

**CITY OF MADEIRA**  
**PLANNING COMMISSION**  
**February 22, 2022 at 7:00 P.M.**

*Meeting proceedings are open to the Public to attend in person and  
is also available to the Public via Zoom  
(Link is on the calendar for this meeting on [www.madeiracity.com](http://www.madeiracity.com))*

This regular meeting of the Planning Commission is subject to Section 121.22 of the Ohio Revised Code, which is otherwise referred to as Ohio's Open Meetings Act. Because some applications are "quasi-judicial" in nature, the Planning Commission is authorized by Ohio law to adjourn the meeting for the purpose of deliberating the merits of such applications (*See, TBC Westlake v. Hamilton County Bd. of Revision*, 81 Ohio St.3d 58; *State ex rel. Ross v. Crawford County Bd. of Elections*, 125 Ohio St.3d 438; *Pennell v. Brown Twp.*, 2016-Ohio-2652; *Wightman v. Ohio Real Estate Comm'n*, 2017-Ohio-756; *State ex rel. Eaton v. Erie County Bd. of Elections*, 2006-Ohio-966; *Beachland Enters. v. City of Cleveland Bd. of Review*, 2013-Ohio-5585). If the Planning Commission elects to do so, it will temporarily adjourn the meeting after all of the Public Hearings have concluded. Then, upon completion of deliberations, the Planning Commission will resume the meeting to discuss the application(s), vote on the same, and address any items remaining on the agenda. The Planning Commission may delay voting on (or "table") an applicant's request if it determines additional information from the applicant or the administrative staff is necessary. While the applicant is not required to be present when the vote is taken, the applicant may stay in the chambers during deliberations and the meeting, once resumed, will remain open to the public. All of the Planning Commission's decisions will become final as soon as the Commission (i) votes to approve the meeting minutes for the subject meeting where an application was orally voted upon, (ii) the Commission votes in favor of a resolution related to an applicant's request, or (iii) administrative staff issues written correspondence indicating whether the application was approved or denied.

- **CALL TO ORDER**
- **APPOINTMENT OF CHAIRPERSON**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- **REVIEW OF MEETING PROCESS AND PROCEDURE**
- **ACCEPTANCE OF AGENDA**
- **NOTICE OF OTHER MEETINGS OR EVENTS**
  - City Council February 28, 2022 at 7:30 pm
  - Inclusion Committee March 3, 2022 at 7:00 pm
  - Board of Zoning Appeals March 7, 2022 at 7:00 pm
  - Parks & Recreation Board March 9, 2022 at 7:00 pm
  - City Council March 14, 2022 at 7:30 pm
  - Senior Commission March 21, 2022 at 6:00 pm

- **CORRESPONDENCE**
- **GUESTS AND REGISTERED VISITORS**
- **HEARINGS ON APPLICATIONS**
  - Public Hearing No. 1, Case PC-21-016  
Address: 7825, 7827, & 7845 Euclid and  
7832, 7838, & 7842 Laurel  
Applicant: Matt Stanley, Legendary Custom Homes  
Owner: Same  
Request: Approval of a Final Development Plan in a TROD
  - Public Hearing No. 2, Case PC/BZA-22-004  
Address: 6312 Augusta Lane  
Applicant: Ernest Wolke  
Owner: Same  
Request: Lot Split Request on a Private Street
  - Public Hearing No. 3, Case PC-22-005  
Address: 7840 Thomas Drive (Madeira Elementary School)  
Applicant: MSA Design  
Owner: Madeira Local Schools  
Request: Conditional Use
- **COUNCIL REPORT**
- **NEW BUSINESS**
  - Short-Term Residential Rental Moratorium
- **OLD BUSINESS**
  - Comprehensive Plan Report
- **ACCEPTANCE OF MINUTES**
  - Planning Commission Meeting Minutes – January 18, 2022
- **ADJOURNMENT**

# PLANNING COMMISSION STAFF REPORT

Public Hearing Number: 1

Case Number: PC-21-016

Address: 7825, 7827 & 7845 Euclid and  
7832, 7838 & 7842 Laurel

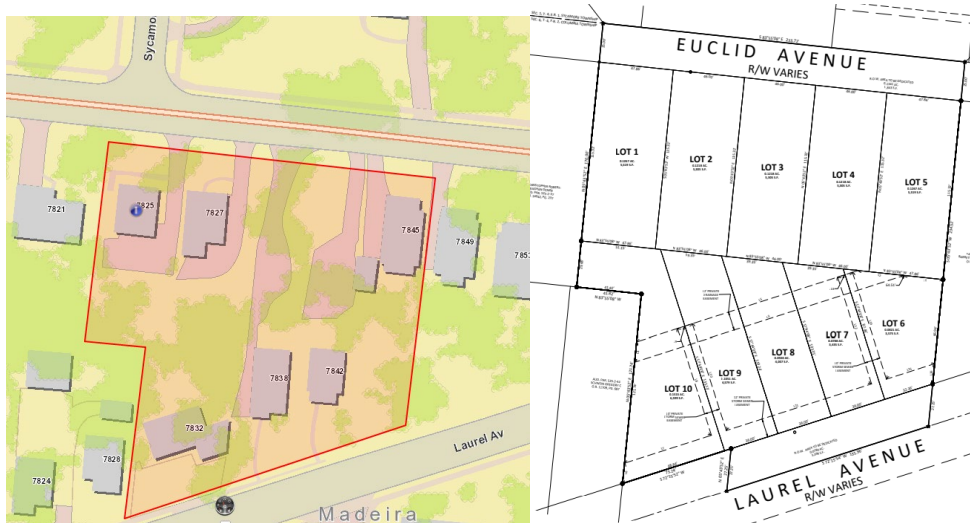
Property Owner: Matt Stanley, Legendary Custom Homes  
Applicant: Same

Zone: TROD (Transitional Residential Overlay District)  
Request: Approval of a Final Development Plan – Code Section 150.66

Legal Notice: City of Madeira website – February 11, 2022  
Meeting Date: February 22, 2022

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## Subject Area:



## Euclid Properties:



**Laurel Properties:**



**Proposed Development**

**Laurel Side:**



**Euclid Side:**



**OVERVIEW:**

The Applicant is submitting the Final Development Plan for a residential project on Euclid and Laurel Avenues. The supporting application materials are consistent with the approved Preliminary Development Plan.

The Applicant secured a zone change on the subject properties in 2020 to incorporate them all into B/TROD. The B/TROD permits this type of single-family development by allowing for modified lot requirements, such as lot size, setbacks, or frontage requirement.

Approval was given for the Preliminary Development Plan by the Planning Commission at its December 20, 2021 meeting. This approval was contingent upon the creation of an HOA with specific aesthetic considerations (including where fencing would be allowed at the owner’s discretion), the removal of the intra-unit Euclid sidewalk, and providing a legal description acceptable to legal counsel. Approval was also contingent upon the approval of variances for the location of garages.

At the January 3, 2022, meeting, the Board of Zoning Appeals approved a variance to permit garage doors facing Euclid Avenue.

The Applicant has submitted plans for the final development plan approval. Staff has reviewed the application and Planning Commission will find the following attached:

- **Site Plan Layout** – the site plan (page C100) shows the layout of the development on the properties, including the necessary sewer easements.
- **Topographic Survey** – Page C101 shows the existing topographical conditions.
- **Demolition Plan** – The demolition plan identifies the areas/structures that will be removed to make way for the new development. Demolition permits will be secured prior to any removal of existing structures.
- **Site Utility Plan** – The utility plan identifies where the utility lines will be installed and connected to the new structures. All utility work will be coordinated with the appropriate utility agency.
- **Site Grading Plan** – This sheet shows the grading plan for the new development.
- **Erosion Control Notes** – Sheet C105 outlines the details of erosion control during construction of the development.
- **Lighting Plan** – This will be provided by others, but note that the development will encompass traditional residential lighting.
- **Landscape Plan** – Sheet L101 identifies the type of plants to be installed, as well as their location.
- **Euclid Building Elevations & Floor Plan** – consistent with previously submitted, and approved, documents.
- **Laurel Building Floor Plan** - consistent with previously submitted, and approved, documents.
- **Laurel Color Rendering** - consistent with previously submitted, and approved, documents.
- **Euclid Color Rendering** - consistent with previously submitted, and approved, documents.

The information provided is consistent with the approved Preliminary Development Plan.

Preliminary Development Plan Conditions of Approval:

- Creation of an HOA for aesthetic considerations, including where fencing will be allowed. In lieu of an HOA, the Applicant has instead established restrictive covenants on the properties. The restrictive covenants address such items as fencing, building materials, and accessory structures. A full draft of the covenants is attached to this report.
- Removal of the intra-unit sidewalk along Euclid. The sidewalk has been removed from the site plan; see application materials for documentation.
- Legal description of the new lots acceptable to legal counsel. The Applicant has provided a new plat in the application materials. Additionally, as the property is developed, the lots will be conveyed and recorded with the Hamilton County Auditor's Office.
- Approval of variance for front-facing garages along Euclid. The Board of Zoning Appeals approved the variance at the January 2022 meeting.

**PROPERTY HISTORY:** After the Planning Commission approved the preliminary development plan on December 20, 2021 with contingencies (see above), the Board of Zoning Appeals granted a variance to permit the garage doors to face Euclid Avenue in its meeting held January 3, 2022.

In 2020, the Applicant requested and was granted a zone change for the properties at 7825, 7827 and 7845 Euclid, as well as 7832, 7838 and 7842 Laurel. The request was to rezone a portion of the properties that face Laurel Avenue from BA/RSB to B/TROD to allow the area to be developed residentially.

In 2019, Planning Commission recommended, and City Council approved, a zone change from B/TROD to BA/RSB for the subject property. The net effect of this zone change was to adjust the northern boundary of the Laurel Avenue properties to allow adequate space for a proposed office/retail building and parking.

In 2015, a sign variance was requested for 7832 Euclid, but the request was withdrawn. The other properties on Euclid do not have any previous zoning requests on record.

**ABUTTING PROPERTY USES:** Properties to the North and East are zoned TROD; the property to the South is Main Street Core (MSC) and the property to the West is BA/RSB.

**PUBLIC COMMENT:** During the preliminary plan review stage, Mr. David Markgraf submitted an email questioning the location of parking (resident and guest) for the Euclid facing houses. Mr. Markgraf submitted his question in May 2021, and the site plan/development plan has changed thus addressing some of the questions raised by Mr. Markgraf.

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION, is made this \_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_, an Ohio limited liability company, hereinafter sometimes referred to as the “Developer.”

Developer hereby declares, grants, and agrees that the property, as described in Exhibit A attached hereto (“Property”), shall be held, sold, conveyed, mortgaged and leased subject to the following rights to use, and other provisions set forth in this Declaration, all of which are imposed and established for the purpose of protecting the value and use of, and which shall run with, the Lots (as defined below):

**ARTICLE I**  
**DEFINITIONS**

- 1.1 “Living Unit” shall mean and refer to a single-family residence designated and intended for use and occupancy as a residence by a single family.
- 1.2 “Lot” shall mean and refer to any parcel of land upon any recorded subdivision plat of the Property containing a Living Unit.
- 1.3 “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- 1.4 “Properties” or “Property” shall mean and refer to that certain real property described on Exhibit A attached hereto.

**ARTICLE II**  
**PROPERTY USE**

- 2.1 Single Family Residences Only; Square Footage. One (1) single-family residence may be constructed on each Lot within the Property.
- 2.2 Occupancy. No dwelling unit shall be occupied prior to its issuance of a certificate of occupancy, or temporary certificate of occupancy.

- 2.3 Use, Restrictions. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or storage of disabled or junk cars. No major repairs to vehicles either licensed or unlicensed, is permitted. The storage of machinery, equipment, trucks, school buses, boats, campers, trailers, commercial vehicles and other vehicles shall not be permitted, except as set forth below.

No parking is permitted on yards. Boats, motor homes or camper trailers may be parked only inside closed garages. No tractor trailers, excavating equipment or other heavy equipment is to be parked within the Property, except while being used during the construction of a Living Unit within the Property.

### **ARTICLE III** **USE RESTRICTIONS AND MAINTENANCE**

- 3.1 Use, Maintenance. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become as annoyance or a nuisance to the neighborhood. Each Owner shall maintain the yard in a neat and orderly manner, free of refuse and debris. Lawns and landscaping shall be regularly maintained, and grass shall be kept cut and trimmed to keep the lawns free of weeds and excessive tall grass. No lawn ornament (i.e. bird feeder, sculpture, etc.) or similar items may be placed on any Lot. Garbage cans shall be emptied once a week and stored in the Owner's garage.
- 3.2 Businesses. No business or trade shall be conducted on any Lot, nor, shall any Lot be used in any way for any purpose which may endanger the health or unreasonably disturb the quiet of any persons residing in the Property. Working from a home office shall be specifically excluded from this restriction.
- 3.3 Use, Rented Living Units. No Living Units shall be rented to a third party for a term of less than six (6) months in length.
- 3.4 Animals, Pets. Only domesticated or trained animals, pets or caged birds may be harbored or maintained upon any Lot or in any residence or other building or structure thereon and there shall be no kennel for keeping, boarding or breeding animals of any kind on any Lot. No animal that creates excessive noise shall be kept in a Living Unit.

### **ARTICLE IV** **ARCHITECTURAL CONTROL**

- 4.1 Building Materials. The entire exterior of the Living Unit shall be craftsman style cottage homes. All exterior building materials for the structures must be fiber cement siding, veneer stone, or similar materials as the original construction. There shall be no vinyl siding permitted for the structures. No visible exterior part of the residence or the garage or any other building or structure shall be constructed of concrete block or cinder block. Roofing materials and shingle style shall be in accordance with a common color scheme established by the Developer within the Property. The color scheme for the exterior of all

structures shall be compatible with the general color scheme prevailing throughout the Property. Excluding hardware, no reflective finishes or materials shall be permitted on the exterior of any structures.

- 4.2 Fences. All fencing shall be restricted to the back yard only, extending from the rear wall of any Living Unit. Fences may be a black or brown aluminum picket-type fence; or a three (3) rail fence (but not chain link). Fences shall not exceed four (4') feet in height. Wire coated mesh must be black, green or brown in color, or such other color approved for general use. No temporary fencing will be permitted. Underground electric fences to control animals are permitted.
- 4.3 Completion; Driveways Asphalt or Concrete. Within two (2) years from the start of construction of a Living Unit on any Lot, the Living Unit shall have a completed exterior appearance including, but not limited to, finished walkways, driveway of asphalt or concrete construction, landscaping, seeded yards, installed gutters and downspouts, installed windows and doors, and completed exterior painting.
- 4.4 Building Setbacks. Building setback requirements for front, side and rear yards, shall conform to the residential subdivision regulations of City of Madeira, Hamilton County, Ohio. The Developer reserves the sole and exclusive right to increase the minimum set back lines on certain Lots so as to protect the overall development.
- 4.5 Other Structures. No concrete block structures shall be permitted on any Lot. No structure of a temporary character, trailer, modular, shack, barn or other outbuilding shall be used at any time, either temporarily or permanently. No building or existing structure shall be moved to a Lot from another site. No metal or plastic storage buildings shall be permitted on any Lot at any time. No accessory building or outbuilding (i.e. sheds, storage units, etc.) shall be permitted at any time.
- 4.6 Signs. No sign of any kind shall be displayed to public view on any Lot except one professional sign of not more than one square foot, one sign of not more than nine (9) square feet advertising the premises for sale or lease or signs used by the Developer, its successors or assigns to advertise the premises during the development, construction and sale period.
- 4.7 Water Flow. Any Lot area designed for the natural flow of surface water shall at all times be kept free from any obstructions to such natural flow of surface water, and any improvements made on or under any easement shall be made at the risk of the Owner of the Lot on which such improvements are made.
- 4.8 Wiring Underground. All wiring, including electrical, telephone and CATV, shall be underground to all residences, or outbuildings.
- 4.9 Antennae, Satellite Dishes. Television and radio, including CB, short-wave and "HAM" antennae or cable dishes are permitted only when installed in such a manner as not to be visible from the traveled roadway or street and shall be located at least ten (10) feet from the side property lines.

- 4.10 Lighting. Exterior spot lighting is permitted on Lots only when installed in such a manner that the light source does not disturb neighboring property or glare onto any street, road or into adjacent Lots.
- 4.11 Off Street Parking. No detached garage shall be erected on any Lot. Off street parking of passenger automobile shall be confined and limited to the driveway servicing the Living Unit on a Lot.
- 4.12 No Underground Tanks. There shall be no underground tanks on any Lot, for any purpose.
- 4.13 Uniform Mailboxes. The mailboxes which shall serve each residence shall be selected by the Developer, upon the construction of the Living Unit, and shall all match, save and except the designated house number.

**ARTICLE V**  
**MISCELLANEOUS**

- 5.1 Binding Effect. The terms of this Declaration granted hereunder shall constitute covenants, easements and restrictions running with the land, shall bind the Lots and Owners, and shall inure to the benefit of and be binding upon the same, and their respective legal representatives, successors and assigns.
- 5.2 Enforcement of Declaration of Covenants. This Declaration is for the benefit of the Owners and their successors and assigns, who shall be deemed beneficiaries of the restrictions and covenants set forth in this Declaration, both for and in their own right, but also for the purposes of protecting the interests of the development. Any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, now and hereafter imposed by the provisions of this Declaration. Failure by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Any Owner found to be in violation of this Declaration shall pay any and all costs of enforcement incurred by those enforcing the same, including any reasonable attorneys' fees.
- 5.3 Amendment. Except as otherwise provided in this Declaration, the covenants and restrictions of this Declaration shall run with and bind the land. This Declaration may be amended by the Developer at any time up until at least seventy-five percent (75%) of the Lots have been sold to third parties. Thereafter, this Declaration may be amended at any time by a majority of Lot Owners. Any amendment must be recorded.
- 5.4 Captions. The captions preceding the text of each article, section and subsection are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Declaration.
- 5.5 Partial Invalidity. Invalidation of any of the provisions contained in this Declaration, or of the application thereof to any person or entity by judgment or court order shall in no way affect any of the other provisions hereof of the application thereof to any other person or entity and the same shall remain in full force and effect.

- 5.6 Not a Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Lots to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of any party hereto shall inure to the benefit of any third-party, nor shall any third-party be deemed to be a beneficiary of any of the provisions of this Declaration.
- 5.7 Notices. Any demand, notice or other information or communication to be sent pertaining to the provisions of this Declaration shall be deemed to have been properly sent when mailed, by ordinary mail, postage prepaid, or personally delivered, or sent by nationally recognized overnight carrier that guarantees next day delivery, to the last known address of the party(ies) affected.
- 5.8 Relationship. Nothing contained herein shall be deemed or construed by the parties hereto or by any third party as creating the relationship of principal and agent or of partners or joint venturers between the parties hereto or any of them.

[SIGNATURE PAGE FOLLOWS]



Exhibit A

(Legal Description of Property)

Issue/Revision	No.	Date
CITY ARO		12/10/21
ISSUE		01/25/22



VICINITY MAP  
NOT TO SCALE

**SITE NOTES**

- PARCEL DATA: PARCEL No. 525-2-38, 525-2-231, 525-2-39, 525-2-40, 525-2-41, 525-2-43  
AREA: 1.306 Acres  
DENSITY: 7.66 Units/Acre  
ADDRESS: 7825, 7827 EUCLID AVE., 7832, 7838, 7842, 7845 LAUREL AVE.
- OWNER: MICHELE STANLEY, HOMES, LLC  
APPLICANT: LEGENDARY CUSTOM HOMES  
7832 LAUREL AVE., CINCINNATI, OH 45243
- ZONING CLASSIFICATION: TRO District #1
- IMPERVIOUS AREA RATIOS:  
EXISTING: 0.38 AC/1.306 AC = 37%  
PROPOSED: 0.52 AC/1.306 AC = 40%
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS OR BUILDING LINE AS INDICATED.
- ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ECT. FROM BEING TRACKED ONTO STREET AND CLEANING THE STREET IF OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. PLANS INDICATE APPROXIMATE ELEVATIONS AND ROUTING.
- DETAILS AND SPECIFICATIONS SHOWN ON THESE PLANS ARE INTENDED TO COMPLEMENT THE PROJECT PLANS AND STANDARD DETAILS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND OTHER SPECIFICATIONS, THE MORE RESTRICTIVE CASE APPLIES, UNLESS SPECIFICALLY OVERRIDDEN.
- TOPO AND BOUNDARY IS THE RESULT OF A SURVEY BY MCGILL SMITH PUNSHON, INC.
- NORTH BASED ON SUBJECT PROPERTY CURRENT DEEDS OF RECORD.

