

AGENDA

October 6, 2025

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of July 7, 2025

Cases

CASE NO. 2025-181

Karen Lowry, property owner of 2420 Larkfield Drive, is requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 116' of 8' high privacy fence along the rear property line of their residence.

CASE NO. 2025-182

Marlene Albert, property owner of 2400 Larkfield Drive, is requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 110' of 8' high privacy fence along the rear property line of their residence.

CASE NO. 2025-183

Jon and Linda Berger, property owners of 7631 Sagamore Drive, are requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 80' of 6' high privacy fence along the rear property line of their residence.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, JULY 7, 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 Monday, July 7, 2025, at 7:00 p.m.

Chairperson Bardach welcomed everyone to the meeting and led the Pledge of Allegiance for those in attendance and roll was taken as follows, with Rick Lauer absent from the meeting:

PRESENT:

Rich Bardach
Nimet Jeruzalmi
Craig Cappozzo
Scott Rubenstein

ALSO PRESENT:

Chris Fritsch, Zoning Administrator
Scot Lahrmer, Village Manager
Tammy Reasoner, Clerk of Council

Chairperson Bardach asked if there were any corrections to the minutes of the May 15, 2025 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2025-74

Mr. Fritsch introduced Case # 2025-138, in which J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted modified site plans for a business development at the Village North Site. On November 4, 2024, the Village Board of Zoning Appeals held a public meeting and approved the development plans for a 9,600-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.

Site Plan Changes:

- **Warehouse:** Shifted warehouse southeast to move facility further away from the Northern Duke and American Tower Property Easements and in alignment with new office/workshop location.
- **Workshop/Office:** Shifted office southeast to move building outside the Duke and American Tower Easements. Shifted building further east to allow more space between the warehouse and the workshop garage door entrance.
- **Employee Parking Spaces:** Reorganized employee parking spaces to accommodate the building shifts. As a result, the parking spaces were reduced by 8 spots. The new employee parking space total is 62 spaces.
- **Interior Landscaping:** As a result of the building shifts, the interior parking islands and landscaping around the office were enhanced. The changes resulted in more square feet of interior landscaping, and a slight reduction in the total interior landscape trees. The total quantities and trees exceed the current North Site District Regulations. (Regulations require 22 square feet of interior landscape beds per parking space. 122 spaces = 2,684 square feet required interior landscape. The modified plan shows over 9,000 square feet of interior landscape. Tree requirements are 1 tree per 10 parking spaces. 122 spaces =

12.2 or 13 required trees. The modified plan shows 15 interior trees in the landscape islands.)

Mr. Burleigh introduced himself as the attorney for Integrity Green Landscaping, and stated that the updated site plan included some minor adjustments to account for utility easements the company was unable to secure. He said the adjustments will lessen the potential impact of the development, as it will be located further away from residential structures, and will include a boundary of vegetation.

Mr. Burleigh stated Tom and Joe Middleton, owners of Integrity Green, were available to answer any questions, and requested approval of the plan as submitted.

Mr. Rubenstein asked if the Village Code required a meeting to review changes from the November meeting. Mr. Fritsch said even minor changes were required to be heard in a public meeting.

Mr. Bardach said changes to the site plan as submitted were what was under review.

Mr. Burleigh stated modifications were necessary because of the inability to gain access to existing easements, as well as to accommodate the landscaping requested by the Board of Zoning Appeals at the previous meeting.

Mr. Rubenstein commented on the presentation, saying it was very nicely done.

Ms. Jeruzalmi asked how many were employed by Integrity, to which Mr. Joe Middleton replied 24. Ms. Jeruzalmi stated she wished to make sure there would be enough parking, as some laws eliminated to accommodate the changes. Mr. Middleton stated the company would be able to grow with the number of parking spaces included in the plan.

Mr. Bardach asked if there was anyone who wished to speak regarding the proposed plan, and asked Mr. Lahrmer if there had been any correspondence regarding the project. Mr. Lahrmer replied there had not been any feedback. The being no one who wished to speak, Mr. Bardach asked if there was a motion to approve.

Mr. Cappozzo moved to approve the revised site plan as submitted, which was seconded by Mr. Rubenstein and passed unanimously.

