

AGENDA

May 2, 2022

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of April 4, 2022

Cases

CASE NO. 2022-70

John and Catherine Burns, the property owners of 7500 Fernwood Drive, are seeking a variance to Village Zoning Code Section 154.28 (A). If approved, the variance would allow for a covered porch to be constructed on the rear of the house, 44' from the rear property line (6' into the required rear yard).

CASE NO. 2022-71

Michael and Lori Heaton, the property owners of 7600 Ridge Road, are seeking two variances to Village Zoning Code Section 154.14 (A). The variances would allow for 54' of 6' high Simtek fencing to be installed in the front yard, approximately 32' from the right of way line for Ridge Road.

New Business

Selection of Commission Chairperson and Vice Chairperson

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, APRIL 4, 2022**

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, April 4, 2022 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

Chairperson Bardach welcomed everyone to the meeting and led those in attendance in the Pledge of Allegiance.

Mr. Bardach asked if there were any corrections to the minutes of the December 6, 2021 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2022-55

Mr. Brown introduced Case No. 2022-55, in which Brian and Rebecca Gernetzke, the property owners of 6626 Fair Oaks Drive, sought a variance to Village Zoning Code Section 154.12 (A) (2). The variance would allow for a 14' x 26' pergola to be constructed 8' from the south property line, bordering Golf Manor. Rebecca Gernetzke was present at the meeting, and said the pergola will add a visually pleasing and useful element to the property in place of what is now an unattractive view. She said the existing patio is the only flat place for a table, and the fence is not theirs to repair. In addition, fence repairs would also require destruction of trees.

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

Ms. Rissover said she appreciated the plan, and moved to approve the request for variance. Seconded by Mr. Rubenstein, the motion passed unanimously.

CASE NO. 2022-56

Mr. Brown introduced Case No. 2022-56, in which Allison Flesher, the property owner of 8300 Lynnehaven Drive, sought 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.

Ms. Flesher said she wished to improve the aesthetic of her backyard and discourage deer traffic by installing a 6' fence to match the existing fence of the bordering property, which is in Sycamore Township which allows the 6' fence. She said her neighbors were all in support of the plan.

Ms. Rissover said that while a variance could not be issued to prevent deer traffic, there was precedence for the installation of a fence on property bordering a different neighborhood. Mr. Wolf agreed.

Ms. Rissover asked what street the property backs up to, and Ms. Flesher said Jeffrey Court.

Mr. Lauer said he agreed with his colleagues, and asked Ms. Flesher if she could ensure maintenance if a full fence was installed. Ms. Flesher said she could, and that was why she wanted the variance.

Karol Weinschelbaum of 6319 Lynnehaven Drive said the current unkempt fence looked funny, and she was in support of the proposed installation.

Mr. Bardach asked if there had been any other resident feedback, to which Mr. Lahrmer said no.

Mr. Lauer moved to grant the variance to allow for the construction of a 6' tall privacy fence along the west property bordering Sycamore Township. Seconded by Mr. Wolf, the motion passed unanimously.

CASE NO. 2022-57

Mr. Brown introduced Case No. 2022-57, in which Marc Fisher, the representative for the Jewish Community Center (JCC) located at 8485 Ridge Road, is seeking modifications to the Conditional Use Permit (CUP). The modifications would allow for two 7' x 7' sheds to be placed in the rear parking lot behind the building and allow for the installation of a "Welcome to Camp at the J" sign on the rear driveway. He said the purpose for the sheds was to provide storage and better longevity for tools, and the signage would better direct campers to where they should meet.

Mr. Fisher was present and said the sign would not be illuminated, and confirmed the sheds were for storage. Ms. Wolf asked Mr. Fisher to point out where the sheds would be, and asked if there had been any feedback from neighbors.

Mr. Lahrmer said there was one resident who asked to view the plans, but that no feedback had been received.

Mr. Lauer asked if the variance was required because they were seeking a change to the Conditional Use Permit, to which Mr. Brown responded yes. Mr. Fisher said the CUP requires that they present any changes for approval.

Mr. Wolf moved to approve the proposed changes to the CUP which would allow for two sheds and the installation of a "Welcome to Camp at the J" sign. Seconded by Mr. Bardach, the motion passed unanimously.