**SHEET INDEX**

SHEET #	DESCRIPTION
C100	SITE LAYOUT PLAN
C101	TOPOGRAPHIC SURVEY
C102	DEMOLITION PLAN
C103	SITE UTILITY PLAN
C104	SITE GRADING PLAN
C105	EROSION CONTROL NOTES & DETAILS S.W.P.P. PLAN
C106	LIGHTING PLAN (BY OTHERS)
C107	NOTES & DETAILS
L101	LANDSCAPE PLAN
A101	EUCILD AVE. BUILDING ELEVATION & FLOOR PLAN
A102	LAUREL AVE. BUILDING FLOOR PLAN
A103	LAUREL AVE. BUILDING COLOR RENDERING
A104	EUCLID AVE. BUILDING COLOR RENDERING

**LAUREL COTTAGES**  
**FINAL DEVELOPMENT PLAN**  
**SECTION 6, TOWNE 4E, RANGE 2**  
**MIAMI PURCHASE**  
**CITY OF MADERIA**  
**HAMILTON COUNTY, OHIO**

Sheet Title

**SITE LAYOUT PLAN**

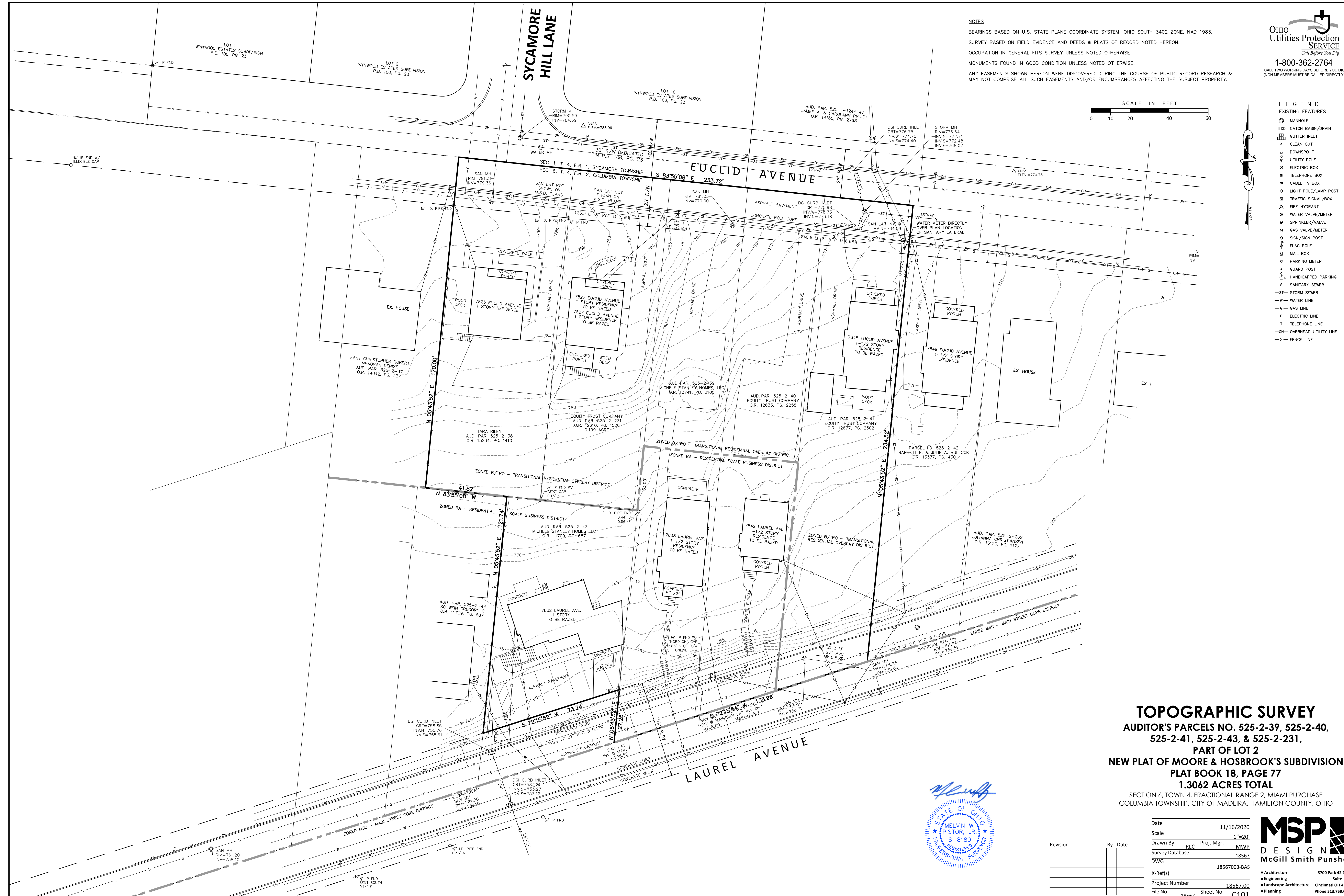
Project Number	18567.00
Drawing Scale	1" = 20'
Sheet Number	C100
File Number	18567



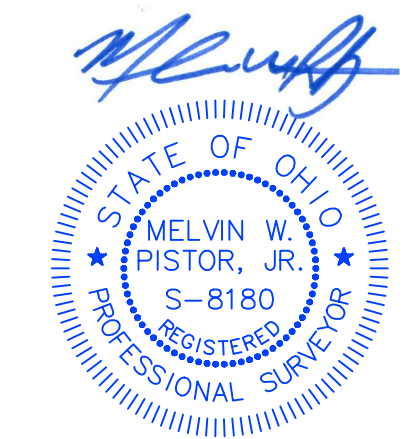
NOTES  
BEARINGS BASED ON U.S. STATE PLANE COORDINATE SYSTEM, OHIO SOUTH 3402 ZONE, NAD 1983.  
SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.  
OCCUPATION IN GENERAL FITS SURVEY UNLESS NOTED OTHERWISE.  
MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.  
ANY EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF PUBLIC RECORD RESEARCH & MAY NOT COMPRISE ALL SUCH EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.



- LEGEND  
EXISTING FEATURES
- MANHOLE
  - ◻ CATCH BASIN/DRAIN
  - ◻ GUTTER INLET
  - CLEAN OUT
  - DOWNSPOUT
  - UTILITY POLE
  - ⊠ ELECTRIC BOX
  - ⊠ TELEPHONE BOX
  - ⊠ CABLE TV BOX
  - ⊠ LIGHT POLE/LAMP POST
  - ⊠ TRAFFIC SIGNAL/BOX
  - ⊠ FIRE HYDRANT
  - ⊠ WATER VALVE/METER
  - ⊠ SPRINKLER/VALVE
  - ⊠ GAS VALVE/METER
  - ⊠ SIGN/SIGN POST
  - ⊠ FLAG POLE
  - ⊠ MAIL BOX
  - ⊠ PARKING METER
  - ⊠ GUARD POST
  - ⊠ HANDICAPPED PARKING
  - SANITARY SEWER
  - ST—STORM SEWER
  - W—WATER LINE
  - G—GAS LINE
  - E—ELECTRIC LINE
  - T—TELEPHONE LINE
  - OH—OVERHEAD UTILITY LINE
  - X—FENCE LINE



**TOPOGRAPHIC SURVEY**  
AUDITOR'S PARCELS NO. 525-2-39, 525-2-40,  
525-2-41, 525-2-43, & 525-2-231,  
PART OF LOT 2  
NEW PLAT OF MOORE & HOSBROOK'S SUBDIVISION  
PLAT BOOK 18, PAGE 77  
1.3062 ACRES TOTAL  
SECTION 6, TOWN 4, FRACTIONAL RANGE 2, MIAMI PURCHASE  
COLUMBIA TOWNSHIP, CITY OF MADEIRA, HAMILTON COUNTY, OHIO



Date	11/16/2020
Scale	1"=20'
Drawn By	RLC Proj. Mgr.
Survey Database	MWP
DWG	18567
X-Ref(s)	18567003-BAS
Project Number	18567.00
File No.	18567 Sheet No. C101

**MSP DESIGN**  
McGill Smith Punshon

Architecture 3700 Park 42 Drive Suite 190B Cincinnati OH 45241  
Engineering  
Landscape Architecture Phone 513.759.0004  
Planning  
Surveying www.mspdesign.com

N:\land projects\18001\18567\DWG\18567003-BAS.dwg, Layout1, 10/18/2021 1:20:39 PM, dmas, 1:1



- DEMOLITION NOTES**
1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
  2. ALL DEMOLITION PERMITS SHALL BE OBTAINED PRIOR TO THE START OF DEMOLITION.
  3. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES TO BE REMOVED & ABANDON WITH THE APPROPRIATE UTILITY COMPANY.
  4. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS AND RECORDS; THEY HAVE NOT BEEN PHYSICALLY LOCATED. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES WITHIN THE CONSTRUCTION AREA, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
  5. ANY UNUSED LATERALS FROM EXISTING BUILDINGS THAT ARE TO BE RAZED SHALL BE PLUGGED AND SEALED PER MSD REQUIREMENTS. A SPECIAL PERMIT SHALL BE OBTAINED FROM MSD PRIOR TO PLUGGING THE LATERAL.

**MSP**  
DESIGN  
McGill Smith Punshon

■ Architecture 3700 Park 42 Drive  
 ■ Engineering Suite 190B  
 ■ Landscape Architecture Cincinnati OH 45241  
 ■ Planning Phone 513.759.0004  
 ■ Surveying www.mspsdesign.com

Project Manager DAS  
 Drawn By DCA  
 DWG 18567004-FDP-00  
 X-Ref(s) ---

Issue/Revision	No.	Date
CITY ARO		12/10/21
ISSUE		01/25/22

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**LAUREL COTTAGES**  
**FINAL DEVELOPMENT PLAN**  
**SECTION 6, TOWNE 4E, RANGE 2**  
**MIAMI PURCHASE**  
**CITY OF MADERIA**  
**HAMILTON COUNTY, OHIO**



OHIO  
 Utilities Protection  
 SERVICE  
*Call Before You Dig*  
 1-800-362-2764  
CALL TWO WORKING DAYS BEFORE YOU DIG  
(NON MEMBERS MUST BE CALLED DIRECTLY)

Sheet Title \_\_\_\_\_  
**DEMOLITION PLAN**  
 Project Number 18567.00  
 Drawing Scale 1" = 20'  
 Sheet Number C102  
 File Number 18567







RESTRICTIONS ON SEWER EASEMENTS

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS, BEING NATURAL

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SUCH SAID PERMANENT EASEMENT SHALL BE PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNER, THE GRANTEE OR ASSIGNS OF ANY PERMANENT EASEMENT HENCEFORTH SHALL BE THE RESPONSIBILITY TO ANY PRESENT OWNERS OF THE PROPERTY, NOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITION, DAMAGE TO, OR REPLACEMENT OF ANY SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT, RESULTING FROM THE EXISTENCE OR USE OF THE SAID PERMANENT SEWER EASEMENT BY THE GRANTEE

ANY STRUCTURE CONSTRUCTED ON SAID PROPERTY IN WHICH SAID PERMANENT SEWER EASEMENT EXISTS SHALL BE KEPT NOT LESS THAN THREE (3) FEET OUTSIDE THE PERMANENT SEWER EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE, EXCEPT THAT THIS RESTRICTION IS NOT APPLICABLE TO ALL

ANY DEVIATION FROM THE AFORESAID RESTRICTION SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEE OR THEIR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS.

PRIVATE DRAINAGE EASEMENTS SHOWN ON THESE PLANS ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY WATERCOURSES, DRAINAGE CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOTS. WITHIN THESE EASEMENTS, NO STRUCTURES, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF THE FLOW OF WATER THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT. FINAL LOCATION OF THE EASEMENT TO BE DETERMINED AS LOT CONSTRUCTION PROGRESSES.

PRIVATE STORM SEWER EASEMENTS SHOWN ON THESE PLANS ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN, REPAIR OR OPERATE ANY PRIVATE STORM SEWER LINE. OPERATION AND MAINTENANCE OF ALL PRIVATE STORM SEWER LINES SHOWN ON THESE PLANS IS THE OBLIGATION OF THE OWNERS OF THE LOTS

PRIVATE INDIVIDUAL DISPOSAL LINE EASEMENTS SHOWN ON THESE PLANS ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN, REPAIR OR OPERATE ANY PRIVATE DISPOSAL LINE. OPERATION AND MAINTENANCE OF ALL PRIVATE DISPOSAL LINES SHOWN ON THESE PLANS IS THE OBLIGATION OF THE OWNERS OF THE

THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED FLOOD DAMAGE PREVENTION REGULATIONS. THESE REGULATIONS REQUIRE THAT AN APPLICATION FOR A DEVELOPMENT PERMIT FOR WORK WITHIN THE FLOOD PLAIN LIMITS SHALL BE MADE TO THE PUBLIC WORKS/SANITARY ENGINEER'S DEPARTMENT OF HAMILTON COUNTY, OHIO. AN APPROVAL OF SAID DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN THESE LIMITS.

THE EASEMENT NOTES THAT FOLLOW SHALL BE PROVIDED ON THE IMPROVEMENT PLAN.

PRIVATE DRAINAGE EASEMENT FOR STORM WATER DETENTION/RETENTION FACILITY

PRIVATE STORM DRAINAGE LIMITS SHOWN ON THIS PLAN ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID LIMITS, THE SAID LIMIT AREA AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LEGAL OWNER(S). NO STRUCTURES, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF THE FLOW OF WATER THROUGH THE DRAINAGE CHANNEL IN THE SAID LIMITS.

THE LOCATION OF THE PRIVATE STORM DRAINAGE LIMITS MUST BE PREPARED BY THE DEVELOPER OR HIS ENGINEER ON AN EASEMENT AND/OR RECORD PLAT BY THE METES AND BOUNDS DESCRIPTION. THE PLAT IS TO BE SUBMITTED TO THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO THE DEVELOPER OR HIS ENGINEER HAVING THE PLAT RECORDED. THE DEVELOPER OR HIS ENGINEER IS TO SUBMIT A PRINT OF THE RECORDED PLAT TO THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS FOR THEIR FILE AND RECORDS PRIOR TO APPROVAL OF THE FINAL DEVELOPMENT PLANS.

STORM WATER DETENTION/RETENTION FACILITY TABLE

STORM DRAINAGE NOTES

THE FOLLOWING STORM SEWER AND/OR STORM DRAINAGE NOTES ARE TO BE SHOWN ON THE DEVELOPMENT PLANS, WHEN APPLICABLE. ALSO, USE THE NOTES THAT APPLY TO ANY BUILDING PERMIT PLANS THAT THE DEPARTMENT OF PUBLIC WORKS REVIEWS FOR STORM DRAINAGE APPROVAL.

1. ALL PLANS AND CONSTRUCTION WITHIN THE UNINCORPORATED AREAS OF HAMILTON COUNTY SHALL COMPLY WITH THE CURRENT "RULES AND REGULATIONS" OF THE PUBLIC WORKS DEPARTMENT OF HAMILTON COUNTY, GOVERNING THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND USE IN THE COUNTY OF HAMILTON STORM DRAINAGE SYSTEM. COPIES OF THESE "RULES AND REGULATIONS" ARE AVAILABLE AT THE DEPARTMENT OF PUBLIC WORKS, ROOM 800 COUNTY ADMINISTRATION BUILDING, 138 EAST COURT STREET, CINCINNATI, OHIO 45202.

2. ALL STORM SEWER, SURFACE DRAINAGE AND DETENTION/RETENTION FACILITY CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION.

3. ALL STORM SEWER, SURFACE DRAINAGE (EXCEPT FOR STORM SEWER WITHIN COUNTY ROAD RIGHT-OF-WAY) AND DETENTION/RETENTION FACILITY CONSTRUCTION TO BE UNDER THE INSPECTION AND SUPERVISION OF THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS. PHONE (513) 632-9431 AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION.

STORM SYSTEMS CONSTRUCTED WITHIN COUNTY ROAD RIGHT-OF-WAY IS TO BE INSPECTED BY THE HAMILTON COUNTY ENGINEER.

4. UNLESS OTHERWISE SPECIFIED, STORM SEWER PIPE SHALL BE TYPE "C" CONDUIT 706.02, CLASS IV WITH CLASS B BEDDING AS PER ODOT 603.04. BACKFILLING IS TO COMPLY WITH ODOT 603.08 FOR ALL STORM SEWERS.

5. THERMOPLASTIC STORM SEWER PIPE MAY BE SUBSTITUTED FOR CONCRETE PIPE OUTSIDE OF THE PAVEMENT LIMITS WHERE APPROVED BY THE PUBLIC WORKS DIRECTOR.

THE TYPE OF PIPE AND ASTM OR AASHTO NUMBERS MUST APPEAR ON THE PLANS AND PROFILES. ALSO, THE PIPES SHALL BE STAMPED PRIOR TO SHIPMENT FOR FIELD VERIFICATION.

THE PIPE SHALL COMPLY WITH THE SPECIFICATIONS OF THE HAMILTON COUNTY PUBLIC WORKS RULES AND REGULATIONS. (SECTION ST 713(B)).

6. UNLESS OTHERWISE SPECIFIED, STORM SEWER MANHOLES ARE TO BE ODOT STD NO. 1, STD. NO. 3 OR STD. NO.5, AND CATCH BASINS ARE TO BE ODOT STD. CATCH BASINS. ALL CURB INLETS ARE TO HAVE VANE GRATES.

ALL CATCH BASIN OUTLET PIPES CONNECTING TO MANHOLES ARE TO BE SLOPED AT 2% UNLESS OTHERWISE SPECIFIED. MAXIMUM PERMITTED DEPTH OF ODOT STD CATCH BASINS SHALL BE AS FOLLOWS:

CB-3A, CB2-2-A AND CB2-2-B: 4'-0"

CB-3 AND CB-3M: 6'-0"

CB-3M: 12'-0" SHOULD IT BECOME NECESSARY TO INCREASE DEPTHS BEYOND 12'-0", REINFORCED CONCRETE WALLS SHALL BE USED. DEVELOPER SHALL SUBMIT DESIGN DETAILS FOR APPROVAL.

7. ALL WINGWALL HEADWALLS DESIGNATED AS (STD. H.W.) OR (W.W.H.W.) SHALL BE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS STD. PLATE 5 WINGWALL HEADWALL.

8. RCP INDIATES ITEM 601 ROCK CHANNEL PROTECTION. DIMENSIONS ON PLAN INDICATE SIZE (TYPE B, C, ETC.), WIDTH AND LENGTH AND DEPTH.

9. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.

10. AREA OF DEVELOPMENT IS 3.005 ACRES.

11. ALL PROPOSED STORM SEWERS AND SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.

12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO SOON AS PRACTICAL IN ACCORDANCE WITH THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING.

13. CB3-M OR CB-3M CATCH BASINS AS DESIGNATED ON THE PLANS REFERS TO HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS LATEST STD. DRAWINGS.

14. STEPS SHALL BE PROVIDED IN ALL CATCH BASINS WHERE THE DEPTH EXCEEDS 4'-0" AND SHALL MEET THE REQUIREMENTS OF THE STATE OF OHIO STD. CONSTRUCTION DWG. MH-1.

15. NO DIRECT CONNECTIONS OF EFFLUENT PIPES FROM HOUSEHOLD SEWAGE DISPOSAL SYSTEMS ARE PERMITTED TO CLOSED PUBLIC STORM DRAINAGE SYSTEMS. FURTHERMORE, THE DISCHARGE SHALL NOT ENTER THE PUBLIC STORM SEWER.

16. TEMPORARY EROSION, SEDIMENT AND DEBRIS CONTROL PER THE RAINWATER AND LAND DEVELOPMENT MANUAL "GEOTEXTILE INLET PROTECTION" MUST BE PROVIDED FOR AT ALL CATCH BASINS, INLETS AND THE INLET SIDE OF ALL NEW PIPE OPENINGS, OR APPROVED EQUAL.

17. TEMPORARY EROSION, SEDIMENT AND DEBRIS CONTROL PER THE RAINWATER AND LAND DEVELOPMENT MANUAL "CHECK DAMS" FOR AT THE OUTLET DITCH, SWALE, WATERCOURSE OR PIPE. SEE APPROVED PLANS FOR ANY OTHER SPECIFIC LOCATIONS, ALSO, OR APPROVED EQUAL.

18. IN ADDITION TO ANY TEMPORARY EROSION, SEDIMENT, AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE DEVELOPER SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT. THE DEVELOPER SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL. CONSIDERATION SHOULD ALSO BE GIVEN TO THE "SOLE FILTER DIKE", "DIKES & SLOPE PROTECTION" AND "SEDIMENT BASINS AND DAMS" SHOWN ON STD. DWG. MC-11 FOR USE IN TEMPORARY EROSION, MUD AND DEBRIS CONTROL.

ADD THE FOLLOWING "RESTRICTIONS ON SEWER EASEMENTS", NOTE A, WHEN FOLLOWING INSTRUCTIONS OF SECTION ST 407(A), 407(A)(1) AND 407 (A)(2).

19. "RESTRICTION ON SEWER EASEMENTS": NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS, OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS, BEING NATURAL OR ARTIFICIAL.

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SUCH SAID PERMANENT EASEMENT SHALL BE PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNER, AND THE GRANTEE OR ASSIGNS OF ANY PERMANENT EASEMENT HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY, NOR TO THEIR HEIRS EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITION, DAMAGE TO, OR REPLACEMENT OF ANY SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT, RESULTING FROM THE EXISTENCE OR USE OF THE SAID PERMANENT SEWER EASEMENT BY THE GRANTEE OR ASSIGNS.

ANY STRUCTURE CONSTRUCTION ON SAID PROPERTY IN WHICH SAID PERMANENT SEWER EASEMENT EXISTS SHALL BE KEPT NOT LESS THAN THREE (3) FEET OUTSIDE THE PERMANENT SEWER EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE, EXCEPT THAT THIS RESTRICTION IS NOT APPLICABLE TO ALL STORM SEWER EASEMENTS.

ANY DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEE OR THEIR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS WITH APPROVAL NOT TO BE UNREASONABLY WITHHELD.

