

AGENDA

March 18, 2026

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of February 2, 2026

Cases

CASE NO. 2026-5

Faigie 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.

CASE NO. 2026-48

Daniel and Meghan Murray, the property owners at 3115 Longmeadow Lane, are seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 20 feet from the side yard lot line. If approved, the variance would allow for an attached carport to be built 18'4" from the east side yard lot line.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, FEBRUARY 2, 2026**

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, February 2, 2026, at 7:00 p.m.

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

PRESENT:

Rich Bardach
Rick Lauer
Nimet Jeruzalmi
Scott Rubenstein

ALSO PRESENT:

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

Chairperson Bardach asked if there were any corrections to the minutes of the November 3, 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. 2026-3

Mr. Fritsch indicated that the Duggans' were not present in Chambers, and Chairperson Bardach stated the Board would move onto the next case and come back to them should they appear.

CASE NO. 2026-4

Mr. Fritsch introduced Case # 2026-4, in which Martina Ciers, the property owner at 2554 Appleridge Lane, requested a variance to 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 lot line.

Mr. Bardach asked Mr. Greg Ciers, who was present in Chambers, if he had anything to add to Mr. Fritsch's summary. He said that Mr. Fritsch's assessment was accurate, and he had nothing to add.

Mr. Lauer said he had reviewed similar cases in the City of Cincinnati, which addresses irregularly-shaped lots. He said Cincinnati looks at where other homes are set to determine where the structure can be built.

Mr. Rubenstein said the request would essentially be placing the house in line with the others on the street.

Mr. Bardach asked if there were any residents who wished to speak on the matter, and Diane Rice of 2548 Appleridge Lane approached the podium. She said she had been living on Appleridge Lane for 24 years and the lot in question had always been vacant, which has allowed

her to see the other homes on the street. She said the variance would impede her view, and she didn't want to have to look at the side of a house if it was built on the proposed lot.

Mr. Lauer explained that the house would be built regardless of the variance, and that the variance simply puts the house in line with the others on the cul-de-sac.

Ms. Rice asked the Board to define the meaning of "hardship" so she could better understand.

Mr. Lauer said that the cul-de-sac cuts into the property line in this case, which lessens the space available from the house to the street.

Ms. Rice said this answered her question, and she had no further comments.

Mr. Rubenstein moved to allow the variance provided it was built according to the submitted plan. Seconded by Mr. Lauer, the motion passed unanimously.

CASE NO. 2026-3

Mr. Fritsch introduced Case # 2026-3, in which William and Stephanie Duggan, the homeowners at 6665 Fair Oaks Drive, requested 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. He said the fence would run 300 feet along Vera, and the height is what requires the variance.

Mr. Duggan was present, and apologized for his earlier absence, stating he was unaware he was required to attend the meeting. He thanked Village staff for reaching out by phone, and stated Mr. Fritsch's assessment was accurate.

Mr. Rubenstein asked for confirmation that the property borders Golf Manor. Mr. Duggan confirmed that it does, and stated that overflowing garbage cans, flood lights, people cutting through and other impediments were a regular occurrence due to the rental property that sits along the Golf Manor border of his property.

Mr. Rubenstein said there is precedent for six-foot fencing along the Village border, and Mr. Lauer added that he was prepared to support the variance because the property abuts a neighboring community, but clarified that the trash and cutting through were not reasons to allow for a fence.

Mr. Rubenstein moved to allow the variance which was seconded by Mr. Lauer and passed unanimously.

CASE NO. 2026-5

Mr. Fritsch introduced Case #2026-5, in which Faigie Rosedale, the homeowner at 6835 Glen Acres Drive, requested 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 would surround a tennis court.

Mr. Lauer recused himself as a neighbor of the Rosedales at 6835 Glen Acres Drive.

Mr. Todd Farler introduced himself as the Director of Operations for the contractor, Gamechanger Athletics LLC. He said the black fence contrasts with all colors to ensure it is nearly invisible, and said there was precedent for tennis court fencing in the Village.

Mr. Bardach said with Mr. Lauer's recusement and Mr. Cappozzo's absence, there would be only three voting members of the Board, which would require a unanimous vote to pass the variance. He asked Mr. Farler if he and his client, Mr. Rosedale, would prefer to present when a fourth member would be available, explaining that Mr. Lauer would still be recused.

Mr. Farler, after consulting with Mr. Rosedale, said they would prefer to have the case heard when there were four members available.

Mr. Fritsch said an email will be sent tomorrow to determine a new date when the Board would reconvene to hear the case.

NEW BUSINESS

There being no further business, the meeting was adjourned at 7:29 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: March 18, 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 Wednesday, March 18, 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:

Faigie 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 March 18, 2026 Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *Faigie 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

March 18, 2026

Subject:

6835 Glen Acres Drive

Variance:

10' high fence in the front yard

Item: Case#2026-5

Variance Request: Faigie 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: Faigie 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.

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.

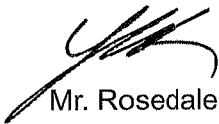
5) Limited Visibility from Neighboring Properties

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.



VITA MODERN
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land use studio
P.O. Box 105
Mason, Ohio 45041
513.268.1891
www.landusestudio.com
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CONSTRUCTION DOCUMENTS SET

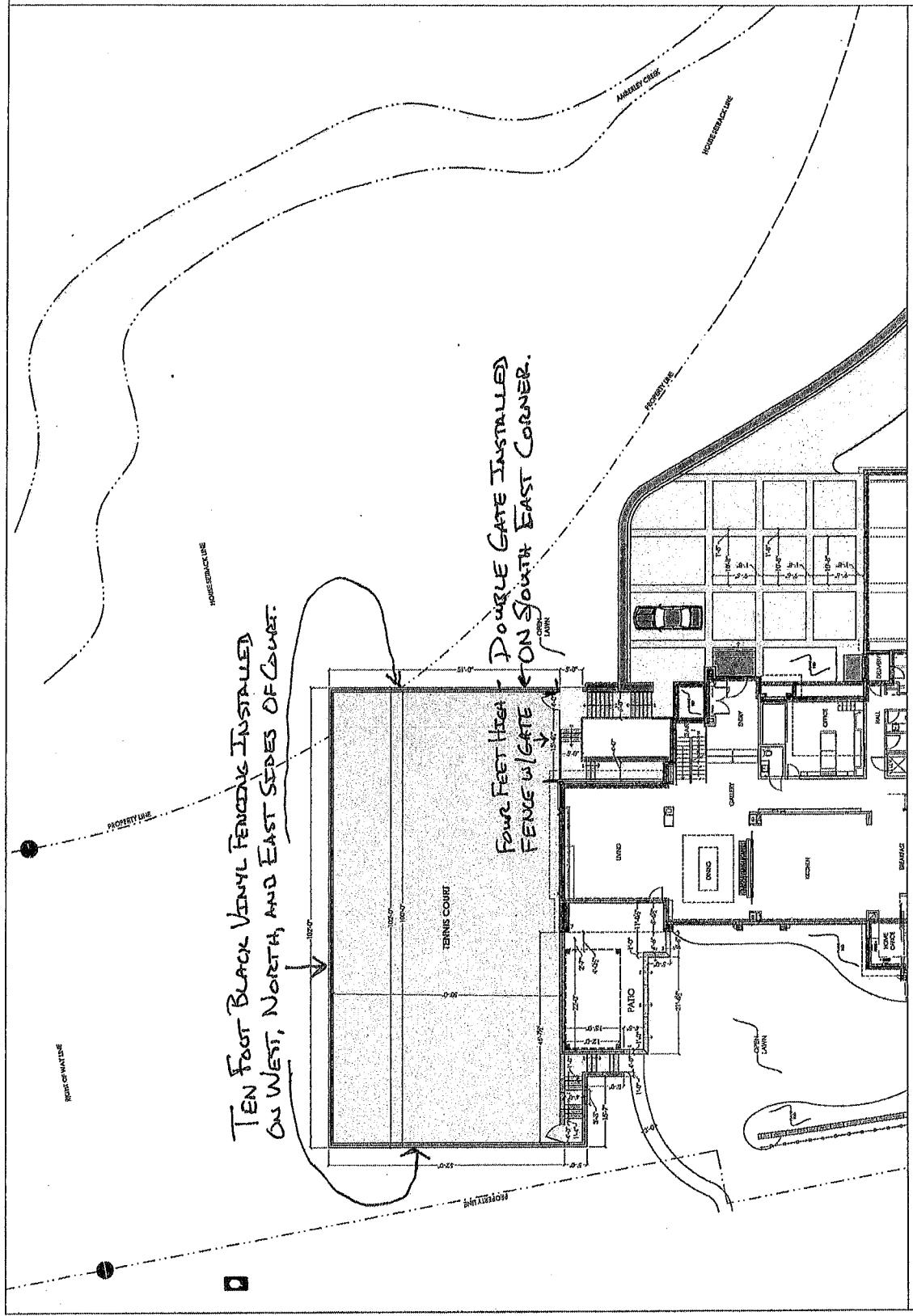
No.	Revised/Issue	Date

ROSEDALE RESIDENCE
4635 GLEN ACRES DRIVE
AMHERLEY, OHIO 45227

LAYOUT PLAN - NORTH

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

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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11/10/2023

