

AGENDA

April 7, 2025

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of March 11, 2025

Cases

CASE NO. 2025-51

Michael and Lori Heaton, the property owners of 7600 Ridge Road, are seeking a variance to Village Zoning Code Section 154.14 (A). The variance would allow for 127' of 54" high Simtek fencing to be installed in the front yard, approximately 32' from the right of way line for Ridge Road.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
TUESDAY, MARCH 11, 2025**

Chairperson Richard Bardach called to order the meeting of the Amberley Village Board of Zoning Appeals/Planning Commission at the Amberley Village Municipal Building in Council Chambers on Tuesday, March 11, 2025, at 7:00 p.m.

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

Absent from the meeting were Scot Lahrmer, Village Manager and Tammy Reasoner, Clerk and roll was taken as follows:

PRESENT:

Rich Bardach
Nimet Jeruzalmi
Craig Cappozzo
Rick Lauer
Scott Rubenstein

ALSO PRESENT:

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

Chairperson Bardach asked if there were any corrections to the minutes of the November 4, 2024, meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2025-28

Mr. Fritsch introduced the case, explaining that Christopher and Hannah Kunkel, property owners of 3195 Patrisal Court, are seeking a variance to Zoning Code Section 154.14. The variance, if approved, would allow the installation of a fence to enclose a portion of the front yard on the property. The variance is being requested because of their unique lot, in that it has three front yards.

Property owner, Christopher Kunkel, provided additional details for the variance request. He explained that he and his family moved to the property in November 2024. They were attracted to the large yard and shade trees. He said he inquired about fencing before purchasing the home, but it was not clear at the time that the property had three front yards. He further explained that the backyard is small and serves as the main drainage area for the property's stormwater, causing it to remain very wet.

Mr. Kunkel also explained that he and Hannah Kunkel have four small children and a dog. The fence would provide a safety barrier to protect the children and the dog when playing outside. Mr. Kunkel added that his dog had been known to chase deer, and he believed a fence would prevent that.

Mr. Lauer inquired about fence setback rules and the location of the two gates included in the plan. Mr. Lauer also questioned the viability of changing the dimensions and area of enclosed space, supposing the lot was *not* a corner lot. Mr. Lauer also asked about Mr. Kunkel's plans to maintain the right-of-way areas. And from personal experience, Mr. Lauer recommended that if a

fence was approved, the homeowner should put the fence on the property line. He said this helps with maintenance and with neighbor disputes.

Chris Fritsch confirmed that a fence can be right on the property line except where there is road frontage. In that case, the fence must be out of the right-of-way. There was also a demonstration of potential fence lines if 3195 Patrisal Court was not a corner lot.

Mr. Kunkel identified two gate locations indicating that one gate would need to be large enough to permit entry of a vehicle for potential work in the future and the other gate would be a typical size. Mr. Kunkel indicated he would continue to mow the right-of-way areas to keep the property looking neat.

Rich Bardach asked Chris Fritsch and the other board members if they have ever had a case involving three front yards. No one had a recollection of such a unique case. Mr. Fritsch explained that there are others in the Village, but that there have not been variance requests.

Scott Rubenstein acknowledged how beautiful and large the lot is. He understands the homeowner wants to utilize the space in a safe manner, but the Village is very stingy when it comes to the fence requirements. The look of open green space is especially important to residents. Because of the uniqueness of the lot, he would consider it with possible modifications. Mr. Rubenstein also inquired whether the homeowners had considered an electric fence for the dog.

Mr. Kunkel responded that an electric fence would be new to the dog and that the kids were their main concern. Part of the fenced area originally requested included a large tree where Mr. Kunkel would like to build a tree house. The proposed change in dimensions would put the tree outside of the fenced area. Mr. Kunkel also mentioned that they planned to landscape the area with the help of a designer.

Mr. Bardach asked if there were others in the room to speak on this case.

Terrence Nurredin of 3190 Patrisal Court stepped to the podium to voice strong opposition to the project. Having submitted a letter via email opposing the variance, Mr. Nurredin read from his letter. Mr. Nurredin said the fence would have a direct and negative impact on his property. The fence would obstruct visibility being direct line of sight and that it would reduce property values. They raised three kids here and they are fine. The fences would disrupt the neighborhood character as there are no fences in other front yards. He claims it is an unnecessary physical barrier.

