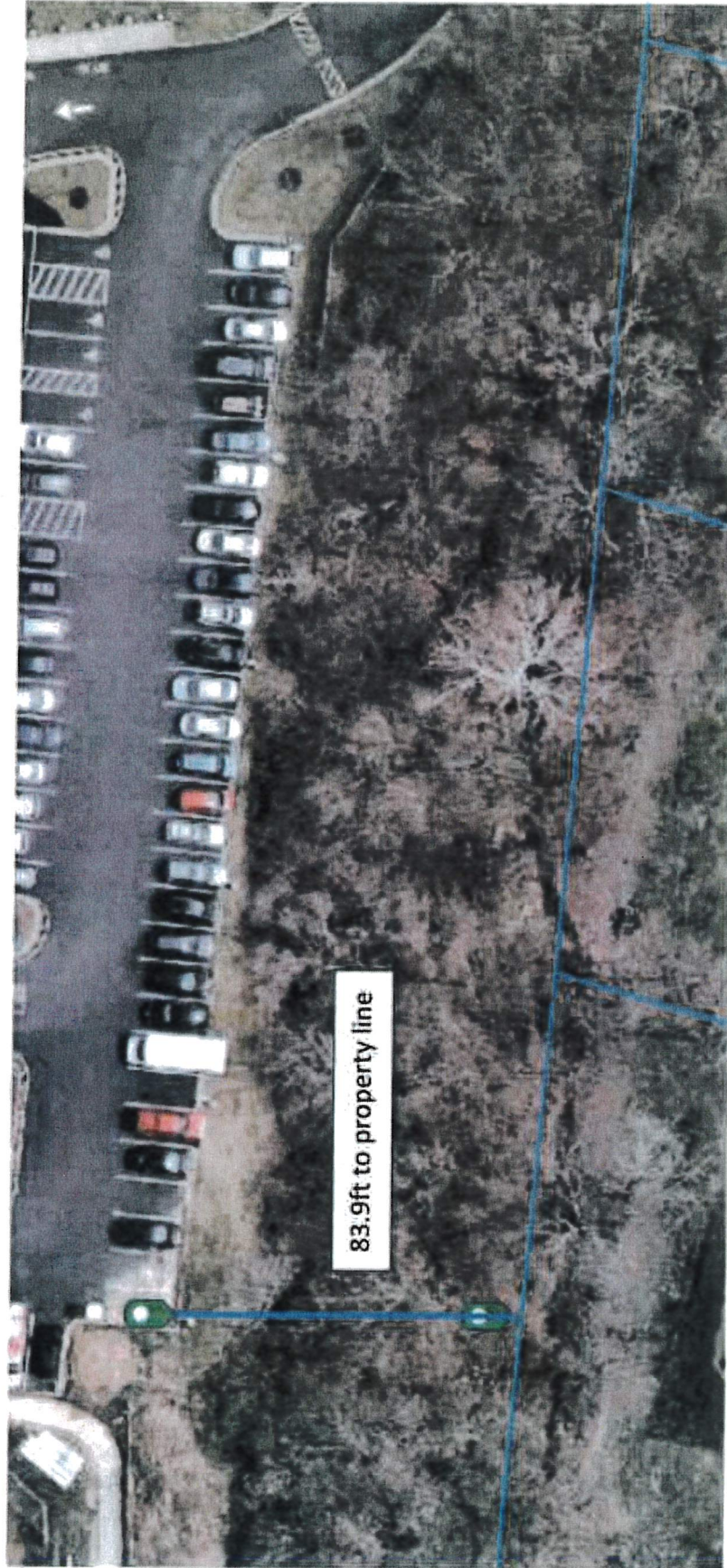
Marc Fisher
Homeowner's Signature

MARC FISHER CEO
Homeowner's Printed Name

MAYERSO JCC
513.518.4669
Telephone Number (daytime)

Mayerson JCC
8485 Ridge Rd

Shed #2 location



▼ 8485 Ridge Rd, Cinc >



Shed

Shop CRAFTSMAN

CRAFTSMAN 7-ft x 7-ft Craftsman Resin Storage Shed Gable Resin Storage Shed

Item #11142403 Model #CMXR99C770

\$849.00

★★★★☆ 937

Choose your Lowe's Advantage Card offer

\$142/Month

Suggested payments with 9 month special financing.

