

AGENDA

July 6, 2026

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of March 18, 2026

Cases

CASE NO. 2026-135

Faigie Rosedale, the homeowner at 6835 Glen Acres Drive, is requesting a variance to Village Code Section 154.12 (A)(1) to permit the construction of a 48' long x 13'8" wide x 12'6" tall sports court structure along the north side front yard property lot line.

CASE NO. 2026-136

J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted modified plans seeking a variance that includes 3 retaining walls to be constructed higher than 54" for the business development at the Village North Site. On July 7, 2025, the Amberley Village Board of Zoning Appeals held a public meeting and approved development plans for a 9,600-square-foot warehouse and a 4,480-square-foot warehouse with office space to be built on 5.1 acres. Amberley Village Code Section 154.14 (A) requires any wall over 54" in height to be heard by the Board of Zoning Appeals.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, MARCH 18, 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, March 18, 2026, at 7:00 p.m.

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

PRESENT:

Rich Bardach
Craig Cappozzo
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 February 2, 2026 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. 2026-48

Mr. Fritsch introduced Case # 2026-48 in which Daniel and Meghan Murray, the property owners at 3115 Longmeadow Lane, requested 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.

Mr. Daniel Murray was in attendance, and was asked to approach the podium. Chairperson Bardach asked Mr. Murray if he wished to proceed with only four members of the Board of Zoning Appeals in attendance, to which Mr. Murray replied in the affirmative.

Mr. Cappozzo asked if there was support from the neighbors regarding the carport, and Mr. Rubenstein asked if there were any plans for landscaping. Mr. Murray said his neighbor was in support of the carport, and he would allow his neighbor to recommend any landscaping preferences if approved.

Mr. Cappozzo moved that the variance be approved, which was seconded by Ms. Jeruzalmi 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 to surround a tennis court.

Mr. Todd Farler of Gamechanger Athletics spoke on behalf of the Rosedales to indicate that the fence would not be visible from other properties, and would not separate any properties, making

it different from other fencing variance requests. He said plans were for children from the neighboring synagogue to use the tennis courts. With the nearby creek, the fence would serve as a way of keeping tennis balls out of the creek, and thereby make the courts safer for use by the children. Mr. Farler said that 10-foot-high fencing is standard for tennis courts.

Mr. Rubenstein asked if the fence would be visible from Section Road. Mr. Farler stated it would not be visible.

Mr. Rubenstein asked for confirmation that the fence would be polymer coated chain link. Mr. Farler said yes, and that black had been chosen for its invisibility.

Mr. Bardach asked if any alternatives to the fence had been considered, such as netting. Mr. Farler said that netting is not as durable as fencing, and would probably need to be replaced every two years. Mr. Bardach asked if there was collapsible fencing available, but Mr. Farler said he was unaware of any.

Mr. Cappozzo asked if Mr. Fritsch could pull up a slide to better visualize the location of the court. Mr. Farler pointed out the elevation and location of the court, and indicated a 12-15 foot drop, which he said made a ten-foot fence necessary for playability. Mr. Cappozzo asked if the fence would need to go all the way around the tennis court. Mr. Farler said it would, but that it would be over 50 feet from the right-of-way, and would be strictly for the safety of the players on the court.

Ms. Jeruzalmi asked for confirmation that the fence would not be visible from the street. Mr. Rubenstein asked if there was precedent for the fence, as there are several similar tennis court fences that can be seen from the street. Mr. Bardach replied that these were all installed prior to the fence height ordinance going into effect.

Mr. Rubenstein stated this was a front yard, and Mr. Fritsch said the property technically had two front yards, for which there was precedent for allowing variances. Mr. Rubenstein said there was precedent for exceptions on corner lots and irregularly-shaped lots as well.

Mr. Jack Rubenstein of 6890 Fair Oaks Lane said he lives across from the Rosedales, and supports the variance, especially as it won't be visible from the street. He said there were multiple other properties in the Village with 10-foot fences around their tennis courts. He said the court would be unusable without the fence, and that the Rosedales had landscaped the entire property to ensure it wouldn't be visible from the street.

Mr. Michael Schuster of 6825 Glen Acres Drive said he lives adjacent to the Rosedales, and has appeared before the Board of Zoning Appeals regarding fences before. He provided his credentials, which included founder and employer at MSA Sports, and cited his commitment to physical fitness and safety, and said he was not opposed to the tennis court, but had concerns regarding the original site plans and potential runoff impact on the Mill Creek. He asked if the plans were submitted to the Metropolitan Sewer District for review since the amount of development on the parcel seemed to be proportionally significant. He requested that landscaping requirements be more specific to include a minimum size of arbor vitae to ensure stability following an excessive manipulation of natural terrain. He asked if there were retaining walls required to accommodate the development.

Mr. Bardach said he would defer Mr. Schuster's questions back to the Village, and asked if there had been any other feedback on the case. Mr. Lahrmer said there were none outside of the letters submitted to the Board and the comments at tonight's meeting.

Mr. Rubenstein said it was his opinion that the variance request was appropriate, and that he was in support of it on the condition it remained consistent with the design as submitted, and as long as the Rosedales maintained the landscaping to buffer the view from the street.

Mr. Bardach said that given the 15-foot drop-off and the nature of the lot and its hazardous conditions, he was in support of the variance as well.