Rich Bardach confirmed having received the Nurredins' email and photographs, and that they will become part of the record. He noted also that the Board was in possession of another opposition email from Laurie and Jarrod Cotton at 3185 Patrisal Court.

Mr. Bardach asked if there were any other communications received concerning this case, to which Mr. Fritsch confirmed that no other communications had been received.

Rick Lauer inquired if there were any development plans at the Jewish Federation owned property where Temple Shalom used to be. The addresses are 3170 and 3175 Patrisal Court and 3100 Longmeadow Lane.

Mr. Fritsch responded that there are no plans for development, but if the Federation planned to do something, the space in question was going to be used as a green space/buffer from the neighborhood homes.

Scott Rubenstein mentioned that having grown up in the Village and raised kids in the Village, he did not see this as a safety issue. He said primarily the safety issue is more applicable to Galbraith Road or Section Road or another busy thoroughfare. Patrisal Court is a quiet and peaceful street. He understands the neighbors' consternation because this request is unprecedented.

Mr. Lauer countered that the Board has approved a lot of fences on corner lots. And, that this fence would have been permitted but for it being on a corner lot. Mr. Lauer agrees that it is not necessarily a safety issue, but he understands the desire to have your kids within sight, particularly when up against the street. He does not want to punish a homeowner over the uniqueness of the lot. That is the purpose of variances to address unusual circumstances.

Mr. Rubenstein liked the idea of changing the shape of the fenced area.

Mr. Cappozzo agreed that a variance is only needed because of the corner lot, and it is a defensible position. He wondered if the homeowner still wants the fence considering the proposed changes to reduce the fence area and asked if it will still be a worthwhile space.

Mr. Kunkel said it would still be worthwhile space.

Mr. Lauer said the backyard area would put the kids and dog close to their backyard neighbors. He added that continued upkeep is his main concern at this point.

Ms. Aisha Nurreidin, 3190 Patrisal Court, rose to speak. She mentioned that recently she needed emergency services at her address and that if someone did not know the neighborhood, the fence could potentially block her house address, and the house could easily be missed. She wanted this to be taken into consideration.

Mr. Rubenstein thanked everyone for coming out and sharing comments for consideration. The Board takes seriously the idea that everything they do possibly sets a precedent. He motioned support of Variance 2025-28, consistent with Chris Fritsch's drawing in the demonstration to change the fence boundaries. He would also require the fence to be the same product as submitted and that it be properly maintained.

Mr. Lauer seconded the motion. Rich Bardach called for a vote to which all Board members replied in the affirmative.

NEW BUSINESS

There being no further business, the meeting was adjourned at 7:38 p.m.

Carolyn Wallis, Acting Clerk

Rich Bardach, Chairperson

DRAFT



Patrisal Ct

10'

Patrisal Ct
Patrisal Ct

59'

128.6'

14'

Patrisal Ct

168'

Gate

51'

3195

69'

Gate

Lamarque Dr



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: April 7, 2025 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Monday, April 7, 2025** 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:

Michael and Lori Heaton, the property owners of 7600 Ridge Road, are seeking a variance to Village Zoning Code Section 154.14 (A). The variance would allow for 127' of 54" high Simtek fencing to be installed in the front yard, approximately 32' from the right of way line for Ridge Road.

If you are interested in reviewing the application, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road, or you may attend the **April 7, 2025** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675

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



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

April 7, 2025

Subject:

7600 Ridge Road

Variance:

54" high privacy fence in the front yard

Item: Case#2025-51

Variance Request:

Michael and Lori Heaton, the property owners of 7600 Ridge Road, are seeking a variance to Village Zoning Code Section 154.14 (A). The variance would allow for 127' of 54" high Simtek fencing to be installed in the front yard, approximately 32' from the right of way line for Ridge Road.

Zoning Code Review:

154.14 fences, Walls, and Hedges.

