

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD
APRIL 26, 2017

The Mariemont Planning Commission met Wednesday April 26, 2017. Mayor Policastro called the meeting to order at 6:00 p.m. Present were Mr. Brown, Mr. DeBlasio, Ms. Reed, Mrs. Garber and Mr. Vianello. Also in attendance was the Building Administrator Don Keyes.

The first request was from Tyler Light and HTS Properties LLC regarding adding a second story to the house at 3864 Belmont Street, Mariemont, which requires a variance in side yard setback.

Finding of the Building Commissioner: The existing property is 40 feet in width with the house sitting at a slight angle to the lot. The southern edge of the house is within 4 feet in the front and 5 feet at the rear of the property line. A 5 foot side yard setback is specified for a 40 foot lot and house that is up to 18 feet in height. From 18 to 30 feet in height, an additional 1 foot of side yard setback is specified. To add an additional story to the house would require an additional foot of side yard setback on the south side, without a variance. The additional setback on the north side of the house is between 9 and 10 feet, meaning that the total side yard setback is sufficient for the two story house.

Building Administrator Keyes said if the house was moved over slightly the lot would be wide enough for two stories.

Mrs. Garber asked if the neighbor to the south had any objection. Building Administrator Keyes said they have been asked and they are okay with the proposal. Mr. Light said he talked with the people living in the house presently (who talked with the owner of 3860 Belmont) and they have no objection. He did speak with the owner who was not able to attend the meeting not has yet to submit in writing his consent. Mrs. Garber said technically we do not have the owner's agreement.

Mayor Policastro said we have documentation from Danielle and Matt Tripepi, 3865 Settle Road, indicating that they have no personal concerns. In addition, Ms. Anastasia Nurre, 3867 Settle Road, gave verbal support for the project.

Mr. Vianello asked if we can approve the request conditioned on getting written approval from the owner of 3860 Belmont Avenue. Mrs. Garber said the Planning Commission needs to be comfortable with the request and be supportive of our zoning laws – residents should not be placed in a position of having to agree or not agree.

Mr. Brown asked about the material on the siding for the second floor. Mr. Light said it was going to be hardy plank but not vinyl with Pella windows. He hopes to have it pre-sold so the buyer can pick out their trim selection. Mrs. Garber said if the Planning Commission is going to approve this we need to know what it is going to look like and not what it might look like.

Mr. Keyes reminded the members of Planning Commission that when a house is altered significantly he will review the plans to make sure it passes code. That is standard procedure. With the new legislation that has been passed he will also be able to review the way the house will look. Mrs. Garber said the contractor will have to work in conjunction with his client and the Building Administrator.

Mrs. Garber said she has increasing concerns that the Village has small lots and we continue to get smaller and smaller. So many of the variance requests that we have are from people who are already in violation of the setback to start out. Building Administrator Keyes said he is getting his figures off the CAGIS map which we typically use but it can be off a foot. Mr. Vianello said at some point we are going to have to say 'time out'. Each time we make an exception it erodes our building code. Mr. Brown said there is an uncomfortable creep but in the area that this is being suggested there are already a half dozen houses that in his opinion look worse than what is being proposed. Mr. Vianello agreed. Discussion ensued regarding what the housing market is generating. Mayor Policastro and Ms. Reed said the changes being made are making the houses in the area much better overall for the neighborhood. Mr. Tyler Weaver said that this piece of property has been a rental property and his is renovating it and targeting an end user.

Mayor Policastro moved, seconded by Mr. Brown to approve the request based on Section 151.024(3)(b)(2)(c)(d)(e)(f) conditioned that we receive in writing that the owner on the south side of the property (3860 Belmont Avenue) has no objection to the second story; and the final outside exterior plans must be approved by the Building Administrator. On roll call; six ayes, no nays.

Mr. DeBlasio moved, seconded by Mr. Brown to approve the minutes as written for January 18, 2017 and March 6, 2017. On roll call; five ayes, no nays (Mrs. Garber abstained).

The meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Ms. Shelly Reed, Secretary
Secretary