Mr. Cappozzo moved to permit the variance request which was seconded by Mr. Rubenstein and passed unanimously.

NEW BUSINESS

There being no further business, the meeting was adjourned at 7:45 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: July 6, 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, **July 6, 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 154.12 (A)(1) to permit the construction of a 48' long x 13'8" wide x 12'6" tall sports court structure along the north side front yard property 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 July 6, 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

July 6, 2026

Subject:

6835 Glen Acres Drive

Variance:

Sport court shelter in the front yard

Item: Case#2026-135

Variance Request: Faigie Rosedale, the homeowner at 6835 Glen Acres Drive, is requesting a variance to Village Code Section 154.12 (A)(1) to permit the construction of a 48' long x 13'8" wide x 12'6" tall sports court structure along the north side front yard property lot line.

Zoning Code Review:

§ 154.12 ACCESSORY STRUCTURES.

- (A) An accessory structure is permitted in a residential district if it meets the following restrictions:
 - (1) No accessory structure shall be erected in a front yard.

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 sports court shelter to be constructed in the front yard along Section Road.

The proposed sports court structure is 48' long x 13'8" wide x 12'6" tall and would be along the north side front yard property lot line. The application to the Board states that the shelter would provide a respite from the sun and be a beautiful space for gathering, enjoying refreshments, and viewing sports games. The shelter has been tastefully designed and in keeping with the style of the home with stucco fascia. The front and sides will be open to provide an airy feel. The ceiling will be classic stained tongue and groove wood. The resident further states that the lot has frontage on two streets. The shelter is in what is being viewed as the side yard and will not be readily visible from the street.

Zoning Code Section 154.12 (A)(1) states that no structure is permitted in any part of a front yard. Therefore, a variance is necessary to allow the structure to be constructed as proposed.

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

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

RE: Request for Sportcourt Shelter Variance
Property Address: 6835 Glen Acres Dr, Cincinnati, OH 45237

Dear Mr. Lahrmer,

This request seeks approval for a variance to allow the construction of a Shelter next to the approved, built, Sportcourt on the property. The variance is needed to address Village Code Section 154.12(a)(1), which states:

154.12 ACCESSORY STRUCTURES.

- (A) An accessory structure is permitted in a residential district if it meets the following restrictions:
- (1) No accessory structure shall be erected in a front yard.

We understand and agree that on a typical property where the front yard is positioned and viewable from the street, that this provision should be upheld so as to ensure maximum aesthetic curb appeal.

The property in question, however, is a non-conforming lot that has frontage on two streets. The portion of the property where the Sportcourt is, and the proposed Shelter would be, functions as a **visually protected side yard**.

Based on the parcel layout and the public records for 6835 Glen Acres Dr, we believe the **front yard** is along Glen Acres Drive, not Section Road or any side of the property. The lot is approximately 95' × 315' (irregular) with the driveway and primary access from Glen Acres Drive, which establishes that frontage as the front lot line under Amberley Village's zoning code.

So, for zoning purposes:

- **Front yard:** The yard between the house and Glen Acres Drive.
- **Rear yard:** The yard extending behind the house toward the wooded portion of the lot.
- **Side yards:** The two remaining sides of the house.

We are respectfully making the case that the portion of the property in question is in fact a **side yard**, based on the information above. Furthermore, this portion of the property is naturally screened by existing mature trees, so the structure would not be visible from neighboring residences or street view.

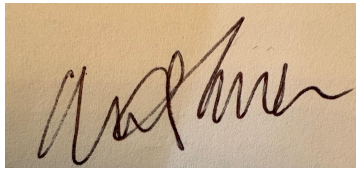
The addition of the Sportcourt Shelter will not create any visual or aesthetic hardship for adjacent properties or the public due to the property layout and vegetation. However, it would create a usability and practical hardship for the Rosedale family if they were not able to build the Shelter on the existing

Sportcourt — the size and material specifications of the Sportcourt were specifically based on the design plan to accommodate the construction of the Shelter on the Sportcourt foundation.

Given the information outlined above, we believe this mitigates the concerns set forth in Village Code Section 154.12(a)(1), as the portion of the property in question is firmly positioned in the **side yard**.

We respectfully request approval of the Sportcourt Shelter variance and have provided photos for reference.

Thank you for your consideration,

A handwritten signature in dark ink on a light-colored background. The signature is cursive and appears to read 'Austin Miller'.

Austin Miller, Distinctive Patios,
on behalf of Mr. Rosedale, Homeowner

View from the EAST



View from the SOUTH (Rosedale residence blocks view of the Sportcourt and proposed Shelter from any neighbors)

