

AGENDA

August 3, 2026

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of July 6, 2026

Cases

CASE NO. 2026-155

Yitzhak Rosedale, the property owner at 7011 Fair Oaks Drive, is 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 addition to be built 10' from the south side yard lot line.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
MONDAY, JULY 6, 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, July 6, 2026, at 7:00 p.m.

Chairperson Bardach welcomed everyone to the meeting and led the Pledge of Allegiance for those in attendance, and the following roll was taken:

PRESENT:

Rich Bardach
Rick Lauer
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 March 18, 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. He also announced that there had been several recent instances of a fraudster attempting to collect money from residents who had been awarded variances by the Board of Zoning Appeals. He reminded all in attendance that Amberley Village does not charge for zoning variances. Village Manager Scot Lahrmer announced that a statement had been added to the Village zoning application and approval letters indicating that no charge is associated with Village zoning variances to prevent further scams.

It was noted that representation for Case No.135 had not yet arrived in chambers, so Case No.136 was called.

CASE NO. 2026-136

Mr. Fritsch introduced Case #2026-136 in which J.P. Burleigh, the representative for Integrity Green Landscaping, submitted modified plans seeking a variance that includes three 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 with office space to be built on 5.1 acres. Amberley Village Code section 154.14(A) requires a variance for any wall over 54" in height to be heard by the Board of Zoning Appeals.

Mr. Fritsch noted the unique topography of the site, which has a natural slope. He said Integrity Green would need two interior retaining walls and a third retaining wall for the parking area to preserve 57 parking spaces.

Mr. Burleigh stated the conditions were identified by the project engineer which would compromise the approved parking configuration. He said the slope would result in the loss of some of the originally intended parking spaces regardless, but that the requested retaining walls

would allow for enough spaces to make things manageable. He said the practical difficulty presented by the topography on the property establishes a hardship, making the variance justifiable by state law. He added that landscaping would camouflage the walls, making them aesthetically appealing.

Mr. Jonathan Evans introduced himself as a civil engineer with Evans Engineering, which was hired to work with the topography. He said the slope created more of a challenge than what was originally anticipated, and that there was a 17-foot drop at the western side of the parking area.

Mr. Lauer asked how many parking spaces would be lost if the retaining walls were not granted. Mr. Evans replied that 23 parking spaces would be lost. Mr. Joe Middleton of Integrity Green added that there was no other parking available.

Mr. Rubenstein asked what the wall would look like, and Mr. Middleton pointed out the rendering on the exhibit screen. Mr. Fritsch also scrolled through the exhibit to highlight the other retaining walls. Mr. Fritsch said they would need to ensure proper drainage from the site, to which Mr. Middleton responded the wall would be key in ensuring water flows to the retention pond.

Chairperson Bardach asked if there were any provisions the Board would require for approval. Mr. Burleigh stated that landscaping was already required in the original zoning approval. Mr. Fritsch asked about the color of the stone to be used for the wall. Mr. Middleton offered to share some of the options, and Mr. Cappozzo said the Village would want something natural. Mr. Bardach asked if there were any residents who wished to speak.

Mr. Ed Sauerbrunn of 800 Hill Street in Reading asked where commercial vehicles would be parked, expressing concerns about parking on the street. Mr. Middleton said that this had been addressed in previous meetings, but that parking would be on site.

Mr. Bardach asked if there had been any correspondence with the Village regarding the case, to which Mr. Lahrmer responded there had not.

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

CASE NO. 2026-135

Mr. Fritsch introduced Case # 2026-135, in which Faigie Rosedale, the homeowner at 6835 Glen Acres Drive, requested 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 property line.

Mr. Lauer, as a neighbor of the homeowner, recused himself from the case and was dismissed.

Mr. Austin Miller of Distinctive Patios introduced himself as the contractor and representative for the Rosedales. He said the structure was not visible from the street, and that the build site is considered to be the side yard as the property is on a corner lot. He said the variance request would be built within the parameters of the property maximum, as he was aware the property is at capacity.

Mr. Rubenstein asked if the proposed structure was to be built within the fence the Board had already approved. Mr. Miller said yes, and that he thought the structure had been approved due to the scam letter he received digitally. He agreed to share the scam letter with Mr. Fritsch to aid the Village in looking into the fraud.