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

Variance Review:

Mr. and Mrs. Heaton are the property owners of 7600 Ridge Road and are seeking a variance to Village Zoning Code Section 154.14 (A). The variance, if approved, would allow for 127' of 54" high Simtek fencing to be installed in their front yard, approximately 32' from the right of way line for Ridge Road. Their property is a 2.2-acre lot located on the east side of Ridge Road, in the Rollman Reserve subdivision, and is zoned Residence A.

The proposed fence would be 54" tall and located on the existing landscape berm, which is located in the front yard along Ridge Road. This is to allow landscaping on both sides of the fence. The fence is also proposed to be constructed of freestanding panels, with a rock wall appearance and dark brown to help blend into the landscaping.

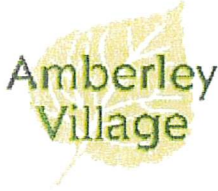
The letter states that due to the orientation of the house, the side and rear of the house are exposed to Ridge Road and that the intent of the fence is to act as a sound barrier and provide additional privacy to the backyard. Recently, Duke Energy cleared some honeysuckle that provided a landscaping screen along Ridge that has reduced privacy and increased the noise level in their backyard.

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

Village Code Section 154.14, states that fences and walls are not permitted in any part of a front yard. Therefore, the variance is required for a 54" tall fence to be constructed and to be located in the front yard.

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

Zoning Approval / Zoning Variance / Property Zoning Change



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

Date: March 3, 2025

You may email documents to the attention of: cfritsch@amberleyvillage.org

RE: Zoning Project Approval

- Zoning Approval
- Zoning Variance
- Property Zoning Change
- Other

Dear Mr. Lahrmer:

I hereby request approval for:

INSTALLATION OF AN APPROVED MAX 54" HEIGHT
PANEL FENCE IN THE LOCATION NOTED ON THE ATTACHED.
THIS REQUEST IS TO CONTINUE THE FENCE LINE APPROVED BY THE
VILLAGE IN MAY 2022, PLEASE SEE ATTACHED.

The proposed project is at the following address:

7600 Ridge Road Amberley OHIO 45237

I certify the attached plat and measurements are accurate.

Sincerely,

MICHAEL L. HEATON
Homeowner's Printed Name

[Signature]
Homeowner's Signature

mheaton033@gmail.com
Homeowner's Email Address

513-616-2257
Homeowner's Phone Number

G+I FENCE CONTRACTOR LLC.

GIOVANNI ARCE
Contractor's Name

6100 VERSTEM DRIVE MILFORD OHIO
Contractor's Address 45150

SALES@IFENCE@GMAIL.COM
Contractor's Email Address

513-319-7887
Contractor's Phone Number

March 3, 2025

Mr. Chris Fritsch
Zoning Amberley Village
Amberley Village
7149 Ridge Road
Amberley Village, Ohio 45237

Dear Chris,

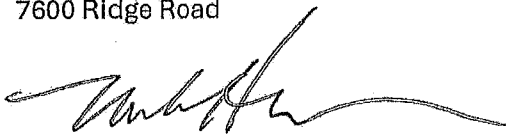
We reside at 7600 Ridge Road and are requesting zoning approval to continue the previously approved privacy fencing on the side yard on Ridge Road. The length will be 127' with one 90-degree angle. The height will be 54" in height. Material description and cost are included.

In December 2025 a contractor of Duke Energy removed a large section of privacy in the southwest corner of our yard over the gas line that Duke has right away. With this removal the exposure has eliminated privacy and has increased the noise level in our back yard.

We have attached plans to extend the current approved fence panels to the southwest corner as noted on the plat map. The materials will match in make and color to the current panels. As shown on the attached picture most of the panels are shielded from the street view based on the current landscaping. The new panels will be installed with similarity and proximity to the prior installation. The same contractor will be used for this project.

We can be reached at 513-616-2257. Have a great day.

Michael & Lori Heaton
7600 Ridge Road

A handwritten signature in black ink, appearing to read "Michael & Lori Heaton", written in a cursive style.

DRIVEWAY APPROACH TO BE CONSTRUCTED AS PER HAMILTON COUNTY ENGINEERING SPECIFICATIONS

SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION

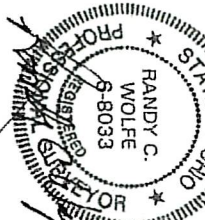
THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.

