

AGENDA

February 5, 2018

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of December 4, 2017

Cases

CASE NO. 2018-2021

Robert Wassler with the Oswald Company, as the representative for the Mercy Health, Amberley Primary Care facilities, has requested two modifications to the site plan for the medical facilities. The modifications would allow for the installation of one additional light pole in the parking lot and allow the west wall sign to remain as installed.

New Business

Adjournment

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE
BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD AT THE AMBERLEY VILLAGE MUNICIPAL BUILDING
MONDAY, DECEMBER 4, 2017

Chairperson Richard Bardach called to order a regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held at the Amberley Village Municipal Building on Monday, December 4, 2017 at 7:00 P.M.

Roll was called: PRESENT: Richard Bardach, Chairperson
 Susan Rissover
 Scott Wolf

 ALSO PRESENT: Kevin Frank, Esq., Solicitor
 Scot Lahrmer, Village Manager
 Nicole Browder, Clerk
 Wes Brown, Zoning & Project Administrator

Chair Bardach welcomed everyone to the meeting and led them through the pledge of allegiance.

Chair Bardach asked if there were any corrections to the minutes of the November 6, 2017 meeting minutes. There being none, the minutes were accepted as submitted.

Case No. 2020

Chair Bardach introduced the application from Shawn Roland of 7085 Elbrook Avenue who is seeking a variance from Village Code Section 154.14 (A). The variance would allow for the construction of a retaining wall and protective fencing in the front yard, along the south property line to support the driveway.

Chair Bardach explained to the applicant that there were normally five members available at the regular meetings of the Board; however, two were not available to attend the meeting. He offered the applicant the option of having his application heard next month when there are all five members present. Mr. Roland chose to proceed at this meeting.

Wes Brown, Zoning & Project Administrator for the Village provided the staff report for the application. He informed the Board that Mr. Roland recently received zoning approval for several projects on his property—a room addition, widening of the existing driveway, retaining wall, and protective fencing. The driveway has a steep slope making it difficult to widen the driveway without the proposed retaining wall.

Mr. Brown stated the applicant has proposed a retaining wall to be constructed along the south property line from the rear yard to near the right of way line for Elbrook Avenue. The height of the wall is proposed to be approximately 4' high at the midpoint and slope down to almost 0' at either end, and will run from the back property line to approximately 27' forward of the house. Mr. Brown noted that the applicant has proposed additional fencing on top of the retaining wall to prevent someone from falling over the steep drop-off.

Mr. Brown stated that the Village Code allows the retaining wall and fencing from the front face of the house to the rear property line; however a variance would be required for the wall and fencing forward of the house.

Chair Bardach asked if the applicant if he would like to add anything further for the board to consider.

Mr. Roland expressed that the fencing on the wall was for the safety of his children and others to not fall over the wall. Mr. Roland shared that he felt this project would not been seen when driving up Elbrook due to the existing greenery.

Chair Bardach asked if anyone had contacted the Village in regards to the application. Mr. Lahrmer confirmed that no input had been received.

Ms. Rissover stated that there is a practical need for the retaining wall so the driveway can be widened. She noted the chain link fence type was an issue and would prefer to see split rail or farm fencing that would be more in character with the Village.

Mr. Roland pointed out that he is focused on the safety of the fencing, not the type and would be open to changing the fence type.

Ms. Rissover asked if the Board could require that the fencing match for both sides. Solicitor Frank stated that a condition could be imposed by the Board as to overall appearance, and the removal of the split rail could be required.

Mr. Roland asked if the boards on a wood fence could be started at a lower height so it would prevent children from going through the bottom of the fence. Mr. Brown confirmed that type of installation could be done.

Ms. Rissover moved to approve the retaining wall in the front yard and fencing for the retaining walls on either side of the driveway, with fencing to be constructed of split rail or Kentucky Board wood with safety mesh to match both fences. Seconded by Mr. Wolf and the motion carried unanimously.

NEW BUSINESS

There being no further business the meeting was adjourned.

