

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD SEPTEMBER 21, 2011

The Mariemont Planning Commission met on Wednesday July 20, 2011. Mr. Stich called the meeting to order at 7:00 p.m. Present were Mr. Savage, Mayor Policastro, Mr. Miller and Mr. Sturtz. Also in attendance was the Building Commissioner, Dennis Malone.

The first request was from Mr. Chip Turner, 6500 Mariemont Avenue, Mariemont, Ohio for a property variance to allow for the construction of a screened porch to be constructed on the left (west) side of the existing house with zero setback from the left (west) property line.

Findings of the Building Commissioner: The left (west) side of the Turner property abuts a "paper street" owned by the Village. The paper street right-of-way is 50 foot in width. The Village previously granted a permanent ingress and egress easement to the owners of 6500 Mariemont Avenue for the purpose of gaining access to the basement garage. The easement in question would preclude construction in the future of any buildings to the west of the Turner property. It should be noted that the property to the west of the easement is owned by the Village and is part of the Village Swim Club Complex. The granting of this variance would make the porch addition feasible and would not create a deleterious effect on adjacent properties. The various aspects of this site are unique in the Village.

Building Commissioner Malone said the property is an unusual site. The previous owners secured a permanent irrevocable easement for the purpose of ingress and egress to the property. It is important in the consideration because this is a significant variance. He believes it is well justified because it is abutting an easement that will never have any construction on it and to the west of that is the Swim Pool and Indian mound owned by the Village. Allowing them to have enough area to build a screened in porch on the left hand side of the house would not impinge on anyone else's current property or in the future on anyone else's property because nothing will be built there. Technically the property is on a corner lot abutting a paper street and a real street. The paper street is the one that would be impinged by the proposed addition.

Mr. Stich said the other option would be to build the porch on the back of the property which would entail taking down heritage trees. Mr. Savage commented that as a neighbor he did not have any objections to the request.

Mayor Policastro moved, seconded by Mr. Miller to grant the variance so as not to cause an unnecessary hardship and would not carry out the spirit and purpose of the Zoning Code and because large "specimen" trees are in jeopardy as stated in Section 151.025(3)(b)(2)(b)(c). On roll call; five ayes, no nays.

Mayor Policastro moved, seconded by Mr. Savage to approve the minutes as written for July 20, 2011. On roll call five ayes, no nays.

The meeting adjourned at 7:11 p.m.

Respectfully Submitted,

Mr. Jeff Sturtz
Secretary

