

AGENDA

August 6, 2018

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of July 12, 2018

Cases

CASE NO. 2018-2028

Adam and Renee Lipton, property owners of 8200 Springvalley, are seeking a variance from Village Code Section 154.14. The variance would allow a 4' high Kentucky Board fence to be extended 65' into the front yard to enclose a portion of the frontage situated on Galbraith Road.

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
THURSDAY, JULY 12, 2018

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 Thursday, July 12, 2018 at 5:30 P.M.

Roll was called: PRESENT: Richard Bardach, Chairperson
 Susan Rissover
 Scott Rubenstein (6:16 pm)
 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 additional corrections to the minutes of the May 7, 2018 meeting minutes. There being none, the minutes were accepted as submitted.

Chair Bardach announced to the audience that the Board typically has five members. This evening the Board has four members and applicants have the option of postponing their applications for consideration for next month when all five members will be present. He also clarified that three of the four members are present for the start of the meeting, and the fourth member, Scott Rubenstein, would be in attendance soon.

Applicants Jim Kelly and Rick Kay offered to go first so applicants Jim and Ava Frank could have more board members present for their variance request.

Case No. 2027

Chair Bardach introduced the application from Jim Kelly and Rick Kay, property owners of 8389 Arborcrest Drive, seeking a variance from Zoning Code 154.14 (A).

Wes Brown, Zoning & Project Administrator for the Village, provided the staff report for the application. He informed the Board that the variance would allow the installation of a four-and-a-half-foot high privacy screen in the front yard.

Mr. Kelly introduced himself and his partner, Rick Kay, along with their architect Chris Magee. He stated they have been residents for 17 years and love living in the Village. He summarized that the majority of the hardscape is original to the 1953 structure. The butterfly roof design has caused ongoing storm drainage issues. He stated that the proposed improvement is a significant investment into the street appeal of the property as well. He commented that understands there are zoning issues related to the Sorrento elevation. He noted that from a design perspective, Architect Chris Magee, has prepared a cohesive vision for the home that is seamless and ties into the existing architecture. Mr. Kelly then walked the Board through some visual images shown on the monitor screen to illustrate the project's before and after stages.

Mr. Wolf asked for additional detail on the privacy fence.

Architect Chris Magee reviewed the entire project on the screen with three-dimensional views. He stated that in addition to the driveway, the front walkway will be improved and combine into a uniform concept. He stated the two existing roof drains that work to drain the entire butterfly roof are not sufficient capacity. He stated the roof scupper will help mitigate the water run-off which will be directed down the drain chain and tie into the underground storm water system. He noted the design was adapted to help incorporate the roof scupper.

Chair Bardach asked if anyone present wished to speak on the application.

Dave Stang, 8366 Arborcrest Drive, commented that he applied for a home improvement loan a few years ago and the bank labeled the neighborhood deteriorating. He stated that some changes are being made in the neighborhood, such that an abandoned home was torn down, and another new home owner is starting to clean their property. He stated he felt the proposed design would fit well and improve the neighborhood.

Nancy Moran, 8480 Arborcrest Drive, stated that her home was an abandoned home and it took two years to improve it. She stated she is excited about the recent changes and improvements in her neighborhood. She noted this was a house on the corner which is very unique and because it is a mid-century modern home, it is a showcase home. She stated the home was featured in Atomic Ranch magazine and this addition upgrade will be of great benefit to enhance the property and boost property values on Arborcrest.

Chair Bardach asked if the Village received any comments on the application. Mr. Lahrmer stated that no communications were received.

Ms. Rissover applauded the homeowners for their plan.

Mr. Wolf commented that the Board has often received requests for variances regarding homes with two front yards and it is an understood disadvantage. He stated that he tries to approve plans that significantly increase the beauty and value of homes and takes into consideration whether there is any negative impact from a variance. He stated he felt this was a positive impact on the surrounding neighborhood.

Mr. Wolf moved to approve the plan as submitted. Seconded by Mr. Rissover and the motion passed.