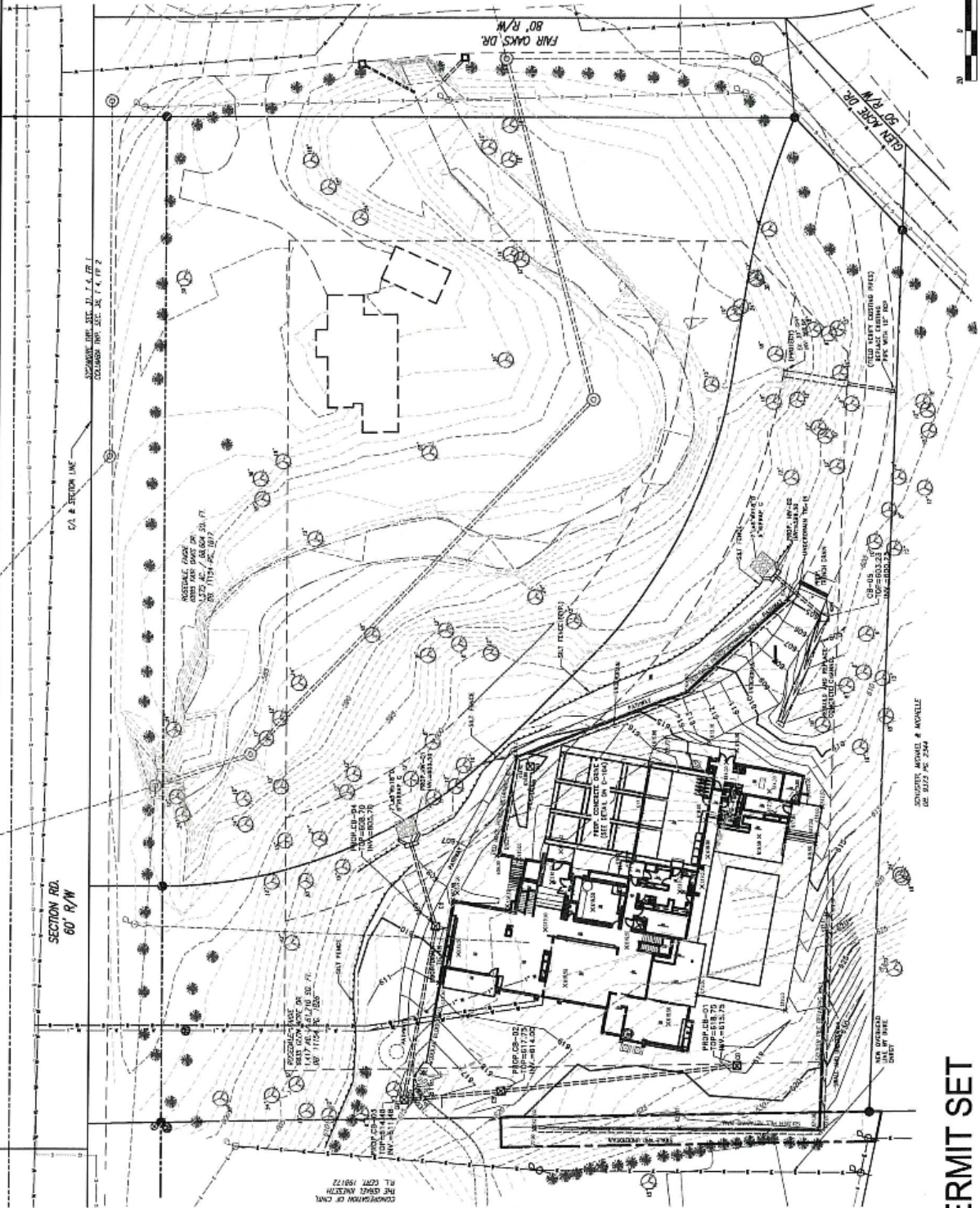


View from the WEST (landscape blocks any view from neighbors to the east)



View from the NORTH (trees block view of proposed Shelter from Section Rd to the north)





GRAPHIC SCALE 1" = 20'

PERMIT SET



Zoning Approval / Zoning Variance / Property Zoning Change

**Amberley
Village**

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

Date: May 14, 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:

Construction of a Sporicourt Shelter to provide a respite from the sun and a beautiful space for gathering, enjoying refreshments, and viewing sport games. The

Shelter is tastefully designed and in keeping with the style of the home with stucco fascia. The front and sides will be open to provide an airy feel and flow to

surrounding plantings. Ceilings will be classic stained tongue and groove wood.

Although this non-conforming lot has frontage on two streets, the Shelter placement is in what is being viewed as the side yard and will not be readily visible from the street.

The proposed project is at the following address:

6835 Glen Acres Drive, Amberley Village

I certify the attached plat and measurements are accurate.

