

AGENDA

February 2, 2026

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of November 3, 2025

Cases

CASE NO. 2026-3

William and Stephanie Duggan, the homeowners at 6665 Fair Oaks Drive, are requesting a variance to Village Code Section 154.14(A). If granted, the variance would allow for approximately 300' of 6' high privacy fence along the south property line of their residence.

CASE NO. 2026-4

Martina Ciers, the property owner at 2554 Appleridge Lane, is seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 50 feet from the front yard lot line. If approved, the variance would allow for a home to be built 40' from the front yard setback requirement.

CASE NO. 2026-5

Faige Rosedale, the homeowner at 6835 Glen Acres Drive, is requesting a variance to Village Code Section 154.14 (A) to permit 205 feet of 10-foot-tall black vinyl-coated chain-link fence to be constructed along the north side front property lot line. The fencing will surround a tennis court.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, NOVEMBER 3, 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, November 3, 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 Village Manager Scot Lahrmer absent from the meeting:

PRESENT:

Rich Bardach
Rick Lauer
Nimet Jeruzalmi
Craig Cappozzo
Scott Rubenstein

ALSO PRESENT:

Chris Fritsch, Zoning Administrator
Andrew Kaake, Village Solicitor
Tammy Reasoner, Clerk of Council

Chairperson Bardach asked if there were any corrections to the minutes of the October 6, 2025 meeting. There being none, the minutes were accepted as submitted.

Chairperson Bardach outlined ground rules for those in attendance, which included speaking into the microphone, stating your name and address and speaking loudly and clearly for the record.

CASE NO. 2025-227

Mr. Fritsch introduced Case # 2025-227, in which Christopher and Melissa Young, the homeowners at 6720 Fair Acres Lane, requested a variance to Zoning Code Section 158.15. If approved, the variance would allow for the installation of roof-mounted solar panels on the front planes of their home.

Mr. Bardach asked Mr. Young if he had anything to add, to which he replied Mr. Fritsch had summarized his case well. Mr. Bardach asked the Village Manager if he had received any feedback regarding the case, to which Mr. Lahrmer responded he had not.

Mr. Lauer explained that when the ordinance regarding solar panels was drafted, the panels themselves were obtrusive, and the Board wished to retain the ability to preview plans to avoid anything that would detract from the aesthetic of the Village. Now, he said, panel design has improved and Board approval is less necessary. He said he expected to see more of this in the future, and suggested looking into updating the Code. He said he had no opposition to the panels and Mr. Rubenstein agreed.

Mr. Lauer moved to approve the variance request for solar panels. Seconded by Ms. Jeruzalmi, the motion passed unanimously.

CASE NO. 2025-226

Mr. Fritsch introduced Case # 2025-226, in which Michael and Michele Schuster, the homeowners at 6825 Glen Acres Drive, requested a variance to Village Code Section 154.14 (A)

to permit a 4-foot-tall split rail fence to be constructed along the north side and front property lot line.

Mr. Schuster came forward to explain the purpose of the fence, which was to clearly delineate between his property and the Rosedale property next door. He described multiple situations in which the Rosedale's contractors came over the property line and caused damage which Mr. Rosedale agreed to remediate.

In 2024, Mr. Shuster requested and was denied a variance for a fence. After failing to reach an agreement regarding remediation and still experiencing property damage, Mr. Shuter is again requesting a variance. Mr. Schuster said he has re-surveyed the property using a national engineering firm, and painted a line along the property line to determine what was happening. He said he found rebar and garbage in the yard, and is seeing a driveway being constructed close to his property line. He said he wished to have a clear line between the properties so he can care for his yard edge-to-edge, and has been living with construction spilling over onto his property for nearly four years.

Mr. Schuster complained that the property line was misleading based on the construction, and while he did not wish to have a battle, he wants the ability to take care of his own yard.

Mr. Bardach asked how many times he had reported the infractions to the Village, and Mr. Schuster said he had reported debris on numerous occasions.

Mr. Rubenstein said he was sympathetic to what Mr. Schuster was going through, however, he didn't know there was anything the Board could do to remedy the situation. Mr. Schuster said he wanted Mr. Rosedale to be required to show him the plans. He said he is the Rosedales' only neighbor, and that his only option appears to be filing a lawsuit for trespassing, which he didn't want to do. Mr. Schuster said the Rosedales have yet to make the effort to reach an agreement that satisfies both parties.

Mr. Lauer said the Board was required to abide by Village Code, and his complaint did not meet legal standards to allow a variance. Mr. Schuster said contractors continue to damage his property. He said he has been an architect for 44 years, and he knows that projects like the Rosedales' aren't easy to do, but that the behavior wasn't right.

Mr. Rosedale stated the neighbors just don't get along, and said it was a shame. He then read a letter from his contractor, accusing the Schusters of belligerence when they claimed that ivy and honeysuckle had been ruined. Mr. Rosedale said he spent \$30,000 in restoration costs, and has tried to work with the Schusters. He then apologized for the amount of time the project was taking. He also said he had paid for a professional street cleaner.

Mr. Rubenstein said he wished the Board could do something. Mr. Schuster said he had filed complaints regarding parking issues, contractor vehicles, the duration of the project, mud and debris on street, soil erosion and not being a good neighbor, but there had not been a citation issued.

Mr. Rubenstein asked what the Village does to address an issue like this. Mr. Bardach asked if there had been any feedback regarding the variance request. Mr. Lahrmer said the Village has interfaced with the contractor, and the police have been involved, however, the Village does not

deal with encroachment on private property. He said there had been multiple letters from residents opposing the fence variance.

Mr. Rubenstein moved to approve the variance, but there was no second, so the motion failed.

NEW BUSINESS

There being no further business, the meeting was adjourned at 7:41 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*

amberlevillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: February 2, 2026 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, **February 2, 2026** 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:

William and Stephanie Duggan, the homeowners at 6665 Fair Oaks Drive, are requesting a variance to Village Code Section 154.14(A). If granted, the variance would allow for approximately 300' of 6' high privacy fence along the south 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 February 2, 2026 Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *William and Stephanie Duggan, 6665 Fair Oaks Drive*
Bruce Allen, 6695 Fair Oaks Drive
Ophthalmic Consulting, Inc., 6654 Fair Oaks Drive
Joel & Alyce Ellison, 6630 Glen Acres Drive
Melissa Bernstein, 6670 Glen Acres Drive
Brian and Rebecca Gernetzke, 6626 Fair Oaks Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

February 2, 2026

Subject:

6665 Fair Oaks Drive

Variance:

6' tall privacy fence

Item: Case#2026-3

Variance Request: William and Stephanie Duggan, the homeowners at 6665 Fair Oaks Drive, are requesting a variance to Village Code Section 154.14(A). If granted, the variance would allow for approximately 300' of 6' high privacy fence along the south 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. Duggan's property abuts Vera Avenue in Golf Manor. Recently, more people are using their yard as a cut through without permission. The 300' of fence would hide unwanted sights in the rear yards of Vera, prevent car lights from shining through, and reduce noise. The fence will also help with trash from ending up in their yard from the 4-family rental units on Vera.

The proposed fence would create a safe and private haven with privacy. The Duggan's have chosen the heavy-duty wood privacy fence 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



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

Date:

1/3/2026

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:

Constructing a 6 ft. high privacy fence along our south property edge line that borders with Golf Manor. The lot # is 6625 on the end of Fair Oaks Drive. The fence is to prevent people from Golf Manor frequently cutting through our yard and stop trash & unsightly views from the back of the 4-family homes that share that south property line. Our back neighbors in lot #6630 on Glen Acres have a similar 6 ft. privacy fence. The proposed project is at the following address:

665 FAIR OAKS DRIVE

I certify the attached plat and measurements are accurate.