Mr. Rubenstein asked if the metal privacy fence depicted on the drawings was the one that was already approved. Mr. Miller said it was not, and that it was only four feet tall, and acted as a sight barrier for the back wall for aesthetic purposes. At Mr. Rubenstein's request, Mr. Miller showed the Board the rendering on the exhibit screen. Mr. Miller also said that he had been asked to make it look like the original house.

Mr. Cappozzo asked if it was a fence or a back wall, and Mr. Miller said the material is often used as fencing or a wall, depending on the desired effect. He said in this case, it functions more as a wall.

Mr. Bardach asked if there were any correspondence with the Village, and Mr. Lahrmer said there had been two residents with concerns. The first had concerns because he thought it had already been approved, but expressed they were okay with the project. The second was not supportive.

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

NEW BUSINESS

There being no further business, the meeting was adjourned at 7:36 p.m.

Tammy Reasoner, Clerk of Council

Rich Bardach, Chairperson



7149 Ridge Road
Amberley Village, OH 45237

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

amberlevillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: August 3, 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, August 3, 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:

Yitzhak Rosedale, the property owner at 7011 Fair Oaks Drive, is 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 addition to be built 10' from the south 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 August 3, 2026, Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *Yitzhak Rosedale, 7011 Fair Oaks Drive*
Richard & Melissa Lauer, 6945 Fair Oaks Drive
Edward Sachsendorfer TR, 7000 Fair Oaks Drive
Seth & Lisa Kim Cook, 6942 Fair Oaks Drive
Richard & Heather Goldstein, 7072 Fair Oaks Drive
James & Margaret Robinson, 7051 Fair Oaks Drive
Travis & Rebekah Burghardt, 2471 Brookwood Lane
James Huey & Cathering Hamilton, 2470 Section Road
Daniel & Amy Careym 2500 Willowbrook Drive



7149 Ridge Road
Amberley Village, OH 45237

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

amberleyvillage.org

Amberley Village Planning Commission Staff Report

August 3, 2026

Subject:

7011 Fair Oaks Drive

Variance:

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

Item: Case#2026-155

Variance Request: Yitzhak Rosedale, the property owner at 7011 Fair Oaks Drive, is 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 addition to be built 10' from the south side yard lot line.

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
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Variance Review: Yitzhak Rosedale, the property owner at 7011 Fair Oaks Drive, is 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 single-story addition to be built 10' from the south side yard lot line.

The application to the board states that the resident's hardship is created by the home's location as built on the lot. Ms. Rosedale is requesting to reduce the setback by 10', taking it from 20' to 10' on the south side to construct a playroom designed specifically for parents to supervise young children while preparing meals and other daily household activities. The letter further states that architects have searched for other alternates and adding an addition off the south side of the home is the only solution that adequately supports the family's needs.

Ms. Rosedale additionally states the proposed addition will not alter the character of the neighborhood or adversely affect neighboring properties. The addition has been designed to be compatible with the architecture of the existing home.

Village Code Section 154.28 prohibits an attached structure within 20' of a side yard setback, therefore a variance is required.

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

Zoning Approval / Zoning Variance / Property Zoning Change



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

Date: 13 July 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:

151 square feet of side-yard setback relief for a single-story playroom
addition to enable parental supervision in a first-floor play area (see
following page for further information).

The proposed project is at the following address:

7011 Fair Oaks Drive, Cincinnati, OH 45237

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

Meyer Brothers & Sons

Contractor's Name

770 Maple Avenue, Hamilton, OH 45011

Contractor's Address

joe@meyerbrothersandsons.com

Contractor's Email Address

513.288.5485

Contractor's Phone Number

13 July 2026

Dear Mr. Lahrmer,

I hereby request approval for 151 square feet of relief for a single-story playroom addition to an existing house, in order to enable parental supervision in a first-floor play area.

The proposed project at 7011 Fair Oaks Drive consists of the renovation of, and addition to, an existing single-family residence. The proposed two-story portion of the addition, which will be constructed over existing foundations, is located entirely within the buildable area defined by the required setbacks and does not require a variance under the Amberley Village Zoning Code.

A portion of the proposed single-story area of addition does require an area variance, as illustrated on Drawings 1/2.0 and 1/3.0.