Sincerely,

Yitzhak Rosedale

Homeowner's Printed Name



Homeowner's Signature

yrosedale@gmail.com

Homeowner's Email Address

(513) 260-4653

Homeowner's Phone Number

Distinctive Patios, LLC

Contractor's Name

6662 Clough Pike, Unit B, 45244

Contractor's Address

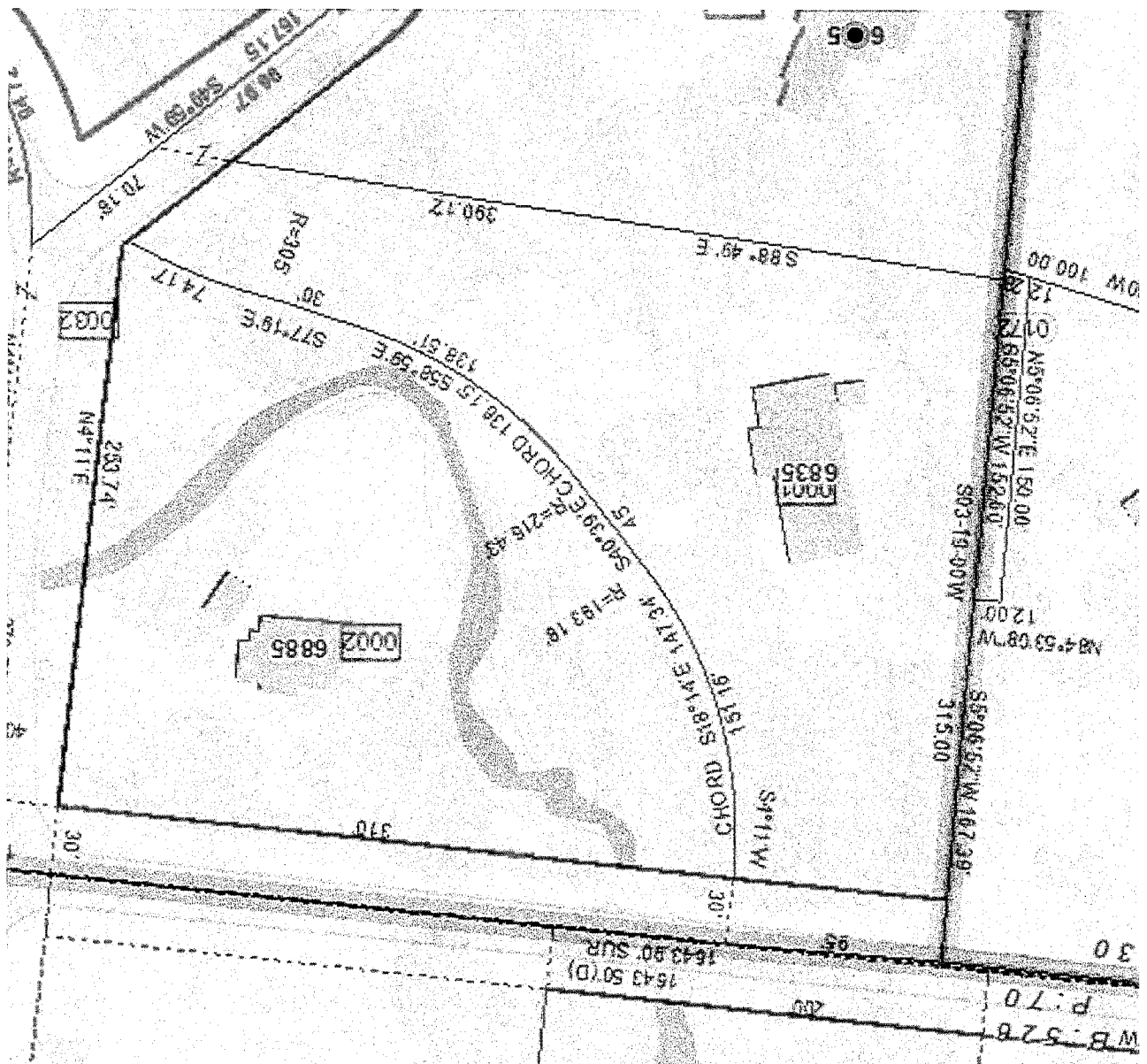
marianne@distinctivepatios.com

Contractor's Email Address

513-384-7215

Contractor's Phone Number





Jessica E. Miranda
HAMILTON COUNTY AUDITOR



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

Property Summary

Menu

Parcel ID

526-0020-0001-00

Address

6835 GLEN ACRES DR

Index Order

Parcel Number

Tax Year

2025 Payable 2026

Property Information

Tax District	017 - AMBERLEY-CINTI CSD	Images/Sketches
School District	CINCINNATI CSD	
Appraisal Area	52603 - AMBERLEY 03	
Auditor Land Use	510 - SINGLE FAMILY DWLG	
Owner Name and Address	ROSEDALE FAIGIE 6835 GLEN ACRES DR CINCINNATI OH 452373627 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address ROSEDALE FAIGIE 6835 GLEN ACRES DR CINCINNATI OH 452373627 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)
Assessed Value	715,720	Effective Tax Rate 67.966096
		Total Tax \$44,383.44
Property Description GLEN ACRES DR 95 X 315 IRR R2- T4- S36 N E		

Appraisal/Sales Summary

Year Built	2024
Total Rooms	27
# Bedrooms	9
# Full Bathrooms	8
# Half Bathrooms	3
Last Transfer Date	6/2/2009
Last Sale Amount	\$0
Conveyance Number	
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	184167
# of Parcels Sold	1
Acreage	1.369

Tax/Credit/Value Summary

Board of Revision	YES(94)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	111,080
CAUV Value	0
Market Improvement Value	1,933,840
Market Total Value	2,044,920
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$22,232.38

Notes

None



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: July 6, 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, July 6, 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:

J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted modified plans seeking a variance that includes 3 retaining walls to be constructed higher than 54" for the business development at the Village North Site. On July 7, 2025, the Amberley Village Board of Zoning Appeals held a public meeting and approved development plans for a 9,600-square-foot warehouse and a 4,480-square-foot warehouse with office space to be built on 5.1 acres. Amberley Village Code Section 154.14 (A) requires any wall over 54" in height to be heard by the Board of Zoning Appeals.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tprisoner@amberleyvillage.org, or you may attend the July 6, 2026, Board of Zoning Appeals public meeting in person. If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *The New Trails End Investment Co., 2222 Fernleaf Lane, Columbus, Ohio 43235*
Holly Sauerbrunn, 3612 Dickens Ave, Cincinnati, Ohio 45213
Mercy Health, Kim Baltz, 1701 Mercy Health Place, Cincinnati, Ohio 45237
Molly J. Properties, 7210 Thumbelina Ln, Cincinnati, Ohio 45242
City of Reading, 1004 Market Street, Reading, Ohio 45215
Bradley Wilhelm, 4307 Cornell Road, Cincinnati, Ohio 45241
Cynthia Brown, 10027 Windzag Lane, Cincinnati, Ohio 45215

Jason and Carrie Biedelman, 8505 Crestdale Court, Cincinnati, Ohio 45236
Dere Properties LLC, 7809 Southtown Center #220, Minneapolis, MN 55431
Mary Ward, 625 Maple Drive, Cincinnati, Ohio 45215
Jakob and Shayna Harper, 621 Maple Drive, Cincinnati, Ohio 45215
Emily and Joan Bautista, 617 Maple Drive, Cincinnati, Ohio 45215
Spaulding Property Management, 9835 Zig Zag Drive, Cincinnati, Ohio 45242
Sharon and Denver Gabbard, 609 Maple Drive, Cincinnati, Ohio 45215
Danny Staab, 605 Maple Drive, Cincinnati, Ohio 45215
Joe and Dawn Ellis, 601 Maple Drive, Cincinnati, Ohio 45215
Steve and Jessica Puchan, 521 Maple Drive, Cincinnati, Ohio 45215
Sherry Driskell, 519 Maple Drive, Cincinnati, Ohio 45215
Terry and Phyllis Brinck, 517 Maple Drive, Cincinnati, Ohio 45215
Brent and Heidi Bothe, 515 Maple Drive, Cincinnati, Ohio 45215
Seth and Lindsey Redwine, 841 Bunny Court, Cincinnati, Ohio 45215



7149 Ridge Road
Amberley Village, OH 45237

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

amberlevillage.org

Amberley Village Planning Commission Staff Report

July 6, 2026

Subject:

Integrity Green Landscaping 8607 Ridge Road

Variance:

J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted modified plans seeking a variance that includes 3 retaining walls to be constructed higher than 54" for the business development at the Village North Site. On July 7, 2025, the Amberley Village Board of Zoning Appeals held a public meeting and approved development plans for a 9,600-square-foot warehouse and a 4,480-square-foot warehouse with office space to be built on 5.1 acres. Amberley Village Code Section 154.14 (A) requires any wall over 54" in height to be heard by the Board of Zoning Appeals.

Item: Case#2026-136

Variance Request: To permit 3 retaining walls over 54" in height

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:

J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted modified plans seeking a variance that includes 3 retaining walls to be constructed higher than 54" for the business development at the Village North Site. On July 7, 2025, the Amberley Village Board of Zoning Appeals held a public meeting and approved development plans for a 9,600-square-foot warehouse and a 4,480-square-foot warehouse with office space to be built on 5.1 acres.

The hardship letter submitted states that strict application of the zoning regulations would create practical difficulties or unnecessary hardship, provided that the intent of the Zoning Code is observed, and substantial justice is done. The requested retaining walls are necessary due to the unique topography of the property. During the final engineering and site design process, it became apparent that the natural slope of the site creates significant elevation changes along the northern property boundary and within

the site.

The two interior retaining walls (10' and 6') are located well within the property and protected from view by either their location or the significant landscape buffer. The two retaining walls are needed to meet topography restraints.

To construct a safe and functional parking area while minimizing disturbance to the surrounding property, a 3rd retaining wall is required. The proposed retaining wall along the northern property line will vary in height from approximately 0.5 feet to a maximum height of approximately 17 feet at its highest point. The wall is not being proposed for aesthetic or convenience purposes, but rather as a necessary engineering solution to address existing site conditions and preserve the functionality of the property. Without the retaining wall, approximately twenty-four (24) of the originally planned seventy (70) employee parking spaces would be eliminated due to grading limitations. By incorporating the retaining wall into the design, the loss of parking spaces is reduced to thirteen (13), resulting in a total of fifty-seven (57) employee parking spaces. The wall will be constructed using decorative Reading Rock AB Classic retaining wall blocks, providing an attractive and durable finished appearance. In addition, substantial landscaping will be installed along the face of the wall, including trees and other plants that will soften its appearance and help it blend naturally into the surrounding environment. As a result, the wall will be harmonious with the character of the property and neighborhood.

Consistency with the Intent of the Zoning Code granting the requested variance will not alter the essential character of the neighborhood, create adverse impacts on adjacent properties, or undermine the purposes of the Village's zoning regulations. Rather, the variance will allow the property to be reasonably utilized while addressing the unique physical characteristics of the site. The requested relief is limited in scope, necessitated by site-specific engineering conditions, and consistent with the intent of the Village Code.