Sincerely,

WILLIAM DUGGAN

Homeowner's Printed Name

William Duggan

Homeowner's Signature

DUGGAN-LOLIVE.COM

Homeowner's Email Address

513-235-0903

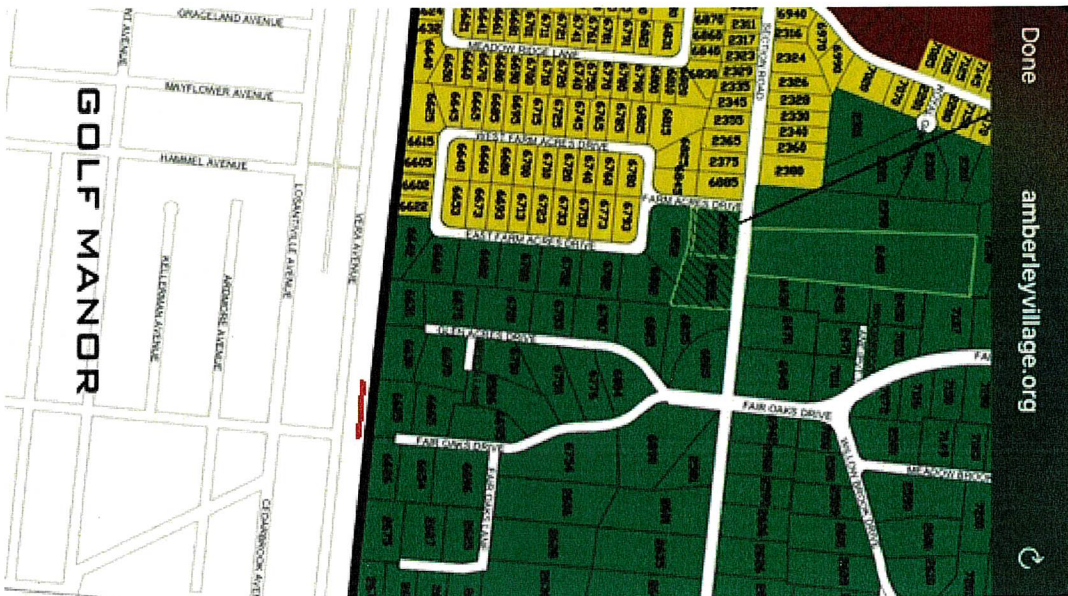
Homeowner's Phone Number

Contractor's Name

Contractor's Address

Contractor's Email Address

Contractor's Phone Number



Fritsch, Chris

From: William Duggan <duggan_l@live.com>
Sent: Saturday, January 3, 2026 7:07 PM
To: Fritsch, Chris
Cc: William Duggan
Subject: Zoning Approval Request to Install Fence
Attachments: Zoning Approval Request for Fence - Duggan 1_3_2026.pdf; Amberley Lot View.jpg

You don't often get email from duggan_l@live.com. [Learn why this is important](#)

Chris,

*- 300' South Prop. line
wood*

Please see the attached zoning approval request document to install a 6-foot tall privacy fence along the south border of our side lot property line (Lot #6625 on Fair Oaks Dr.) that abuts with Golf Manor and the four-family homes along that property line. Our neighbors behind us who also share the similar property line with these four-family Golf Manor homes already have a 6-foot wooden privacy fence installed so I was wanting to do something similar. The purpose of the fence is to prevent people from Golf Manor frequently cutting through our yard. The fence would also serve the purpose of preventing trash from ending up in our yard from the four-family homes which all place their garbage cans along that property line and thus it inevitably and regularly ends up in our yard. Lastly it will help block out some unsightly views of these four-family home trash cans, garages, and car lights at night from the multiple cars parking behind the multi-family homes.

Thanks in advance for your consideration and let me know if you need any additional info.

William (Liam) Duggan
6665 Fair Oaks Dr.
Amberley Village, OH 45237
(513) 235-0903
DUGGAN_L@LIVE.COM

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 526-0020-0015-00 **Address** 6665 FAIR OAKS DR **Index Order** Parcel Number **Tax Year** 2025 Payable 2026

Property Information		
Tax District	017 - AMBERLEY-CINTI CSD	
School District	CINCINNATI CSD	
Appraisal Area	Auditor Land Use	
52608 - AMBERLEY 08 <u>Sales</u>	510 - SINGLE FAMILY DWLG	
Owner Name and Address DUGGAN WILLIAM & STEPHANIE 665 FAIR OAKS 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 262,000	Effective Tax Rate 67.966096	Total Tax \$15,812.20
Property Description FAIR OAKS AVE R2-T4-S36 NE 234.05 FT IRR		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1939	Board of Revision	No
Total Rooms	9	Rental Registration	No
# Bedrooms	4	Homestead	No
# Full Bathrooms	3	Owner Occupancy Credit	Yes
# Half Bathrooms	1	Foreclosure	No
Last Transfer Date	12/4/2019	Special Assessments	No
Last Sale Amount	\$500,000	Market Land Value	100,680
Conveyance Number	221600	CAUV Value	0
Deed Type	WD - Warranty Deed (Conv)	Market Improvement Value	647,880
Deed Number		Market Total Value	748,560
# of Parcels Sold	3	TIF Value	0
Acreage	1.060	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$0.00

Notes

I Want To...

Start a New Search
Email the Auditor
View the Online Help
Auditor's Home

View:

Property Summary
Appraisal Information
Levy Information
Transfer
Value History
Board of Revision
Payment Detail
Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

Print:

Current Page
Property Report



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: February 2, 2026 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, **February 2, 2026**, 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:

Martina Ciers, the property owner at 2554 Appleridge Lane, is seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 50 feet from the front yard lot line. If approved, the variance would allow for a home to be built 40' from the front yard setback requirement.

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 February 2, 2026, Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *Martina Ciers, 5829 Laurel Run Drive Hamilton Ohio 45011*
Diane Rice, 2548 Apple Ridge Lane
Charles Long, III, 2557 Apple Ridge Lane
Najma Khan TR, 2549 Apple Ridge Lane
Christine Thomas TR, 2558 Apple Ridge Lane



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

February 2, 2026

Subject:

2554 Appleridge Lane

Variance:

New home construction 40' from front yard setback

Item: Case#2026-4

Variance Request: Martina Ciers, the property owner at 2554 Appleridge Lane, is seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 50 feet from the front yard lot line. If approved, the variance would allow for a home to be built 40' from the front yard setback requirement.

Zoning Code Review:

§ 154.28 REQUIRED MINIMUM LOT AREA, LOT WIDTH, YARDS, DISTANCES FROM LOT LINES AND DWELLINGS.

All structures shall comply with at least the following minimum requirements:

(A) *Lot area, lot width, and yards.*

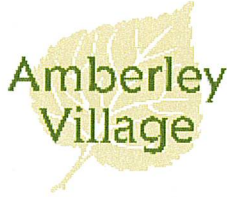
	<i>Dwellings</i>	<i>Public Buildings</i>
Lot area	1 acre	3 acres
Lot width	150 feet	300 feet
Front yard depth	50 feet	100 feet
Side yard width (each)	20 feet, or 10% of lot width, whichever is larger, but need not exceed 50 feet	50 feet
Rear yard depth	50 feet, or 20% of depth, whichever is larger, but need not exceed 75 feet	75 feet, or 30% of lot depth, whichever is larger, but need not exceed 100 feet

Variance Review: Martina Ciers, the property owner at 2554 Appleridge Lane, is seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 50 feet from the front yard lot line. If approved, the variance would allow for a home to be built 40' from the front yard setback requirement.

The application to the board states that the residents' hardship is created by a unique configuration of the lot in the cul-de-sac. The cul-de-sac encroaches onto the property in a way that materially limits the area to be built on and makes compliance impractical while still aligning with neighboring homes. The 40' setback would maintain consistent alignment with other homes on the street while preserving the established street scape and visual continuity. The required setback would force the home to be built further back and out of alignment with the other built homes. The proposed home to be built will comply with rear and side yard setbacks and maintain the aesthetic character of neighboring homes. The proposed variance will not create a nuisance or negatively impact other properties.

Project Recommendations: This 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: 12/19/2025

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:

A variance to reduce the required front setback from 50 feet to 40 feet due to a unique hardship created by the configuration of our lot. The cul-de-sac encroaches into our property in a way that materially limits the buildable area and makes compliance with a 50-foot setback impractical while still aligning with neighboring homes. A 40-foot setback would maintain consistent alignment with the existing homes on the street, preserving the established streetscape and visual continuity. Requiring a 50-foot setback on this lot would force the home significantly out of alignment with adjacent properties and unnecessarily constrain the design and placement of the house. Additionally, the proposed home width and placement are carefully designed to preserve appropriate rear yard clearance, ensuring adequate open space and meeting functional and aesthetic expectations consistent with surrounding properties.

The proposed variance will not create a nuisance or negatively impact neighboring properties. Instead, the new build will be a high-quality residence that adds significant property value to the street, enhances the overall appearance of the neighborhood, and remains fully compatible

The proposed project is at the following address:

2554 Apple Ridge Lane Amberly, Ohio 45236

I certify the attached plat and measurements are accurate.