LOT 59
ROLLMAN RESERVE

SECTION 25 TOWN 4, RANGE 1
AMBERLEY VILLAGE, SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO
AUD BOOK 528 PG 110 WSL# 1357
SCALE 1"=50' DENOTES STAKES
PROJECT # 00101.02 FILE # 98408 LF



McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1908
Channah, Ohio 45241-2097
Tel 513.259.0004 • Fax 513.632.0999
Engineers • Architects • Surveyors • Planners • Landscape Architects

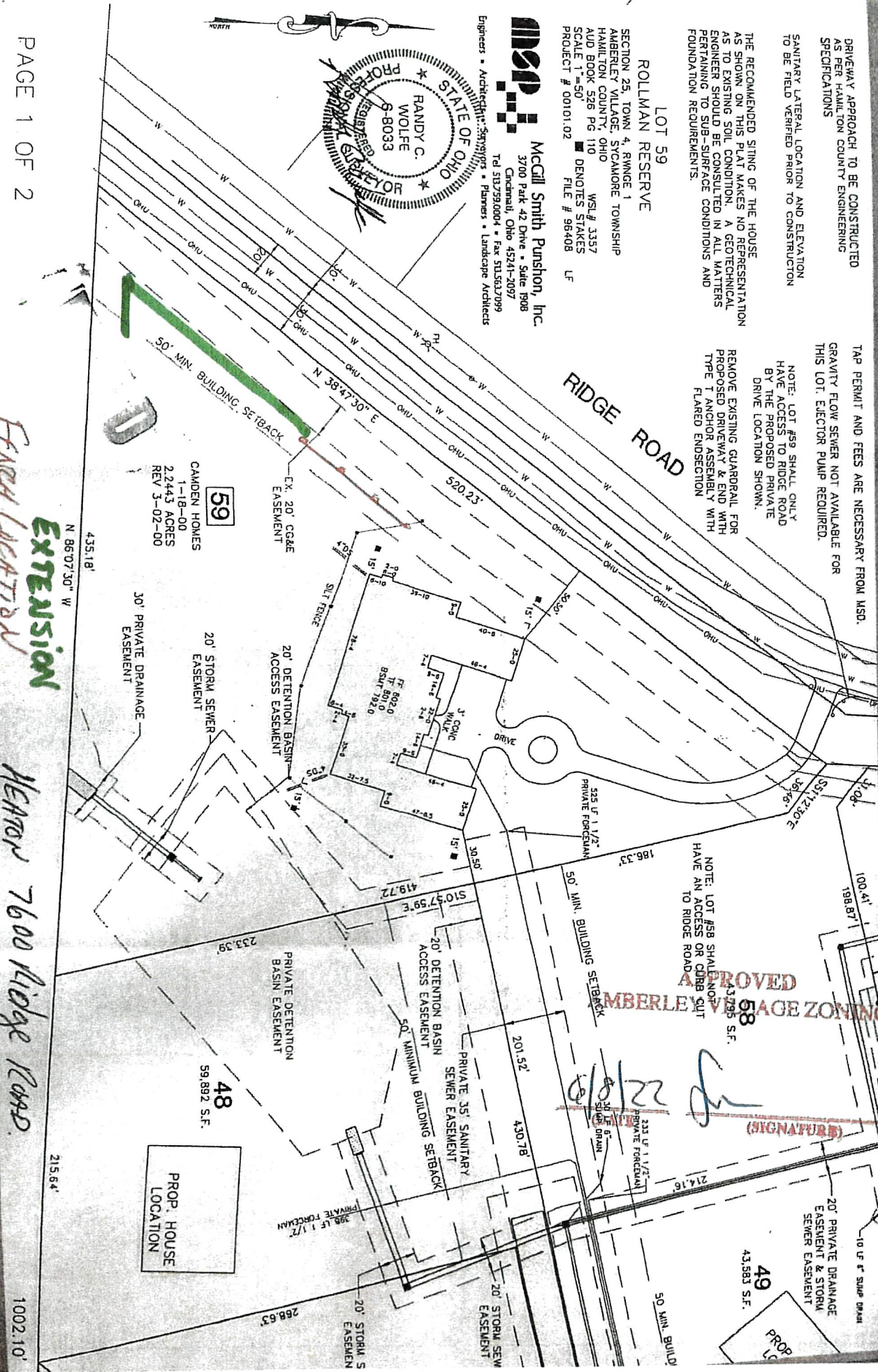


TAP PERMIT AND FEES ARE NECESSARY FROM MSD.
GRAVITY FLOW SEWER NOT AVAILABLE FOR THIS LOT. EJECTOR PUMP REQUIRED.

