

AGENDA

September 6, 2023

PLANNING COMMISSION/BOARD OF ZONING APPEALS

6:30 PM

Roll Call

Minutes

Cases

CASE NO. 2023-501

Todd and Lea Immell, the homeowners at 6768 Hudson Parkway, requested zoning approval on February 8, 2023 for a 10'x14' shed to be constructed along the west property line of 6768 Hudson Parkway. The submitted application, after review, was approved by the Village Manager on March 2, 2023. The homeowners' shed was constructed, and upon completion, Zoning Administrator Chris Fritsch observed that the shed was not installed according to the submitted application and site drawings, which is in violation of Amberley Village Code 154.12 (A) (7) pertaining to accessory structures. The property owners are seeking a variance to Zoning Code Section 154.12 (A)(7) to allow the shed to remain in its current location with the doors facing the street.

CASE NO. 2023-506

Norman Miller, the homeowner at 7202 W. Aracoma Drive, is requesting a variance approval from the Board of Zoning Appeals for a garage to be built with the garage doors facing the street as required by the Amberley Village Code 154.12 (A) (7) pertaining to accessory structures.

CASE NO. 2023-507

H. Howard Fan, the new homeowner at 3200 Fairhaven Lane, is requesting a variance approval from the Board of Zoning Appeals for a 26'x24' garage with a covered walkway to be built in the rear yard with the garage doors facing the street. The Amberley Village Code 154.12 (A) (7) pertaining to accessory structures doesn't permit garage doors to face the street.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, AUGUST 7, 2023**

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, August 7, 2023, at 7:00 p.m.

Absent from the meeting was Rick Lauer. Roll was taken as follows:

PRESENT:

Rich Bardach
Craig Cappozzo
Nimet Jeruzalmi
Scott Rubenstein

ALSO PRESENT:

Andrew Kaake, Village Solicitor
Chris Fritsch, Zoning Administrator
Scot Lahrmer, Village Manager
Carolyn Wallis, Acting Clerk

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 June 5, 2023, meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2023-493

Mr. Fritsch introduced Case No. 2023-493, in which Mr. Norman Miller, the property owner of 7202 West Aracoma Drive, is requesting a variance to Zoning Code Section 154.121 pertaining to conditional accessory structures. If approved, the variance would allow for a carport to be built on the property.

Mr. Miller stated Mr. Fritsch had well-summarized his request for a carport. Mr. Miller added that he is out of the state for six to seven months each year and that leaving his vehicles exposed to the weather is causing problems. Mr. Miller also said that he is aware of one other carport in the Village, and it is "pretty raggedy." He indicated that the structure proposed for his property would be attractive and not detract from current aesthetics. In Mr. Miller's words, and consistent with aerial imagery, a carport would be shielded from neighboring properties by trees.

One neighbor, Mr. John Buchanan (7200 W. Aracoma Dr.) was in attendance, and he stated he had no objections to the proposed carport.

Mr. Lahrmer said that he had not heard from any other neighbor about having concerns with the variance request.

Mr. Rubenstein asked for clarification about whether a variance was needed because of the corner lot or because of the specific structure. Mr. Fritsch explained a variance would be needed because the structure is a carport. The focus will be on the structure itself and the materials used for the structure.

Mr. Miller was asked whether he currently had a garage on his property and he responded that he has a 2 ½ car garage. He has three cars to store and will be bringing up a fourth vehicle in the future. Mr. Miller also reiterated that he would like to keep his vehicles sheltered from the elements.

Mr. Rubenstein stated he felt the request was not unreasonable, but the code is in force to maintain Village aesthetics. This design is aesthetically pleasing even if it does not exactly match with the residence.

Mr. Bardach stated he does not believe the structure as shown is consistent with similar buildings in the immediate area.

Mr. Miller was asked about different designs or materials. Mr. Miller said would be willing to alter the building materials to get approval on the variance.

Mr. Lahrmer was asked about voting at this meeting or could the case remain open to allow Mr. Miller to return with modifications to design or materials. Mr. Bardach indicated that Mr. Miller could bring another request to a future meeting.

Mr. Rubenstein then moved for a vote on the variance, and it was denied unanimously.

NEW BUSINESS

A request for a variance has been submitted in time for the September 2023 meeting, but the regularly scheduled meeting date falls on the Labor Day holiday. An alternate date needs to be announced.

Carolyn Wallis, Acting Clerk

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: September 6, 2023 at 6:30 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 Wednesday, September 6, 2023 at 6:30 p.m. in the Council Chambers of the Amberley Village Municipal Building at 7149 Ridge Road. The public meeting will be held to review the following item:

Todd and Lea Immell, the homeowners at 6768 Hudson Parkway, requested zoning approval on February 8, 2023 for a 10'x14' shed to be constructed along the west property line of 6768 Hudson Parkway. The submitted application, after review, was approved by the Village Manager on March 2, 2023. The homeowners' shed was constructed, and upon completion, Zoning Administrator Chris Fritsch observed that the shed was not installed according to the submitted application. The shed doors currently face the street and do not meet the original submitted application and site drawings, which is in violation of Amberley Village Code 154.12 (A) (7) pertaining to accessory structures. The property owners are seeking a variance to Zoning Code Section 154.12 (A)(7) to allow the shed to remain in its current location with the doors facing the street.

If you are interested in reviewing the application or proposed changes to the zoning code, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building at 7149 Ridge Road, or you may attend the Wednesday, September 6, 2023 at 6:30 p.m. Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

cc: *Todd and Lea Immell, 6768 Hudson Parkway*
Thomas G. Bodner, 6770 Ridge Road
Theodore and Jennifer Scherpenberg, 6800 Ridge Road
James and Mary Valentine, 6750 Hudson Parkway
Mary Ann Messing, 6775 Hudson Parkway
William and Kathryn Kampmann, 6765 Hudson Parkway



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

September 6, 2023

Subject:

Todd and Lea Immell, the homeowners at 6768 Hudson Parkway

Variance:

Accessory Structures 154.12 (A) (7)

Item: Case#2023-501

Variance Request: Todd and Lea Immell, the homeowners at 6768 Hudson Parkway, requested zoning approval on February 8, 2023 for a 10'x14' shed to be constructed along the west property line of 6768 Hudson Parkway. The submitted application, after review, was approved by the Village Manager on March 2, 2023. The homeowners' shed was constructed, and upon completion, Zoning Administrator Chris Fritsch observed that the shed was not installed according to the submitted application. The shed doors currently face the street and do not meet the original submitted application and site drawings, which is in violation of Amberley Village Code 154.12 (A) (7) pertaining to accessory structures. The property owners are seeking a variance to Zoning Code Section 154.12 (A)(7) to allow the shed to remain in its current location with the doors facing the street.

Zoning Code Review: 154.12 Accessory Structures (A) (7) The principal access of an accessory structure, such as primary access doors to a shed or garage, may not face a street.

Variance Review: Todd and Lea Immell, the homeowners at 6768 Hudson Parkway, requested zoning approval on February 8, 2023 for a 10'x14' shed to be constructed along the west property line of 6768 Hudson Parkway. The submitted application, after review, was approved by the Village Manager on March 2, 2023. The homeowners' shed was constructed, and upon completion, Zoning Administrator Chris Fritsch observed that the shed was not installed according to the submitted application. The shed doors currently face the street and do not meet the original submitted application and site drawings, which is in violation of Amberley Village Code 154.12 (A) (7) pertaining to accessory structures. The property owners are seeking a variance to Zoning Code Section 154.12 (A)(7) to allow the shed to remain in its current location with the doors facing the street.

Mr. and Mrs. Immell are requesting a variance to Zoning Code Section 154.12 (A)(7) to allow the shed to remain in its current location with the doors facing the street. Mrs. Immell states the shed doors will be closed when not in use. Mrs. Immell further states the sheds design and appearance match the exterior of her home and the shed does not look out of place or give a negative appearance to the neighborhood.

The constructed shed is 10'x14' in size, constructed from wood, and has a shingle roof.

If approved, the shed will be permitted to remain in its current location with the doors facing the street.

Project Recommendations: This project should be considered on its merits.

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*
amberleyvillage.org

March 2, 2023

Todd and Lea Immell
6768 Hudson Parkway
Amberley Village, Ohio 45213

Mayor
Thomas C. Muething

Vice-Mayor
Ben Hunt

Council
Richard Bardach
Keely Paul
Robert Rosen
Jay Shatz
Dara L. Wood

Village Manager
Scot F. Lahrmer

Police/Fire Chief
Richard L. Wallace

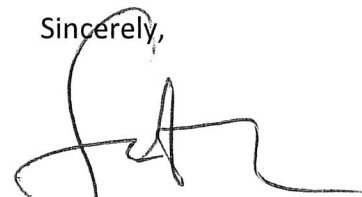
Dear Mr. and Ms. Immell,

This is to advise you that zoning approval is granted for the 10'x14' shed in the rear yard of your residence located at 6768 Hudson Parkway.

The approved shed is to be located 32' from the west and 85' from the north property lines with the door facing east into the yard, as shown on the approved plans.

In the planning and construction of these improvements, you are to meet all requirements of the Amberley Village Code and the Hamilton County Building Code.

Sincerely,



Scot F. Lahrmer
Village Manager



Date: 2/8/23

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:

Installation of an 10x14 accessory
shed.

The structure is proposed at the following address:

6786 Hudson Park way, Cincinnati, OH 45213
6768

I certify the attached plat and measurements are accurate.