Sincerely,

Martina Ciers

Homeowner's Printed Name

Homeowner's Signature

mrlep02@gmail.com

Homeowner's Email Address

513-328-683

Homeowner's Phone Number

Ed Waker

Contractor's Name

211 Grandview Drive, Suite 300 Ft. Mitchell KY

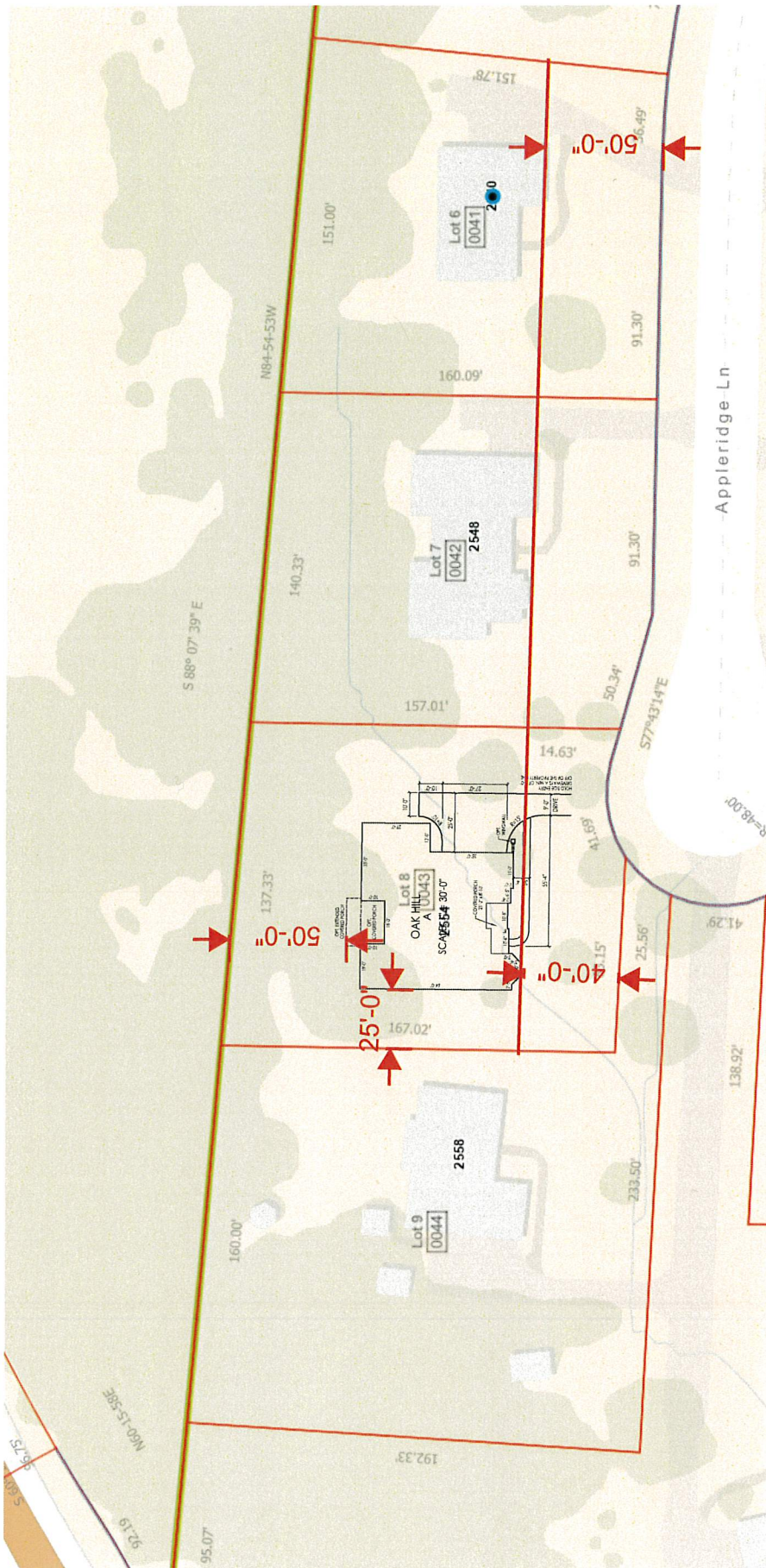
Contractor's Address

ewaker@dreeshomes.com

Contractor's Email Address

937.902.3738

Contractor's Phone Number





SQUARE FOOTAGE INFORMATION SHEET

the OAK HILL CINCINNATI / NORTHERN KENTUCKY

HOMETOUCH CODE: OKHL

BORN ON DATE:

8/2/2019

BY:

BLC

LAST REVISION:

9/27/2023

BY:

CLM

REASON:

REVISED ELEV A FRONT PORCH

PLAN INFORMATION SUMMARY

GARAGE SIZE:

☐ 1-Car

☐ 2-Car

☒ 3-Car

☐ None

BEDS:

5

GARAGE LOCATION:

☐ Front

☒ Side

☐ Rear

☐ "J"

☐ Detached

FULL BATHS:

4

STORIES:

☐ Ranch

☒ 2-Story

☐ 3-Story

HALF BATHS:

1

OWNERS SUITE LOCATION:

☒ Down

☐ Up

BONUS?:

Y

STUDY?:

Y

Elev.	Std. Sq. Footage	Opt. Sq. Footage	Finished LL Sq Ft	Std. House Width	Std. House Depth	Available Plan Specific Options
A	4209	5209	1317	70'-0"	67'-6"	Opt. Family Room fireplace, Opt. Outdoor Fireplace, Opt. Family Room sliding glass door, Opt. Gameroom vs. 2-story Family Room, Opt. Larger Bedrooms ILO Loft, Opt. Wine Grotto, Opt. Independent Living Suite.
B	4213	5213	1317	70'-0"	67'-8"	

BACKGROUND SQUARE FOOTAGE DATA

Elev.	Above Grade Living Areas				Optional Above Grade Living Areas								Optional Below Grade Living Areas (Finished Lower Level)				
	1st Floor	2nd Floor		Total Living Area	Opt. Gameroom	Opt. 2nd Floor Owner's Suite							Opt. Recreation Room	Opt. Den/Bedroom #6	Opt. Half Bath	Opt. Full Bath	
A	2994	1215		4209	393	607							1040	228	34	49	
B	3002	1211		4213	393	607							1040	228	34	49	

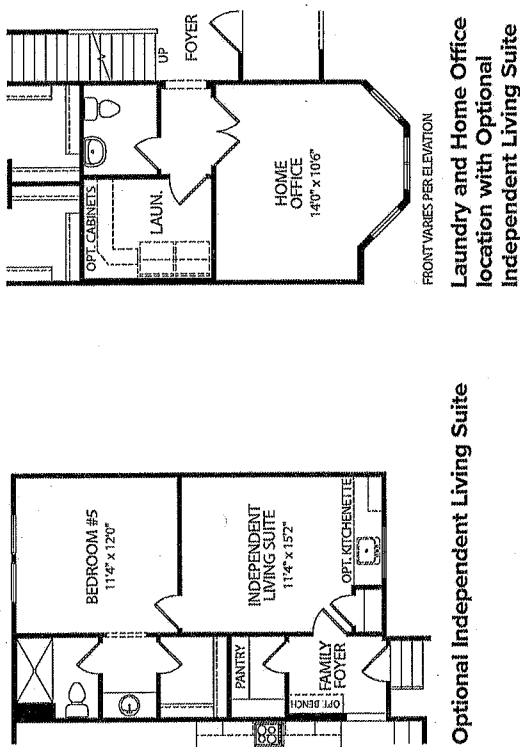
Elev.	Unfinished Areas					Optional Unfinished Areas				
	Garage	Covered Porch or Covered Entry	Unfinished Basement		Total Unfinished Area	Opt. Rear Covered Porch	Opt. 6' Extended Rear Covered Porch			
A	689	176	2994		3859	193	319			
B	673	132	3009		3814	193	319			

