

Daniel Kiley

From: Daniel Kiley
Sent: Wednesday, May 6, 2020 11:29 AM
To: Kolks, Morgan; Ahouse, Emily
Cc: Angelo Pusateri; Jason Laine
Subject: RE: [External Email] 3450 Cardiff --Cardiff Row development
Attachments: 19-157 BpV3-05.06.20.pdf

Hi Morgan,

Many thanks for such a speedy response.

1. We've added the dimension to that side entry garage. It's definitely our outlier where we, against best efforts, can't achieve 17.5', close but not quite at 17'. Since that one is accessed off of private property we can make that drive no parking.
2. We will relocated the fire hydrant or mirror that house so the garage/drive are on the opposite side of the fire hydrant.

Again, thanks for all your quick responses and key insights.

Best,
Daniel

From: Kolks, Morgan <Morgan.Kolks@cincinnati-oh.gov>
Sent: Wednesday, May 6, 2020 9:37 AM
To: Daniel Kiley <dkiley@dlkmanagement.com>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Cc: Angelo Pusateri <apusateri@comey.com>; Jason Laine <laine.jasonj@gmail.com>
Subject: Re: [External Email] 3450 Cardiff --Cardiff Row development

Daniel

Thanks you for addressing our concerns. The only other ones I have now are the existing FH in the drive apron and the length of the driveway for the corner lot. Can you let me know what that distance is? You have labeled to relocate the utility poles, do you plan to relocate the FH also?

Thanks
Morgan

From: Daniel Kiley <dkiley@dlkmanagement.com>
Sent: Wednesday, May 6, 2020 8:16 AM
To: Kolks, Morgan <Morgan.Kolks@cincinnati-oh.gov>; Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Cc: Angelo Pusateri <apusateri@comey.com>; Jason Laine <laine.jasonj@gmail.com>
Subject: RE: [External Email] 3450 Cardiff --Cardiff Row development

Hi Morgan and Emily,

Our civil engineer, Jonathan Evans, revised the Cardiff Row site plan per your comments from 4/20. Good news—it works! Thanks for your input.

I wanted to share the new site plan with both of you as it's really shaping up nicely. Please let me know if either of you have any additional comments at this time and what next steps you want us to take with your departments.

In the meantime, we are going to reengage The Oakley Community Council and show them the new layout and work towards getting a letter of support from them.

Best regards,

Daniel L. Kiley, LEED
513.256.7740m
dkiley@dlkmanagement.com



From: Kolks, Morgan <Morgan.Kolks@cincinnati-oh.gov>
Sent: Monday, April 20, 2020 3:11 PM
To: Daniel Kiley <dkiley@dlkmanagement.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; Angelo Pusateri <apusateri@comey.com>; Jason Laine <laine.jasonj@gmail.com>
Subject: Re: [External Email] 3450 Cardiff --Cardiff Row development

Daniel

Sorry, our review time is slightly delayed right now. We took a look at it and while we do prefer the 20', we are willing to go to 17.5'. I notice 1 or 2 are pretty shallow. Is there any way to get them to 17.5'? Also, your drive aprons are not actually suppose to cross property lines. I see you are using a 0' setback on the one side so this makes it difficult. Is there a way to switch which your 0' setback to the other property line? Or have the garages on the other side of the houses? Either of these would solve that issue.

Thanks!
Morgan

From: Daniel Kiley <dkiley@dlkmanagement.com>
Sent: Thursday, March 19, 2020 4:04 PM
To: Kolks, Morgan <Morgan.Kolks@cincinnati-oh.gov>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; Angelo Pusateri <apusateri@comey.com>; Jason Laine <laine.jasonj@gmail.com>
Subject: [External Email] 3450 Cardiff --Cardiff Row development

External Email Communication

Hi Morgan,

Hope this message finds you healthy and safe. I'm part of the development team for Cardiff Row, a residential development at 3450 Cardiff Avenue in Oakley. We had a good CSR meeting back in December 10, 2019 and all went well. Since then we've met with Oakley Community Council and they too were supportive but we've had a change due to Duke Energy easements. Specifically, due to the overhead lines easement we've had to switch to garages in the front of the houses. Attached is the layout revised showing the driveways in the front. We had them drawings so they front

of the garage doors are 18' minimum from the sidewalk. We reviewed this new layout with Emily Ahouse earlier this week and besides the DOTE aspect, she was still supportive of this from a zoning standpoint (RMX zoning with front yard setback variance). Per Emily's suggestion we wanted to see what you/DOTE thinks etc.

Can you please review and let us know your thoughts. Duke pretty much shot us down with the rear entry garages so we've had to pivot to garages in the front otherwise we really don't have a development here.

Let me know if you have time to discuss and I'll call at your convenience.

Best,

Daniel L. Kiley, LEED
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