

# AGENDA

November 4, 2024

## PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of October 7, 2024

Cases

### CASE NO. 2024-248

John and Jessica Pascoe, the homeowners at 3194 North Farmcrest Drive are requesting a variance to Zoning Code Section 158.15. If approved, the variance would allow for the installation of roof-mounted solar panels on the front plane of their home.

### CASE NO. 2024-249

Hillel Gray, the property owner of 6881 Elbrook Avenue is requesting a variance to Zoning Code Section 154.12 (A) (1). The request for the variance is to allow for an accessory structure (Little Library) to be installed in the front yard.

### CASE NO. 2024-216

J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted plans for a 9,600 square foot warehouse and a 4,480 square foot warehouse with office space to be built on 5.1 acres. The 5.1 acre lot is located across the street from the Amberley Village Maintenance Facility located at 8605 Ridge Road. Amberley Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when variances are requested.

The site plan requires four variances to the Village Zoning Code:

1) A variance is required from Village Code Section 154.14 (A), to allow for the 6' high black aluminum fence surrounding the outdoor west plant and material staging area and along the north property line.

2) A variance is required from Village Code Section 154.81(C) and (D) to allow the metal facade area to be greater than 75% for the 9,600 square for the warehouse and the 4,480 square foot office/warehouse.

3) A variance is required from Village Code Section 154.79 (E) to allow outdoor storage.

4) A variance is required from Village Code Section 154.80 (B) to allow the current

northern property vegetation to remain as the required landscape buffer.

CASE NO. 2024-250

Mr. Michy Fishman, the representative for the Cincinnati Hebrew Day School/Atara High School, is requesting a variance from Village Code Section 154.14 (A). The variance would allow for the installation of an 8' high decorative fence surrounding the front yard and a 10' fence surrounding the playground in the rear of the building at 6701 Elbrook Avenue.

New Business

Adjournment