OAK HILL

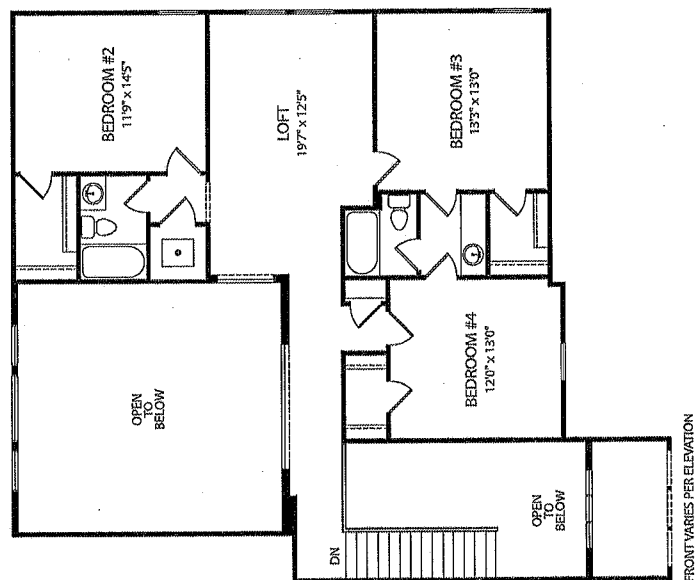


OAK HILL B

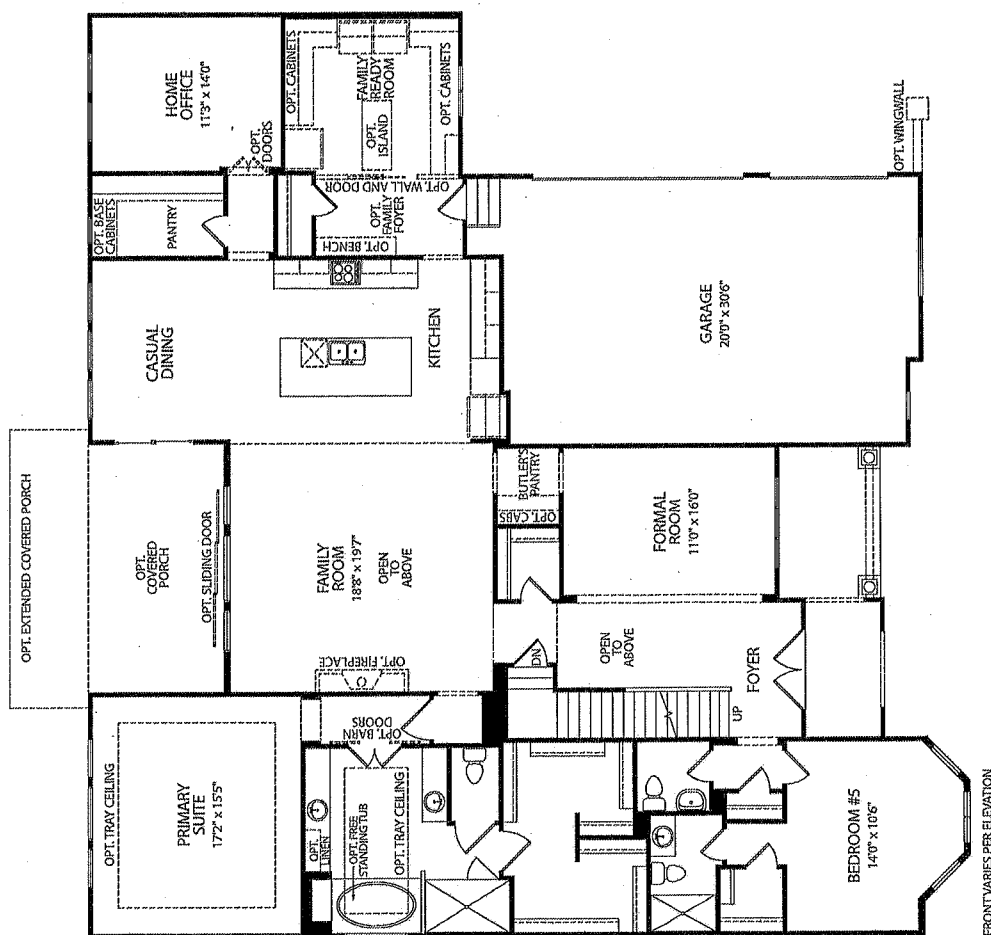
Illustrations show optional items and materials that vary based on availability and community requirements.



Optional Independent Living Suite



Second Level



Main Level



Optional Wine Grotto



OAK HILL A

Illustrations show optional items and materials that vary based on availability and community requirements.

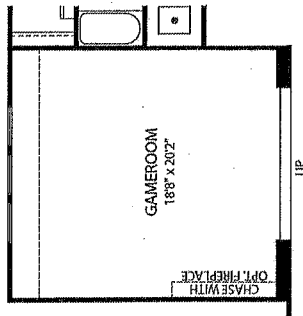


dreeshomes.com

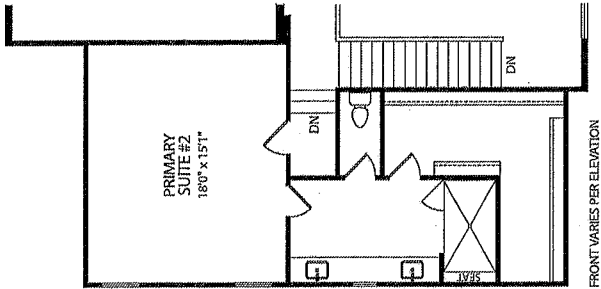
©2022, The Drees Company. All Rights Reserved. No portion of this material may be reproduced in any form or by any means, including photocopying, without the express written permission of The Drees Company. The Drees Company will vigorously prosecute any unauthorized use of this material.

Re-Order# B252189-OHCN 3/25

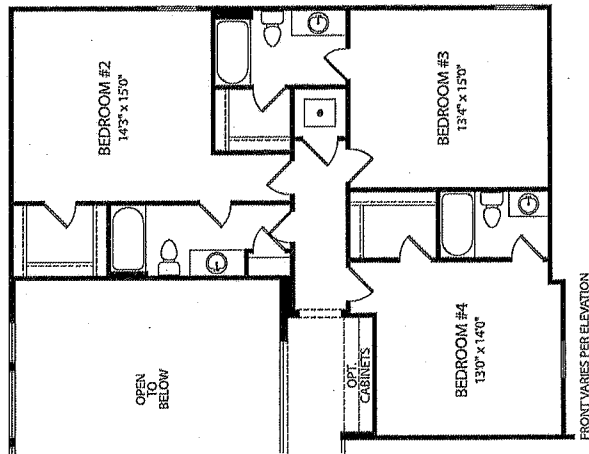




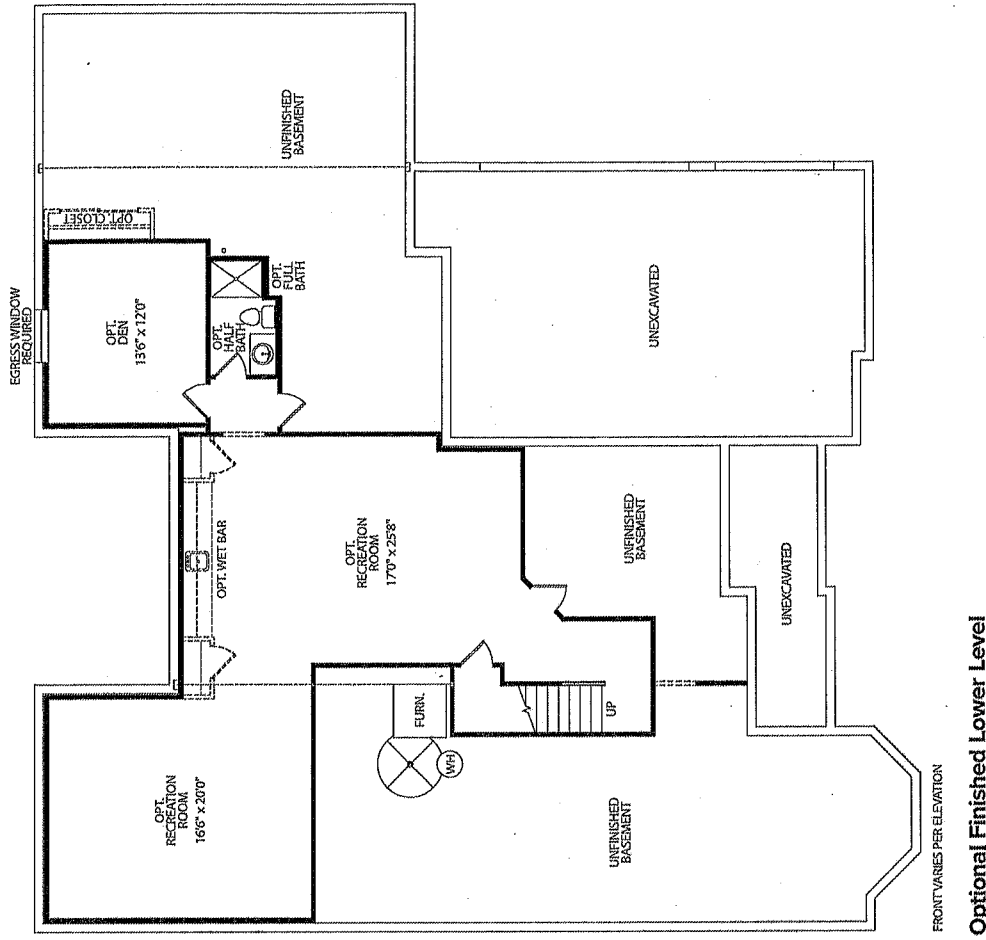
Optional Gameroom over Family Room



Optional Second Primary Suite



Optional Second Level without Loft



Optional Finished Lower Level

Note: The elevations and floor plans in this brochure show optional items and materials that vary by availability and community. Room sizes may vary due to elevation and siding material selected. Because we are constantly improving our product, we reserve the right to change product features, brand names, dimensions, architectural details and design. This brochure and exterior colors shown here are for illustrative purposes only. They are not meant to represent actual product selections and may not be representative of available colors in specific communities. This is not part of a legal contract.

