

**MARIEMONT PLANNING COMMISSION**  
**REGULAR MEETING HELD**  
**AUGUST 16, 2017**

The Mariemont Planning Commission met Wednesday August 16, 2017. Mayor Policastro called the meeting to order at 5:30 p.m. Present were Mr. Brown, Mr. DeBlasio, Ms. Reed, Mr. Rich and Mr. Vianello. Also in attendance was the Building Commissioner Don Keyes.

The first request from Nicholas & Jessica Mavridoglou, 3726 Homewood Road, Mariemont, for a side yard variance to place an air conditioner cooling unit on the side of the house instead of at the rear of the house and allow the unit to extend into the side yard setback for the property.

*Finding of the Building Commissioner:* Mariemont code section 151.087 specifies: Outside - - - equipment may be permitted in any side yard but may not be placed closer to the side yard property line than the required side yard setback. The existing property is 45 feet in width with the house sitting at a slight angle to the lot. The southern edge of the side of the house, at the rear, is approximately 8.2 feet from the property line where the cooling unit would be placed. A 6.5 foot minimum side yard setback is specified for a 45 foot lot and house that is up to 30 feet in height. The 3 foot wide cooling unit placed at this location and with zero spacing from the house would extend into the side yard setback by approximately 1.2 feet. The additional setback on the north side of the house is specified to be a minimum 6.5 feet to make a total side yard setback of 14.75 feet, but is currently 3.7 feet, meaning that the total side yard setback is currently too narrow for the two story house. The area on the south side of the house, where the cooling unit placement is being requested is currently screened with a privacy fence.

Mr. Rich said most of the houses were built before the code went into effect.

Building Commissioner Keyes said the lot is a standard lot. Mr. Brown said the house is sits slightly ajar on the property.

Mayor Policastro read into the minutes the following letter dated August 14, 2017 which was signed by the applicant's neighbor, Michael Depietro, 3722 Homewood Road. "This letter states the intent to place a second, additional air conditioning unit on our property at 3726 Homewood on the south-facing side of our house, behind the existing fence. The unit will not be visible from the street, unless the gate is open. By signing below, our neighbors have approved the placement of the unit on the side of the house".

Mayor Policastro moved, seconded by Mr. Rich to approve the request based on Section 151.024(3)(c)(d)(e)(f). On roll call; six ayes, no nays.

Mr. Brown moved, seconded by Mr. DeBlasio to accept the minutes as written for April 26, 2017 and June 27, 2017. On roll call; six ayes, no nays.

The meeting adjourned at 5:40 p.m.

Respectfully Submitted,

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Ms. Shelly Reed, Secretary  
Secretary

