

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD JUNE 16, 2021

The Mariemont Planning Commission met June 16, 2021. Mayor Brown called the meeting to order at 5:32 p.m. Present were Ms. Reed, Mr. Rich and Mr. Van Stone.

Ms. Reed moved, seconded by Mr. Rich to accept the minutes as written for January 20, 2021. On roll call; three ayes, no nays (Mr. Van Stone 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.

A request was made from Pat Brinker of Gregory Gates Architect on behalf of Michael & Kristin Wolujewicz of 3804 Miami Rd, Mariemont, OH 45227 to construct an 18' high detached 2-car garage that exceeds the maximum height zoning requirements of 15'.

Finding of the Assistant Building Administrator: Private garages are defined as accessory buildings. Mariemont Code of Ordinances states: § 151.085 BUILDING HEIGHT, YARD, AND COURT REGULATIONS. (B)(1)(c) Height and yard regulations for accessory buildings. 1. a. Accessory buildings shall not exceed 15 feet in total height measured from the grade at front of the structure to the highest point of roof and shall be at least three feet from the rear lot line and shall be at least three feet from any side lot line, measured from the nearest point of the accessory building to the rear lot line or side lot line as the case may be. b. The total height measured from the grade at the front of the structure to the highest point of the roof may be increased one inch vertically for each additional two inches horizontally that the side yard and rear yard setbacks are increased beyond the three-foot minimum. c. In no case shall the maximum height exceed 18 feet. In this situation, an 18' foot high garage is allowable if it is moved an additional 6' into the lot from the rear and side property lines, beyond the current 3' minimum.

Mayor Brown verified that the request has to do with an aesthetic issue. The desire is to design the garage in such a way that the roof pitch matches the roof pitch of the residence.

Mr. Rich said the application could be reduced in various ways to make it compliant by lowering the height and staying within the code and therefore not requiring a variance.

Mr. Van Stone said if the application could be reduced in height and increase the setbacks in order to make it compliant, maximum effort should be done to do that. By moving the garage, a total of 9' off both property lines there is adequate room in the yard to support the proposed garage.

Ms. Reed said garages in general are a negative to houses. They are small and not up to expectations of people buying homes. In her opinion, the size of the garage on the lot with the setbacks is acceptable, but if it can be made smaller within the code requirements that would be preferred.

After further discussion, Mr. Van Stone moved, seconded by Ms. Reed to table the request to allow the applicant to submit new drawings. If the new drawings comply with the code the request will be withdrawn. On roll call; four ayes, no nays.

The meeting adjourned at 6:07 p.m.

Respectfully Submitted,

Ms. Shelly Reed, Secretary