

MARIEMONT PLANNING COMMISSION
EMERGENCY MEETING HELD MARCH 7, 2012

The Mariemont Planning Commission met Wednesday March 7, 2012. Mr. Stich called the meeting to order at 6:15 p.m. Present were Mr. Miller, and Mr. Sturtz and Mayor Policastro. Also in attendance was the Building Commissioner, Dennis Malone.

The first request was for "Grant of Easement and Agreement Maintenance" from Ms. Marya J. Dungan, 6531 Park Lane, Mariemont, Ohio 45227,

Finding of the Building Commissioner: The applicant has requested approval from the Village for a permanent easement over 186.03 square feet of Village property abutting the north side of the property for the purposes of maintaining an existing driveway access to basement garage also on the north face of the house. This use of Village property is to avoid the removal of a very large Beech tree to the north of the house. This request requires approval of the Village of Mariemont Panning Commission because of paragraph 151.025 of the Village Zoning Code which requires a Conditional Use variance be granted for the proposed use.

Mr. Stich said this was an emergency meeting due to the pending transaction of real estate in the offering.

Building Commissioner Malone went over the plot plan of the area. The area is also surrounded by Dogwood Park. In 2005 an easement was granted to Ms. Dungan for her egress to her driveway and basement. It was granted to avoid having to remove a large Beech tree on the property. The proposed real estate buyers, the Coffman's, want to enlarge the easement. It would be approximately 19 feet and would allow double easement into the garage. It would be an irrevocable easement and would be used for driveway purposes only.

Ms. Shelly Reed, realtor for the Coffman's, suggested that all the necessary paperwork be completed after the April 3, 2012 closing so the seller would not have to be involved. Building Commissioner Malone said that would be the cleanest and simplest way to have it done.

Mayor Policastro moved, seconded by Mr. Miller to allow request for the easement contingent with the Coffman's buying the property. In addition, the request is approved in order to save the heritage Beech tree located on the property. On roll call; four ayes, no nays.

The meeting adjourned at 6:22 p.m.

Respectfully Submitted,

Mr. Dick Savage
Secretary

