

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

October 15, 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, OCTOBER 23, 2013 at 5:30 PM** (PLEASE NOTE THIS IS A REVISED DATE previously scheduled for the same time on **Wednesday, October 16**) for the purpose of review and discussion of the following item:

1. TABLED REQUEST OF SEPTEMBER 18, 2013: Request from Tim and Julena Bingaman, 6725 Wooster Pike, Mariemont, OH 45227, for a Property Variance to permit a 2'-6" wide encroachment into the side yard of a corner lot. **NOTE: The original petition sought a 4'-8" wide encroachment into the side yard of the 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 a one-car garage at ground level along with a bedroom at the second floor level, will encroach 2'-6" 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. **NOTE: The design has been modified to not only retain the desired size for the second floor bedroom but also provide a more proportionate and aesthetically pleasing exterior to the benefit of both the homeowner and the adjacent property owner at 3730 Pleasant Street.***

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