Tuff Shed
Contractor's Name

11472 Gondola St
Cincinnati, OH 45241
Contractor's Address

(513) 988-8191 ext. 2
Telephone Number

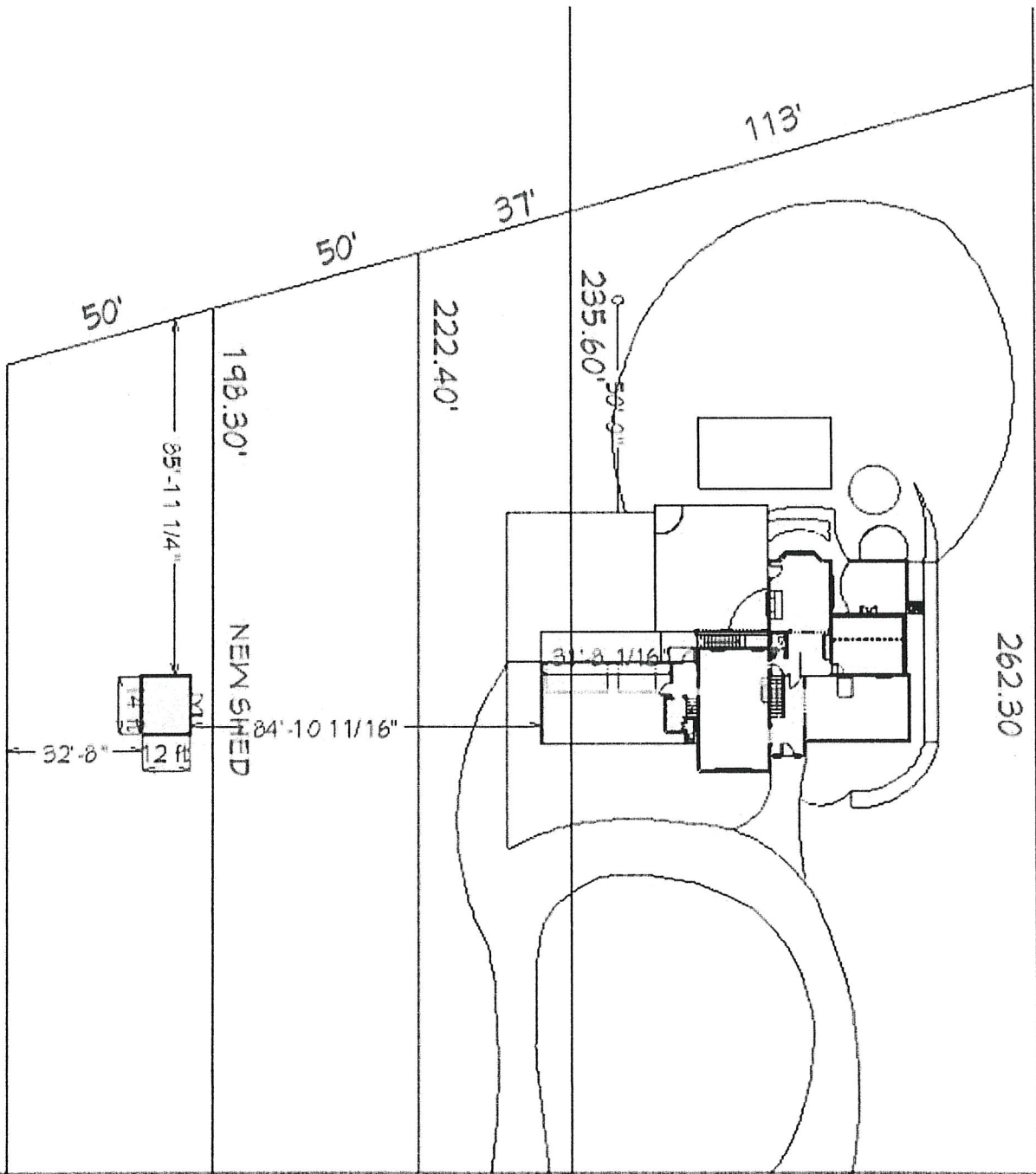
Sincerely,

Todd Immell
Homeowner's Signature

Todd Immell
Homeowner's Printed Name

(513) 520-5904
Telephone Number (daytime)

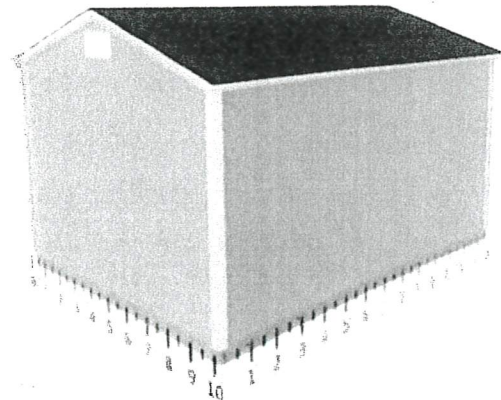
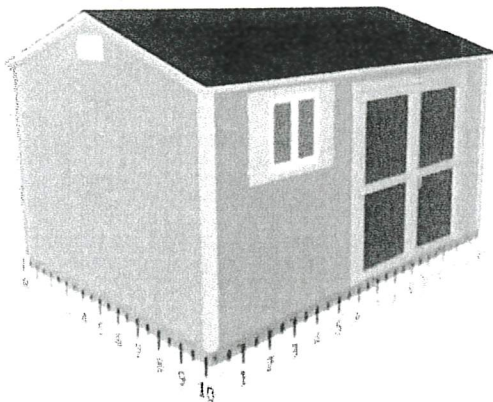
SITE PLAN: 6768 HUDSON PARKWAY



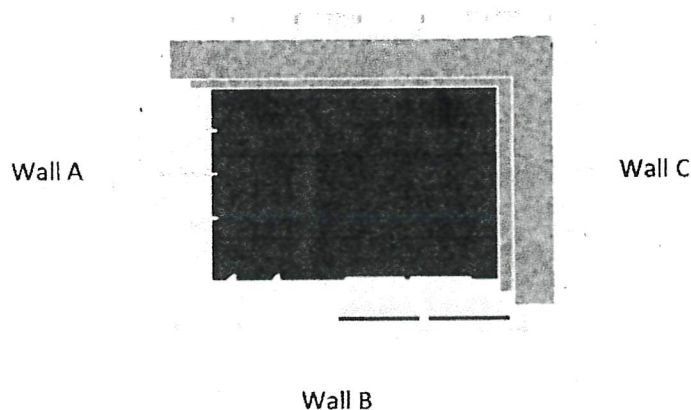
HUDSON PARKWAY

APPROVED
AMBERLEY VILLAGE ZONING

3/3/23 (DATE)  (SIGNATURE)



Wall D



Base Details

Building Size & Style

Premier Ranch - 10' wide by 14' long

Paint Selection

Base: Ghost Writer, Trim: Delicate

White, Accent (Doors): Knight's

Armor

Customer to apply 2nd coat

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Options Details

Doors

3' x 6'2" Double Door (6')

Windows

2'x2' Insulated Horizontal Sliding

Window, shutters

Interior

48 Lin Ft Shelving - 16" deep

Vents

2 Ea 16"x8" Wall Vent - White

Shelving Locations

Shelving on Side C, Side D at 39", 60".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

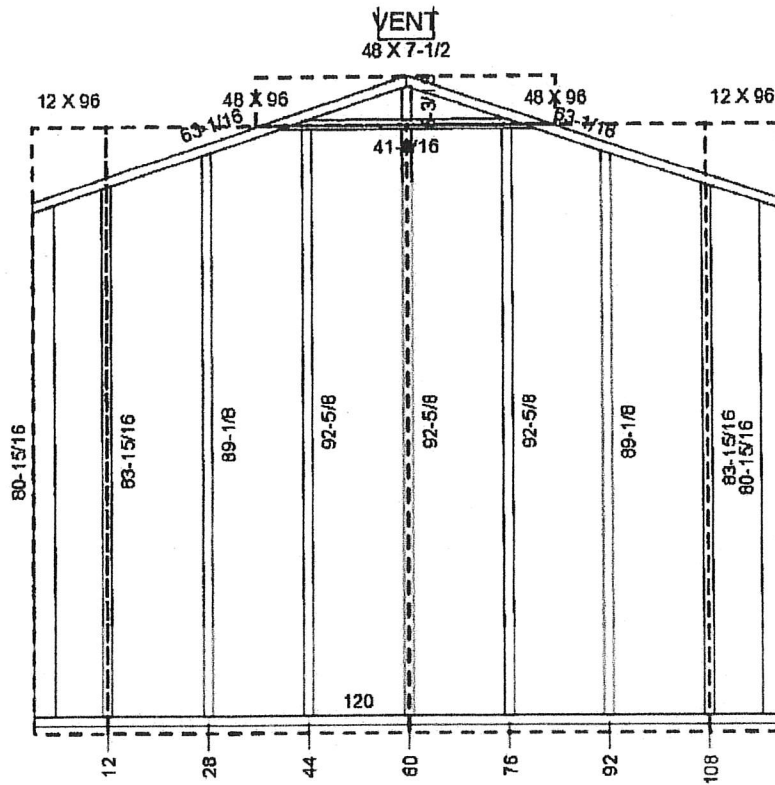
Signature: _____ Date: _____



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Premier Ranch
10' X 14'
Roof Pitch: 4/12
Customer: Lea Immell

Drawn By: KBMax
This document was auto generated on:
Fri Feb 17 2023 13:29:53 GMT+0000
(Coordinated Universal Time)



Siding Reveal: 1-1/4

WALL A DIMENSIONS IN INCHES

Bottom Plate Length: 120

Lumber

Stock

2x4 x 10'
2x4 x 87 3/4"
2x4 x 87 3/4"
2x4 x 92 5/8"
2x4 x 92 5/8"
2x4 x 63 3/4"
2x4 x 63 3/4"

Cut

(1) 120 X 0°
(2) 80-15/16 X 18° /
(2) 83-15/16 X 18° /
(3) 92-5/8 X 0°
(2) 89-1/8 X 18° /
(1) 41-1/16 X 72° / \\\n(2) 63-1/16 X 18° //
(1) 5-3/16 X 18° ^

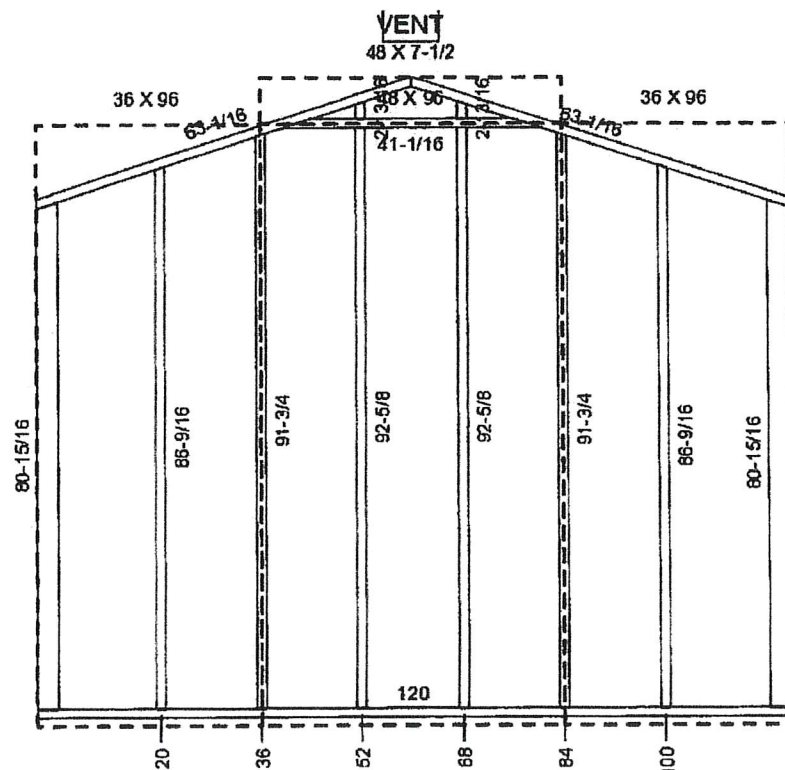
Siding

Stock

4' X 4' SilverTech
SilverTech 4x8'
SilverTech 4x8'

Cut

(1) 7-1/2 X 48
(2) 96 X 12
(2) 96 X 48



Siding Reveal: 1-1/4

WALL C DIMENSIONS IN INCHES

Bottom Plate Length: 120

Lumber

Stock

2x4 x 10'
2x4 x 87 3/4"
2x4 x 92 5/8"
2x4 x 87 3/4"
2x4 x 92 5/8"
2x4 x 63 3/4"
2x4 x 63 3/4"
2x4 x 63 3/4"