NEW BUSINESS

There being no new business, Chairman Bardach announced the meeting was adjourned at 7:25 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: May 2, 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, May 2, 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:

John and Catherine Burns, the property owners of 7500 Fernwood Drive, are seeking a variance to Village Zoning Code Section 154.28 (A). If approved, the variance would allow for a covered porch to be constructed on the rear of the house, 44' from the rear property line (6' into the required rear 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 **May 2, 2022** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675

cc: **John and Cathy Burns, 7500 Fernwood Drive**
Jacob and Ella Moskovich, 7505 Fernwood Drive
Michael and Noel Clay, 7510 Fernwood Drive
Lawrence Kurtzman, 7439 E Aracoma Drive
Fay David, 3033 Burning Tree Lane
David Rosenthal, 3036 Burning Tree Lane
Amy and Edward Wolf Diamond, 7440 Aracoma Forest Drive
James and Susan Boney, 7460 Aracoma Forest Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

May 2, 2022

Subject:

7500 Fernwood Drive

Variance:

Rear yard setback

Item: Case#2022-70

Variance Request: John and Catherine Burns, the property owners of 7500 Fernwood Drive, are seeking a variance to Village Zoning Code Section 154.28 (A). If approved, the variance would allow for a covered porch to be constructed on the rear of the house, 44' from the rear property line (6' into the required rear yard).

Zoning Code Review: 154.28 REQUIRED MINIMUM LOT AREA, LOT WIDTH, YARDS, DISTANCES FROM LOT LINES AND DWELLINGS.

All structures shall comply with at least the following minimum requirements:

(A) *Lot area, lot width, and yards.*

	Dwellings
Lot Area	1 Acre
Lot Width	150 Feet
Front Yard Depth	50 Feet
Side Yard Width	20 feet, or 10% of lot width, whichever is larger, but need not exceed 50 feet
Rear yard Depth	50 feet, or 20% of depth, whichever is larger, but need not exceed 75 feet

Variance Review: Mr. and Mrs. Burns are the property owners of 7500 Fernwood Drive and are seeking a variance to Village Zoning Code Section 154.28 (A). The variance is to allow for a covered porch to be constructed on the rear of the house, 44' from the rear property line (6' into the required rear yard).

The property is a 1.3-acre lot, located on the east side of Fernwood Drive and is zoned Residence A, with a 50' rear yard setback.

The letter to the Board states that the variance is necessary due to the location of the house and an existing storm water easement in the rear yard. The letter states that the rear of the house (southeast corner) is currently 48' from the rear property line. The 20' private storm water drainage easement runs diagonally across the rear yard and is approximately 1.5' from the southeast corner of the house.

The proposed addition is 11' x 29', will have a flat roof, and will be located on the back of the house, 44' from the rear property line (6' into the required rear yard). The letter to the Board states that the addition will not affect the neighbors, hinder government services, and will remain consistent and compatible with the adjacent properties. Also, the addition will enhance the value of the property and the neighborhood.

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

Date: April 11, 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:

A REAR YARD VARIANCE OF 6 FEET TO ALLOW FOR A 44 FEET
REAR SETBACK TO THE CLOSEST CORNER OF THE PROPOSED
VERANDA ADDITION.

The structure is proposed at the following address:

7500 FERNWOOD DR., CINCINNATI, OH 45237

I certify the attached plat and measurements are accurate.

KENT BRADLEY ROUSH

ARCHITECTS
Contractor's Name

4142 Airport Rd. 3RD FLOOR,
SUITE 3

CINCINNATI, OH 45226
Contractor's Address

(513) 967-4615
Telephone Number

Sincerely,

Catherine Burns
Homeowner's Signature

Catherine Burns
Homeowner's Printed Name

513-477-4969
Telephone Number (daytime)

Kent
Bradley
Roush
Architects,
LLC

4142 AIRPORT ROAD
3RD FLOOR, SUITE 3
CINCINNATI, OHIO
45226

313 321-9242

April 11, 2022

Mr. Kent Bradley Roush, RA
Kent Bradley Roush Architects, LLC
4142 Airport Rd., 3rd Floor, Suite 3
Cincinnati, OH 45226

Amberley Village Board of Zoning Appeals
8540 Kenwood Rd.
Cincinnati, OH 45236

RE: Request for Zoning Variance Letter of Intent

Burns Veranda Addition

7500 Fernwood Dr.
Cincinnati, OH 45237

Dear Members of the Amberley Village Zoning Board of Appeals,
I am writing as the architect for and representing the property owners, John and Catherine Burns. The Burns wish to improve his property with a 1-story, 12 foot high Veranda/ Covered Patio addition at the rear of the existing single-family residence.

Variance Request:

We request a rear yard variance of 6 feet to allow for a 44 feet rear setback to the closest corner of the proposed Veranda addition from the rear property line. The request is necessitated by the hardship created by the existing of the existing residence and the existence of a drainage easement in the rear yard.

- Location and size of the property:

The existing residence was built in on a 1.351 acre (58,849.56 square feet) lot of record, located at 7500 Fernwood Dr.

The lot/ house, located in a Residence 'A' District, requires the following setbacks to the principal structure (per Section 154.28 of the Amberley Village Zoning Code):

Front Yard: 50 feet

Side Yard (each): greater of 20 feet or 10% of lot width with max. 50 feet

Rear Yard: greater of 50 feet or 20% of lot depth with max. 75 feet

The existing, 2-story, single-family residence is positioned 49.9 feet from the front/ west property line, approximately 147 feet from the right/ south property line, approximately 85 feet from the left/north property line and 48.9 feet from the rear/ east property line.