The meeting was suspended at 6:06 p.m. to allow time for Scott Rubenstein to arrive. The meeting was re-opened at 6:16 p.m. with Scott Rubenstein present.

Case No. 2026

Chair Bardach re-iterated that four out of five members were present for this meeting and gave the applicants Jim and Ava Frank the opportunity to postpone until next month with all five members or be heard at this meeting with four members present with the understanding that all three votes are needed for an approval. The Franks opted to proceed with four board members present.

Chair Bardach introduced the application from James and Ava Frank, property owners of 3530 section Road, for a variance to Village Code Section 154.14 (A).

Mr. Brown reported that the variance would allow for the installation of 80' of 6' high privacy fence in the rear and front yards.

Mr. Brown stated that the Frank's purchased their home approximately four and a half years ago with the understanding that they owned most of the wooded area in the rear and side yards. After the property owners of 6980 Knoll Road surveyed their property, it was discovered that the neighbor's property extends to approximately 10 feet from the patio of the Frank's. The property line location and incorrect auditor information was confirmed by a second survey.

Mr. Brown reviewed with the Board that earlier this year the Frank's received approval for a variance request to construct 44' of 6-foot-high privacy fence, which was completed in April. The new fence blocks their view of their patio and family room from the property located at 6980 Knoll Road. The elevation of the Knoll Road property is higher and looks down onto the back of the house at 3530 Section Road.

Mr. Brown continued that since the installation of that approved fence, a contractor working for the property owners of 6980 Knoll Road cleared trees and bushes from Mr. and Mrs. Frank's property. Approximately 70-80' of honeysuckle bushes were removed from the Frank's property. As a result of the bushes being removed and not being able to come to an agreement with their neighbors on a plan to replace the bushes, Mr. and Mrs. Frank are requesting a variance to extend the existing 6' high privacy fence. The submitted plan proposes to extend the fence 80' to the southwest along the rear property line and beyond the front of the house approximately 33' into the front yard.

Mr. Brown show the board images on the monitor of various views of the properties and showed where the bushes were removed along with the property parcel depicting the location of the proposed fence and existing fence.

Chair Bardach invited the applicants to address the Board.

Mr. James Frank, 3530 Section Road, explained that when they came to the Board in March the plan which was executed included planting arborvitae trees along property lines with 44' of privacy fence, and the remainder would be 80' of honeysuckle. He stated that since the work was completed, the vegetation on their marked property line was cut. He stated that to identify and preserve property lines and retain their property value, they were asking for a variance to extend the fence. Mrs. Ava Frank brought forward to the Board photos of the property and area showing the various views of the state of the vegetation.

Mrs. Frank also commented that with the honeysuckle gone they needed to have something between the trees planted; a demarcation between the two properties.

Ms. Rissover asked if the stumps were ground or were the stumps left. She noted that honeysuckle is very difficult to eradicate. Mrs. Frank said the stumps are there and are starting new sprouts.

Mr. Frank commented that they did meet with the neighbors about the landscape plan. At that time the honeysuckle was to be kept. Mrs. Frank stated that the regrowth will not be at the 10-foot height it once was. She stated that she may sell in five years and this is damaging to her property value.

Ms. Rissover commented that having a wall versus a perceived space, in her opinion as a realtor, does not improve market value. She stated that she felt this was a neighbor dispute rather than a zoning issue and encouraged plantings. She also noted that she did not see the practical difficulty of the site.

Mr. Rubenstein stated that the Board previously approved a variance to put up a portion of fencing to shield windows and a patio. He asked what else is there on the back of the house. Mrs. Frank stated that more space was exposed with the vegetation removed so bedroom windows are now exposed.

Mr. Rubenstein asked if the Village had received any input from neighbors.

Mr. Lahrmer stated that a call was received from Richard King at 7000 Knoll Road, north of the applicant's property. He expressed that his personal feeling is that the Village does not contain privacy fencing throughout the community and proposed that greenery/plantings be utilized as soft screening.