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



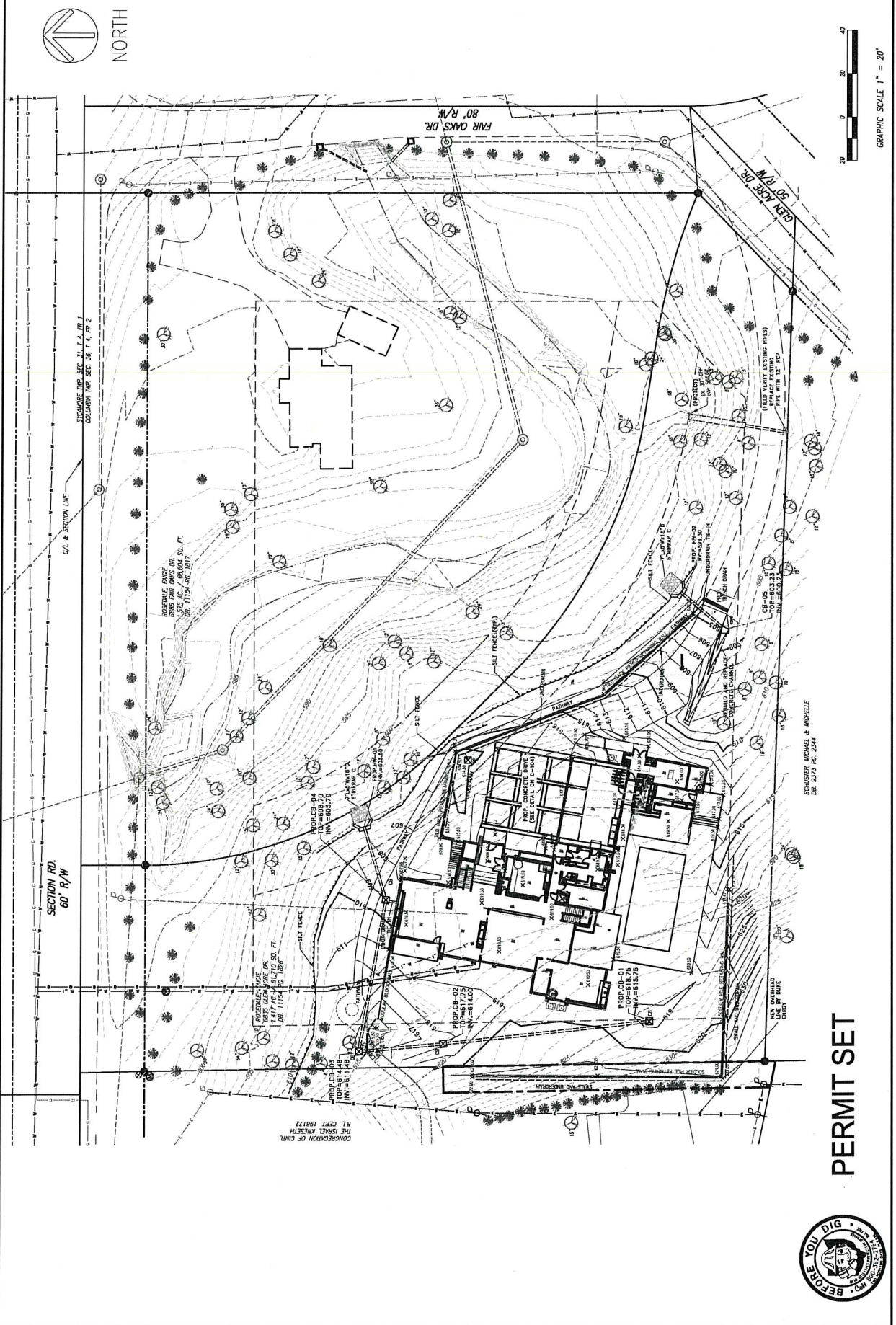
ide
ENGINEERING
INFRASTRUCTURE DEVELOPMENT
2000 EAST MAIN ST. SUITE 200
COLUMBUS, OHIO 43260
PH: 614.291.8144

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

REVISIONS:

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

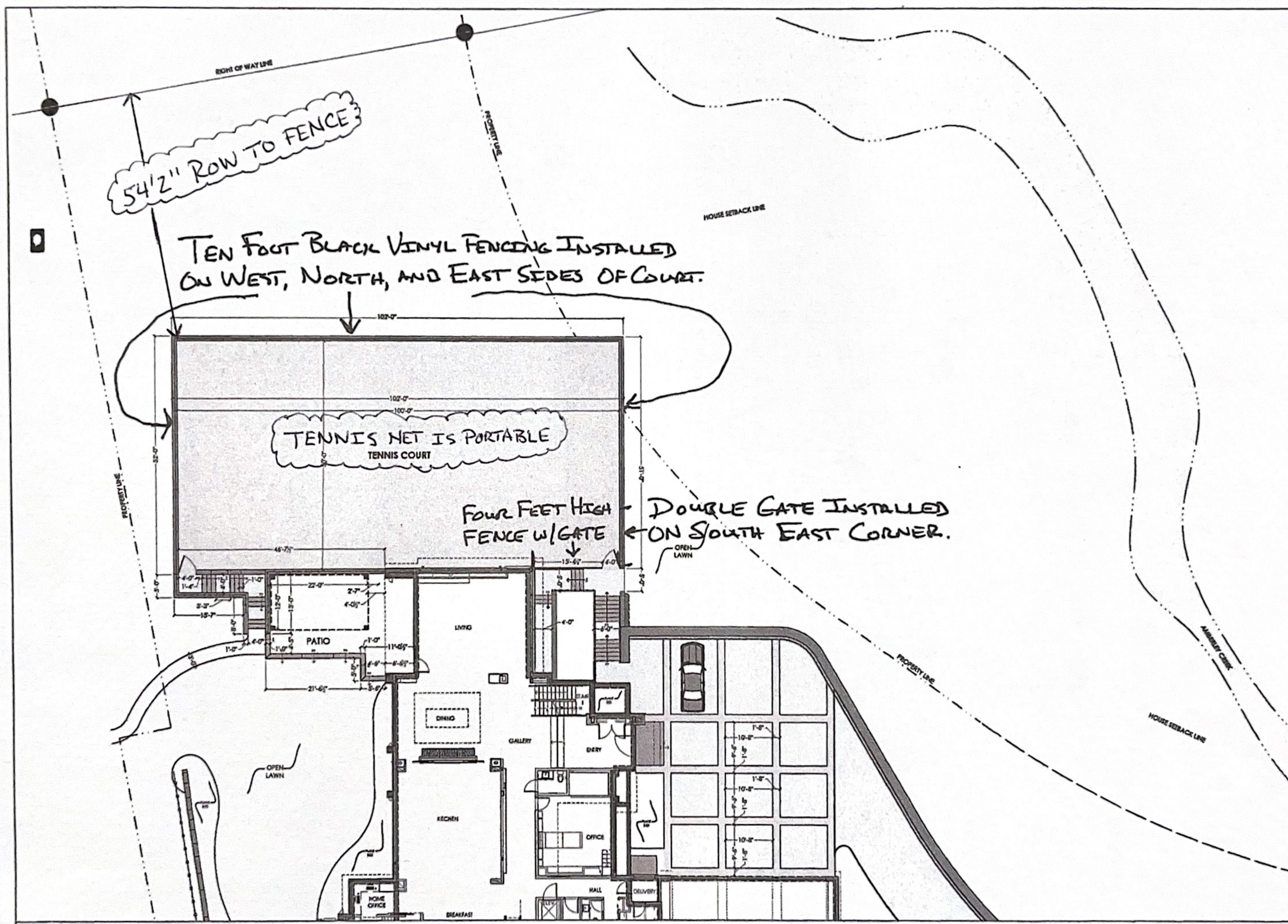
GRADING PLAN
Scale: 1" = 20'
Date: 06/02/2021
Sheet No.: C-103
19030A-02



PERMIT SET

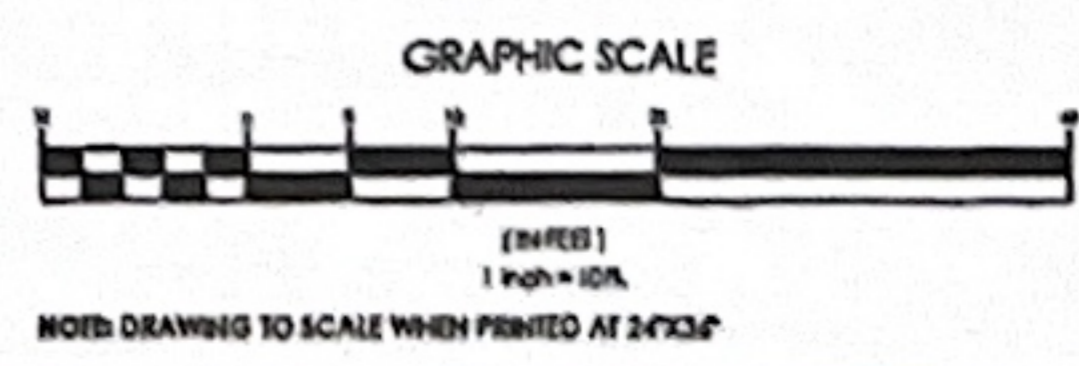


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A
L-3.1
LAYOUT PLAN - NORTH
SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11/10/2023



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design@landusestudio.com

Sheet No.	Revision/Feature	Date

CONSTRUCTION DOCUMENTS SET

Sheet No.	Revision/Feature	Date

ROSEDALE RESIDENCE
6835 GLEN ACRES DRIVE
AMBERLEY, OHIO 45237

LAYOUT PLAN - NORTH

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





Polymer Coated – OnGuard SPSV 40

ASTM F1043 Group I-C, Federal specification RR-F-191 Class 1 Grade B, AASHTO M-181 Grade 2

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	109	
2"	1.900	48.26	.090	2.29	1.741	2.59	45,000	--	230	154	
2-1/2"	2.375	60.33	.095	2.41	2.315	3.44	45,000	--	389	259	
3"	2.875	73.03	.110	2.79	3.251	4.84	45,000	--	663	442	

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. Caps of PVC touch up paint are available to color coat nuts and bolts if desired.



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: March 18, 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 Wednesday, March 18, 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:

Daniel and Meghan Murray, the property owners at 3115 Longmeadow Lane, are seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 20 feet from the side yard lot line. If approved, the variance would allow for an attached carport to be built 18'4" from the east side yard lot line.

