

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
JUNE 28, 2023**

Mr. Wren called the meeting to order at 5:30 p.m. Present were Mr. Ayer, Mayor Brown, Mrs. Getter, and Mr. Lockhart. Building/Zoning Official Rod Holloway was also present.

Mr. Lockhart moved, seconded by Mayor Brown, to accept the minutes as written for the June 6, 2023, meeting. On roll call; five ayes, no nays.

Dr. Lewis arrived at 5:33 p.m.

1. Application from Mariemont Ventures, 715 Bakewell St., Covington KY 41011 (Dr. James D. Baker) to demolish the residence at 6932 Miami Bluff Dr. to construct a new residence.

*Findings of the Building Department:*

The residence at 6932 Miami Bluff is listed on the application materials as a contributing property to the National Historical Landmark designation of the Village, and thus subject to the new ordinance O-26-22.

**§ 151.025 (B)(9) Powers and Duties of the Architectural Review Board:**

To review and approve any Building Application forwarded by the Building Department where there is concern whether the architectural character is at variance with existing structures in the immediate vicinity as to cause substantial depreciation in the property values of such existing structures or the residence is listed as a contributing property to the NHL application. No permit shall be issued unless the proposed changes are first approved by ARB as prescribed by subsection (E) below in accordance with §§151.025 and 151.075(H).

Building Official Holloway said the applicant provided plans to demolish the property. No variances are required for new residence, meets all the setback requirements.

Mr. Carl Baker is the builder for the project. He said the intent is for the home to blend with the community. The house that is there is not conducive to remodel as seven bedrooms are needed. He had full sets of plans which were viewed by ARB members and guests in the audience. The first story will be brick with the second floor being siding/hardie board. The windows will be aluminum clad wood. The house will have a shingle roof and the roof heights will be similar to the neighbors. The brick will be painted a shade of white to be determined. The garage door will be insulated steel with a carriage style look.

Neighbors Tiffany Evans, 6936, Miami Bluff and Sarah Zawaly, 6928 Miami Bluff, had questions concerning noise. Mr. Baker said the bulk of the noise will be during the framing and roofing. He estimates that will take 90 days, but they will not work before 7:30 a.m. or after 5:00 p.m. They seldom work on Sundays. He estimates the project will take one year to finish, but the demolition work should be complete within 3-4 days. The trash and dust will be controlled. He showed the drawing to the neighbors and answered individual questions regarding how the new house will be in relation to their houses.

Mayor Brown said the port-o-let has to be kept at the back of the lot. Mr. Baker said he will have them position it as far back as it will go. They have to be able to get to it to service it which he plans on having done twice a week. If there are complaints, he wants to be contacted.

Mr. Ayer said being the first time that ARB has done a meeting of this sort related to new demolish ordinance, he thanked Mr. Holloway for laying everything out making it a smooth process.

Mr. Bob Van Stone, Chairman of the Planning Commission, said he worked on the legislation with the Mariemont Preservation Foundation. He believes the ordinance did exactly what they intended it to do regarding the discussions with the neighbors who seem comfortable with the architectural style and materials. The Building Official is available should there be any questions. The process worked the way they envisioned it should.

Mr. Ayer moved, seconded by Mr. Lockhart to issue a Certificate of Appropriateness for the demolition and building plans as presented for 6932 Miami Bluff Drive, including the proposed colors, finishes and materials. On roll call; six ayes, no nays.

The meeting adjourned at 6:38 pm.

Respectfully Submitted,

Mr. Brad Lockhart  
Secretary