The proposed addition is necessary to provide a first-floor playroom adjacent to the proposed kitchen, allowing parents to safely supervise young children while preparing meals and carrying out other daily household activities. Because the existing house is located only inches from the southern side property line, strict application of the zoning code creates a practical difficulty in providing this essential family space while maintaining appropriate sightlines between the kitchen and playroom. Several alternative locations for the playroom were explored during the design process, including the basement, second floor, and other first-floor locations. The basement and second floor were determined to be too remote to allow safe supervision of young children, while other first-floor options significantly compromised the functionality of the home's primary living spaces. Locating the playroom adjacent to the kitchen is the only solution that adequately supports the family's needs while preserving the overall organization and function of the home.

The proposed addition measures 15'-0" by 15'-5". The requested area variance is limited to a 10'-0" reduction of the required 20'-0" side-yard setback. The portion of the addition located within the required setback totals approximately 151 square feet, while the overall playroom measures approximately 220 square feet. Given the property's approximately three-quarter-acre size, the area requiring the variance is relatively small and is not substantial. The finished ceiling height within the playroom will be 8'-0".

The proposed addition will not alter the character of the neighborhood or adversely affect neighboring properties. The addition has been designed to be compatible with the architecture of the existing home. The three new exterior walls will be clad in brick matching the existing residence. The single-story addition will feature a gabled roof with an approximately 10:12 pitch,

matching the existing roof forms, and will be finished with shingles matching the existing roofing materials.

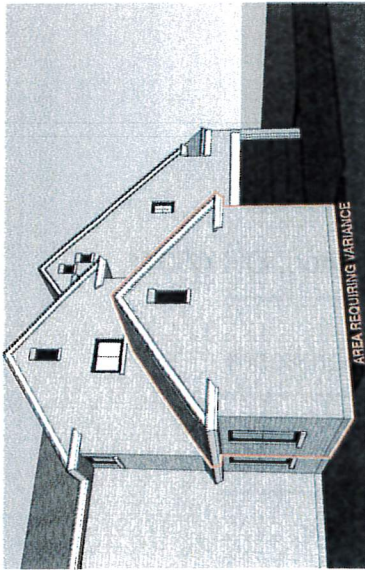
The playroom will include two front-facing and two rear-facing windows that match the size and sill height of the existing front-facing garage windows. No windows are proposed on the elevation facing the adjacent property most directly affected by the addition, preserving that neighbor's privacy. The adjoining property owner has reviewed the proposal and has expressed support for the requested variance.

The proposed addition is consistent with the public interest and will not interfere with public services, including water, sewer, or waste collection. Granting the requested variance will preserve the intent of the zoning code while allowing a reasonable improvement to an existing home whose location on the lot (much closer to the southern property line than the northern property line) creates a practical difficulty. The requested relief is the minimum necessary to accommodate the proposed playroom and will allow the property to be improved without adversely affecting neighboring properties or the surrounding community. Thank you for your consideration.

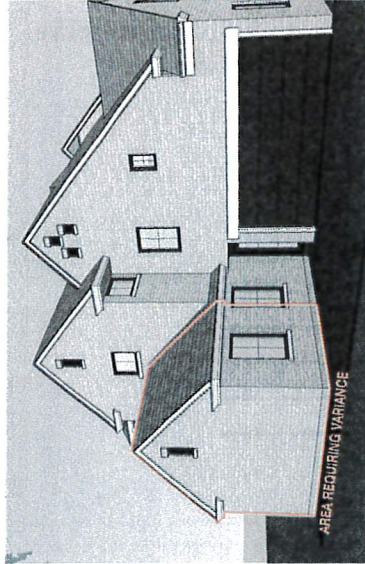
Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Morales', with a long horizontal flourish extending to the right.