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\$806.56

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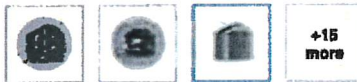
Durable, multi-wall resin panels provide ultimate strength and stability
Exclusive electrical cord port allows convenient connection for electrical appliances
Lower foot latch ensures doors stay closed



Free Store Pickup
Unavailable



Delivery
Unavailable



OVERVIEW

Give your car the garage back with the CRAFTSMAN® 7 ft. x 7 ft. gable storage shed. With 327 cu. Ft. of storage, this roomy shed has plenty of space to accommodate all your gardening tools, bicycles, riding lawn mower and other outdoor equipment. This shed is compatible with the versa track™ system which mounts to shed walls for added storage and organization. Sturdy double doors with metal hinges allow you to access your items easily, and is pad-lockable using the metal hasp to keep your contents safe and secure (lock not included). The metal reinforced, multi-wall resin panel and floor construction provides additional strength and stability to the unit to withstand the elements along with heavier loads.



CRAFTSMAN 7-ft x 7-ft
Craftsman Resin Storage Shed
Gable Resin Storage Shed

\$849.00

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Norwood Lowe's Open until 9 PM >



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This item is unavailable. Here are some similar items ...



\$849.00

★★★★☆ 695

Rubbermaid 7-ft x 7-ft Roughneck...

+ Add to Cart



\$469.00

★★★★☆ 391

CRAFTSMAN 4-ft x 6-ft Resin Storage...

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\$1,949.00

★★★★☆ 107

Suncast 8-ft x 10-ft Tremont Gable...

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\$349.00

★★★★☆ 434

CRAFTSMAN 5-ft x 2-ft Craftsman...

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\$279.00

★★★★☆ 218

CRAFTSMAN 4-ft x 2-ft Resin Storage...

+ Add to Cart



\$199.00

★★★

CRAFTSMAN 4-ft x 2-ft R...

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CRAFTSMAN 7-ft x 7-ft
Craftsman Resin Storage Shed
Gable Resin Storage Shed

\$849.00

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[Product Features](#)

- Exclusive electrical cord port allows convenient connection for electrical appliances
- Lower foot latch ensures doors stay closed
- 10 Year limited warranty
- Metal hinges assist in smooth door operation
- Easy assembly – minimal tools required
- Low maintenance – easy to clean and maintain
- CRAFTSMAN® versa track compatible
- Padlock ready doors keep contents safe and secure (lock not included)


[Dimensions Guide](#)
[PDF](#)


[Installation Manual](#)
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[Warranty Guide](#)
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SPECIFICATIONS

Common Exterior Size (W x L)	7-ft x 7-ft	Actual Interior Length (Feet)	6.8
Actual Exterior Peak Height (Feet)	8.2	Mower Storage	
Ventilated		Actual Exterior Width (Feet)	7.33
Actual Exterior Length (Feet)	7.08	Foundation Length (Feet)	7.1

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COMPARE



CRAFTSMAN 7-ft x 7-ft
 Craftsman Resin Storage Shed
 Gable Resin Storage Shed

\$849.00

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COMMUNITY Q & A

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REGULARLY BOUGHT TOGETHER



\$1.58

★★★★☆ 1260

Square 12-in L x 12-in W x 2-in H
Gray Concrete Patio Stone

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\$8.18

★★★★☆ 333

7-in x 11-in x 11-in Concrete Deck
Block

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\$64.99

★★★★☆ 13

CRAFTSMAN Black Steel Storage
Shed Attic Frame Kit

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\$29.98

★★★★☆

CRAFTSMAN
Fiberglass-
Garden Rake

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PREVIOUSLY VIEWED



CRAFTSMAN 7-ft x 7-ft
Craftsman Resin Storage Shed
Gable Resin Storage Shed

\$849.00

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[Product Features](#)

Date: 2/25/22

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:

a shed to be placed in a
parking spot.