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 March 18, 2026, Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: JHSI Real Estate LLC, 8044 Montgomery Road Cincinnati Ohio 45236
Bruce Lazarus and Philip Weinraub, 3140 N. Whitetree Circle 45236
Kathleen Kirwan, 8390 Ridge Road 45236
Kent and Lori Baker, 3135 Longmeadow Lane 45236
Martha and Jeannine Metz, 8440 Ridge Road 45236
Madeleine and Fred Hellman, 3095 Longmeadow Lane 45236
Daniel and Meghan Murray, 3115 Longmeadow Lane 45236



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

March 18, 2026

Subject:

3115 Longmeadow Lane

Variance:

To build an attached carport within the side yard setback requirement.

Item: Case#2026-48

Variance Request: Daniel and Meghan Murray, the property owners at 3115 Longmeadow Lane, are seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 20 feet from the side yard lot line. If approved, the variance would allow for an attached carport to be built 18'4" from the east side yard lot line.

Zoning Code Review: 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: Daniel and Meghan Murray, the property owners at 3115 Longmeadow Lane, are seeking a variance from Zoning Code Section 154.28 (A), which states all structures shall be a minimum of 20 feet from the side yard lot line. If approved, the variance would allow for an attached carport to be built 18'4" from the east side yard lot line.

The application to the board states that the residents' hardship is created by the homes' location as built on the lot. Mr. and Ms. Murray are requesting to reduce the setback by 1.6' taking it from 20' to 18.4' on the east side to construct a carport designed specifically for his mother's accessibility and safety. Mr. Murray stated he has the blessing of the neighbor to the east of the property and has agreed to plant a green barrier of plants for the privacy of both parties. His mother will live in the mother-in-law suite on the east side of the home and her only entrance is located on the rear east side. Due to her age and mobility, the carport would greatly increase her safety.

Mr. Murray stated the adherence to the current setback would create a significant "practical difficulty." A code-compliant structure would require them to move the post towards the house, not allowing his mother to pull straight in. Those parking would have to drive around a post and parallel park from the east side, creating a tight and awkward safety risk.

To achieve compliance with the code as it is, Mr. Murray would have to eliminate the middle post, requiring a larger header for the larger span in-between posts. The code-compliant structure would increase the amount of asphalt and lessen the space to plant coverage for the neighbor. Building a garage in the rear would require an excessive amount of new asphalt and be more visible.

The current east side of their house is a flat expanse of siding. This carport would be designed to tie into the home's existing design by using stained wood and standing-seam metal roof, adding visual depth and "curb appeal" rather than looking like an afterthought. The carport would only be large enough to store one vehicle with no intent to store anything else unsightly.

The 1.6' request is the minimum relief necessary to allow my mother to live safely and independently. This adjustment avoids a bulky, unattractive structure while protecting the character of the neighborhood.

Project Recommendations: This project is to be considered 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: 02/19/2026

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:

A variance to reduce the east side yard set from 20' to 18.4' to properly build a carport for my mother who will be moving in with us. The variance will allow us to build a functional and aesthetically pleasing carport. Compared to building a carport that falls into the code setback with a much more complicated structure comprised of more asphalt having her parallel park into the space.

The proposed project is at the following address:

3115 Longmeadow Lane

I certify the attached plat and measurements are accurate.

Sincerely,

Daniel Murray

Homeowner's Printed Name

Daniel Murray dotloop verified
02/19/26 1:38 AM EST
QXQ5-WWZ4-TLRS-V6AO

Homeowner's Signature

Murray.570.osu@gmail.com

Homeowner's Email Address

513-600-3040

Homeowner's Phone Number

Good Garages LLC

Contractor's Name

7672 Montgomery Rd suite 105

Contractor's Address

Goodgaragesguaranteed@gmail.com

Contractor's Email Address

513-600-3040

Contractor's Phone Number

Fritsch, Chris

From: Daniel Murray <goodgaragesguaranteed@gmail.com>
Sent: Sunday, February 22, 2026 7:44 PM
To: Fritsch, Chris
Subject: Re: 3115 Longmeadow Ln
Attachments: 3115 Longmeadow Ln Site Plan.pdf

Request for Zoning Variance: 3115 Longmeadow Ln.

To the Zoning Board of Appeals,

I am requesting to reduce the setback by **1.6' taking it from 20' to 18.4'** on the east side to construct a carport designed specifically for my mother's accessibility and safety. I have the blessing of the neighbor to the east of the property and I have agreed to plant a green barrier of plants for privacy of both parties.

My mother will live in the mother-in-law suite on the east side of our home. Her only entrance is located on the rear east side. Due to her age and mobility it would greatly increase her safety to have her car covered.

Adherence to the current setback would create a significant "practical difficulty." A code-compliant structure would require us to move the post towards the house, not allowing her to pull in straight. She would have to drive around the post and parallel park from the east side, creating a tight and awkward safety risk. To achieve compliance with the code as it is, we would eliminate the middle post, requiring a larger header for the larger span in-between post. The code compliant structure would increase the amount of asphalt and lessen the space to plant coverage for the neighbor. Building a garage in the rear would require an excessive amount of new asphalt and be more visible.

The current east side of our house is a flat expanse of siding. This carport is designed to tie into the home's existing design by use stained wood and standing seam metal roof, adding visual depth and "curb appeal" rather than looking like an afterthought. It would only be large enough to store one vehicle with no intent to store anything else unsightly.

The 1.6' request is the minimum relief necessary to allow my mother to live safely and independently. This adjustment avoids a bulky, unattractive structure while protecting the character of the neighborhood.

Thank you for your consideration.

Sincerely,
Daniel Murray

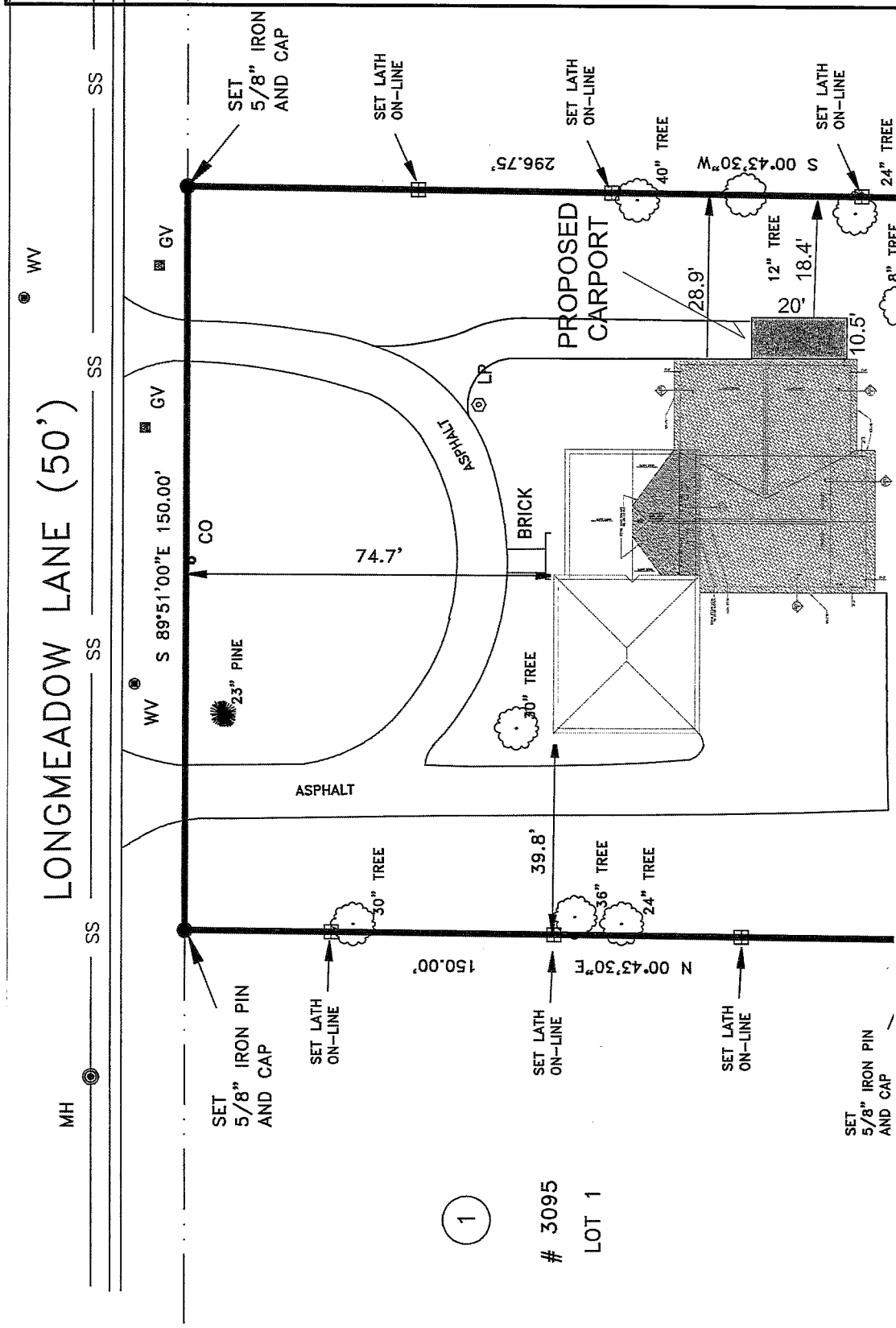
Dan Murray, Owner

Good Garages and Exteriors
(513) 600-3040

7672 Montgomery Rd, Suite 105
Cincinnati, OH 45236



LONGMEADOW LANE (50')



1

3095
LOT 1

PROJECT: CARPORT

ZONING DATA

ZONING DISTRICT- AMBERLY VILLAGE

CONTRACTOR

GOOD GARAGES
7672 MONTGOMERY RD
SUITE #105
CINCINNATI, OH 45236

CUSTOMER

DANIEL MURRAY
MEGHAN MURRAY
3115 LONGMEADOW LN
CINCINNATI OH 45236

SITE PLAN

1" = 25' Scale

MURRAY RESIDENCE

GOOD GARAGES

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

DATE:

