

# HISTORIC CONSERVATION BOARD AGENDA

5<sup>th</sup> Floor Conference Room  
805 Central Ave, II Centennial

Monday, May 8, 2017 at 3:00 pm

## CALL TO ORDER

## DISCUSSION ITEMS:

---

**Item 1.** 503 Boal Street                      The applicant requests a Certificate of Appropriateness for an existing rear deck and zoning relief related to setback requirements in the Prospect Hill Historic District.

**Applicant:** SAMBI MANJIT S & RAMNEESH K

**Owner:** SAMBI MANJIT S & RAMNEESH K

**Staff Report:** BETH JOHNSON

---

**Item 2.** 1800-1814 Logan Street              The applicant requests a Certificate of Appropriateness to demolish an existing structure in the Over-the-Rhine Historic District. Additionally, the applicant requests conditional use approval to introduce a parking lot and Zoning Relief from parking lot landscaping requirements.

**Applicant:** AZM FINDLAY MARKET LLC

**Owner:** PLATTE DESIGN

**Staff Report:** BETH JOHNSON

---

**Item 3.** 1614 ELM Street                      The applicant requests a Certificate of Appropriateness to demolish an existing two-story structure in the Over-the-Rhine Historic District.

**Applicant:** ELM STREET ACQUISITION LLC

**Owner:** NEW REPUBLIC ARCHITECTURE

**Staff Report:** BETH JOHNSON

## OTHER BUSINESS

## ADJOURN

**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS  
AND DIMENSIONAL VARIANCE  
HISTORIC CONSERVATION BOARD PUBLIC HEARING  
STAFF REPORT**

---

APPLICATION #: ZH2017/0032/COA2017014  
APPLICANT: Majnit Sambhi  
OWNER: Majnit Sambhi  
ADDRESS: **503 Boal Street**  
PARCELS: 086-0001-0055  
ZONING: RM 1.2  
OVERLAYS: Over-the-Rhine Historic District, Hillside Overlay Zone.  
COMMUNITY: Over-the-Rhine  
REPORT DATE: March 31, 2017  
HEARING DATE: Pre-hearing March 22, 2017  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

---

**Details of Zoning Relief Required:**

1. **1433-17: Hillside Maximum Building Envelope** averages the abutting two parcels next to the property. The two abutting properties have rear setbacks of 19.5 feet and 17 feet, which averages to 18.25 feet. The requested setback is 10 feet therefore required an 8.25 ft. rear yard variance.

**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) and Zoning Relief for a Dimensional Variance to allow for a two-level rear deck addition. This deck was previously built without the property permits and the applicant is seeking the proper approvals.

**Existing Conditions:**

The property at 503 Boal Street is within the Over-the-Rhine Historic Conservation Overlay Zone and also with in the Hillside Overlay Zone. The front of the property is at the street, and the property is built along a hillside with the rear having 4 stories and the front have 2.5 stories.

This application is a retroactive application and in order for the deck to remain it will be required to get both Zoning Relief and a Certificate of Appropriates from the Historic Conservation Board. As this project was completed without getting the proper approvals it will be subject to an investigation fee during the building permit process.

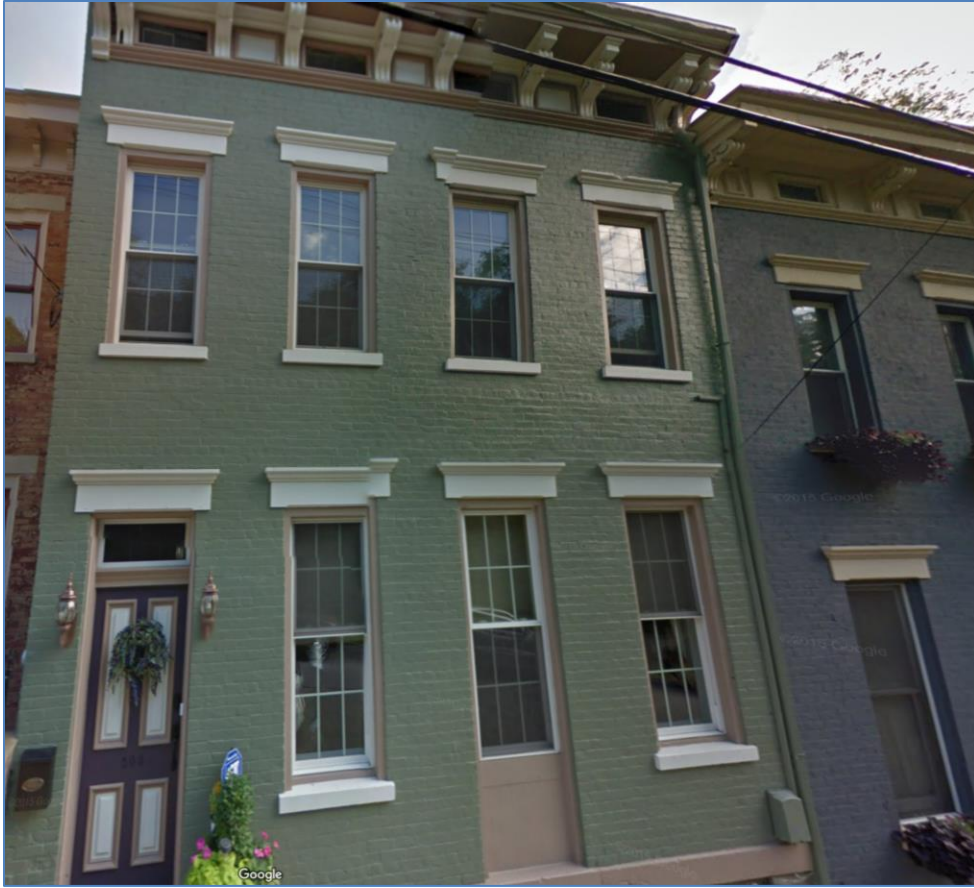


Figure 1: Figure 1. View of 503 Boal Street Image from Google images

**Proposed Conditions:**

The applicant is requesting approval of a rear deck off of the second rear floor (first floor from the front). The deck will be the width of the house at 20 feet and will extend 12 feet from the house. It will be made of pressure treated wood that will be stained once it has weathered and will have a decorative metal fence.



Figure 2: Figure 2. Location of 503 Boal Street in the Over-the-Rhine Historic District. Map from Cagis Maps

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	Residential
Variance Request:	Section 1405	Development Regulations
Variance Authority:	<a href="#">Section 1445-07</a>	HCB authority: <a href="#">Section 1435-05-4</a>
Variance Standard:	<a href="#">Section 1445-13</a> <a href="#">Section 1445-15</a>	General Standards: Public Interest Standards for Variances
Overlays:	<a href="#">Section 1435 and 1433</a>	Historic Preservation and Hillside
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	Certificate of Appropriateness; Standard of Review

**Details of Zoning Relief Required:**

The applicant and/or owner(s) are requesting a dimensional variance to the hillside maximum building envelope.