In addition, there is a 20 feet wide drainage easement running in the rear yard of the property, coming as close as 1.5 feet to the right rear corner of the existing residence.

RE: Amberley Village Request for Zoning Variance Letter

Burns Veranda Addition, 7500 Fernwood Dr., Cincinnati, OH 45237

April 11, 2022

Page 2 of 2

- **State clearly in fact, hardship or other pertinent information believed to support the variance sought or recommended:**
 - a) The location of the existing residence is in violation of required rear yard setback, its violation is a condition that was not created by any actions of the current homeowner and most any proposed additions at the rear of the house would be in violation of the required rear yard setback
 - b) The existence and location of the 20 feet drainage easement limits the buildable area of even detached/ accessory improvements to the property.
 - c) The design of the proposed Veranda addition with its flat roof and 11 feet depth, as well as the addition's location, will not overpower neighboring properties, not block light or air to adjacent properties and not hinder the delivery of government services to the subject or adjacent properties.
 - d) The house will remain a single-family use and will not increase the traffic to the area / adjacent streets, as well as remain consistent and compatible with adjacent land uses.
 - e) The value of the property will be enhanced thus incrementally raising the value, real and perceived, of the neighborhood.

Thank you for your consideration,
Kent Bradley Roush Architects, LLC

A handwritten signature in black ink, appearing to read 'KBR', with a long, sweeping horizontal line extending to the right.

Kent Bradley Roush, RA
Principal



Online Property Access

Parcel ID
526-0050-0145-00

Address
7500 FERNWOOD DR

Index Order
Parcel Number

Tax Year
2021 Payable 2022

I Want To...

Start a New Search
Email the Auditor
View the Online Help
Auditor's Home

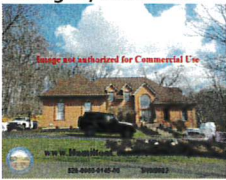
View:

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

Print:

Current Page
Property Report

Property Information

Tax District	017 - AMBERLEY-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	52601 - AMBERLEY 01	
Auditor Land Use	510 - SINGLE FAMILY DWLG	
Owner Name and Address	BURNS JOHN P & CATHERINE A 7500 FERNWOOD DR CINCINNATI OH 45237 (call 946-4015 if incorrect)	Tax Bill Mail Address BURNS JOHN P & CATHERINE A 7500 FERNWOOD DR CINCINNATI OH 45237 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)
Assessed Value	254,700	Effective Tax Rate 77.791353
Property Description FERNWOOD DRIVE 1.351043 AC LOT 1 CAMBRIDGE SUB		Total Tax \$17,145.08

Appraisal/Sales Summary

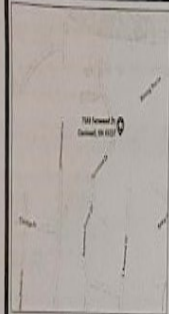
Year Built	1992
Total Rooms	11
# Bedrooms	4
# Full Bathrooms	4
# Half Bathrooms	2
Last Transfer Date	5/5/2021
Last Sale Amount	\$765,000
Conveyance Number	266238
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	1.351

Tax/Credit/Value Summary

Board of Revision	YES(98)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	132,830
CAUV Value	0
Market Improvement Value	594,890
Market Total Value	727,720
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$8,572.54
Tax as % of Total Value	2.353%

Notes

1) 2/19/99 PARCEL 526-50-145-00 SEE BOR #97-15514 APPRAISER TJ.



Base of Bearings to Cambridge Subdivision, as recorded in Plat Book 60, Page 49-50.

SECTION 25, TOWN 4, RANGE 1
SYCAMORE TOWNSHIP
VILLAGE OF AMBERLEY VILLAGE
HAMILTON COUNTY, OHIO

VICINITY MAP
Not to Scale

NOTES:
1) Contours from Hamilton County GIS, 2 foot contour interval.
2) The builder shall be responsible for installation and maintenance of all erosion controls.

LEGEND
• Set 5/8" Iron Pin
• Set Wood Hub

Lot 4
Aracoma North Estates Subdivision
Plat Book 267, Page 04
Re-recorded Plat Book 270, Page 12

Lot 6
Aracoma Forest Subdivision
Plat Book 65, Page 40

Lot 1
Cambridge Subdivision
Plat Book 60, Page 49-50

Lot 2
Cambridge Subdivision
Plat Book 60, Page 49-50

Lot 11
Westridge Subdivision
Plat Book 46, Page 5-6

Lot 10
Westridge Subdivision
Plat Book 46, Page 5-6

FERNWOOD DRIVE
(60' R/W)

Ex. House

Sanitary Sewer Easement

Proposed Wall
Designed by
Others

I hereby certify that this plat represents a true and complete survey made under my supervision and all monuments have been set or found as shown.