NOTE: LOT #59 SHALL ONLY HAVE ACCESS TO RIDGE ROAD BY THE PROPOSED PRIVATE DRIVE LOCATION SHOWN.

REMOVE EXISTING GUARDRAIL FOR PROPOSED DRIVEWAY & END WITH TYPE T ANCHOR ASSEMBLY WITH FLARED ENDESECTION

RIDGE ROAD



59
CAMDEN HOMES
1-18-00
2.2443 ACRES
REV 3-02-00

48
59,892 S.F.

58
43,795 S.F.

49
43,583 S.F.

APPROVED AMBERLEY VILLAGE ZONING

(SIGNATURE)

EXTENSION
FENCE LOCATION

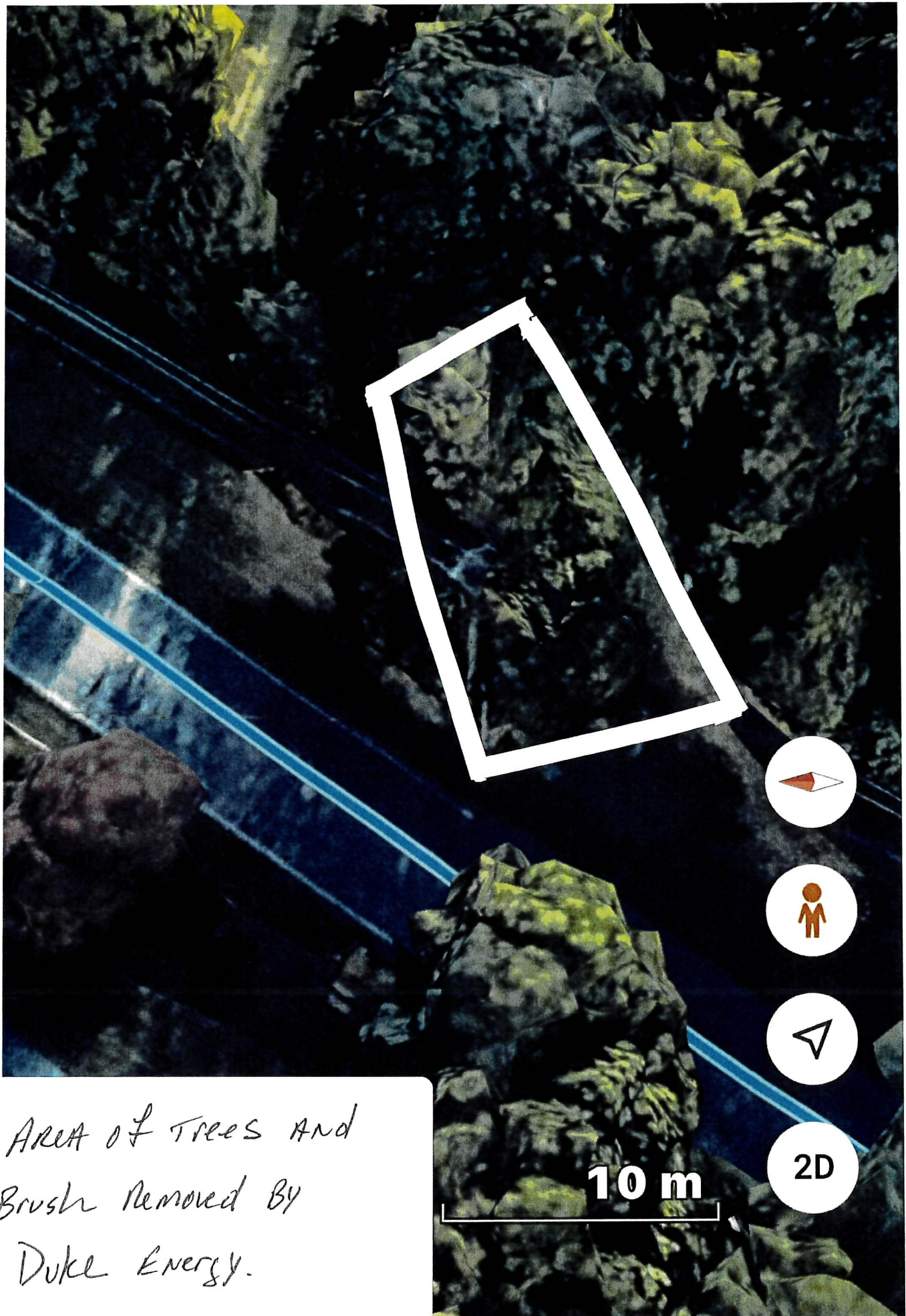
Nearby 7600 Ridge Road



Current Fence panels approved in May 2022



Requested approval to extend panels 127" in similar location and appearance.



Area of trees and
brush removed by
Duke Energy.