20. PRIVATE STORM SEWER EASEMENTS SHOWN ON THESE PLANS ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN, REPAIR OR OPERATE ANY PRIVATE STORM SEWER LINE. OPERATION AND MAINTENANCE OF ALL PRIVATE STORM SEWER LINES SHOWN ON THESE PLANS IS THE OBLIGATION OF THE OWNERS OF THE LOTS USING THE STORM SEWER LINES.

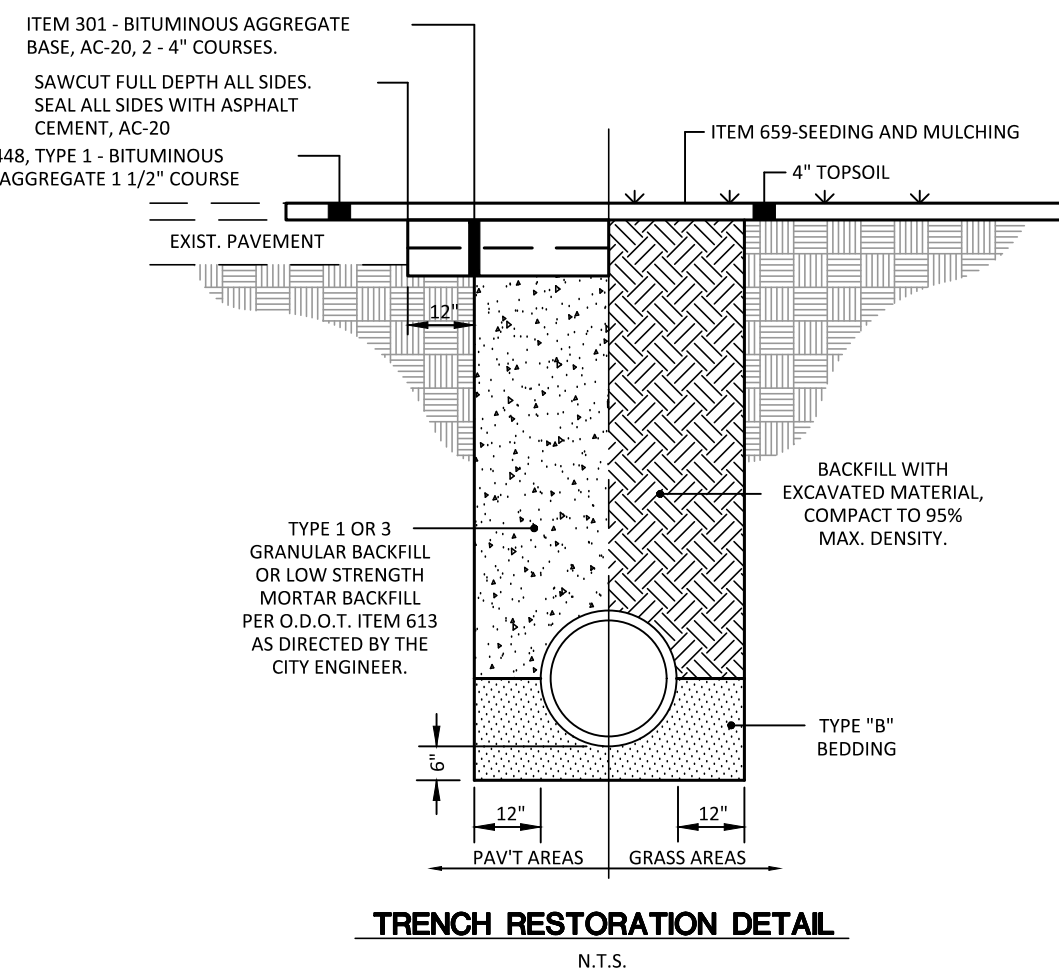
21. PRIVATE INDIVIDUAL DISPOSAL LINE EASEMENTS SHOWN ON THESE PLANS ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN, REPAIR OR OPERATE ANY PRIVATE DISPOSAL LINE. OPERATION AND MAINTENANCE OF ALL PRIVATE DISPOSAL LINES SHOWN ON THESE PLANS IS THE OBLIGATION OF THE OWNERS OF THE LOTS USING THE DISPOSAL LINES.

THE FOLLOWING NOTE IS TO BE USED ON SUBDIVISION OR DEVELOPMENT PLANS WHERE THERE IS AN EXISTING WATERCOURSE, SWALE OR DRAINAGE CHANNEL EXTENDING THRU TWO OR MORE LOTS WITHIN THE PLAN LIMITS.

22. PRIVATE DRAINAGE EASEMENTS SHOWN ON THESE PLANS ARE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, AND THE COUNTY OF HAMILTON IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY WATERCOURSES, DRAINAGE CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS, NO STRUCTURES, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF THE FLOW OF WATER THROUGH THE WATERCOURSES OR DRAINAGE CHANNELS IN THE EASEMENT.

THE FOLLOWING NOTE IS TO BE USED ON SUBDIVISION OR DEVELOPMENT PLANS WHERE THE PROPOSED HOME OR BUILDING LOW FLOOR ELEVATION (INCLUDING BASEMENT) CAN BE FLOODED AS COMPUTED BY THE METHODS INDICATED IN THE DEPARTMENT OF PUBLIC WORKS CURRENT RULES AND REGULATIONS:

23. SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THESE PLANS MUST BE SHOWN ON THE BUILDING PERMIT (PLOT) PLAN.



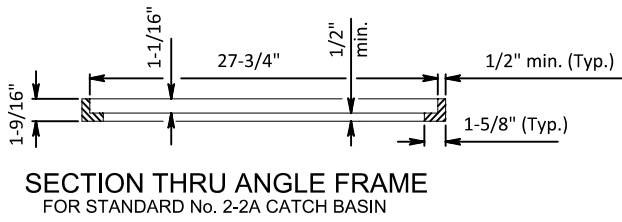
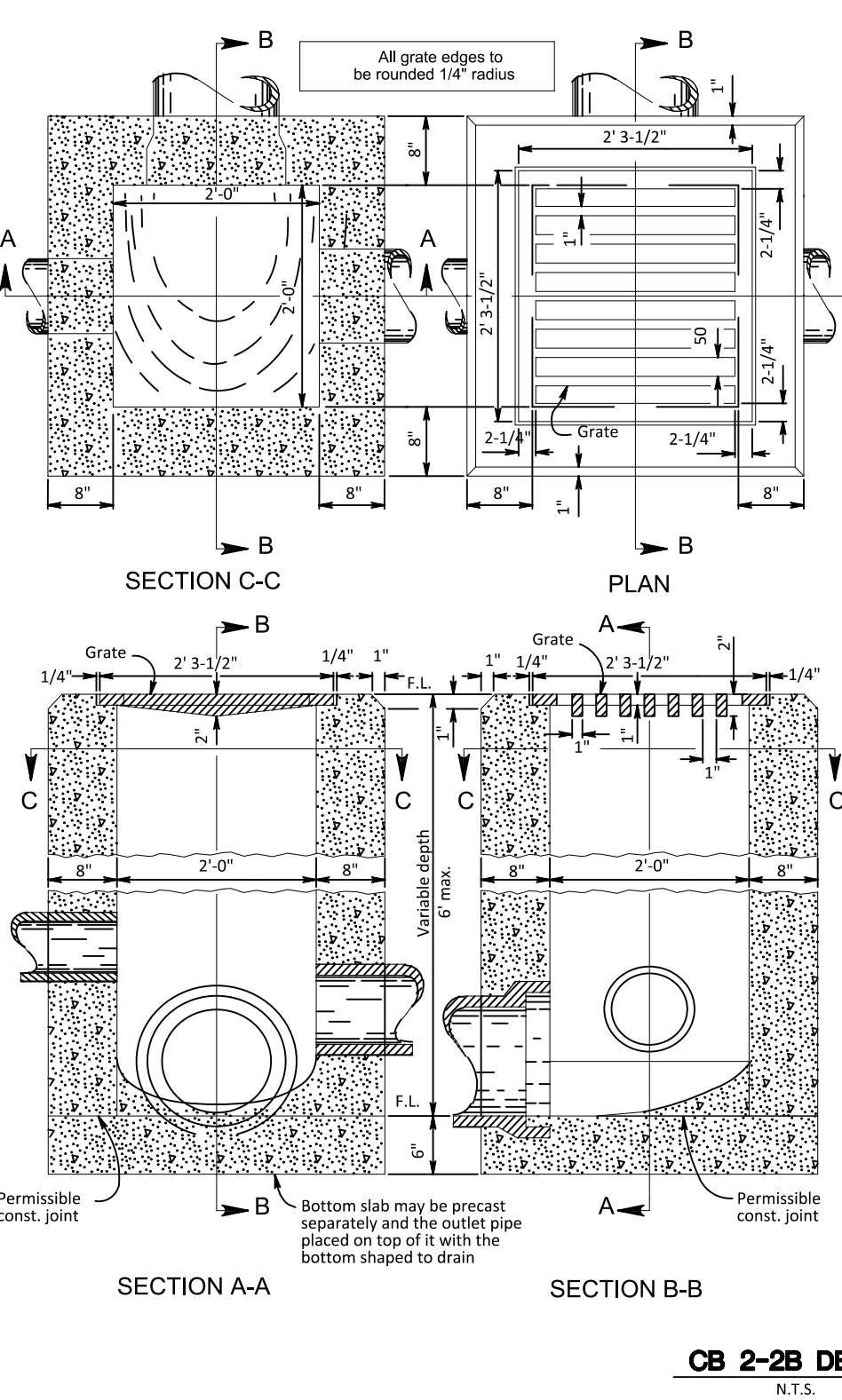
HAMILTON COUNTY ENGINEERS SPECIAL PROVISIONS/TRAFFIC NOTES

All construction must conform to: "Driveway Regulations and Pavement and/or Right-Of-Way Opening Provisions for the Unincorporated Area of Hamilton County as Adopted by the Board of Hamilton County Commissioners" with supplements or changes thereto.

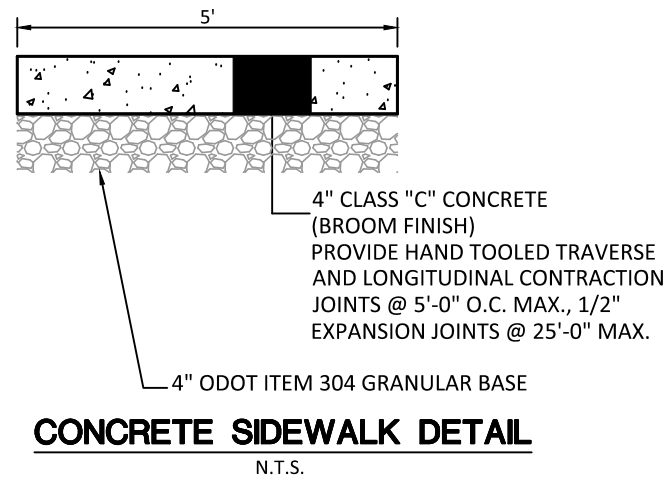
The owner shall save harmless the Board of County Commissioners and all its representation from all suits, actions, or claims of any character bought on account of any injuries or damages sustained by any person or persons or property in consequence of this construction project.

Item 614 - Maintaining Traffic

All pavement and/or right-of-way opening must conform to the current addition of the State of Ohio Department of Highway Construction And Material Specifications, with supplements or changes thereto. Also, the owner assumes all responsibilities and liabilities regarding strict adherence to applicable sections for the maintenance of traffic and public safety as set forth in the "Ohio Manual of Uniform Traffic Control Devices for Streets and Highways." All traffic control devices must be in place prior to starting construction.



NOTES: The design shall be essentially the same and equally as strong as the one shown hereon. WADERS or cast-in-place walls have a nominal thickness of 200 mm. Precast walls shall have a minimum thickness of 150 mm and be reinforced sufficiently to permit shipping and handling without damage. Brick shall not be used above the flow line of the side opening for Type 2-2a. CONCRETE: Cast-in-place concrete is to be Class C. All precast concrete shall meet the requirements of OMS 706.13 with a minimum of 4% entrained air in the hardened concrete and be marked with the catch basin number. PRECAST BASE: If used, it shall be set deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Layers of brick shall not be used to adjust the top elevation. LOCATION AND ELEVATION: When given on the plans, location and elevation are at the top center of the grate. When side openings are provided, the elevation shall be at the flow line of the side inlet. MINIMUM DEPTH: Minimum depth of CB No. 2-2A shall be the outside diameter (O.D.) of the outlet pipe plus 150 mm. The minimum depth for CB No. 2-2B shall be the O.D. of the outlet pipe plus 105 mm. 2-2B GRATE ELEVATION: Grate elevation is to be placed 100 to 150 mm below normal ditch, returning to normal 3 to 5 m each side of inlet. OPENINGS: Openings shall be the O.D. of the pipe being supplied plus 50 mm when fabricated or field cut. The interstitial space shall be filled with grout per CMS 601. 2-2A SIDE INLETS: Inlets shall be provided on both sides of the No. 2-2A catch basin in sags and on upstream side only where the ditch has a continuous down grade past the catch basin. Side inlets shall not be used within the Clear Zone. The flow line shall be 100 to 150 mm below the normal elevation of the ditch flow line, returning to normal within 3 to 5 m of the basin. CONSTRUCTION INFORMATION: Minimum mass of grate, 54 kg; Minimum mass of frame, 18 kg. All dimensions are in millimeters unless otherwise noted.



SANITARY SEWER NOTES:

- 1. ALL PLANS AND CONSTRUCTION WITHIN HAMILTON COUNTY SHALL COMPLY WITH THE LATEST EDITION OF THE "RULES AND REGULATIONS" MANUAL GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION, AND USE OF SANITARY AND COMBINED SEWERS IN THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI, HAMILTON COUNTY, OHIO, EFFECTIVE MARCH 1, 2001. COPIES MAY BE OBTAINED FROM THE DIVISION OF WASTEWATER ENGINEERING MSD, 1600 GUEST STREET, CINCINNATI, OHIO 45204.
2. ALL SANITARY SEWERS SHALL BE CONSTRUCTED UNDER THE INSPECTION OF THE SEWERS CHIEF ENGINEER, MSD.
3. THE OWNERS OF ALL PROPERTIES SHOWN ON THIS IMPROVEMENT PLAN SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS.
4. APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION THE EXACT LOCATION OF UNDERGROUND UTILITIES.
5. ALL SANITARY SEWER PIPE SHALL BE PVC, SDR35, ASTM D-3034 IN ACCORDANCE WITH MSD RULES AND REGULATIONS, EXCEPT WHERE NOTED.
6. ALL MANHOLES ON SANITARY SEWERS SHALL BE TYPE "S" MSD ACCORDATION NO. 49037.
7. SANITARY MANHOLES SHALL BE TEMPORARILY CONSTRUCTED TO AN ELEVATION OF TWO FEET ABOVE THE SURROUNDING GRADE BY MEANS OF AN ADDITIONAL MANHOLE SECTION OR BRICK MASONRY ON TOP OF THE CONE.
8. SANITARY BUILDING SEWERS FOR PUBLIC AND PRIVATE SEWERS SHALL NOT BE EXTENDED MORE THAN TEN (10) FEET BEYOND THE PROPOSED RIGHT-OF-WAY LINE, EASEMENT LINE OR, IN CASES OF PRIVATE SEWERS, NO MORE THAN TEN (10) FEET BEYOND THE MAIN LINE SEWER PRIOR TO ISSUANCE OF A TAP PERMITS.
9. ALL LOWEST FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 36 INCHES ABOVE THE CROWN OF THE SEWER AT THE POINT OF TAP CONNECTION TO SAID SEWER, WHETHER PUBLIC OR PRIVATE, AND/OR IN ACCORDANCE WITH CITY OF CINCINNATI SUPPLEMENT CC-51-49. ANY BUILDING TO BE SERVED BY MEANS OTHER THAN GRAVITY MUST BE SO NOTED ON THE PLANS.
10. ALL MANHOLES ON PUBLIC SANITARY SEWERS SHALL HAVE STANDARD LIDS AND FRAMES, MSD ACCESION. NO 49005, EXCEPT WHERE NOTED. THE FRAME SHALL BE SECURELY FASTENED TO THE TOP MANHOLE SECTION BY FOUR 3/4-INCH STAINLESS STEEL CINCH ANCHORS.
11. CONTRACTOR'S LICENSE - ALL WORK DONE ON SANITARY AND/OR COMBINED SEWERS WITHIN THE JURISDICTION OF THE METROPOLITAN SEWER DISTRICT MUST BE DONE BY A CONTRACTOR WHO IS AN APPROVED SEWER TAPPER PROPERLY LICENSED BY THE DEPARTMENT AND BONDED.
12. SANITARY BUILDING SEWERS SHALL BE CONNECTED TO THE MAIN LINE WITH WYES. TEE FITTINGS ARE TO BE USED ONLY WHERE SHOWN ON THE APPROVED PLAN.
13. A TAP PERMIT IS REQUIRED FOR EACH BUILDING. BOND OR FINAL APPROVAL OF THE MAIN LINE IS REQUIRED PRIOR TO ISSUANCE OF A TAP PERMIT.
14. SANITARY SEWER CONSTRUCTION MUST COMMENCE WITHIN 12 MONTHS AND BE COMPLETED WITHIN 36 MONTHS OF THE DATE OF APPROVAL SHOWN HEREON OR THESE PLANS BECOME VOID.
15. FOR SANITARY SEWER MANHOLES CONSTRUCTED IN PARKING LOTS, THE RIM ELEVATION SHALL BE 1" HIGHER THAN THE SURROUNDING GRADE AND THE PAVEMENT SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
16. FOR SANITARY MANHOLES CONSTRUCTED IN GRASS AREAS, THE RIM ELEVATION SHALL BE 3" HIGHER THAN THE SURROUNDING GRADE, AND THE FILL SHALL BE FEATHERED AWAY FROM THE MANHOLE RIM AT A GRADUAL SLOPE.
17. ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
18. TO ASSURE THAT STORMWATER DOES NOT ENTER THE SANITARY SEWER SYSTEM, A SCHEMATIC PLAN OF THE FOOTING AND FOUNDATION DRAINAGE SYSTEM, INCLUDING THE POINT OF DISCHARGE, IS NECESSARY.
19. INSTALLATION OF A PRIVATE FORCE MAIN REQUIRES A PERMIT FROM THE HAMILTON COUNTY BOARD OF HEALTH. CONTACT THE BOARD OF HEALTH AT 946-7852 REGARDING PERMIT AND INSPECTION.
20. THE CONTRACTOR SHALL TEST ALL MANHOLES LEAKAGE BY MEANS OF VACUUM TESTING. THE VACUUM TESTING CANNOT BE DONE UNTIL AFTER THE MANHOLES ARE SET TO FINAL GRADE AND THE MANHOLE CASTINGS ARE BOLTED DOWN. ALL LIFT HOLES SHALL BE PLUGGED. ANY OTHER OPENINGS, SUCH AS PRESSURE RELIEF VALVES, SHALL BE TEMPORARILY PLUGGED TO ALLOW THE VACUUM TEST. ALL PIPES ENTERING THE MANHOLES SHALL BE PLUGGED AND CARE SHALL BE TAKEN TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE VACUUM EQUIPMENT TEST HEAD SHALL BE PLACED IN THE OPENING OF THE CASTING ONLY, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VACUUM TESTING SHALL BE IN ACCORDANCE WITH ASTM C1244. A VACUUM OF 10 INCHES MERCURY (10" HG) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO NINE INCHES MERCURY (9" HG). THE MANHOLE SHALL PASS IF THE TIME MEETS OR EXCEEDS THE ALLOWABLE TIMES AS CALCULATED FROM ASTM C1244, OR AS APPROVED BY THE ENGINEER. ALL MANHOLE REPAIR AND RETESTING REQUIRED BECAUSE OF FAILURE TO MEET THE TESTING REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR AT HIS COST.
21. BENCHMARK #4084 MIAMI AVENUE APPROXIMATELY 0.1 MILE N OF SHAWNEE ROAD, MARK IS 25.3' W OF THE CL OF MIAMI AVENUE ON THE PRODUCED S LINE OF A 1-1/2 STORY SINGLE HOUSE #6559, 51' S OF POLE#V15-249E AND 15.8' N OF A FENCE POST.
COORDINATE: N 435,981,153 FT.
E 1,440,158,884 FT.
ELEVATION: 844.05 FT.
VDATUM: 1929



Architecture 3700 Park 42 Drive
Engineering Suite 190B
Landscape Architecture Cincinnati OH 45241
Planning Phone 513.759.0004
Surveying www.mspsdesign.com

Project Manager DAS
Drawn By DCA
DWG 18567004-FDP-00
X-Ref(s) ---

Table with 3 columns: Issue/Revision, No., Date. Row 1: CITY ARO, 12/10/21. Row 2: ISSUE, 01/25/22.

