

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD NOVEMBER 20, 2013

The Mariemont Planning Commission met Wednesday November 20, 2013. Mayor Policastro called the meeting to order at 6:30 p.m. Present were Mrs. Garber, Mr. Miller, Mr. Savage and Mr. Vianello. Also in attendance was the Building Commissioner, Kirk Hodulik.

The first agenda items was a procedural amendment to the passed variance of October 16, 2013: Request from Tim and Julena Bingaman, 6725 Wooster Pike, Mariemont, Ohio 45227, for a Property Variance to permit a 1'-8" wide encroachment into the side yard of a corner lot.

Mr. Savage moved seconded by Mr. Miller to grant the variance based on Section 151.025(3)(b)(2)(c)(d)(e)(f). On roll call; five ayes, no nays.

1. Request from Jerry and Callie Stephens, 3709 Center Street, Mariemont, Ohio 45227, for a Property Variance to permit an accessory structure garage of 17'-8" in height (2'-8" above the 15'-0" maximum accessory structure height without increasing the side and rear yard setback for an accessory structure).

Finding of the Building Commissioner: The zoning code states: "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. 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. In no case shall the maximum height exceed 18 feet.

Mr. Pat Brinker, Architect for Mr. and Mrs. Stephens, said the existing house is one of the many Tutor Revivals in the neighborhood with a 15:12 roof pitch. The maximum 15'-0" on the accessory structure only allows for a 6.5:12 pitch on the rear garage. We do not feel that it keeps with the style of the neighborhood or the home. It simply looks out of place and respectfully ask for the 2'-8" additional height to bring it closer to the relationship of the existing home. It will give the roof a 9:12 pitch.

Mr. Jerry Stephens, homeowner, said they are also doing an addition on the house and the number one priority is aesthetics. They are adding something that looks like it should be there and feels the pitch on the garage looks like it always should be there.

Mrs. Garber said the property is somewhat different because there is a lane behind the house so there is no abutting rear property owner. In addition, the neighbors do not oppose the proposal but are very much in favor of the development. The neighbor next to them also has a two story garage.

Mr. Vianello asked if they would still access the driveway from the lane. Mr. Stephens said yes, otherwise, they would have to take down a tree which they did not want to do. They also like having the front of the house all open green space.

Mayor Policastro moved, seconded by Mr. Miller to approve the variance request based on Section 151.025(3)(b)(2)(c)(d)(e)(f). On roll call; five ayes, no nays.

The meeting adjourned at 6:39 p.m.

Respectfully Submitted,

Mrs. Val Garber, Secretary