- 1. 1433-17- Dimensional Variance-** Proposed Dimensional Variance to allow to a setback of 10 feet in the rear. A variance of 8.25 feet is required.

**Zoning Analysis:**

Staff is supportive of the request for a dimensional variance as the proposed lot is a smaller, substandard lot in the district and the proposed deck is in line with other approved requests within the district. The deck is below the roof line and will not cause harm to view sheds of neighboring properties.

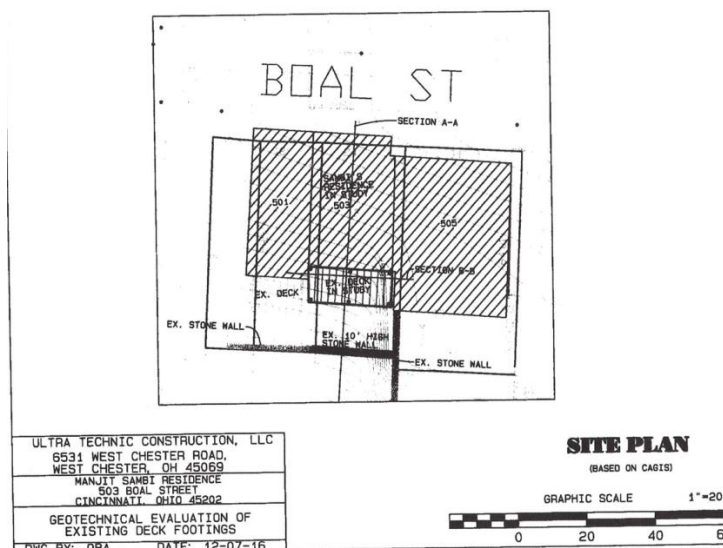


Figure 3: Site Plan showing 503 Boal Street. The deck is a similar size to the deck on 501 Boal Street and the neighboring property at 505 Boal Street has a deeper lot and a bigger building.

Below is analysis of the consideration factors for the proposed Dimensional Variance for a 8.25 foot total rear yard setback, utilizing Section 1445-13, General Standards; Public Interest.

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is RM 1.2. The proposed work on the subject property is in harmony with the general intent of the Zoning Code.*
- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work substantially conforms to the guidelines for the district.*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan.*
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*Traffic will not be adversely impacted by the proposed project.*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*No buffering is required. No adverse impacts due to light, noise, and visual elements are anticipated.*
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

*This is not applicable.*

- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.

*This is not applicable.*

- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

*The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood.*

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

*There are no proposed amendments under consideration that would impact this proposed project.*

- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

*There are no adverse impacts anticipated.*

- k. **Blight.** The elimination or avoidance of blight.

*The property is currently occupied and is not considered blight.*

- l. **Economic Benefits.** The promotion of the Cincinnati economy.

*The proposed work may increase the property value by adding usable outdoor space to the subject property and may increase the tax base by improving the property.*

- m. **Job Creation.** The creation of jobs both permanently and during construction.

*The proposed project may create temporary construction jobs.*

- n. **Tax Valuation.** Any increase in the real property tax duplicate.

*Property tax values may increase by making improvements to the property.*

- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.

*The owner has an economic benefit to the proposed improvements.*

- p. **Public Benefits.** The public peace, health, safety or general welfare.

*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project. Improving this property has the potential to improve the general welfare of the neighborhood.*

## **Standards for Variances per Section 1435-05-4**

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

*The proposed rear deck will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The rear deck will be of high quality, a simple and sympathetic design, and will not cover any architectural features.*

- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

*While the denial of the requested variance would not deprive the property of all economically viable uses, the granting of the variance would increase the economic viability of the property by increasing outdoor living space in a dense urban environment.*

### **Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the construction of a rear deck, on a property in the Over-the-Rhine Historic District.

Based on the Conservation Guidelines outlined below, staff feels the proposed deck is generally appropriate in the Over-the-Rhine Historic District and substantially conforms to the applicable conservation guidelines.

### **Applicable Guidelines**

#### **SITE IMPROVEMENTS**

#### **B. SPECIFIC GUIDELINES**

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

*The proposed rear deck will not detract from the character of the building, as it will be placed on a non-principal façade and will not cover any architectural features. It will be compatible with the building and constructed of wood with black metal railings and balusters. The deck will be stained per the guidelines. While the deck was built without permits and approvals, the design of the deck is appropriate and while staff does not condone work without permits we are fortunate in this case the design is appropriate.*

**Other Considerations:**

**Prehearing Results:** The applicant was present.

**Comments Provided to Staff:** N/A

**Consistency with *Plan Cincinnati (2012)*:**  
“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**1. DIMENSIONAL VARIANCE**

1. **Section 1433-17– Dimensional Variance – APPROVE Dimensional Variance** of 8.25 feet to allow for a 10 yard rear setback at 503 Boal Street per plans submitted by the applicant, Manjit Sambhi, with their submission dated February 14, 2017.
2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

**2. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness 503 Boal Street per plans by the applicant, Manjit Sambhi, with their submission sated February 14, 2017 with the following condition:
  - a. The wood shall be stained.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

# ZONING HEARING EXAMINER

## Application for Zoning Relief

II Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am- 4 pm  
513-352-1559

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 503 Boal Street (45202) COMMUNITY Prospect Hill / Over-the-Rhine  
 PARCEL ID(S) 086-0001-0055-00 Overlay  
 BASE ZONING CLASSIFICATION \_\_\_\_\_ ZONING OVERLAY (if applicable) \_\_\_\_\_  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME Manjit Sambi CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 503 Boal Street CITY Cincinnati STATE Ohio ZIP 45202  
 EMAIL manjit.sambi@yqhoos.com RELATIONSHIP TO OWNER (if not owner) Self  
 TELEPHONE 513-477-2676

**Section 3. OWNER**  
 NAME Same as Applicant CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 EMAIL \_\_\_\_\_ RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance  Use Variance  Special Exception  Conditional Use  
 Expansion or Substitution of Non Conforming Use  Hillside Overlay District Permission  
 Urban Design Overlay District Permission  DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)  
Variance request for residential deck to rear  
of home. Compliance currently deficient according to  
the City of Cincinnati zoning code  
1405-07 Minimum 20 yard rear yard set-back

**Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.**  
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

**Section 7. SIGNATURE.** The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.  
 Print Name Manjit S. Sambi Signature Manjit Sambi Date 2 / 14 / 2017

II Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am—4 pm  
(513) 352-4848  
[Beth.Johnson@Cincinnati-OH.gov](mailto:Beth.Johnson@Cincinnati-OH.gov)

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 503 Boal Street Cincinnati, Ohio 45202  
 Hamilton Co. Parcel ID No. 086-0001-0055-00 Zoning District: RM 1.2 -  
 Historic District: Prospect Hill Overlay District: Over-the-Rhine

**APPLICANT INFO**     **PROPERTY OWNER**     **OTHER** \_\_\_\_\_ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Manjit Sambi  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 503 Boal Street  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-477-2676 E-mail: manjit.sambi@yahoo.com

**PROPERTY OWNER INFO**     **SAME AS ABOVE**

Name: \_\_\_\_\_  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction     Alteration     Demolition

Provide a very brief summary of the project:

Pressure treated wood deck to rear of home.  
To be stained after authorization approved.