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 526-0040-0043-00 **Address** 2558 APPLE RIDGE LN **Index Order** Parcel Number **Tax Year** 2025 Payable 2026

Property Information

Tax District	017 - AMBERLEY-CINTI CSD
School District	CINCINNATI CSD
Appraisal Area 52604 - AMBERLEY 04 Sales	Auditor Land Use 500 - RESIDENTIAL VACANT LAND
Owner Name and Address CIERS MARTINA 5829 LAUREL RUN DR HAMILTON OH 45011 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address CIERS MARTINA 5829 LAUREL RUN DR HAMILTON OH 45011 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)
Assessed Value 32,830	Effective Tax Rate 67.966096
Property Description APPLE RIDGE LANE 0.509 AC LOT 8 APPLE RIDGE SUB	

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	12/29/2025
Last Sale Amount	\$199,900
Conveyance Number	398855
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.509

Tax/Credit/Value Summary

Board of Revision	YES(13)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	93,800
CAUV Value	0
Market Improvement Value	0
Market Total Value	93,800
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,120.11

Notes

1) bor #12-605105 no change

I Want To...

[Start a New Search](#)
[Email the Auditor](#)
[View the Online Help](#)
[Auditor's Home](#)

View:

[Property Summary](#)
[Appraisal Information](#)
[Levy Information](#)
[Transfer](#)
[Value History](#)
[Board of Revision](#)
[Payment Detail](#)
[Tax Distributions](#)
[Images](#)
[Special Assessment/Payoff](#)
[Tax Lien Certificates](#)
[CAGIS Online Maps](#)
[Aerial Imagery](#)
[Owner Names](#)

Print:

[Current Page](#)
[Property Report](#)



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: February 2, 2026 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, **February 2, 2026** 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:

Faige Rosedale, the homeowner at 6835 Glen Acres Drive, is requesting a variance to Village Code Section 154.14 (A) to permit 205 feet of 10-foot-tall black vinyl-coated chain-link fence to be constructed along the north side front property lot line. The fencing will surround a tennis court.

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 February 2, 2026 Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *Faige Rosedale, 6835 Glen Acres Drive*
Michael and Michele Schuster, 6825 Glen Acres Drive
Kneseth Israel Congregation, 2455 Section Road
Tai-Fu and Manlin Yu Tuan, 6802 East Farm Acres Drive
Marlene Mayers, 6804 Glen Acres Drive
Jack and Mary Rubenstein, 6890 Fair Oaks Drive
Seth and Lisa Cook, 6941 Fair Oaks Drive
Richard and Melissa Lauer, 6945 Fair Oaks Drive
James and Catherine Huey, 2470 Section Road
Steven Kissing and Angela Nolte, 2430 Section Road



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

February 2, 2026

Subject:

2635 Glen Acres Drive

Variance:

10' high fence in the front yard

Item: Case#2026-5

Variance Request: Faige Rosedale, the homeowner at 6835 Glen Acres Drive, is requesting a variance to Village Code Section 154.14 (A) to permit 205 feet of 10-foot-tall black vinyl-coated chain-link fence to be constructed along the north side front property lot line. The fencing will surround a tennis court.

Zoning Code Review: 154.14 FENCES, WALLS, AND HEDGES.

(A) Notwithstanding other provisions of this Zoning Code, fences and walls not exceeding four and a 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 may be permitted, provided that they are not over two-and-a-half feet in height. Hedges not along or adjacent to a public right-of-way may be permitted and are not subject to the two-and-a-half foot height restriction. All hedges shall be trimmed and maintained to present a neat and orderly appearance consistent with village standards.

Variance Review: Ms. Rosedale's property is zoned Residence A and is a unique corner lot with two front yards. The residential lot has front yard frontages on Glen Acres Drive and Section Road. Ms. Rosedale is requesting a 10' high fence to be constructed in the front yard along Section Road.

The proposed 10-foot-tall black vinyl-coated fence will be constructed from chain link and surround a tennis court. The hardship letter to the Board states that a fence is needed to surround the tennis court to act as a safety barrier, to prevent players and spectators from falling off a retaining wall, and help with sports equipment from leaving the play area and ending up in the adjacent creek. The letter states the 10' high fence is the industry standard for tennis courts. It provides safe, functional, and effective play. The fence material will be visually unobtrusive and blend with surrounding trees and landscape. The letter further states the area to be fenced off has natural tree screening already in place and the fence will not be visible from other neighboring properties.

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 provided that no fence or wall shall be permitted in any part of a front yard. Therefore, a variance is necessary to allow the fence to be installed as proposed.

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

Date: 12/5/2025

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

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:

We respectfully request the approval for 10' h fence to install around the tennis court. The fence
will be black, vinyl-coated chain link. We have included photos and a letter or hardship
demonstrating the need for the fence height.

The proposed project is at the following address:

6835 GLEN ACRES DRIVE
AMBERLEY, OHIO 45237

I certify the attached plat and measurements are accurate.

Sincerely,

Yitzchak Rosedale

Homeowner's Printed Name



Homeowner's Signature

yrosedale@gmail.com

Homeowner's Email Address

(513) 260-4653

Homeowner's Phone Number

Gamechanger Athletics LLC / Jeff Warnock

Contractor's Name

3761 Shawhan Road, Morrow, OH 45152

Contractor's Address

(513) 532-1105

Contractor's Phone Number

December 3, 2025

Amberley Village Board of Zoning
7149 Ridge Road
Cincinnati, OH 45237

RE: Request for 10-Foot Fence Height Variance around Tennis Court
Property Address: 6835 Glen Acres Dr, Cincinnati, OH 45237

To Whom It May Concern:

This request seeks approval for a variance to allow the installation of a 10-foot-high fence surrounding the tennis court on the property. The standard fence height permitted under current zoning regulations is lower; however, this variance is necessary to ensure the project's safety, functionality, and visual harmony with its surroundings. Please reference below for your review and consideration.

1) Safety Concerns Due to Retaining Wall and Drop-Off

A retaining wall with a significant drop-off borders the tennis court. A standard-height fence would not provide adequate protection from accidental falls or movement toward the wall's edge.

A 10-foot fence will act as an essential safety barrier, preventing players and spectators from approaching the drop-off and reducing the risk of injury. Without this variance, the property owner would face a legitimate hardship related to safety hazards and potential liability due to the site's topography.

2) Safety and Environmental Implications from the Adjacent Creek

Beyond the retaining wall lies a creek, which presents additional safety and environmental concerns. A shorter fence would allow tennis balls to frequently escape the court and fall into or near the creek, requiring retrieval from a steep and slippery embankment.

This creates a risk of injury and may also contribute to erosion and disturbance of the natural waterway. A 10-foot fence is needed to prevent these hazards and to help preserve the natural environment.

3) Industry Standards and Precedent

A 10-foot fence height is the recognized industry standard for tennis courts. It provides safe, functional play for both recreational and competitive use. Many municipalities specifically permit 10-foot fencing for tennis courts because it is essential for safe and effective play.

Requiring a shorter fence would create a hardship by compromising both safety and usability of the court.

4) Visual and Aesthetic Considerations

The proposed fence will be constructed with black vinyl-coated chain-link material, which is visually unobtrusive. The dark color allows it to blend with the surrounding trees and greenery, minimizing visual impact and maintaining the property's aesthetic appeal.

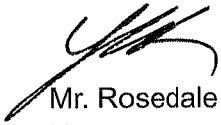
5) Limited Visibility from Neighboring Properties

The tennis court and fence are naturally screened by existing trees and are not visible from neighboring residences. Given the property's layout and vegetation, the fence will not create any visual or aesthetic hardship for adjacent properties or the public.