Cut

(1) 120 X 0°
(2) 80-15/16 X 18° /
(2) 91-3/4 X 18° /
(2) 86-9/16 X 18° /
(2) 92-5/8 X 0°
(1) 41-1/16 X 72° / \\\n(2) 63-1/16 X 18° //
(2) 2-13/16 X 18° /

Siding

Stock

4' X 4' SilverTech
SilverTech 4x8'
SilverTech 4x8'

Cut

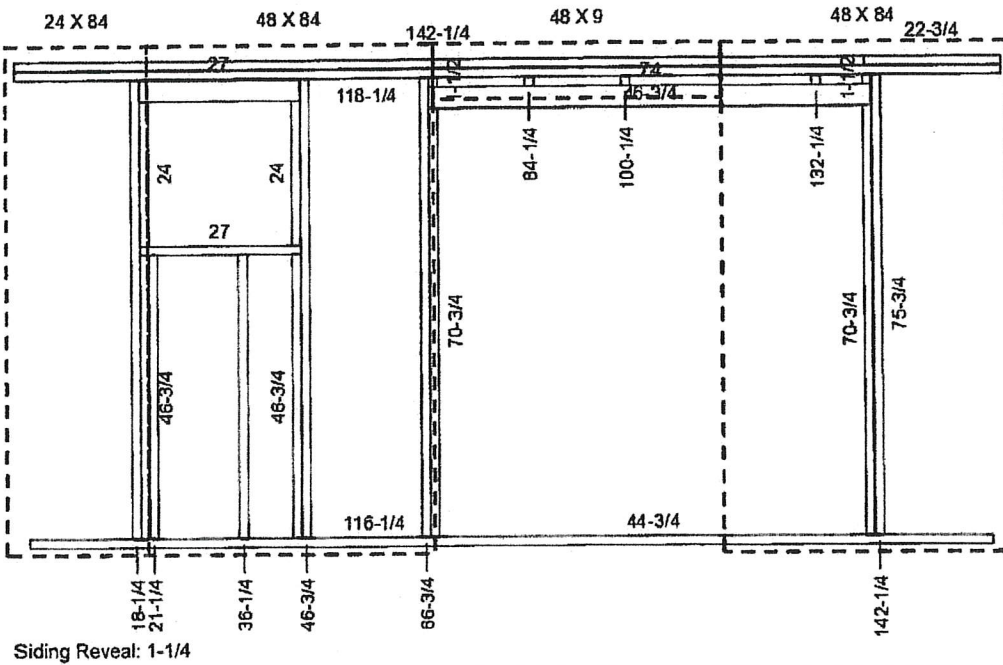
(1) 7-1/2 X 48
(2) 96 X 36
(1) 96 X 48



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Premier Ranch
10' X 14'
Roof Pitch: 4/12
Customer: Lea Immell

Drawn By: KBMax
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WALL B

DIMENSIONS IN INCHES

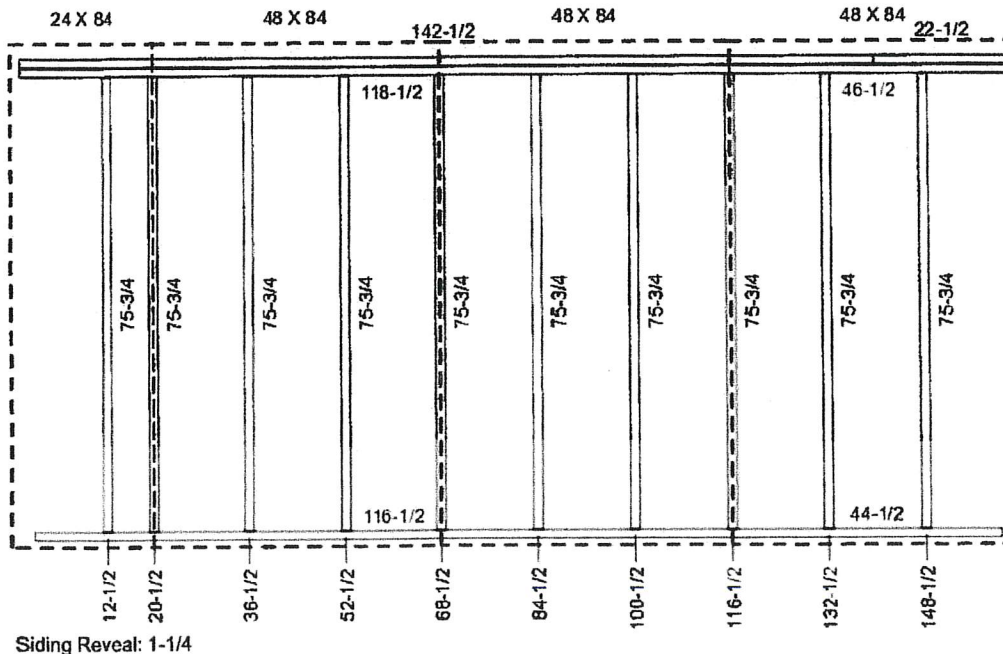
Bottom Plate Length: 161

Lumber

Stock	Cut
2x4 x 10'	(1) 116-1/4 X 0°
2x4 x 8'	(1) 44-3/4 X 0°
2x4 x 10'	(1) 118-1/4 X 0°
2x4 x 8'	(5) 46-3/4 X 0°
2x4 x 12'	(1) 142-1/4 X 0°
2x4 x 8'	(1) 22-3/4 X 0°
2x4 x 75 3/4"	(4) 75-3/4 X 0°
2x4 x 75 3/4"	(2) 70-3/4 X 0°
2x4 x 8'	(2) 24 X 0°
2x4 x 75 3/4"	(2) 74 X 0°
2x4 x 8'	(3) 27 X 0°
2x4 x 8'	(5) 1-1/2 X 0°

Siding

Stock	Cut
SilverTech 4x7'	(1) 84 X 24
SilverTech 4x7'	(2) 84 X 48
4' X 4' SilverTech	(1) 9 X 48
7/16" OSB 4X8	(1) 74 X 3-1/2
7/16" OSB 4X8	(1) 27 X 3-1/2



WALL D

DIMENSIONS IN INCHES

Bottom Plate Length: 161

Lumber

Stock	Cut
2x4 x 10'	(1) 116-1/2 X 0°
2x4 x 63 3/4"	(1) 44-1/2 X 0°
2x4 x 10'	(1) 118-1/2 X 0°
2x4 x 63 3/4"	(1) 46-1/2 X 0°
2x4 x 12'	(1) 142-1/2 X 0°
2x4 x 63 3/4"	(1) 22-1/2 X 0°
2x4 x 75 3/4"	(10) 75-3/4 X 0°

Siding

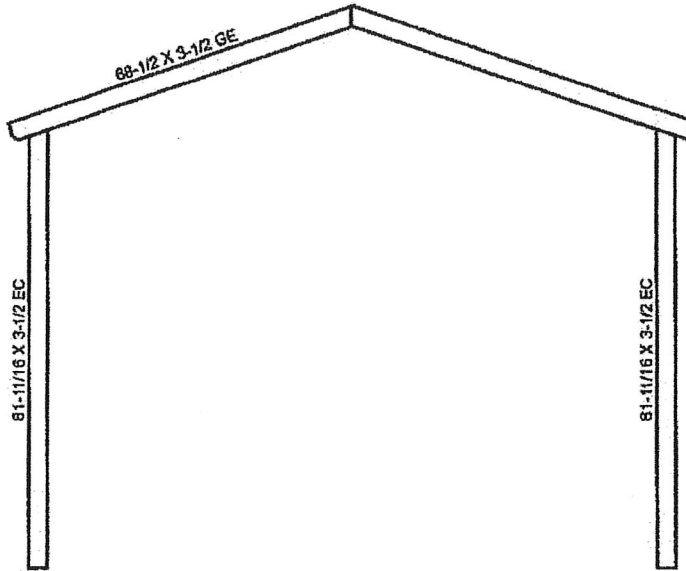
Stock	Cut
SilverTech 4x7'	(1) 84 X 24
SilverTech 4x7'	(3) 84 X 48



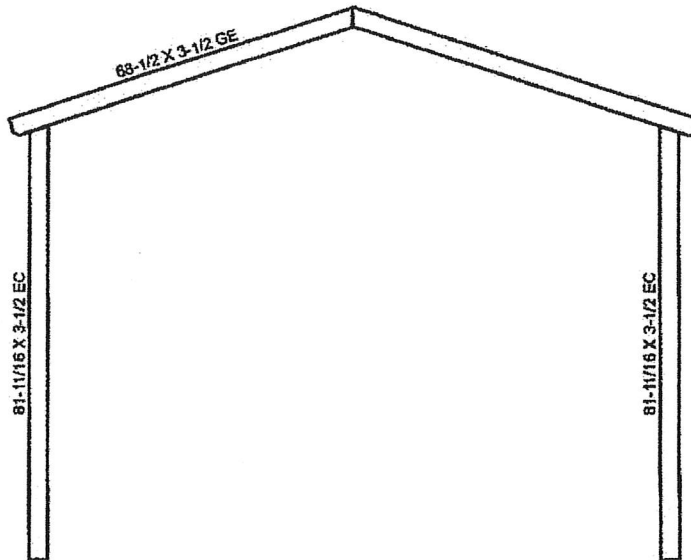
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Premier Ranch
 10' X 14'
 Roof Pitch: 4/12
 Customer: Lea Immell

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Wall A

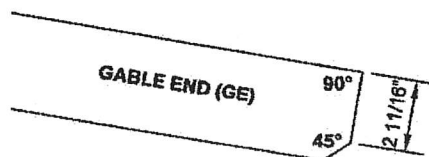


Wall C

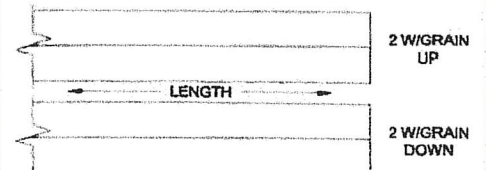
WALLS A & C
 DIMENSIONS IN INCHES

Paint Color: Delicate White

	Stock	Lumber	Cut
4" smart-trim		(4) 81-11/16 X 18° /	
4" smart-trim		(4) 68-1/2 X 18° /	