Date: 03/28/2022

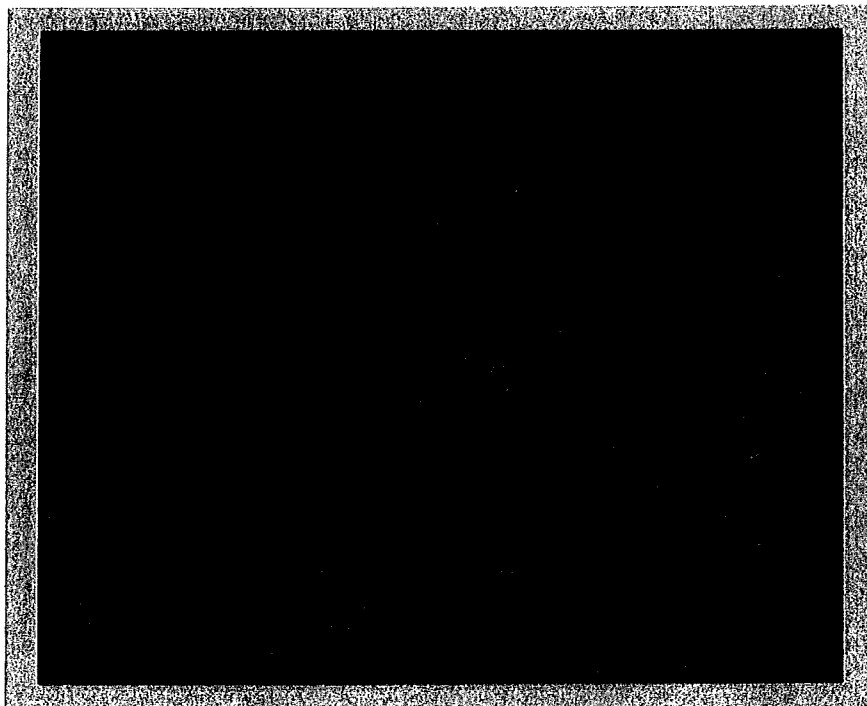
Design ID: 331153040647

Estimate ID: 19498

Estimated Price: \$4,200.08

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

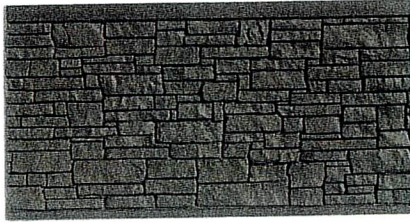
Fence Image



Materials

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

SimTek 4x8 Panel EcoStone Dark Brown
 Model Number: FP48X96DBR | Menards® SKU: 1726451



EVERYDAY LOW PRICE \$209.99
 11% MAIL-IN REBATE Good Through 5/21/22 \$23.10
FINAL PRICE **\$186.89** each

You Save \$23.10 with Mail-In Rebate

Variation: Dark Brown

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®

Ship To Store - Free!

