

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
MARCH 19, 2018**

Mayor Policastro called the meeting to order at 5:30 p.m. Present were Ms. Stalzer, Mr. Bentley, Ms. Schwartz Mr. Kintner and Mr. Lockhart. Also in attendance was Building Administrator Don Keyes.

The first request was from Spinnenweber Builders Inc., 6880 Wooster Pike, Mariemont, Ohio to alter the exterior of the building at 6930 Madisonville Road along Madisonville Road from the driveway to the parking lot to Lane K, next to Mio's Restaurant. The alterations will be to the rear of the building to enhance entrance from the parking lot.

Findings of the Building Commissioner: The drawing says it is the North elevation, however, for clarification, the elevation faces closer to East in the parking lot. The review for alterations to the building would be covered under section 151.021 and section 151.075 of the Mariemont code. All indications on the preliminary drawing are that placement for signage and entrances will be according to Mariemont code. The lighting fixture proposed is also acceptable according to Mariemont code.

Mr. Kintner asked if the ARB is now a properly constituted Architectural Review Board. Mayor Policastro said as far as he is concerned it is a proper board. If Mr. Spinnenweber does not agree it can be kicked up to Village Council. To him this request is a no brainer and there is nothing to argue about because this is a good thing.

Mr. Joe Trauth, attorney for Mr. Spinnenweber, said he has been in touch with Mr. McTigue, who said the Village is looking at possibly amending the code. The way the code reads it is fairly strict. We are willing to accept the board as it is however we are not waiving our objections in the past.

Mr. Spinnenweber's Architect, Jeffrey Mike, summarized that the parking lot is more user friendly to have better access including handicap accessibility. They plan to raise the existing building entrance and have a more accessible ramp to enter the building instead of having to go all the way around to the front of the building in inclement weather. They are going to submit under a separate permit requests for work on the interior.

Mr. Bentley commented that the plans will hide the unattractive hardware on the top of the front wall. He asked if the stone pilasters will match. Mr. Mike said as closely as possible. The pattern and coloring of the stone is going to be important. The door on the far right was not rendered in. It currently serves as a service entrance for Mio's Pizza. It is at the current elevation and the other entrances will be made to match. Mr. Bentley clarified that the bathroom windows will be eliminated. Mr. Mike said that is correct that they will now be mechanically ventilated.

Mr. Kintner asked where the stairs will be to get to this level. Mr. Mike said they are raising the pavement so there will be a 6"-7" curb or a gentle step. Their hope was to create individuality for each tenant entrance instead of a monotonous repeat. Mr. Kintner asked if there would be any impact on the parking spaces. Mr. Mike said no.

Building Administrator Keyes showed samples of the tile and stone to be used.

Mayor Policastro moved, seconded by Ms. Schwartz to approve the Certificate of Appropriateness. On roll call; six ayes, no nays.

The second request was from - Request from Nicholas Brinker, Fairway Management LLC, 520 Fairway Ln, Cincinnati, OH 45230 regarding a garden shed to be installed at 3941 Beech Street, Mariemont, OH. The shed would be installed at the rear of the property along Lane A, where there is now a concrete pad for trash cans.

Findings of the Building Commissioner: The concrete pad is being enlarged and the fencing in the area is being moved to allow the shed to be installed on the pad with access inside the yard. The shed is proposed to be set back from the property line the normal 3 foot setback with the fence adjusted to connect to the rear and side corners of the shed. This will allow additional space for trash cans to be set out once per week while being contained within the shed during the week. There are currently two garages on the overall property allowing parking for each of the 4 apartments. Approval must be guided by Mariemont code section 151.075 section (H) for the Historic District as well as the remainder of section 151.075 and 151.087, permitted obstructions in required yards.

Mr. Brinker said he purchased the property in December 2017 and the area was previously used as a yard waste can area. He did not like the way it looked. The idea is that every tenant will keep their trash can inside their respective garage so no trash cans will be kept outside at any time unless it is being put out.

Ms. Schwartz asked what the shed would be for – her belief was that it was for the garbage. Mr. Brinker said no the shed would be for landscape, lawn mower and maintenance materials. It is meant to hide all the stuff no one wants to see. Mr. Kintner said it is different than what was presented to them. It was presented that the shed would be used to store the garbage cans. Building Administrator Keyes said it was his misunderstanding and apologized for the mistake.

Ms. Stalzer said she went through the Historic District and could not find one garden type shed and is concerned with the precedent it would set. She believes it is way too large and tall.

Ms. Schwartz said she would prefer something more custom built that would be a better fit for the neighborhood. She believes this would be a precedent that we would need to worry about.

After discussion it was agreed to table the matter so the applicant may look at other sheds or look into the possibility of installing a garage or customized shed and to bring back a rendering for review. He will get with the Building Administrator to check into the setbacks. It was also discussed to have the Solicitor review the code to see if in fact another outbuilding could be placed on the property.

The third request was from Cincinnati Waldorf School, 6743 Chestnut Street, Mariemont, OH 45227 to place a sign in the window at 3915 Oak Street, Mariemont, OH to advertise the opening of a high school in the Oak Street building. This signage will be temporary to advertise the school prior to and during alterations of the building for conversion to the school.

