



# Village of Mariemont

**BUILDING DEPARTMENT**

**6907 WOOSTER PIKE**

**MARIEMONT, OHIO 45227-4428**

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**[www.mariemont.org](http://www.mariemont.org)**

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

June 12, 2020

The Mariemont Planning Commission will have a Public Hearing in the Village Council Chambers of the Village Administration Building, 6907 Wooster Pike, Mariemont, Ohio 45227 on **Wednesday June 17, 2020 at 5:30PM** for the purpose of review and discussion of the following items and to approve the minutes from the previous meeting of January 30, 2020.

1. Request from Tyler Dingle of 3855 Settle Rd, Mariemont, OH 45227 to separate the side lot at the southern section of 3855 Settle Rd. and allow a home to be built on that new property by a future owner. Any new home would not meet side setbacks required generally by Mariemont code but would match setbacks of the majority of homes on Settle Rd. The Planning Commission is not being asked to approve a specific house to be built but simply to approve a variance so the side yard setback would provide the space necessary to build a home on the lot in the future.

*Finding of the Building Administrator:*

By Mariemont code, the property side setbacks for a home on the property are at least 6 feet on each side and a minimum sum of both sides at least 14.25 feet. The majority of homes on Settle Rd. do not conform to the code. With the exception of homes on double lots, side yard setbacks for houses on the East and West sides of Settle from the Belmont/Hawthorne intersection to Murray Ave. range from 1 foot to 11 feet, total side setbacks consistently approximately 12 feet and house widths consistently approximately 28'.

The separated lot from 3855 Settle would be 40' wide. Allowing setbacks consistent with surrounding properties would provide space for an approximately 28' wide house.

2. Request from Mark McConnell of ESM Architects, Inc. to receive a rear yard setback variance at 3810 Miami Rd, owned by Kathleen and Jeffrey Cail, in order to build a garage attached to the home: the combination of which is large enough to handle a handicap ramp. The new garage location does not fit within setback requirements as defined for a corner lot. Therefore the applicant is requesting either a setback variance or a redefined front yard from Miami Rd. to West St.

*Finding of the Building Administrator:*

The existing garage is detached and situated 10 feet away from the property line. This is within setback requirements for detached structures. The existing garage would be torn down to build the new, attached garage somewhat closer to the house. This would then be part of the main structure. By Mariemont code, the rear yard (which where the garage would be built) setback requirement for this corner lot property is 30 feet.

The proposed garage would need a 16' setback. Two ways to achieve this are: Allow a variance to lessen the 30' rear yard setback to 16' or redefined the front of the house from Miami Rd. to West St. This would change the rear yard to the side yard. By Mariemont code, the side yard setback requirement for this corner lot property is 16' feet.

William Brown

William Brown  
Mayor and Chairman, Planning Commission

PC: Applicants  
Posting Boards  
Members of the Planning Commission  
Members of Council  
Abutting Property Owners:  
Thomas & Beverly Feie, 3857 Settle Rd. Mariemont, OH 45227  
Andrew & Meagan Ulrich, 3849 Settle Rd. Mariemont, OH 45227  
Lindsey & Carol Hake, 3836 Belmont St. Mariemont, OH 45227  
Benedretta Khoury, 3840 Belmont St. Mariemont, OH 45227  
John & Denise Scholtz, 3731 West St. Mariemont, OH 45227  
Michael & Kristin Wolufewicz, 3804 Miami Rd. Mariemont, OH 45227  
Eastern Hills Journal  
Building Administrator Donald Keyes  
Village Web Site  
E-Mail Distribution List