**ZONING RELIEF**     Yes     No

Provide a very brief summary of the zoning relief requested:

Requesting variance for 20 yard rear yard  
Setback  
1465-07 (Minimum 20 yard rear setback  
Yard.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms. n/a  
 All applications that include requests for zoning relief must include a zoning hearing application. inc.  
 All persons seeking historic tax credits must provide a copy of their approved part II tax credit application. n/a

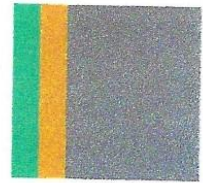
I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: \_\_\_\_\_

Date: 2/14/2017

Manjit S Sambi

503 Boal Street  
Cincinnati, Ohio 45202



February 14, 2017

City of Cincinnati, Board of Zoning

805 Central Avenue, Suite 500

Cincinnati, Ohio 45202

RE: Variance Request for Parcel 086-0001-0055-00 (503 Boal Street) Prospect Hill, City of Cincinnati

Zoning Board Members:

I am the owner of the abovementioned property. I am respectfully requesting a variance from the minimum 20-yard rear yard setback requirement for RM 1.2 row home exterior structures. A deck was built on the rear of the home in March 2016 and have complied with all of the aspects of a hillside overlay district requirements. This request is for the compliance to the Historic Conservation Board as the home is in a Historic Overlay Zone and since advised by Beth Johnson that this will be required as well.

The deck construction is 20 feet wide and 12 feet deep at the farthest point, which would violate the requirements in RM1.2 zoning districts. See attached site scaling. Therefore, the request for variance change is necessary.

The authorizing of such variance will not be of any determinant to the adjacent property. I have included a signed document in support of the deck of the owners of such locations. In addition, the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties

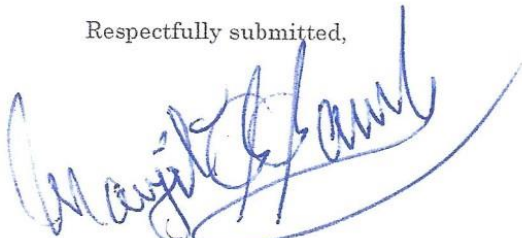


in the same zoning district and in the same vicinity. There are several lots that would require the same setback rule that have decks built onto the rear of the home that do not appear to meet the 20 yard rear yard minimum rule.

Additionally, the deck gives a much welcome public benefit as well. Previously this overgrown, weeded vacant area was an eyesore in the neighborhood. It now gives public beauty, as well as improved health, safety and general welfare.

In conclusion, a favorable decision in the request for the variance to accommodate the existing deck is greatly appreciated. Please feel free to contact my wife, Brenda at 513-368-6472 or myself at 513-477-2676 should you need additional information.

Respectfully submitted,



Manjit S Sambi





## Manjit Sambhi

503 Boal Street  
Cincinnati, Ohio 45202-6801



February 14, 2017

Manjit S Sambhi  
503 Boal Street  
Cincinnati Ohio 45202

RE: Variance Request for Parcel 086-0001-0055-00

Address 503 Boal Street / Prospect Hill/ Over the Rhine Overlay

District Potential Witness List for Zoning/Historic Review Hearing: Scheduled Date: April 10, 2017

1. Manjit Sambhi
2. Brenda Sambhi
3. Jason Sambhi
4. Ramneesh Sambhi
5. Megan Edwards
6. John Avery
7. Brian Nash
8. Dr. Olusegun Akomolede
9. Bob Morton
10. Gailene Hill
11. Thomas Beridon
12. Paul Ross
13. Eugene Lackey
14. Seth Currier



Date 01-24-2017

Location: 503 Boal Street

Request: Rear Deck

Zoning District: RM 1.2- Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Manjit Sambit

Address: 503 Boal Street, Cincinnati Oh 45202

Dear: Manjit Sambit

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is in a Historic Conservation Overlay Zone. While we have received an application and payment, the application is incomplete and will not be scheduled until all information and supporting documents are submitted.

Your project will also require a zoning variance for the rear yard setback. The amount of variance cannot be determined as a proper site plan has not been submitted.

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

- 1405-07: Minimum 20 yard rear yard setback

If you choose to move forward with your proposed project as **planned** you will need to obtain a Certificate of Appropriateness and zoning relief from the Historic Conservation Board. Attached to this letter is a copy of the **Certificate of Appropriateness** and **Zoning Hearing Application** for your review. Please submit 3 copies and a digital copy of the following items regarding the relief that is required of you.

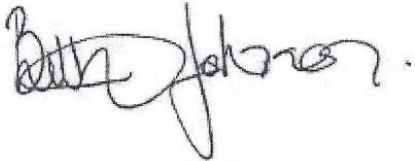
- ✓ Completed Application for Certificate of Appropriateness
- ✓ Completed Application for Zoning Relief and answers to questions on page 2 of application.
- ✓ A letter indicating what you are doing and why
- Site Plan (*to scale*) labeling setback dimensions of proposed deck
- ✓ Pictures of deck, as this is a retroactive application
- ✓ List of materials used

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at <http://www.cincinnati-oh.gov/buildings/zoning-administration/>.

If you have any questions regarding the Historic Conservation Board process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit [www.cincinnati-oh.gov/boards](http://www.cincinnati-oh.gov/boards) - select Historic Conservation Board.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson  
Urban Conservator  
(p): 513-352-4848  
(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

# Residential Deck Drawings

## General Notes

1. All lumber shall be pressure treated for exterior use. All metal fasteners & hangers shall be G185 galvanized, stainless steel or otherwise compatible with the wood treatment. All bolts shall be 1/2" diameter, minimum.
2. All beams, joists, posts and decking shall be No. 2 Southern Pine, or better.
3. All beam splices and top rails shall occur at a post or otherwise on adequate bearing.
4. All footings shall be cast-in-place concrete with a min. 2500 psi compressive strength.
5. Guards are required at all areas where the deck/porch floor is greater than 30" above grade at any point.
6. Required guards shall be 36" tall (min.) and be constructed such that a 4" diameter object will not pass through.
7. Guard post spacing shall not exceed 6 ft. on center.
8. Required guards & handrails at stairs shall range from 34" to 38" vertically above the stair nosings.
9. Handrail ends, at the top and bottom, shall terminate into a post or be returned to a wall.
10. On stairs with closed risers, treads shall have a projected nosing ranging from 3/4" to 1-1/4". All treads and risers shall be equal.
11. The deck/porch floor shall be within 8-1/4" of the top of the door threshold.
12. Live Load Deflection: Joists & Beams- L/360  
Guards- L/240
13. Design Loads: Floor Live Load - 40 lbs./sf (min.)  
Wind Speed - 90 mph  
Soil Bearing Pressure - 3000 lbs./sf
14. Guards shall be designed for a 200 lb. concentrated load placed along the top rail in any direction, at any point.
15. This deck/porch is not designed for hot-tub or spa loading.
16. All exterior stairs & associated landings shall be illuminated.
17. Post size is based on the height of the deck floor above finished grade (at the highest point):  
0' to 8' high: 4x4, 4x6, 6x6  
8' to 10' high: 4x6, 6x6  
10' and up: 6x6 (required for multi-level decks too)
18. All separated beams shall receive full depth solid blocking at 24" on center, maximum spacing.
19. The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.

