



Village of  
Mariemont  
BUILDING DEPARTMENT  
6907 WOOSTER PIKE  
MARIEMONT, OHIO 45227-4428  
(513) 271-3315

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

September 8,, 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, September 15, 2021 at 5:30 PM** for the purpose of review and discussion of the following 3 items, to approve the minutes from the previous meeting of August 18, 2021 and to appoint a new Chairperson, Vice-Chairperson and Secretary.

1. Request from Pat Brinker of Gregory Gates Architect on behalf of Michael & Kristin Wolujewicz of 3804 Miami Rd, Mariemont, OH 45227 to construct an 16' 3" high detached 2-car garage that exceeds the maximum height zoning requirements of 15'. He previously appeared before the Planning Commission on June 16, 2021 where his request for an 18" high garage was tabled.

*Finding of the Assistant Building Administrator:*

Private garages are defined as accessory buildings. Mariemont Code of Ordinances states:

§ 151.085 BUILDING HEIGHT, YARD, AND COURT REGULATIONS.

(B)(1)(c) *Height and yard regulations for accessory buildings.*

- 1.a. Accessory buildings shall not exceed 15 feet in total height measured from the grade at front of the structure to the highest point of roof, and shall be at least three feet from the rear lot line, and shall be at least three feet from any side lot line, measured from the nearest point of the accessory building to the rear lot line or side lot line as the case may be.
- b. The total height measured from the grade at the front of the structure to the highest point of the roof may be increased one inch vertically for each additional two inches horizontally that the side yard and rear yard setbacks are increased beyond the three-foot minimum.
- c. In no case shall the maximum height exceed 18 feet.

In this situation, a 16' 3"foot high garage is allowable if it is moved an additional 2' 6" into the lot from the rear and side property lines, beyond the current 3' minimum.

2. Request from Joshua A Combs of 6989 Bramble Hill Drive to construct a 23' 6" wide driveway in the front of his residence.

*Finding of the Assistant Building Administrator:*

The lot width of 6989 Bramble Hill Drive is 50 feet. According to Section 76.15, driveways in the residential district shall not exceed 25% of the width of the lot width, which for this lot is 12.5 feet. According to Section 151.089 (I) (11) (b) concerning off street parking, the aggregate width of driveway(s) at the street line shall not exceed 60% of the width of the lot, which for this lot would be 30 feet.

## § 76.15 RESIDENTIAL PARKING AREA REQUIREMENTS

(C) No person shall stop, stand, or park a motor vehicle on any portion of a front, side, or back yard in a residential district that is not a parking area as defined in this section. It shall be unlawful for any person, firm, or corporation, directly or indirectly, or any owner or occupant of land in the residential zone, to construct, operate, or maintain a parking area, unless required for on-side parking for multiple dwellings, in the front yard of any lot. This does not prohibit parking in driveways which meet the requirements herein defined. For the purpose of this section, **FRONT YARD** shall mean that area between the sidewalk or street line in the event there is no sidewalk, and the front line for the principal building, extending in both directions to the side of lots. It shall be unlawful to use that portion of a vacant lot within 30 feet of the sidewalk lines for parking in a residential zone. Driveways in the residential district shall not exceed 25% of the width at the front or side lot line. Where more than one driveway opening is desired or required, that shall be at least 70 feet apart.

## § 151.087 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS.

A required yard or court shall, at all times and in every part, be unobstructed by any permanent or temporary human-made object from its lowest point to the sky; however, the following obstructions shall be permitted:

- (A) Walks and driveways of normal and reasonable area

## § 151.089 OFF-STREET PARKING.

(C) For the purpose of this section, **PARKING SPACE** shall mean an area with dimensions not less than nine feet by 18 feet or 162 square feet, exclusive of drives and aisles giving access thereto, accessible from streets or alleys, or from private driveways or aisles leading to streets or alleys and suitable and usable for the storage or parking of one self-propelled passenger automobile; provided, that when such private driveway is under ownership of other than that of the parking space to which access is provided, right of access must be evidenced by an easement of record giving unrestricted right of ingress and egress over that private driveway or aisle to that parking space. **PARKING LOT** shall mean any surface lot which provides off-street parking for motorized vehicles.

- (I) Additional requirements shall be as follows.
  - (11) (a) In any residential district, no driveway shall be constructed less than 12 feet in width. All driveways shall be paved with concrete, asphalt, brick pavers or crushed stone.
    - (b) The aggregate width of driveway(s) at the street line shall not exceed 60% of the width of the lot.
    - (c) Required width of curb cuts may exceed the driveway width by three feet.

3. Request from Robert and Elizabeth McNeese of 7000 Crystal Springs Road to request a variance related to the existing approved fence currently at a height of 3 feet within the 25 foot area from the intersection of Crystal Springs and Indianview to a consistent height of 4 feet within the intersection area.

*Finding of the Assistant Building Administrator:*

7000 Crystal Springs Road is a corner lot. According to Section 151.102, the height of a fence on a corner lot shall not exceed 3 feet in height for a distance of 25 feet from the intersection of the lot lines at the corner.

**§ 151.102 FENCE OR WALL ON CORNER LOT.**

“Required” side yards of corner lots as set forth in § [151.085\(B\)\(1\)\(b\)3](#). have specific fence requirements as follows.

- (A) Fences or walls on corner lots shall be no more than four feet in height, at least 50% open construction, parallel to any lot line bounded by a public right-of-way, with the following exceptions:
  - (1) Within a space of 25 feet from the intersection of the lot lines at a public right-of-way intersection, that structure shall not exceed three feet in height, and shall be of 50% open construction; and
  - (2) A fence or wall not exceeding six feet in height may be erected in a side-rear yard of a corner lot and parallel to a public right-of-way providing that structure is set back from the lot line bounding the public right-of-way the “required” side yard setback for a corner lot as set forth in § [151.085\(B\)\(1\)\(b\)5](#)

Copies of the detailed plans can be reviewed at the building office or sent by email upon request. Email [bldgdept@marimont.com](mailto:bldgdept@marimont.com) to request an electronic copy.

*William Brown*

William Brown  
Mayor and Chairman, Planning Commission

CC: Applicants  
Posting Boards  
Members of the Planning Commission  
Members of Council  
Abutting Property Owners:  
Jonathan & Andrea Andre, 3802 Miami Rd, Mariemont, OH 45227  
Jeffrey & Kathleen Cail, 3810 Miami Rd, Mariemont, OH 45227  
Marieanne Huenefeld, 7 Denny Place, Mariemont, OH 45227  
Sydney Trout, 6 Denny Place, Mariemont, OH 45227  
Resident, 6987 Bramble Hill Drive, Mariemont, OH 45227  
Robert and Barbara Gunn, 6993 Bramble Hill Drive, Mariemont, OH 45227  
Elsie White, 6992 Grace Ave., Mariemont, OH 45227  
Marsha Mattingly, 6994 Rowan Hill Dr., Mariemont, OH 45227  
Dennis and Ellen Lynch, 6996 Rowan Hill Dr., Mariemont, OH 45227  
Mark and Katharine Campbell, 3724 Indianview Ave., Mariemont, OH 45227  
Jason Timpe, 7004 Mount Vernon Ave., Mariemont, OH 45227  
Robert Van Stone, Building Department  
Village Web Site  
E-Mail Distribution List