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LAUREL COTTAGES
FINAL DEVELOPMENT PLAN
SECTION 6, TOWNE 4E, RANGE 2
MIAMI PURCHASE
CITY OF MADERIA
HAMILTON COUNTY, OHIO

Sheet Title

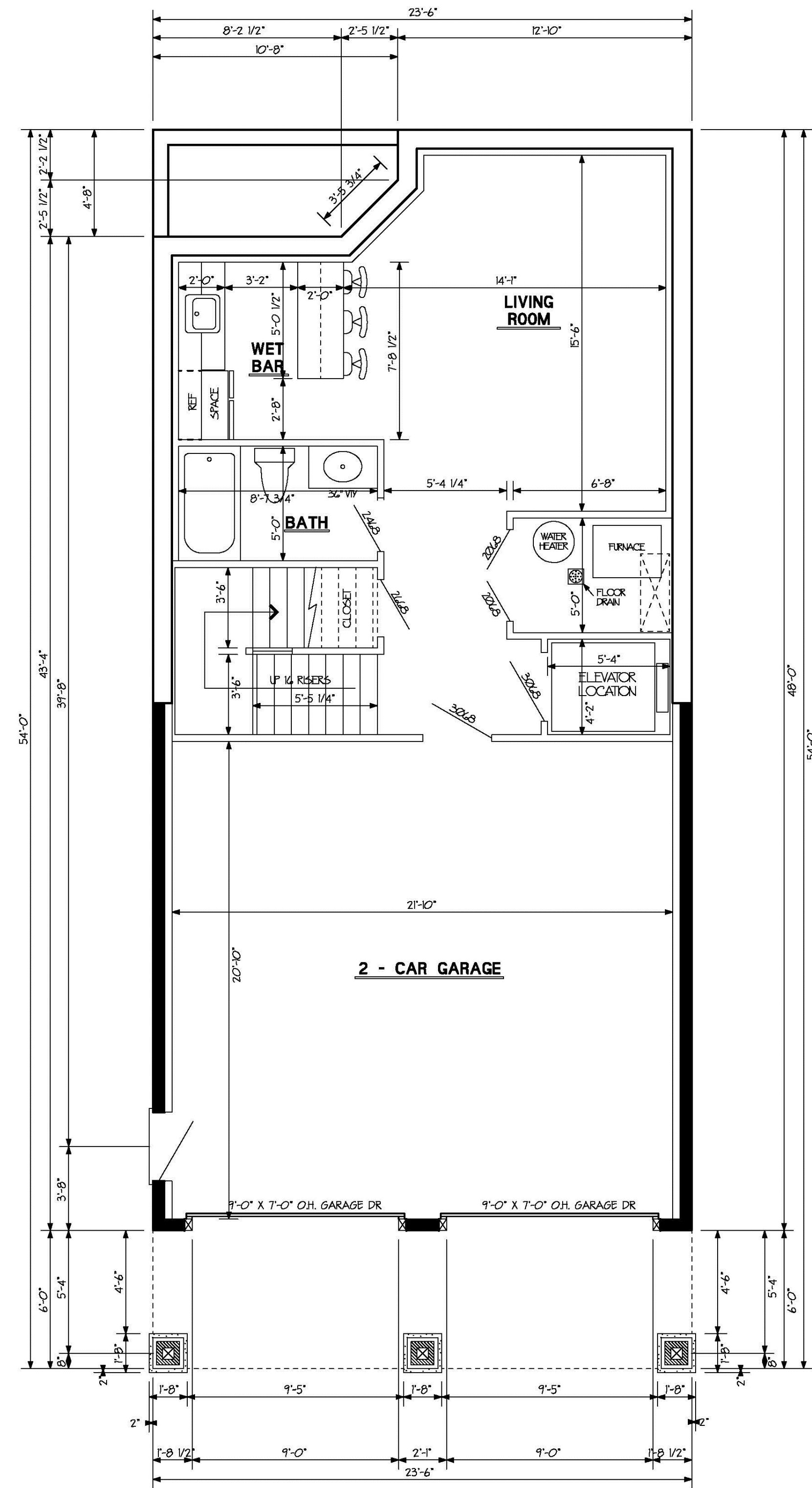
NOTES & DETAILS

Project Number 18567.00
Drawing Scale AS NOTED
Sheet Number C107
File Number 18567

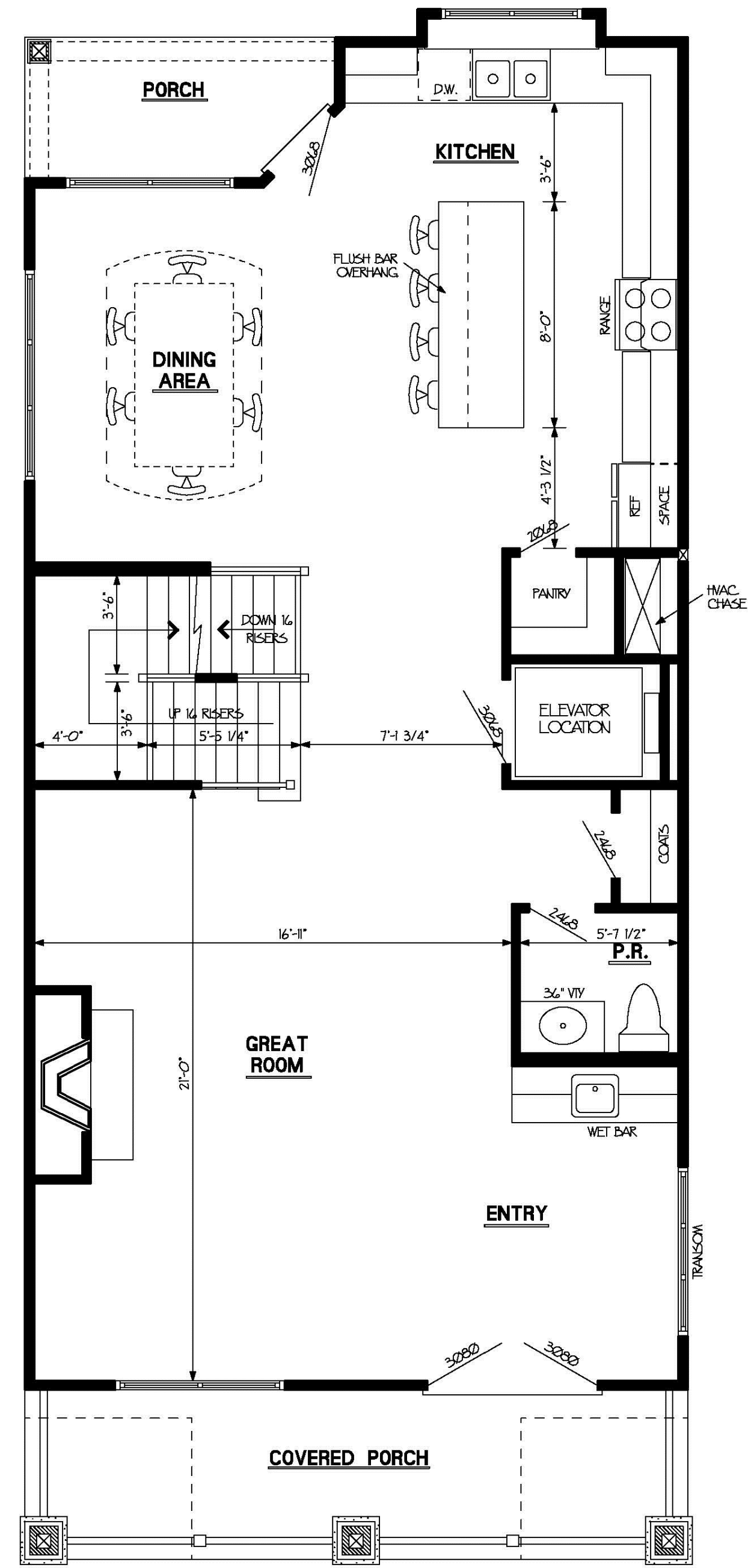




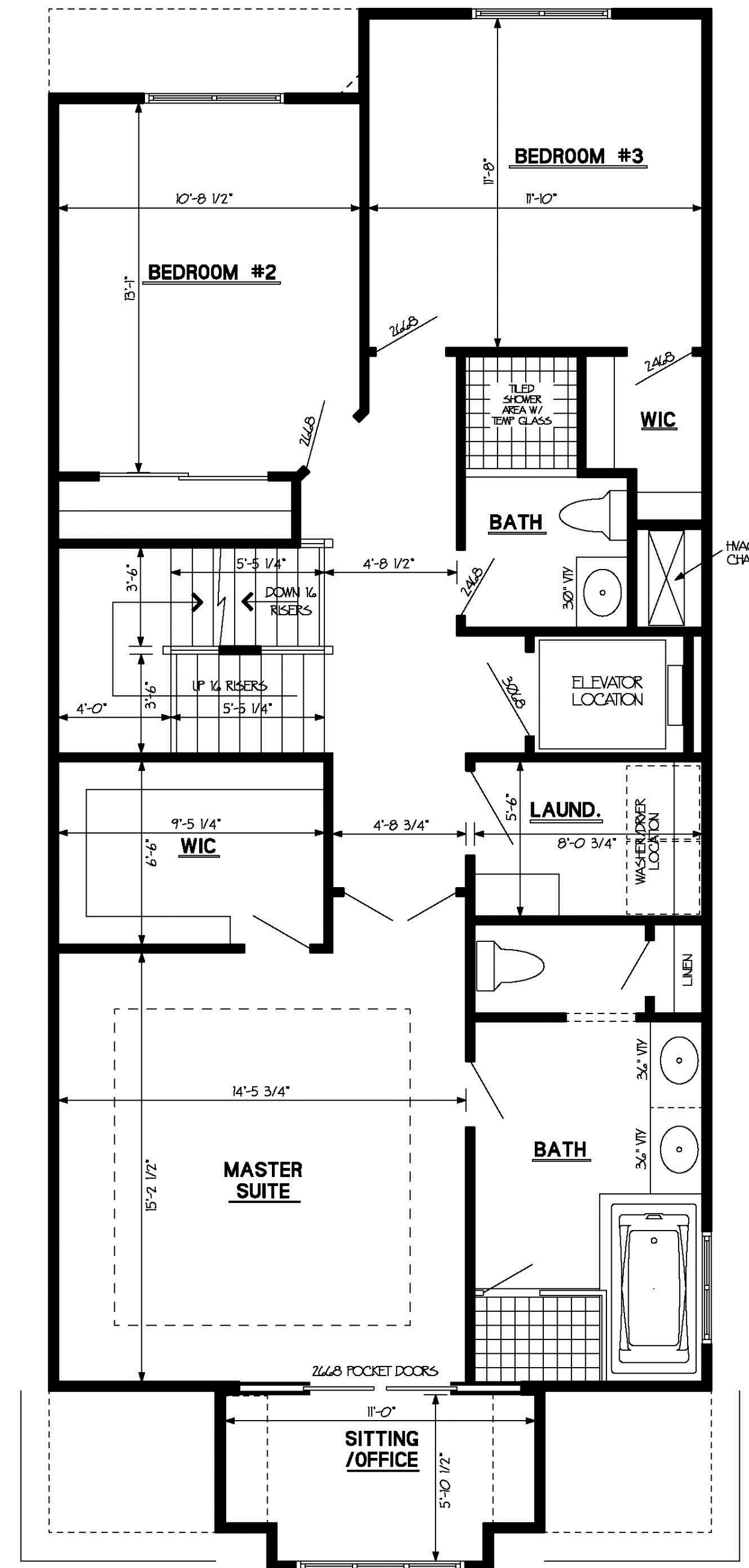




**485 SQ. FT.  
FINISHED LOWER LEVEL**  
SCALE: 1/4" = 1' - 0"



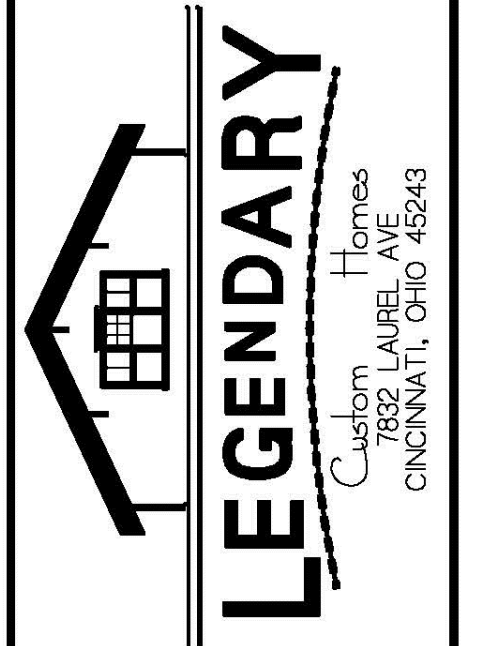
**1076 SQ. FT.  
FIRST FLOOR FRAMING LAYOUT**  
SCALE: 1/4" = 1' - 0"



**1187 SQ. FT.  
SECOND FLOOR FRAMING LAYOUT**  
SCALE: 1/4" = 1' - 0"

**Matthew Kirsch**  
15885 Highway 10 North  
Biller, KY 40006  
603-472-7531

DATE	BY	REVISION
11-21	M.K.	REV. 1
11-22	M.K.	REV. 2
11-22	M.K.	REV. 3
11-22	M.K.	REV. 4
11-22	M.K.	REV. 5
11-22	M.K.	REV. 6



EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO INSURE THEIR ACCURACY. HOWEVER, MAKER CANNOT AND DOES NOT GUARANTEE AGAINST HUMAN ERRORS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL DESIGNER TO VERIFY THE ACCURACY OF THE INFORMATION AND DRAWING REQUIREMENTS TO MAKE FOR VERIFICATION OR CORRECTIVE ACTION.

RESIDENCE FOR:  
**LAUREL AVE.**

Address:

Home Type:  
**CUSTOM**

Lot No.

Sheet No.  
**A102**



**COLOR RENDERING**

--

DRAWN BY:	
DATE:	
REVISIONS:	
BY:	



EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO INSURE THEIR ACCURACY. HOWEVER, MAKER CANNOT AND DOES NOT GUARANTEE AGAINST HUMAN ERRORS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THE BUILDER OR THE ULTIMATE USER OF THESE DOCUMENTS TO CHECK ALL DIMENSIONS, SPECIFICATIONS AND DRAWING REQUIREMENTS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO MAKER FOR VERIFICATION OR CORRECTIVE ACTION.

RESIDENCE FOR:  
**LAUREL AVE.**

Address:

Home Type:  
**CUSTOM**

Lot No.

Sheet No.  
**A103**



--	--

DRAWN BY	DATE	REVISIONS BY	



EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO INSURE THEIR ACCURACY. HOWEVER, MAKER CANNOT AND DOES NOT GUARANTEE AGAINST HUMAN ERRORS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THE BUILDER OR THE ULTIMATE USER OF THESE DOCUMENTS TO CHECK ALL DIMENSIONS, SPECIFICATIONS AND DRAWING REQUIREMENTS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO MAKER FOR VERIFICATION OR CORRECTIVE ACTION.

RESIDENCE FOR:  
**LAUREL AVE.**

Address:

Home Type:  
**CUSTOM**

Lot No.

Sheet No.  
**A104**

LOT'S 1-10 SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LAUREL COTTAGES SUBDIVISION AS SET FORTH IN OFFICIAL RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE HAMILTON COUNTY, OHIO RECORDS.

PROPERTY ACQUIRED BY MICHELE STANLEY HOMES, LLC BY DEED RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE, IDENTIFIED BY AUDITOR'S PARCEL:

PAR. 525-0002-0038 THROUGH 525-0002-0041  
 PAR. 525-0002-0043  
 PAR. 525-0002-0231

WE, THE UNDERSIGNED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION. WE ALSO GRANT UNTO THE CITY OF MADEIRA, OHIO, EASEMENTS FOR STORM SEWERS AS SHOWN HEREON, AND GRANT UNTO THE COUNTY OF HAMILTON, OHIO, ITS SUCCESSORS AND ASSIGNS, EASEMENTS FOR SANITARY SEWERS AS CONSTRUCTED WITHIN THE SUBDIVISION LIMITS AS SHOWN HEREON AND SUBJECT TO RESTRICTIONS ON SEWER EASEMENTS AS DESCRIBED HEREON. SANITARY SEWER EASEMENTS ARE ALSO FOR THE USE AND BENEFIT OF ADJACENT LOTS AND/OR FUTURE DEVELOPMENTS FOR THE PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXTENSION, OR REPLACEMENT OF SANITARY SEWER BUILDING CONNECTIONS AND/OR SANITARY MAINLINE SEWERS APPROVED BY M.S.D. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON DATE OF ACCEPTANCE. WE ALSO HEREBY HOLD THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO AND/OR THE CITY OF MADEIRA, ITS SUCCESSORS AND ASSIGNS HARMLESS FOR ANY DAMAGES TO THE PRIVATE DRIVES THAT MAY OCCUR IN CONNECTION WITH ACCESS TO MAINTAIN THE PUBLIC SEWERS.

**GRANT OF EASEMENT**

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNATED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

**PRIVATE SEWER EASEMENTS:**

THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO OR THE CITY OF MADEIRA, OHIO, DOES NOT ACCEPT ANY PRIVATE SEWER EASEMENTS SHOWN ON THIS PLAT AND THE COUNTY OF HAMILTON, OHIO OR THE CITY OF MADEIRA, OHIO IS NOT OBLIGATED TO MAINTAIN, REPAIR OR OPERATE ANY PRIVATE SEWER LINE IN THE SUBDIVISION. OPERATION AND MAINTENANCE OF ALL PRIVATE SEWER LINES WITHIN THE SUBDIVISION IS THE OBLIGATION OF THE OWNERS OF THE LOTS USING THE PRIVATE SEWER LINES.

**RESTRICTIONS ON SANITARY SEWER EASEMENTS:**

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT, EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS, OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS, BEING NATURAL OR ARTIFICIAL.

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SAID PERMANENT EASEMENT SHALL BE SO PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNER, AND THE GRANTEE OR ASSIGNS OF ANY PERMANENT EASEMENT HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY NOR TO THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITION, DAMAGE TO OR REPLACEMENT OF ANY SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT, RESULTING FROM THE EXISTENCE OR USE OF THE SAID PERMANENT SEWER BY THE GRANTEE OR ASSIGNS.

ANY STRUCTURE CONSTRUCTED ON SAID PROPERTY IN WHICH SAID PERMANENT SEWER EASEMENT EXISTS SHALL BE KEPT NOT LESS THAN THREE (3) FEET OUTSIDE THE PERMANENT SEWER EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE, EXCEPT THIS RESTRICTION DOES NOT APPLY TO ALL STORM SEWER EASEMENTS.

ANY DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEE OR THEIR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS WITH APPROVAL NOT TO BE UNREASONABLY WITHHELD.

THE OWNERS OF ALL PROPERTIES SHOWN ON THIS RECORD PLAT SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS, HAMILTON COUNTY, OHIO OR THE CITY OF MADEIRA, OHIO.

HAMILTON COUNTY BOARD OF COMMISSIONERS, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO THE PRIVATE DRIVES DUE TO THE MAINTENANCE OF THE PUBLIC SANITARY SEWER.

**PRIVATE DRAINAGE EASEMENTS:**

THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO OR THE CITY OF MADEIRA, OHIO, DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS OR DETENTION BASIN EASEMENTS SHOWN ON THIS PLAT AND THE COUNTY OF HAMILTON, OHIO OR THE CITY OF MADEIRA, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF THE FLOW OF WATER THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT.

ALL STORM SEWER EASEMENTS SHOWN ON THIS PLAT OTHER THAN PERIMETER EASEMENTS AROUND LOTS ARE PRIVATE AND ARE TO BE MAINTAINED BY OF LAUREL COTTAGES COMMUNITY ASSOCIATION, INC. PERIMETER EASEMENTS AROUND LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.

**COMMUNITY PROPERTY:**

ALL ROADWAYS AND OPEN SPACE AREAS INCLUDING WALKING PATHS ARE TO BE OWNED, MAINTAINED, REPAIRED AND REPLACED BY THE LAUREL COTTAGES COMMUNITY ASSOCIATION, INC. THE LAUREL COTTAGES ASSOCIATION, INC. SHALL ASSESS EACH LOT OWNER FOR THE COST ASSOCIATED FOR SAID MAINTENANCE, REPAIR AND REPLACEMENT, INCLUDING THE ESTABLISHMENT OF A RESERVE FOR A REPLACEMENT ACCOUNT WITHIN THE COMMUNITY ASSOCIATION BUDGET.

NO PART OF ANY DRIVEWAY OR DRIVEWAY APPROACH WITHIN THE ROAD RIGHT-OF-WAY SHALL BE INSTALLED CLOSER THAN TWO (2) FEET FROM ANY INLET, UTILITY OR GUY WIRE ANCHOR, OR CLOSER THAN FIVE (5) FEET FROM ANY FIRE HYDRANT.



**VICINITY MAP**  
NOT TO SCALE

PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MADEIRA, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN \_\_\_\_\_

ENTERED FOR TRANSFER: \_\_\_\_\_, 2022

TRANSFERRED: \_\_\_\_\_, 2022

AUDITOR, HAMILTON COUNTY, OHIO

BY: \_\_\_\_\_ DEPUTY

FILED FOR RECORD: \_\_\_\_\_ AT \_\_\_\_\_

RECORDED: \_\_\_\_\_, 2022

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

RECORDER, HAMILTON COUNTY, OHIO

BY: \_\_\_\_\_ DEPUTY

FILE: \_\_\_\_\_ FEE: \_\_\_\_\_

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SIGNED: MICHELE STANLEY HOMES, LLC

by: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF \_\_\_\_\_, S.S.

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_, MANAGING MEMBER OF \_\_\_\_\_, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

WE, THE UNDERSIGNED, AS MORTGAGEE, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AS SHOWN HEREON.