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

Zoning Approval / Zoning Variance / Property Zoning Change



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

Date: June 13th, 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:

Variances; please see the attached letter for details

The proposed project is at the following address:

8607 Ridge Road. Amberley, OH 45236

I certify the attached plat and measurements are accurate.

Sincerely,

Joe Middleton

Homeowner's Printed Name

Homeowner's Signature

joe@integritygreenoh.com

Homeowner's Email Address

513-616-4359

Homeowner's Phone Number

Contractor's Name

Contractor's Address

Contractor's Email Address

Contractor's Phone Number



Wiseland, LLC
6216 Whileaway Dr.
Loveland, OH 45140

June 13, 2026

VIA EMAIL DELIVERY (cfritsch@amberlyvillage.org)

Mr. Scot F. Lahrmer, Village Manager
c/o Chris Fritsch, Zoning and Project Administrator
VILLAGE OF AMBERLEY
7149 Ridge Road
Cincinnati, OH 45237

Re: Application for Variance Request – Retaining Wall Height
8607 Ridge Road Amberly, OH 45236

Dear Mr. Lahrmer,

Please accept this letter in support of an application to the Village of Amberley Board of Zoning Appeals ("BZA") requesting approval of a variance related to the construction of a retaining wall along the northern property boundary of the approximately 5.1017-acre property located at 8607 Ridge Road, Amberley Village, Ohio 45236.

As part of the proposed site improvements, Integrity Green Landscaping (Wiseland, LLC) seeks the following variance:

1. A variance from Section 154.14(A) of the Village Code, which limits walls within side and rear yards to a maximum height of four and one-half (4.5) feet.

For the reasons outlined below, we respectfully request that the BZA grant the requested variance pursuant to Section 154.67(A) of the Village Code, which authorizes the Board to grant variances where strict application of the zoning regulations would create practical difficulties or unnecessary hardship, provided that the intent of the Zoning Code is observed and substantial justice is done.

Site Conditions and Need for Variance

The requested retaining wall is necessary due to the unique topography of the property. During the final engineering and site design process, it became apparent that the natural slope of the



site creates significant elevation changes along the northern property boundary and within the site. In order to construct a safe and functional parking area while minimizing disturbance to the surrounding property, a retaining wall is required.

The proposed retaining wall along the northern property line will vary in height from approximately 0.5 feet to a maximum height of approximately 17 feet at its highest point. The wall is not being proposed for aesthetic or convenience purposes, but rather as a necessary engineering solution to address existing site conditions and preserve the functionality of the property.

Without the retaining wall, approximately twenty-four (24) of the originally planned seventy (70) employee parking spaces would be eliminated due to grading limitations. By incorporating the retaining wall into the design, the loss of parking spaces is reduced to thirteen (13), resulting in a total of fifty-seven (57) employee parking spaces.

Within the interior of the property there are also two other retaining walls required, one is 10' in height and the other is 6' in height.

Practical Difficulties

The need for the variance arises directly from the property's existing natural terrain and not from any action of the applicant. Strict application of the 4.5-foot wall height limitation would significantly impair the reasonable use of the property and prevent development of a parking area capable of supporting the operational needs of the business.

The requested variance represents the minimum relief necessary to accommodate the site's topographic constraints while preserving safe vehicular access, adequate parking, and proper site functionality. No reasonable alternative design has been identified that would achieve the same result while complying with the height restriction.

Compatibility with Surrounding Properties

The proposed retaining wall along the northern property line has been designed to be compatible with the surrounding area and to minimize visual impacts. The wall will be constructed using decorative Reading Rock AB Classic retaining wall blocks, providing an attractive and durable finished appearance.

In addition, substantial landscaping will be installed along the face of the wall, including trees and other plantings that will soften its appearance and help it blend naturally into the surrounding environment. As a result, the wall will be harmonious with the character of the property and neighboring landscape.



The interior retaining walls (10' and 6') are located well within the property and protected from view by either their location and or the significant landscape buffer.

Consistency with the Intent of the Zoning Code

Granting the requested variance will not alter the essential character of the neighborhood, create adverse impacts on adjacent properties, or undermine the purposes of the Village's zoning regulations. Rather, the variance will allow the property to be reasonably utilized while addressing the unique physical characteristics of the site.

The requested relief is limited in scope, necessitated by site-specific engineering conditions, and consistent with the intent of the Village Code. Approval of the variance will permit safe and efficient development of the property while preserving the aesthetic quality of the area.

For all of the reasons set forth above, and as will be further demonstrated through testimony and supporting exhibits presented at the hearing, we respectfully request that the Board approve the requested variance.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Joe Middleton', is written over a light gray rectangular background.