Available for Special Order at
EVERGREEN PARK
 Get it as soon as **06/03/2022**

Delivery

Available

Description & Documents

Enhance your yard with the beauty of SimTek EcoStone Fence! Eliminate the cost of repairing your existing fence. Our maintenance-free, simulated stone fencing is durable and aesthetically pleasing. EcoStone Fence is manufactured with a proprietary blend of recycled and virgin polyethylene plastic and is reinforced with galvanized steel in every post and panel. EcoStone will never need painting or staining. It will not warp, fade, crack or bow. Just install it and enjoy.



Features

- Steel Reinforced Polyethylene
- Withstands constant winds of 100 mph and 115 mph wind gusts
- Graffiti resistant
- Fade resistant
- Tested -40° to 140° F
- Superior impact strength
- Maintenance free
- 25-year warranty
- Proudly made in the United States

Specifications

Product Type	Vinyl Fence Panel	Material	Polyethylene
Thickness	2 inch	Special Features	Proudly made in the United States. Withstands constant winds of 100 mph and 115 mph wind gusts. Graffiti resistant. Fade resistant. Superior impact strength. Maintenance free. Steel Reinforced Polyethylene. Tested -40° to 140° F. 25-year warranty
Weight	60 pound	Overall Width	96 inch
Color/Finish	Dark Brown	Top Style	Flat
Installed Height	48 inch	Rough Opening Width	96 inch
Shipping Dimensions	96.00 H x 48.00 W x 2.00 D	Shipping Weight	60.0 lbs
Return Policy	Regular Return (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com.

SimTek Fence 8' 6" Dark Brown Line Post
 Model Number: LP102DBR | Menards® SKU: 1726460



EVERYDAY LOW PRICE \$143.79
 11% MAIL-IN REBATE (Good Through 3/21/22) \$15.82
FINAL PRICE \$127.97
excl.

You Save \$15.82 with Mail-In Rebate

Variation: Dark Brown

* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Ship To Store - Free!
 717 Available for Special Order
 and immediate shipment

Shipping & Delivery
 Available

Description & Documents

Enhance your yard with the beauty of SimTek Fence! Eliminate the cost of repairing your existing fence. Our maintenance-free, simulated stone or wood fencing is durable and aesthetically pleasing. Made out of eco-friendly polyethylene plastic, SimTek Fence is easy to install without requiring the use of heavy machinery needed for many precast concrete products. Because of the unique attributes of the product, SimTek Fence is graffiti resistant and will not fade. Say goodbye to the hassle of replacing your fence ever again! SimTek Fence comes with a lifetime warranty and has been tested to withstand constant winds of 110 mph and 130 mph wind gusts. Discover beauty. Discover quality. Discover SimTek Fence. This post has been designed for use with the SimTek Dark Brown Decorative Post Cap (SKU # 1726488)

Features

- Steel reinforced
- Withstands constant winds of 110 mph
- Graffiti resistant
- Fade resistant
- Tested -40° to 140° F
- Superior impact strength
- Maintenance free
- 25-year warranty
- Proudly made in the United States
- Post Cap sold separately

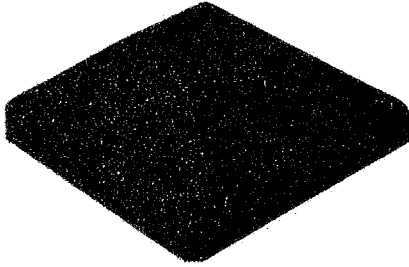
Brand Name: SimTek

Specifications

Product Type	Vinyl Fence Post	Material	Polyethylene
Special Features	Steel reinforced UV Resistant	Overall Height	102 inch
Weight	28 pound	Overall Width	5 inch
Color/Finish	Dark Brown	Includes	Panel support bracket
Coverall Depth	5 inch	Post Type	Line
Shipping Dimensions	103.00 H x 5.00 W x 5.00 D	Shipping Weight	28.0 lbs
Return Policy	Regular Return (View Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebatecenter.com.