Nicole Browder, Clerk

Richard Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

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

amberlevillage.org

BOARD OF ZONING APPEALS
MEETING NOTICE

WHEN: February 5, 2018 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 **Monday, February 5, 2018** 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:

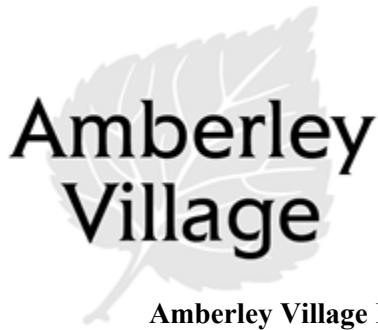
Robert Wassler with Oswald Company, as the representative for Mercy Health, has submitted a site plan modification that would allow for one additional parking lot light pole along the east entrance (south side of drive) to the medical building, and to allow the west wall mounted sign to remain on the northwest corner of the building. Village Code Section 154.83 requires site plans and modifications to be reviewed by the Board of Zoning Appeals.

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 **February 5, 2018** Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: Christopher & Carla Clemons, 841 Maple Drive
Mary Ann Burckard, 837 Maple Drive
Julia Gregory, 833 Maple Drive
Brenda Barrett, 829 Maple Drive
Jean Hartman, 825 Maple Drive
Kathleen Plummer, 866 E. Columbia
Mary Hill, 817 Maple Drive
Barbara Evans, 813 Maple Drive
Chasity Lay, 809 Maple Drive
Kyle Williamson & Taylor Wuest, 805 Maple Drive
Kyle Theis, 7 Camelot Drive, Unit F
Andrew & Melissa Rodenfels, 757 Maple Drive
Kelly & David Knox, 753 Maple Drive
Ronald Fasce, 749 Maple Drive
Jerome & Donna Minks, 745 Maple Drive
Brian Mueller, 741 Maple Drive

Terry Deyhle, 737 Maple Drive
Marlee Enterprises LLC, 5289 Lakeside Drive
Dorothy & Mary Lynn Points, 729 Maple Drive
Maple Drive Properties LLC, 10115 Sprucewood Lane
Arthur Matz, 721 Maple Drive
Travis & Darla Freeman, 717 Maple Drive
Anthony & Michael Wash, 713 Maple Drive
Louis Burdine, 709 Maple Drive
David Powell & Debra Niehaus, 705 Maple Drive
Vera Hirka, 701 Maple Drive
James Sears, 649 Maple Drive
Bradley Wilhelm, 4307 Cornell Road
Cynthia Brown, 10027 Windzag Lane
Keith Papania, 2437 Clara Bea Lane
Elvin Hunley, P.O. Box 247
Patrick Ross, Safety Services Director, City of Reading, 1000 Market Street
Mayor Robert Bemmes, City of Reading, 1000 Market Street
Members of the Board of Zoning Appeals
Mayor Thomas C. Muething
Amberley Village Council Members
Scot F. Lahrmer, Village Manager
Kevin Frank, Wood & Lamping LLP
Village Posting Boards (5)
Cincinnati Enquirer

POSTED 01/22/2018



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Board of Zoning Appeals Staff Report

February 5, 2018

Subject:

8599 Ridge Road

Variance:

Site Plan Modification

Item: Case#2018-2021

Variance Request: Robert Wassler with the Oswald Company, as the representative for the Mercy Health, Amberley Primary Care facilities, has requested two modifications to the site plan for the medical facilities. The modifications would allow for the installation of one additional light pole in the parking lot and allow the west wall sign to remain as installed.

Zoning Code Review: 154.83 Site Plan Review Requirements, Site plan review by the Board of Zoning Appeals is required for all new structures and expansions of existing uses located in the North Site NS District. This review shall be conducted in accordance with the standards and procedures outlined in 154.662.

Variance Review: Representatives for the Mercy Health Amberley Primary Care facilities have submitted a request for two modifications to the site plan that was approved in April 2017.

The first modification is to add one additional light pole to the east entrance of the parking lot. The letter to the board states that the existing lighting does not adequately illuminate the east entrance, therefore the additional lighting is required for the patrons and employees entering in early mornings and late evenings.

Village Administrative staff has met with the Village Police and Fire Department and they too have raised concerns about how dark the entrance is at night; if there were to be a need for a police or fire response to the facility.

The proposed light pole would match the existing poles and would be installed on the south side of the east entrance approximately 65' from the edge of the Ridge Road access drive.

The plans indicate that with the additional lighting, the site will still meet the lighting requirements in Code Section 154.79 (C), which requires a level of 0.0 foot-candles at residential property lines.

The second modification is to allow the west wall/building mounted sign to remain as installed.

A variance was granted to allow this sign to be located on the west wall, as shown on the approved site plan (near the southwest corner of the building). Due to the design of the roof, the sign was installed on the west wall, near the northwest corner.