Jay S. Ollending P.S.
Jay S. Ollending P.S.
Ohio Registered Surveyor #5-7188

North Arrow
by Eastman & Son, Inc.
04/11/2024



DATE: 11/2/21 BY: [Signature] REASON: Moved Proposed Building back

SITE PLAN



LANSDALE SURVEYING, INC.
1008 MAIN STREET - (ST. RT. 2B)
MILFORD, OHIO 45150 PHONE (513) 631-6970
DRAWN BY: [Signature]
DATE: 10/7/2021
SCALE: 1"=20'
DRAWING NUMBER: 21-053

GENERAL CONSTRUCTION NOTES:

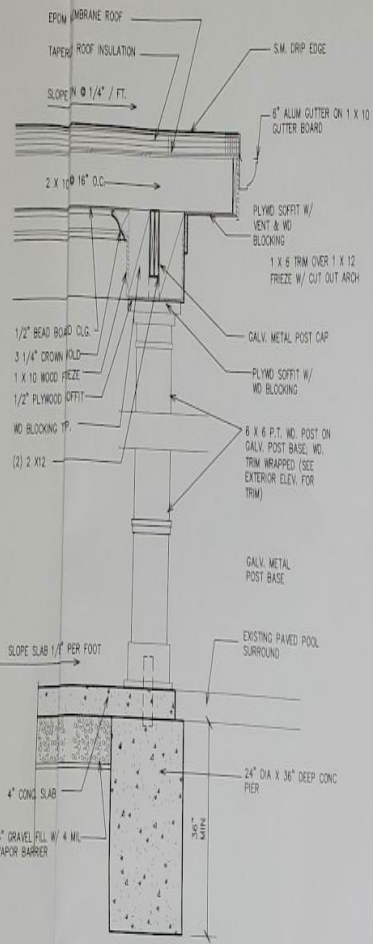
- 1) ALL DIMENSIONS AT ARE SHOWN TO FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
- 2) DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE IN ALL CASES OVER THE SCALE REPRESENTATIONS ON THE DRAWINGS.
- 3) PROVIDE A MINIMUM OF (2) CONCRETE REINFORCING BARS PER FOOT, UNLESS NOTED OTHERWISE.
- 4) ALL STRUCTURAL LUMBER TO BE SYP, OR S-P-F, A.
- 5) ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MAKING PAYMENTS, AND DOING ALL THAT IS NECESSARY FOR APPLYING FOR PERMITS, OBTAINING PERMITS AND APPROVALS BY INSPECTION BUREAU (I.C.) AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE ELECTRICAL WORK.
- 6) HEADER SCHEDULE: (UNLESS NOTED OTHERWISE)