CUTTING GABLE/EW
 CORNER TRIM -
 STACK 4 PIECES

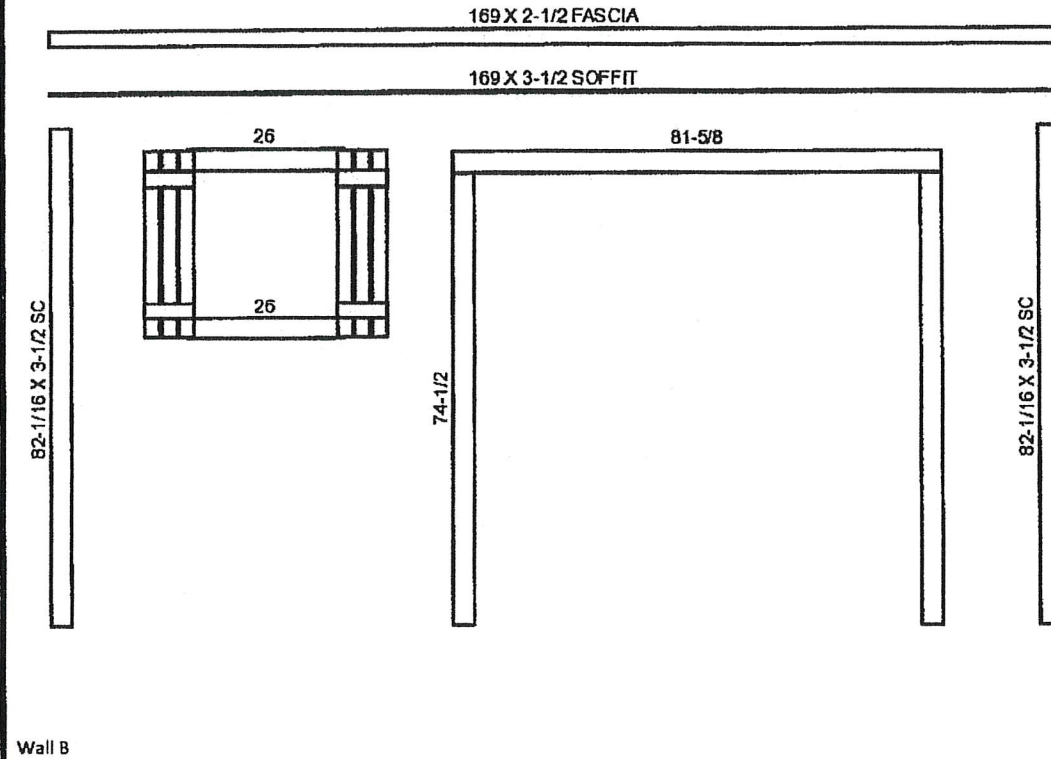




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Premier Ranch
10' X 14'
Roof Pitch: 4/12
Customer: Lea Immell

Drawn By: KBMax
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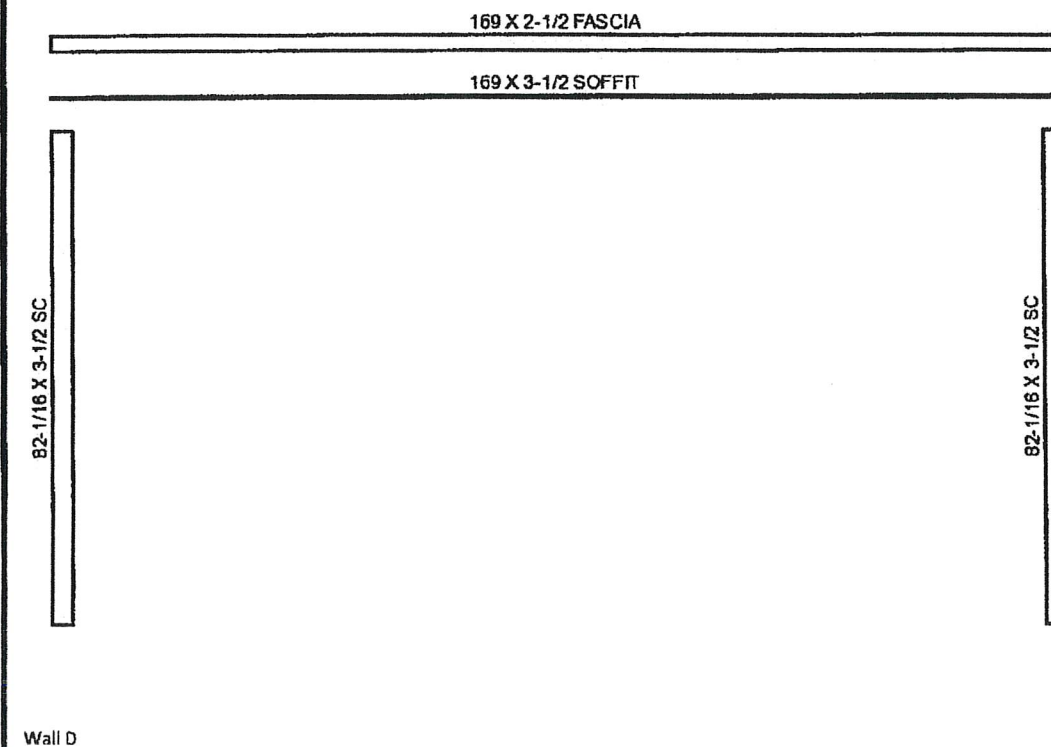


WALLS B & D
DIMENSIONS IN INCHES

Paint Color:

Lumber

<u>Stock</u>	<u>Cut</u>
4" smart-trim	(4) 82-1/16 X 18" /
3" smart-trim	(2) 169 X 0"
No-groove smartside 4 x 74"	(2) 169 X 3-1/2 X 0"
4" smart-trim	(2) 74-1/2 X 0"
4" smart-trim	(1) 81-5/8 X 0"
4" smart-trim	(2) 26 X 0"
3" smart-trim	(8) 8-1/4 X 0"
3" smart-trim	(6) 30-1/2 X 0"





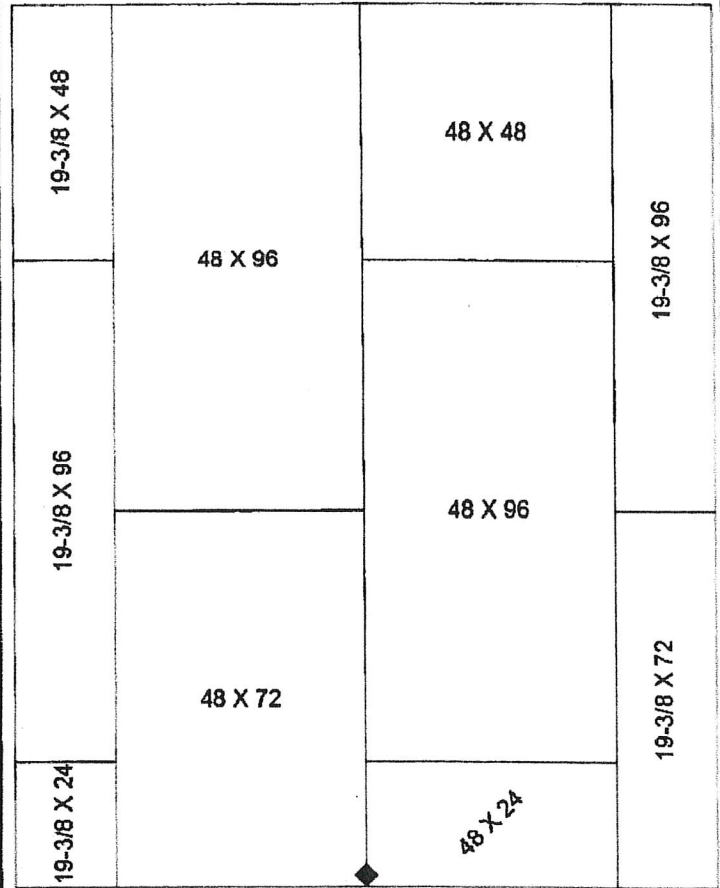
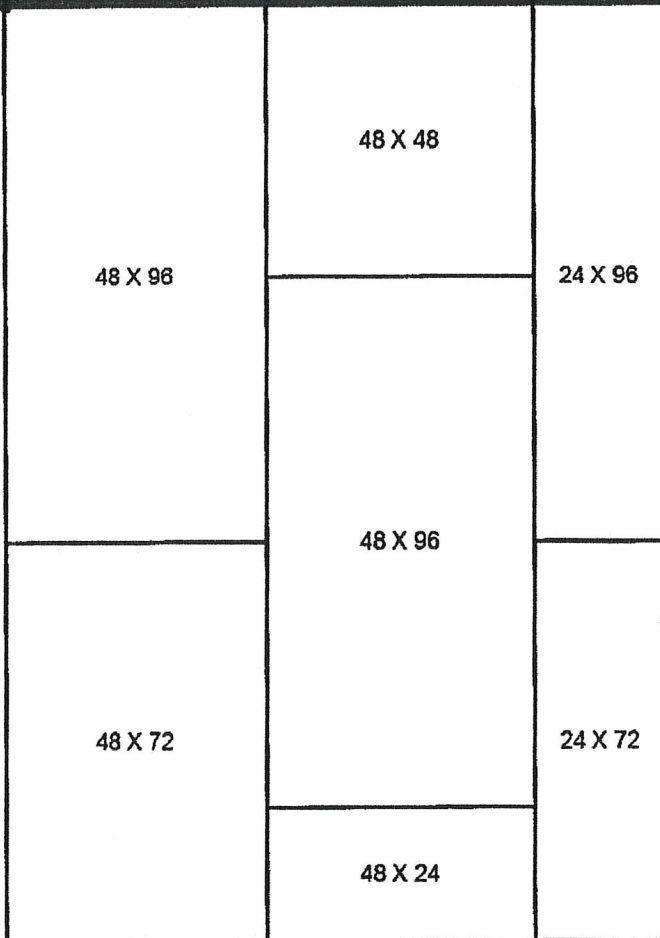
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Premier Ranch
10' X 14'
Roof Pitch: 4/12
Customer: Lea Immell

Drawn By: KBMax
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Time)

Floor: Smartfloor 10 X 14
Joist Matl: Steel
Joist Spacing (in): 24

Roof: Silvercrest
Area (sq ft): 157.2
Truss Spacing (in): 24



OPTIONS

SHELVING = SilverTech

LOFT = N/A

16" wide x 48ft

WORKBENCH = NONE

PEG BOARD = NONE

Cut Size

Qty



Online Property Access

Parcel ID
526-0010-0011-00

Address
6768 HUDSON PW

Index Order
Parcel Number

Tax Year
2022 Payable 2023

Property Information

Tax District	017 - AMBERLEY-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	52611 - AMBERLEY 11	Auditor Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Tax Bill Mail Address	
IMMELL TODD M & LEA S 6768 HUDSON PW CINCINNATI OH 45213 (call 946-4015 if incorrect)	CORELOGIC 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value	Effective Tax Rate	Total Tax
238,710	78.164139	\$16,512.76
Property Description HUDSON 175.40 X FT IRR PT LOT 3 BAXTER FARM SUB LOTS 63 TH 67 LAKE PARK SUB PARS 11-12 PG 11 PAR 4 TH 7 CONS		

Appraisal/Sales Summary

Year Built	1939
Total Rooms	10
# Bedrooms	3
# Full Bathrooms	3
# Half Bathrooms	1
Last Transfer Date	6/7/2012
Last Sale Amount	\$592,000
Conveyance Number	35687
Deed Type	WD - Warranty Deed (Conv)
Deed Number	260703
# of Parcels Sold	1
Acreage	1.868

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	158,040
CAUV Value	0
Market Improvement Value	524,010
Market Total Value	682,050
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$8,256.38
Tax as % of Total Value	2.416%

Notes

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email dusty.rhodes@fuse.net with any data or mailing address corrections.