This variance request is based on clear safety, environmental, and practical considerations. Approving the variance would promote safety, function, and compliance with established standards.

We respectfully request approval of the 10-foot fence height variance in recognition of these valid and site-specific needs. Please see attached photos for reference.

Thank you for your consideration,



Mr. Rosedale
Homeowner
6835 Glen Acres Dr.
Cincinnati, OH 45237

Property: 6835 Glen Acres Dr, Cincinnati, OH 45237

View from the EAST



View from the SOUTH (Rosedale residence blocks the view of the tennis court from any neighbors to the south of them)



View from the WEST (landscape blocks any view of the tennis court from neighbors to the west)



View from the NORTH (Trees block view of the tennis court from Section Road on the north side of the property)

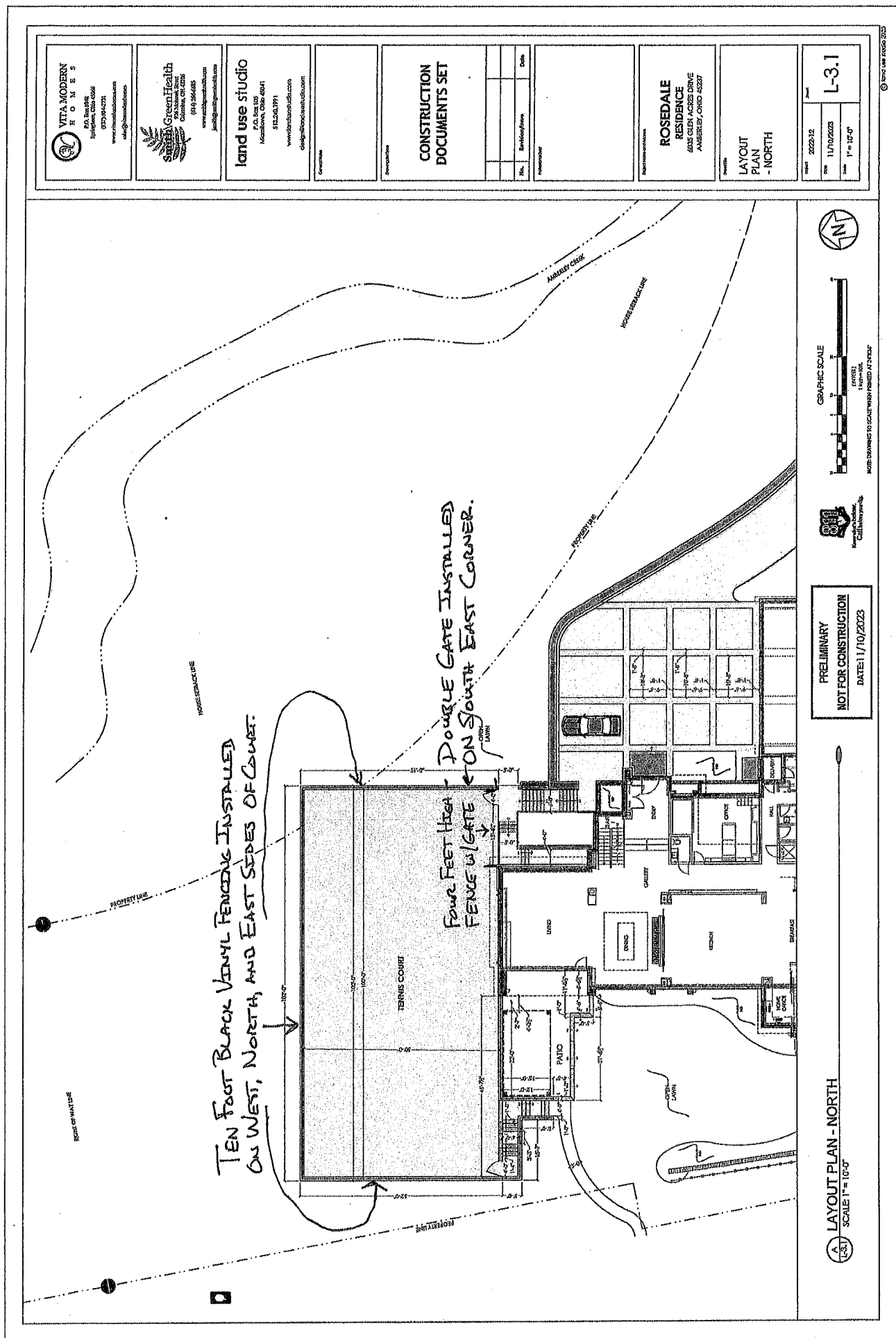


This creek is just to the northeast of the tennis court, and retrieving balls would prove dangerous when it is flowing heavily.

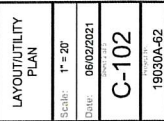


12' drop off retaining wall would prove dangerous with short fencing above.









PERMIT SET





IDE
INFRASTRUCTURE
DEVELOPMENT
ENGINEERING

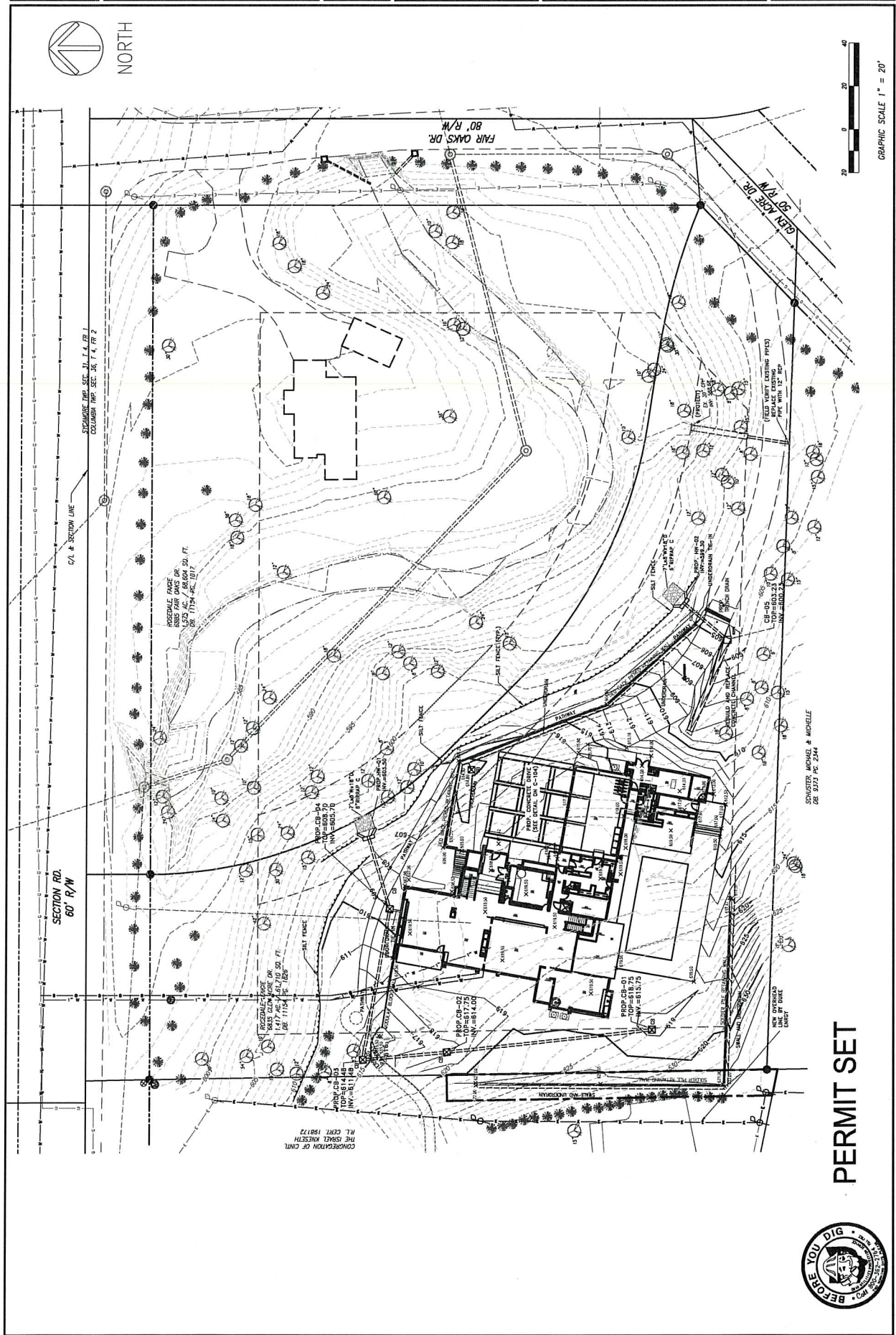
1417 GLEN ACRES DR.
AMBERLEY VILLAGE
HAMILTON CO., OHIO 45015
TEL: 513.377.8114
WWW.IDE-INC.COM

