



PO Box 9244
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July 8, 2020

Ms. Emily Ahouse
Zoning Administrator
Department Zoning Administration
City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Emily.ahouse@cincinnati-oh.gov

RE: Circle Development Requests for Certain Variances

Dear Ms. Ahouse:

At the June 2, 2020 meeting of the Oakley Community Council, representatives of Circle Development were present to request variances with respect to their proposed plans for development at the corner of Ridge Avenue and Madison Road in Oakley. The Trustees were advised that variances were required due to the site plan converting a former Masonic Lodge to 19 townhomes. Mr. Greg Lund made a request of the Board of Trustees for a Letter of Support for such setback, buffer and structure number variances as follows:

- i. Per Section 1400-23, no more than one (1) principal structure is permitted per lot. A Numerical Variance of four (4) is required for a total of five (5) structures per lot.
- ii. Per Section 1405-07, a front yard setback of 25' is required. A Dimensional Variance of eight (8) feet is required for a proposed setback of 17'.
- iii. Per Section 1421-23(a), a Corner Side Yard setback of 10' is required along Madison Road. A Dimensional Variance of 4.9' is required for a proposed setback of 5.1'.
- iv. Per Section 1421-23(a), a Corner Side Yard setback of 10' is required along Madison Park Avenue. A Dimensional Variance of 6.7' is required for a proposed setback of 3.3'.
- v. Per Section 1405-07, a rear yard setback of 35' is required. A Dimensional Variance of 30' is required for a proposed setback of five (5) feet.
- vi. Per Section 1423-13, a Type A Buffer Yard is required at the east property line. A Special Exception is required to reduce the Buffer Yard from 10' to 5' and reduce the fencing requirement.
- vii. Per Section 1425-35(a), access drives have a maximum aggregate width of 20'. A Dimensional Variance of four (4) feet is required for an access drive of 24'.



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The following motions were made at the June 2, 2020 OCC meeting:

- Motion 1: Seth – Motion that OCC approved variances i – iv and vii.
 - i. Seconded: Evan
 - ii. Vote: Colleen abstain. 10 Yes, 0 No
- Motion 2: Seth - Move to conditionally approve the following variances or any agreed to modifications by the neighbor at 3528 Madison Park, that are no more burdensome than the original variances (v, vi):
 - A **Dimensional Variance** of 30' is required for a proposed setback of five (5) feet for the rear yard from 35'.
 - A **Special Exception** is required to reduce the Buffer Yard from 10' to 5' to the east property line

As per the enclosed copy meeting minutes, the motions passed unanimously, with one abstention (one Trustee was not present for the second vote).

Subsequently, a meeting between the neighbor and Circle Development resulted in the change so that the OCC supports the Dimensional Variance proposed to be a 5' rear yard setback for the rear yard along the RMX property line and a 10' setback for the rear yard along the SF-4 property line, which also has support from the property owner on the adjacent SF-4 parcel. In addition, the Special Exception is no longer required to reduce the buffer yard, but the parties have agreed to request that rather than the fencing requirement, the parties agreed to have the developer provide plantings along the side of the structure. This additional detail was discussed at the July 7, 2020 meeting, and those minutes are also attached for reference.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at seth.shaifer@oakleynow.com

Sincerely,

Seth Shaifer

Seth Shaifer
Zoning Committee Chair
OCC Trustee

Attachments

CC: OCC File
Circle Development