

**MARIEMONT PLANNING COMMISSION**  
**REGULAR MEETING HELD FEBRUARY 26, 2015**

The Mariemont Planning Commission met Thursday February 26, 2013. Mr. Miller called the meeting to order at 6:00 p.m. Present were Mrs. Garber, Ms. Reed, Mayor Policastro and Mr. Vianello. Also in attendance was the Building Commissioner, Kirk Hodulik.

The first request was from Julia Pentecost on behalf of Michael and Lindsey Iwanicki, 3845 Oak Street, Mariemont, OH 45227, for a Property Variance to permit extended off street parking off of Lane F at the northeast corner.

*Finding of the Building Commissioner: The zoning code states per §151.089 OFF-STREET PARKING (I) Additional requirements, Item (12): "In all residential zones, rear yard parking accessed only from public lanes and streets shall be limited in size to no greater than 12 feet in width and 18 feet in length. Parking areas shall be paved with concrete or interlocking brick pavers. Parking is permitted only for passenger vehicles. Parking for boats, recreational vehicles, trailers, and other similar vehicles is expressly prohibited. Parking area shall be extended continuously from the lane or street paving such that no unpaved areas exist between the lane or street and the paved parking area." (Ord. O-4-96, passed 3-25-96; Am. Ord O-12-06; passed 12-26-06)*

Building Commissioner Hodulik explained in detail the diagram that was submitted with the proposed request as there was some initial confusion. Mrs. Garber questioned why the decision was to go with gravel.

Mr. Iwanicki said it was more of a design decision to make the area look more natural and blended in. They will not park cars there the whole time. The gravel will be packed and not loose. The project rationale is to get the cars off the street and to facilitate a safe passage through a narrow street for residents and potential emergency vehicles. It will also establish a safe area for them to put their children in/out of a car.

Mr. Scott Degerberg, 3855 Oak Street, said he and his wife, Jennifer, have reviewed the plans and believe that it looks good. They like the gravel and feel that it would blend in more than concrete and with time it will be a non-issue.

Mr. Vianello asked if this would be setting a precedent. Mayor Policastro said we have already set a precedent for this with a request on Chestnut. He would like to see more parking pads put in back yards so we can take the cars off of the street. He is constantly fielding calls from people complaining that there is not enough parking available.

Mr. Iwanicki said there are two instances of precedent within Patriot Park neighborhood where extended, off-street parking solutions have been installed.

Mr. John Swisher, 6624 Wooster Pike, said he is concerned with setting a precedent in the area. At 6612 Wooster Pike there are several times when the driveway is empty but the homeowner is parking on one of the on street spots. Concerns of the residents in the area is that they do not want parking in the green space. For the most part he favors the request but he is not sure he is a fan of the aggregate. He is hopeful that the owners will take care to make sure that it does not fly out into the street at all.

Mr. Vianello said Mr. Swisher's concerns echoes those who live on Homewood and Settle especially when children come home from college. He is in favor of letting the homeowner decide whether to put in aggregate or concrete. However, he would like to address that it is maintained and not out in the middle of the lane.

Mrs. Garber said she does not agree that precedent has been set as each case is different and needs to be looked at individually.

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

Mrs. Garber moved, seconded by Mr. Vianello to accept the minutes as written for December 10, 2014. On roll call; five ayes, no nays.

Mr. Vianello moved, seconded by Mrs. Garber to nominate Mayor Policastro as Chairman of the Planning Commission for 2015, Ms. Reed as Vice-Chairman of the Planning Commission for 2015 and Mr. Vianello as Secretary for the Planning Commission for 2015. On roll call; five ayes, no nays.

The meeting adjourned at 6:28 p.m.

Respectfully Submitted,

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Mr. Jerry Vianello, Secretary  
Secretary