The structure is proposed at the following address:

8485 Ridge Road

I certify the attached plat and measurements are accurate.

Contractor's Name

Contractor's Address

Telephone Number

Sincerely

Marc Fisher
Homeowner's Signature

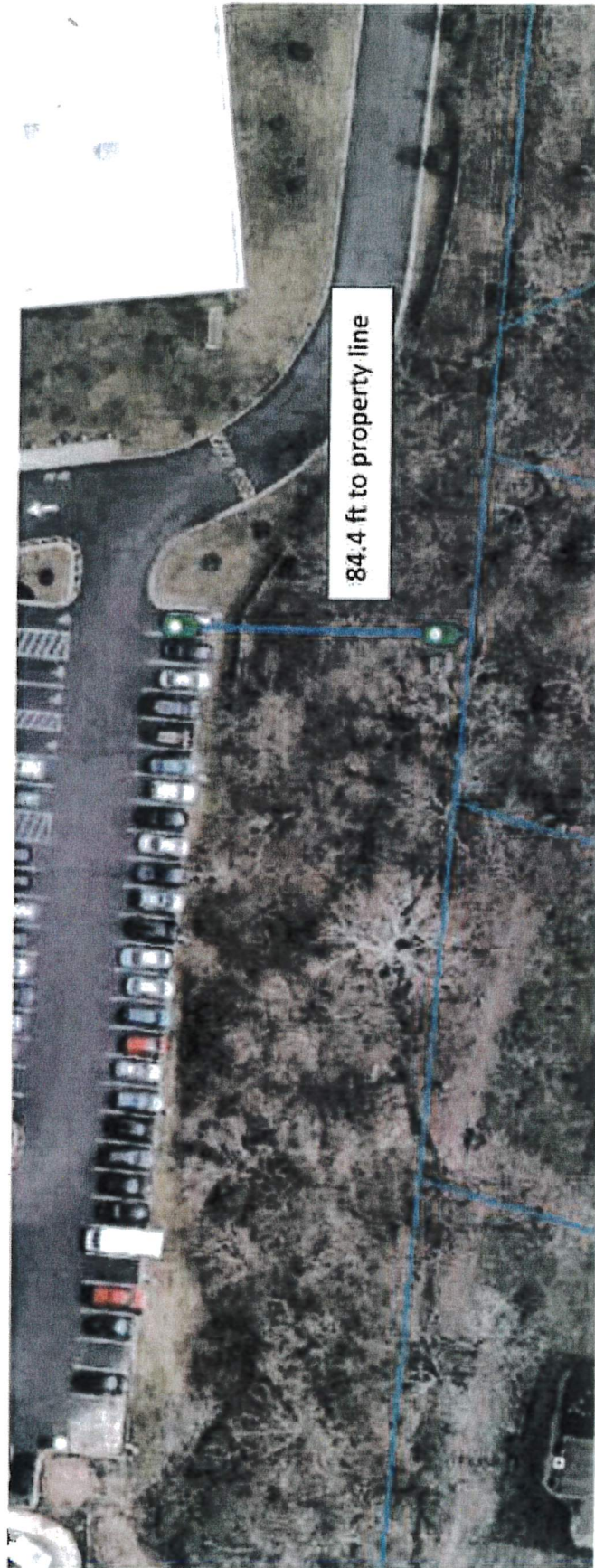
MARC FISHER CEO
Homeowner's Printed Name