The letter to the board states that, if the sign were to be installed as approved, in heavy rain events the stormwater from the roof would spill directly onto the sign, due to the location of the scupper (roof overflow drain). This drain is required to be located at the low point of the sloped roof structure and cannot be relocated, therefore the sign was relocated.

Project Recommendations: The request for the site plan modification is recommend on its merit.

January 19, 2018

Mr. Wes Brown
City of Amberley Village
7149 Ridge Road
Cincinnati, Ohio 45237

RE: Mercy Medical Building
Zoning Variances

Dear Mr. Brown:

We have submitted a request for a zoning variance to add a light and pole on the East entrance drive to the medical building. The existing lights do not adequately illuminate the East entrance drive. Additional light is required for Mercy patrons and employees when entering the facility early morning and late evening, especially when it gets dark early.

The pole and light will match the existing parking lot lights. The drawing shows the light location and photometrics.

We have also requested a variance to install the "Mercy Health" sign that is on the West side of the building as shown on the submitted plan. The sign cannot be installed as originally shown due to interference with the roof overflow drain. The overflow drain is located at the low point of the sloped roof structure and cannot be moved.

Thank you for considering these variances. Please advise if additional information is required.

Very Truly Yours,
Oswald Company, Inc.

Robert Wassler / dw
Robert Wassler
President

Date: 1/10/18

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:

ADD A LIGHT POLE AT EAST ENTRANCE
DRIVE AT AMBERLEY MED BUILDING PER
ATTACHED PHOTOMETRIC PLAN DATED JANUARY 10, 2018

The structure is proposed at the following address:

8599 RIDGE ROAD

I certify the attached plat and measurements are accurate.

Sincerely,

OSWALD Co.

