

**MARIEMONT PLANNING COMMISSION**  
**REGULAR MEETING HELD OCTOBER 7, 2014**

The Mariemont Planning Commission met Wednesday October 7, 2014. Mayor Policastro called the meeting to order at 5:30 p.m. Present were Mayor Policastro, Mr. Vianello, Mrs. Garber and Ms. Reed. Also in attendance was the Building Commissioner, Kirk Hodulik.

The first request was from Douglas and Mary Anne Newman, 6609 Mariemont Avenue, Mariemont, Ohio 45227 for a property variance to permit a 2'-6" vertical height encroachment for a replacement accessory two car garage structure in the rear yard.

*Findings of the Building Commissioner: Section §151.060(A)(7)(b)2 of the zoning code states: "An accessory building erected as a separate building, 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 all lot lines of the abutting lots. **FRONT OF BUILDING** shall mean that side facing the front property line". Therefore, with the back and sides of the garage structure recessed into the rear yard, only on the garage door side does the structure appear to be 17'-6" tall while the other three sides maintain approximately a 15' high grade to roof peak height as prescribed in the zoning code.*

Mr. Kurt Zoprist, Architect with Zoprist Design Group, said what they are trying to accomplish is to provide their client with a more useable garage able to fit larger cars and additional storage space in the attic area above the garage. The three sides of the building that are 15' fit the intent and spirit of the zoning code with the way the detached garage is situated on the back corner of the lot. The front elevation which faces Mariemont Avenue will be 17'-6" at the peak. The roof is adequately pitched and the architectural detailing on the garage will match that of the front of the house. Keeping the garage where it is will help with the grading and drainage instead of trying to lift and move the garage. With new drivers coming into the family it will also give them the needed space to park their vehicles on their property helping to eliminate the need to park on Mariemont Avenue.

Mayor Policastro said if they did not do it this way the alternative would be to dig inside the hillside which could be considered an unnecessary hardship. In addition, the topography conditions present reason to allow the variance. He also indicated that there was a precedent set several years ago with the Fox residence on Hiawatha Avenue.

Mrs. Garber commented that it would also make the building higher. It is unusual the way it is in the back corner with higher ground both next and behind the garage. By having the 2 ½' additional – since it is already dug in – as far as the neighbors go it will be pretty much the 15' which is permitted. She is unaware of any neighbors having any issues with the request.

Mayor Policastro moved, seconded by Mrs. Garber to grant the request based on Section §151.025(3)(b)(2)(a)(c)(d)(e)(f). On roll call; four ayes, no nays.

The meeting adjourned at 5:45 p.m.

Respectfully Submitted,

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Mr. Jerry Vianello, Secretary