NEW BUSINESS

There being no further business, the meeting was adjourned at 7:14 p.m.

Tammy Reasoner, Clerk of Council

Rich Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: October 6, 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 **Monday, October 6, 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:

Karen Lowry, property owner of 2420 Larkfield Drive, is requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 116' of 8' high privacy fence along the rear property line of their residence.

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 **October 6, 2025** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *Morgan Lakeshore Apartments, 10925 Reed Hartman Highway #2
Cincinnati Ohio 45242
Sarah Mather, 2380 Larkfield Drive Cincinnati Ohio 45237
Barclay Green and Kapadia Parmita, 2460 Larkfield Drive
Marlene Albert, 2400 Larkfield Drive
Karen Lowry, 2420 Larkfield Drive*



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

October 6, 2025

Subject:

2420 Larkfield Drive

Variance:

8' high privacy fence

Item: Case#2025-181

Variance Request: Karen Lowry, property owner of 2420 Larkfield Drive, is requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 116' of 8' high privacy fence along the rear property line of their residence.

Zoning Code Review: Section 154.14 Fences, Walls and Hedges states: 'Notwithstanding other provisions of the 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 the front yard shall be permitted. Hedges not over two and a half feet in height may be permitted in a front yard.'

Variance Review:

Ms. Lowry's property abuts 2249 E. Galbraith Road, Lakeshore Apartments (to the north). Recently, Duke Energy trimmed shrubbery and trees, eliminating all screening that kept unwanted persons from traveling through her yard and a vegetation screen obstructing the view of the apartment complex. The proposed fence would be installed to prevent unwanted people on her property and is to provide privacy to her rear yard.

The letter to the Board states that Duke Energy, without notification, cutdown all the trees and shrubbery. This action caused serious safety concerns and compromised privacy. The removal of the trees has left her property more visible, exposed, and less secure. With the vegetation removed, the resident has had children enter her backyard and start playing pickup basketball games on her private rear yard basketball court.

The proposed fence is to create a safe and private haven and prevent unwanted visitors from entering her backyard. She has chosen the heavy-duty simulated stone privacy fence so it will be pleasing to look at from both sides. Duke Energy has assured her they will assist in resolving this matter.

Zoning Code Section 154.14 (A) states that fences not exceeding four and half feet in height may be permitted in any required side or rear yard. Therefore, a variance is necessary to allow the fence to be installed as proposed.

Project Recommendations: Staff recommends consideration of the request on its merits.

Zoning Approval / Zoning Variance / Property Zoning Change

2025 AUG 26 17:47



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

Date: 8/26/25

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

RE: Zoning Project Approval

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

Note: Residents within a Homeowners Association (HOA) of Rollman Estates or Rollman Reserve must attach written documentation of project approval from the HOA with this application.

Dear Mr. Lahrmer:

I hereby request approval for:

AN 8 FT. FENCE SEPARATING MY PROPERTY
FROM LAKESHORE APARTMENTS FOR THE
PURPOSE OF SECURITY AND PRIVACY THAT
WAS LOST WITHEN DUKE ENERGY ORDERED
CLEARANCE OF THE WOODED AREA:

The proposed project is at the following address:

2420 MARKFIELD DRIVE

I certify the attached plat and measurements are accurate.

Sincerely,

KAREN W. LOWRY
Karen W Lowry
Homeowner's Printed Name

Karen W Lowry
Homeowner's Signature

KWLowry3@gmail.com
Homeowner's Email Address

(513) 378 3081
Homeowner's Phone Number

Contractor's Name

Contractor's Address

Contractor's Email Address

Contractor's Phone Number

TO: THE BOARD OF ZONING AND APPEALS FOR
THE MUNICIPALITY OF AMBERLEY VILLAGE
FROM: RESIDENT (AND HOMEOWNER) KAREN W. LOWRY

I AM REQUESTING AND URGING APPROVAL FOR
THE CONSTRUCTION OF AN 8 FT. PRIVACY FENCE AT
THE REAR OF MY PROPERTY WHICH EXTENDS
ALONG THE DRIVEWAY OF THE LAKESHORE
APARTMENT COMPLEX.