Contractor's Name

308 E 8TH ST. SUITE 500

CINT, OH 45202

Contractor's Address

513-745-4433

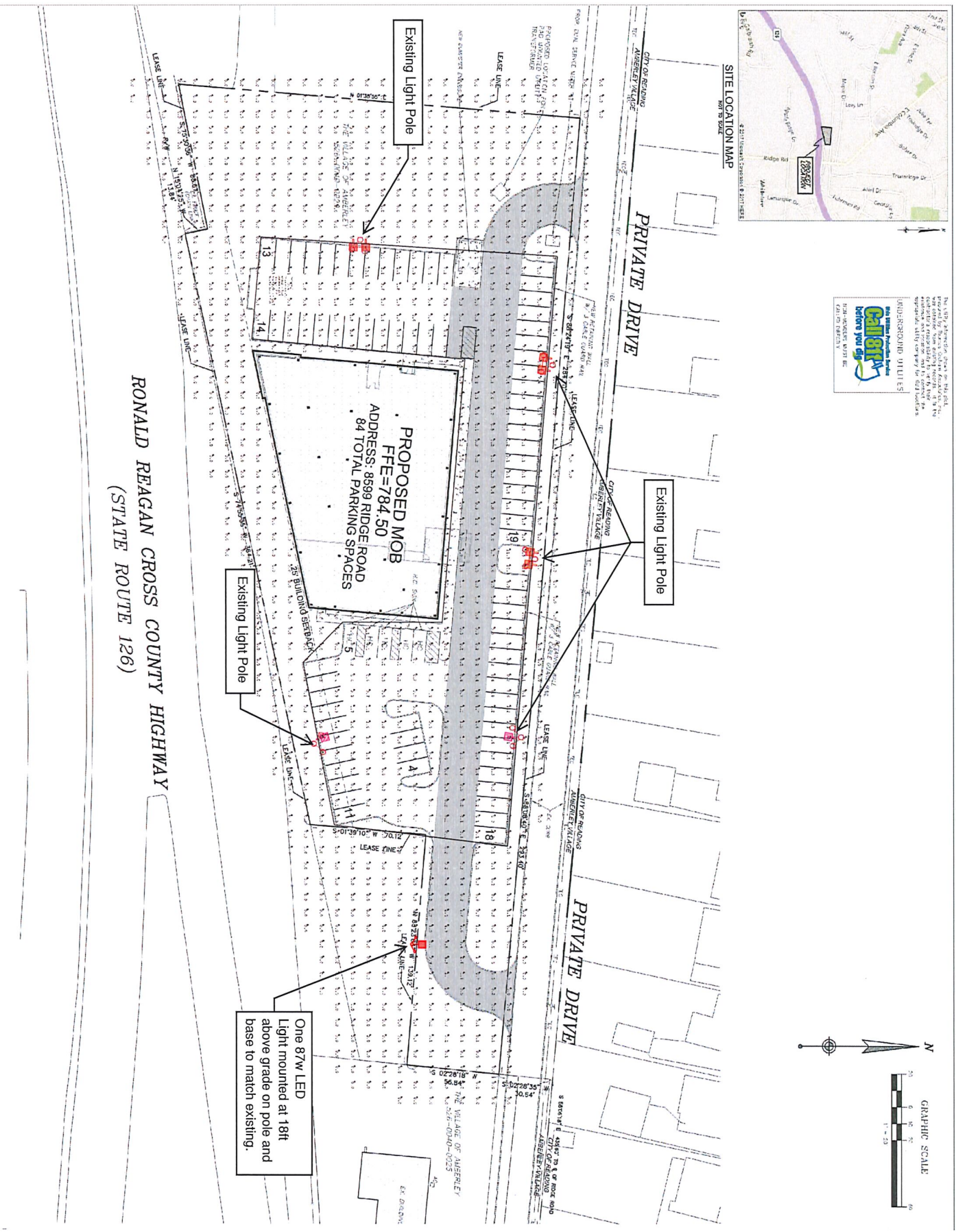
Telephone Number

Homeowner's Signature

Homeowner's Printed Name

Telephone Number (daytime)

Scale: 1 inch= 30 Ft.



COOPER ELECTRICAL SALES	Prepared For: ANDY PRESTON RICHARDS ELECTRIC	Job Name: MERCY	Scale: as noted	Lighting Design Disclaimer The Lighting Analysis, e.t.d., layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by "YOUR COMPANY" represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by "YOUR COMPANY" and therefore actual measured results may vary from the actual field conditions. "YOUR COMPANY" recommends that design parameters and other information be field verified to reduce variation. "YOUR COMPANY" neither warrants, either implied or otherwise, nor represents the appropriateness, completeness or suitability of the Lighting Design intended as compliance with any applicable regulatory code requirements with the exception of those specifically identified in drawings created and submitted by "YOUR COMPANY". The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documents package.
	January 10th 2018	Lighting Layout Version A	Date: 2/21/2017	
	Filename: C:\Users\Cooper Electric Sales\Desktop\AGI\JOBS\MERCY PARKING AMBERLY AGI		Filename: MERCY PARKING AMBERLY AGI	

Date: 12/15/17

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:

PLACE 'MERCY HEALTH' SIGN ON WEST
FACE OF AMBERLEY MED. BLDG PER
DRAWING AE 201 DATED 12/8/17

The structure is proposed at the following address:

8599 RIDGE ROAD

I certify the attached plat and measurements are accurate.

Sincerely,

OSWALD CO.