2-19-26

SHEET:

A-1

BOOK: 526 PAGE: 0120
 PARCEL: 0255



BASIS OF BEARINGS:
 LAUREL HILL SUBDIVISION
 P.B. 6, PG. 11-14 R.L.
 DEED OF RECORD
 O.R. 15510, PG. 1283

- LEGEND**
 SYMBOLS THAT MAY APPEAR ON THIS DRAWING:
- IP FOUND - 5/8"
 - IP FOUND - 1"
 - ⊙ IP SET - 5/8"
 - ⊙ IP SET - 1"
 - ⊗ IRON PIPE FOUND
 - ⊘ PE FOUND
 - ⊙ MAG NAIL SET
 - ⊗ RR SPIKE FOUND
 - ⊗ RR SPIKE FOUND
 - ⊗ CONC. MON. FOUND
 - ⊗ BUD & TACK SET
 - ⊗ STONE FOUND
 - ⊗ CROSS NOTCH SET
 - ⊗ BENCH MARK
 - ⊗ LATH SET ON-LINE

- V — WATER LINE
- SS — SANITARY SEWER
- X — X — X — FENCE
- OH — ELECTRIC UTILITY
- CABLE BOX (CB)
- LAMP POST (LP)
- PHONE BOX (PB)
- STONE PAVK
- YOUT PIPE (YP)
- ⊙ DOWNSPOUT (DS)
- ⊙ HOSE BIB (HB)
- ⊙ GAS METER (GM)
- ⊙ FIRE HYDRANT (FH)
- ⊙ MANHOLE (MH)
- ⊙ UTILITY POLE (UP)
- ⊙ DRAIN
- ⊙ WATER VALVE (WV)
- ⊙ CATCH BASIN (CB)
- ⊙ GAS VALVE (GV)
- ⊙ WINDOW WELL (WW)
- ⊙ CLEANOUT (CO)

AREA: 1.0017 ACRES (SURVEY)
 DANIEL MICHAEL MURRAY &
 MEGHAN ELIZABETH MURRAY TRS
 O.R. 15510, PG. 1283 (1.011 ACRES)
 AUDITOR'S PARCEL: 526-0120-0255

BOUNDARY SURVEY

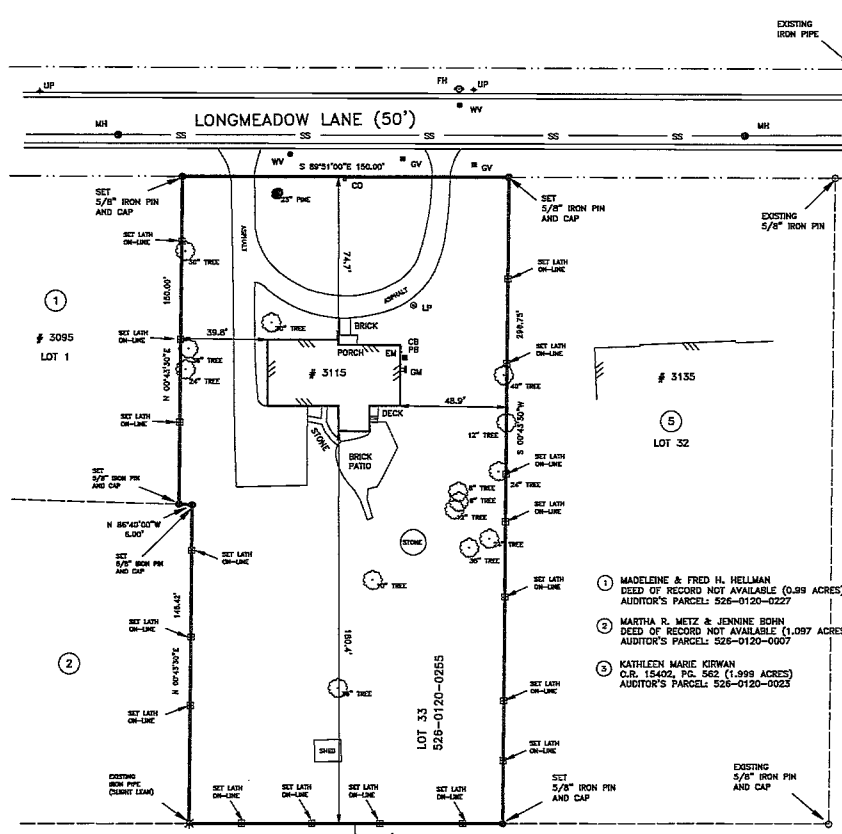
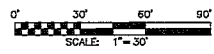
SITUATED IN
 SECTION 26, TOWN 4, E.R. 1
 MIAMI PURCHASE
 SYCAMORE TOWNSHIP
 VILLAGE OF AMBERLEY
 HAMILTON COUNTY, OHIO
 AND ALSO BEING
 LOT 33
 LAUREL HILL SUBDIVISION
 P.B. 6, PG. 11-14 R.L.

12/01/2025

J. T. KING & CO., INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 8200 MONTGOMERY ROAD • SUITE "215"
 CINCINNATI, OHIO 45242
 TELEPHONE: (513) 793-7987 FACSIMILE: (513) 793-7987

DANIEL MICHAEL & MEGHAN ELIZABETH MURRAY TRS
 3115 LONGMEADOW LANE
 CINCINNATI, OHIO 45236

APPROVED BY: J. T. KING DATE: 11/17/2025 DSD NAME: MURRAY_LM
 DRAWN BY: MURRAY DATE: 11/17/2025
 SCALE: 1"=30' DWG NAME: MURRAY_ILDWG FILE No. 26255-3



- ① MADELEINE & FRED H. HELLMAN
 DEED OF RECORD NOT AVAILABLE (0.99 ACRES)
 AUDITOR'S PARCEL: 526-0120-0227
- ② MARTHA R. METZ & JENNIE BOWEN
 DEED OF RECORD NOT AVAILABLE (1.097 ACRES)
 AUDITOR'S PARCEL: 526-0120-0007
- ③ KATHLEEN MARIE KIRWAN
 O.R. 15402, PG. 562 (1.999 ACRES)
 AUDITOR'S PARCEL: 526-0120-0023
- ④ BRUCE L. LAZARUS & PHILIP D. WEINTRAUB
 O.R. 7890, PG. 116 (1.713 ACRES)
 AUDITOR'S PARCEL: 526-0120-0285
- ⑤ KENT D. & LORI J. BAKER
 O.R. 14432, PG. 1280 (1.638 ACRES)
 AUDITOR'S PARCEL: 526-0120-0259

AREA CLOSURE:

PI ID	Ang RI	Bearing	Distance	PI ID	Northing	Easting
503		N 89°51'00"W	156.00	502	5488.867	4250.024
502		S 89°51'00"W	254.75	501	5205.151	4183.340
501		N 89°51'00"W	144.01	508	5290.358	4252.330
508		S 89°51'00"W	148.02	505	5244.088	4204.153
505		N 89°51'00"W	8.00	504	5347.315	4248.183
504		S 89°51'00"W	150.00	503	5447.303	4200.091
503		S 90°54'30"				

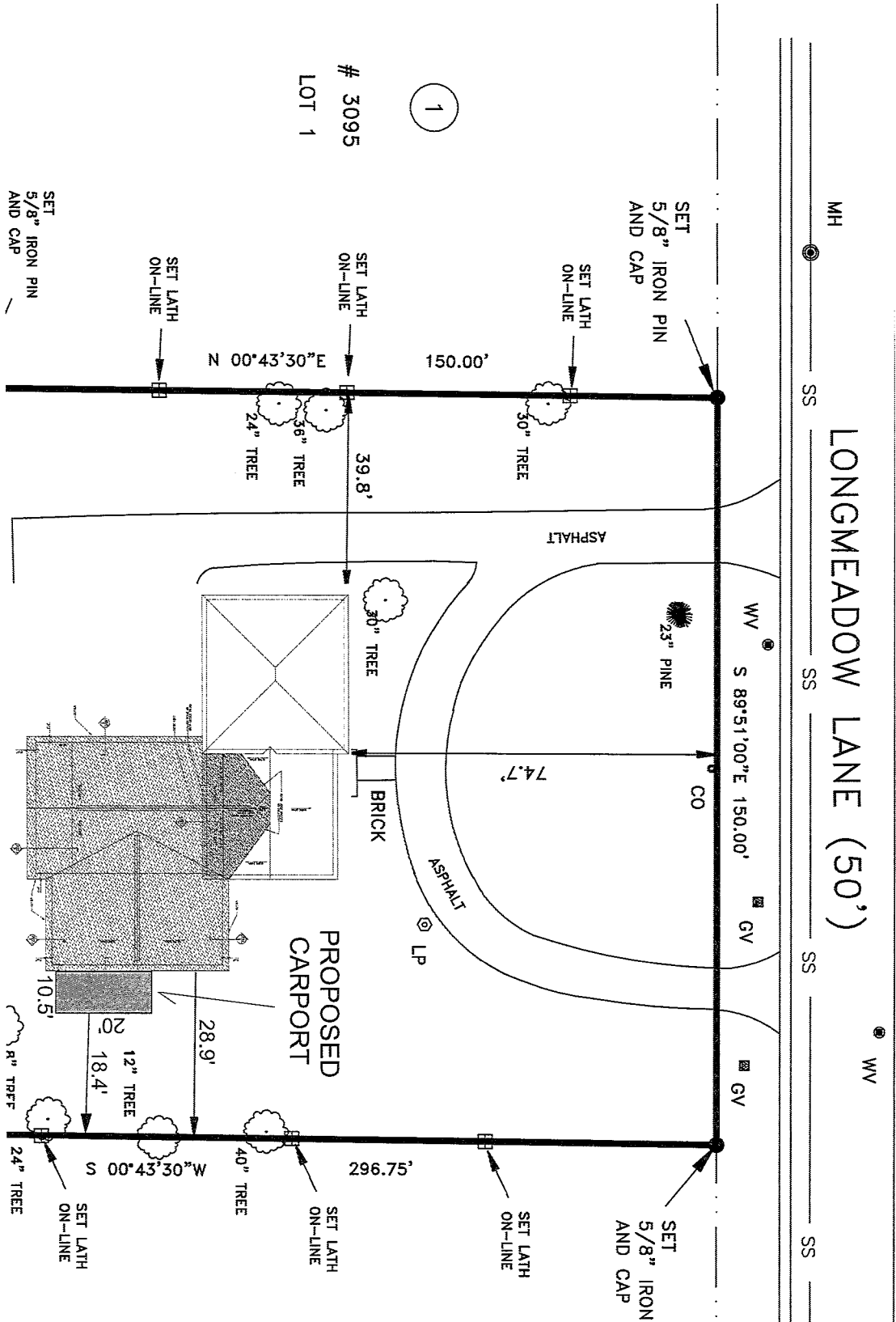
Perimeter: 855.18 Area: Perimeter: 855.18
 Approx. To: Feet 43633 Area: 1.0017
 Approx. Acres: 0.23 Feet: 43633 Area: 1.0017
 Current Ending Coordinates: North: 5487.303 East: 4250.024
 Ending Coordinates: North: 5487.303 East: 4250.024
 Draw. N. 5487.303 - 5487.303 North 0.23 Area: 0.23
 Distance Traveled: 855.18 Closure: 173588