MY SAFETY AND PRIVACY HAS BEEN COMPROMISED,
CAUSING ME TO FEEL LESS SECURE DUE TO THE
LOSS OF TREES CUT DOWN BY DUKE ENERGY WHEN
THEY INSTALLED UNDERGROUND POWER LINES. THE
REMOVAL OF TREES LEFT MY PROPERTY MORE
VISIBLE, EXPOSED, AND LESS SECLUDED.

ALSO, THERE WAS NO PRIOR NOTIFICATION GIVEN BY
DUKE THAT THIS WAS GOING TO BE DONE; AND, IT
WAS DONE WITH LITTLE REGARD OR CONSIDERATION
ABOUT THE POSSIBLE IMPACT OR EFFECT IT WOULD
CAUSE.

I DID MEET (ALONG WITH NEIGHBORS WHOSE
PROPERTY WAS AFFECTED) WITH REPRESENTATIVES
FROM DUKE ENERGY TO DISCUSS OUR CONCERNS. THEY
HAVE BEEN PROFESSIONAL AND EMPATHETIC REGARDING
THIS MATTER. THEY HAVE ASSURED US THAT THEY ARE
WILLING TO ASSIST IN RESOLVING THIS ISSUE TO THE
SATISFACTION OF THOSE OF US THAT HAVE EXPRESSED
SERIOUS CONCERNS.

I WOULD ALSO LIKE TO ADD THAT THERE HAVE BEEN INCIDENTS (RECENTLY) WITH YOUNG TEENS (POSSIBLY FROM THE LAKE SHORE COMPLEX OR NEARBY RESIDENCES) TRESSPASSING ONTO MY PROPERTY FOR "PICK-UP" BASKETBALL GAMES BECAUSE THERE IS A BASKETBALL HOOP (NOW MADE VISIBLE) AS A RESULT OF THE REMOVAL OF THE TREES THAT ONCE PROVIDED MORE PROTECTION.

THANK YOU, IN ADVANCE, FOR YOUR ASSISTANCE IN RESOLVING THIS MATTER.

Karen M. Lowmy

Project includes:

- 60-80lbs of concrete per post hole
- Permit
- Hard dig fees
- Clean up and removal of job debris
- All gate hardware

See below for job specifications.

Customer service and installation service:

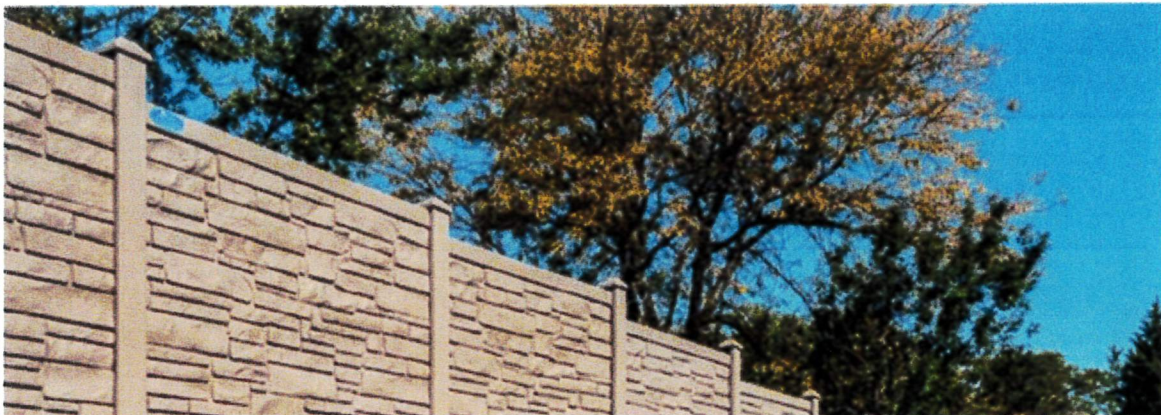
877-505-4923

Simtek 8' faux stone with 1- 5' gate.