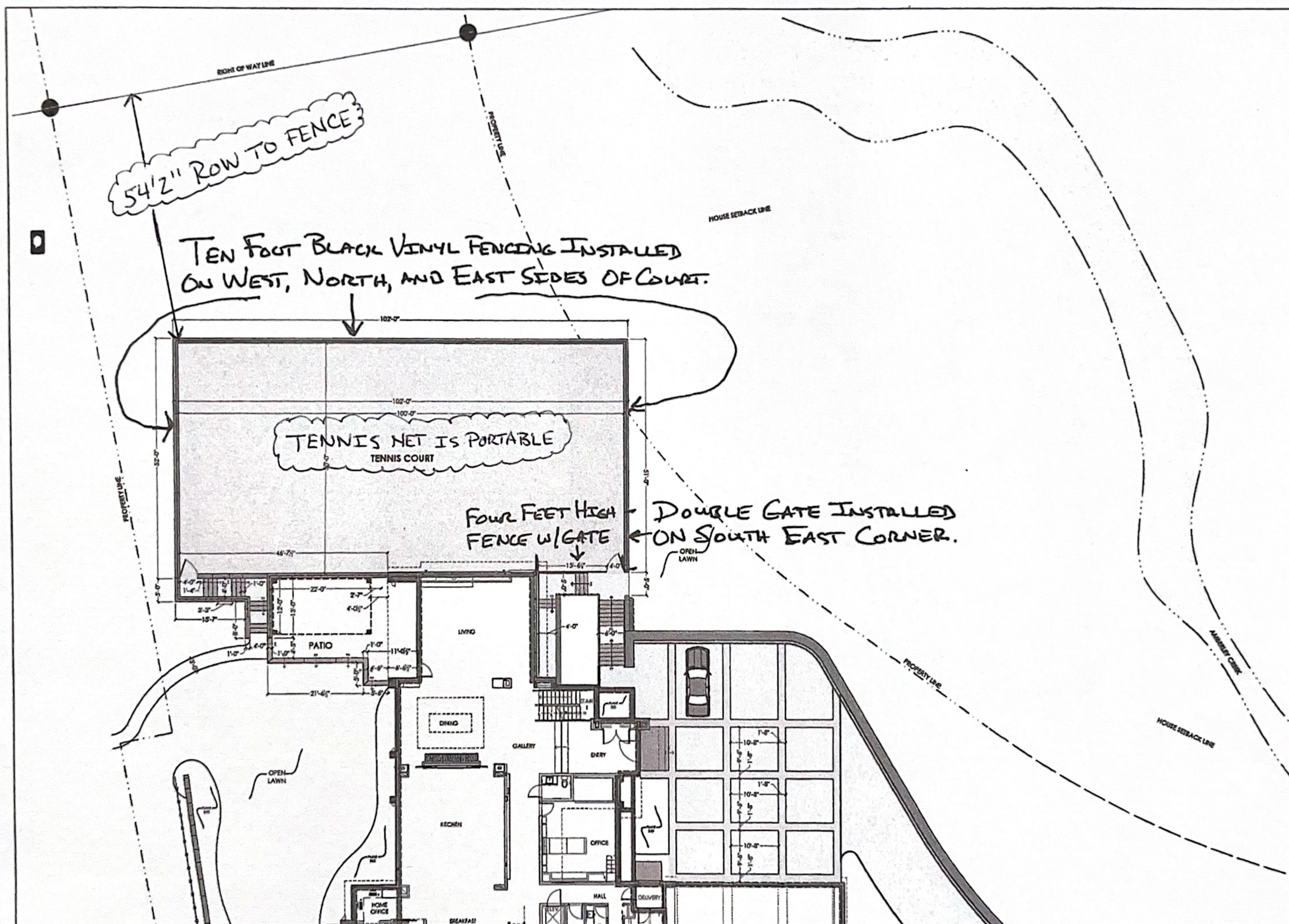
Designed By:	T. FOSTER
Checked By:	J. MOLODY
Approved By:	

REVISIONS:

SITE DEVELOPMENT
1,417 ACRES
6835 GLEN ACRES DR.
AMBERLEY VILLAGE
HAMILTON CO., OHIO

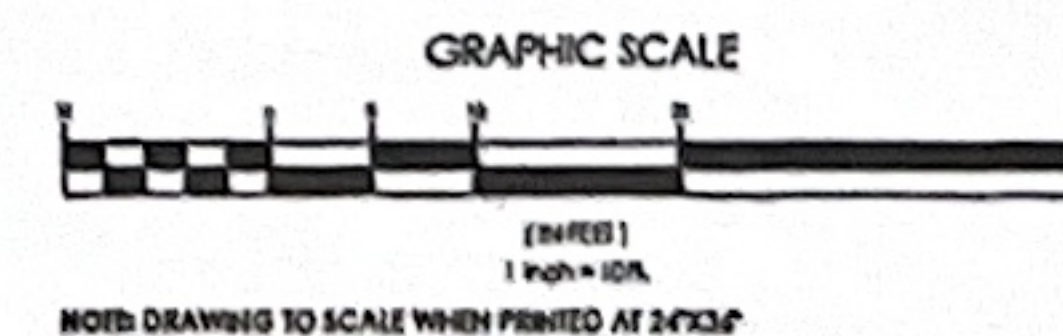
GRADING PLAN
Scale: 1" = 20'
Date: 06/02/2021
Sheet: C-103
190300A-02





LAYOUT PLAN - NORTH
SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11/10/2023



VITA MODERN HOMES
P.O. Box 1848
Springfield, Ohio 45506
(937) 654-2731
www.vitamodernhomes.com
info@vitamodernhomes.com

Smith GreenHealth
P.O. Box 100
Columbus, OH 43260
(614) 365-6883
www.smithgreenhealth.com
jgreen@smithgreenhealth.com

land use studio
P.O. Box 105
Miamitown, Ohio 45041
(513) 240-1991
www.landusestudio.com
design@landusestudio.com

General Notes

CONSTRUCTION DOCUMENTS SET

No.	Revision/Issue	Date

Project Name and Address

ROSEDALE RESIDENCE
6835 GLEN ACRES DRIVE
AMBERLEY, OHIO 45237

LAYOUT PLAN - NORTH

Project	2022-12	Sheet	L-3.1
Date	11/10/2023		
Scale	1" = 10'-0"		



PRODUCT NAME

Polymer Coated Framework,
OnGuard SPSV 40

Manufacturer

Stephens Pipe & Steel, LLC
PO Box 618, 2224 E Hwy 619
Russell Springs, Kentucky 42642
800 451 2612
spsfence.com

PRODUCT DESCRIPTION

OnGuard SPSV 40 pipe is the strongest readily available product and is used as end, corner or line posts, and rails, for industrial, commercial and institutional applications.

It is available in both a heavy PVC coating and a lighter Polyester coating. The Polymer coating, PVC or polyolefin elastomer shall have a film thickness of 10-mils [0.254-mm] minimum or polyester 3-mils [0.0076-mm] minimum coating. It can be specified in conjunction with all metallic coatings and is applied to the exterior surface of tubular shapes, and to the exterior and interior surfaces of roll-formed open-sided shapes. Unless otherwise specified, color of the coating shall be in accordance with Specification F 934.

The requirements for this material are contained in numerous government specifications for use in prison, road, dock, airport, housing, forestry, and military installations. OnGuard SPSV 40 pipe is typically used in installations which incorporate zinc-coated or aluminum-coated steel chain link fence fabric, although it may also be specified for use with other types of fabric, i.e. PVC coated.

Composition and Materials:

OnGuard SPSV 40 pipe is manufactured using cold formed steel with a higher yield strength and tensile strength than schedule 40 pipe.

The pipe is triple coated to provide and maintain a pleasing appearance in all climates and severe atmospheric conditions.

