



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**

February 19, 2022

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, February 23, 2022 at 5:30 PM** for the purpose of review and discussion of the following items, and to approve the minutes from the previous meeting of January 19, 2022.

1. An update on the request from Gregg & Casey Burke of 2 Sheldon Close, Cincinnati, OH 45227 for a conditional use permit for an accessory building.
2. An update on the request from Christopher Leonidas of 4110 Grove Ave, Cincinnati, OH 45227 for a variance locate a section of new fencing outside his defined property lot

On Thursday February 3rd, the building department received updated plans from the Burke's for the accessory building noting it is now planned to be used for storage purposes only and no longer as a playroom area.

On January 25th, the building department received an email from Ed McTigue to clarify the Village's authority to grant variances for fencing and other structures in the public right of way.

Findings from the Building Department as Follows:

Item 1:

§ 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;
 - c. A building for the storage of tools, equipment, or supplies used primarily for recreational use by persons residing on the premises on which the building is located; and
 - d. A building for the storage of tools, equipment, and supplies used for the growing of vegetation, vegetables, fruits, shrubs, and trees on the lot on which the building is locate

§ 151.051 NON-CONFORMING USE

(D) Nothing contained in this chapter shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the Building Commissioner, or prevent compliance with the lawful requirements of the Building Commissioner.

(F) No existing building or premises devoted to a use not permitted by this chapter for the district in which such building or premises is located, except when required to do so by law or ordinance, shall be

enlarged, extended, reconstructed, or structurally altered, unless such use is changed to a use permitted in the district in which such building or premises is located.

(G) Any nonconforming or conditional use of a building or premises shall not be changed unless such use is changed to a use permitted in the district in which such building or premises is located.

A building for storage of tools, equipment, supplies, etc. is a permitted use within Residence "A" and no longer a non-conforming use.

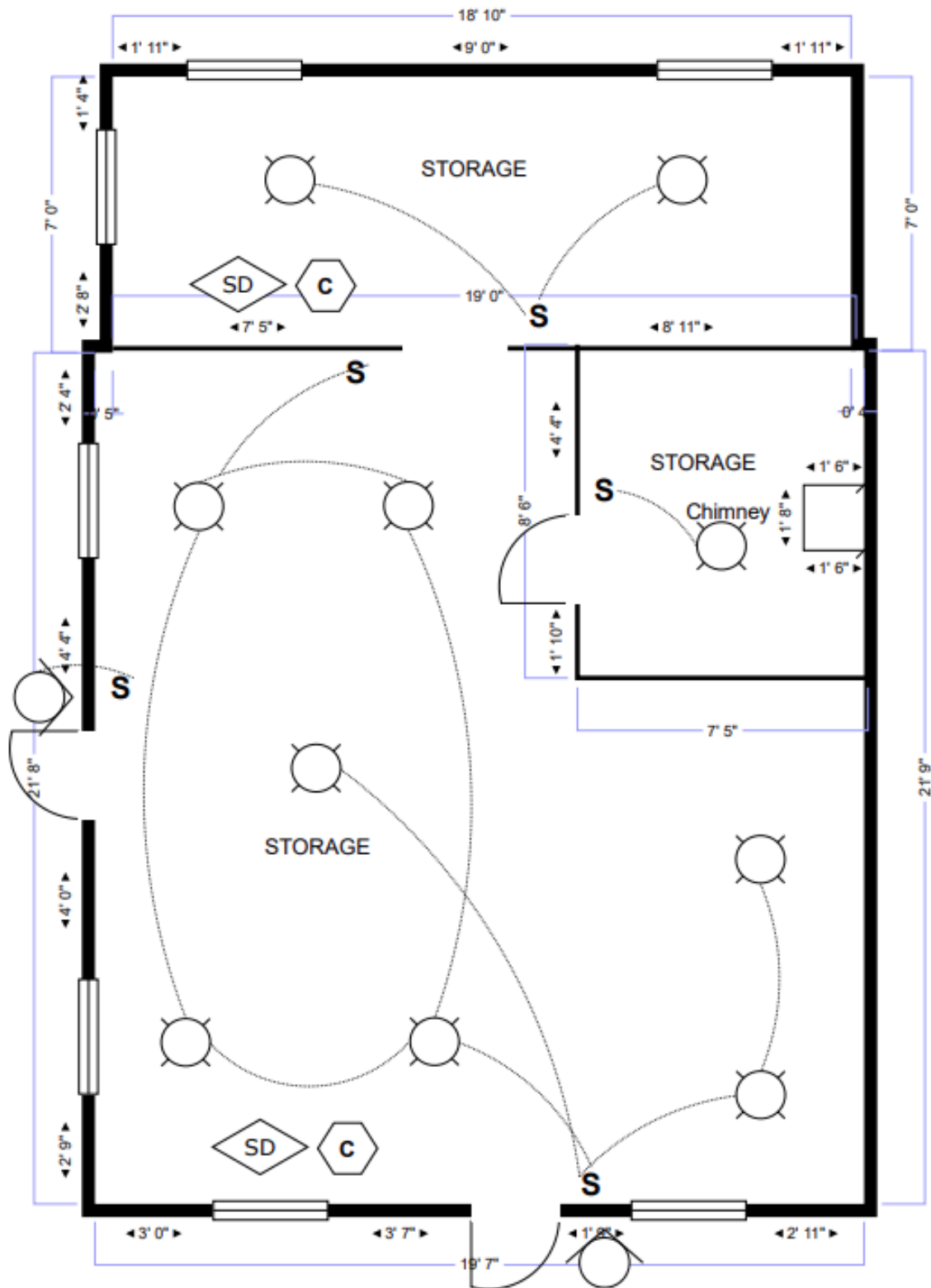
Item 2:

From our Village Solicitor: The Planning Commission does not have the authority to grant variances, only the legislative authority, Village Council, has the authority to grant such a request.

Robert Van Stone

Chairman, Planning Commission

CC: Applicants: Gregg & Casey Burke
Applicant: Christopher Leonidas
Posting Boards
Members of the Planning Commission
Members of Council
Abutting Property Owners of 6769 Fieldhouse
Rod Holloway Building Department
Village Web Site
E-Mail Distribution List



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|--------|---|------------------------|---------------------|----------------------------------|
| Site: | 6769 Fieldhouse way Cincinnati, OH 45227 | Drawing: | Project: 0000416 | Drawn: Casey & Gregg Burke |
| Title: | New Accessory Building | Scale: 1/4" : 1' 0" | Date: 02/3/2022 | Rev: B |