Dan Perkins

513-725-7739

Heavy Duty Simulated Stone Privacy Fence And Sound Wall. 130 MPH Wind Cert. Lifetime Warranty. Made in USA







Jessica E. Miranda
HAMILTON COUNTY AUDITOR

HAMILTON COUNTY AUDITOR'S OFFICE
138 E. Court St., Cincinnati, OH 45202
www.HamiltonCountyAuditor.org

Online Property Access

Parcel ID 526-0050-0078-00 **Address** 2420 LARKFIELD DR **Index Order** Parcel Number **Tax Year** 2024 Payable 2025

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

Property Information		
Tax District 017 - AMBERLEY-CINTI CSD	Images/Sketches	
School District CINCINNATI CSD		
Appraisal Area 52609 - AMBERLEY 09	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Sales		
Owner Name and Address LOWRY KAREN W TR 2420 LARKFIELD DR CINCINNATI OH 45237 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 146,150	Effective Tax Rate 67.865414	Total Tax \$9,066.22
Property Description LARKFIELD DR 89.01 X 300.23 IRR LOT 21 MEADOW RIDGE 4TH BLK B		

Appraisal/Sales Summary	
Year Built	1964
Total Rooms	8
# Bedrooms	4
# Full Bathrooms	3
# Half Bathrooms	1
Last Transfer Date	6/11/2019
Last Sale Amount	\$0
Conveyance Number	205151
Deed Type	TE - Trustees Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.589

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	63,330
CAUV Value	0
Market Improvement Value	354,230
Market Total Value	417,560
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$9,066.22

Notes



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: October 6, 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 **Monday, October 6, 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:

Marlene Albert, property owner of 2400 Larkfield Drive, is requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 110' of 8' high privacy fence along the rear property line of their residence.

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 **October 6, 2025** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *Morgan Lakeshore Apartments, 10925 Reed Hartman Highway #2
Cincinnati Ohio 45242
Sarah Mather, 2380 Larkfield Drive Cincinnati Ohio 45237
Barclay Green and Kapadia Parmita, 2460 Larkfield Drive
Marlene Albert, 2400 Larkfield Drive
Karen Lowry, 2420 Larkfield Drive*



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Amberley Village, OH 45237

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513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

October 6, 2025

Subject:

2400 Larkfield Drive

Variance:

8' tall privacy fence

Item: Case#2025-182

Variance Request: Marlene Albert, property owner of 2400 Larkfield Drive, is requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 110' of 8' high privacy fence along the rear property line of their residence.

Zoning Code Review: Section 154.14 Fences, Walls and Hedges states: 'Notwithstanding other provisions of the 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 the front yard shall be permitted. Hedges not over two and a half feet in height may be permitted in a front yard.'

Variance Review:

Ms. Albert's property abuts 2249 E. Galbraith Road, Lakeshore Apartments (to the north). Recently, Duke Energy trimmed shrubbery and trees, eliminating all screening that kept unwanted persons from traveling through her yard and a vegetation screen obstructing the view of the apartment complex. The proposed fence would be installed to prevent unwanted people on her property and is to provide privacy to her rear yard.

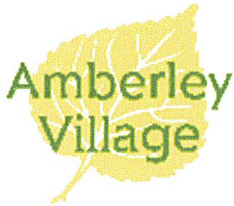
The letter to the Board states that Duke Energy, without notification, cutdown all the trees and shrubbery. This action caused serious safety concerns and compromised privacy. The removal of the trees has left her property more visible, exposed, and less secure.

The proposed fence is to create a safe and private haven and prevent unwanted visitors from entering her backyard. She has chosen the heavy-duty simulated stone privacy fence so it will be pleasing to look at from both sides. Duke Energy has assured her they will assist in resolving this matter.

Zoning Code Section 154.14 (A) states that fences not exceeding four and half feet in height may be permitted in any required side or rear yard. Therefore, a variance is necessary to allow the fence to be installed as proposed.

Project Recommendations: Staff recommends consideration of the request on its merits.

Zoning Approval / Zoning Variance / Property Zoning Change



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

Date: August 22, 2025

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

RE: Zoning Project Approval

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

Note: Residents within a Homeowners Association (HOA) of Rollman Estates or Rollman Reserve must attach written documentation of project approval from the HOA with this application.

Dear Mr. Lahrmer:

I hereby request approval for:

An 8 ft. fence, separating our property from Lake Shore apartments for the purpose of security, privacy and appearance that was lost when Duke Energy ordered clearance of the wooded area in the rear of our property.

The proposed project is at the following address:

2400 Larkfield Drive

I certify the attached plat and measurements are accurate.