Solicitor Frank summarized that there are two variances, one for a small part of fencing in the front yard, and the remainder of fencing along the rear property line. He clarified that the fence, if at 4.5 feet, is allowed without Board approval, so it is the extra 1.5 feet in fence height being request along with the small front yard portion. He stated that the previously approved portion of fencing was 6' in height.

Chair Bardach stated that the fence would only impact one neighbor.

Ms. Rissover asked what the urgency is to utilize a fence in this area versus plantings.

Mrs. Frank that the neighbor's plantings will not provide privacy for some time, and that she would like to separate the two plots of land and have her own landscape installed. She noted that she may remove the fence once the trees are fuller and taller.

Solicitor Frank commented that landscaping is not a requirement for a fence installation but could be added by the Board, although the applicant has verbalized that they plan to landscape the fencing.

Chair Bardach asked if anyone present would like to speak on the application.

Safina Uberoi, 6980 Knoll Road, stated that her property adjoins the applicant's property. She expressed that Amberley was a beautiful place with rolling greens and feels privileged to be a part of the community. She stated that it is quite usual to have open sight lines between homes, including front, back, sides and windows visible. She commented that a thick line of straight hedges is unusual but does exist in the Village. She stated that she and her husband have been planting a 40-foot deep planting bed that includes native trees and bushes. She stated they did remove honeysuckle from their property, and an accidental removal of the Frank's honeysuckle occurred through the use of a subcontractor by their landscaper.

Some discussion occurred between Mr. Wolf and Ms. Uberoi as to how the removal occurred, and that the Frank's concerns should be addressed.

Ms. Uberoi stated that they did meet with the Frank's first and it was not unilaterally. She stated that there are plantings occurring between the properties. She show pictures to the Board of

views from their property toward the Frank's property. She stated that she felt once their plantings grow in the foliage will provide better coverage than the previously existing honeysuckle.

Ms. Uberoi also commented that this situation is being litigated, and the insurance company has positioned that the honeysuckle will grow in and to wait. She stated that she offered to go over and beyond what the insurance company comes up with to plant a green wall because she does understand the Frank's position.

Ms. Uberoi stated that the proposal is to cover two-thirds of the cost of plantings and she feels that is fair.

Mr. Wolf noted that litigation is an issue outside of this Board's jurisdiction and encouraged the both parties not to discuss it.

Ms. Rissover asked if there was an issue between the neighbors pertaining to the tent that has been constructed over the house, and asked if there is a plan to make it look better.

Ms. Uberoi responded that she has received extended permission to keep the tent there for the complex restoration standards underway for the next six months. She stated she does not like the sight of the tent, and also offered to hold a public forum on the restoration process for the general public to answer questions about the house being a Frank Lloyd Wright home and their challenges and plans for its restoration.

Mrs. Frank then shared with the Board her concern for the neighbors promising to do things and not following through. She showed pictures of tires on the property that she was told would be cleaned up in early March and the tires are still there as of today. Mrs. Frank re-iterated that she is concerned about the privacy of her property.

Mr. Wolf stated that he understands the pain that the Frank's are going through as it related to finding out the property lines were substantially incorrect, and now the honeysuckle that you enjoy within your new property line is also gone. He stated that he questioned whether a six-foot fence would do much to remedy the situation and that he would grant the 4.5 foot fence into the front yard.

Mr. Rubenstein stated that the Board recently heard a request for a very large fence and Ms. Rissover made valid points during that particular meeting regarding approving fences higher than 4.5 feet, which has cause him to pause and think more in terms of precedent. He noted that there are a lot of proposals of remedy on the table and he would prefer to see the outcomes prior to approving the extra fence height.

Mr. Wolf stated that he has a difficult time granting the fence because of previous denials. He clarified to the applicant that they can install a fence at 4.5 feet that is within code.

Chair Bardach stated that the distinguishing factor in this application is that it does not face any other residents, except one, and with the slope of the yards it may not even be seen.

Mr. Rubenstein agreed that it would be difficult to see from Section Road.