PROJECT: CARPORT
ZONING DATA
 ZONING DISCRICIT- AMBERLY VILLAGE

CONTRACTOR
 GOOD GARAGES
 7672 MONTGOMERY RD
 SUITE #105
 CINCINNATI, OH 45236

CUSTOMER
 DANIEL MURRAY
 MEGHAN MURRAY
 3115 LONGMEADOW LN
 CINCINNATI OH 45236

SITE PLAN
 1" = 25' Scale



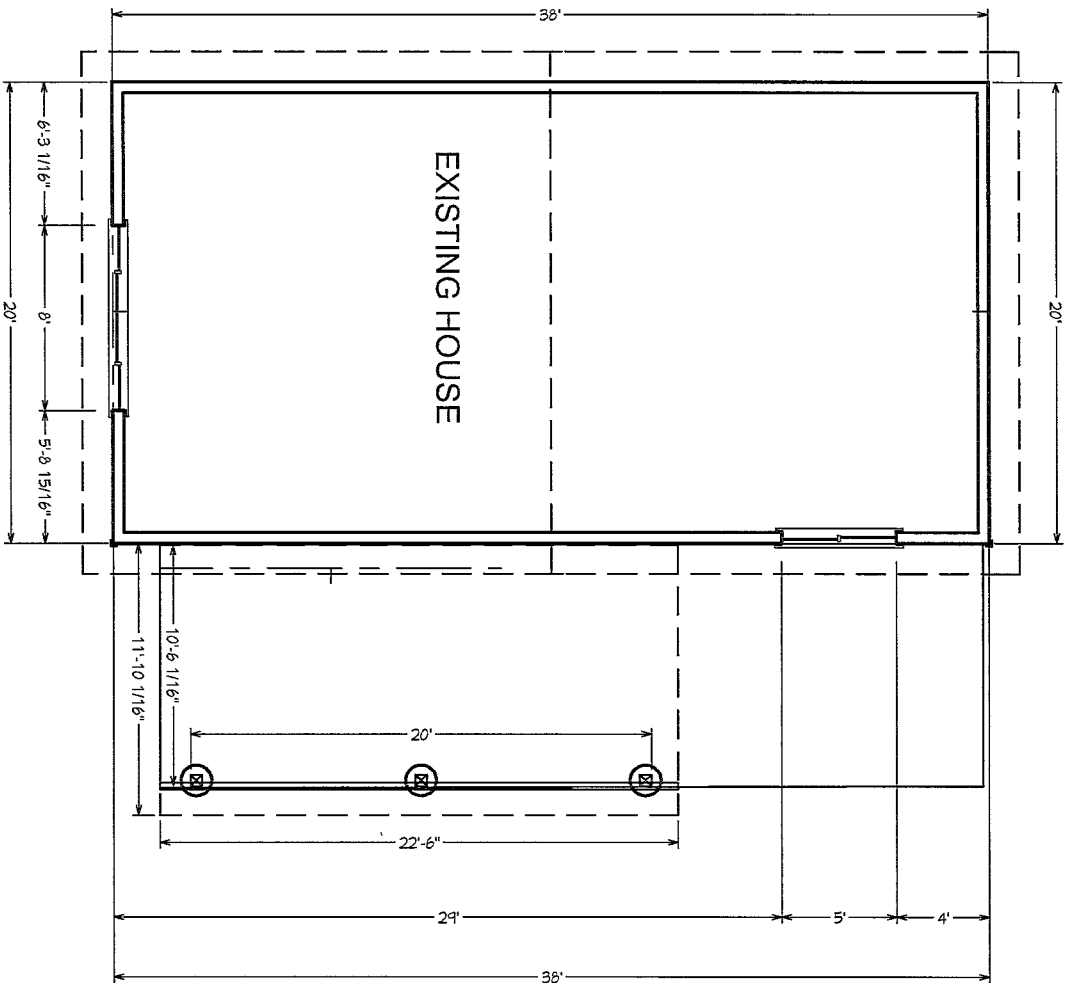
PROJECT DESCRIPTION:
MURRAY RESIDENCE

DRAWINGS PROVIDED BY:
GOOD GARAGES

DATE:
 2-19-26

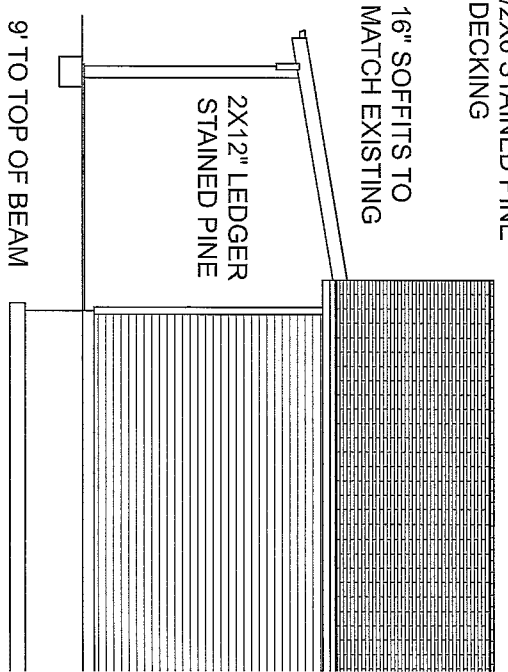
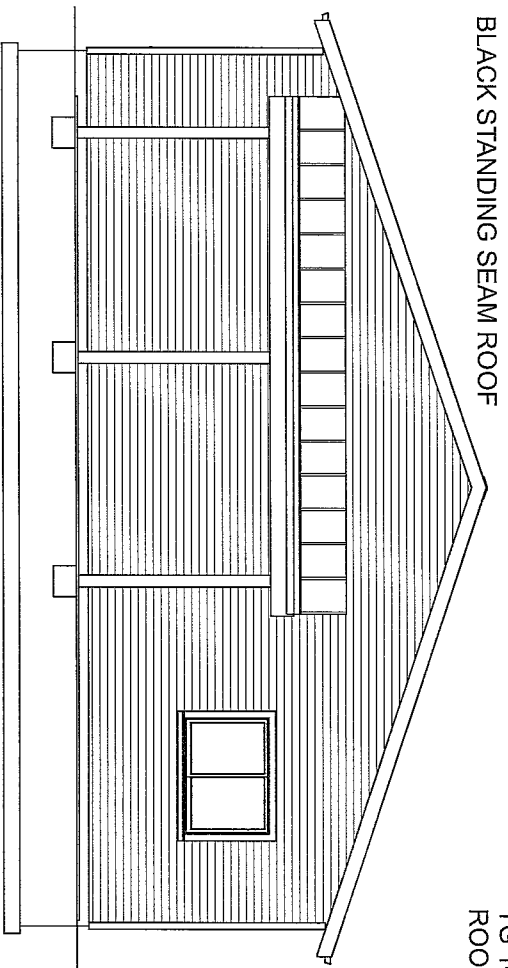
SHEET:
A-1

CONNECT EXISTING BLACKTOP DRIVEWAY
TO STRUCTURE



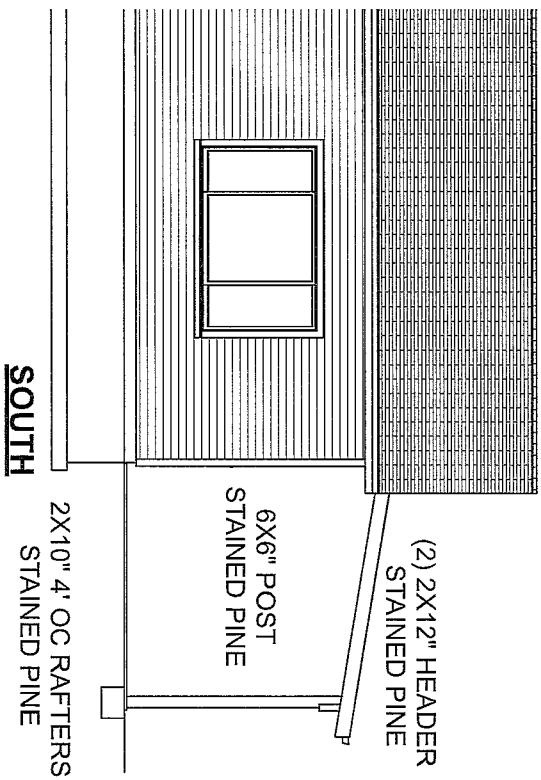
LAYOUT
1/8" = 1' scale

<p>A-2</p>	<p>SHEET:</p>	<p>DATE:</p> <p>2-19-26</p>	<p>DRAWINGS PROVIDED BY:</p> <p>GOOD GARAGES</p>	<p>PROJECT DESCRIPTION:</p> <p>MURRAY RESIDENCE</p>
	<p>SHEET:</p>	<p>DATE:</p> <p>2-19-26</p>	<p>DRAWINGS PROVIDED BY:</p> <p>GOOD GARAGES</p>	<p>PROJECT DESCRIPTION:</p> <p>MURRAY RESIDENCE</p>