SPACING	HEADER SIZE
UP TO 3'-0"	(2) 2 X 12
3'-0" TO 4'-0"	(2) 2 X 12 OR (3) 2 X 10
OVER 4'-0"	SHOWN ON PLAN

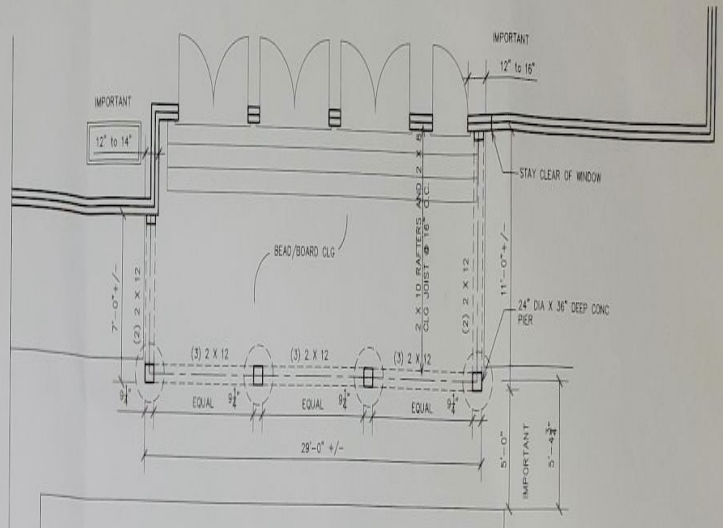
 ALL HEADERS TO HAVE 1/2" PLATE SPACERS AND BE CALLED AND NAILLED.
- 7) ALL NEW PROJECTS IN WALLS, CEILING, ETC., TO BE SELECTED BY OWNER.
- 8) PROVIDE SHAPED GLASS IN ALL DOORS, WINDOWS WITH GLASS SEVEN FEET OR MORE FROM FLOOR, ANY WINDOW WITHIN 24" OF A DOOR, AND ANY WINDOW WITH MORE THAN 4 FEET OF GLASS. EACH PANEL OF GLASS INSTALLED IN WINDOWS OR DOORS SHALL BE PROVIDED WITH A MANUFACTURER'S LABEL, INDICATING THE TYPE AND THICKNESS OF THE GLASS AND SAFETY STANDARD WITH WHICH IT COMPLIES, WHICH IS EVIDENT IN THE FINAL INSTALLATION.
- 9) PROVIDE LAMINATE SHEET FOR ROOF AND FLOOR JOISTS OR TRUSSES TO INSURE PROPER TO STAY OF TRUSSES. LAMINATE SHEET MUST BE STAPLED BY A LICENSED AND ENGINEER, SPECIES TO BE SPECIFIED BY TRUSS MANUFACTURER.
- 10) TRUSSES SHALL BE FASTENED TO ROOF TO RESIST THE UPLIFT FORCES SHOWN ON THE TRUSS DRAWINGS, BUT NEVER FOR LESS THAN 120 LBS.
- 11) FOUNDATIONS: MAX. ASSUMED SOIL BEARING CAPACITY TO BE 1,500 PSF. MIN. CONCRETE STRENGTH TO BE 3,000 PSI. MIN. FLOORING = 1,500 PSI. EXTERIOR CONC. = 4,000 PSI. ALL EXTERIOR CONC. INCLUDING FOUNDATION SHALL BE GARAGE SLABS TO BE 58 TO 70 LB PER CYCUBIC YARD.
- 12) SLABING TO HAVE 1/4" = 0.25 WALL.
- 13) PROVIDE DRAINAGE FOR FLOOR JOISTS EVERY 1000 SQUARE FEET IN FINISHED PORTIONS OF GARAGE AND CEILING FLOOR JOISTS BETWEEN FIRST AND SECOND FLOORS.
- 14) FLOOR JOISTS: 1/4" HEIGHT OF ALL EXTERIOR JOIST PROTECTORS TO MIN. 3'-0" X 2'-0" LAMINATE.
- 15) ALL EXPOSED BRACKETS AND FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
- 16) STRUCTURAL FLOOR JOISTS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN TABLE FLOOR.
- 17) FLOORING SHALL BE PROVIDED TO CUT OFF ALL CONCRETE BRACKETS BETWEEN FIRST FLOOR AND SECOND FLOOR. FLOORING SHALL BE PROVIDED TO CUT OFF ALL CONCRETE BRACKETS BETWEEN FIRST FLOOR AND SECOND FLOOR. FLOORING SHALL BE PROVIDED TO CUT OFF ALL CONCRETE BRACKETS BETWEEN FIRST FLOOR AND SECOND FLOOR.

MINIMUM UNIFORMALLY DISTRIBUTED LIVE LOADS	LIVE LOAD PSF
BALCONIES (EXT.)	60
CEILING	40
GARAGES (PASSENGER CARS ONLY)	50
ATTICS (NO STORAGE 1/2)	10
SMELTING UNITS (NOT BEDROOMS)	40
SLEEPING ROOMS	30
STAIRS	40
NATURALLY VENTILATED (CONCRETE LANE)	200
NATURALLY VENTILATED (WOOD JOISTS)	50
SNOW LOAD	20
WIND LOAD	110 MPH
EXPOSURE CLASS: TWO-STORY WALLS: 15.4 PSF ROOF (UPLT): N/A	

MAXIMUM STRUCTURAL MEMBER DEFLECTIONS
FLOOR JOISTS / BEAMS = L / 360
WALLS = H / 240
ROOF BEAMS = L / 240
RAPERS W/ CEILING = L / 240
RAPERS W/O CEILING = L / 180