Ms. Rissover stated that she respectfully disagrees that this would enhance the value of the property and that vistas are valued over a fence.

Mr. Wolf move to grant the fence as submitted. Seconded by Mr. Bardach. The motion did not pass, and the vote was as follows:

AYE: Wolf, Bardach (2)

NAY: Rissover, Rubenstein (2)

Solicitor Frank stated that they are allowed to install the 4.5 foot fencing in the backyard, and clarified that there are two variances at issue, which is a fence exceeding 4.5 feet and a small portion of any fence into the front yard. The applicant, Mr. Frank, stated that it would be similar material to what was approved in March.

Ms. Rissover expressed her concern for layers of fencing in the front yard with there being a small fenced area existing in the front yard.

Mr. Wolf stated that with the Frank's property lines situation, it becomes a unique property at this point. They are in a very difficult position and because of the unique situation it should be allowed.

Mr. Wolf motioned to approve to allow 4.5 feet of fencing, extended 80' which may go into the front yard approximately 8-10 feet and that it would also be landscaped similar to how the Franks landscaped the portion of their fence approved by the Board earlier this year. Seconded by Mr. Bardach and the emotion carried (4-0).

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: August 6, 2018 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

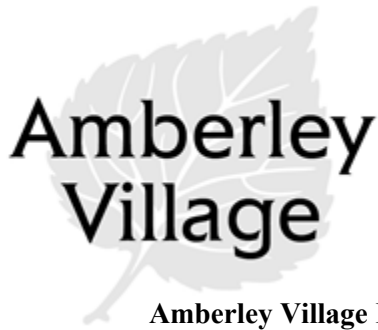
Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals Monday, August 6, 2018 at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Adam and Renee Lipton, property owners of 8200 Springvalley, are seeking a variance from Village Code Section 154.14. The variance would allow a 4' high Kentucky Board fence to be extended 65' into the front yard to enclose a portion of the frontage situated on Galbraith 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 August 6, 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: Adam and Renee Lipton, 5610 E. Galbraith Road
Lucke Land LLC, 8825 Chapel Square Drive, Suite B
Charles and Lori Arkin, 3360 E. Galbraith Road
Marjorie Peffly, 8270 Springvalley
Thomas and Joy Nadler, 8275 Springvalley Drive
Thomas and Shirley Brame, 3361 E. Galbraith Road
Jehudis Lichtenstein, 8150 Springvalley Drive
James and Maurine McCowan, 3301 E. Galbraith Road
Thomas and Ramona Berger, 3300 E. Galbraith Road
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 7/27/2018



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

August 6, 2018

Subject:

8200 Springvalley Drive

Variance:

Front yard fence

Item: Case#2018-2028

Variance Request: Adam and Renee Lipton, property owners of 8200 Springvalley, are seeking a variance from Village Code Section 154.14. The variance would allow a 4' high Kentucky Board fence to be extended 65' into the front yard to enclose a portion of the frontage situated on Galbraith Road.

Zoning Code Review: 154.14 (A) Notwithstanding other provisions of this Zoning Code, fences, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard or along the edge of any yard, provided that no fence or wall, along the sides or front edge of any front yard or in any part of a front yard shall be permitted. Hedges not over two and a half feet in height may be permitted in a front yard.

Variance Review: Mr. and Mrs. Lipton are in the process of building their home at 8200 Springvalley Drive. Their property is a corner lot with two front yards, Galbraith Road to the south and Springvalley Drive to the west.

A zoning approval was granted to allow the construction of a 4' high Kentucky Board fence to enclose the rear yard of the property, from the south face of the house to the north property line. This fencing has yet to be constructed.

The requested variance is to allow the previously approved fence to be extended 65' to the south beyond the front face of the house, into the Galbraith Road frontage.

The letter to the board states that the house is positioned approximately 165' to the north of Galbraith Rd, to limit the noise from the street but with the hopes of still being able to utilize this portion of the yard. The fence is proposed to be approximately 63' from the right of way for Galbraith Rd and 100' north of the street.