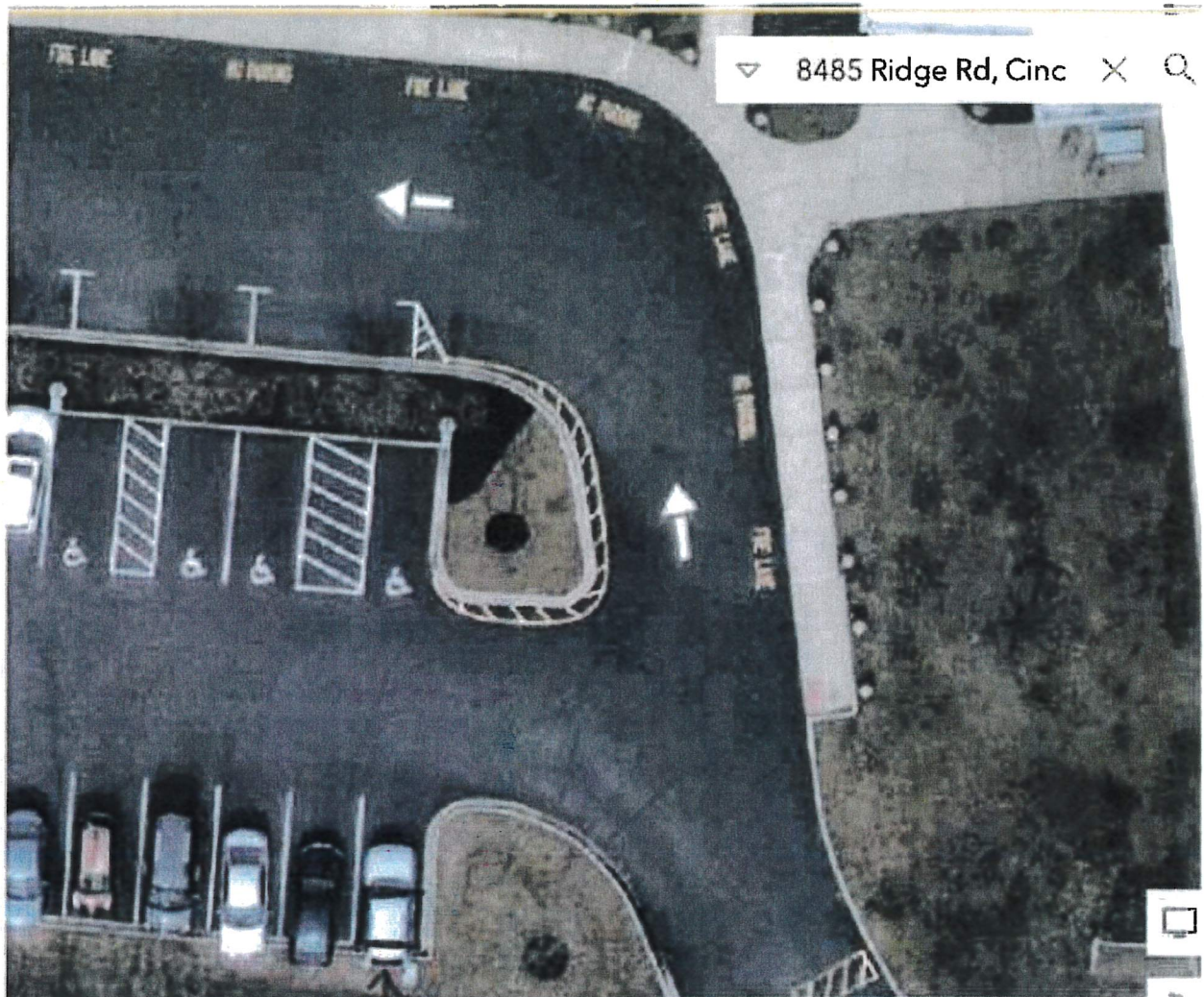
MAYERSON JCC
513.518.4669

Telephone Number (daytime)

Mayerson JCC
8485 Ridge Rd

Shed #1 location





shed

Shop CRAFTSMAN

CRAFTSMAN 7-ft x 7-ft Craftsman Resin Storage Shed Gable Resin Storage Shed

Item # 31142408 Model # CCM7R58C7790

\$849.00

★★★★★ 337

Choose your Lowe's Advantage Card offers

\$142 / Month

Suggested payments with 9 month special financing.

