



Village of  
Mariemont  
BUILDING DEPARTMENT  
6907 WOOSTER PIKE  
MARIEMONT, OHIO 45227-4428  
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**NOTICE OF PUBLIC HEARING  
MARIEMONT PLANNING COMMISSION  
VILLAGE OF MARIEMONT, OHIO**

Aug 22, 2023

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 **Tuesday, Aug 29, 2023 at 6:00 PM** for the purpose of review and discussion of the following item and to approve the minutes from the previous meetings of July 19th, 2023.

1. Application from Matthew Evans, architect, for the residence at 4001 Grove Ave. owned by Brad & Courtney Cutcher, seeking a variance and/or address change for an addition.

Findings from the Building Department as Follows:

The residence frontage is considered along Grove, supported by the location of the front door. There are two non-conforming elements based on the current zoning code: the south portion of the house (parallel to Murray Ave) is about 6ft into the side yard setback and the front porch extends beyond the 5ft allowance into the required (front) yard. There is approximately 45ft to the rear lot line (west) and 54ft to the side lot line (north) as the house is configured today.

Based on the proposed addition site plans, a variance of approximately 17ft would be required on the rear setback. There is also work planned in the side yard that is currently non-conforming (by about 6ft), with only the stairway leading to the proposed covered porch entrance extending further into the side yard. A new driveway into Murray is also part of the project.

As a corner lot, if you considered the front to be redefined to be facing Murray Ave, the rear setback is no longer an issue. The work planned to create a covered porch entrance becomes non-compliant for front setback based on both the average alignment and "Residence A" requirements. The variance would be in the 8-11ft range. The existing non-compliant porch encroaches further into the required side yard (5 to 3ft).

The current driveway and covered porch facing Grove Ave. are planned to remain. The proposed new entrance way door faces west.

Ohio Revised Code section 713 (ref. Mariemont section 151.024) defines the powers and duties of the Planning Commission. It is interpreted that these powers include the authority to approve changes in address designations. This opinion is confirmed by the Village Solicitor.

Additional details on the site plan, application, and other supporting documents are available upon request.

*Robert Van Stone*

Chairman, Planning Commission

CC: Applicant  
Adjacent Property Owners  
Posting Boards  
Members of the Planning Commission  
Members of Council  
Rod Holloway Building Department  
Village Web Site  
E-Mail Distribution List