Standards:

ASTM F1043 *Strength and Protective Coatings on Metal Industrial Chain Link Fence Framework*, Group I-C Heavy Industrial

ASTM F567 *Installation of Chain Link Fence*
Federal specification RR-F-191K/3D

Fencing, Wire and Post Metal (Chain Link Fence Posts, Top Rails, and Braces), Class 1, Grade B AASHTO M-181 *Chain Link Fence*, Grade 2 (American Association of State Highway Transportation Officials), Grade 2
Federal Aviation Administration AC 150/5370
Item F162

TECHNICAL DATA

General:

The manufacturer or distributor can supply samples and certification that all materials furnished fully comply with the required specifications.

Polymer Coated Steel Framework:

The information contained herein for high yield strength/high tensile strength pipe covers the requirements for pipe sizes NPS 1 to NPS 3 1/2, corresponding to fence industry sizes 1-3/8" to 4". Note: The dimensionless designator, NPS is used instead of traditional terms such as nominal diameter, size, and nominal size.)

Yield Strength Requirement:

The yield strength of OnGuard SPSV 40 is 50,000 psi (344 MPa), min.

Coating Requirements:

The exterior of OnGuard pipe is triple coated, ensuring the pipe will maintain its appearance. The triple coating consists of a metallic coating of zinc, plus a conversion coating and a clear organic film, conforming to ASTM F1043 Type B coating requirements. The interior of the pipe is coated with hot dip zinc conforming to ASTM F1043 Type B coating requirements. This coating provides a high level of corrosion resistance to the interior of the pipe.

Optional Supplemental Color Coating-

PVC, polyester polymer, or polyolefin elastomer coating shall be of a color conforming to Specification F 934. The PVC, polyester, or polyolefin elastomer coating shall not fade, crack, blister, or split under normal use. It shall have demonstrated the ability to withstand exposure in a weatherometer apparatus for 1000 h without failure when tested with Practice D 1499.

Mill lengths may range from 18 ft to 24 ft, or posts are available cut-to length.

INSTALLATION

Install fence posts in accordance with ASTM Practice 567.

AVAILABILITY AND COST

Availability: OnGuard SPSV 40 is available for shipment throughout the United States and worldwide.

Cost: Material costs may vary depending on specific requirements. Costs may be obtained from your Stephens Pipe Sales Representative.

MAINTENANCE

No routine maintenance is required.

TECHNICAL SERVICES

Technical services are available. Call your sales representative for assistance.

Stephens Pipe & Steel, LLC

OnGuard SPS 20 Vinyl Coated Chain Link Framework

CONSTRUCTION SPECIFICATION-32 31 13

PART 2 – MATERIALS

2.01 MANUFACTURER

Framework for galvanized chain link fence systems shall conform to Stephens Pipe & Steel SPS 20 manufactured by Stephens Pipe & Steel OnGuard Fence Systems in Russell Springs, KY.

2.02 MATERIAL – STEEL FRAMEWORK

- A. The steel material used to manufacture Stephens Pipe & Steel SPS 20 shall be zinc-coated steel strip, galvanized by the hot dipped process conforming to the criteria of ASTM A653/653M and the general requirements of ASTM A924/A924M.
- B. The zinc used in the galvanizing process shall conform to ASTM B6. Weight of zinc shall be determined using the test method described in ASTM A90 and shall conform to the weight range allowance for ASTM A653, Designation G-60.
- C. The framework shall be manufactured in accordance with commercial standards to meet the strength and coating requirements.
- D. The exterior surface of the electrical resistance weld shall be re coated with the same type of material and thickness as the basic zinc coating.
- E. A chromate conversion coating shall be applied to the external surface. The chromate shall be 30-micrograms/in² ± 15 micrograms/in² and shall be verified by a strip and weigh method utilizing an atomic absorption spectrophotometer or x-ray fluorescence spectrograph.
- F. A clear coat shall be applied over the chromate conversion coating. Clear polymeric coatings shall be a clear film applied in a manner assuring good adhesion. The existence of a clear film coating shall be verified by a 15-second contact with a copper sulfate solution (specific gravity 1.186) at three separate locations on a specimen. Copper sulfate will react with zinc to form a black deposit of copper anywhere the zinc is not protected by the clear polymeric coating. The exterior clear-coated surface must demonstrate the ability to withstand exposure of 500 hours without failure at a black panel temperature of 145 F when tested in accordance with ASTM D1499. The clear coat shall also withstand 500 hours of exposure to 100% relative humidity per ASTM D2247 without blistering or peeling and 950 hours of exposure to salt spray per ASTM B117 with a maximum of 5% red rust.

- G. The strength of Stephens Pipe & Steel SPS 20 shall conform to the requirements of ASTM A1011; the minimum weight shall not be less than 90% of the normal weight (see table 1). The strength of line, end, corner and pull posts shall be determined by the use of 4' or 6' cantilevered beam test. The top rail shall be determined by a 10' free supported beam test (see Table 1). An alternative method of determining pipe strength is by the calculation of bending moment (see Table 1). Conformance with this specification can be demonstrated by measuring the yield strength of a randomly selected piece of pipe from each lot and calculating the section modulus. The yield strength shall be determined according to the methods described in ASTM E8. For materials under this specification. The 0.2 offset method shall be used in determining yield strength. Terminal posts, line posts and top/bottom rails shall be precut to special lengths.
- H. PVC, Polyolefin or Polyester coating shall be a color conforming to Specification F934. The coating shall not fade, crack or blister and have the ability to withstand exposure to a weatherometer for 1000h without failure. Polymer coating, PVC or Polyolefin elastomer 10 mils minimum or polyester 3 mils minimum coating can be specified in conjunction with all metallic coatings and is applied to the exterior surface of tubular shapes.

SPS 20 PHYSICAL DIMENSION & STRENGTH CALCULATIONS

TABLE 1

Fence Industry	Decimal O.D. Equivalent		Pipe Wall Thickness		Weight		Minimum Yield Strength psi	Calculated Load (lbs.)		
	O.D.	Inches	(mm)	Inches	(mm)	lb./ft.	(kg/m)	10' Free Supported	Cantilever	
									4'	6'
1-3/8"	1.315		33.40	.080	2.03	1.056	1.57	45,000	150	--
1-5/8"	1.660		42.16	.085	2.16	1.431	2.13	45,000	262	164
2"	1.900		48.26	.090	2.29	1.741	2.59	45,000	--	230
2-1/2"	2.375		60.33	.095	2.41	2.315	3.44	45,000	--	389
3"	2.875		73.03	.110	2.79	3.251	4.84	45,000	--	663

Polymer-Coated Steel Chain Link Accessories

ASTM F626, Federal Specification RR-F-191 /4D, AASHTO M-181-98

- Chain link fence accessories: [ASTM F 626] Provide items required to complete fence system. Galvanize each ferrous metal item and finish to match framing.
- Post caps: PVC-coated formed steel, cast malleable iron, or aluminum alloy weather tight closure cap for tubular posts. Provide one cap for each post. Cap to have provision for barbed wire when necessary. "C" shaped line post without top rail or barbed wire supporting arms do not require post caps. (Where top rail is used, provide tops to permit passage of top rail.)
- Top rail and brace rail ends: PVC-coated pressed steel per ASTM F626, for connection of rail and brace to terminal posts.
- Sleeves: Lengths of top rails to be connected using 6" (152 mm) PVC-coated sleeves that allow for expansion or contraction of the rail.
- Tie Wire: PVC-coated 9 gauge [0.148" (3.76 mm)] galvanized steel or aluminum for attachment of chain link fabric to posts and rails. Hog rings attach fabric to tension wire to be 12 1/2 GA [0.0985" (2.502 mm)].
- Brace and tension (stretcher bar) bands: PVC-coated pressed steel.
- Tension wire: PVC applied to metallic coated steel wire: Per ASTM F 1664 Class 2b, 7 gauge, (0.177", 4.4958 mm) diameter core wire with tensile strength of 80,000 psi (551 MPa).
- Truss rods & tightener: PVC-coated steel rods with minimum diameter of 3/8" (9.525 mm). Capable of withstanding a tension of minimum 2,000 lbs.
- Barbed wire: PVC-coated per ASTM F 1665 Class 2a steel wire double-strand, 12/1/2 gauge, (0.092" (2.34 mm) twisted line wire with galvanized steel, 4 point barbs (without PVC finish) spaced approximately 5" (127 mm) on center.
- Barbed wire supporting arms: PVC-coated pressed steel arms with provisions for attaching 3 rows of barbed wire. Arms shall withstand 250 lb. (113.5 kg) downward pull at outermost end of arm without failure.
 - Provide [6 strands double "V" arms].
 - Provide intermediate arms with hole for passage of tension wire.
- Nuts and bolts are galvanized but not vinyl coated. Cans of PVC touch up paint are available to color coat nuts and bolts if desired.