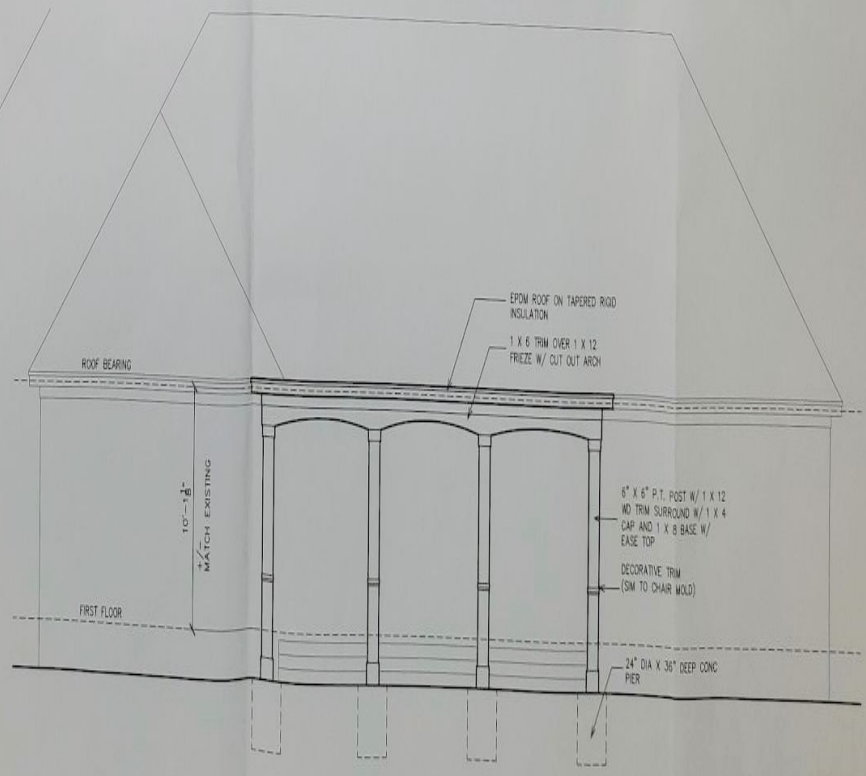


PORCH SECTION
SCALE: 3/4" = 1'-0"



REAR PORCH PLAN
SCALE: 1/4" = 1'-0"

REAR PORCH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR PORCH ELEVATION
SCALE: 1/4" = 1'-0"

DATE/ REVISIONS:

4/6/22

Kent
Bradley
Roush
Architects,
LLC

1412 AIRPORT ROAD
3RD FLOOR, SUITE 3
CINCINNATI, OHIO 45226
513.521.9242

REAR PORCH
BURNS DETACHED GARAGE AND POOL PAVILION

7500 FERNWOOD DRIVE
CINCINNATI, OHIO 45237



LIS EXP 12/31/2023

DRAWING #
AI



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: May 2, 2022 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

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Michael and Lori Heaton, the property owners of 7600 Ridge Road, are seeking two variances to Village Zoning Code Section 154.14 (A). The variances would allow for 54' of 6' high Simtek fencing to be installed in the front yard, approximately 32' from the right of way line for Ridge Road.

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 **May 2, 2022** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675

cc: **Michael and Lori Heaton, 7600 Ridge Road**
Roger and Nita Toennis, 7525 Ridge Road
Frederic Mayerson, 7585 Ridge Road
Evelyn Fisher, 7555 French Park Place
Claire Eichner, 7550 French Park Place
John Neyer, Cincinnati Parks, 1501 Eden Park Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

May 2, 2022

Subject:

7600 Ridge Road

Variance:

6' high privacy fence

Item: Case#2022-71

Variance Request: Michael and Lori Heaton, the property owners of 7600 Ridge Road, are seeking two variances to Village Zoning Code Section 154.14 (A). The variances would allow for 54' of 6' high Simtek fencing to be installed in the front yard, approximately 32' from the right of way line for Ridge Road.

Zoning Code Review: 154.14 fences, Walls, and Hedges.

(A) Notwithstanding other provisions of this Zoning Code, fences and walls not exceeding four and one-half feet in height may be permitted in any required side or rear yard, provided that no fence or wall shall be permitted in any part of a front yard. Hedges along or directly adjacent to a public right-of-way shall be permitted, provided that they are not over two and one-half feet in height. Hedges not along or adjacent to a public right-of-way shall be permitted and are not subject to the two and one-half foot height restriction. All hedges shall be trimmed and maintained to present a neat and orderly appearance consistent with village standards.

Variance Review: Mr. and Mrs. Heaton are the property owners of 7600 Ridge Road and are seeking two variances to Village Zoning Code Section 154.14 (A). The variances, if approved, would allow for 54' of 6' high Simtek fencing to be installed in their front yard, approximately 32' from the right of way line for Ridge Road. Their property is a 2.2-acre lot located on the east side of Ridge Road, in the Rollman Reserve subdivision, and is zoned Residence A.

The proposed fence would be 6' tall and located on the existing landscape berm, which is located in the front yard along Ridge Road. This is to allow landscaping on both sides of the fence. The fence is also proposed to be constructed of free-standing panels, with a rock wall appearance and dark brown in color to help blend into the landscaping.

The letter states that due to the orientation of the house, the side and rear of the house are exposed to Ridge Road and that the intent of the fence is to act as a sound barrier and provide additional privacy to the backyard.

The letter also states that they are aware that Ridge Road is a major thoroughfare in the Village. However, traffic continues to increase and often backs up and stops in front of their home. Also, they are

seeing an increase in the emergency vehicles that pass their property.

Village Code Section 154.14, states that fences and walls are not permitted to exceed 4.5' in height or in any part of a front yard. Therefore, both variances are required for a 6' tall fence to be constructed and to be located in the front yard.