GOVERNING CODE FOR DESIGN
2019 RESIDENTIAL CODE OF OHIO (RCO)

- DESIGN LOADS
- 1) SNOW (MIN 20 PSF)
 - 2) WIND (MIN 115 MPH)
 - 3) SOIL (MIN 1500SPF)



ELEVATIONS
1/8" = 1' SCALE

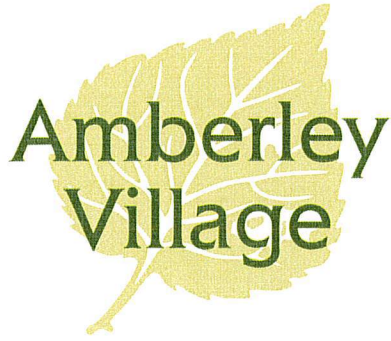
PROJECT DESCRIPTION: MURRAY RESIDENCE

DRAWINGS PROVIDED BY: GOOD GARAGES
--

DATE: 2-19-26

SHEET: A-3

A-3



7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*
amberlevillage.org

October 22, 2025

Daniel and Meghan Murray
3115 Longmeadow Lane
Amberley Village, Ohio 45237

Mayor
Bob Rosen

Vice-Mayor
Ben Hunt

Council
Richard Bardach
Adam Frankel
Keely Paul
Jay Shatz
Dara L. Wood

Village Manager
Scot F. Lahrmer

Police/Fire Chief
Richard L. Wallace

Dear Mr. and Ms. Murray,

This is to advise you that zoning approval is granted for construction of a new addition and remodeling of your home located at 3115 Longmeadow Lane.

A building permit from the Hamilton County Building Department must be obtained prior to construction.

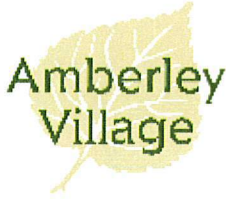
In the planning and construction of these improvements, you are to meet all requirements of the Amberley Village Code and the Hamilton County Building Code.

Sincerely,

Scot F. Lahrmer
Village Manager



Zoning Approval / Zoning Variance / Property Zoning Change



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

Date: 10/15/2025

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:

Addition onto home _____

The proposed project is at the following address:

3115 Longmeadow Ln

I certify the attached plat and measurements are accurate.