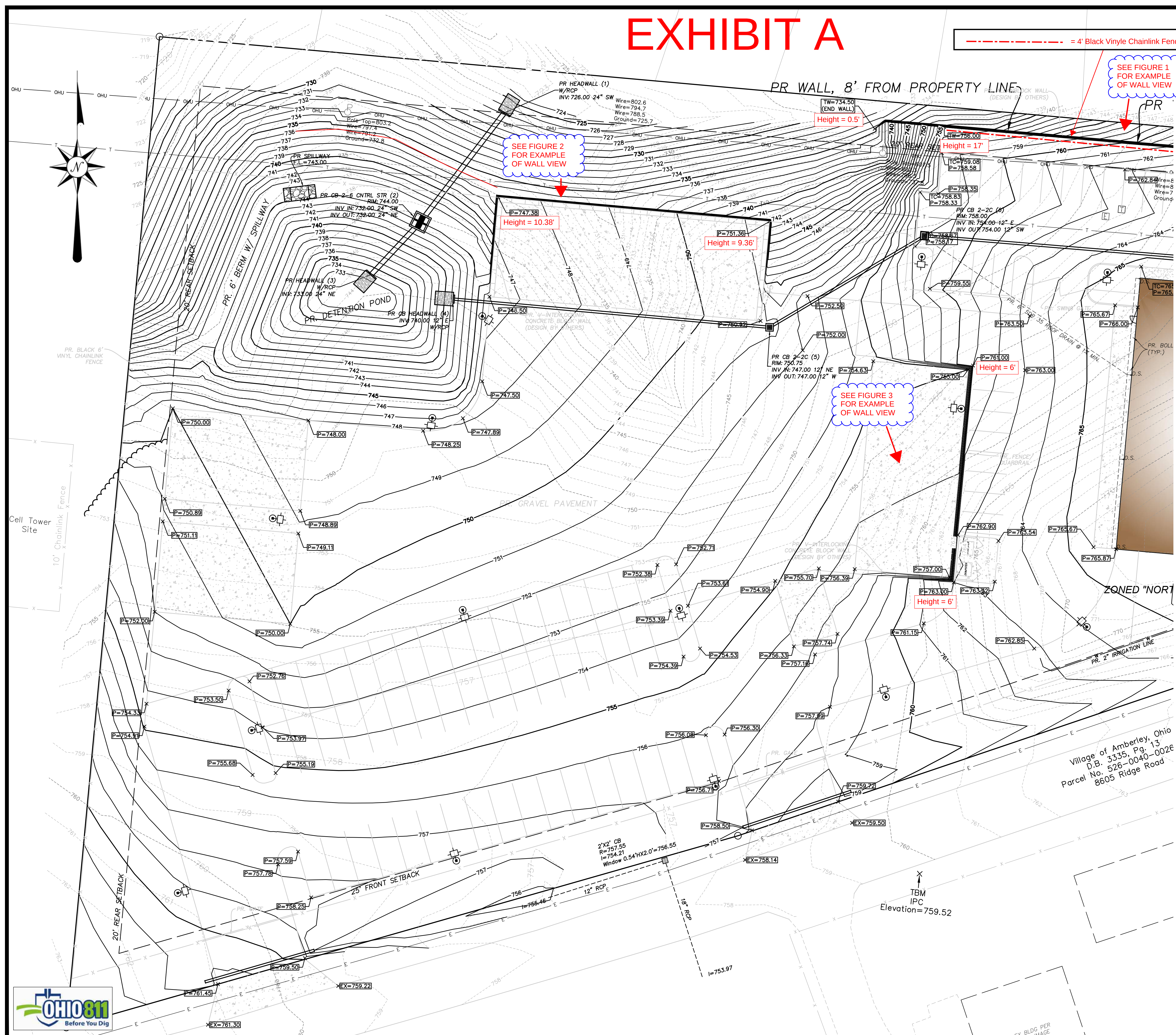
Joe Middleton
Wiseland, LLC

Enclosures:

Exhibit A – Site Plan

Exhibit B – Retaining Wall Example Photos

EXHIBIT A



GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F=FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL
B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX=EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.
TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.
CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

--- EX. CONTOUR
--- PR. CONTOUR (MAJOR)
--- PR. CONTOUR (MINOR)

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED ENGINEER No. 65653
5/26/2026

REVISIONS	
NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

INTERGRITY LANDSCAPING - AMBERLEY
GRADING PLAN (WEST)
8607 RIDGE RD.,
AMBERLEY VILLAGE, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	25-102	
DATE	May. 26, 2026	

SHEET NO.