Findings of the Building Commissioner:  
The building is currently empty and temporary signage in the front window will affect the building looks but is not a permanent change. Mariemont code section 151.127 allows one sign to identify a business and allows a temporary sign, announcing promotions, not to exceed 25% of the total window space and removed after 60 days. The desired time for this sign may exceed 60 days.

Mr. Patrick Gates, representative of the Waldorf School, was present to answer any questions. Ms. Stalzer asked if the building had yet been purchased. Mr. Gates said they have not yet closed on the property but are scheduled to do so early April.

Mayor Policastro said he does not see any permits. Mr. Gates said they are presently being drawn up. Mayor Policastro said he believes the school is being premature because in order to have the school there needs to be parking. He does not believe there is any parking at all. In addition, it is a Historic Building and the Waldorf School will have to jump through a lot of hoops with that building. Mr. Gates said they were told that building as it sits would be zoned correctly for a school use. They plan to make no changes to the exterior of the building except perhaps a fresh paint of coat and a new roof. Any changes to the interior will go through the proper permit process.

Mayor Policastro said there is a formula for determining the parking and asked how many students the school would have. Mr. Gates said he would not be qualified to answer that because he is not an architect. It will be addressed once the plans are submitted. Mayor Policastro cautioned Mr. Gates that the

ARB and Planning Commission may not give the okay to have a school there if there is not the right amount of parking. The back of the building is not parking for the building but for the park and for the residents who live in the area. The front of the building has off street parking but does not count. The parking by the grade school is for the grade school, the church and local residents. He knows that residents who live in the area are not going to want to have cars all over the area. He does not mean to be negative but he is not sure the Waldorf School should buy the building.

Building Administrator Keyes said he will discuss the parking issue with Mr. Gates. They talked about it briefly but not a lot. The building may be zoned for a school but once the building use changes it effects the number of required parking spaces.

Mr. Kintner expressed concern about putting a sign in the window advertising the potential site of a high school. Mayor Policastro said he is not sure we allow advertising with a sign.

Mr. Gates said they are trying to do the right thing and before they commit to buying this building what is it the ARB needs to see from them. They do not want to create a nuisance or issues in the area.

Ms. Stalzer said the big issue is to resolve the parking if in fact there is any resolution.

Mr. Kintner asked why the Planning Commission did not hear the request first. Building Administrator Keyes said we have been through this before. The question has been can the ARB make a decision about the use of the building or do they only talk about the aesthetics. We never did get a straight answer. If there are no parking spaces to be had essentially the Planning Commission would not be able to pass the request for a variance.

Mr. Gates said they will need to reevaluate if necessary. Their hope was to use the high school for a couple of years until they could find something larger. Presently they are outgrowing the space at the old Dale Park School.

Mayor Policastro said there is a present issue with the fence at the grade school which is not legal. Mr. Gates said he did not know about the issue with the fence but will pass the information on to the Facilities Manager. Mayor Policastro said there also was issues with complaints regarding the logs rolling down into our valley.

Ms. Marianne Schmidt, 3895 Oak Street, said she agrees that there is no parking in the area for a high school. With the activities at the grade school there is parking up and down the road and there is no parking for residents who live in the area. It is a real issue. It does not make sense to her to move into an historic district when there is a lot of resistance from the residents.

Ms. Louise Schomburg, 3885 Oak Street, said she also has concerns with parking but after seeing how things have gone with the Elementary School as far as moving onto Village property. She cited instances where the school had logs and mulch on Village property. The logs have begun to block the sewer lines. She has had conversations with representatives at the Waldorf School and things have not been corrected. Concerns include the enlarged fence, oversized logs on Village property and children running and playing on areas that are not part of their property. They have made trails along the hill to the Statuary Park. No one is to be on that hill. We have had problems with stones being broken on the arch bridge and the culvert at Whiskey Creek. She cannot get anyone from the Waldorf School to even talk with her. She approached a teacher when children were climbing in a very young tree by the creek which they should not be on. The response she got was 'we are allowed to go on any park area in the Village'. She does not believe that is right. She takes care of the parks and witnesses both the children and the teachers approach to this is 'we do not have to go by the rules'. She has been questioned by individuals working with Waldorf School when she is working trimming limbs etc. It is not their responsibility to question why she is doing work on Village property. She also is concerned with the high school and where they would hold outdoor activities. There are certain places one should not play – such as the cemetery. If you talk with any teacher or administrator they are harsh and negative towards her. She taught at the school for many years and the children never played in the creek or climbed the cemetery wall. She is very concerned with another school going in after seeing what the grade school has done to the area of Dale Park.

Ms. Schmidt said there is not enough property surrounding the area to entertain the children. She suggested that Waldorf School look into area where they actually have an opportunity to expand and use the land as their own instead of moving into a tightknit community.

Ms. Stalzer agreed saying she has lived here for 45 years and she said the school looks worse than it has ever looked.

Mr. Gates apologized on behalf of the Waldorf School and said he would take the comments and concerns back to the board. Up to a couple of years ago Waldorf School had a woodland campus in Indian Hill but that was no longer available to them.

It was agreed by the members of the ARB to table the matter.

Mr. Lockhart moved, seconded by Ms. Bentley to accept the minutes as written for January 15, 2018.

The meeting was adjourned at 6:37 p.m.

Respectfully Submitted,

Ms. Mary Ann Schwartz  
Secretary