SIGNED: \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

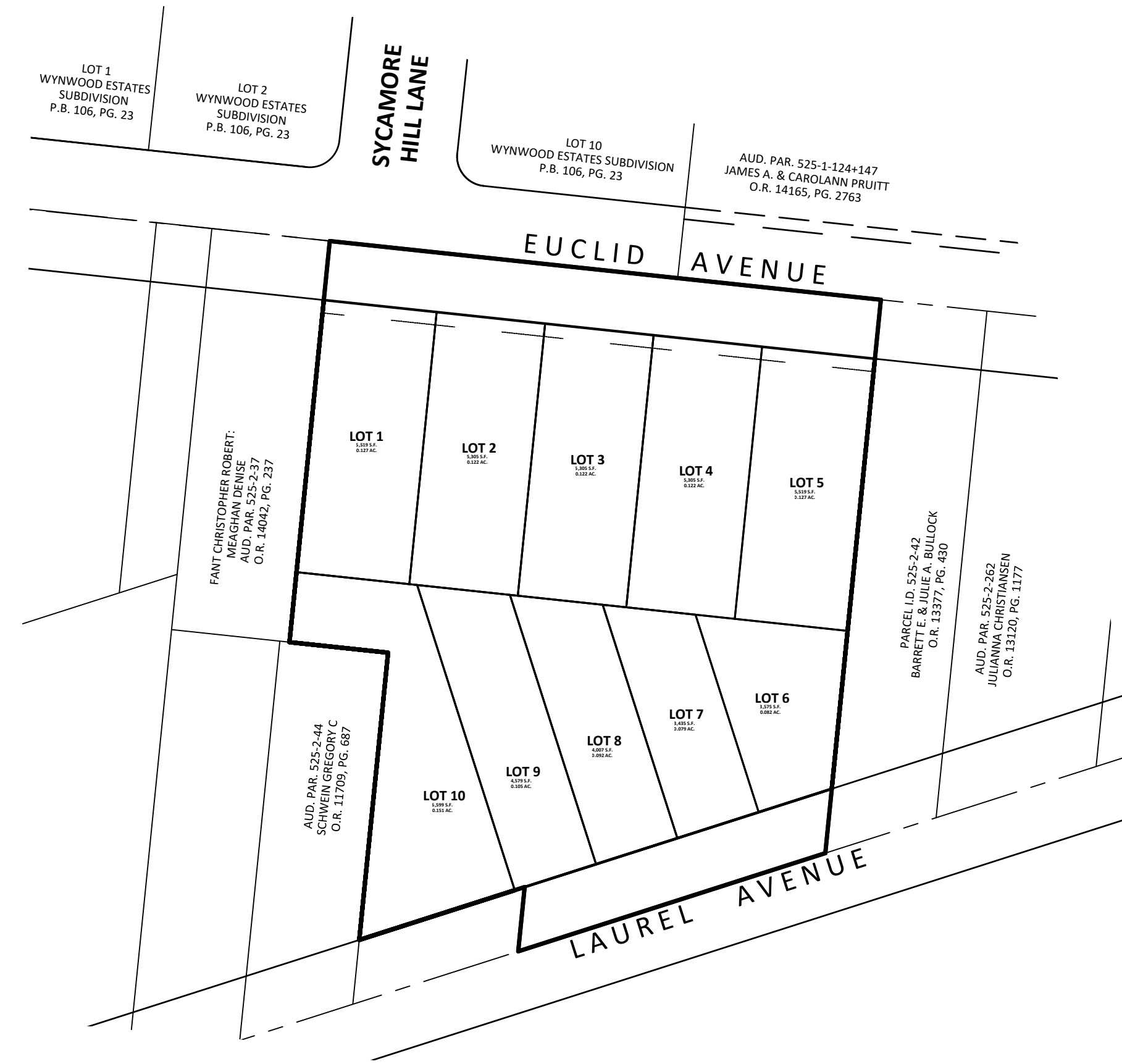
STATE OF OHIO  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_,

OF \_\_\_\_\_, WHO ON BEHALF OF THE CORPORATION ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), 2010.0 EPOCH, USING A GROUND SCALE FACTOR OF 1.0000969696.

**LANDS OF THE DEDICATORS**

1"=50'



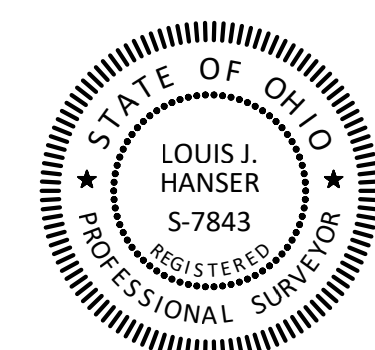
- LEGEND**  
 MONUMENTS  
 (UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
  - ⊕ EX. SPIKE
  - ⊕ EX. NOTCH
  - ★ EX. NAIL
  - △ EX. STONE
  - EX. CONC. MON.
  - - - EX. FENCE LINE
  - 5/8" IRON PIN SET
  - ⊙ 1" IRON PIN SET
  - ⊕ SPIKE SET
  - ⊕ NOTCH SET
  - ★ NAIL SET
  - CONC. MON. SET

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), 2010.0 EPOCH, USING A GROUND SCALE FACTOR OF 1.0000969696.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION, THAT ALL MONUMENTS HAVE BEEN SET, AND SUBDIVISION REGULATIONS OF THE CITY OF MADEIRA, OHIO HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

LOUIS J. HANSER P.S., OHIO REGISTRATION NO. 7843

01/05/22  
DATE



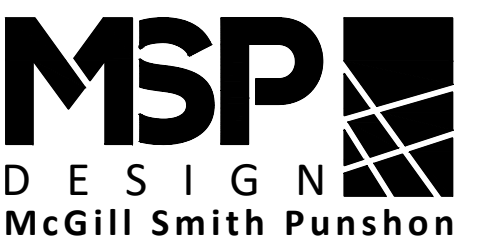
**OWNER**  
**MICHELE STANLEY , HOMES, LLC**  
**7832 LAUUREL AVE.**  
**CINCINNATI, OH 45243**  
**(513) 294-8866**

**DEVELOPER**  
**LEGENDARY CUSTOM HOMES**  
**7832 LAUUREL AVE.**  
**CINCINNATI, OH 45243**  
**(513) 294-8866**

AREA IN LOT'S 1-10-----1.1283 ACRES  
 AREA IN R.O.W----- 0.2121 ACRES  
 TOTAL AREA-----1.3404 ACRES

**LAUREL COTTAGES**  
**PART OF LOT 2**  
**NEW PLAT OF MOORE & HOSBROOK'S SUBDIVISION**  
**PLAT BOOK 18, PAGE 77**  
**SECTION 6, TOWN 4, FRACTIONAL RANGE 2**  
**MIAMI PURCHASE COLUMBIA TOWNSHIP**  
**CITY OF MADEIRA, HAMILTON COUNTY, OHIO**

Date	January 21, 2022
Scale	1" = 50'
Drawn By	LJH Proj. Mgr. DAS
Survey Database	N/A
DWG	18567003-REC-00
X-Ref(s)	
Project Number	18579.003
File No.	18567
Sheet No.	1 / 2



3700 Park 42 Drive  
 Suite 1908  
 Cincinnati OH 45241  
 Phone 513.759.0004  
 www.mspsdesign.com

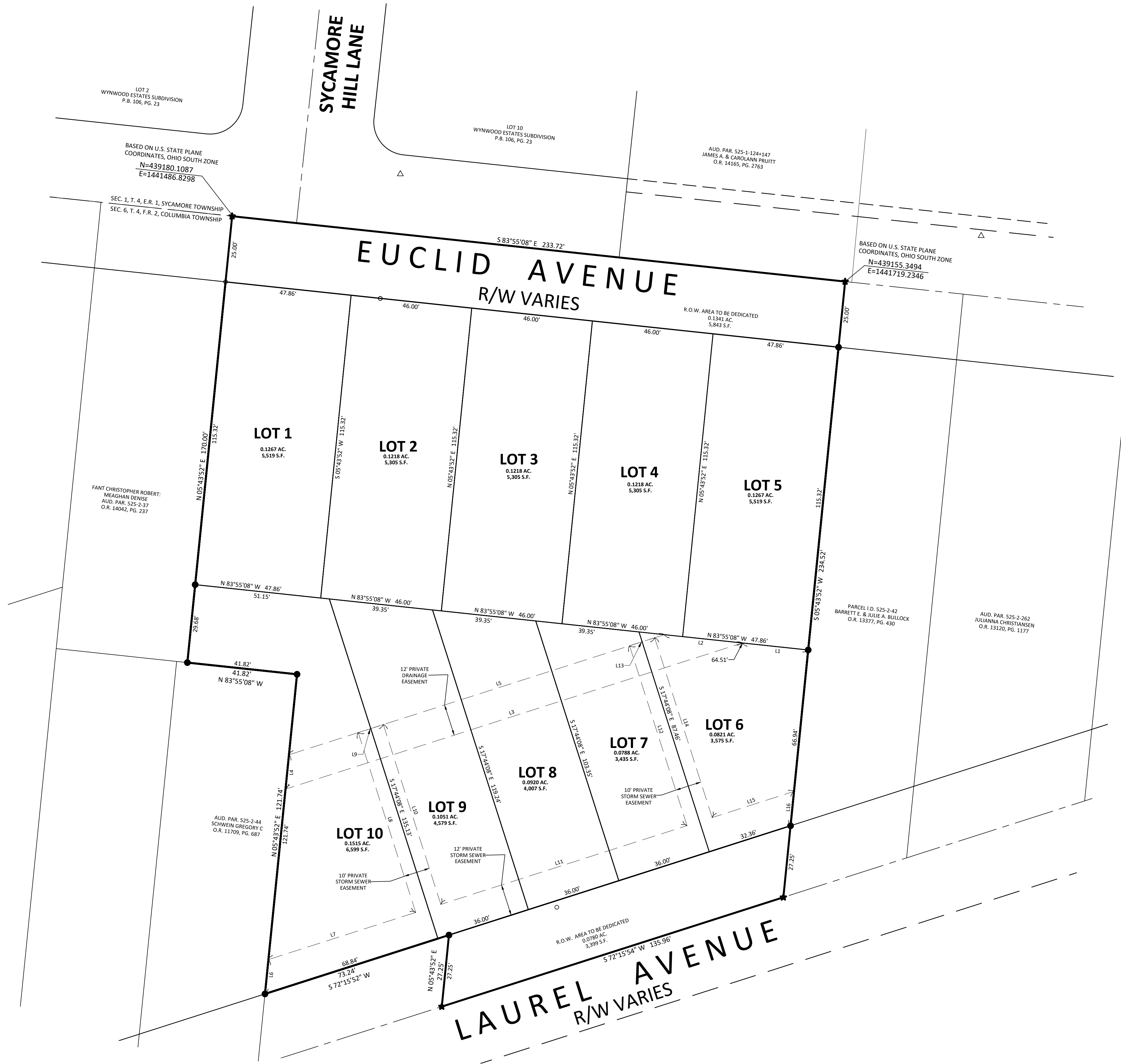
- Architecture
- Engineering
- Landscape Architecture
- Planning
- Surveying

N:\land projects\18000\18567\DWG\18567003-REC-00.dwg, 1/25/2022, 1:41:32 PM, AutoCAD PDF.pc3

Mapcheck 1: overall  
 Closure Summary  
 Precision, 1 part in: 131922.02'  
 Error distance: 0.01'  
 Error direction: S17°14'51"W  
 Area: 1.3404acres  
 Square area: 58385.289  
 Perimeter: 1038.25'  
 Point of Beginning  
 Easting: 1441486.8298  
 Northing: 439180.1087  
 Side 1: Line  
 Direction: S83°55'08"E  
 Distance: 233.72'  
 Easting: 1441719.2346  
 Northing: 439155.3493  
 Side 2: Line  
 Direction: S05°43'52"W  
 Distance: 234.52'  
 Easting: 1441695.8154  
 Northing: 438922.0015  
 Side 3: Line  
 Direction: S72°15'52"W  
 Distance: 135.96'  
 Easting: 1441566.3168  
 Northing: 438880.5861  
 Side 4: Line  
 Direction: N05°43'52"E  
 Distance: 27.25'  
 Easting: 1441569.0380  
 Northing: 438907.6999  
 Side 5: Line  
 Direction: S72°15'52"W  
 Distance: 73.24'  
 Easting: 1441499.2789  
 Northing: 438885.3892  
 Side 6: Line  
 Direction: N05°43'52"E  
 Distance: 121.74'  
 Easting: 1441511.4359  
 Northing: 439006.5207  
 Side 7: Line  
 Direction: N85°55'08"W  
 Distance: 43.82'  
 Easting: 1441469.8512  
 Northing: 439010.9509  
 Side 8: Line  
 Direction: N05°43'52"E  
 Distance: 170.00'  
 Easting: 1441486.8274  
 Northing: 439180.1012

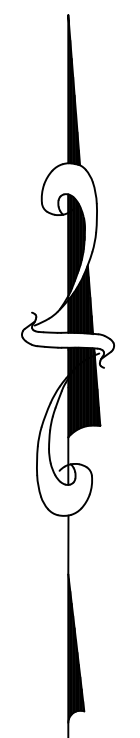
NOTES

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.  
 MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.  
 SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.



Line #	BEARING	LENGTH
L1	S83°55'08"E	25.11'
L2	S83°55'08"E	29.72'
L3	N72°15'52"E	181.82'
L4	S05°43'52"W	13.08'
L5	N72°15'52"E	149.43'
L6	S05°44'02"W	13.08'
L7	N72°15'52"E	58.63'
L8	S17°44'08"E	71.55'
L9	N72°15'52"E	10.00'
L10	S17°44'08"E	71.55'
L11	N72°15'52"E	98.00'
L12	S17°44'08"E	71.55'
L13	N72°15'52"E	32.57'
L14	S05°43'52"W	13.08'

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, ZONE 14, USING A GROUND SCALE FACTOR OF 1.000006496.



- LEGEND  
 MONUMENTS (UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
  - ⊕ EX. SPIKE
  - ⊕ EX. NOTCH
  - ☆ EX. NAIL
  - △ EX. STONE
  - EX. CONC. MON.
  - X- EX. FENCE MON.
  - EX. FENCE LINE
  - 5/8" IRON PIN SET
  - 1" IRON PIN SET
  - ⊕ SPIKE SET
  - ⊕ NOTCH SET
  - ☆ NAIL SET
  - CONC. MON. SET



**LAUREL COTTAGES**  
 PART OF LOT 2  
 NEW PLAT OF MOORE &  
 HOSBROOK'S SUBDIVISION  
 PLAT BOOK 18, PAGE 77  
 SECTION 6, TOWN 4, FRACTIONAL RANGE 2  
 MIAMI PURCHASE COLUMBIA TOWNSHIP  
 CITY OF MADEIRA, HAMILTON COUNTY, OHIO

Date	OCTOBER 26, 2021
Scale	1" = 20'
Drawn By	LJH Proj. Mgr. DAS
Survey Database	18567003-REC-00
DWG	
X-Ref(s)	
Project Number	18567.003
File No.	18567
Sheet No.	2 / 2

**MSP**  
 DESIGN  
 McGill Smith Punshon

Architecture 3700 Park 42 Drive  
 Engineering Suite 1908  
 Landscape Architecture Cincinnati OH 45241  
 Planning Phone 513.759.0004  
 Surveying www.mspsdesign.com

# PLANNING COMMISSION STAFF REPORT

Public Hearing Number: 2

Case Number: PC/BZA 22-004

Address: 6312 Augusta Lane  
Applicant: Ernest and Maria Wolke  
Property Owner: Same

Zone: R-2 (Single Family)

Request: Lot Split Request on Private Street  
Code Section: Section 150.29, Table C.1 – Lot Requirements  
Section 151.022 – Establishing a Minor Subdivision

Legal Notice: City of Madeira website – February 11, 2022  
Meeting Date: February 22, 2021



**Overview:** The Applicant has requested a property line adjustment on a lot reconfiguration for the property located at 6312 Augusta Lane. The original lot reconfiguration at this property was granted in February of 2021. The Applicant is requesting to move the South (rear) property line approximately 20.31 feet to the South. Please refer to the submitted site plan for the depiction of the requested adjustment to the property line. The remaining property lines are to remain the same as previously approved. The resulting lot sizes comply with the Zoning Code and the site plan shows a buildable footprint with the required setbacks.

Table 150.3 requires that lots in the R-2 District have a minimum lot width of 30 feet at the right-of-way; as Augusta is a private lane, a variance will be required. After Planning Commission review of the request, the case will be heard by the Board of Zoning Appeals to address the variance required to permit the lot(s) to be located on the private drive, with no frontage along a public right-of-way.

**Property History:** In February of 2021, both Planning Commission and Board of Zoning Appeals approved the lot reconfiguration (and required variances) into two lots. Please refer for Case 21-001 for complete details.

**Abutting Property Uses:** Properties to the east, west, and south are zoned R-2 and used as single-family residences. The property to the north is zoned Recreational District (O-1) and is used as a golf course.

**Public Comment:** None to date.



City of Madeira  
 Board of Zoning Appeals  
 7141 Miami Avenue  
 Madeira, OH 45243  
 513-561-7228

**RECEIVED:** \_\_\_\_\_  
 Date \_\_\_\_\_  
 Fee Paid: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
 Case No: \_\_\_\_\_

DISCLAIMER: ALL INFORMATION ON THIS FORM WILL BECOME PUBLIC RECORD

**Variance Application**

**TYPE OF VARIANCE REQUESTED:**

Please check appropriate box

TYPE	FEE CHARGED
Residential	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
Commercial	\$150 + \$1.50 per \$1000 of total cost
Panhandle Lot	Variance fee of \$50.00 + \$1.50 per \$1000.00 of total cost for additions; \$0.75 per \$1000.00 for a new house
Conditional Use	\$150 + \$1.50 per \$1000 of total cost
Non-Conforming Use	\$150 + \$1.50 per \$1000 of total cost
Other	See City Staff to determine

Please indicate the Madeira Zoning Code Section that pertains to the variance request (circle one):

- Chapter 150: Zoning Code
- Chapter 151: Subdivision Regulations
- Chapter 153: Excavating, Filling, and Grading of Land
- Other: \_\_\_\_\_

Estimated project cost: 0 Please describe requested variance: REVERSING PREVIOUS LOT SPLIT REAR YARD LIMIT.

**PROPERTY INFORMATION:**

Address:	6312 AUGUSTA LANE			
Book, Page & Parcel number:	525-27-			
Current Zoning Designation:	RES 'A'			
Adjacent Property Zoning Designation:	North: _____	South: _____	East: _____	West: _____

**APPLICANT:**

Name:	ERNEST WOLKE	Daytime Telephone #:	513-561-4061
Address:	6312 AUGUSTA LANE	Evening Telephone #:	cell 513-340-8531
		Email Address:	ERNIEWOLKE@FUSE.NET

**OWNER (if different from applicant):** SAME

Name:		Daytime Telephone #:	
Address:		Evening Telephone #:	
		Email Address:	

**PAST VARIANCES:**

Have any variances been requested, granted or denied on the subject property?

Yes  No

If yes, please provide date(s) and details (*attach separate page if necessary*):

**SUBMISSION REQUIREMENTS:**

**Fourteen (14) copies** of this application, the variance request worksheet and all the materials listed in the applicable table attached must be submitted **at least 28 days prior** to the Board of Zoning Appeals meeting in order for the application to be placed on the agenda. **All materials must be assembled in separate packets – please FOLD rolled drawings.**

Stamped surveys will be required for any dimensional variance, including: a) New Dwellings; b) Additions with setback and/or lot coverage percentage requests; c) Commercial building projects; d) Sign Location variance requests closer than 10' from the right-of-way and e) Accessory Structures that exceed the allowable square footage by zoning district or are closer than 10 feet to the property line.

Any blanks or incorrect information on this application will be considered an incomplete application which may result in your request being delayed until the next meeting.

I certify that the information contained in this application and supplements is true and correct. Applicant hereby grants permission to the City of Madeira Board of Zoning Appeals and City staff to visit the subject property to review variance requests.

Applicant Signature: Ernest A. Wolke Maria D. Wolke Date: 1/7/22

I/we authorize to file and proceed with this application for a variance concerning my property as stated in this application. It is the applicant's responsibility to notify the property owner(s) of the Board of Zoning Appeals decision.

Owner Signature: Ernest A. Wolke Maria D. Wolke Date: 1/7/22

THIS SECTION TO BE COMPLETED BY STAFF			Initials
BZA Meeting Date:	Date:		
Legal Notice Published:	Date:		
ARO Review ( <i>if applicable</i> ):	Date:		
BZA Decision ( <i>circle one</i> ):	Approved      Approved w/ Conditions      Denied		
Property owner at BZA Meeting:			
Applicant at BZA Meeting:			

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals.