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

Date: 4/1/2022

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:

54' of Simtek Ecostone Panels Dark Brown Granite Look
TO BE INSTALLED WITHIN A LANDSCAPED BED ON THE WEST SIDE TOWARD
RIDGE ROAD. LANDSCAPING WILL BE ON BOTH SIDES OF THE PANELS. HEIGHT 72"
REQUESTING FOR PRIVACY AND SOUND REDUCTION FROM RIDGE ROAD.

The structure is proposed at the following address:

7600 Ridge Road, Amberly Village OHIO 45237

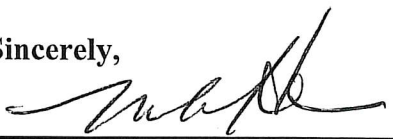
I certify the attached plat and measurements are accurate.

Giovanni Arce
Contractor's Name

6100 Verslem Dr
Milford OHIO 45150
Contractor's Address

513-319-7887
Telephone Number

Sincerely,


Homeowner's Signature

MICHAEL R. MEATON
Homeowner's Printed Name

513-616-2257
Telephone Number (daytime)

Date: 03/28/2022

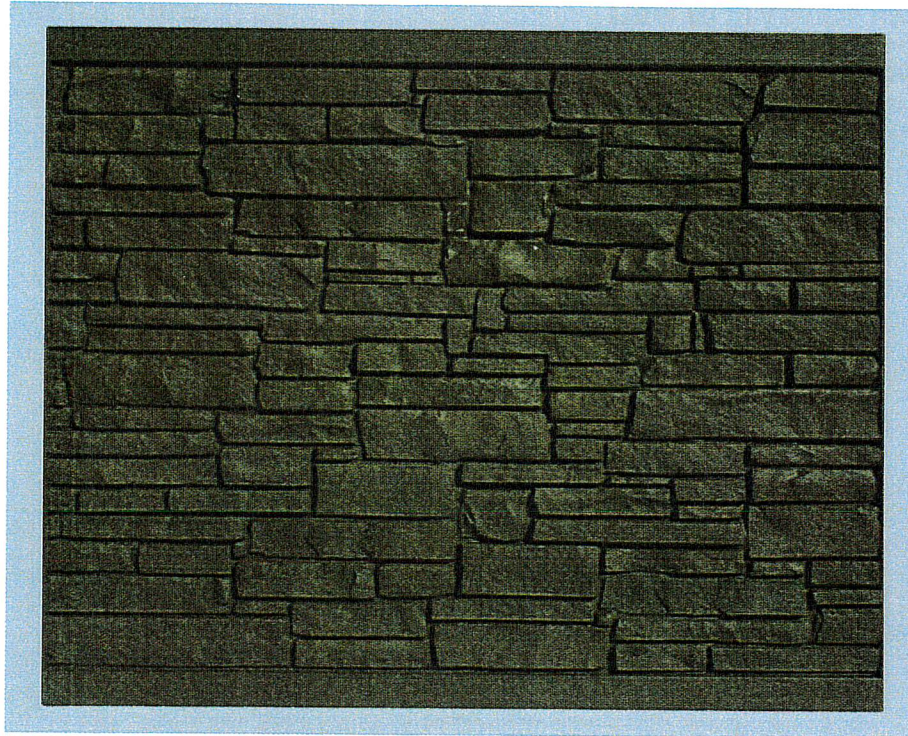
Design ID: 331153040647

Estimate ID: 19498

Estimated Price: \$4,200.08

* Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Fence Image



Materials

Type:	SimTek Panels
SimTek Type:	Ecostone
Fence Size & Color:	Dark Brown Granite
End Post:	SimTek Fence 8' 6" End Post
Line Post:	SimTek Fence 8' 6" Line Post
Post Footing:	Fast Setting Concrete Mix - 50 lb
Top Glue:	Vinyl Fence Cement
Fastener:	Grip Fast® #14 x 1-1/2" Zinc Hex Drive Self-Drilling Screw - 10 Count
Post Cap:	SimTek Fence Post Cap for Decorative Rock Fence

Estimate From MENARDS®

ESTIMATE FOR:

Heaton, Michael
7600 Ridge Rd
Cincinnati, OH 45237-1702

Ph: (513) 616-2257

PROJECT DESCRIPTION:
simtek fencing

STORE # 3311 EVND
2789 Cunningham Drive
Evendale, OH 45241

FAX: (513) 250-4580

EMAIL: EVNDBuildingMaterials@menards.com

Estimate # 19498
Page 1 of 1

ESTIMATE BY ESTIMATE DATE

DYLAN L. 03/28/22

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
172-4587	1.5 OZ PVC ADHESIVE PVC ADHESIVE	5 EACH	
172-6455	6X6 ECOSTONE PANEL DBROWNDK BROWN	9 EACH	** Special Order **
172-6460	102" LINE POST DARK BROWNDK BROWN	8 EACH	** Special Order **
172-6462	102" END POST DARK BROWN DK BROWN	2 EACH	** Special Order **
172-6488	POST CAP DARK BROWN BROWN	10 EACH	** Special Order **
189-1111	FAST SET CONCRETE MIX 50 LB	55 EACH	
233-2053	14X1-1/2" SELF DRILL HXSDW14X11/2	2 EACH	
233-2054	14X3" SELF DRILL HXSDW14X3	1 EACH	

