

MINUTES OF MEETING
INDIAN HILL PLANNING COMMISSION

May 21, 2019

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, May 21, 2019 at 7:00 p.m. in the Council Chambers of the Village Administration building.

Members Present: Paul F. Madden
Abbot A. Thayer
Joseph W. Rhodenbaugh
Rita M. Stolper

Members Absent: Richard C. Wiggers

Officials Present: Jonathan D. West, Assistant City Manager

Visitors Present: Tony Shipley, 7755 Surreyhill Lane
Alex Saurber, 8400 Blome Road
Dr. Carter Randolph, Greenacres Foundation

Chairman Madden calls the meeting to order and asks for those in attendance to please stand, raise their right hand, and be sworn in prior to presentation of the cases.

Item Number 1: Minutes for the April 16, 2019 meeting: Chairman Madden asks for comments or corrections to the April 16, 2019 Planning Commission minutes. There being none, Mr. Thayer made a motion to approve the minutes. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote.

Item Number 2: Case #19-005: Linda and Tony Shipley are requesting variances and authorization for the expansion of a non-conforming home to construct a front portico addition and a roof extension to the rear of the home. The applicant is requesting variances to the front and rear yard setbacks. The property is located at 7755 Surreyhill Lane.

Mr. Tony Shipley, owner of 7755 Surreyhill Lane, comes before the Commission and states that his intention is to update his home by refurbishing the wood, adding a portico at the front entrance, painting the brick, replacing the gutters, and changing the roofline from a gable roof to a hip roof.

Staff Report: Mr. West states that the subject property is located in District "C" – one acre minimum and has an existing non-conforming home that was built in 1962. The property is Lot 7 of Surreyhill Acres Subdivision which was accepted by Council in 1961. The property is a corner lot with a front yard (east), street side yard (north), rear yard (west), and side yard (south). The east, north, and west sides of the lot require a 75' setback and the side yard to the south requires a 20' setback (or equal to the height of

the home within 40'). The lot also has the unique feature of a cul-de-sac in the front yard. Staff notes that the required 75' front setback is required to follow the front property line, which includes the area of the cul-de-sac. The home is tied into the MSD public sewer system.

The existing home sits 70' from the front yard (east) where a 75' setback is required. The existing home sits 74.3' from the rear yard (west) where a 75' setback is required. The net lot area is 1.003 acres.

Mr. West explains that the applicant is requesting approval of a variance to construct a front portico addition that will project 5' into the front yard and a variance to allow a 3' roof extension into the rear yard setback. The applicant is requesting a variance of 3' from the required 75' front yard setback and 0.7' into the required 75' rear yard setback.

The variance application is based on exceptional practical difficulty created by the existing non-conforming home and is complete. **Section 73.1** of the Indian Hill Zoning Ordinance refers to District "C" preventing buildings from being located less than 75' from the required front and rear yard setbacks.

Section 57.221 of the zoning ordinance permits overhanging roof eaves and gutters to project 3' into a required yard. The applicant is requesting approval to extend the roof eave and gutter 3' into the required rear yard setback. However, since the existing rear yard setback is non-conforming, a variance of 0.7' is required to permit the 3' extension of the roof eave and gutter. Staff notes that the current plan shows a 3' roof eave extension + gutter extension. If the variance request is approved, it shall be subject to a total roof eave + gutter extension of 3'.

Section 57.222 of the zoning ordinance permits front portico additions to extend 5' into the required front yard setback. The applicant is requesting approval to extend a front portico addition 5' into the front yard setback. However, since the existing front yard setback is non-conforming, a variance of 3' is required to permit the front portico addition.

Mr. West notes that the request meets all four standards for variance approval.

Staff posted a legal notice in the paper, the Village bulletin, and by direct mail 30 days prior to the hearing. Staff has not received any comments.

Should the Planning Commission choose to approve the variance request, it shall be subject to the roof eave + gutter extension of 3' (current plan shows roof eave extension of 3' + the gutter extension).

Mr. Thayer made a motion to approve the requested variances subject to a total roof eave + gutter extension of 3'. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote of the members present.

Item Number 3: Case #19-006: Greenacres Foundation is requesting special exception approval to construct a new single family home for the Equine Director, who manages the equine program, horses, and stables located at 8400 Blome Road. Greenacres Foundation operates under the continuing jurisdiction of the Planning Commission as an approved special exception.

Dr. Carter Randolph, President of Greenacres Foundation, comes before the Commission and states that the house that was previously at this location was razed. The request is to construct a new home for the Equine Director. Dr. Randolph comments that he is in agreement with the Staff report and feels it is complete.

Staff Report: Mr. West states that the Greenacres Foundation recently raised an existing residence located approximately 650' south of the proposed new residence because of environmental reasons. Greenacres is proposing to construct the new single family residence for the full time Equine Director. The location of the residence is being sited adjacent to the existing equine facilities which includes the indoor riding arena, stables, and pasture areas. The residence meets all of the required setbacks as well as the requirements of **Section 101.421(1)** of the Indian Hill Zoning Ordinance, which permits the construction of a single family home as an approved special exception.

The facility improvements will be used for Greenacres mission related activities associated with the equine program. The subject property is located at 8400 Blome Road, Unit M.

The home will be constructed with architectural features, materials, and colors consistent with other Greenacres buildings, including white siding and a green standing seam metal roof.

Mr. West notes that the "12 Standards for Special Exception" along with Staff comments are listed in the Staff report.

Staff properly notified the adjacent property owners regarding the request, and did not receive any comments.

Mr. West states that the fire department is still reviewing the request as it relates to the best access route to the home in case of an emergency, but does not foresee any problems.

Mr. West comments that there is a fire hydrant within the required 400' that may not be working properly. Greenacres is working with the fire department and Indian Hill Water Works to resolve the issue. The fire hydrant must be properly functioning prior to issuance of the permit to construct the home.

Mr. Thayer made a motion to approve the special exception request. Mrs. Stolper seconded, and the motion was approved by a unanimous voice vote of the members present.

There being no further business to come before the Commission, Mr. Thayer made a motion to adjourn. Mrs. Stolper seconded, and the motion was approved by a unanimous voice vote.

Respectfully submitted,

Paul F. Madden, Chairman

ATTEST:

Jonathan D. West, Secretary Pro-tem