The purpose of the extension stated in the letter is to allow their family to enjoy this portion of the yard with the family pets. The letter also states that they are currently working with a landscape contractor to design a natural privacy shield utilizing a mixture of trees and shrubbery, which is intended to further block the view of the fence from Galbraith and the corner.

Zoning Code Section 154.14 (A) states: Notwithstanding other provisions of this zoning code, fence, walls, and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard or along the edge of any yard, provided that no fence or wall, along the sides or front edge of

any front yard or in any part of a front yard shall be permitted.

Therefore a varinace is required for the fence to be extended into the front yard.

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

Adam Lipton
5610 E Galbraith Rd
Cincinnati, OH 45236
513-515-9493

July 3, 2018

Amberley Village Board of Zoning Appeals
7149 Ridge Rd.
Amberley Village, OH 45237

To whom it may concern,

My name is Adam Lipton and my wife, Renee, and I are building a new home at 8200 Springvalley Drive. We have previously submitted, and have been approved for, a fence in the rear yard relative to Springvalley, however, because the lot sits on the corner, the yard to the south side of the home is also considered to be a front yard. We are therefore requesting approval to extend the fence into the front yard, relative to Galbraith Rd, by 65 feet.

Our plea to you is that this side of the yard represents a meaningful portion of our new property. It would be a shame if we and our dogs would be limited to a space that does not include that area. We chose to situate our home further to the north of the property to limit road noise but with the hope that we would still be able to utilize the southern yard. We hope that you can understand our perspective and grant us this variance.

At the same time, I completely understand the aesthetic concerns that the village would have with a fence on that part of the property. To address this, we are currently working with a landscape contractor (Anthony Richards Landscaping) to design a natural privacy shield using trees and shrubbery, which would further block the view of the fence from Galbraith (existing trees do so already) but would also limit the visibility from the corner.

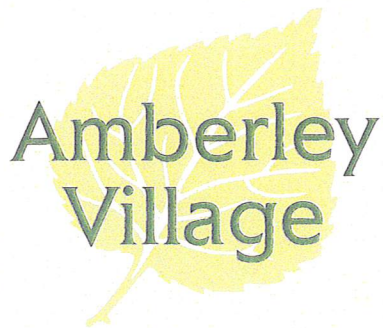
To give additional perspective, the distance from the south side of the home to Galbraith is approximately 165 feet, so there would still be 63 feet to the right of way and 100 feet to the street. We have included a plot map with the fence line, both as currently approved and what is being requested, to give further reference.

If any further information or documentation is needed to secure your approval, please do not hesitate to reach out to us.

Kind regards,



Adam Lipton



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

June 26, 2018

Mayor
Thomas C. Muething

Vice Mayor
Natalie Wolf

Council
Richard Bardach
Peg Conway
Ed Hattenbach
Elida Kamine
Ray Warren

Village Manager
Scot F. Lahrmer

Police/Fire Chief
Richard L. Wallace

Adam Lipton
8200 Springvalley Drive
Amberley Village, Ohio 45236

Dear Mr. Lipton,

This is to advise you that zoning approval is granted for the 4' high Kentucky Board fencing in the rear yard of your residence located at 8200 Springvalley Drive.

The fencing forward of the house on the Galbraith Rd frontage is not to be installed until a variance is granted by the Board of Zoning Appeals. The section of fencing shown crossing onto the property at 3360 Galbraith Rd, is to be applied for by the property owner of said property.

The approved fencing is to be a maximum of four and a half feet in height and is to be constructed 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,

Richard L. Wallace
Police/Fire Chief

Date: June 7, 2018

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:

A fence, using Kentucky 4-Board construction
around the rear yard. Please see attached
plot plan and contractor quote
and ~~aerial photo~~ outlining the
fence line being requested

The structure is proposed at the following address:

~~7200~~ 8200 Springvalley Dr.

I certify the attached plat and measurements are accurate.

