

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD MARCH 18, 2015

The Mariemont Planning Commission met Wednesday March 18, 2013. Mayor Policastro called the meeting to order at 6:00 p.m. Present were Mr. Miller and Mr. Vianello. Also in attendance was the Building Commissioner, Kirk Hodulik.

The first request was from Christopher T. Buchert of American Heritage Classic Homes of 1926 N. Fort Thomas Avenue, Fort Thomas, KY 41075, for the four family apartment buildings properties located at 3840, 3842, 3844, & 3846 Beech Street and 3860, 3862, 3864 & 3866 Beech Street, for concept and proposed lot consolidations approval and zoning variance of proposed accessory garage at northeast corner of 3866 Beech at Lane D approval.

[PLEASE NOTE: A follow-up Planning Commission submission for actual lot consolidations and new splits with legal descriptions will be forthcoming after Planning Commission's ruling on this application.]

Finding of the Building Commissioner: § 151.060(A)(7)(b)(2)(b) of the zoning code states: "An accessory building erected as a separate building in a required rear yard used for the housing of motor vehicles used by occupants of the property shall not exceed in area more than 30% of said required rear yard" Therefore, due to the unusual circumstance of the north side property line jog at the existing garage structure for 6601 Chestnut Street at the 90 degree elbow on Lane D, it is not possible to add a two car garage to the rear of the property as proposed, even with moving the lot line between the proposed 3866 Beech Street address and the proposed 3864 Beech Street address 5 feet to the south.

Mr. Vianello asked if this request will set a precedence in the Village. Mayor Policastro said Planning Commission just allowed a garage to be built in the back on Nolen Circle by the same applicant just last year. Every application is a little bit different. Also, years ago the Planning Commission allowed David Arends, 6504 Park Lane, to have the garage face Harvard Acres while the house faces Park Lane. He sees that as a precedent.

Mr. Miller asked what the percentage of back yard this will this utilize. Both Building Commissioner Hodulik and Mr. Buchert estimate 35%.

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

Mr. Miller moved, seconded by Mr. Vianello to accept the minutes as written for February 26, 2015. On roll call; three ayes, no nays.

The meeting adjourned at 6:08 p.m.

Respectfully Submitted,

Mr. Jerry Vianello, Secretary
Secretary