Sincerely,

GARY and MARLENE ALBERT

Homeowner's Printed Name

Contractor's Name

[Signature]

Homeowner's Signature

Contractor's Address

galbert@iptllc.com

Homeowner's Email Address

Contractor's Email Address

513 731 5097

Homeowner's Phone Number

Contractor's Phone Number

To: The Board of Zoning and Appeals
From: Gary and Marlene Albert

We are requesting approval for an 8 ft. privacy fence to be constructed at the rear of our property, which abuts the Lake Shore Apartment complex.

We lost the security, privacy and appearance when Duke Energy ordered clearance of the wooded area at the rear of our property, without prior knowledge or permission.

We have met with representatives from Duke Energy, and they have been apologetic and are trying to be accomodating, pending your approval.
Thank you very much.

Sincerely,

Marlene and Gary Albert
2400 Larkfield Drive



Gary Albert Project

Project includes:

- 60-80lbs of concrete per post hole
- Permit
- Hard dig fees
- Clean up and removal of job debris
- All gate hardware

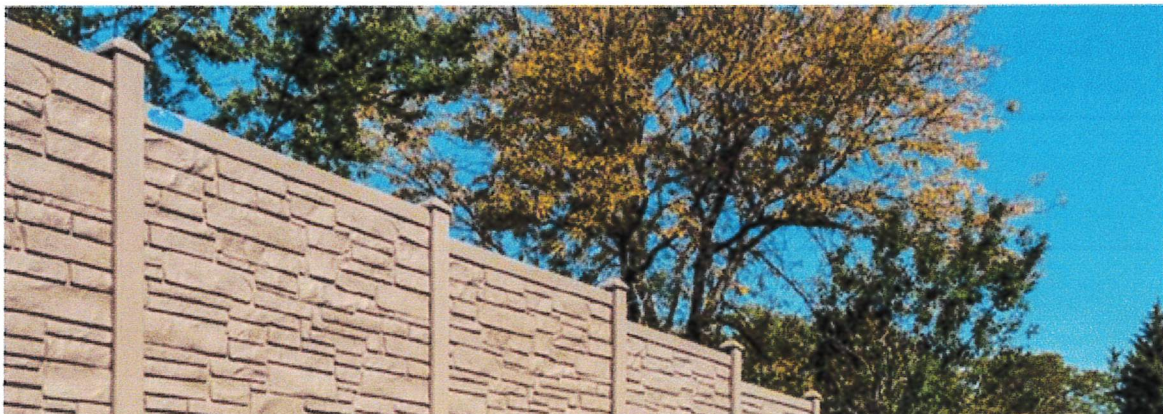
See below for job specifications.

Customer service and installation service:
877-505-4923

Simtek 8' faux stone with 1- 5' gate.

Dan Perkins
513-725-7739

Heavy Duty Simulated Stone Privacy
Fence And Sound Wall. 130 MPH Wind
Cert. Lifetime Warranty. Made in USA



Fencing 1

Quantity 1

Options

Elevation

Description:	<i>Custom Fencing</i>
Custom Fence Material:	<i>Other</i>
Custom Fence Description:	<i>Simtek composite 8' faux stone grey or brown</i>
Custom Fence Price (Retail):	<i>24988</i>
Linear Feet of Fence Required:	<i>110</i>
Number of Walk Gates:	<i>1</i>
Number of Drive Gates:	<i>0</i>
Haul Away?:	<i>No</i>
Tear Out/Haul Away Lineal Feet:	<i>0</i>
Line Clearing Lineal Feet:	<i>0</i>
Number of Core Drills (Concrete/Asphalt):	<i>0</i>
Sloped Install:	<i>Racking</i>
Job Type:	<i>F&I</i>
Misc Fencing Item Number:	<i>1076359 - FENCE FURNISH AND INSTALL - MISC</i>
ClientIntegrationID:	<i>1585</i>
Installer:	<i>RS GENERAL</i>
LCZ:	<i>LE-01</i>
Custom Fence Price (Retail):	<i>Custom Fence Price (Retail)</i>



REMOVED BY DUKE
↓

KAREN'S HOUSE BEFORE
↓



Map data ©2025, Map data ©2025 20 ft

↑
OUR HOUSE
Before picture

Google Maps can't find 39.219933, -84.443553

Make sure your search is spelled correctly. Try adding a city, state, or zip code.

