



**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**

December 7, 2021

The Mariemont Planning Commission will have a Public Hearing in the Artifacts Room on the 2<sup>nd</sup> floor of the Village Administration Building, 6907 Wooster Pike, Mariemont, Ohio 45227 on **Wednesday, December 15, 2021 at 5:30 PM** for the purpose of review and discussion of the following item, and to approve the minutes from the previous meeting of November 17, 2021.

1. Request from Bonnie Schantz of 6943 Cambridge Ave. Cincinnati, OH 45227 for a variance to construct an elevated deck that would be within 30" of the adjacent property (6941).

*Finding of the Building Department:*

**§ 151.024 POWERS AND DUTIES OF THE PLANNING COMMISSION**

(3) Property variances.

(a) The Commission shall have the power to grant a variation in the property provisions and requirements of this chapter which will not be contrary to the public interest or intent and purpose of this chapter, so that the public health, safety, convenience, comfort, prosperity, and general welfare will be conserved and substantial justice done, but only where, owing to special conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this chapter would cause a clearly demonstrable hardship.

(b) Variances may be granted under the following circumstances:

1. When there is reasonable doubt as to any provision of this chapter or the building zone map as applied to such property; or
2. When the following facts and conditions exist:
  - a. An exceptional narrow, shallow, or irregular lot, exceptional topographical conditions existing and of record June 27, 1941; or
  - b. Large "specimen" trees are in jeopardy; or
  - c. Where, by reason of extraordinary or exceptional circumstances or conditions, the literal enforcement of the requirements of this chapter would involve practical difficulty or would cause unnecessary hardship, or would not carry out the spirit and purpose of this chapter; and
  - d. Such variance is necessary for the use and enjoyment of the property in a manner similar to that which other property in the village is used; and
  - e. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity in which the property is located; and
  - f. That the condition or situation of the subject property, or the intended use of the property, for which variance is sought, is not so general or recurrent a nature as to make reasonably practical the formulation of general regulations for such conditions or situation.

**§ 151.085 BUILDING HEIGHT, YARD, AND COURT REGULATIONS**

3. *Side yard.* In any residential or industrial district, all structures shall have a required side yard setback as specified in § 151.086(C) (see also corner lots, in division (B)(1)(b)5. below).

7. *Lot width.*

- a. No residence shall be erected in a residential district on a lot of less than 40 feet in width unless such lot is recorded on a plat of subdivision in the office of the County Recorder as of April 23, 1942.
- b. In such instances, the minimum side yard and total side yards required shall be the same as required for a lot of 40 feet in width.

(C) *Side yard regulations.*

(1) *Minimum side yard setback regulations.*

	Width of Lot	Height of Building					
		0 to 18 feet		18 to 30 feet		30 plus feet	
		Least Width Any Side Yard	Sum of Both Side Yards	Least Width Any Side Yard	Sum of Both Side Yards	Least Width Any Side Yard	Sum of Both Side Yards
Residence A, B, and C	40	5	13.00	6	14.25	7	15.75
	50	6	14.25	7	15.50	8	17.00
	60	7	15.50	8	17.00	9	18.75
	70	8	17.25	9	18.75	10	20.50
	80	9	19.00	10	21.00	11	22.75
	90	10	21.25	11	23.25	12	25.50
	100	11	23.50	12	26.00	13	28.25
	110	12	26.25	13	29.00	14	31.50

The distance between homes is approximately 9ft-3in, and distance from home to property line is approximately 6ft. The existing concrete pad/patio extends 42” from the house, leaving approximately 30” clear to property line. The required setback is a minimum of 5ft on the side, thus the stairway requires a variance of 30” (60” – 30” = 30”).

Additional pictures, lot survey, and building sketches available upon request from [bldgdept@mariemont.org](mailto:bldgdept@mariemont.org).

*William Brown*

William Brown  
Mayor and Chairman, Planning Commission

- CC: Applicant: Bonnie Schantz  
 Posting Boards  
 Members of the Planning Commission  
 Members of Council  
 Abutting Property Owners: 6941 and 6949  
 Rod Holloway Building Department  
 Village Web Site  
 E-Mail Distribution List