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\$806.55

OR Save 5% on eligible purchases.

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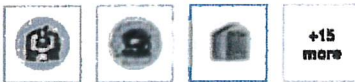
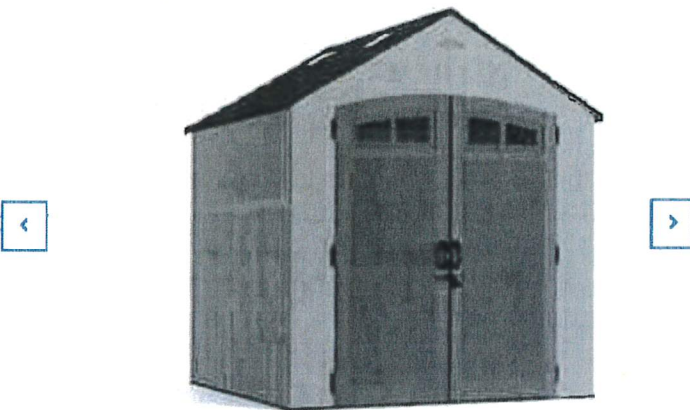
 Enter Email Address

[Notify Me](#)

Durable, multi-wall resin panels provide ultimate strength and stability
Exclusive electrical cord port allows convenient connection for electrical appliances
Lower foot latch ensures doors stay closed

 **Free Store Pickup**
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 **Delivery**
Unavailable



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CRAFTSMAN 7-ft x 7-ft
Craftsman Resin Storage Shed
Gable Resin Storage Shed

\$849.00

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Exclusive electrical cord port allows convenient connection for electrical appliances

Lower foot latch ensures doors stay closed

10 Year limited warranty

Metal hinges assist in smooth door operation

Easy assembly – minimal tools required

Low maintenance – easy to clean and maintain

CRAFTSMAN® versa track compatible

Padlock ready doors keep contents safe and secure (lock not included)



**Dimensions
Guide**

PDF



**Installation
Manual**

PDF



**Warranty
Guide**

PDF

SPECIFICATIONS

Common Exterior Size (W x L)	7-ft x 7-ft	Actual Interior Length (Feet)	6.8
Actual Exterior Peak Height (Feet)	8.2	Mower Storage	✓
Ventilated	✓	Actual Exterior Width (Feet)	7.33
Actual Exterior Length (Feet)	7.08	Foundation Length (Feet)	7.1

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COMPARE



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Craftsman Resin Storage Shed
Gable Resin Storage Shed

\$849.00

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Date: 2/25/22

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:

the camp at the welcome sign which
will be located by the entrance of
camp.

The structure is proposed at the following address:

8485 Ridge Road

I certify the attached plat and measurements are accurate.

Contractor's Name

Contractor's Address

Telephone Number

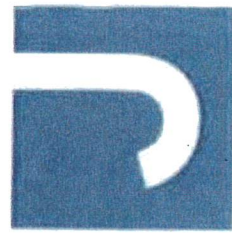
Sincerely,

Marc Fisher
Homeowner's Signature

MARC FISHER - CEO
Homeowner's Printed Name

513.518.4669
Telephone Number (daytime)

MAYERSON JCC



MAYERSON JCC
of Cincinnati

Camp Outdoor Welcome Sign

2.25.22 | v1

Mayerson JCC
8485 Ridge Rd

Camp Sign location







SIGN

- 5ft w X 5ft h sign
- 4 / 0
- Full color
- Full bleed
- ACM Aluminum Composite Material (a very rigid, durable substrate that can handle weather)

INSTALL

- Dig two holes 36" deep,
- Pour concrete,
- Two 4 x 4 pressure treated wood posts set in concrete
- Two horizontal pressure treated wood to help support the sign
- Drill holes in sign
- Bolt through sign and wood posts



Date: 2/25/22

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:

a structure around our dirt pit
for play
made from 2x10x16' boards - 20" high - 3 sides

The structure is proposed at the following address:

8485 Ridge Road

I certify the attached plat and measurements are accurate.

