

Glendale Planning and Historic Preservation Commission

Regular October Meeting

Monday, October 4, 2021, 5:30 p.m.

80 E. Sharon Ave., Glendale, Ohio 45246

Public Notice & Agenda

Public Notice

As the rules of procedure detail, this notice is being directed to all members of the GPHPC and posted in 6 public places within Glendale to inform both the members and public of an upcoming regular GPHPC meeting.

Agenda

I. Review & Approval of Minutes

1. August 30, 2021 Regular Meeting Minutes

II. Old Business

III. New Business

1. **311 E Willow Ave.** – Susan Armstrong, railings
2. **315 E Sharon Ave.** – Beverly Rieckhoff, railings
3. **10 E Sharon Ave.** – Timothy Wells, awning installation & siding replacement
4. **55 Coral Ave.** – Sue Anderson, above-ground pool, Conditional Use hearing
5. **1025 Depot Ln.** – Debbie Bradley, picket fence
6. **369 E Sharon Ave.** – Tom & Lisa Kerr, skylight installation
7. **845 Congress Ave.** – Glendale New Church, window replacement
8. **975 Willow Ave.** – Brad Higginbotham, privacy fence

IV. Public Hearing

1. To discuss proposed amendments to the Village of Glendale Zoning Code relating to driveways and parking areas, as initiated by the Glendale Planning and Historic Preservation Commission. To view materials related to the proposed amendments, please visit www.glendaleohio.org/gphpc.

V. Public Addressing the GPHPC & Other Business

VI. Adjournment

The next regular GPHPC meeting is scheduled for November 1, 2021.

GPHPC SUBCOMMITTEE on Potential amendment to setback ordinance 154.46 (E)(2)

MEMBERS: Tom Kerr, Beth Sullenberger

February 2021 - rev 210326-2

EXISTING ORDINANCE:

§ 154.46 REGULATIONS GOVERNING EXISTING BUILDINGS, NEW BUILDINGS, ADDITIONS, DEMOLITIONS AND REMOVAL OF BUILDINGS.

(E) *Design guidelines for site improvements to properties in historic districts.*

(2) Parking and paving. Reducing green space by adding additional pavement for driveways or parking areas should be limited whenever possible. New driveways and parking areas shall respect existing contours and natural features and be set back from adjoining property lines at least five feet.

POTENTIAL REVISION LANGUAGE ADDITION:

(2) Parking and paving. Reducing green space by adding additional pavement for driveways or parking areas should be limited whenever possible. New driveways and parking areas shall respect existing contours and natural features and be set back from adjoining property lines at least five feet, *except* in Districts A, B and C where a setback of five feet from adjoining property lines would not accommodate a usable driveway, *then* in such case an eight-foot maximum width/seven-foot minimum width "Ribbon Driveway" may be constructed *centered* on available space between house and adjoining property line (reference drawing "Ribbon Driveway setback examples-rev 210326").

POTENTIAL DEFINITION LANGUAGE ADDITION:

§ 154.42 DEFINITION.

- **RIBBON DRIVEWAY.** *Two strips of impervious surface separated by one pervious surface.*
- *A seven-foot-wide driveway shall consist of two 2'-6" wide impervious surfaces separated by one 2'-0" wide pervious surface.*
- *An eight-foot-wide driveway shall consist of two 3'-0" wide impervious surfaces separated by one 2'-0" pervious surface*