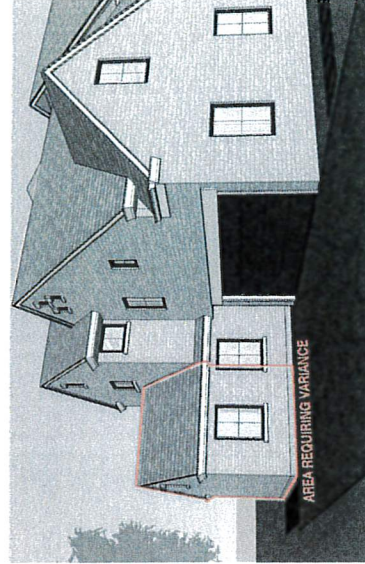
Evonne Morales
Architect, Drawing Department



4 Proposed Addition Requiring Variance: Perspective
3.0 AREA: 12' x 12'



3 Proposed Addition Requiring Variance: Perspective
3.0 AREA: 12' x 12'



2 Proposed Addition Requiring Variance: Perspective
3.0 AREA: 12' x 12'

DESCRIPTION OF PROPOSED ADDITION REQUIRING AREA VARIANCE

THE PROPOSED PROJECT AT 7011 FAIR OAKS DRIVE CONSISTS OF THE RENOVATION OF, AND ADDITION TO, AN EXISTING SINGLE-FAMILY RESIDENCE. THE PROPOSED TWO-STORY PORTION OF THE ADDITION, WHICH WILL BE CONSTRUCTED OVER EXISTING FOUNDATIONS, IS LOCATED ENTIRELY WITHIN THE BUILDABLE AREA DERIVED BY THE REQUIRED SETBACKS AND DOES NOT REQUIRE A VARIANCE UNDER THE AMBERLEY VILLAGE ZONING CODE.

A PORTION OF THE PROPOSED SINGLE-STORY AREA OF ADDITION DOES REQUIRE AN AREA VARIANCE, AS ILLUSTRATED ON DRAWINGS 1.0.0 AND 1.0.0.

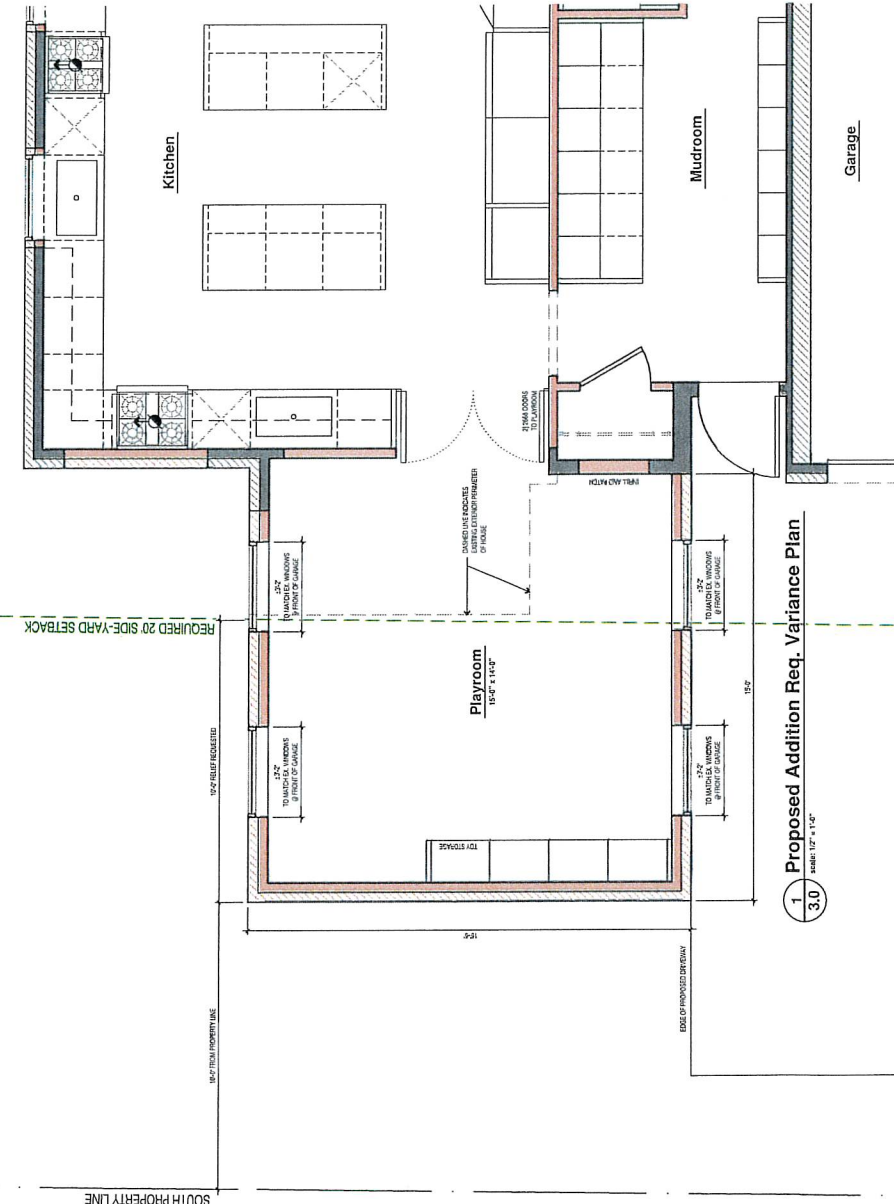