### Framing/Footing Table

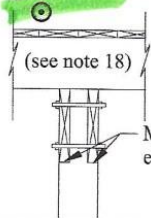
[1] Choose one floor joist size with the associated span, [2] Choose one floor beam size. Entire row applies.

Floor Joists <sup>a</sup>			Floor Beams <sup>b</sup>			Footing Size				1/2" Ledger
Choose Joist Size	Lumber Size	Max. Span [A]	Choose One Row	Lumber Size	Max. Span [B]	Single-Span Floor Joists		Multi-Span Floor Joists		Board Bolts Spacing
	(nominal)	(feet)		(nominal)	(feet)	min. dia. [C]	min. thick [D]	min. dia. [C]	min. thick [D]	
						(inches)	(inches)	(inches)	(inches)	(inches)
○	2 x 6	8	○	(2) 2 x 6	5	12	6	15	8	24
			○	(2) 2 x 8	7	13	7	19	10	24
			○	(2) 2 x 10	9	15	8	23	12	24
			○	(2) 2 x 12	11	17	9	24	12	24
○	2 x 8	10	○	(2) 2 x 8	7	14	7	20	10	16
			○	(2) 2 x 10	9	17	9	24	12	16
			○	(2) 2 x 12	10	18	9	25	13	16
			○	(2) 2 x 10	8	17	9	24	12	16
●	2 x 10	13	○	(2) 2 x 12	9	18	9	26	13	16
○	2 x 12	16	○	(2) 2 x 12	8	20	10	28	14	12

- a. Choose one joist size and corresponding maximum span. All joists are spaced a maximum of 16" oc.  
b. Choose one floor beam (entire row) that corresponds with the size of joist chosen.

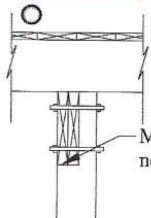
### Beam to Post Connection Options

[3] Choose one beam to post connection option. [4] Choose one post size based on the height of the deck.



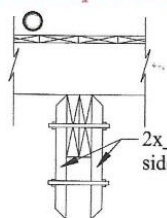
Min. 3/4" notch each side.

- 4x4 posts (up to 8')
- 4x6 posts (up to 10')
- 6x6 posts req'd over 10')



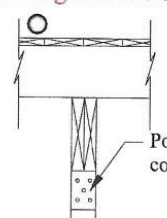
Min. 1-1/2" notch in post.

- 4x4 posts (up to 8')
- 4x6 posts (up to 10')
- 6x6 posts req'd over 10')



2x\_ each side

- 4x4 posts (up to 8')
- 4x6 posts (up to 10')
- 6x6 posts req'd over 10')



Post cap connector

- 4x4 posts (up to 8')
- 4x6 posts (up to 10')
- 6x6 posts req'd over 10')

#### Property Owner:

Name: Manjit S Sambhi  
Address: 503 Boal Street  
Cincinnati, Ohio 45202  
Phone: 503-477-2676

#### Designer:

Name: Brenda Sambhi  
Address: 503 Boal Street  
Cincinnati, Ohio 45202  
Phone: 5133686472

#### Contractor:

Name: Owner/family  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Application No.

Sheet No.

1 of 4

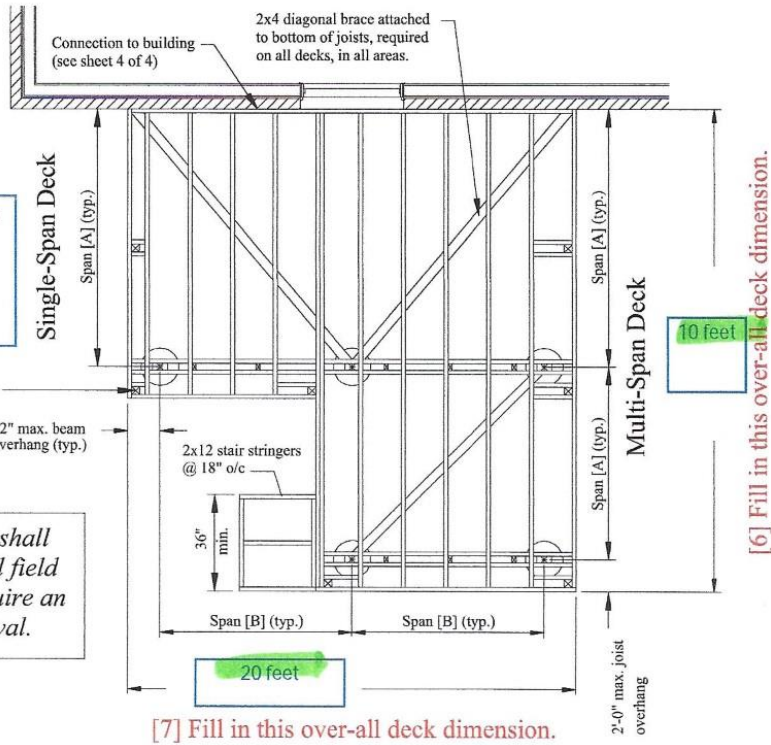
Residential Deck Drawings

# Foundation & Framing Plan

[5] Choose one span configuration:

- Single-Span
- Multi-Span

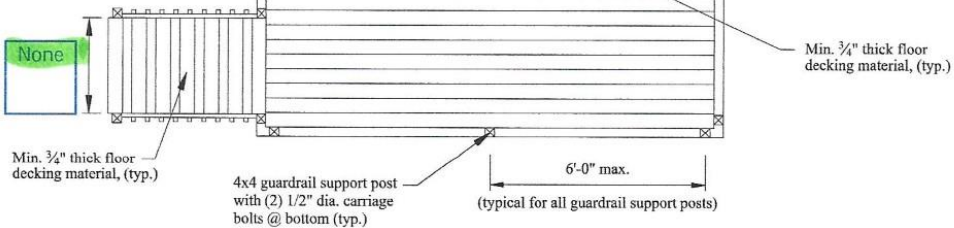
The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.