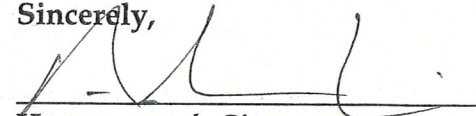
Pioneer Fence Co.
Contractor's Name

202 Wooster Pike

Milford, OH 45150
Contractor's Address

513-831-7000
Telephone Number

Sincerely,


Homeowner's Signature

Adam Lipton
Homeowner's Printed Name

513-515-9493
Telephone Number (daytime)

Pioneer Fence Co.

202 Wooster Pike, Milford OH 45150
Phone 513-831-7000 Fax 513-831-4708
pioneerfenceco@aol.com Pioneerfenceco.com

Estimate for:

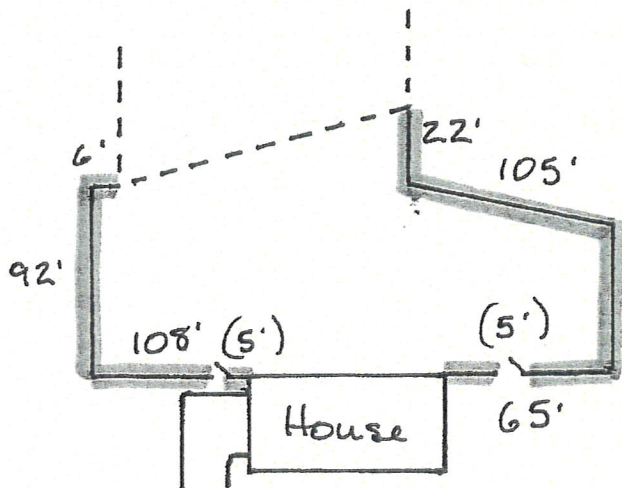
Adam Lipton
8200 Springvalley Dr.
Amberly 45236
Phone: 0515-9493

adam.s.lipton@hotmail.com

Material Specifications:

4' high treated Kentucky
4-board fence with
heavy 12.5-gauge
brown vinyl-wine
* 3-year warranty *

Installation Specifications:



Date Est: 3/12/18

Date OK'ed: _____

Date Completed: _____

Date Paid: _____

Cost per Ft/Section: \$12

of Ft/Sections: 478'

\$5664

2 gates on heavy 4"x6"
posts \$300

Subtotal: \$5964

Tax: 201.29

Total: \$6165.29

Notes:

Salesperson: Jeff Tromblay

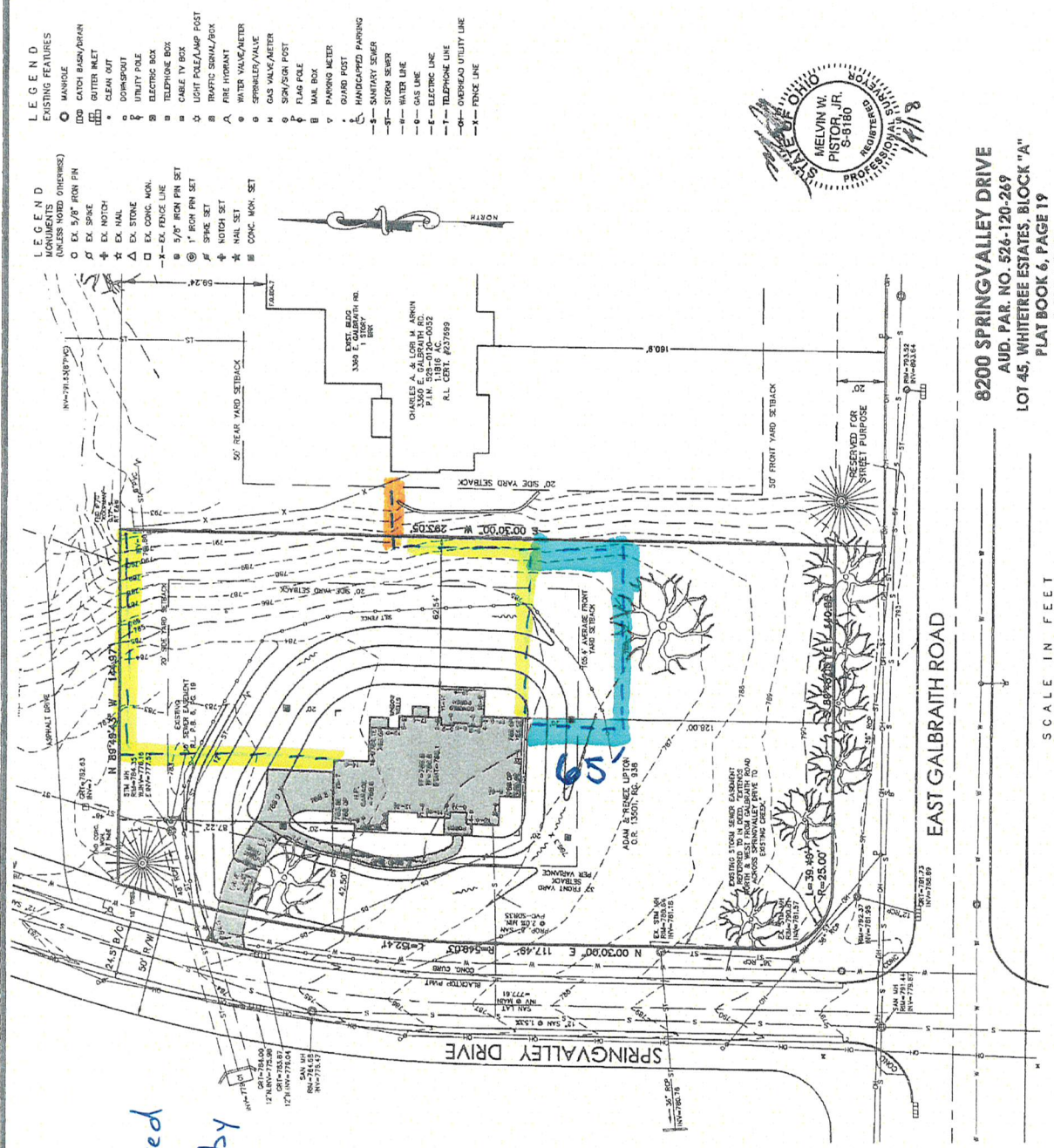
Acceptance of proposal - The above prices, specifications, terms and conditions (see opposite page) are satisfactory and are hereby accepted. Pioneer Fence is authorized to do the work as specified. Final payment to be paid within 10 days of completion.

Date: 6/1/2018 Signature: _____

Please return signed copy with 50% deposit. This proposal is valid for 30 days from date of estimate.

new Plot Plan
1-8-78

 = already approved
 = to be requested by neighbor
 = variance being requested now



LEGEND
EXISTING FEATURES
MANHOLE
CATCH BASIN/RAIN
OUTLET INLET
CLEAN OUT
DOWNSPOUT
UTILITY POLE
ELECTRIC BOX
TELEPHONE BOX
CABLE TV BOX
LIGHT POLE/LAMP POST
TRAFFIC SIGNAL/BOX
FIRE HYDRANT
WATER VALVE/METER
SPRINKLER/VALVE
GAS VALVE/ALERT
SHUTTER/POST
FLUE POLE
MAIL BOX
PARKING METER
GUARD POST
HANDICAPPED PARKING
SANITARY SEWER
STORM SEWER
WATER LINE
GAS LINE
ELECTRIC LINE
TELEPHONE LINE
OVERHEAD UTILITY LINE
FENCE LINE

LEGEND
UNLESS NOTED OTHERWISE)
EX 5/8" IRON PIN
EX SPOKE
EX NOTCH
EX STONE
EX CONC MON.
EX 2 1/2" IRON PIN SET
EX 1" IRON PIN SET
EX SPOKE SET
EX NOTCH SET
EX CONC MON. SET