THE PROPOSED ADDITION IS NECESSARY TO PROVIDE A FIRST-FLOOR PLAYROOM ADJACENT TO THE PROPOSED KITCHEN, ALLOWING PARENTS TO SAFELY SUPERVISE YOUNG CHILDREN WHILE PREPARING MEALS AND CARRYING OUT OTHER DAILY HOUSEHOLD ACTIVITIES. BECAUSE THE EXISTING HOUSE IS LOCATED ONLY INCHES FROM THE SOUTHERN SIDE PROPERTY LINE, STRICT APPLICATION OF THE ZONING CODE CREATES A PRACTICAL DIFFICULTY IN PROVIDING THE ESSENTIAL FAMILY SPACE WHILE MAINTAINING APPROPRIATE SIGHTLINES BETWEEN THE KITCHEN AND PLAYROOM. SEVERAL ALTERNATIVE LOCATIONS FOR THE PLAYROOM WERE EXPLORED DURING THE DESIGN PROCESS, INCLUDING THE BASEMENT, SECOND FLOOR, AND OTHER FIRST-FLOOR LOCATIONS. THE BASEMENT AND SECOND FLOOR WERE DETERMINED TO BE TOO REMOTE TO ALLOW SAFE SUPERVISION OF YOUNG CHILDREN, WHILE OTHER FIRST-FLOOR OPTIONS SIGNIFICANTLY COMPROMISED THE FUNCTIONALITY OF THE HOME'S PRIMARY LIVING SPACES. LOCATING THE PLAYROOM ADJACENT TO THE KITCHEN IS THE ONLY SOLUTION THAT ADEQUATELY SUPPORTS THE FAMILY'S NEEDS WHILE PRESERVING THE OVERALL ORGANIZATION AND FUNCTION OF THE HOME.