ON SALE THRU 04/02/22

*** If purchased today, you save \$41.25 ***

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

TODAY'S SUB-TOTAL: 4,200.08
REGULAR SUB-TOTAL: 4,241.33

GUEST COPY
PAGE 1 OF 1



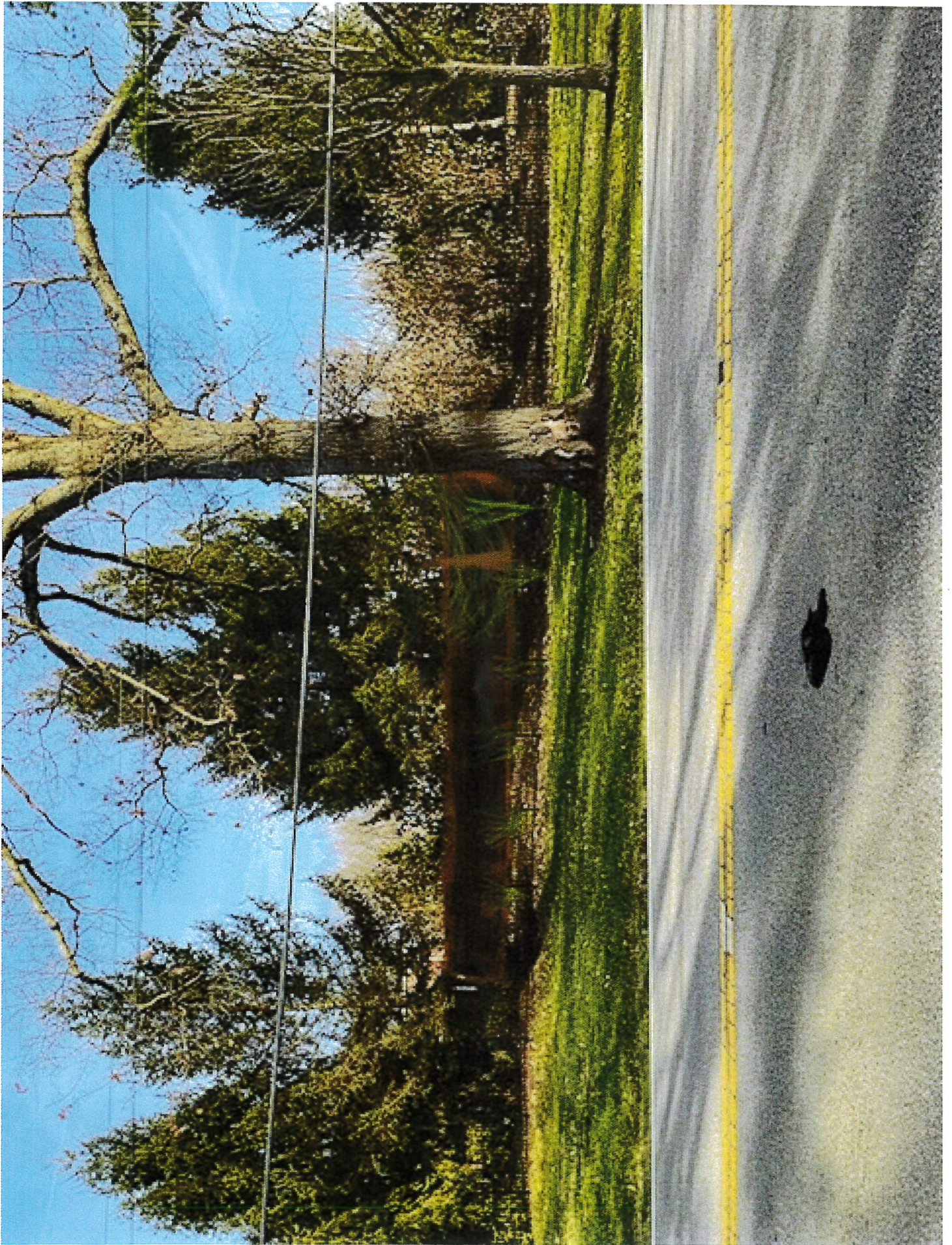
— DANIEL LOCATION

- Facing South



- Facing North







7585 Ridge Road

Ridge Rd

7600 Ridge Road

7630

7635

7585

7600