Contractor's Name

Contractor's Address

Telephone Number

Sincerely,

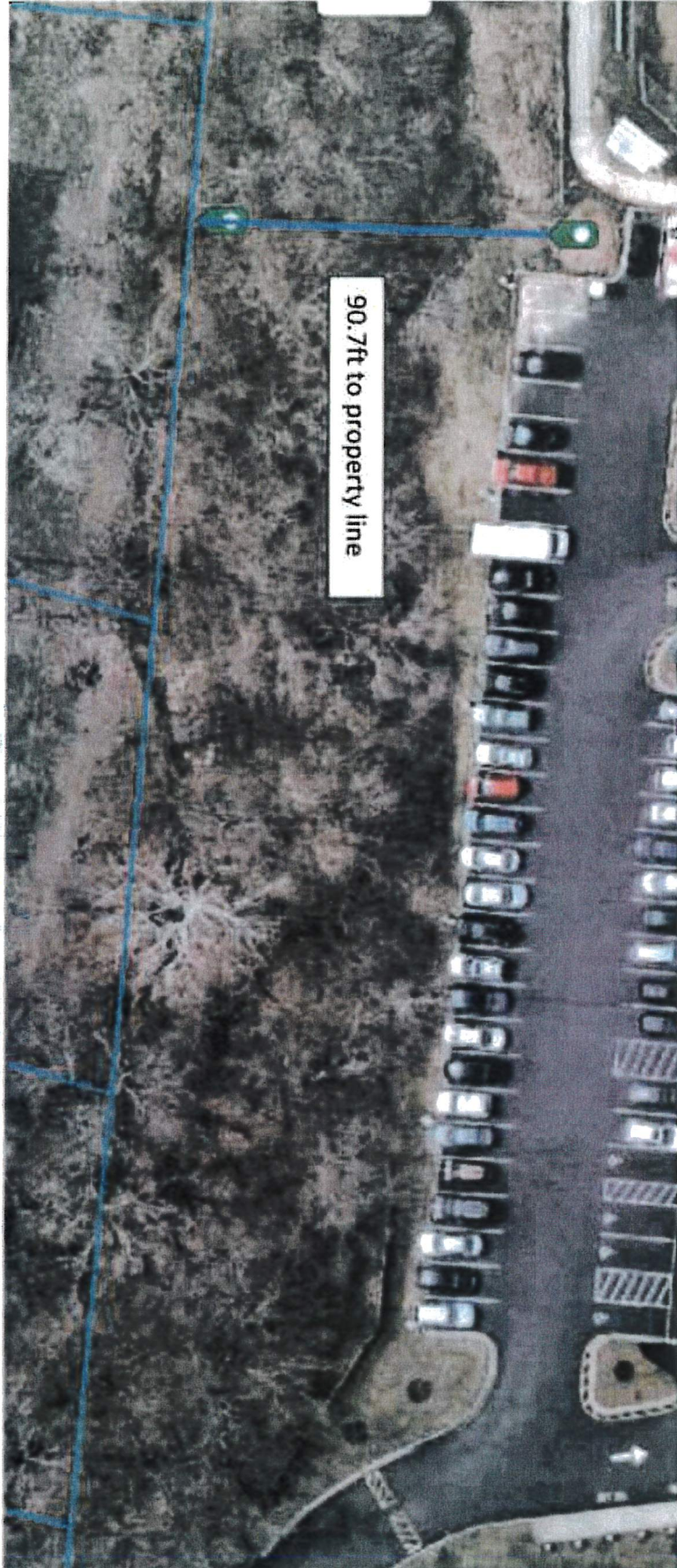
Marc Fisher
Homeowner's Signature

MARC FISHER
Homeowner's Printed Name

MAYERSON JCC
513.518.4669
Telephone Number (daytime)

Mayerson JCC
8485 Ridge Rd

Fencing location





Structure

Shed