THE PROPOSED ADDITION MEASURES 15'-0" BY 15'-3". THE REQUESTED AREA VARIANCE IS LIMITED TO A 10'-0" REDUCTION OF THE REQUIRED 20'-0" SIDE-YARD SETBACK. THE PORTION OF THE ADDITION LOCATED WITHIN THE REQUIRED SETBACK TOTALS APPROXIMATELY 151 SQUARE FEET, WHILE THE OVERALL PLAYROOM MEASURES APPROXIMATELY 220 SQUARE FEET. GIVEN THE PROPERTY'S APPROXIMATELY THREE-QUARTER-ACRE SIZE, THE AREA REQUIRING THE VARIANCE IS RELATIVELY SMALL AND IS NOT SUBSTANTIAL. THE FINISHED CEILING HEIGHT WITHIN THE PLAYROOM WILL BE 8'-0".

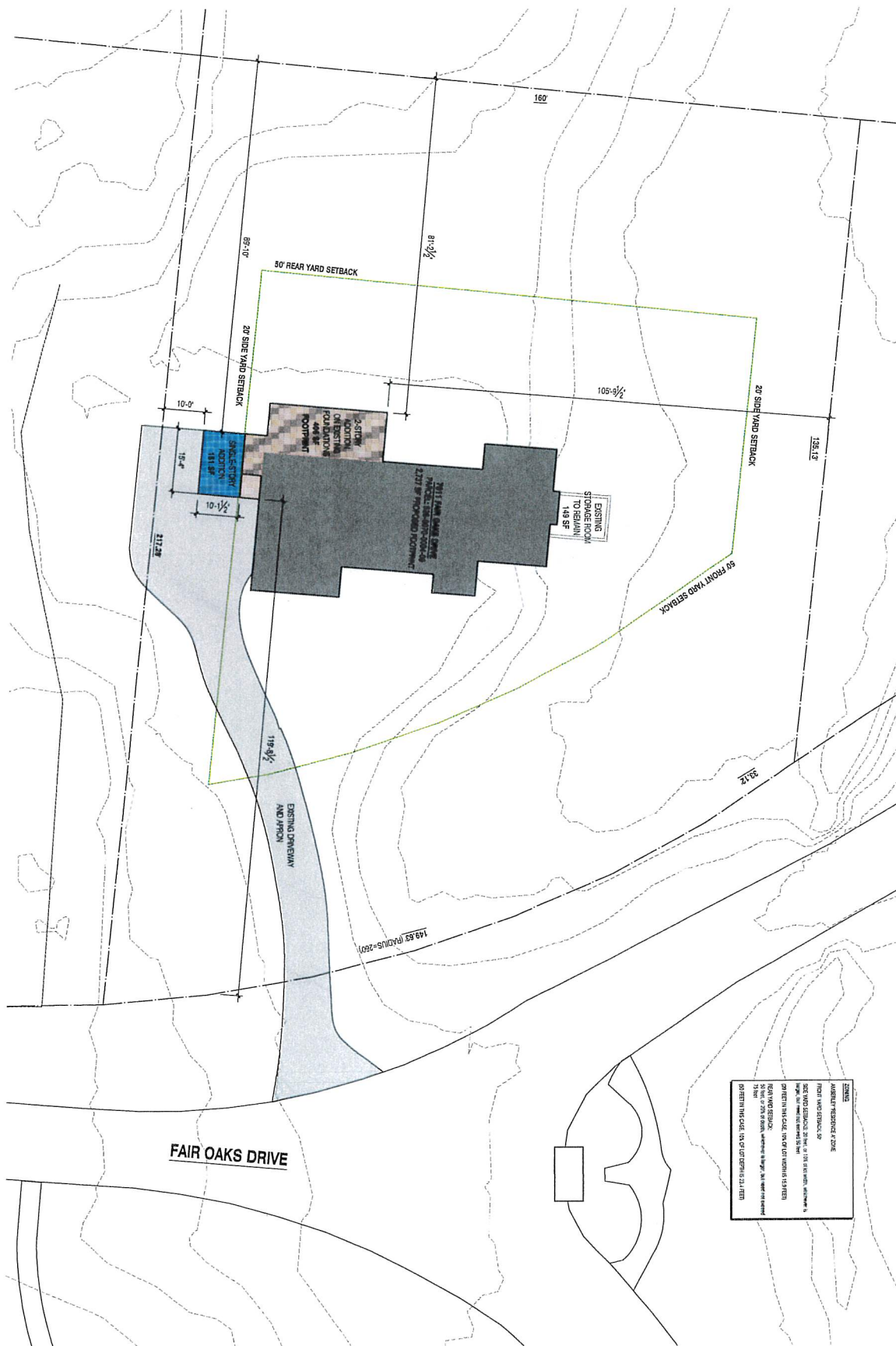
THE PROPOSED ADDITION WILL NOT ALTER THE CHARACTER OF THE NEIGHBORHOOD OR ADVERSELY AFFECT NEIGHBORING PROPERTIES. THE ADDITION HAS BEEN DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURE OF THE EXISTING HOME. THE THREE NEW EXTERIOR WALLS WILL BE CLAD IN BRICK MATCHING THE EXISTING RESIDENCE. THE SINGLE-STORY ADDITION WILL FEATURE A GABLED ROOF WITH AN APPROXIMATELY 10:12 PITCH, MATCHING THE EXISTING ROOF FORMS, AND WILL BE FINISHED WITH SHINGLES MATCHING THE EXISTING ROOFING MATERIALS.

THE PLAYROOM WILL INCLUDE TWO FRONT-FACING AND TWO REAR-FACING WINDOWS THAT MATCH THE SIZE AND SILL HEIGHT OF THE EXISTING FRONT-FACING GARAGE WINDOWS. NO WINDOWS ARE PROPOSED ON THE ELEVATION FACING THE ADJACENT PROPERTY MOST DIRECTLY AFFECTED BY THE ADDITION. PRESERVING THAT NEIGHBORS' PRIVACY, THE ADJOINING PROPERTY OWNER HAS REVIEWED THE PROPOSAL AND HAS EXPRESSED SUPPORT FOR THE REQUESTED VARIANCE.