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









7149 Ridge Road
Amberley Village, OH 45237

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

amberlevillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: September 6, 2023 at 6:30 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 Wednesday, September 6, 2023, at 6:30 p.m. in the Council Chambers of the Amberley Village Municipal Building at 7149 Ridge Road. The public meeting will be held to review the following item:

Norman Miller, the homeowner at 7202 W. Aracoma Drive, is requesting a variance approval from the Board of Zoning Appeals for a garage to be built with the garage doors facing the street.

If you are interested in reviewing the application or proposed changes to the zoning code, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building at 7149 Ridge Road, or you may attend the Wednesday, September 6, 2023, Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

cc: *Norman Miller, 7202 W. Aracoma Drive*
Peter Duffy & Kathleen Kraemer, 7201 E Aracoma Dr
John & Linda Buchanan, 7200 W Aracoma Dr
Waymond & Alalia Mack, 7211 W Aracoma Dr
Nancy & Robert O'Connor, 7217 W Aracoma Dr
Molly McEvilley & Timothy Lawrence, 7261 W Aracoma Dr
Linda Carlson, 7281 W Aracoma Dr
Hildred Clayton, 7291 W Aracoma Dr
Martha Dave, 7290 W Aracoma Dr



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

September 6, 2023

Subject:

Norman Miller, the homeowner at 7202 W. Aracoma Drive, is requesting a variance approval from the Board of Zoning Appeals for a garage to be built with the garage doors facing the street.

Variance:

The resident is requesting approval for a garage to be built with the doors facing the street.

Item: Case#2023-506

Variance Request: Norman Miller, the homeowner at 7202 W. Aracoma Drive, is requesting a variance approval from the Board of Zoning Appeals for a garage to be built with the garage doors facing the street as required by the Amberley Village Code 154.12 (A) (7) pertaining to accessory structures.

Zoning Code Review: § 154.12 ACCESSORY STRUCTURES.

(A) An accessory structure is permitted in a residential district if it meets the following restrictions:

- (1) No accessory structure shall be erected in a front yard.
- (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.
- (3) Accessory structures may be built in a rear yard not nearer to a rear or side lot than the side yard requirement for the principal structure.
- (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property. A detached garage shall not cover more than 800 square feet, or more than 50% of the floor area of the principal structure, whichever is less. A detached garage is an enclosed accessory structure used for storage, including but not limited to the parking or storage of vehicles, that is not connected to the principal structure by means of an above ground structure, material, or equipment. No combination of accessory structures, whether enclosed or open to the sky, shall have an aggregate floor area greater than 50% of the principal structure, or greater than 50% of the required rear yard, whichever is less.
- (5) On a corner lot, no accessory building shall project beyond the front yard line on either street.
- (6) No accessory building shall be constructed on a lot until construction of 50% or more of the principal building has been completed.
- (7) The principal access of an accessory structure, such as primary access doors to a shed or garage, may not face a street.
- (8) No accessory structure shall be located in a public right-of-way or utility easement.
- (9) Accessory structures cannot be used as a dwelling, and may not be used as part of a home business or home occupation. Accessory structures may only be used in a manner consistent with, and incidental and subordinate to, the principal use on the property.
- (10) Accessory structures with roofs or walls that are not rigid or durable, such as tents, canopies,

and structures covered or cladded in collapsible or other similar material such as fabric, nylon, plastic, or tarps, including but not limited to temporary utility or storage structures, portable carports, and shelters, may not be maintained for more than seven consecutive days or more than a total of 30 days in a calendar year.

(11) Accessory structures shall meet all other requirements set forth in this code. ('69 Code, § 151.12) (Ord. C-285, passed 7-8-68; Am. Ord. C-666, passed 10-10-89; Am. Ord. C-692, passed 10-9-90; Am. Ord. 2018-13, passed 2-11-19) Penalty, see § 154.99

Variance Review: Mr. Miller is the property owner at 7202 West Aracoma Drive and is requesting a variance approval for a garage to be constructed in the rear yard with the doors facing the street. Zoning Code Section 154.12 (A) (7) states that the principal access of an accessory structure, such as primary access doors to a shed or garage, may not face a street.

The variance approval would permit a 24'x24' wood frame garage with engineered prefinished siding with a building height of 10'. The roofing material will be asphalt shingles and pewter in color. The garage structure would be 46' from the front yard north lot line and 45' from the rear east lot line. The garage entry would face the West.

The resident responded to the Municipal Building and stated his hardships and need for the garage. The resident stated that he lives on a corner lot and has two front yards, and he does not have a good option for additional structures to protect his vehicles. Mr. Miller stated he vacations in Florida in the winter months and does not want to leave his vehicle parked outside uncovered while he is away. Mr. Miller stated he would only be parking vehicles in the garage.

The Village Code Section 154.12 (A) (7) states garage doors cannot face the street. Therefore, the variance approval is required for the garage to be constructed in the rear yard of the property with the doors facing the street.

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



Date: 8/15/2023 - 10:23 AM

Design ID: 331158858832

Estimate ID: 17688

Estimated Price: \$13,033.12

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

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Design & Buy™

GARAGE

How to recall and purchase your design at home:

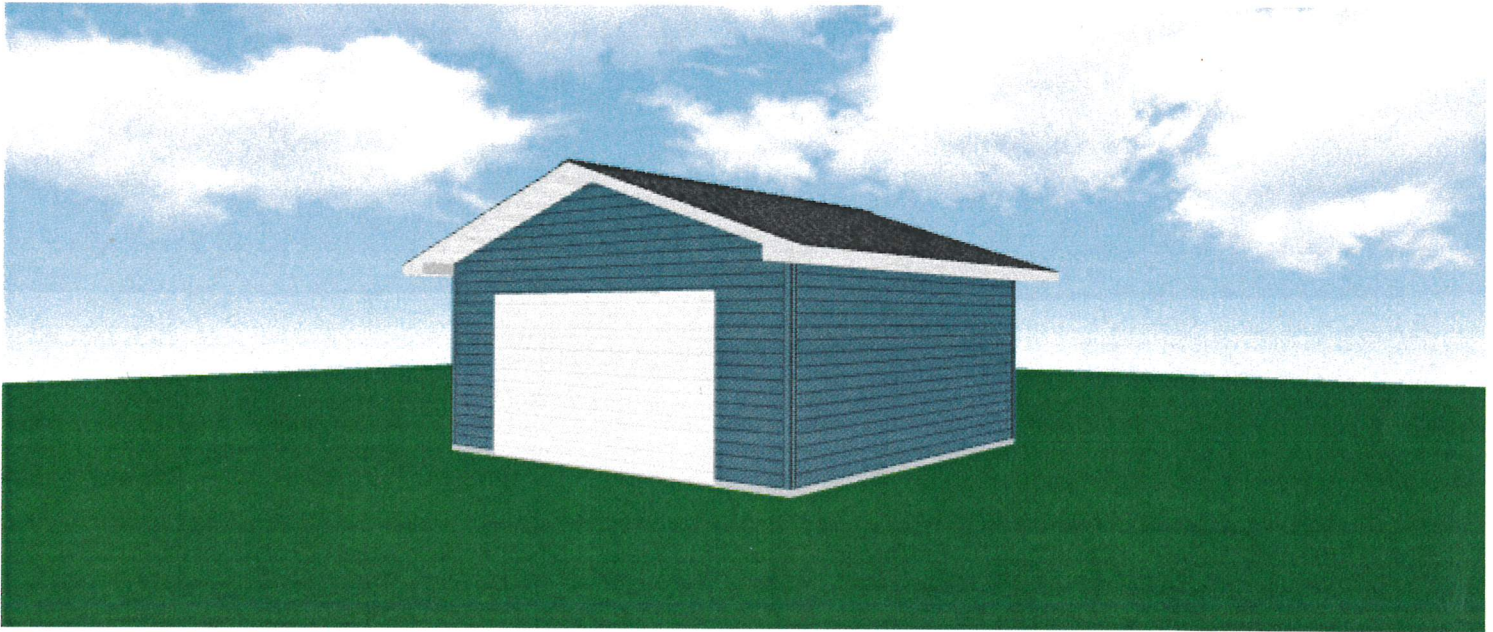


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 331158858832
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 331158858832 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on 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. 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 MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the 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. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

Date: 8/15/2023 - 10:23 AM

Design ID: 331158858832

Estimate ID: 17688

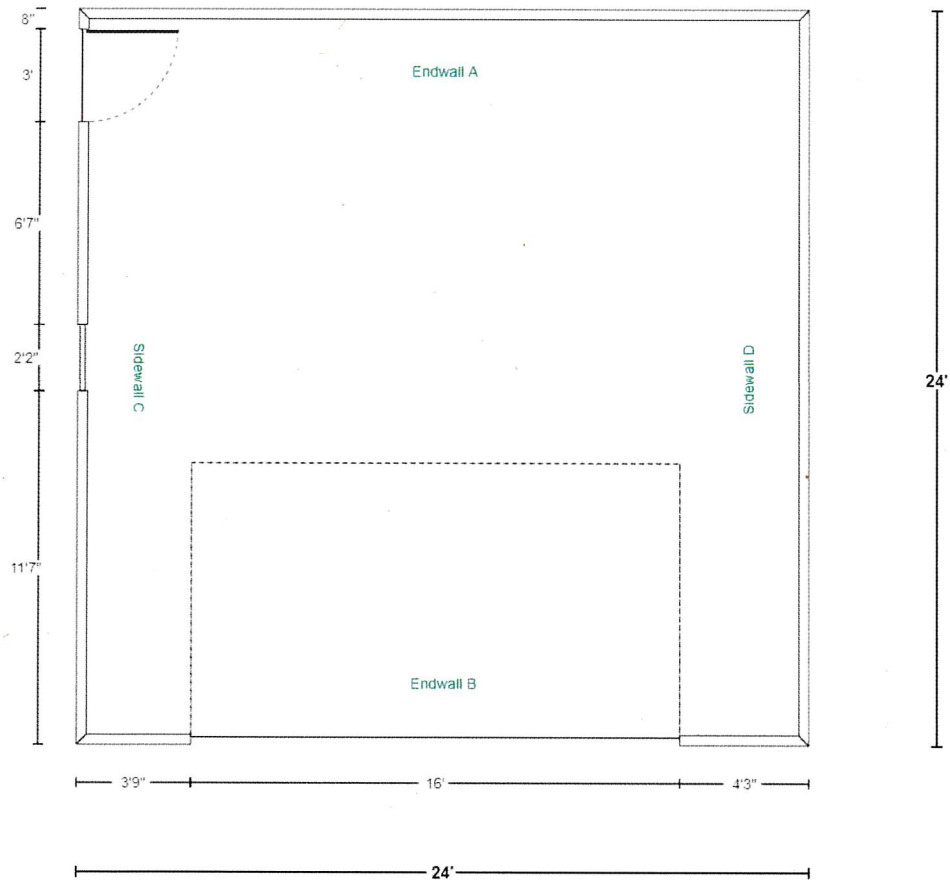
Estimated Price: \$13,033.12

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

MENARDS

Design & Buy™

GARAGE



Date: 8/15/2023 - 10:23 AM

Design ID: 331158858832

Estimate ID: 17688

Estimated Price: \$13,033.12

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

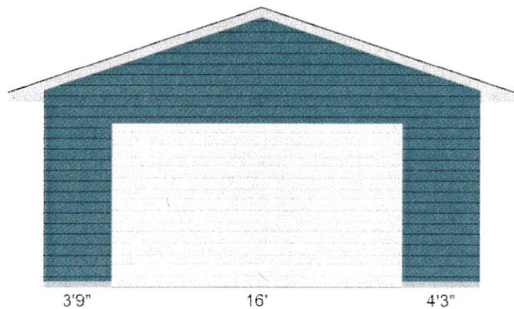
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Dimensions