Sincerely,

DANIEL MURRAY

Homeowner's Printed Name

Daniel Murray dotloop verified
10/15/25 11:37 PM EDT
QEQS-QM7W-5MZx-BT1Y

Homeowner's Signature

murray.570.osu@gmail.com

Homeowner's Email Address

513-600-3040

Homeowner's Phone Number

DANIEL MURRAY

Contractor's Name

Contractor's Address

Contractor's Email Address

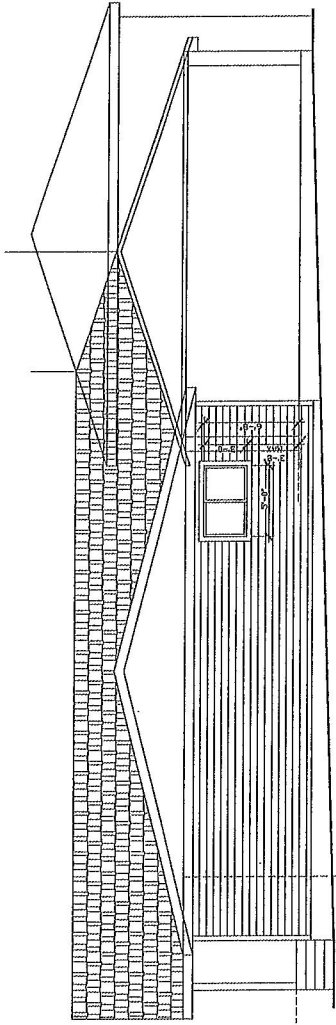
Contractor's Phone Number

ADDITION + INTERIOR ALTERATION

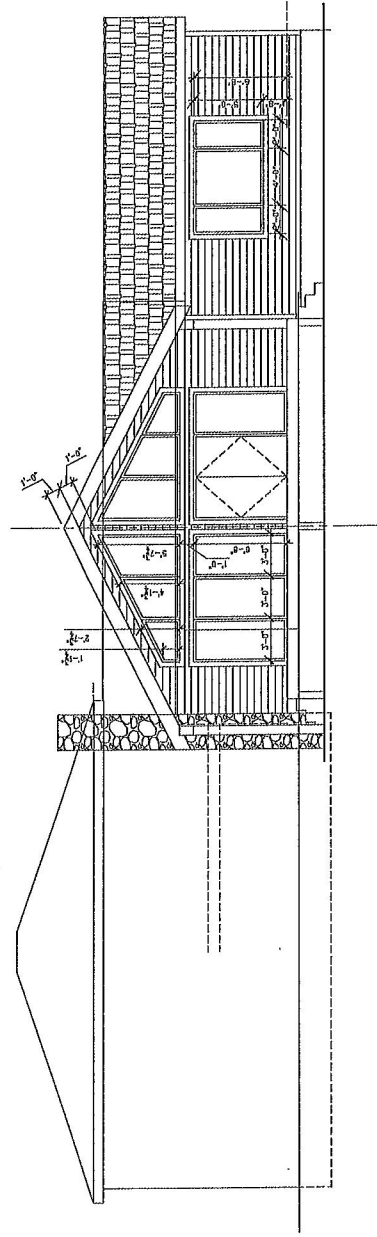
3115 LONGMEADOW, CINCINNATI, OH

ABBREVIATIONS

1	AD	ADDITION
2	AL	ALTERATION
3	AS	ASBESTOS
4	AV	AVAILABILITY
5	BA	BATH
6	BR	BREASTING ROOM
7	CA	CLOSET
8	CL	CLADDING
9	CO	COATING
10	CR	CROWN MOULDING
11	CS	CROWN MOULDING
12	CU	CUPBOARD
13	DA	DRAWING
14	DB	DECK
15	DC	DECK
16	DE	DECK
17	DF	DECK
18	DI	DIAPHRAGM
19	DM	DIAPHRAGM
20	DN	DIAPHRAGM
21	DO	DOOR
22	DR	DRY ROOM
23	DS	DRY ROOM
24	DT	DRY ROOM
25	DU	DRY ROOM
26	DV	DRY ROOM
27	EA	EARTH
28	EB	EARTH
29	EC	EARTH
30	ED	EARTH
31	EE	EARTH
32	EF	EARTH
33	EG	EARTH
34	EH	EARTH
35	EI	EARTH
36	EJ	EARTH
37	EK	EARTH
38	EL	EARTH
39	EM	EARTH
40	EN	EARTH
41	EO	EARTH
42	EP	EARTH
43	EQ	EARTH
44	ER	EARTH
45	ES	EARTH
46	ET	EARTH
47	EU	EARTH
48	EV	EARTH
49	EW	EARTH
50	EX	EXTERIOR
51	FA	FAMILY ROOM
52	FB	FAMILY ROOM
53	FC	FAMILY ROOM
54	FD	FAMILY ROOM
55	FE	FAMILY ROOM
56	FF	FAMILY ROOM
57	FG	FAMILY ROOM
58	FH	FAMILY ROOM
59	FI	FAMILY ROOM
60	FJ	FAMILY ROOM
61	FK	FAMILY ROOM
62	FL	FAMILY ROOM
63	FM	FAMILY ROOM
64	FN	FAMILY ROOM
65	FO	FAMILY ROOM
66	FP	FAMILY ROOM
67	FQ	FAMILY ROOM
68	FR	FAMILY ROOM
69	FS	FAMILY ROOM
70	FT	FAMILY ROOM
71	FU	FAMILY ROOM
72	FV	FAMILY ROOM
73	FW	FAMILY ROOM
74	FX	FAMILY ROOM
75	FY	FAMILY ROOM
76	FZ	FAMILY ROOM
77	GA	GARAGE
78	GB	GARAGE
79	GC	GARAGE
80	GD	GARAGE
81	GE	GARAGE
82	GF	GARAGE
83	GG	GARAGE
84	GH	GARAGE
85	GI	GARAGE
86	GJ	GARAGE
87	GK	GARAGE
88	GL	GARAGE
89	GM	GARAGE
90	GN	GARAGE
91	GO	GARAGE
92	GP	GARAGE
93	GQ	GARAGE
94	GR	GARAGE
95	GS	GARAGE
96	GT	GARAGE
97	GU	GARAGE
98	GV	GARAGE
99	GW	GARAGE
100	GX	GARAGE
101	GY	GARAGE
102	GZ	GARAGE
103	HA	HALL
104	HB	HALL
105	HC	HALL
106	HD	HALL
107	HE	HALL
108	HF	HALL
109	HG	HALL
110	HH	HALL
111	HI	HALL
112	HJ	HALL
113	HK	HALL
114	HL	HALL
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117	HO	HALL
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119	HQ	HALL
120	HR	HALL
121	HS	HALL
122	HT	HALL
123	HU	HALL
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126	HX	HALL
127	HY	HALL
128	HZ	HALL
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131	IC	INTERIOR
132	ID	INTERIOR
133	IE	INTERIOR
134	IF	INTERIOR
135	IG	INTERIOR
136	IH	INTERIOR
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139	IK	INTERIOR
140	IL	INTERIOR
141	IM	INTERIOR
142	IN	INTERIOR
143	IO	INTERIOR
144	IP	INTERIOR
145	IQ	INTERIOR
146	IR	INTERIOR
147	IS	INTERIOR
148	IT	INTERIOR
149	IU	INTERIOR
150	IV	INTERIOR
151	IW	INTERIOR
152	IX	INTERIOR
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154	IZ	INTERIOR
155	JA	JACKET
156	JB	JACKET
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161	JG	JACKET
162	JH	JACKET
163	JI	JACKET
164	JJ	JACKET
165	JK	JACKET
166	JL	JACKET
167	JM	JACKET
168	JN	JACKET
169	JO	JACKET
170	JP	JACKET
171	JQ	JACKET
172	JR	JACKET
173	JS	JACKET
174	JT	JACKET
175	JU	JACKET
176	JV	JACKET
177	JW	JACKET
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179	JY	JACKET
180	JZ	JACKET
181	KA	KITCHEN
182	KB	KITCHEN
183	KC	KITCHEN
184	KD	KITCHEN
185	KE	KITCHEN
186	KF	KITCHEN
187	KG	KITCHEN
188	KH	KITCHEN
189	KI	KITCHEN
190	KJ	KITCHEN
191	KK	KITCHEN
192	KL	KITCHEN
193	KM	KITCHEN
194	KN	KITCHEN
195	KO	KITCHEN
196	KP	KITCHEN
197	KQ	KITCHEN
198	KR	KITCHEN
199	KS	KITCHEN
200	KT	KITCHEN
201	KU	KITCHEN
202	KV	KITCHEN
203	KW	KITCHEN
204	KX	KITCHEN
205	KY	KITCHEN
206	KZ	KITCHEN
207	LA	LIVING AREA
208	LB	LIVING AREA
209	LC	LIVING AREA
210	LD	LIVING AREA
211	LE	LIVING AREA
212	LF	LIVING AREA
213	LG	LIVING AREA
214	LH	LIVING AREA
215	LI	LIVING AREA
216	LJ	LIVING AREA
217	LK	LIVING AREA
218	LL	LIVING AREA
219	LM	LIVING AREA
220	LN	LIVING AREA
221	LO	LIVING AREA
222	LP	LIVING AREA
223	LQ	LIVING AREA
224	LR	LIVING AREA
225	LS	LIVING AREA
226	LT	LIVING AREA
227	LU	LIVING AREA
228	LV	LIVING AREA
229	LW	LIVING AREA
230	LX	LIVING AREA
231	LY	LIVING AREA
232	LZ	LIVING AREA
233	MA	MATERIAL
234	MB	MATERIAL
235	MC	MATERIAL
236	MD	MATERIAL
237	ME	MATERIAL
238	MF	MATERIAL
239	MG	MATERIAL
240	MH	MATERIAL
241	MI	MATERIAL
242	MJ	MATERIAL
243	MK	MATERIAL
244	ML	MATERIAL
245	MM	MATERIAL
246	MN	MATERIAL
247	MO	MATERIAL
248	MP	MATERIAL
249	MQ	MATERIAL
250	MR	MATERIAL
251	MS	MATERIAL
252	MT	MATERIAL
253	MU	MATERIAL
254	MV	MATERIAL
255	MW	MATERIAL
256	MX	MATERIAL
257	MY	MATERIAL
258	MZ	MATERIAL
259	NA	NOT A PART
260	NB	NOT A PART
261	NC	NOT A PART
262	ND	NOT A PART
263	NE	NOT A PART
264	NF	NOT A PART
265	NG	NOT A PART
266	NH	NOT A PART
267	NI	NOT A PART
268	NJ	NOT A PART
269	NK	NOT A PART
270	NL	NOT A PART
271	NM	NOT A PART
272	NO	NOT A PART
273	NP	NOT A PART
274	NQ	NOT A PART
275	NR	NOT A PART
276	NS	NOT A PART
277	NT	NOT A PART
278	NU	NOT A PART
279	NV	NOT A PART
280	NW	NOT A PART
281	NX	NOT A PART
282	NY	NOT A PART
283	NZ	NOT A PART
284	OA	OPEN AREA
285	OB	OPEN AREA
286	OC	OPEN AREA
287	OD	OPEN AREA
288	OE	OPEN AREA
289	OF	OPEN AREA
290	OG	OPEN AREA
291	OH	OPEN AREA
292	OI	OPEN AREA
293	OJ	OPEN AREA
294	OK	OPEN AREA
295	OL	OPEN AREA
296	OM	OPEN AREA
297	ON	OPEN AREA
298	OO	OPEN AREA
299	OP	OPEN AREA
300	OQ	OPEN AREA
301	OR	OPEN AREA
302	OS	OPEN AREA
303	OT	OPEN AREA
304	OU	OPEN AREA
305	OV	OPEN AREA
306	OW	OPEN AREA
307	OX	OPEN AREA
308	OY	OPEN AREA
309	OZ	OPEN AREA
310	PA	PARTITION
311	PB	PARTITION
312	PC	PARTITION
313	PD	PARTITION
314	PE	PARTITION
315	PF	PARTITION
316	PG	PARTITION
317	PH	PARTITION
318	PI	PARTITION
319	PJ	PARTITION
320	PK	PARTITION
321	PL	PARTITION
322	PM	PARTITION
323	PN	PARTITION
324	PO	PARTITION
325	PP	PARTITION
326	PQ	PARTITION
327	PR	PARTITION
328	PS	PARTITION
329	PT	PARTITION
330	PU	PARTITION
331	PV	PARTITION
332	PW	PARTITION
333	PX	PARTITION
334	PY	PARTITION
335	PZ	PARTITION
336	QA	QUALITY
337	QB	QUALITY
338	QC	QUALITY
339	QD	QUALITY
340	QE	QUALITY
341	QF	QUALITY
342	QG	QUALITY
343	QH	QUALITY
344	QI	QUALITY
345	QJ	QUALITY
346	QK	QUALITY
347	QL	QUALITY
348	QM	QUALITY
349	QN	QUALITY
350	QO	QUALITY
351	QP	QUALITY
352	QQ	QUALITY
353	QR	QUALITY
354	QS	QUALITY
355	QT	QUALITY
356	QU	QUALITY
357	QV	QUALITY
358	QW	QUALITY
359	QX	QUALITY
360	QY	QUALITY
361	QZ	QUALITY
362	RA	REAR AREA
363	RB	REAR AREA
364	RC	REAR AREA
365	RD	REAR AREA
366	RE	REAR AREA
367	RF	REAR AREA
368	RG	REAR AREA
369	RH	REAR AREA
370	RI	REAR AREA
371	RJ	REAR AREA
372	RK	REAR AREA
373	RL	REAR AREA
374	RM	REAR AREA
375	RO	REAR AREA
376	RP	REAR AREA
377	RQ	REAR AREA
378	RR	REAR AREA
379	RS	REAR AREA
380	RT	REAR AREA
381	RU	REAR AREA
382	RV	REAR AREA
383	RW	REAR AREA
384	RX	REAR AREA
385	RY	REAR AREA
386	RZ	REAR AREA
387	SA	SCREEN
388	SB	SCREEN
389	SC	SCREEN
390	SD	SCREEN
391	SE	SCREEN
392	SF	SCREEN
393	SG	SCREEN
394	SH	SCREEN
395	SI	SCREEN
396	SJ	SCREEN
397	SK	SCREEN
398	SL	SCREEN
399	SM	SCREEN
400	SN	SCREEN
401	SO	SCREEN
402	SP	SCREEN
403	SQ	SCREEN
404	SR	SCREEN
405	SS	SCREEN
406	ST	SCREEN
407	SU	SCREEN
408	SV	SCREEN
409	SW	SCREEN
410	SX	SCREEN
411	SY	SCREEN
412	SZ	SCREEN
413	TA	TERRACE
414	TB	TERRACE
415	TC	TERRACE
416	TD	TERRACE
417	TE	TERRACE
418	TF	TERRACE
419	TG	TERRACE
420	TH	TERRACE
421	TI	TERRACE
422	TJ	TERRACE
423	TK	TERRACE
424	TL	TERRACE
425	TM	TERRACE
426	TO	TERRACE
427	TP	TERRACE
428	TQ	TERRACE
429	TR	TERRACE
430	TS	TERRACE
431	TT	TERRACE
432	TU	TERRACE
433	TV	TERRACE
434	TW	TERRACE
435	TX	TERRACE
436	TY	TERRACE
437	TZ	TERRACE
438	UA	UNDERGROUND
439	UB	UNDERGROUND
440	UC	UNDERGROUND
441	UD	UNDERGROUND
442	UE	UNDERGROUND
443	UF	UNDERGROUND
444	UG	UNDERGROUND
445	UH	UNDERGROUND
446	UI	UNDERGROUND
447	UJ	UNDERGROUND
448	UK	UNDERGROUND
449	UL	UNDERGROUND
450	UM	UNDERGROUND
451	UN	UNDERGROUND
452	UO	UNDERGROUND
453	UP	UNDERGROUND
454	UQ	UNDERGROUND
455	UR	UNDERGROUND
456	US	UNDERGROUND
457	UT	UNDERGROUND
458	UU	UNDERGROUND
459	UV	UNDERGROUND
460	UW	UNDERGROUND
461	UX	UNDERGROUND
462	UY	UNDERGROUND
463	UZ	UNDERGROUND
464	VA	VANITARY
465	VB	VANITARY
466	VC	VANITARY
467	VD	VANITARY
468	VE	VANITARY
469	VF	VANITARY
470	VG	VANITARY
471	VH	VANITARY
472	VI	VANITARY
473		

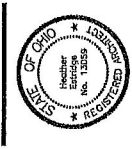


2 SIDE (EAST) ELEVATION
 SCALE 1/8" = 1'-0" (SHEET 15022)



3 REAR (SOUTH) ELEVATION
 SCALE 1/8" = 1'-0" (SHEET 15022)

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HEATHER L. LONGWOOD, LICENSE NO. 10829
 EXPIRES 12/31/2025