NOTES
OCCUPATION IN GENERAL ITS SURVEY EXCEPT AS SHOWN.
MONUMENTS, GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE. SURVEY BASED ON FIELD
CORRECTIONS AND READS & TURNS OF RECORD NOTED HEREON.
ELEVATIONS BASED ON R.L. CERTIFICATE 159226, P.C. 1997 HAMILTON COUNTY, OHIO RECORDS
ELEVATIONS BASED ON N.E.D. SEVEN DEGREES.
EASMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF THE HAMILTON
COUNTY PUBLIC RECORDS.
UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND
AVAILABLE RECORDS. THEY HAVE NOT BEEN LOCATED BY FIELD SURVEY. THE APPLICANT
WARRANTS THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THE
EXACT LOCATION INDICATED, OR THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM
THE INFORMATION AVAILABLE.
THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY
COMPANY.
CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES IN THE CONSTRUCTION AREA AND
SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.
CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND
THE PROPOSED UTILITY LAYOUT.
SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY DESIGN CRITERIA.
THE BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL DRAIN
PIPE, GRADE SHALL SLOPE A MINIMUM OF 1/4" PER 10' FROM NEW FOUNDATION AND FINISH
GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE A MINIMUM SLOPE OF 2%.
THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT
AND OUTLET METHOD OF THE DOWNSPOUTS.
THE RECOMMENDED SING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS
TO EXISTING SAIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS
PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.
DRIVEWAY APPROACH TO BE CONSTRUCTED AS PER HAMILTON COUNTY ENGINEERING SPECIFICATIONS.
SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO
CONSTRUCTION. TAP PERMIT AND FEES ARE NECESSARY FROM M.D.
F LONEST FLOOR ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE THEN TYP MUST
HAVE BACKFLOW PREVENTOR OR BE PLUMBED TO GRABBY.
THE COUNTY OF HAMILTON DOES NOT ACCEPT ANY PRIVATE EASEMENT SHOWN ON THIS PLAT AND IS
NOT OBLIGATED TO MAINTAIN OR REPAIR ANY INSTALLATIONS IN SAID EASEMENT. THE APPLICANT
WARRANTS THAT THE EASEMENT SHOWN ON THIS PLAT IS A VALID EASEMENT AND THAT THE APPLICANT
OF CONVEYANCE OF EVERY LOT IN THIS SUBDIVISION, SUBSEQUENT TO AN ACCESS EASEMENT
EASEMENT AREA FOR THE PURPOSES OF THE EASEMENT, AND A CONDITION THAT THE APPLICANT
STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY
INTERFERE WITH THE EASEMENT OR THE EASEMENT AREA. THE APPLICANT WARRANTS THAT THE
MUTUAL BENEFIT OF THE OWNERS OF ALL LOTS ON WHICH SAID EASEMENTS ARE RESERVED.
ELECTRICAL SERVICE TO COME FROM GALBRAITH ROAD UTILITY POLE.

DENOTES STAKES

OWNER:
ADAM & RENEE LIPTON
1203 FOX HORN COURT
NORTH CLEVELAND, OHIO 44115
C.R. 15301, PG. 355

BUILDER:
ROBERT LUCKE GROUP
8925 CHAPLIN SQUARE DRIVE, SUITE B
CLEVELAND, OHIO 44130
P.H. (216) 883-3300

8200 SPRINGVALLEY DRIVE
AUD. PAR. NO. 526-120-269
LOT 45, WHITE TREE ESTATES, BLOCK "A"
PLAT BOOK 6, PAGE 19
1.085 ACRES

SECTION 20, TOWN 4, ENTIRE RANGE 1, MIAMI PURCHASE
VILLAGE OF AMBERLEY, SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

McGill Smith Punshon, Inc.
3700 Park 42 Drive - Suite 1508
Cincinnati, Ohio 45241-2077
Tel 513.759.0004 • Fax 513.543.7099
www.mcsmillsmithpunshon.com

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Drawn BY: EGI Product Manager
CADD: 1713402-FEB-00 J-K-Red
1" = 20' (As Noted) 1" = 20' (As Noted)
1713402-FEB-00 1713402-FEB-00