Contractor's Name

308 E 8TH ST. SUITE 500

CINTI, OH 45202

Contractor's Address

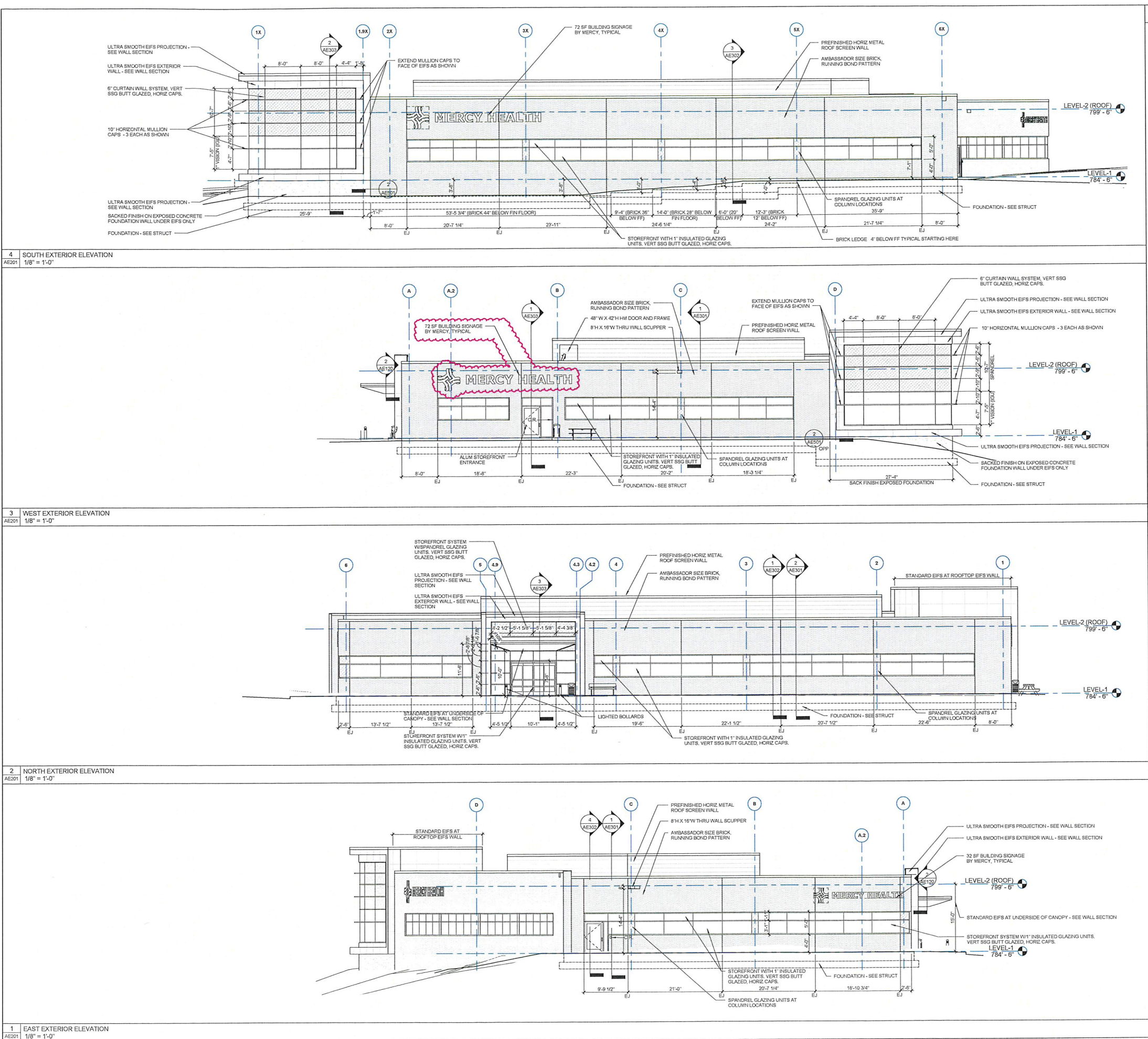
513-745-4433

Telephone Number

Homeowner's Signature

Homeowner's Printed Name

Telephone Number (daytime)



BUILDING SIGN CALCULATIONS

BUILDING SIGNS ONE SF PER BUILDING FRONTAGE
NORTH FRONTAGE - MAIN ENTRANCE: 149'-6" LF X 1 SF = 149.5 SF
SOUTH FRONTAGE - CROSS CO. HWY: 165'-2" LF X 1 SF = 165.5 SF
TOTAL ALLOWABLE SIGN AREA: 315.0 SF

BUILDING SIGNS:
SOUTH ELEVATION: 1 SIGN: 72 SF
EAST ELEVATION: 1 SIGN: 32 SF
WEST ELEVATION: 1 SIGN: 72 SF
TOTAL SIGN AREA: 176 SF



720 E. Pete Rose Way, Suite 140
Cincinnati, OH 45202
T 513.241.4474 P 513.241.0091
thinkchamplin.com

THINK CREATE REALIZE



AMBERLEY VILLAGE MOB

8599 RIDGE ROAD
CINCINNATI, OHIO 45236

ISSUANCES

No.	Description	Date
1	ZONING ISSUANCE	2/22/2017
2	FOUNDATION PERMIT	4/5/2017
3	SHELL PERMIT ISSUANCE	4/10/2017
4	SHELL - ASI #1	5/11/2017
5	SHELL - ASI #3	5/23/2017
6	SHELL - ASI #4	6/16/2017
7	SHELL - ASI #9	12/8/2017

Drawn By

MTR

Checked By

BLO

Client

Number

660

Project

Number

5722

B.L. OBERHOLZER
LICENSE 10266
EXPIRATION DATE 12/31/2017

EXTERIOR BUILDING ELEVATIONS

AE201

12/8/2017 1:45:14 PM