# Deck Finished Floor Plan

[8] Fill in the stair width in inches (36" min.).

None

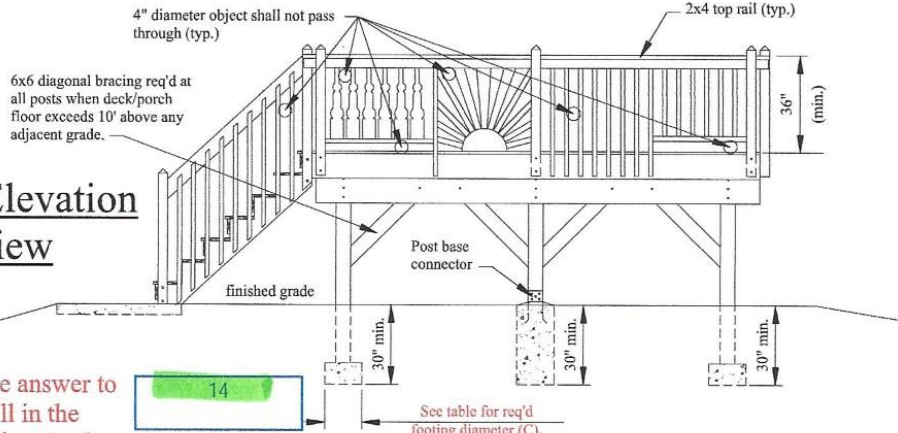


# Front Elevation View

[9] Using the answer to Step 5, fill in the footing diameter in inches.

14

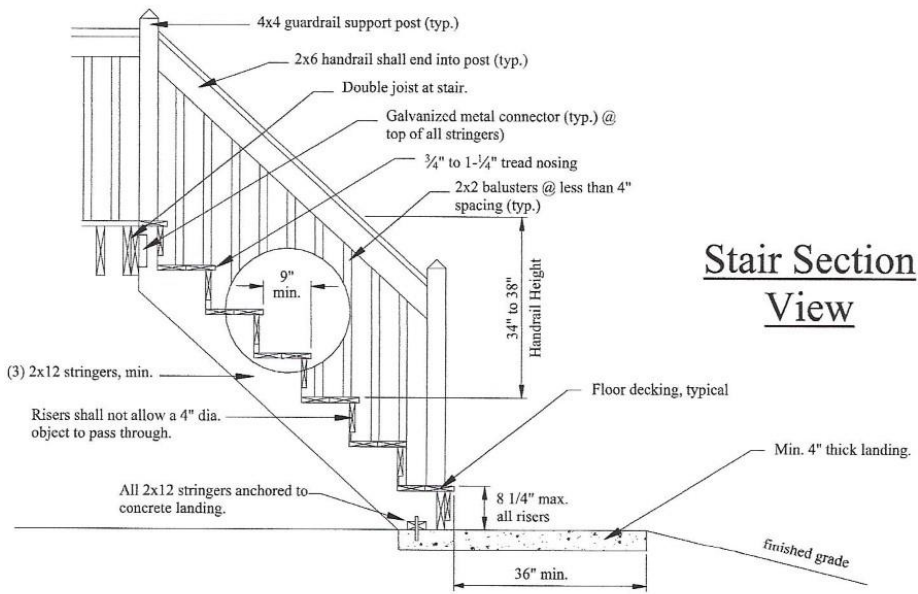
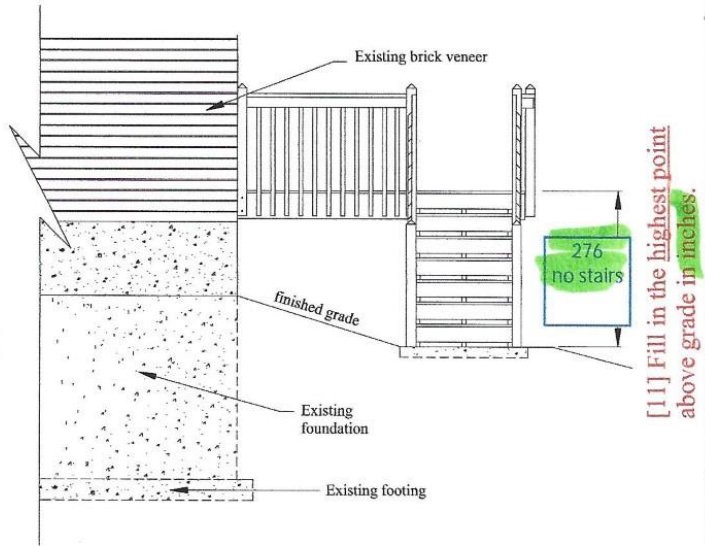
- [10] Choose a footing option:
- Post attached to top of concrete footing
  - Post on top of buried concrete footing



Application No.
Sheet No.
2 of 4
Residential Deck Drawings

## Left Side Elevation View

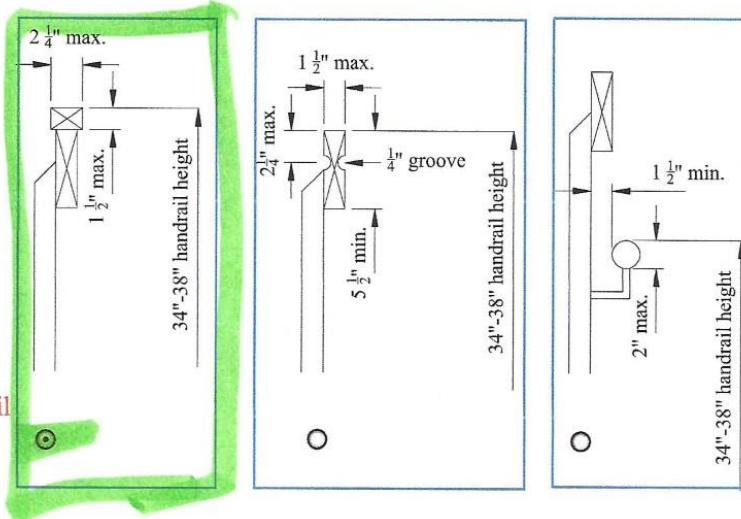
The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.



## Stair Section View

## Handrail Sections

[12] Choose a handrail grip style:



Application No.

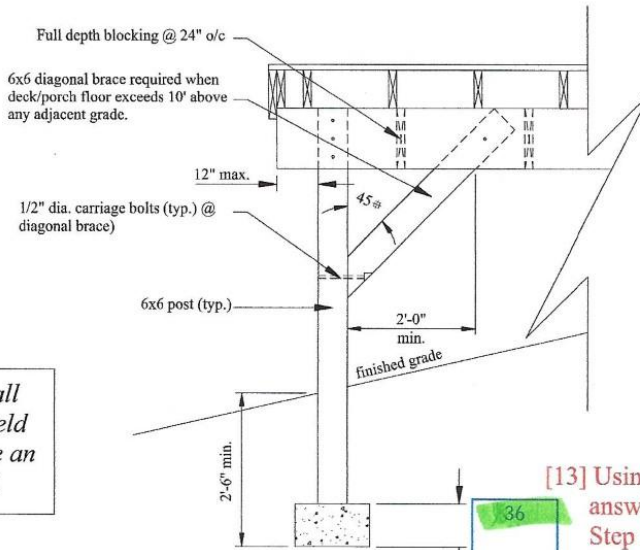
Sheet No.

