

MINUTES OF MEETING
INDIAN HILL PLANNING COMMISSION
SEPTEMBER 21, 2010

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, September 21, 2010 at 7:00 p.m. in the Council Chambers of the Village Administration building.

Members Present: Paul F. Madden
Jane G. Koppenhoefer
Richard C. Wiggers
Abbot A. Thayer
Laura S. Raines

Members Absent: None

Officials Present: Michael W. Burns, City Manager
David M. Couch, Assistant City Manager

Visitors Present: Laura Browne, 7355 Drake Road
Robert Lewin, 7701 Ahwenasa Lane
Sara Harrison, 7700 Ahwenasa Lane
Duane Harrison, 7700 Ahwenasa Lane
Gary Recker, 7700 Ahwenasa Lane
Mike Pachan, W. Michael Pachan Architects

Chairman Madden called the meeting to order and asked for anyone planning to speak on behalf of the case being presented tonight, to please stand, raise their right hand, and be sworn in prior to speaking.

Chairman Madden asked for comments or corrections to the August 17, 2010 Planning Commission minutes. There being none, Mrs. Koppenhoefer made a motion to approve the minutes. Mr. Thayer seconded, and the minutes were approved by a unanimous voice vote.

Item Number 1: Mr. and Mrs. Harrison, residing at 7700 Ahwenasa Lane, are requesting variance approval to construct a second story addition and a garage addition to a dwelling located within the required front yard setback.

Mr. Duane Harrison, of 7700 Ahwenasa Lane, states that he and his wife are requesting a variance. He introduces his architect and contractor and defers the presentation to Staff.

Staff Report: Mr. Couch states that Mr. and Mrs. Harrison, at 7700 Ahwenasa Lane, recently purchased this property and are requesting a variance to make several improvements, renovations, and additions to the dwelling.

Mr. Couch comments that this property had been on the market for approximately three years. The property is a corner lot, and the house is located in a non-conforming location. Mr. Couch reminds the Commission that corner lots must maintain two frontages.

The property is located in District "C" – one acre and is a corner lot having frontage on Miami Road and Ahwenasa Lane. The lot is a legal lot of record having a total lot area of one acre. The house is located in a non-conforming location as it encroaches into the required front yard setback. The house was constructed in 1952 and is located seventy feet (70') from the Ahwenasa Lane right of way line. The required front yard setback for District "C" is seventy-five feet (75'). Approximately 15% of the lot area is impervious, and the Zoning Ordinance permits a maximum of 25% lot coverage for District "C".

The plans call for several renovations to the first floor including a master bedroom/bath, laundry/mudroom, a small deck, and a new three (3) car attached garage. The second floor addition measures approximately 38'2" X 21'6" and includes two bedrooms and a

bathroom. Also shown on the site plan is a circular drive that utilizes the existing driveway.

Staff finds that the proposed renovations and additions stay within the existing building lines of the original dwelling, with the understanding that decks, balconies, steps, walkways, and driveways are not subject to setback requirements.

Mr. Couch notes that the existing house was constructed in 1952, and the location was approved without the benefit of a variance due to earlier zoning interpretations. The earlier interpretation would permit owners to choose front and rear lot lines on corner lots in an effort to make them conforming. The Commission has given special consideration to variance requests related to corner lots as long as the non-conforming condition is not worsened or a non-conforming condition is created.

Staff finds that the location of the non-conforming dwelling creates an undue hardship and exceptional practical difficulty for the applicant, and that these conditions are by no actions of the applicant. The proposed additions will not extend beyond the existing building line to the front, and will not worsen or create a non-conforming condition.

Mr. Couch states that he met with Mr. Robert Lewin, who lives at 7701 Ahwenasa Lane. Mr. Lewin is concerned that construction traffic will damage his driveway during the construction period since he is directly across the street. Mr. Couch told Mr. Lewin that the Village would provide him with traffic cones to place across his driveway during the construction period. This eased Mr. Lewin's concerns.

Staff recommends that the variance request be approved, and that the circular driveway be subject to Staff approval.

After brief discussion, Mr. Thayer made a motion to approve the variance request. Mrs. Raines seconded, and the motion was approved by a unanimous voice vote.

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

Respectfully submitted,

Paul F. Madden, Chairman

ATTEST:

Michael W. Burns, Secretary