PROJECT NAME
 385 LONKESDON
 CINCINNATI, OH

DATE XX-XX-25

TITLE
 PROPOSED
 ELEVATIONS

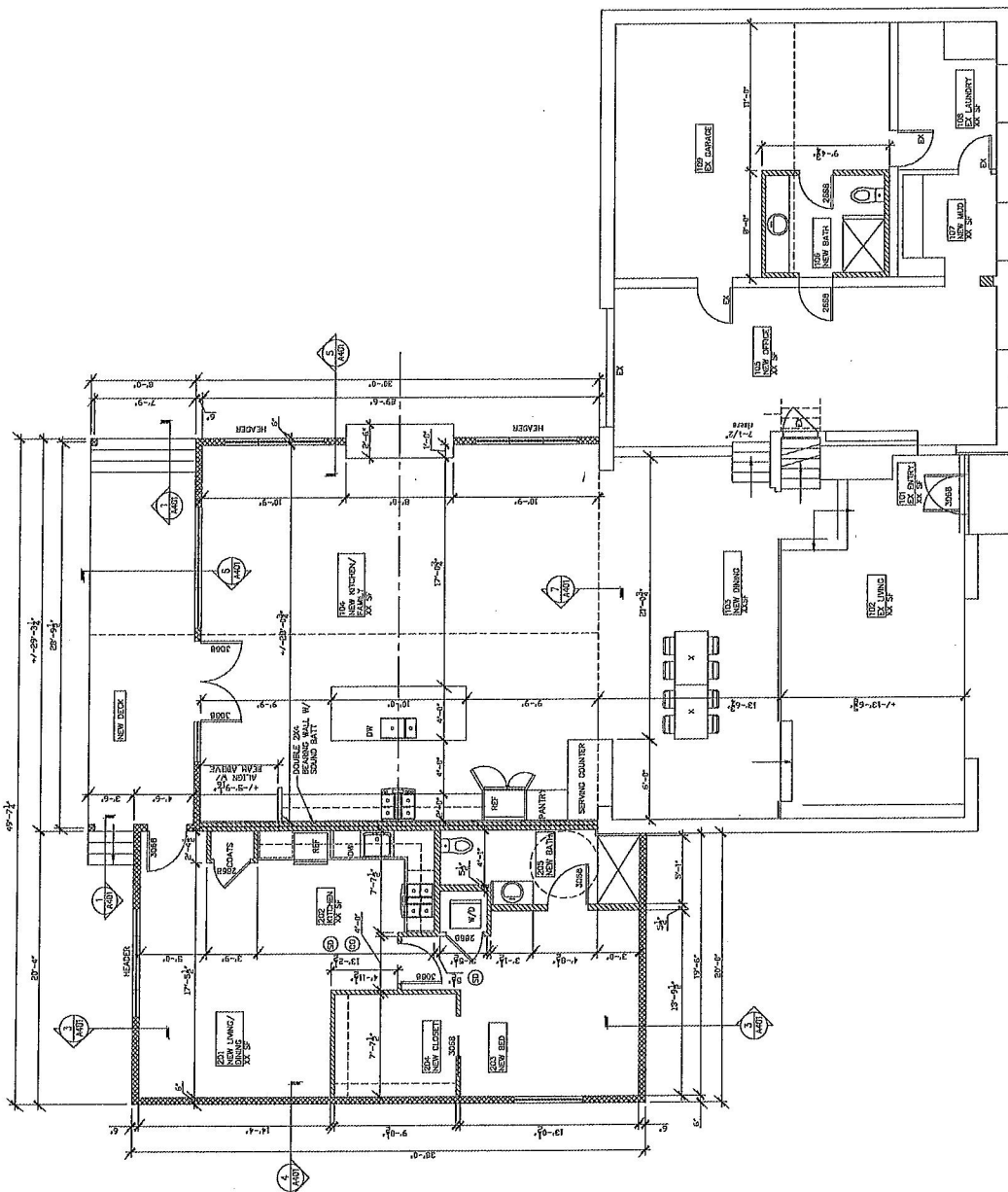
SHEET
 A201

SYMBOL LEGEND

-----	EXTERIOR 2x6 WOOD STUDS @ 16" OC
-----	CONC FOUNDATION WALLS
-----	INTERIOR 2x4 WOOD STUDS @ 16" OC
-----	NEW ROOF OVERHANGING
-----	EXHAUST VENT W/ LIGHT
⑤	SMOKE DETECTOR-VERIFY LOCATION WITH BUILDING INSPECTOR
⊙	CAUTION HAZARDOUS-VERIFY LOCATION WITH BUILDING INSPECTOR
⊙	JUNCTION BOX
⊙	TEMPERED GLASS
⊙	EMERGENCY ESCAPE AND RESCUE OPENING

GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF WALL UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE TYPICALLY 2" DEEP (2x4) UNLESS NOTED OTHERWISE.
- WINDOWS AND DOORS SHALL MEET IBC 703 U-FACTOR.
- PROVIDE 2x4 WOOD STUDS SPACING UNDER ALL BEAM BEARINGS.
- PROVIDE 2x4 BEAMS OR SOLID ROOFING AT 16" OC (MAX) AT ALL FLOOR JOISTS.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR M/M 1" OF GROUT SHALL BE PRESERVE TREATED.
- STALACTITE BOLTS AND FASTENERS SHALL BE SLAWANDED OR SYSTEM (GULF AND SCREW PLYWOOD JOISTS TO JOISTS).
- ALL EFFORTS SHALL BE TAKEN TO ACHIEVE A TIGHT FLOOR FINISH. FLOOR FINISH SHALL BE 1/2" ABOVE FINISH FLOOR LINE. ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED, WRAPPED IN VAPOR BARRIER, AND PENETRATED THROUGH ROOF WITH FLASHING FROM ABOVE. ALL PLUMBING AND MECHANICAL VENTS SHALL BE WRAPPED IN VAPOR BARRIER AND PENETRATED THROUGH ROOF WITH FLASHING FROM ABOVE. ALL METAL AND PVC VENTS AND FLASHING SHALL BE WRAPPED IN VAPOR BARRIER AND PENETRATED THROUGH ROOF WITH FLASHING FROM ABOVE.
- ALL INTERIOR PENETRATIONS ARE TO BE PROTECTED BY PRECASTING.
- PROVIDE INTERMITTENT MECHANICAL VENTILATION SYSTEMS W/ AIR EXHAUST TO OUTSIDE. GLASS SCREENS EXTENDING TO THE CEILING SHALL NOT EXCEED 10% OF THE CEILING AREA.
- ARTIFICIAL LIGHT AND MESH VENTILATION, CAPABLE OF 0.35 AIR CHANGES PER HOUR, SHALL BE PROVIDED IN ALL BATHS.
- CEILING HEIGHT, TYPICAL 10'-0".
- ALL WOOD CONTACTING AND FASTENERS IN CONTACT WITH ACM SHALL BE PRESERVE TREATED. ALL WOOD SHALL BE DIMENSIONED WITH 1/2" OVER.
- PROVIDE AIR 1/2" VERTICAL CLEARANCE UNDER ALL SHOWERS.
- ALL WOOD CONTACTING AND FASTENERS IN CONTACT WITH ACM SHALL BE PRESERVE TREATED. ALL WOOD SHALL BE DIMENSIONED WITH 1/2" OVER.
- A PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED.
- TYPE OF ALL LAMPS SHALL BE HIGH EFFICIENCY.
- PROVIDE FRIEZELOCS IN CONCEALED SPACES OF STUD WALLS AND PARTITION WALLS. PROVIDE FRIEZELOCS IN CONCEALED SPACES OF CEILING AND FLOOR JOISTS AND (B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0".
- VERIFY ALL LOCATIONS TO BE APPROVED BY THE BUILDING DEPARTMENT. VERIFY ALL LOCATIONS TO BE APPROVED BY THE BUILDING DEPARTMENT.
- ALL EXTERIOR WALLS ON ALL LEVELS SHALL BE 05-TOP BRICK WALL UNLESS NOTED OTHERWISE.



1ST FLOOR PLAN
 SCALE 1/8" = 1'-0" (SHEET 1000)



PROJECT NAME
 SIS LONGLENDON
 CINCINNATI, OH

DATE
 05-20-25

TITLE
 PROPOSED PLANS

SHEET
 A102

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 526-0120-0255-00 **Address** 3115 LONGMEADOW LN **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/Sk 
School District	CINCINNATI CSD	
Appraisal Area	Auditor Land Use	
52605 - AMBERLEY 05 Sales	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Tax Bill Mail Address	
MURRAY DANIEL MICHAEL & MEGHAN ELIZABETH MURRAY CO TR 3115 LONGMEDADOW LN CINCINNATI OH 45236 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	MURRAY DANIEL MICHAEL & MEGHAN ELIZABETH MURRAY CO TR 3115 LONGMEDADOW LN CINCINNATI OH 45236 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value	Effective Tax Rate	Total Tax
140,410	67.865414	\$7,620.90
Property Description		
LONGMEADOW LE 150 X 296.75 LOT 33 LAUREL HILL SUB		

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1962	Board of Revision	No
Total Rooms	8	Rental Registration	No
# Bedrooms	3	Homestead	Yes
# Full Bathrooms	2	Owner Occupancy Credit	Yes
# Half Bathrooms	1	Foreclosure	No
Last Transfer Date	9/29/2025	Special Assessments	No
Last Sale Amount	\$538,000	Market Land Value	78,830
Conveyance Number	392459	CAUV Value	0
Deed Type	WD - Warranty Deed (Conv)	Market Improvement Value	322,350
Deed Number		Market Total Value	401,180
# of Parcels Sold	1	TIF Value	0
Acreage	1.011	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$7,620.90

Notes