3 of 4

Residential Deck Drawings

## Post & Beam Detail

*The actual field construction shall match the approved plans. All field changes and/or deviations require an Engineering Change approval.*



[13] Using the answer from Step 5, fill in the footing depth in inches.

## Ledger Board Details

[14] Choose the ledger board detail that applies.

Flashing required from under the siding, over top and behind ledger board, with drip-edge at ends.

Ledger board same size as deck joist, min.

Metal joist hanger

Through bolts or lag screws into rim joist (or wall studs). Min. two bolts @ each end. See table on Sheet 1.

Siding Applications

Through bolts or lag screws into rim joist (or wall studs). Min. two bolts @ each end. See table on Sheet 1.

Ledger board same size as deck joist, min.

Metal joist hanger

Caulk to surround all ledger board bolts. Provide spacer to allow for drying.

Weep holes not blocked or covered

Brick Veneer Applications

Through bolts or expansion anchors. Min. two bolts @ each end. See table on Sheet 1.

Ledger board same size as deck joist, min.

Metal joist hanger

Caulk to surround all ledger board bolts. Provide spacer to allow for drying.

Brick/Block Applications

Through bolts or expansion anchors. Min. two bolts @ each end. See table on Sheet 1.

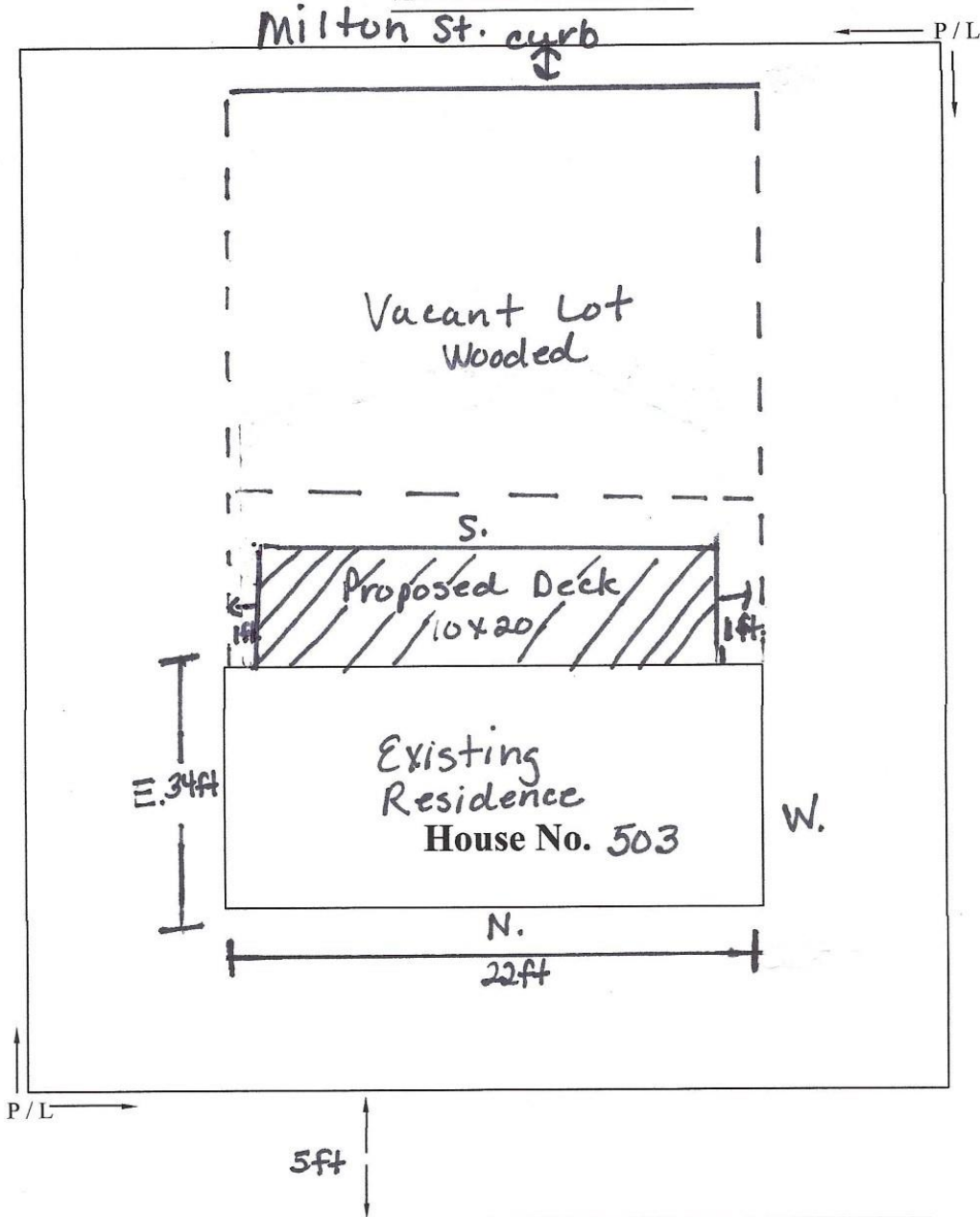
Ledger board same size as deck joist, min.

Metal joist hanger

Caulk to surround all ledger board bolts. Provide spacer to allow for drying.

Concrete Applications

# SITE PLAN



Curb Line

Boal Street

Street Centerline (Name)

Curb Line

Application No.

Sheet No.

5 of 5

Sambi, Manjit

**From:** eztrak@cincinnati-oh.gov  
**Subject:** ezTrak Online Permit application Confirmation - 313AB-360A4-31  
**Date:** April 3, 2016 at 10:18 PM  
**To:** manjit sambi manjitsambi@yahoo.com  
**Cc:** jay.erndt@cincinnati-oh.gov, sam.thompson@cincinnati-oh.gov, peggy.martin@cincinnati-oh.gov, jan.breen@cincinnati-oh.gov, jackie.manning@cincinnati-oh.gov, jessica.moses@cincinnati-oh.gov, lisa.super@cincinnati-oh.gov, drew.carroll@cincinnati-oh.gov, anne.barbieri@cincinnati-oh.gov, otto.bauer-nilsen@cincinnati-oh.gov, shanda.green@cincinnati-oh.gov, teia.letcher@cincinnati-oh.gov

Your online application has been successfully submitted. You can sign in to the ezTrak application to view and track the application online.