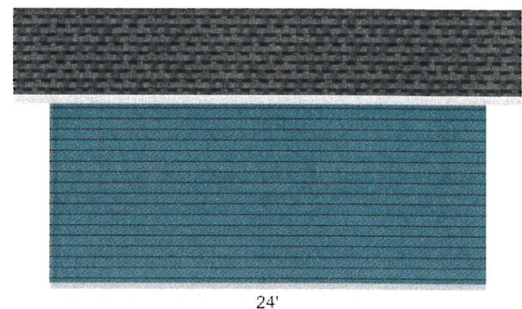
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

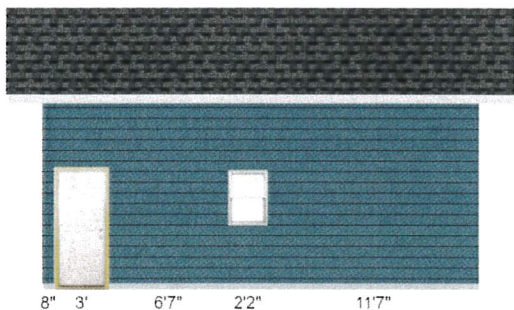


ENDWALL B

Ideal Door®; Commercial 16' x 9' White Insulated Garage Door



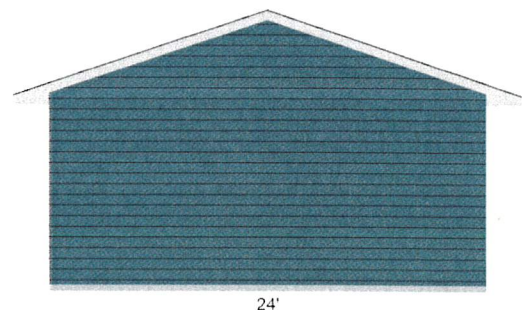
SIDEWALL D



SIDEWALL C

Mastercraft®; 36W x 80H Primed Steel 6-Panel

26"W x 36"H JELD-WEN®; Vinyl Double Hung



ENDWALL A

For other design systems search "Design & Buy" on Menards.com









7149 Ridge Road
Amberley Village, OH 45237

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

amberlevillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: September 6, 2023 at 6:30 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 Wednesday, September 6, 2023, at 6:30 p.m. in the Council Chambers of the Amberley Village Municipal Building at 7149 Ridge Road. The public meeting will be held to review the following item:

Mr. H. Howard Fan, the new homeowner at 3200 Fairhaven Lane, has requested zoning approval for a 26'x24' garage with a covered walkway to be constructed in the rear yard with the doors facing the street.

If you are interested in reviewing the application or proposed changes to the zoning code, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building at 7149 Ridge Road, or you may attend the Wednesday, September 6, 2023, Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

cc: *H. Howard Fan, 3200 Fairhaven Lane*
Adath Israel, 3201 E. Galbraith Road
Hilda Marshall-McEntire, 3180 Fairhaven Lane
Neal and Moran White, 3220 Fairhaven Lane
Jordan and Frances Vogel, 7950 Rollingknolls Drive
Betsy and Ryan Peerless, 3211 Fairhaven Lane



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

September 6, 2023

Subject:

Mr. H. Howard Fan, the new homeowner at 3200 Fairhaven Lane, has requested zoning approval for a 26'x24' garage with a covered walkway to be constructed in the rear yard with the doors facing the street.

Variance:

Mr. H. Howard Fan, the new homeowner at 3200 Fairhaven Lane, has requested zoning approval for a 26'x24' garage with a covered walkway to be constructed in the rear yard with the doors facing the street.

Item: Case#2023-507

Variance Request: H. Howard Fan, the new homeowner at 3200 Fairhaven Lane, is requesting a variance approval from the Board of Zoning Appeals for a 26'x24' garage with a covered walkway to be built in the rear yard with the garage doors facing the street. The Amberley Village Code 154.12 (A) (7) pertaining to accessory structures doesn't permit garage doors to face the street.

Zoning Code Review: § 154.12 ACCESSORY STRUCTURES.

(A) An accessory structure is permitted in a residential district if it meets the following restrictions:

- (1) No accessory structure shall be erected in a front yard.
- (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.
- (3) Accessory structures may be built in a rear yard not nearer to a rear or side lot than the side yard requirement for the principal structure.
- (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property. A detached garage shall not cover more than 800 square feet, or more than 50% of the floor area of the principal structure, whichever is less. A detached garage is an enclosed accessory structure used for storage, including but not limited to the parking or storage of vehicles, that is not connected to the principal structure by means of an above ground structure, material, or equipment. No combination of accessory structures, whether enclosed or open to the sky, shall have an aggregate floor area greater than 50% of the principal structure, or greater than 50% of the required rear yard, whichever is less.
- (5) On a corner lot, no accessory building shall project beyond the front yard line on either street.
- (6) No accessory building shall be constructed on a lot until construction of 50% or more of the principal building has been completed.
- (7) The principal access of an accessory structure, such as primary access doors to a shed or garage, may not face a street.
- (8) No accessory structure shall be located in a public right-of-way or utility easement.
- (9) Accessory structures cannot be used as a dwelling, and may not be used as part of a home business or home occupation. Accessory structures may only be used in a manner consistent with, and

incidental and subordinate to, the principal use on the property.

(10) Accessory structures with roofs or walls that are not rigid or durable, such as tents, canopies, and structures covered or clad in collapsible or other similar material such as fabric, nylon, plastic, or tarps, including but not limited to temporary utility or storage structures, portable carports, and shelters, may not be maintained for more than seven consecutive days or more than a total of 30 days in a calendar year.

(11) Accessory structures shall meet all other requirements set forth in this code.
(‘69 Code, § 151.12) (Ord. C-285, passed 7-8-68; Am. Ord. C-666, passed 10-10-89; Am. Ord. C-692, passed 10-9-90; Am. Ord. 2018-13, passed 2-11-19) Penalty, see § 154.99

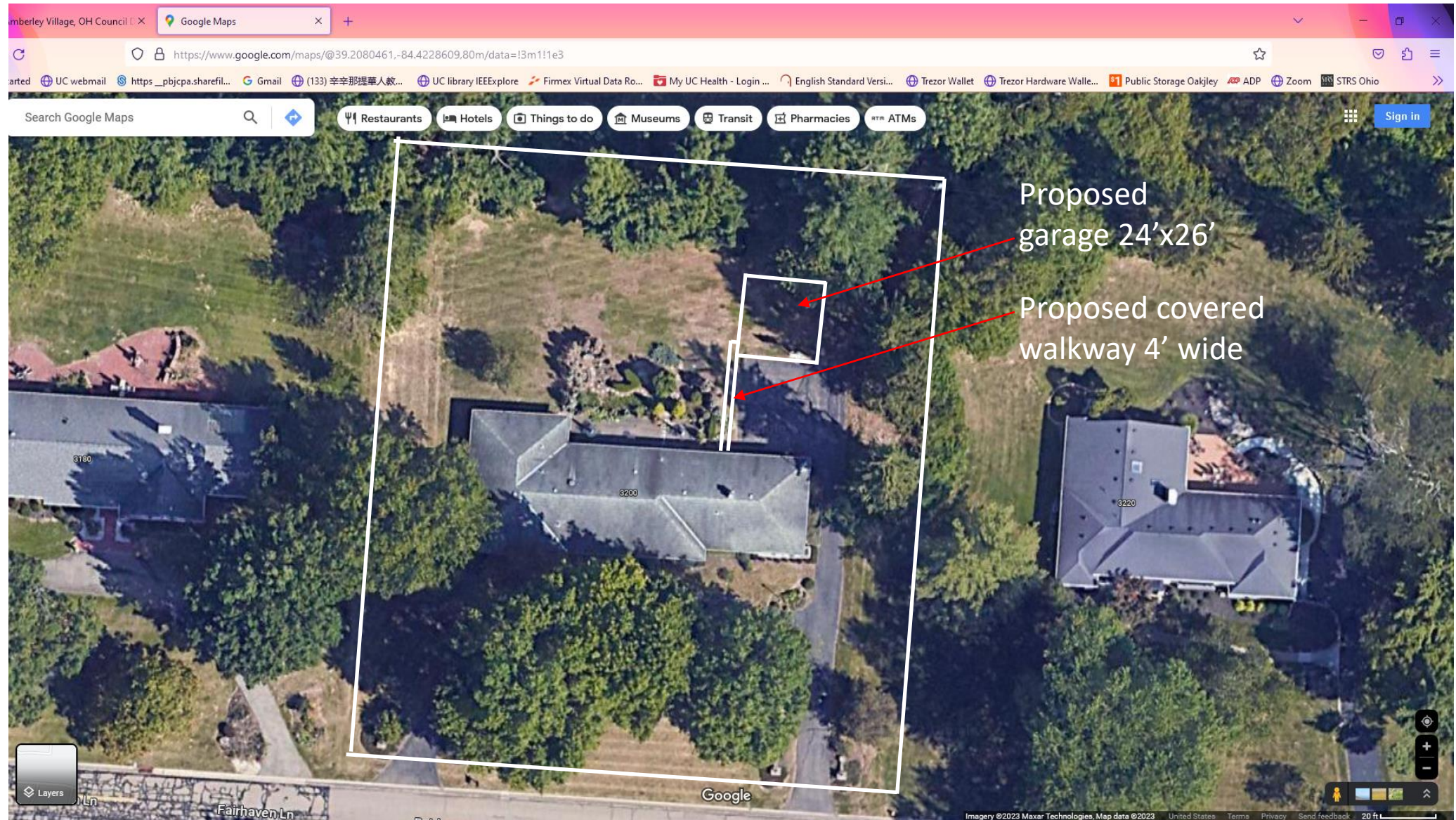
Variance Review: Mr. Fan is the new property owner at 3200 Fairhaven Lane, and is requesting a variance approval for a garage with a covered walkway to be constructed in the rear yard with the doors facing the street. Zoning Code Section 154.12 (A) (7) states that the principal access of an accessory structure, such as primary access doors to a shed or garage, may not face a street.

The variance approval would permit a 26'x24' wood frame garage with vinyl siding with a building height of 15'. The roofing material will be dimensional asphalt shingles. The garage structure would be 35' from the rear yard north lot line and 33' from the east lot line. The main principal garage entry would face the south.