	Applicant Reply/Checklist	Staff
List of property owners within 200 ft of the subject property		
<b>SITE PLAN REQUIREMENTS</b>		
Site plan, <b>BASED ON A REGISTERED SURVEY</b> , including the following:	Surveyor Name: <u>THOMAS GRAHAM ASS</u>	
a) Complete property line, showing dimensions and metes and bounds.	✓	
b) Street names	✓	
c) Title, scale and north arrow. Scale should be 1"=20'	✓	
d) Existing and proposed structures on the subject site	✓	
e) Setback lines shown as dashed line on plan (See Section 150.24 of the Zoning Code)	Front: ✓      Rear: ✓ Side: ✓      Side: ✓	
f) Distance from existing structures on subject property to property line in feet. <b>Include all projections outside foundation walls</b>	Front: ✓      Rear: ✓ Side: ✓      Side: ✓	
g) Distance from proposed structures on subject property to property line in feet. <b>Include all projections outside foundation walls</b>	Front: _____      Rear: _____ Side: _____      Side: _____	
h) Existing structures on adjacent property		
i) Distance from existing structures on adjacent property to property line nearest subject property. How was this measured?	North: <u>STREET</u> East: ✓ South: ✓      West: ✓	
<b>ELEVATION REQUIREMENTS</b>		
Elevations of all sides, including the following:		
a) Label and describe all relevant proposed materials (siding, paving, etc) and colors		
b) Proposed distance from finished grade to finished floors and top of structure		_____ Feet
c) Proposed distance from finished grade to top of highest point of the structure		_____ Feet
<b>MISCELLANEOUS REQUIREMENTS</b>		
Proposed Lot Coverage % (footprint of proposed compared to lot size within r-o-w)		
Topography, at 2' increments, drawn to scale depicting existing and proposed changes		
Will proposed variance result in any change in surface water drainage in either direction or volume from subject site? Explain how determined and mitigated.		
Completed variance request worksheet.		
<b>UPON REQUEST</b>		
Landscape Plan		
Rendering illustrating the proposed project		
<b>OPTIONAL</b>		
Photos of the site		
Letters in support of the project		

MADEIRA CITY PLANNING COMMISSION

VARIANCE REQUEST WORK SHEET

TO BE COMPLETED BY THE APPLICANT

Property Location: 6312 AUGUSTA LN Request Type: LOT SPLIT

- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? N/A
- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? YES, PREVIOUSLY ACCEPTED LOT ON RECORD WITH COUNTY PROVIDED TO SHANNON, VARIANCE FOR DEPTH.
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? NO, REQUESTED ADDITIONAL LAND IS OWNED BY APPLICANT.
- (4) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? NO, ONLY DIFFERENCE IS 20' ADDITIONAL SLICE ON REAR LOT LINE.
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? NO. EFFECT
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? PER APPLICATION 2021 - NO, THE LOT WAS PREVIOUSLY TWO LOTS
- (7) Can the property owner's predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? NO, ORIGINAL BUILDING FOOTPRINT CONSTRAINED BUILDERS TOO MUCH.
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted? YES, CHARACTER OF NEIGHBORHOOD IS MORE SIMILAR WITH ADDITIONAL DEPTH.



ZONE 'A

ZONE 'A

PID 525-0027-0154  
Address 6301 AUGUSTA LANE  
ROBERT J. & LESLIE H  
SAHLFELD  
O.R. 13453 PG. 1802  
H.C.R.O.

PID 525-0027-0009  
Address 6303 AUGUSTA  
THOMAS C. & LAUREN  
HEGMAN  
O.R. 14208 PG. 717  
H.C.R.O.

PID 525-0027-0154  
Address 6301 AUGUSTA LAI  
ROBERT J. & LESLIE H  
SAHLFELD

# AUGUSTA LANE

PRIVATE DRIVE

27-0125  
UNTRY CLUB

E 12.53°  
117.66'

NC. DRIVE

# 6300  
EX. RES.  
F. = 861.90

2217  
UGUSTA LANE  
RACY  
514 H.C.R.O.

108.45'

ER LANE  
H.C.R.O.

PID 525-0025-0143  
Address 6073 KENWOOD ROAD  
LYNNE M. HODGES  
O.R. 12731 PG. 1418  
H.C.R.O.

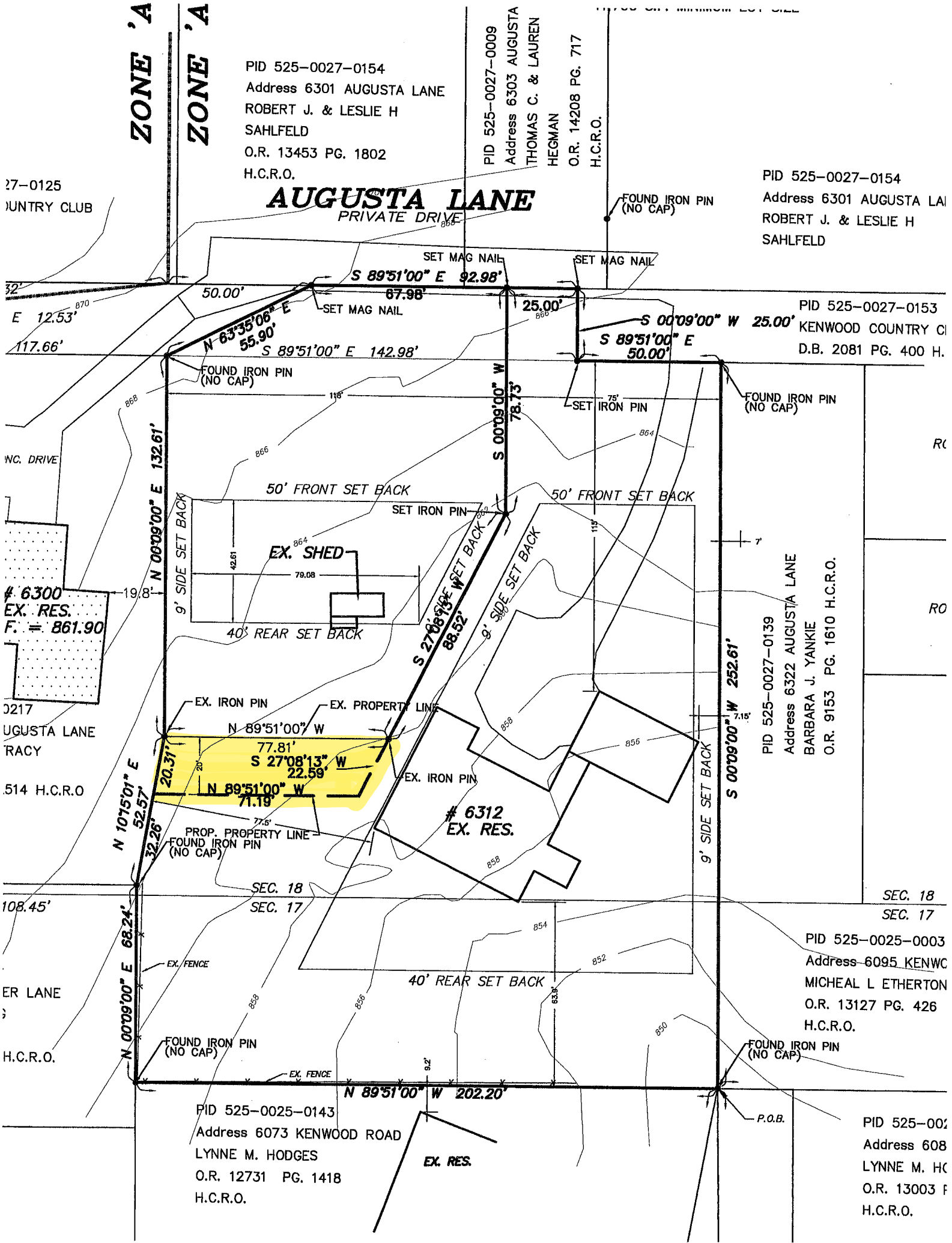
EX. RES.

PID 525-0027-0153  
KENWOOD COUNTRY CI  
D.B. 2081 PG. 400 H.

PID 525-0027-0139  
Address 6322 AUGUSTA LANE  
BARBARA J. YANKIE  
O.R. 9153 PG. 1610 H.C.R.O.

PID 525-0025-0003  
Address 6095 KENWOOD  
MICHEAL L ETHERTON  
O.R. 13127 PG. 426  
H.C.R.O.

PID 525-002  
Address 608  
LYNNE M. HC  
O.R. 13003 F  
H.C.R.O.



# PLANNING COMMISSION STAFF REPORT

Public Hearing Number: 3

Case Number: PC-22-005

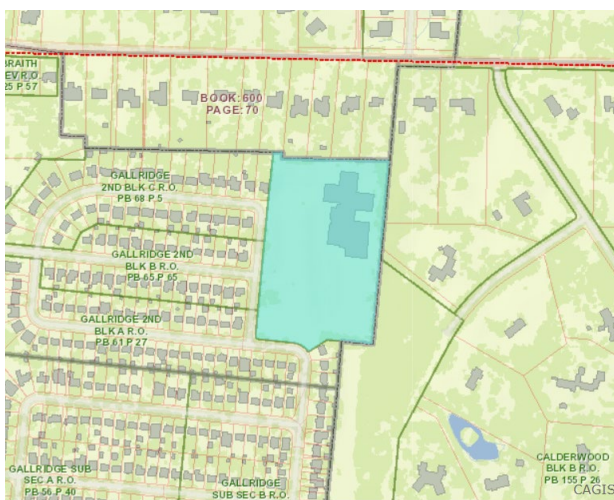
Address: 7840 Thomas Drive  
Applicant: MSA Design  
Property Owner: Madeira Public Schools

Zone: R-3 (Residence 3 - Single Family)

Request: Addition on Existing Conditional Use Structure  
Code Section: 150.25 – Conditional Uses in Residence Districts

Legal Notice: City of Madeira website – February 11, 2022

Meeting Date: February 22, 2021



**Overview:** The Applicant, on behalf of the owner, has submitted a request to build an addition onto the existing Madeira Elementary School building. Institutional uses, such as schools, are permitted conditional uses in a residential district. Planning Commission must approve the conditional use and any modifications that may be made to the structure.

The owner is planning a 22,000 square foot two-story addition – 11,000 sf per floor - on the northeast side of the existing school building. The addition will not exceed the current height of the school building, which is 47 feet. The lot coverage percentage has been calculated to be 16% and the Impervious Surface Ratio (ISR) has been calculated to be 45%. In the R-3 District, the ISR is permitted to be up to 50%, with City Manager approval, if stormwater and run-off control are provided for on the site.

The application has been reviewed by staff per Section 150.25 – Conditional Uses in Residence Districts, please see the outline below.

## **Section 150.25 – Conditional Uses in Residence Districts**

- (A) Outdoor lighting shall be reflected away from adjacent residential property and installed at the lowest height that is consistent with safety and security intended to be provided by such lighting;

The Applicant indicates that the new outdoor lighting will be consistent with the existing fixtures. The light fixtures will face away from neighboring properties and have cut-off features will be provided if required. The Applicant agrees to adhere to all zoning code requirements in regard to

lighting. The photometrics for the site will be provided once the grading and exact position of the parking lots are resolved.

- (B) The minimum lot size shall be three acres, unless the Planning Commission specifically determines that a smaller sized parcel is suitable for the proposed use, that the smaller size will not cause an unreasonable intrusion of institutional activity into property used for residential uses in the vicinity, and is in harmony with the other conditions set forth in this section regulating conditional uses;

The lot size is not being altered; it remains at 8.6 acres; please see attached survey.

- (C) No parking areas or above ground structures shall be closer than 25 feet to adjacent residential areas;

MSA Response: Parking areas either remain in same current location and distance from residential area or exceed 25 feet. Refer to Proposed Conditions sheet.

- (D) Screening and buffering along the common boundary or portion thereof shall be provided in accordance with the following regulations and shall be approved as part of the development plan required by this section:

Existing screening and buffers will remain in place. The Applicant provided additional comment that the buffers at the parking lots, the existing "faculty lot" located on the northwest portion of the site, will remain and just be reduced in overall footprint to accommodate the new addition. With that, the existing landscaping between the lot and residence will remain. The new lot being located on the "sledding hill" will be located down nearly at the grade of the main school visitor parking. We anticipate that from the Thomas residents the new lot will sit down a minimum of 10'-0" to 12'-0". Also, the large mature trees up along Thomas will remain.

- (E) The location of curb cuts for the ingress and egress of motor vehicles shall be approved by the City Engineer and the City Manager. The location and width of such access points shall consider the following. Potential high traffic areas shall be located away from adjacent residential property in order to minimize the intrusion of motor vehicle noise, lights, and high traffic volume into the adjacent residential areas;

Existing curb cuts shall remain in the same locations.

- (F) All buildings shall maintain a front, rear, and side yard setback of not less than 50 feet. Buildings in excess of 35 feet in height shall be required to be set back one additional foot for every foot that the building height is in excess of 35 feet. The maximum height of any building shall be 50 feet, including steeples, other appurtenances, or any other architectural features. The height of any building shall also be reviewed and commented on by the Fire Department;

Along the north property line, the addition will be inline with the existing building and thus meet the existing setback of 50 feet. As the existing building and the addition's highest point will be 47 feet, an additional 12 feet of setback is required. A variance will be required for this portion of the project.

- (G) Interior landscaping of parking lots shall be provided in accordance with the following requirements:

Existing interior landscaping is to remain. In the new parking areas, landscaping islands are provided; please refer to the submitted plans for full details. A landscaping plan will be provided as the site layout moves past the preliminary phases. The Applicant has agreed to adhere to the Zoning Code requirements for the landscaping. A landscaping plan will be provided upon finalization of the grade and exact location of the parking lots.

- (H) The ARO shall determine the type and location of landscaping that is necessary and appropriate to be placed at the exterior of buildings in order to minimize the visual impact of large expanses of all areas of buildings. The Planning Commission shall determine that the application is consistent with the recommendations of the ARO;

The Applicant and Owner have indicated a willingness to work with the Planning Commission and ARO on this requirement.

- (I) Adequate utility, drainage, and other necessary facilities will be provided per city stormwater regulations to assure that other parcels in the vicinity shall not be unreasonably burdened with surface water runoff from the subject parcel;

The Applicant agrees to follow all City requirements for utility, drainage and stormwater regulations. Additional information is provided in the submitted plans. Final calculations and utility plans will be submitted with the building permit application.

- (J) Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic conflicts in congestion in public streets and alleys;

Per the Applicant, the addition of the new parking lot, the amount of car flow on the site can increase, minimizing the traffic congestion in the nearby neighborhood.

- (K) The location and size of the conditional use, the nature and intensity of the operation involved or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located;

The operation and use of the site will maintain the same institutional use as an elementary school.

- (L) The location, nature, and height of buildings, structures, walls, and fences of the site and the nature and extent of landscaping and screening on the site shall be such that the use will not unreasonably hinder or discourage the appropriate development, use and enjoyment of adjacent land, buildings, and structures for the primary permitted use of this district, single-family residential use; and

The school building and proposed addition will maintain the existing landscaping and the overall “look” of the property.

- (M) The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will contribute to and promote the convenience and welfare of the public.

The school is an existing conditional use and the addition does not alter the use of the property.

**Property History:** The elementary school was approved as a conditional use on Thomas Drive in 2004, with variances for 1) Location of ingress/egress curb cuts, 2) Front, rear and side yard setback requirements, and 3) Off-street parking requirements.

**Abutting Property Uses:** The surrounding properties are all zoned and used as single-family residences. The properties to the south and west are located in the City of Madeira and are zoned R-3. The properties located to the north and east are located in the Village of Indian Hill.

**Public Comment:** None to date.

\*\*\*Disclaimer: All information on this form will become public record.\*\*\*



CITY OF MADEIRA, OHIO

CITY OF MADEIRA, OHIO  
APPLICATION FOR CONDITIONAL USE

Revised January 2013

To: Madeira City Planning Commission                      Hearing Date:  
7141 Miami Avenue  
Madeira, Ohio 45243-2699

**\* You are encouraged to contact staff to assist you in preparing this application. The Planning Commission reserves the right to delay a decision if it determines that the application does not provide all relevant information.**

Estimated Project Cost: \$ \$4,500,000.00 (Attach estimate/quote)

*Approval from the Planning Commission does not supersede a deed restriction and/or covenant. As a property owner, you should be aware of any restrictions to your property in the form of deed restrictions and/or covenants.*

**1. Subject Property Information:**

- A. Address: 7840 Thomas Drive, Madeira, Ohio 45243
- B. Plat book, page and parcel number: 525-0012-0008-90  
Property Information can be obtained from the Hamilton County Auditor's Office  
<http://www.hamiltoncountyauditor.org>.
- C. Zoning designation of subject property:  
R-3, Residence Three  
(All zoning information can be obtained from the City of Madeira.)
- D. Adjacent property zoning designation:  
Property to the north Indian Hill                      Property to the south R-3, Residence Three  
Property to the east Indian Hill                      Property to the west R-3, Residence Three

**2. Applicant Information:**

- A. Name (Please print) Amy Benetti - MSA Design
- B. Mailing Address: (Street) 316 West Fourth Street  
(City) Cincinnati                      (State) Ohio                      (Zip) 45202
- C. Phone Number: (Day) (513) 720-9018                      (Evening) \_\_\_\_\_
- D. Email Address: abenetti@msaarch.com

**3. Property Owner(s)** (if other than applicant):

- A. Name(s) (Please print): Madeira Local Schools - Dave Bergan (Asst. Super.)
- B. Mailing Address: (Street) 7465 Loannes Drive  
(City) Madeira (State) Ohio (Zip) 45243
- C. Phone Number: (Day) (513) 985-6070 (Evening) \_\_\_\_\_
- D. Email Address: dbergan@madeiracityschoools.org

**4. Conditional Use Request:**

- A. Briefly explain what is being proposed. Does the request also include a variance request?

This request is for a conditional use in a residential district. A building addition is being added to the existing Madeira Elementary School. With this addition, the site is being adjusted to accommodate the new work and replace parking lost at the addition.

Based on the conditional use setback requirements, we are requesting a side yard setback variance. Please refer to attached letter for additional information.

**5. Past Requests:**

- A. Are you aware of any conditional use or variances previously requested or granted on the subject property?

(yes) x (no) \_\_\_\_\_

- B. If yes, give dates and complete details on a separate page.

Yes, City of Madeira Planning Commission approved various items on 8/30/2004. Refer to attached letter for additional information.

**6. Submission Requirements**

16 copies of this application and all materials listed in the table below must be submitted **at least 21 days** prior to the Planning Commission meeting in order for the application to be placed on the agenda (see attached list with dates).

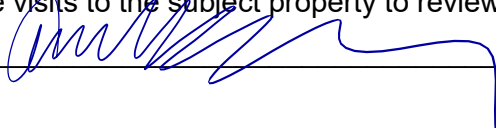
All materials must be assembled in separate packets. Please fold rolled drawings.

Fill in the table below to verify that this information was submitted. Write "submitted" where it is not asking for number of feet. Please use decimals. **Any blanks or incorrect information on the table will be considered an incomplete application.**

1.	A fee of \$150.00 plus \$1.50 per each \$1,000.00 of the total cost	
2.	A list of property owners within 400 ft. of the subject property	SUBMITTED
3.	Site plan based on survey including items 4 through 12 below	Surveyor Name: THE KLEINGERS GROUP SUBMITTED
4.	Complete property line	SUBMITTED
5.	Street names	SUBMITTED
6.	Title, scale, and north arrow	SUBMITTED
7.	Existing and proposed structures on subject property	SUBMITTED
8.	Setback line shown as dashed line on plan (See Section 150.24 of the Code)	Front <u>WEST: 50</u> ft.    Rear <u>EAST: 50</u> ft. Side <u>NORTH: 62</u> ft.    Side <u>SOUTH: 50</u> ft. FRONT
9.	Distance from existing structures on subject property to property line in feet	Front <u>228.26</u> ft.    Rear <u>54.88</u> ft. Side <u>50.39</u> ft.    Side <u>354.71</u> ft.
10.	Distance from proposed structures on subject property to property line in feet	Front <u>118.80</u> ft.    Rear <u>260.74</u> ft. Side <u>50.36</u> ft.    Side <u>598.13</u> ft.
11..	Existing structures on adjacent property	SUBMITTED
12.	Distance from existing structures on adjacent property to property line nearest subject property 39.81' (SHED), 171.73 (HOUSE) ← How was this measured?	North <u>      </u> ft.    East <u>205.83</u> ft. South <u>3.34</u> ft.    West <u>2.39</u> ft. MEASURED VIA GIS INFORMATION
13.	Elevations of all sides of the proposed structure including items 14 through 16	SUBMITTED
14.	Label and describe all relevant proposed materials (siding, paving, etc.) and colors	SUBMITTED
15.	Proposed distance from finished grade to finished floor(s)	REFER TO ATTACHED DRAWINGS/ DIAGRAMS <u>      </u> ft.
16.	Proposed distance from finished grade to top of highest point on structure	REFER TO ATTACHED DRAWINGS/ DIAGRAMS <u>      </u> ft.
17.	Proposed % of lot coverage (footprint of proposed compared to lot size within r-o-w)	DEED ACREAGE = 8.659 ACRES PROPOSED IMPERVIOUS = 3.89 ACRES      45%
18.	Topographic site plan, drawn to scale depicting existing and proposed changes	SUBMITTED
19.	Will the proposed project result in any change in surface water drainage in either direction or <b>volume</b> from the subject site? Explain how this was determined. Explain how it will be mitigated.	THE PROPOSED PROJECT INVOLVES A NEW ASPHALT PARKING LOT WHICH WILL RESULT IN AN INCREASE IN STORMWATER RUNOFF VOLUME. THIS WILL BE MITIGATED WITH A NEW UNDERGROUND DETENTION SYSTEM UNDER THE PROPOSED PARKING LOT WHICH WILL OUTLET INTO THE EXISTING SYSTEM.
20.	Landscape Plan (This requirement may be waived by staff.)	
21.	Renderings illustrating the proposed project (This requirement may be waived by staff.)	SUBMITTED
22.	Photos of the site (optional)	SUBMITTED
23.	Letters in support of project (optional)	

**7. Signatures:**

I certify that the information contained in this application and its supplements is true and correct. Applicant hereby grants permission to the City of Madeira Planning Commission and City staff to make visits to the subject property to review proposed projects.