C-4

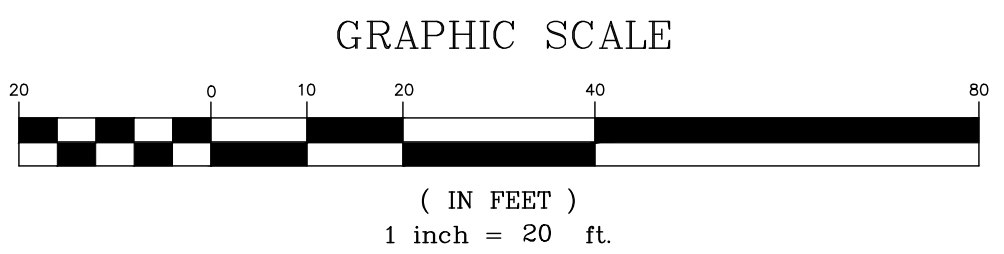
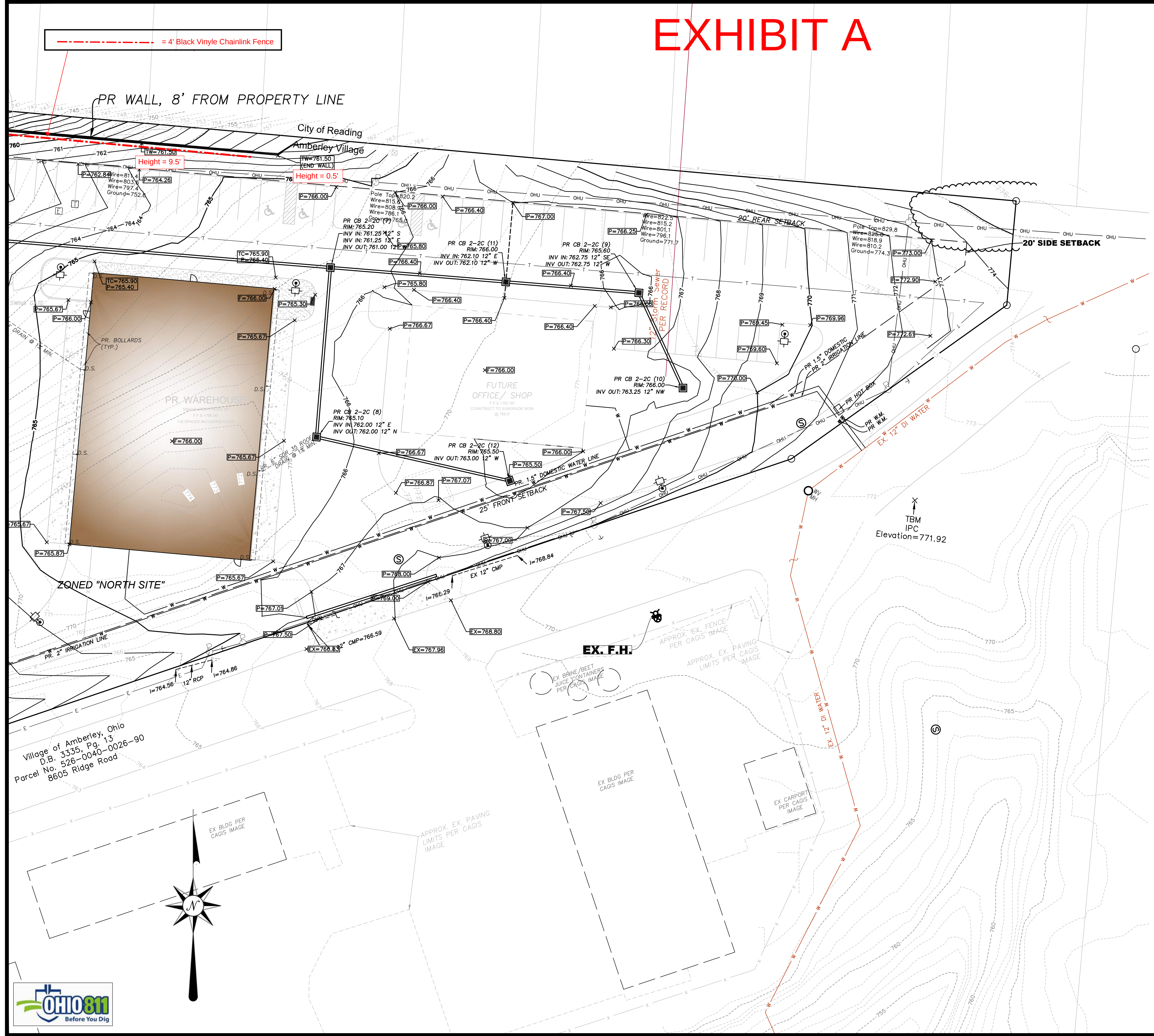


EXHIBIT A



GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F=FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX.=EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

--- EX. CONTOUR
--- PR. CONTOUR (MAJOR)
--- PR. CONTOUR (MINOR)

STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED PROFESSIONAL ENGINEER
5/26/2026

PROF. SEAL

REVISIONS	
NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

INTERGRITY LANDSCAPING - AMBERLEY
GRADING PLAN (EAST)
8607 RIDGE RD.,
AMBERLEY VILLAGE, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	25-102	
DATE	May. 26, 2026	

SHEET NO.

C-4.1

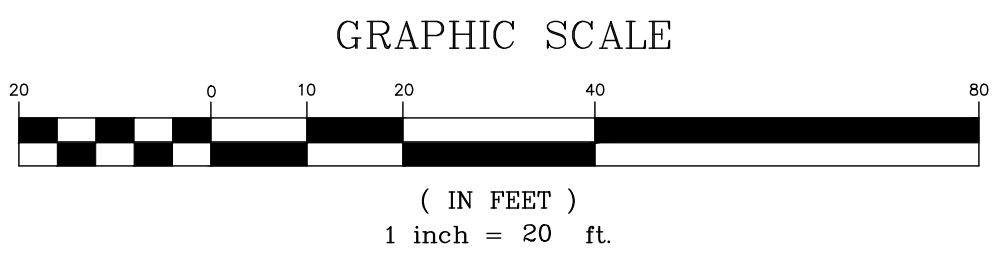


EXHIBIT B

FIGURE 1

Engineered retaining wall utilizing Reading Rock AB Classic Wall Blocks.



EXHIBIT B

FIGURE 2

Engineered retaining wall utilizing 6'x2'x2' concrete blocks



EXHIBIT B

FIGURE 3

Engineered retaining wall utilizing 6'x2'x2' concrete blocks