SimTek Fence Post Cap for Dark Brown Decorative Rock Fence
 Model Number: PC5X5DBR | Menards # SKU: 1726488



EVERYDAY LOW PRICE \$16.89
 11% MAIL-IN REBATE Good Through 5/21/22 \$1.86
FINAL PRICE \$15.03 each

You Save \$1.86 with Mail-In Rebate

Variation: Dark Brown

* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Ship To Store - Free!
 1971 Available for Special Order and immediate shipment

Shipping & Delivery
 Available

Description & Documents

Enhance your yard with the beauty of SimTek Fence! Eliminate the cost of repairing your existing fence. Our maintenance-free, simulated stone fencing is durable and aesthetically pleasing. Made out of eco-friendly polyethylene plastic, SimTek Fence is easy to install without requiring the use of heavy machinery needed for many precast concrete products. Because of the unique attributes of the product, SimTek Fence is graffiti resistant and will not fade. Say goodbye to the hassle of replacing your fence ever again! SimTek Fence comes with a lifetime warranty and has been tested to withstand constant winds of 110 mph and 130 mph wind gusts. Discover beauty. Discover quality. Discover SimTek Fence.

Features

- Withstands constant winds of 110 mph
- Graffiti resistant
- Fade resistant
- Tested -40° to 140° F
- Superior impact strength
- Maintenance free
- 25 Year Warranty
- Proudly made in the United States

Brand Name: SimTek

Specifications

Product Type	Vinyl Fence Post Cap	Material	Polyethylene
Overall Height	2 Inch	Weight	2 pound
Overall Width	5 Inch	Color/Finish	Dark Brown
Includes	Post Cap	Overall Depth	5 Inch
Shipping Dimensions	7.00 H x 7.00 W x 4.00 D	Shipping Weight	0.4375 lbs
Return Policy	Regular Return (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any issues related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com.

IMPROVEMENT APPLICATION

COMMUNITY: Rollman Reserve

WHEN DO YOU FILE AN IMPROVEMENT APPLICATION?

An application must be submitted for any construction, modification or addition to the exterior of your building (home) or grounds. If in doubt about your particular project, contact Stonegate Property Management at 513-528-3990. Return this form via email: stonegatepm@spmhwa.com or mail to: Stonegate Property Management, Inc., 431 Ohio Pike, Suite 210, Cincinnati, OH 45255
Please provide an active email address on the below form, as approval/denial letters can be sent via email.

WHAT IS THE OBJECT OF THIS FORM?

The object of requiring an owner to file an Improvement Application with the Board of Trustees is twofold:

1. To ensure that your planned improvement conforms to the Association's Declarations, enhances the beauty of the community, maintains the architectural harmony of the community and in no way inconveniences your fellow owners.
2. To enable the Association to determine what information and assistance it can give in order to expedite completion of your planned improvement.

NAME MICHAEL HEATON PHONE NUMBER 513-616-2257

ADDRESS 7600 Ridge Road

EMAIL ADDRESS mheaton033@gmail.com

OWNER RENTER LAND CONTRACT LOT NUMBER

NATURE OF IMPROVEMENT Extension of Privacy Fence on Ridge Rd.

COLOR DARK BROWN Granite LOCATION INSIDE property line on Ridge Rd.

DIMENSIONS 127' x 54" H. CONSTRUCTION MATERIAL SamTeck Vinyl Panels.

CONTRACTOR G.E. Fence contractor COST \$9,960⁰⁰

DATE WORK IS TO BEGIN MID APRIL if Amended Approved. SPECIAL NOTES Request to continue the PRIOR APPROVAL 5/2022

Please include the following with this application:

1. A picture of the proposed improvement. This can be from a catalog or the Internet.
2. A site plan showing the entire property, the location of the home and location of the improvement. This can be a drawing from your contractor. Dimensions and distances from the side and rear property lines are required. Please consult your documents for guidance.

All work must be completed within 6 months of approval. Otherwise, a new application must be submitted.

I understand the rules concerning the proposed improvement. This improvement in no way encroaches on a neighbor's property or common ground (if applicable). I agree to abide by the rules established by the Association and will be solely liable for any upkeep required by the construction of this improvement.

I further agree to obtain all licenses and/or building permits and meet all legal requirements for building codes.

Please refer to page 3 for requirements.

**** APPLICATION CANNOT BE REVIEWED IF REQUIREMENTS ARE MISSING ****

DATE March 11th 2025 SIGNATURE [Signature]

FOR ASSOCIATION USE:

Date application received _____ Received by _____