Applicant Signature:  \_\_\_\_\_ Date: 1/25/2022

**Authorization of Owner** (if applicant is other than owner):

As the owner(s) of the property located at \_\_\_\_\_

I/we do hereby authorize the applicant to file and proceed with this conditional use application concerning my property. It is the applicant's responsibility to notify the property owner(s) of the Planning Commission's decision.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TO BE COMPLETED BY THE CITY OF MADEIRA**

**A. Legal Notice Published:**

Date: \_\_\_\_\_

Newspaper: \_\_\_\_\_

**B. Filing Fee Paid:**

Amount: \_\_\_\_\_

Check Number: \_\_\_\_\_

Date: \_\_\_\_\_

**C. FINDINGS:**

1. Architectural Review Office Review Dates: \_\_\_\_\_

A copy of all Conference Memorandum generated from these meetings is included in the information packet presented to the Planning Commission.

2. Decision of Planning Commission:

VOTE: AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSTENTIONS \_\_\_\_\_

DATE OF DISPOSITION: \_\_\_\_\_

Was property owner present at the Planning Commission meeting hearing?

(yes) \_\_\_ (no)\_\_\_

Was applicant present at the Planning Commission meeting hearing?

(yes) \_\_\_ (no)\_\_\_

\_\_\_\_\_  
Planning Commission Secretary      Date      Date Applicant Notified

**MADEIRA CITY PLANNING COMMISSION  
VARIANCE REQUEST WORK SHEET**

Date of Hearing:

Applicant Name: Madeira City Schools Property located at: 7840 Thomas Drive, Madeira, Ohio 45243

Type of Variance Requested: Side Yard Setback. 50'-0" to 62'-0", based on Conditional Use requirements and building height (47'-0").

- (1) Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? The variance is required to provide an adequately sized building addition to the existing school building to accommodate the enrollment needs.
  
- (2) Is the variance necessary to preserve a substantial property right (the reasonable enjoyment and use of the property) which is already possessed by the owners of other properties in the same area? Yes, this variance is necessary. It was applied for and granted when the current school building on 08/30/2004.
  
- (3) Are there exceptional or extraordinary conditions which apply to the subject property that do not apply generally to other properties in the same area? N/A
  
- (4) Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? No, this addition will follow the same proportions and setback that currently existing with the building.
  
- (5) Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? No, access will be provided, as required to the building and on site.
  
- (6) Were the applicable zoning restrictions in place when the property was purchased or acquired by the applicant? Did the applicant have a reasonable means of determining what zoning restrictions were in effect at the time the property was acquired? Likely these requirements were not in place when the property was purchased by the School District.
  
- (7) Can the property owner=s predicament feasibly be obviated through some method other than a variance (such as a zoning change or redesign of the proposed plan)? With this being a conditional use within a residential district, likely there would be a need for a variance.
  
- (8) Can the spirit and intent behind the zoning requirement be observed and substantial justice done if the variance is granted? Yes, that can be seen with the existing Elementary School building.

25 January 2022

Lori Thompson  
Assistant City Manager  
Planning Commission  
7141 Miami Avenue  
Madeira, OH 45243

**Re: 7840 Thomas Drive  
Madeira, Ohio 45243  
MSA Project No. 21172.00**

Dear Ms. Thompson,

Attached is our submission for the Addition and Renovation at Madeira Elementary School for the Planning Commission review in February. Madeira Elementary School is in a residential zoning district, Residence Three (R-3). This project includes an addition to the existing school and an interior renovation to a few existing interior spaces.

The exterior materials and overall aesthetic will follow the language of the existing building's materials and aesthetic. Roof heights and forms, exterior wall materials, roof drainage, etc. will all resemble the existing building.

We ask for consideration and approval of this conditional use (Educational Institution) within a residential district in this application.

Previous Conditional Use Approvals have been granted, as outlined below. This was granted during the construction of the existing Elementary School in 2004. Information from those approvals are outlined below.

CITY OF MADEIRA ZONING CODE

Section 150.102 (B) Standards and Procedures for Conditional Use Permit in Residential Districts.  
Resolution by City of Madeira Planning Commission approved 8/30/04.

Section 150.102 (B,5) Location of curb cuts for the ingress and egress of motor vehicle requirements.  
Variance by City of Madeira Planning Commission approved 8/30/04.

Section 150.102 (B,6) Front, rear and side yard set back requirements.  
Variance by City of Madeira Planning Commission approved 8/30/04.

Section 150.20 (K,1) Off-street parking requirements.  
Most restrictive of Education and Assembly uses (non-simultaneous use) analysis as follows:  
Education - 1 for every 20 classroom seats required.  
Enrollment projection of  $556 \div 20 = 28$  parking spaces required.  
  
Assembly - 1 for every 3 seats required.  
Cafeteria:  $167 \text{ seats} \div 3 = 56$  parking spaces required.  
Gymnasium:  $333 \text{ floor seats (67 bleacher seats maximum)} \div 3 = 111$  parking spaces required.

Therefore, 111 parking spaces is most restrictive use requirement and 117 parking spaces are provided.

Per Table 150-2, Madeira Elementary School is in Residential Zoning District R-3.  
 Per Table 150-3, the following lot requirements apply.

	R-1	R-2	R-3
Minimum lot width	80	75	50
Minimum lot width at right-of-way	30	30	25
Minimum width at front yard setback	80	70	42
Minimum side yard setback	12	9	6
Minimum total side yard setback	24	20	12
Minimum rear yard setback	40	40	30
Minimum front yard setback	50	50	40
Maximum height of principal building or dwelling	35	35	28
Maximum lot coverage	35%	35%	28%
Minimum lot area sq. ft.	20,000	11,700	7,000
Minimum sq. ft. for new residential construction (includes livable basements but not garages)	2,000	2,000	N/A
Impervious Surface Coverage Limitation	40% (except as provided in (C)(1) below)	40% (except as provided in (C)(1) below)	40% (except as provided in (C)(1) below)

Per Table 150-5, Residence Districts Permitted Uses.  
 Educational Institutions are an approved use, if approved through a conditional use permit.

City parks and playgrounds	C	C	C	§ 150.12; § 150.25
Educational institutions, but not trade schools	C	C	C	§ 150.15; § 150.25
Family homes and group homes licensed	C	C	C	§ 150.15; § 150.25

Per 150.25 Conditional Uses in Residence Districts

- (A) Outdoor lighting shall be reflected away from adjacent residential property and installed at the lowest height that is consistent with safety and security intended to be provided by such lighting;  
 MSA Response: Any new outdoor lighting will match same look and fixture to what is existing. They will face away from neighbors and provide all cut-offs required.
- (B) The minimum lot size shall be three acres, unless the Planning Commission specifically determines that a smaller sized parcel is suitable for the proposed use, that the smaller size will not cause an unreasonable intrusion of institutional activity into property used for residential uses in the vicinity, and is in harmony with the other conditions set forth in this section regulating conditional uses;  
 MSA Response: Lot size remains same. Refer to attached survey.
- (C) No parking areas or above ground structures shall be closer than 25 feet to adjacent residential areas;  
 MSA Response: Parking areas either remain in same current location and distance from residential area or exceed 25 feet. Refer to Proposed Conditions sheet.
- (D) Screening and buffering along the common boundary or portion thereof shall be provided in accordance with the following regulations and shall be approved as part of the development plan required by this section:  
 MSA Response: Existing landscaping and screening to remain as part of this project.
- (E) The location of curb cuts for the ingress and egress of motor vehicles shall be approved by the City Engineer and the City Manager. The location and width of such access points shall consider the following. Potential high traffic areas shall be located away from adjacent residential property in order to minimize the intrusion of motor vehicle noise,

lights, and high traffic volume into the adjacent residential areas;

MSA Response: Existing curb cuts for ingress and egress from the site remain the same.

- (F) All buildings shall maintain a front, rear, and side yard setback of not less than 50 feet. Buildings in excess of 35 feet in height shall be required to be setback one additional foot for every one foot that the building height is in excess of 35 feet. The maximum height of any building shall be 50 feet, including steeples, other appurtenances, or any other architectural features. The height of any building shall also be reviewed and commented on by the Fire Department;

MSA Response: The building addition follows the same setback line (50') as the existing school and maintains all the same building heights. This project will request a variance of the (north) side yard setback from 50' to 62'. As per 150.25(F), it is our understanding that a 47' tall building that is a conditional use requires setbacks of 50' plus 1 foot for every foot that the building exceeds 35' ( $47-35 = 12$ ,  $12 + 50 = 62'$  setback required)

- (G) Interior landscaping of parking lots shall be provided in accordance with the following requirements:

MSA Response: New landscaping islands planned, as indicated on the attached Proposed Conditions Drawing. All other interior landscaping is remaining, as is.

- (H) The ARO shall determine the type and location of landscaping that is necessary and appropriate to be placed at the exterior of buildings in order to minimize the visual impact of large expanses of all areas of buildings. The Planning Commission shall determine that the application is consistent with the recommendations of the ARO

MSA Response: Owner and Design team will respond to requests by the Planning Commission and ARO.

- (I) Adequate utility, drainage, and other necessary facilities will be provided per city stormwater regulations to assure that other parcels in the vicinity shall not be unreasonably burdened with surface water runoff from the subject parcel;

MSA Response: Utility and Drainage design to follow all requirements by city's stormwater regulations. Refer to attached Proposed Conditions drawings for additional information. Final calculations and utility plans will be submitted with the final building application.

- (J) Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic conflicts in congestion in public streets and alleys;

MSA Response: With the addition a new parking lot, the amount of car flow on the site can increase, minimizing the traffic congestion in the nearby neighborhood.

- (K) The location and size of the conditional use, the nature and intensity of the operation involved or conducted in connection with it, the size of the site and relation to it, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

MSA Response: The operations of the building within this site will remain the same as is currently used.

- (L) The location, nature, and height of buildings, structures, walls, and fences of the site and the nature and extent of landscaping and screening on the site shall be such that the use will not unreasonably hinder or discourage the appropriate development, use and enjoyment of adjacent land, buildings, and structures for the primary permitted use of this district, single-family residential use; and

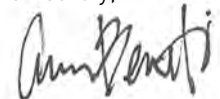
- (M) The proposed conditional use will not cause substantial injury to the value of other property

in the neighborhood in which it is located and will contribute to and promote the convenience and welfare of the public

MSA Response: The proposed addition and renovation will maintain the overall look and feel of the existing approved conditional use. This project is required to better serve the Madeira Community by providing the required additional interior space for school.

Please let me know if there is any additional information that can be provided.

Sincerely,



MSA DESIGN  
Amy Benetti, AIA

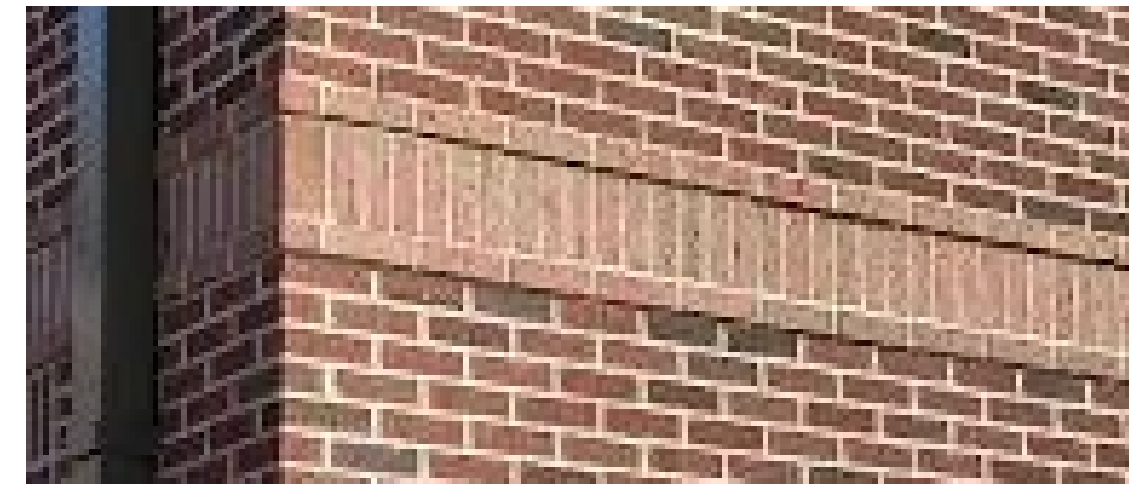
Attachments:

- Planning Commission Application
- Z0.1 - Zoning Site Plan
- Z0.2 - Reference Building Plans
- Materials Sheet
- Form and Composition Sheet
- Surrounding Property Owners
- Existing Conditions
- Proposed Conditions
- Topographic Plan





# MATERIALS



Single Soldier Course Horizontal Banding



Double Soldier Course Horizontal Banding



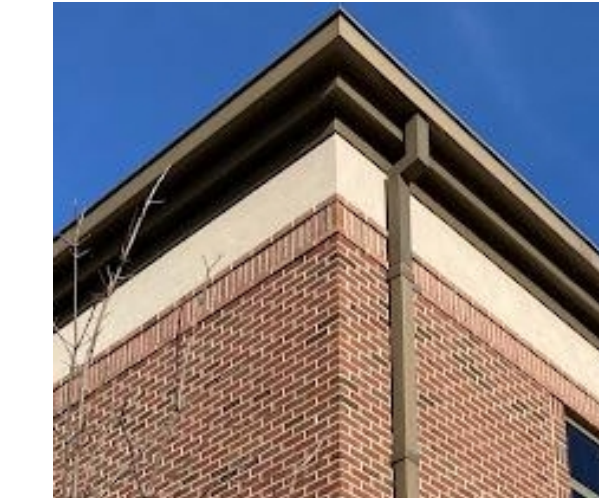
Basketweave Brick Vertical Striping



Stone Veneer Panels and Framing



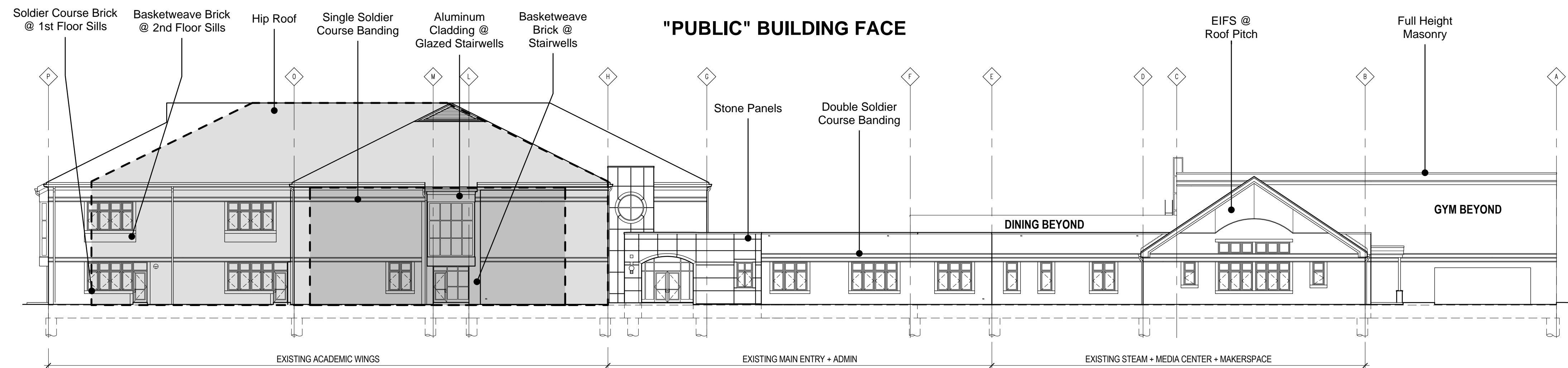
Aluminum Cladding



EIFS Banding



Asphalt Shingles

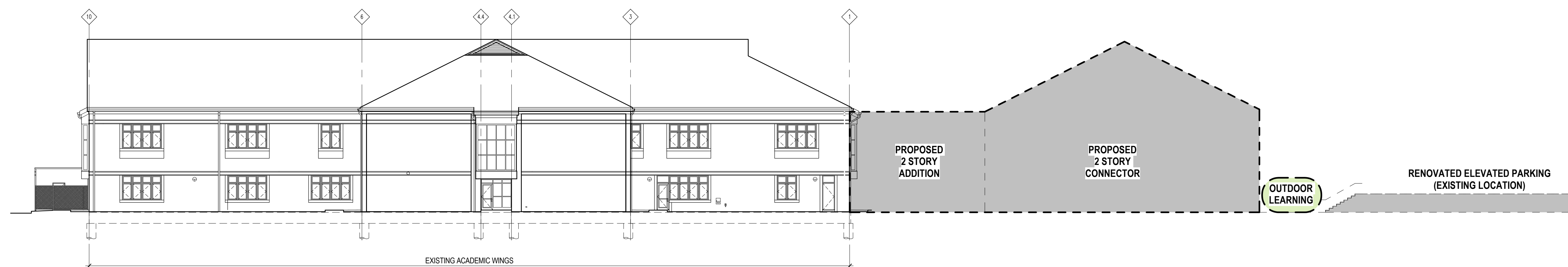


1 EXISTING WEST ELEVATION

SD6.11 1/16" = 1'-0"

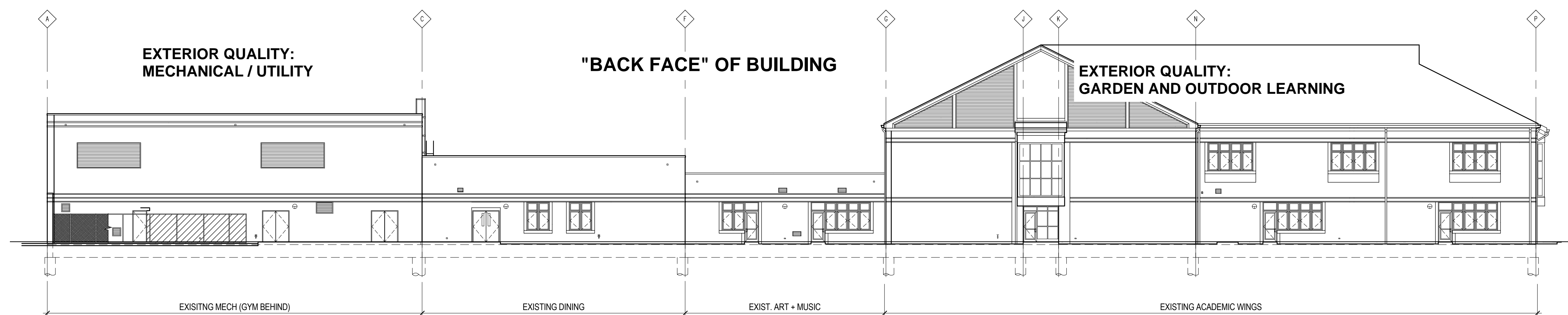
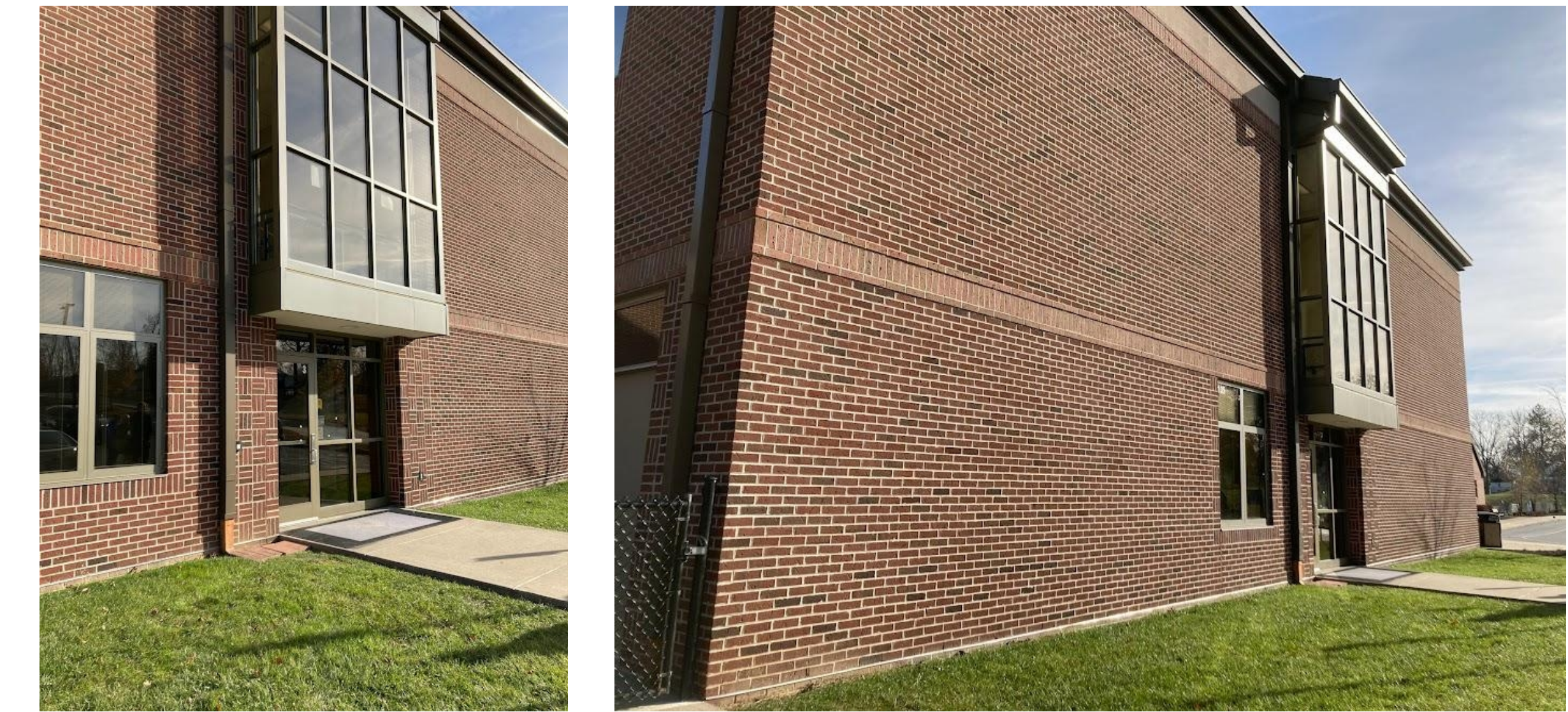