Try Google Search instead

Should this place be on Google Maps?

[Add a missing place](#)



Jessica E. Miranda
HAMILTON COUNTY AUDITOR

HAMILTON COUNTY AUDITOR'S OFFICE
138 E. Court St., Cincinnati, OH 45202
www.HamiltonCountyAuditor.org

Online Property Access

Parcel ID 526-0050-0077-00 **Address** 2400 LARKFIELD DR **Index Order** Parcel Number **Tax Year** 2024 Payable 2025

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

Property Information

Tax District 017 - AMBERLEY-CINTI CSD	School District CINCINNATI CSD	Images/Sketches
Appraisal Area 52609 - AMBERLEY 09 Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address ALBERT MARLENE E TR 2400 LARKFIELD DRIVE CINCINNATI OH 45237 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address ALBERT MARLENE E TR 2400 LARKFIELD DRIVE CINCINNATI OH 45237 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 114,680	Effective Tax Rate 67.865414	Total Tax \$6,115.16
Property Description LARKFIELD DR 82.01 X 236.05 IRR LOT 20 MEADOW RIDGE 4TH BLK B		

Appraisal/Sales Summary

Year Built	1965
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	1
Last Transfer Date	8/5/2016
Last Sale Amount	\$0
Conveyance Number	117335
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.494

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	No
Market Land Value	61,560
CAUV Value	0
Market Improvement Value	266,080
Market Total Value	327,640
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$6,115.16

Notes



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: October 6, 2025 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

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Jon and Linda Berger, property owners of 7631 Sagamore Drive, are requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 80' of 6' high privacy fence along the rear property line of their residence.

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 **October 6, 2025** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *Jon and Linda Berger, 7631 Sagamore Drive*
Matthew and Meagan Wiseman, 3604 Lansdowne Ave
Cameron and Stephanie Riley, 3614 Lansdowne Ave
John and Eileen Piening, 3617 Lansdowne Ave
John and Eileen Piening, 3607 Lansdowne Ave
Christine Herrington, 3629 Lansdowne Ave
Stephen and Traci Sippel, 7651 Sagamore Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

October 6, 2025

Subject:

7631 Sagamore Drive

Variance:

6' tall privacy fence

Item: Case#2025-183

Variance Request: Jon and Linda Berger, property owners of 7631 Sagamore Drive, are requesting a variance to Village Code Section 154.14 (A). The variance would allow for approximately 80' of 6' high privacy fence along the rear property line of their residence.

Zoning Code Review: Section 154.14 Fences, Walls and Hedges states: 'Notwithstanding other provisions of the 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 the 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 Ms. Berger's property abuts 3614 Lansdowne Ave(to the west). Recently, the homeowner has had several renovations to his property, including outdoor landscaping. The proposed fence would be installed to create a privacy barrier between their home and the neighbor while using their backyard.

The letter to the Board states that they moved into the home in 2019 and this will be the final touch to their outdoor landscaping design. It also states they have spoken to their neighbors who have 3 young children and have no objections. The neighbors have stated they can appreciate its value and need for privacy.

The proposed fence is to create a safe and private haven in the backyard. They have chosen cedar for the fence panels, so it will be pleasing to look at from both sides.

Zoning Code Section 154.14 (A) states that fences not exceeding four and half feet in height may be permitted in any required side or rear yard. Therefore, a variance is necessary to allow the fence to be installed as proposed.

Project Recommendations: Staff recommends consideration of the request on its merits.

Zoning Approval / Zoning Variance / Property Zoning Change

**Amberley
Village**

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

Date: August 4, 2025

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

RE: Zoning Project Approval

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

Note: Residents within a Homeowners Association (HOA) of Rollman Estates or Rollman Reserve must attach written documentation of project approval from the HOA with this application.

Dear Mr. Lahrmer:

I hereby request approval for:

Privacy fence to be place along South Side backyard and between east wall of 3614 Lansdowne.
Fence will be a 6 foot shadowbox style fence to provide privacy between Lansdowne Ave and
Residence behind our house.
Cover letter, plat measurements, photos and landscape design (showing location in lower left
Hand of drawing) are included with this form.

