

**MARIEMONT PLANNING COMMISSION**  
**REGULAR MEETING HELD JANUARY 20, 2021**

The Mariemont Planning Commission met January 20, 2021. Mayor Brown called the meeting to order at 5:34 p.m. Present virtually due to COVID-19 were Mrs. Rankin, Ms. Reed, Mr. Rich, and the Building Administrator Don Keyes.

Ms. Reed moved, seconded by Mrs. Rankin to accept the minutes as written for December 7, 2020. On roll call; three ayes, no nays (Mr. Rich abstained due to not being present at the meeting).

Mayor Brown said nominations for Chairman, Vice-Chairman and Secretary will be held at the next meeting when there is a whole quorum.

The first request was two requests from Austin Musser, Frost Brown Todd, on behalf of Charles Turner, 6500 Mariemont Avenue, Mariemont, Ohio 45227 to consolidate what are now 5 parcels into 1 and then divide that parcel into 2 for purposes of building a house to sell.

*Findings of the Building Administrator:* The parcel created for purposes of building a house has been determined to have sufficient space to meet Mariemont required setbacks. No building permit applications have been submitted at this time.

Mr. Rich asked for confirmation that this is a buildable lot. Building cannot be done on easements without a variance. Given that the protected hillsides are not buildable lots he assumes that the current owner is putting a covenant there to protect it. He wanted to make sure that this does in fact meet all the other requirements for a buildable lot. Building Administrator Keyes said it does meet all the other requirements. Mr. Rich referenced the fire hydrant. Mayor Brown said he checked with the Assistant Fire Chief. It does not appear on any map and is considered inactive. Mr. Rich moved, seconded by Mrs. Rankin to agree to consolidate the plat into one plat as described by the survey provided by the applicant. On roll call; three ayes, no nays (Ms. Reed abstained due to her involvement with getting the street vacated). Mr. Rich moved, seconded by Mayor Brown to divide the single parcel into parcel A & B as described by the survey provided by the applicant. On roll call; three ayes; no nays (Ms. Reed abstained due to her involvement with getting the street vacated).

The second request was from Tom Wilcox, Wilcox Architecture, on behalf of Robert Daye and Laurie Gunderson, 6984 Crystal Springs road, Mariemont, Ohio 45227 for side yard setback variances. The house sits at an angle from the property line so 2 distinct setback variances are requested to accommodate an addition to the house.

*Findings of the Building Administrator:* According to Mariemont code, the side yard setback for this house is 10.5 feet. The addition would result 1.8-foot reduction of the setback at one corner and 1.2 feet on the other corner.

Mr. Wilcox said the request is for a 2-story addition on the back of the house to include a master suite over a hearth room, full kitchen renovation and a new back entry to make the stairway more gradual, in addition to adding an elevator. The intention is to keep within the style of the neighborhood. The request requires two variances which includes the air conditioner compressor.

Mr. Rich voiced that he did not see any impediments to building this respecting the setback line. He believes this could be designed within the constraints of the existing setback line.

Mr. Wilcox said the hearth room and the master bedroom would be too small. To reposition the whole addition would alter the stairway and elevator. It limits being able to go less than what is being requested while keeping the project economical for the applicant as well. To build the addition at the same angle as the property line would be much more labor intensive. The other goal was to make it match the house. The existing roof and brick will be matched.

Ms. Reed said from a Realtor standpoint she would agree with Mr. Wilcox.

Ms. Linda Sawma, 6980 Crystal Springs Road, said as a neighbor she was unclear how it would impact her. After reviewing the plan, she had no concerns as the proposed addition will take place on the opposite side of her home.

Mr. Daye indicated that he talked with the Andy Seeger, neighbor to the east, who did not voice any objection.

Mrs. Rankin moved, seconded by Ms. Reed to approve the request as submitted regarding the variances requested for the air conditioner unit and the two setbacks based on Section 151.024(3)(b)(2)(c)(d)(e)(f). On roll call; three ayes, one nay (Mr. Rich).

A request was submitted from Ariel Tiedemann for the property at 3732 West Street, Mariemont, Ohio 45227 to change a 3-unit apartment building into 3 separate condominiums.

Findings of the Building Administrator: Mariemont code allows for apartment buildings to be converted into condominiums.

Mayor Brown said he considers this an incomplete application. The Planning Commission does not have enough information to render an opinion at this meeting. The common facilities agreement relevant to the Ohio Revised Code is missing, condominium declaration and a number of other documents are missing, including no statement as to the party wall rating.

Mr. Keyes said he believes the intention was to convert and sell. He does not believe it was the applicant's intention to have any of these documents completed before it was sold. Mr. Rich said in order to sell it an ownership agreement is needed. The shell of the building is jointly owned. A legal entity needs to be formed and be part of the application. He would also like to see a survey to know that the building, from a building code standpoint, meets the current requirement for zero-line separation.

Mrs. Rankin moved, seconded by Mr. Rich to table the request. On roll call; four ayes, no nays.

The meeting adjourned at 6:12 p.m.

Respectfully Submitted,

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Ms. Shelly Reed, Secretary