



Village of Mariemont

6907 Wooster Pike
Mariemont, Ohio 45227
(513) 271-3246
www.mariemont.org

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

August 10, 2021

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, August 18, 2021 at 5:30 PM for the purpose of review and discussion of the following items: to approve the minutes from the previous meeting, June 16, 2021 and to appoint a new Chairperson, Vice-Chairperson and Secretary and to discuss the following request:

1. Request form Jordan and Maria Gaietto, of 6626 Pleasant Street, Mariemont, Ohio 45227 to construct a pool house/residence a swimming pool, and a breezeway connecting the pool house to the main residential structure.

Finding of the Building Department:

- a) Only one accessory structure is permitted on each lot. A pool is considered an accessory structure.

151.060 RESIDENCE A DISTRICT REGULATIONS.

(b) Accessory buildings, erected as part of the principal building or as separate from this division (A)(7)(b): when erected as a separate structure, the accessory building shall be located in the rear yard. Accessory buildings shall be located on the same lot as the principal building, shall not involve the conducting of any business, and there shall be not more than one separate accessory building on any lot.

- b) accessory structure connected by a breezeway to the main dwelling not part of the main dwelling.

§ 151.005 DEFINITIONS.

ACCESSORY USE or **STRUCTURE**. A use or structure subordinate to the principal use of a building or to the principal use of the land and which is located on the same lot serving a purpose customarily incidental to the use of the principal building or land use. Accessory buildings shall not be used as a residential dwelling. **ACCESSORY USES** shall be located on the same lot as the principal use unless otherwise specified. An accessory building shall be considered part of the principal building and subject to all restrictions applying to the principal building when it has a common wall with the principal building or is

attached to the principal building by a permanent structure or when any part is located four feet or less from the nearest part of the principal building. An accessory building shall be considered and regulated as a separate structure when it is more than four feet from the principal building (see § [151.060](#)(A)(7)(b)2. and § [151.085](#)(B)(1)(c)).

(4) ***DWELLING, SINGLE-FAMILY DETACHED.*** A dwelling standing by itself and containing only one single-family dwelling unit, separated from other dwellings by open space.

c) A pool house with residential space is not a permitted use for an accessory structure.

§ 154.056 ACCESSORY STRUCTURES.

(A) Relief to the elevation or dry flood-proofing standards may be granted for accessory structures containing no more than 600 square feet.

(B) Such structures must meet the following standards:

(1) They shall not be used for human habitation;

151.060 RESIDENCE A DISTRICT REGULATIONS.

(b) Accessory buildings, erected as part of the principal building or as separate from this division (A)(7)(b): when erected as a separate structure, the accessory building shall be located in the rear yard. Accessory buildings shall be located on the same lot as the principal building, shall not involve the conducting of any business, and there shall be not more than one separate accessory building on any lot.

1. Accessory buildings are permitted for one or a combination of one or more of the following uses:

a. A private garage or carport;

b. A building for the storage of tools, equipment, or supplies used for the maintenance of the buildings and land of the lot on which the accessory building is located

Copies of the plans are available for review in the Building Department Office or can be emailed upon request.

William Brown

William Brown
Mayor and Chairman, Planning Commission

Cc: Posting Boards
Members of the Planning Commission
Abutting Property Owners:

Margaret & Brian Nichols, 6619 Mariemont Ave., Mariemont, OH 45227

Justin & Danielle Deja, 6625 Mariemont Ave., Mariemont, OH 45227

Stephen & Traci Major, 6624 Pleasant Ave., Mariemont, OH 45227

Robert Van Stone, Building Department

Village Web Site

E-mail Distribution List