The proposed project is at the following address:

7631 Sagamore Drive. 45236

I certify the attached plat and measurements are accurate.

Sincerely,

Jon Berger
Homeowner's Printed Name

JFB
Homeowner's Signature

Jon.Berger@me.com
Homeowner's Email Address

513 212 7611
Homeowner's Phone Number

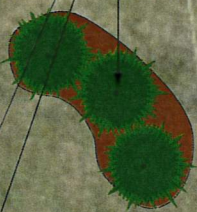
Contractor's Name

Contractor's Address

Contractor's Email Address

Contractor's Phone Number

- (3) Dawn Redwood
- (6) Skips Cherry Laurel
- (3) Green Giant Arborvitae
- (6) Annebelle Hydrangea
- (1) Crape Myrtle
- (6) Goldflame Spirea



- Annual Color Zone
- New lamp post
- (4) Purple Coneflower
- (13) Hardy Geranium
- (3) Blue False Indigo
- (1) Climbing Hydrangea

- (3) Arkansas Bluestar
- (7) Mr Bowling Ball Arb
- (6) Gayfeather
- (11) Cardinal flower
- (3) Anemone
- (1) Japanese Maple

- (8) Miscanthus Grasses
- (1) 6' Privacy Fence
- (7) Emerald Green Arb
- (3) Limelight Hydrangea
- (5) Oakleaf Hydrangea

- (1) Norway Spruce
- (3) Alleghany Viburnum
- (3) Gold Mops
- (6) Switch grasses

- Annual color zone
- (2) Pyramidal Dwarf Hinoki
- (60) Hellebore, Fern, Liriope mix
- (1) Native Dogwood (pink or white)
- (5) Little Quickfire Hydrangea

- (1) Crape Myrtle
- (6) Dwarf Elkhorn Cedar
- (4) Grey Owl Juniper
- (8) Switch grasses
- (3) Gold Mops



6' Shadowbox Privacy Fencing

Whitworth & Associates Landscape Designers			
LANDSCAPE PLAN FOR:		Berger Residence 1421 Regency Drive	
Drawing By: Justin Whitworth		Sect.#	
Date: April 16th, 2022		Sect.#	
Scale: 1" = 16'		Sheet: 1 of 1	

**Jon Berger
7631 Sagamore Dr.
Cincinnati, OH 45236**

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

Dear Scott,

I am enclosing the variance application, relevant plat map, landscape design and photos for your review and the committees review for approval.

We have lived here since 2019 with the intent of remodeling and landscaping this property as our primary residence. Since that time most of the landscaping has been completed, the house has been remodeled (by approval of previous request) and this fence represents the final stage of this work.

As seen in the pictures we are very close to 3614 Lansdowne. The residents at the property have 3 young boys under the age of 6 and our bedroom faces that side of that house. Based on the Architect and Landscape Architect it is recommended to add this fence to provide privacy. The parents are aware of this request and can appreciate its value. We also are next to Lansdowne and privacy from those neighbors is appropriate as well. The neighbors are aware of this request as well as discussed over the last 6 years. No objections have been received.

The fence is shown in the Landscape drawing and appears on the Lansdowne side. A picture of recommended fence is included in the drawing. This fence will be made of cedar to maintain continuity of the existing fence.

I am also including several photos to show the proximity of the houses and the view of our porch from the Lansdowne side.