The resident states that having the main garage doors facing the north or east would require the construction of an additional asphalt parking area for entry. This option is not practical because a new parking area would be very close to side lot lines. The angle to enter and exit the garage would practically be impossible to make with vehicles. The resident states the house structure and landscaping will block the majority of the garage view from the street.

The Village Code Section 154.12 (A) (7) states garage doors can not face the street. Therefore, the variance approval is required for the garage with the covered walkway to be constructed in the rear yard of the property with the doors facing the street.

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

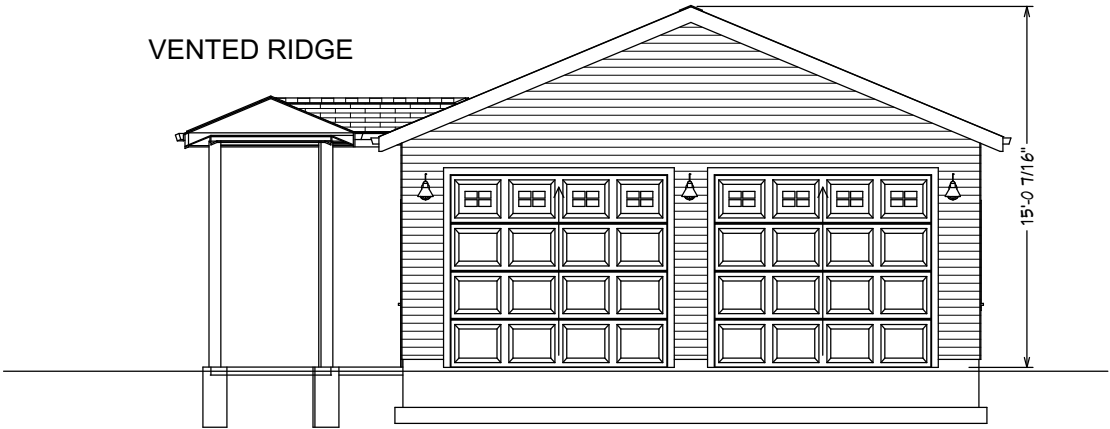


5/12 MANUFACTURED ROOF
TRUSSES

ARCHITECTURAL SHINGLES

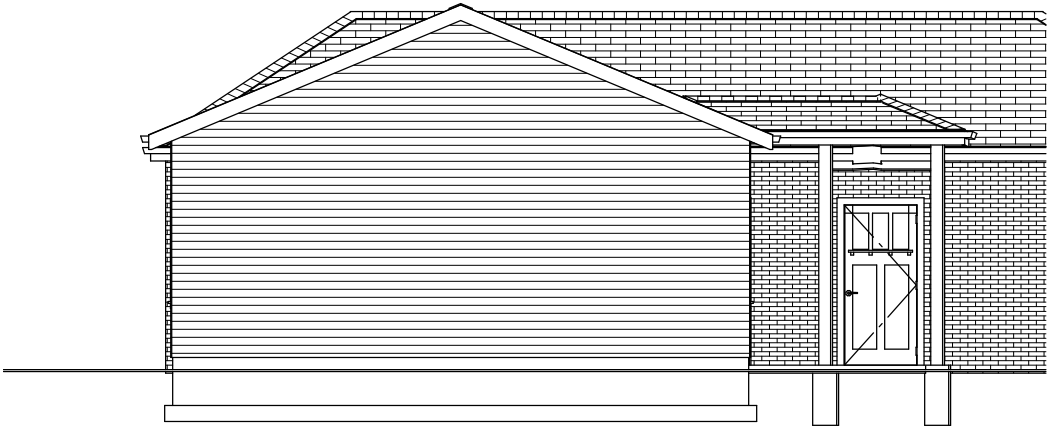
DESIGN LOADS
1) SNOW (MIN 20 PSF)
2) WIND (MIN 115 MPH)
3) SOIL (MIN 1500SPF)

VENTED RIDGE



VINYL SIDING AND SOFFITS AND
COIL WRAPPED TRIM

NORTH



SOUTH

ELEVATIONS
1/8" = 1' SCALE

PROJECT DESCRIPTION:

FAN RESIDENCE

DRAWINGS PROVIDED BY:

GOOD GARAGES

DATE:

8-13-23

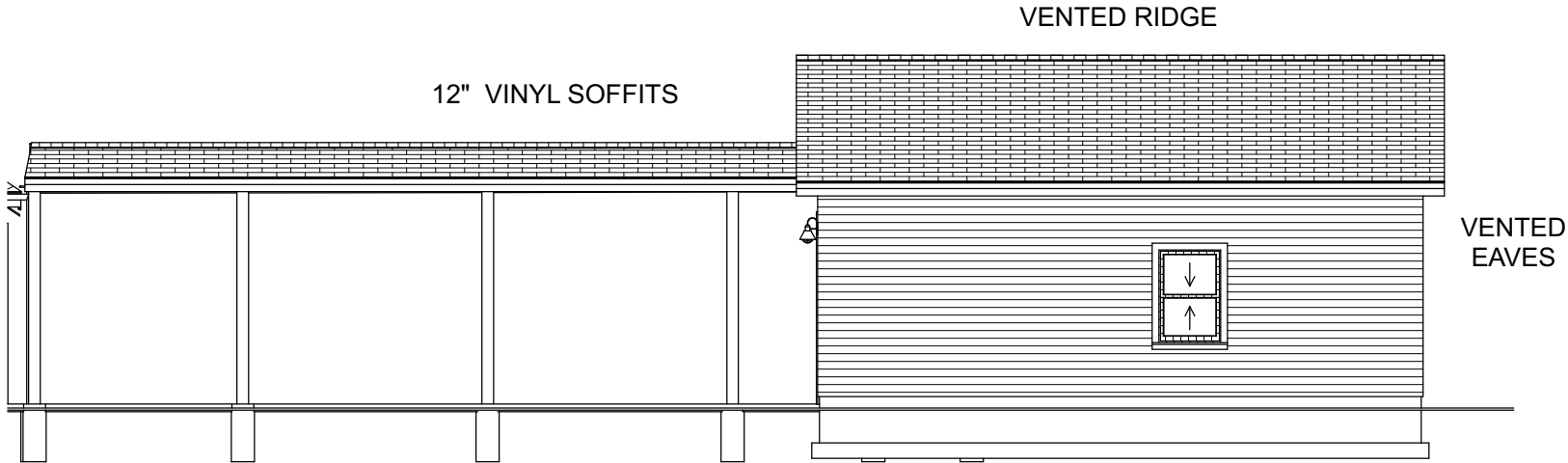
SHEET:

A-4

- DESIGN LOADS
- 1) SNOW (MIN 20 PSF)
 - 2) WIND (MIN 115 MPH)
 - 3) SOIL (MIN 1500SPF)



EAST



WEST

ELEVATIONS
1/8" = 1' SCALE

PROJECT DESCRIPTION:

FAN RESIDENCE

DRAWINGS PROVIDED BY:

GOOD GARAGES

DATE:

8-13-23

SHEET:

A-3

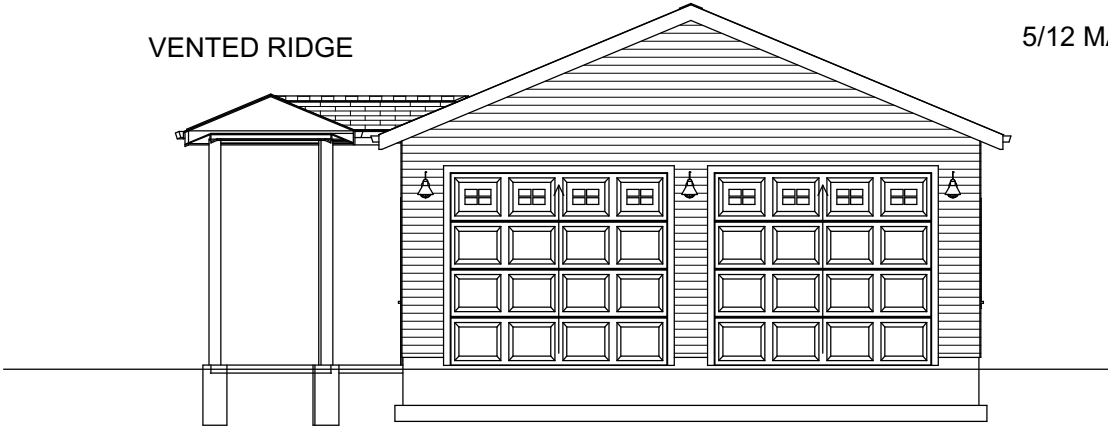
GOVERNING CODE FOR DESIGN
2019 RESIDENTIAL CODE OF OHIO (RCO)

- DESIGN LOADS
- 1) SNOW (MIN 20 PSF)
 - 2) WIND (MIN 115 MPH)
 - 3) SOIL (MIN 1500SPF)

ARCHITECTURAL SHINGLES

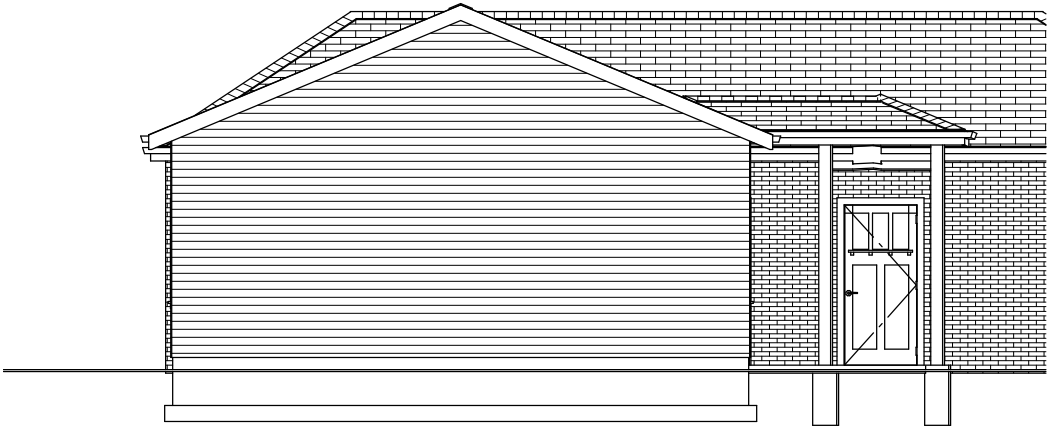
VENTED RIDGE

5/12 MANUFACTURED ROOF
TRUSSES



VINYL SIDING AND SOFFITS AND
COIL WRAPPED TRIM

NORTH



SOUTH

ELEVATIONS
1/8" = 1' SCALE

PROJECT DESCRIPTION:

FAN RESIDENCE

DRAWINGS PROVIDED BY:

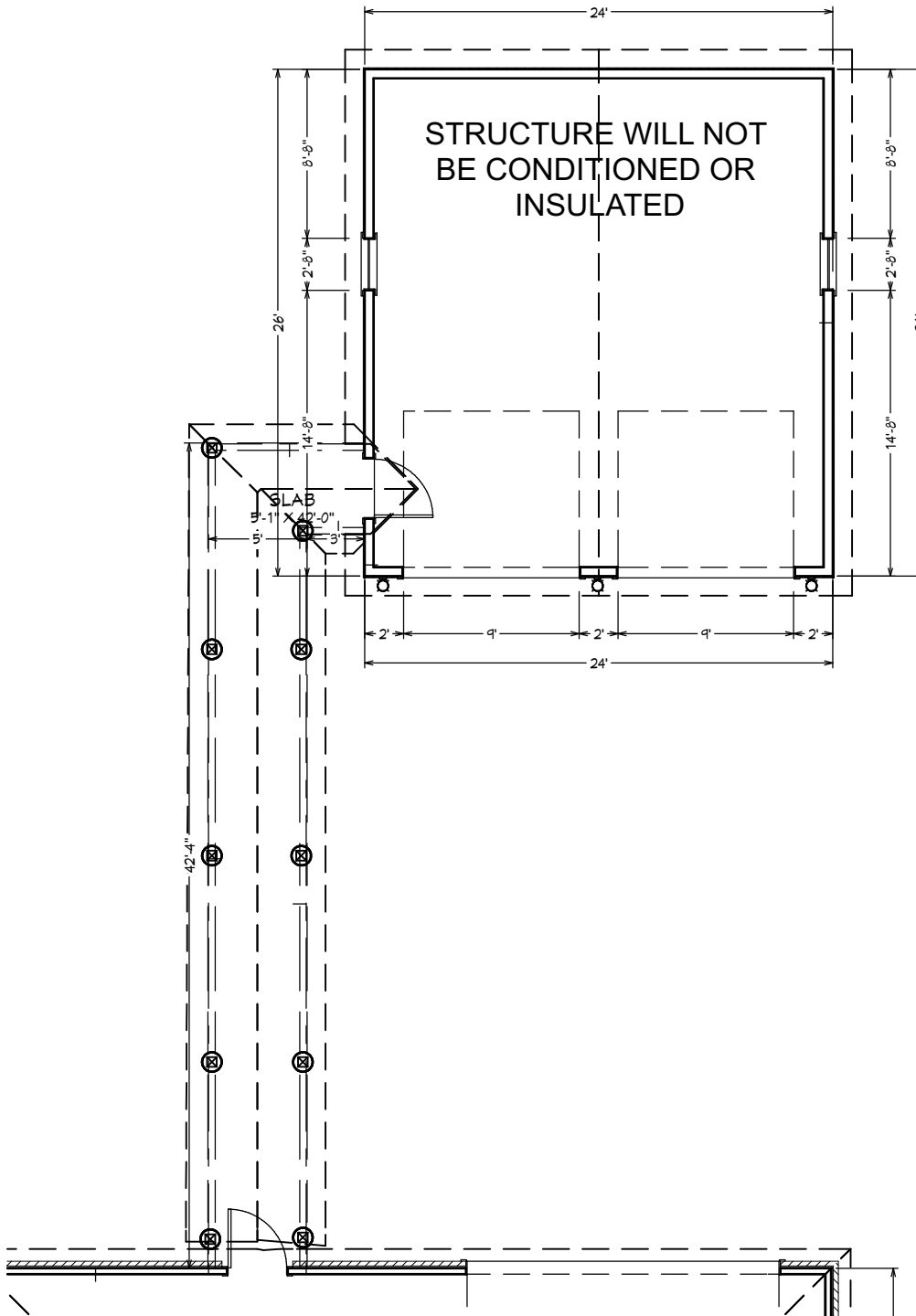
GOOD GARAGES

DATE:

8-13-23

SHEET:

A-4



LAYOUT

PROJECT DESCRIPTION:

FAN RESIDENCE

DRAWINGS PROVIDED BY:

GOOD GARAGES

DATE:

8-13-23

SHEET:

A-2

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

Dear Mr. Lahrmer:

I hereby request approval for building a detached garage and a covered breezeway in our backyard at 3200 Fairhaven Lane in Amberly Village. The interior of this house we recently bought has not been updated for over 60 years. The existing bedrooms are small. We would like to convert the existing attached garage into a bedroom suite. Therefore we need to build a detached garage in the backyard. In order to do that, I respectfully request two exceptions to the village code: 1) the garage doors will be facing the street; and 2) the distance at the back of the proposed garage is less than 50' from the property line at the back. Please let me explain reasons for requesting such exceptions. And please refer to the attached Site Plan A-1.pdf, Survey.pptx, and Garage footprint sketch.pptx for my explanations.

About the garage doors facing the street:

As you can see from these 3 documents, there is an existing parking area at the back of the house structure, and an existing driveway leading to the parking. The parking area is essential for cars to maneuver to go in and out of the garage. If the doors are facing the right side, a new parking area will need to be paved on the right side of the proposed garage, which will make the parking area too close to the property line on the right side. And it is simply not practical to make the garage doors facing either the left side or the back side. The only practical way is to make them facing the street side. Fortunately, the house structure itself almost completely blocks the garage view from the street. Towards the right of the driveway, as you can see from the aerial photo in Garage footprint sketch.pptx, trees and bushes block any residual view from the street to the proposed garage. Therefore I believe that the proposed garage doors facing the street does not violate the motivation for this code: To keep the street aesthetics and the privacy of such garages and their usage.

About the backside distance to the property line:

I believe this distance as proposed is anywhere between 35' to 40', as no direct measurement is made because there is no visible stake or marker in the backyard indicting the property line. If the village code is 50' to the back of the property line as I understand, the proposed garage sits somewhat less than 50' from the back of the property line.

However, as you can see from these three documents with aerial views, there is no other practical place to build a detached garage in the backyard with enough clearance in front of the garage for cars to maneuver in and out. The proposed garage is the only practical location that makes use of the existing parking area and is most economical. One more attached document, Larger aerial view.pptx, shows that the other side at the back of this property is the parking lot of a synagogue, Adath Israel Congregation, instead of another residential property. Therefore the proposed garage will not negatively impact any neighbor's backyard view or clearance. In addition, as you

can see from these aerial photos, there are so many trees and brushes so from our property we could not see the synagogue nor can they see us from their parking lot. Therefore I believe that there is very little impact on the surroundings with our proposed garage that is not quite 50' from the backside of our property line.

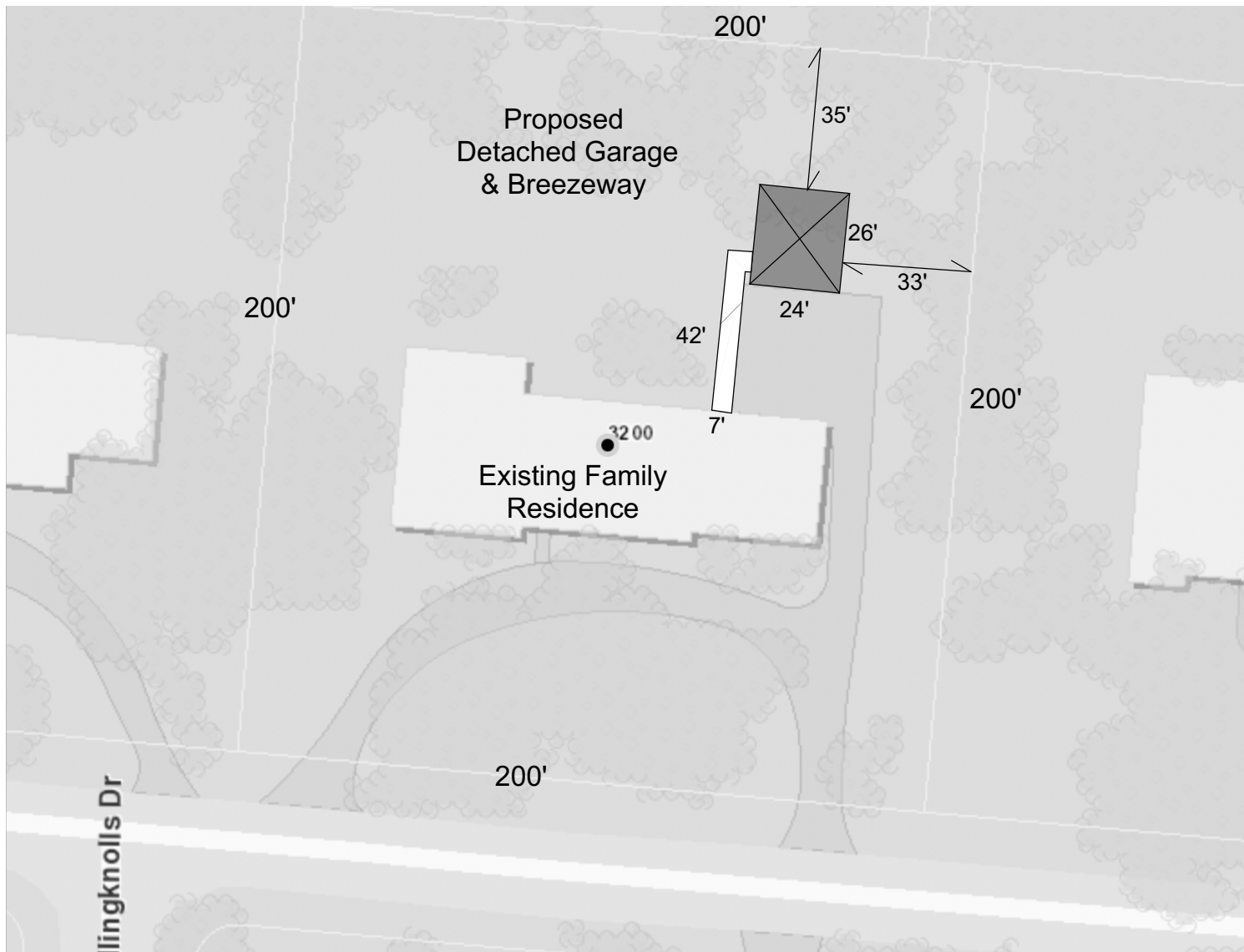
The architectural design of the proposed garage is also attached, A-1.pdf through A-4.pdf, for your review. I would appreciate your consideration of my request. And I would like to thank you for your kind help if such exceptions can be approved.

If you have any further questions, please contact me at mdjungfan@gmail.com or at (513) 289-1763.

Sincerely,

A handwritten signature in black ink, appearing to read 'H Fan', with a stylized flourish at the end.

Howard Fan



PROJECT: DETACHED GARAGE

ZONING DATA

ZONING DISTRICT= AMBERLY VILLAGE

CONTRACTOR

GOOD GARAGES
7672 MONTGOMERY RD
SUITE #105
CINCINNATI, OH 45236

CUSTOMER

HOWARD FAN
3200 FAIRHAVEN LANE
CINCINNATI OH 45237

SITE PLAN

1" = 40' Scale

PROJECT DESCRIPTION:

FAN RESIDENCE

DRAWINGS PROVIDED BY:

GOOD GARAGES

DATE:

8-13-23

SHEET:

A-1