FACES INDIAN HILL / TIGHT TO SITE LINE



2 EXISTING NORTH ELEVATION

SD6.11 1/16" = 1'-0"

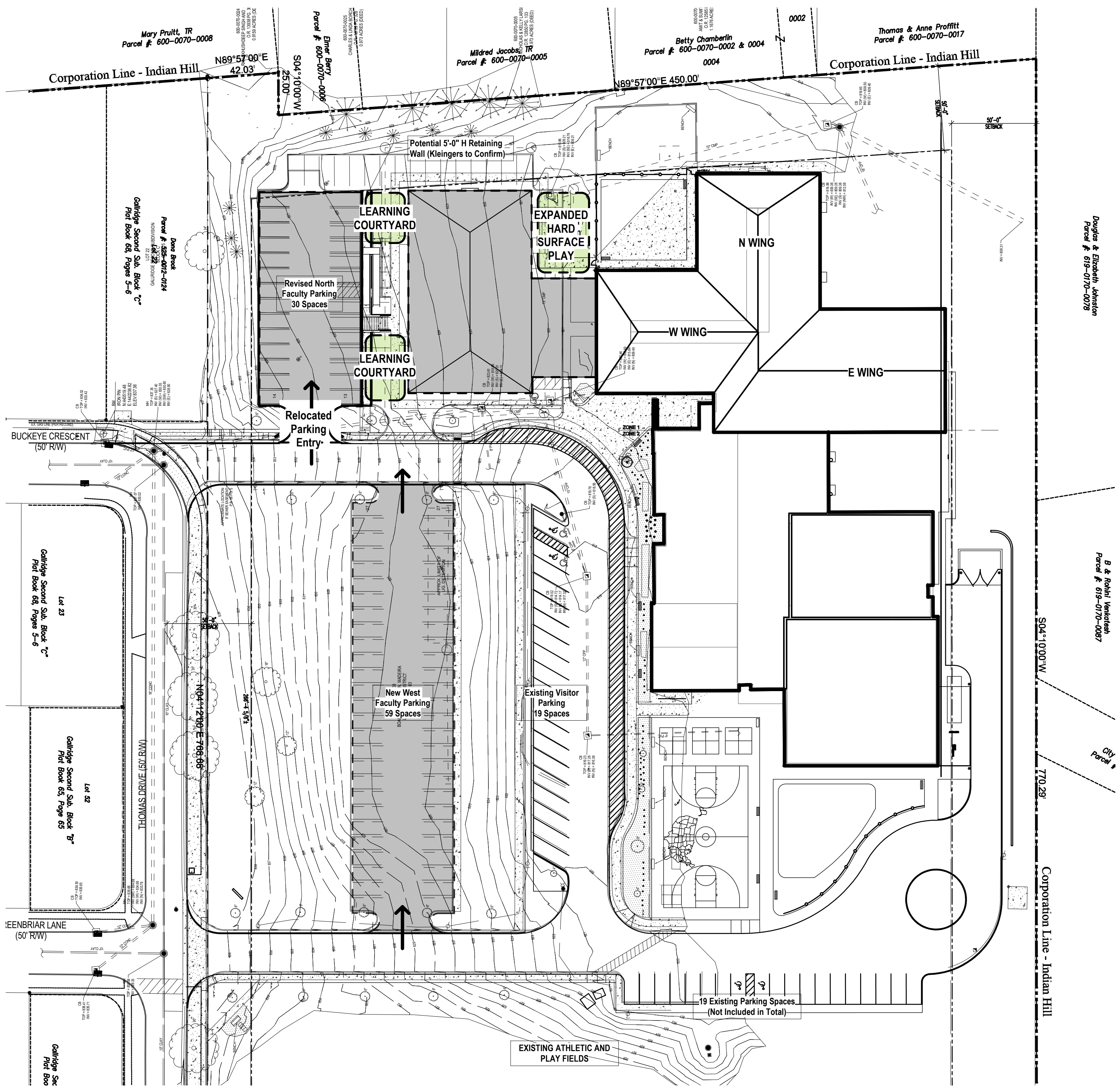


3 EXISTING EAST ELEVATION

SD6.11 1/16" = 1'-0"



# FORM + COMPOSITION



Hip  
MULTIPLE ROOF STYLES



Gable



Flat



Circular  
VARIED WINDOW GEOMETRY



Punched Opening - Square Clerestory



Punched Opening - 1 to 4 Modules



Stair



Media Center



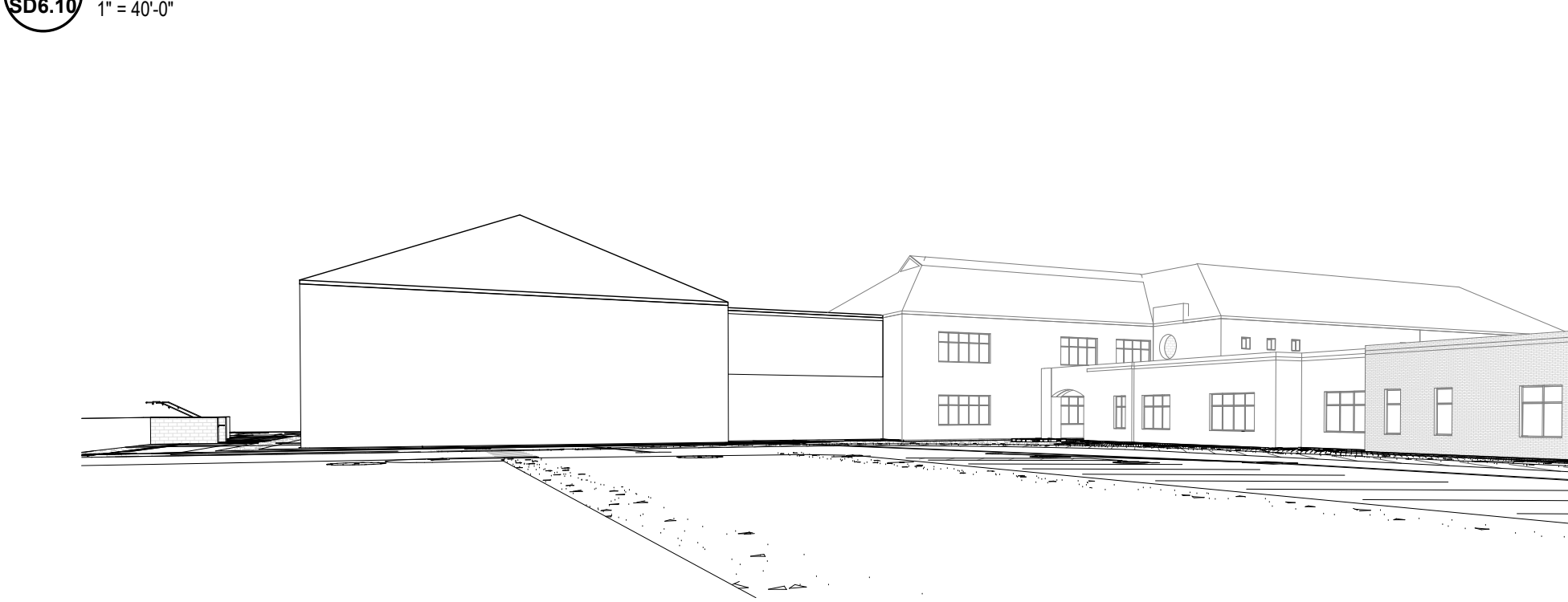
Entry



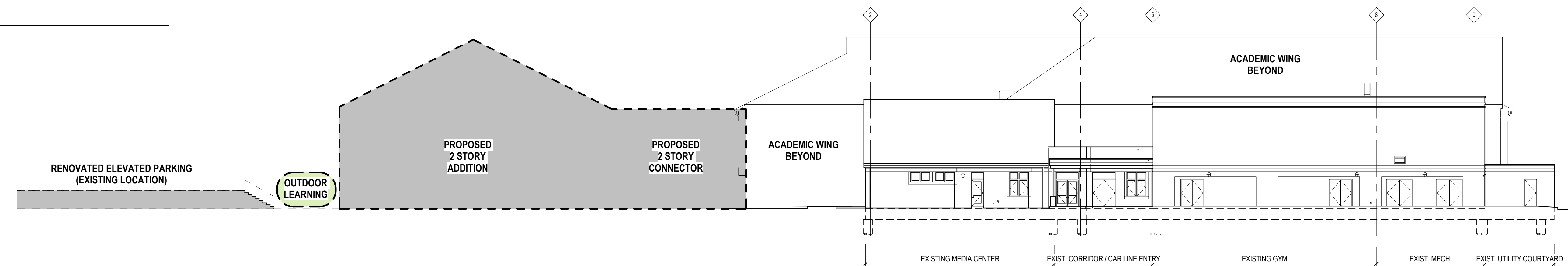
Classroom

WINDOW PATTERNING AND SPACING - DETERMINED BY PROGRAM

8 SITE DIAGRAM  
1" = 40'-0"



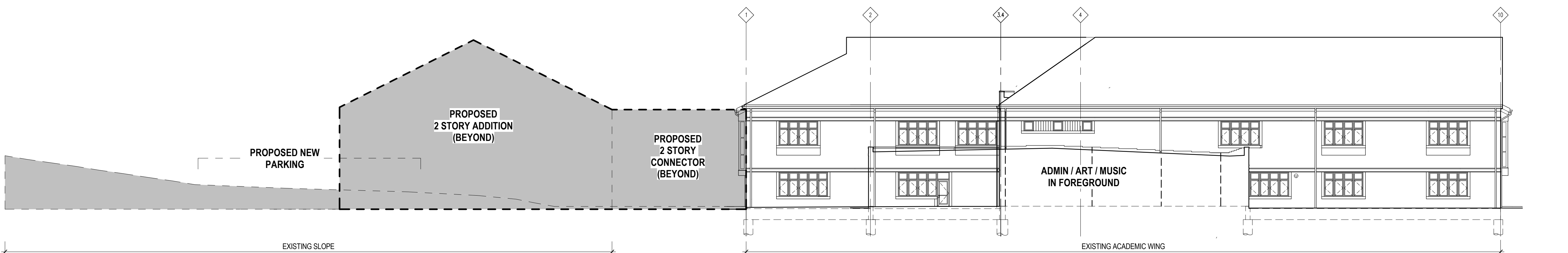
3D VIEW - FROM SOUTHWEST



4 EXISTING SOUTH ELEVATION  
1/16" = 1'-0"



3D VIEW - FROM SOUTHWEST 2



5 EXISTING SOUTH ELEVATION E + W WING  
1/16" = 1'-0"















*These minutes have not been approved by the City of Madeira Planning Commission. Drafts of minutes have not yet been reviewed or corrected. Amendments may be made before a final approved version of the minutes is available. While comments are welcomed, we do not engage in changing or revising drafts of minutes until directed by a majority of the members of the Planning Commission at a public meeting. The City of Madeira makes no warranty, expressed or implied, concerning the accuracy, completeness, reliability or suitability of these minutes until they are approved by the Madeira Planning Commission.*

**MADEIRA PLANNING COMMISSION MINUTES  
JANUARY 18, 2022**

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**I. CALL TO ORDER**

Council Representative Doug Moormann called the meeting to order at 7:04 p.m.

**II. PLEDGE OF ALLEGIANCE**

Mr. Moormann led the Pledge of Allegiance.

**III. ROLL CALL**

A. Members present:

Melisa Adrien  
Carly Chu  
David Dye  
Barry Feist (arrived at 7:08 p.m.)  
Chad Shaffer  
Doug Moormann, Council Rep.

B. Officials/Staff present:

Brian Fox, Law Director  
Thomas W. Moeller, City Manager  
Lori Thompson, Assistant City Manager

**IV. APPOINTMENT OF CHAIRPERSON**

1. Ms. Adrien nominated Carly Chu as Chairperson of Planning Commission, second by Mr. Shaffer.

**Motion to appoint Ms. Chu as Chairperson of Planning Commission passed by 5-0-1.**

**V. REVIEW OF MEETING PROCESS AND PROCEDURE**

Mr. Moormann reviewed the process for hearing and deliberating upon cases.

**VI. ACCEPTANCE OF THE AGENDA**

1. Mr. Moeller asked to add Plat Consolidation for McDonald Commons under New Business.

**Motion to approve the amended agenda made by Mr. Shaffer, second by Mr. Dye.  
Motion passed by unanimous roll call vote.**

## VII. NOTICE OF OTHER MEETINGS OR EVENTS

- City Council January 24, 2022 at 7:30 p.m.
- Inclusion Committee February 3, 2022 at 7:00 p.m.
- Board of Zoning Appeals February 7, 2022 at 7:00 p.m.
- Parks and Recreation Board February 9, 2022 at 7:00 p.m.
- City Council February 14, 2022 at 7:30 p.m.
- President's Day—City Offices Closed February 21, 2022

## VIII. CORRESPONDENCE

None

## IX. GUESTS AND REGISTERED VISITORS

None

## X. HEARINGS ON APPLICATION

- A. Public Hearing No. 1, Case PC 22-001  
Address: 6920 and 6932 Kenwood Road  
Applicant: Matt Redder, Rental Property Management 18 LLC  
Owner: Yueh-Chiang Hu and Meiying Chiang (6920 Kenwood)  
Matt Redder, Rental Property Management 18 LLC (6932 Kenwood)  
Request: Approval of creation of two (2) panhandle lots
1. Mr. Moeller referenced the Staff Report and noted the request is for the creation of two panhandle lots in R-2. The existing lot at 6932 Kenwood was platted under Hamilton County specifications; the lot became legal nonconforming when the area was annexed into Madeira in the 1970s.
  2. Mr. Fox explained Planning Commission is considering only the creation of the lots. They could approve the creation; approve it contingent upon Board of Zoning Appeals (BZA) approval of the variances; approve it contingent upon BZA approval of the variances plus additional circumstances from the Planning Commission; or they could deny the creation of the lots.
  3. Matt Redder, 1718 Kings Court, Kings Mill, was administered the oath and said he and the co-applicant own homes at the front of the lots and want to create building lots in the back portion of each lot. He referenced a 12-foot buffer of land on the east end of the lots when asked about the setbacks for future homes on the proposed lots.
  4. Mr. Redder and the Commission discussed the driveway to the panhandle lots. The sections of the zoning code pertaining to the width of the driveway were cited; the code provides widths but notes the ARO or safety officers could require otherwise. When asked to comment on this application, Fire Captain Lynch said the Fire Department would require a driveway at a width of 18 feet with the ability to withstand at least 60,000 pounds of equipment.
  5. When asked about storm water management on the new lots, Mr. Redder said a pipe would be placed under the driveway to divert storm water to an existing creek at 6932 Kenwood that then feeds to a storm water pipe.

6. Samantha Mast (6953 Charlesfield), Brad Morgan (6957 Charlesfield), and Audrey Kanet (6441 Euclid) were each administered the oath. They cited current storm water drainage issues in the area, including flooding and debris in the pipes, and expressed concern about new homes on the lots making the situation worse. They also shared concerns about the homes reducing their property values due to the new homes in their sightlines and close to their property line. When asked by Mr. Fox, Ms. Kanet confirmed a letter received by the City regarding this application was from her and her husband.
7. In response to the speakers, Mr. Redder said clearing the existing lots for building the homes would reduce the debris in the stream, and water from the roofs would be routed to the existing drain. He added that the 7.5-foot setback is consistent with other properties in the area. He said he and his co-applicant are paying taxes on unusable land, and approval and variances from the City are the only way the land can be usable.
8. Mr. Shaffer acknowledged the issues that could potentially arise from developing the lots. However, he said the task at hand is to approve the lots, and his concern is that the minimum lot size in R-2 is 46,800 square feet and the proposed lots are only about 15,000 square feet.

#### **XI. ADJOURNMENT FOR DELIBERATION OF CASES**

Motion to adjourn for deliberation made by Ms. Chu, second by Mr. Shaffer. Motion passed by unanimous roll call vote at 8:12 p.m.

#### **XII. RECONVENE FOR DECISION OF CASES**

- A. Public Hearing No. 1, Case PC 22-001  
Address: 6920 and 6932 Kenwood Road  
Request: Approval of creation of two (2) panhandle lots
  1. Motion to return from deliberation made by Mr. Feist, second by Mr. Dye. Motion passed by unanimous roll call vote at 8:28 p.m.
  2. Mr. Fox said the Commission considered all the information presented in view of Zoning Code Section 150.29, in particular Subsections G, D-8, and D-9. The sections state the conditions under which the Commission could deny a panhandle application, including concerns about the size of the lots compared to others in the neighborhood, concerns about changes to storm water drainage as a result of building on the lots, and concerns about building a driveway that would accommodate emergency vehicles.

**Motion to deny approval of Case PC 22-001 based on Zoning Code Section 150.29, Subsections G, D-8, and D-9 made by Mr. Shaffer, second by Ms. Adrien. Motion passed by unanimous roll call vote.**

Melisa Adrien	yes
Carly Chu	yes
David Dye	yes
Barry Feist	yes
Chad Shaffer	yes
Doug Moormann	yes

### **XIII. COUNCIL REPORT**

- A. Mr. Moormann reviewed the legislation passed by Council at the January 10 meeting. He noted the legislation for replacement of a storm water pipe was tabled to determine if Federal infrastructure bill dollars could be used for the project.
- B. Mayor Hilberg swore in Officer Onyx as the Police Department's new K-9 officer. Council discussed the exotic animal permit issued by the State of Ohio for snakes to a Madeira resident. Council is looking into ways to ensure municipalities are notified by the State when such permits are issued.
- C. The Administration and Personnel Committee has interviewed applicants for open positions on boards and commissions, including Planning Commission and a new Tree Commission.

### **XIV. NEW BUSINESS**

- A. Historic Preservation Commission Appointment
  1. Mr. Moeller said a Planning Commission representative needs to be appointed to the Historic Preservation Commission. Mr. Dye volunteered for that position.
- B. Comprehensive Plan—2022 Goal Prioritization
  1. Emil Lisziansky, of Envision, reviewed the progress on the Comprehensive Plan and discussed with Planning Commission their top priorities to recommend Council act on in 2022.
    - a. Economic Development: Priorities include City branding, DORA (Designated Outdoor Refreshment Area), and using the Community Improvement Corporation. The Commission also discussed incentive options and a Downtown Redevelopment District (DRD), should the Depot earn an historic designation.
    - b. Active Transportation: Priorities include a regional trail and Camargo Road improvements.
    - c. Community Facilities: Priorities include the continuation of McDonald Commons, Dawson Promenade, and additional recreational field space.
    - d. Housing: Priorities include incentives for rehabbing, green building, or mitigating storm water issues.
    - e. Miscellaneous: Suggest to Council that a Comprehensive Plan update or refresh be scheduled for 2023.
  2. Mr. Lisziansky said he would update the Comprehensive Plan progress report for the Council goal-setting session in February. It was also suggested that the progress report be shared with the Chamber of Commerce to distribute to their members.
- C. Plat Consolidation for McDonald Commons
  1. Mr. Moeller said the entire McDonald Commons property, made up of several parcels, has been surveyed. The request to Planning Commission is to approve consolidation of all the parcels into one. The change would make identification easier with the Hamilton County Auditor, and it would make the acquired parcels tax-exempt under public property.

**Motion to file for a consolidation plat for McDonald Commons made by Mr. Shaffer, second by Mr. Dye. Motion passed by unanimous roll call vote.**

**XV. OLD BUSINESS**

A. Comprehensive Plan Update

1. Emil Lisziansky, of Envision, said work continues on rendering and cost estimates for the Dawson Promenade.
2. Potential funding sources for a regional trail include a USDOT RAISE Grant, Active Transportation Infrastructure Investment Program, and Safe Streets and Roads for All Program. More information on these sources will be provided next month.

**XVI. ACCEPTANCE OF MINUTES**

**Motion to approve the minutes from the December 20, 2021 regular meeting made by Ms. Adrien, second by Mr. Feist. Motion passed by 5-0-1 roll call vote, with Ms. Chu abstaining.**

**XVII. ADJOURNMENT**

**Motion made by Mr. Shaffer, second by Ms. Chu, to adjourn the meeting at 9:33 p.m. Motion passed by unanimous roll call vote.**

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Carly Chu  
Planning Commission Chair

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Tom Moeller  
City Manager