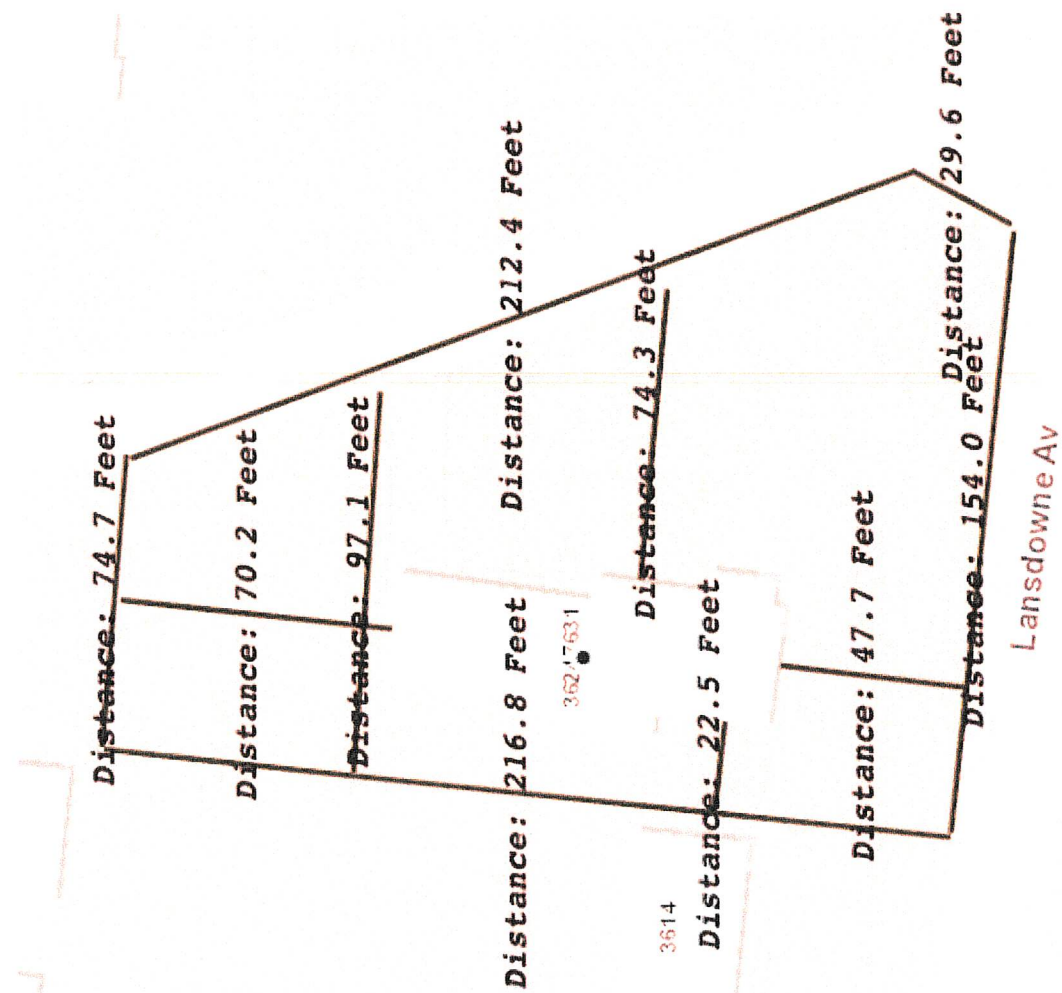
The work is planned for September (or later depending on the heat index) and should be completed within a week.

If further information is needed or if you have any questions, please contact me.

Thank you,
Jon Berger
513 212 7611







Jessica E. Miranda
HAMILTON COUNTY AUDITOR



HAMILTON COUNTY AUDITOR'S OFFICE
138 E. Court St., Cincinnati, OH 45202
www.HamiltonCountyAuditor.org

Online Property Access

Parcel ID: 526-0090-0076-00 Address: 7631 SAGAMORE DR Index Order: Parcel Number Tax Year: 2024 Payable 2025

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

Property Information

Tax District 017 - AMBERLEY-CINTI CSD	School District CINCINNATI CSD	Images/Sketches
Appraisal Area 52602 - AMBERLEY 02 <u>Sales</u>	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address BERGER JON & LINDA 7631 SAGAMORE DR CINCINNATI OH 45236 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address BERGER JON & LINDA 7631 SAGAMORE DR CINCINNATI OH 45236 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 83,290	Effective Tax Rate 67.865414	Total Tax \$5,166.78
Property Description 7631 SAGAMORE DR R1-T4-S19 SW 48.20 X 202.54 IR		

Appraisal/Sales Summary

Year Built	1950
Total Rooms	7
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	1
Last Transfer Date	1/29/2019
Last Sale Amount	\$195,000
Conveyance Number	193724
Deed Type	TR - Trustees Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.402

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	49,000
CAUV Value	0
Market Improvement Value	188,960
Market Total Value	237,960
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$5,166.78

Notes