THE PROPOSED ADDITION IS CONSISTENT WITH THE PUBLIC INTEREST AND WILL NOT INTERFERE WITH PUBLIC SERVICES, INCLUDING WATER, SEWER, OR WASTE COLLECTION. GRANTING THE REQUESTED VARIANCE WILL PRESERVE THE INTENT OF THE ZONING CODE WHILE ALLOWING A REASONABLE IMPROVEMENT TO AN EXISTING HOME WHOSE LOCATION ON THE LOT (MUCH CLOSER TO THE SOUTHERN PROPERTY LINE THAN THE NORTHERN PROPERTY LINE) CREATES A PRACTICAL DIFFICULTY. THE REQUESTED RELIEF IS THE MINIMUM NECESSARY TO ACCOMMODATE THE PROPOSED PLAYROOM AND WILL ALLOW THE PROPERTY TO BE IMPROVED WITHOUT ADVERSELY AFFECTING NEIGHBORING PROPERTIES OR THE SURROUNDING COMMUNITY.



1
2.0 Proposed Site Plan



NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. THE PROPOSED ADDITION IS TO BE CONSTRUCTED ON THE EXISTING FOUNDATION.

3. THE EXISTING DRIVEWAY AND APRON IS TO BE MAINTAINED.

4. THE SETBACKS ARE TO BE MAINTAINED.

5. THE LOT AREA IS 148.63 SQ FT.

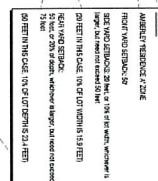
6. THE PROPOSED ADDITION IS 2271 SQ FT.

7. THE EXISTING STORAGE ROOM IS 149 SQ FT.

8. THE TOTAL PROPOSED ADDITION IS 2420 SQ FT.

9. THE SETBACKS ARE TO BE MAINTAINED.

10. THE LOT AREA IS 148.63 SQ FT.



Fritsch, Chris

From: Faigie Rosedale <frosedale@gmail.com>
Sent: Thursday, July 16, 2026 10:11 PM
To: Fritsch, Chris
Subject: Rosedale hearing

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

Hi Chris

I am giving the rights for Evonne Morelas to be our representatives at the hearing. We will be out of town. My daughter and son in law are actually going to be moving into that house... Ayala and Mitch Krasnow. If it's possible for us to zoom into the hearing we would love to do that as well.

Best Regards, Faigie Rosedale

Jessica E. Miranda
HAMILTON COUNTY AUDITOR



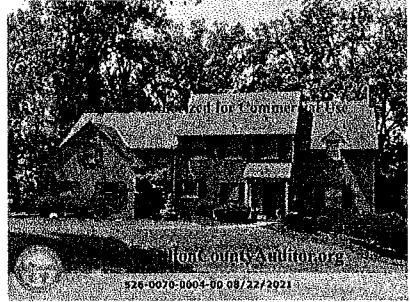
HAMILTON COUNTY AUDITOR'S OFFICE
138 E. Court St., Cincinnati, OH 45202
www.HamiltonCountyAuditor.org

Property Summary

Menu

Parcel ID 526-0070-0004-00 **Address** 7011 FAIR OAKS 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	YSR HOLDINGS LLC 10123 ALLIANCE RD CINCINNATI OH 45242 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)
Assessed Value	184,980	Total Tax
		\$11,105.20
Property Description FAIR OAKS DR R1-T4-S31 SE 0.70 AC		

Appraisal/Sales Summary

Year Built	1938
Total Rooms	10
# Bedrooms	5
# Full Bathrooms	4
# Half Bathrooms	2
Last Transfer Date	11/8/2024
Last Sale Amount	\$875,000
Conveyance Number	369458
Deed Type	FD - Fiduciary Deed
Deed Number	
# of Parcels Sold	2
Acreage	0.738

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	90,010
CAUV Value	0
Market Improvement Value	438,520
Market Total Value	528,530
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$11,105.20

Notes

None