## Online Application - Confirmation ID: 313AB-360A4-31

Application Date: 4/3/2016

### Project Information

Address: 503 BOAL ST (CINC)

Parcel Number: 008600010055

### Project Contacts:

Contact	Name	Address	Phone 1	Phone 2	License #
OWNER	SAMBI MANJIT S	503 BOAL ST, CINCINNATI OH <a href="mailto:manjitsambi@yahoo.com">manjitsambi@yahoo.com</a> 45202	5134772676	5138025856	
PRMRYCNTCT	Manjit S Sambi	503 Boal Street, Cincinnati OH 45202	513-477- 2676	513-802- 8586	
CONTRACTOR	MANJIT SAMBI	503 BOAL STREET, CINCINNATI OH 45202	(513) 477- 2676	5138025856	

residential - Residential, Deck.

Number of Dwelling Units in the Building: **Single Family**

Estimated Cost of Project: \$ 1800

### Proposed Work:

residential,Deck.:Back of home

The owner of this building and the applicant do hereby covenant and agree to

**comply with all the laws of the State of Ohio and the Zoning resolutions of the County of Hamilton, pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, the drawings and the specifications are to the best of their knowledge, true and correct.**

**Note: Filing this application does not constitute permission to begin work.**

- 
- ezTrak Home
- Review Records
- Contractors »
- Pay Online »
- ezLinks »
- Apply-Permits »
- Sign Out
- Registration
- Member Home

## Online Application - Deck Permit -Buildings

Location:503 BOAL ST, CINCINNATI

### Step:11 - Final Instructions

- Your Online application has been successfully submitted but not yet accepted for application review.
- The confirmation-id is **313AB-360A4-31**.
- Please read the permit guides to fulfill all requirements for acceptance of applications.
- Only after all required information, documents and drawings are submitted will your online application will be considered accepted.
- Upon acceptance review your online application periodically to monitor notifications for document submissions and payments.
- Your Member Home page will give you access to track online applications, submit documents and make payments.

Done

---



# **ULTRA TECHNIC SERVICES, INC.**

*GEOTECHNICAL, ENVIRONMENTAL, FOUNDATION, SOILS and MATERIALS ENGINEERS*

December 8, 2016  
C100542.001

Mr. Manjit Sambhi  
503 Boal Street  
Cincinnati, OH 45202

**RE: GEOTECHNICAL EVALUATION OF WOODEN DECK  
FOOTINGS  
503 BOAL STREET  
CINCINNATI, OH 45202**

Dear Mr. Sambhi:

As requested, the writer performed a geotechnical evaluation of footings installed for the new deck constructed at the rear of your property at the above referenced address. The purpose of this evaluation was to verify the suitability of the footings for supporting the deck. The work performed for this evaluation included the following:

1. Review of the City of Cincinnati's geotechnical requirements, the existing site conditions and the subsurface conditions of the area of the site as established from projects being overseen by the writer near the site.
2. Review of the footing installation from records provided by owners.
3. Excavation and drilling of probe holes near each deck footing to assess the bearing soil. The probe holes were made by drilling a 1" hand auger adjacent to each footing and assessing the strength and composition of the material recovered. The probe holes were drilled to depths ranging from 6" to 3' to refusal on rock fragments.

Based on the results of the above work, we present the following paragraphs summarizing the existing site conditions, our conclusions and recommendations.

### **Existing Site Conditions**

The wooden deck in question is located at the rear of the existing residence. The residence is a 2-story brick building measuring 24' wide and 36' deep in dimensions. The Hamilton County auditor's website indicates that the residence was built in 1890 (126 years ago). The residence is sandwiched between two other residences (501 and 505 Boal Street), which were about the same height. The residence at 501 Boal Street is about 20' wide and 40' deep (2' deeper than the residence in study), with a 10' deep deck at its rear. The residence at 505 Boal Street is 34' wide and 48' deep (10' deeper than the house in the study). Thus, the deck in question is sandwiched by the rear portion of these two houses. The deck is about 24' wide, same width as the house, about 10' deep, and about

22' above the rear yard. The house has a 2-level basement with the lower basement level daylighting about 2 to 3' above the rear grade. Thus, the deck is located at the first floor or street level.

The footings for the deck were installed in the ground below the rear yard. The owners indicated that 36" diameter hand dug piers bearing at 36" below the rear grade were installed for the support of the six deck footings. A 14" thick, 36" diameter concrete footings was reportedly poured at the bottom of the excavation to support 12" diameter reinforced concrete pier on which each deck post was supported. The concrete piers were formed using 12" diameter sonitubes installed to about 2' above the rear grade. The ground at the rear of the residence in the study was retained at the rear property limit by a 10' high stone retaining wall. The wall appeared to be structurally strong with no noticeable evidence of distress. The rear yard above the wall was framed with stone pavers. There was no noticeable evidence of cracking of this concrete paved ground except a small crack between the back of this wall and the paved ground. Thus, this rear yard ground appeared to be quite stable considering that only less than about 1/2" movement as indicated by the crack width between the rear face of the wall and the paved ground had occurred in the 126 years of the residence's existence.

The subsoil conditions encountered in the probe holes and as inferred from the conditions at nearby sites consisted of stiff lean clay with limestone fragments. This material has been interpreted as fill. However, judging from the high resistance encountered in the soil during hand auger probing, the material was judged to be a compact fill. This material should be suitable for supporting a safe bearing pressure of at least 3000 psf which should be adequate for the support of the deck footings.

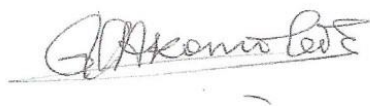
### Conclusions and Recommendations

Judging from the subsoil condition exposed by the hand auger probing, the stable rear yard ground and the generally stable rear stone retaining wall, it is our conclusion that the existing deck footings as constructed should be suitable for supporting the deck post. The writer, therefore, recommends that these deck post footings be approved as constructed. However, due to the significant height of the deck (22') above the rear yard, additional cross bracings should be installed above the concrete piers to increase the rigidity and the overall stability of the deck. The cross bracing should run north – south and east – west from the top of each post to within about 1' above the concrete piers supporting the posts as shown in the attached sketch.

We trust the content of the above report meets your present needs and we assure you of our best attention at all times. Please call the writer if you have any comments or questions.

