

**NOTICE OF PUBLIC HEARING  
MARIEMONT PLANNING COMMISSION  
VILLAGE OF MARIEMONT, OHIO**

September 10, 2013

The Mariemont Planning Commission will have a Public Hearing in Council Chambers of the Municipal Building, 6907 Wooster Pike, Mariemont, Ohio 45227 on **WEDNESDAY, SEPTEMBER 18, 2013 at 6:30 PM** for the purpose of review and discussion of the following item:

1. Request from Tim and Julena Bingaman, 6725 Wooster Pike, Mariemont, OH 45227, for a Property Variance to permit a 4'-8" encroachment into the side yard of a corner lot.

*Finding of the Building Commissioner: The zoning code states: "On a corner lot only one street shall be considered as a front line, provided that where the length of a shorter street line is less than 90% of the length of the longer street line, the shorter street line shall be considered the front lot line." Therefore, with the Pleasant Street property line being the narrower of the two property lines along the streets, it is the front yard. The Pleasant street property line is 70 feet wide and the top of the structure is over 20 feet high, thus requiring a minimum 9 feet side yard setback as stipulated in the Zoning Code. The present wall face of the residence structure is set back 19.9 feet from the side lot line. The proposed addition, consisting of an oversized one-car garage at ground level along with a bedroom at the second floor level, will encroach 4'-8" into the side yard. It should be noted that fence lines both on the applicant's property (6725 Wooster Pike) and the adjacent property (3730 Pleasant Street) and the applicant's at grade terrace do not correspond to actual property lines.*

2. Request from Rick Greiwe of Greiwe Development, LLC & North American Properties, 212 E. Third Street, Suite 300, Cincinnati, OH 45202 in regard to property addresses of 6860 & 6908 Madisonville Road and 6903 & 6905 Murray Avenue for rezoning of properties bound by Madisonville Road and Murray Avenue from zoning district Residence 'B' to zoning district Residence 'D' for proposed Phase IV three-story condominium building consisting of (23) total dwelling units of two bedroom, two bedroom with study, and three bedroom dwelling unit types.

*Finding of the Building Commissioner: Greiwe Development Group intends to request a zone change from Residence "B" to Residence "D" for the subject property. The Residence "D" provision of the zoning code (Village of Mariemont, Ohio Ordinance No. O-6-09) stipulates that the Architectural Review Board shall review the architectural aspects, landscaping, materials and colors and either approve or deny the application. Upon approval of the application, the Architectural Review Board shall issue an Architectural Review Board Certificate of Appropriateness. The approved design will be the basis of approval for the necessary Building*

*Permits. The Certificate of Appropriateness will be reviewed for approval on September 16, 2013.*

*Subsequent to the issuance of an Architectural Review Board Certificate of Appropriateness, the Village of Mariemont Planning Commission shall review the application to determine conformance with setbacks, height, density and parking stipulations contained in the Residence "D" ordinance.*

*The Architectural Review Board Certificate of Appropriateness and Planning Commission approval (if granted) will be submitted to Council (together with other documentation required in the Zoning Ordinance) in the form of a Petition for Amendment of the Zoning Code Map.*

*It should be noted, based on the language of the zoning code, the proposed structure on the properties meet all requirements for Residence District 'D' including, but not limited to density (number of dwelling units), building height, building setbacks, and parking.*

*Dan Policastro/kdh*

Dan Policastro, Chairman  
Mariemont Planning Commission

Pc: Applicants  
Mayor Dan Policastro  
Posting Boards  
Members of the Planning Commission  
Members of Council

Abutting Property Owners of 6725 Wooster Pike:

Ronald Matter and Mary Hoover-Matter, 3730 Pleasant Street, Mariemont, OH 45227  
Heather Lewis-Knopf, 6729 Wooster Pike, Mariemont, OH 45227  
Larry and Annette Newton, 6733 Wooster Pike, Mariemont, OH 45227  
Andrei Kogan and Daria Narmoneva, 6726 Fieldhouse Way, Mariemont, OH 45227  
Kevin and Lucianne Crowley, 6728 Fieldhouse Way, Mariemont, OH 45227  
Sylco Investments (6730 Fieldhouse Way) 10425 Londonderry, Cincinnati, OH 45242

Property Owners within 300 feet of 6860 & 6908 Madisonville Road and 6903 & 6905 Murray Avenue:

SEE ATTACHED LIST  
Eastern Hills Journal  
Building Commissioner Kirk Hodulik  
Village Web Site  
E-Mail Distribution List