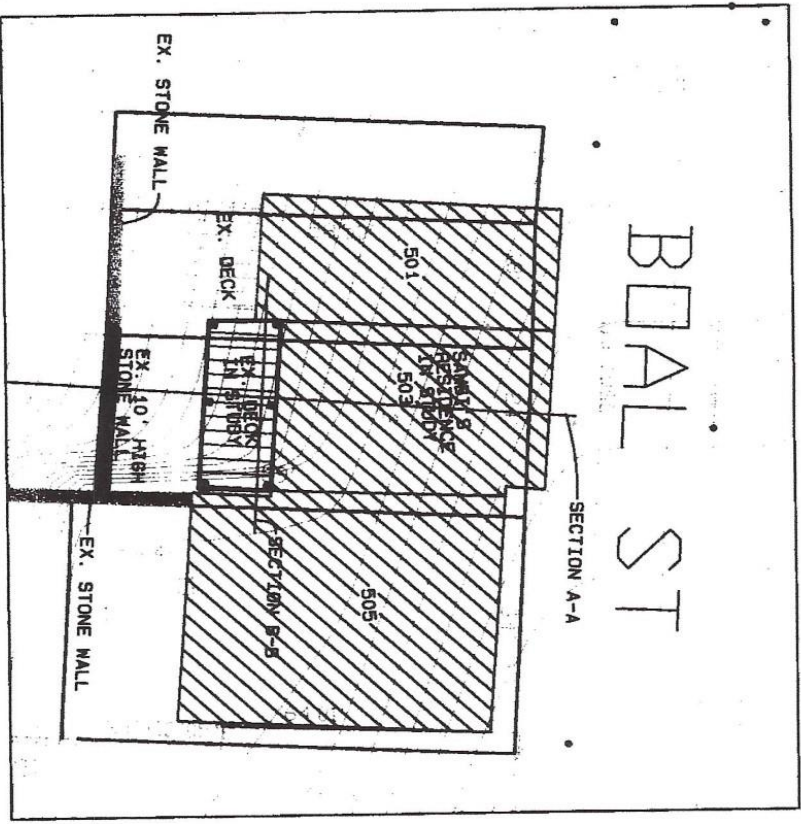
Respectfully submitted,

**ULTRA TECHNIC SERVICES, INC.**



Dr. Olusegun G. Akomolede, P.E., PhD  
President/Chief Geotechnical Engineer

# BOAL ST



ULTRA TECHNIC CONSTRUCTION, LLC  
6531 WEST CHESTER ROAD,  
WEST CHESTER, OH 45069  
MANJIT SAMBI RESIDENCE  
503 BOAL STREET  
CINCINNATI, OHIO 45202

GEOTECHNICAL EVALUATION OF  
EXISTING DECK FOOTINGS

DWG BY: OBA      DATE: 12-07-16

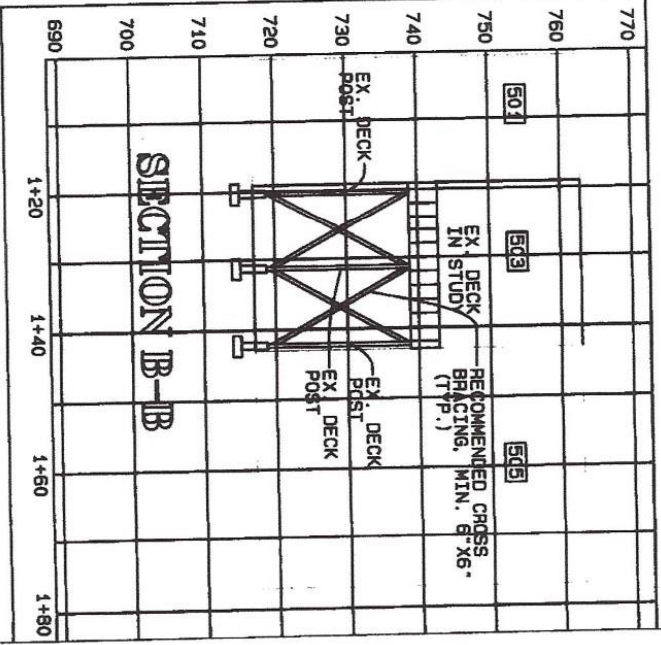
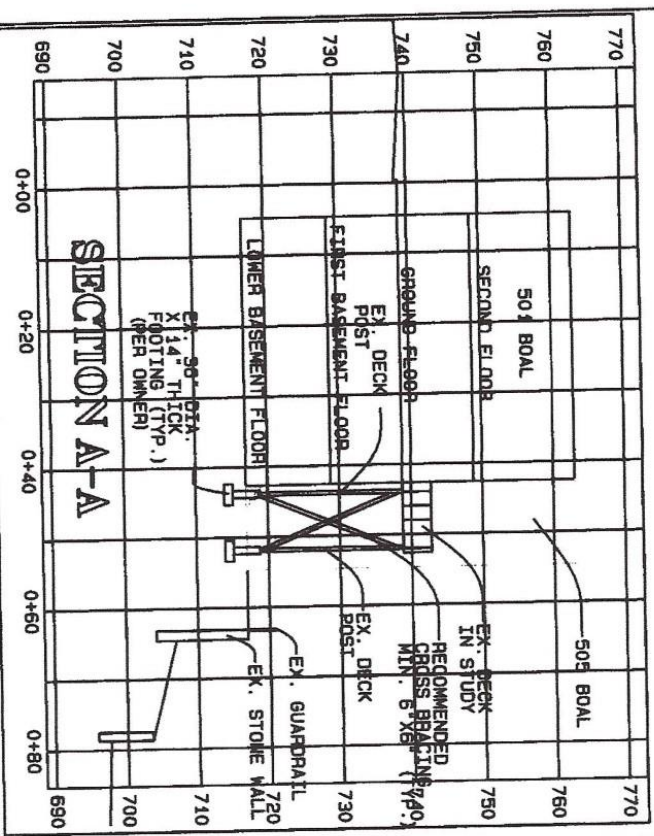
## SITE PLAN

(BASED ON CAGIS)

GRAPHIC SCALE

1" = 20'





ULTRA TECHNIC CONSTRUCTION, LLC  
 6531 WEST CHESTER ROAD,  
 WEST CHESTER, OH 45069  
 MANJIT SAMBI RESIDENCE  
 503 BOAL STREET  
 CINCINNATI, OHIO 45202

GEOTECHNICAL EVALUATION OF  
 EXISTING DECK FOOTINGS

DWG. BY: OBA      DATE: 12-07-16



**CITY OF CINCINNATI**  
**DEPARTMENT OF CITY PLANNING**  
**BUILDINGS AND INSPECTIONS DIVISION**  
**STATEMENT OF SPECIAL INSPECTIONS**

**LOCATION:** 503 BOAL STREET, CINCINNATI, OH 45202

**PERMIT APPLICATION NUMBER:** \_\_\_\_\_  
(by City)

X

Because of the complexity, size, or special conditions associated with this project, the special inspections checked under "REQ" on the attached schedule are to be provided by the owner or owner's agent, other than the contractor, as required by Section 1704.1.1 of the Ohio Building Code (OBC).

Please indicate the inspection agent performing the specific inspections, the Inspection Coordinator who will submit the reports required by Section 1704.1.2 OBC and the extent of inspection services if other than full-time.

This *Statement of Special Inspections* shall be submitted as a condition for permit issuance. It includes a Schedule of Special Inspections applicable to this project as well as the name of the special inspectors, and the identity of other testing laboratories or agencies intended to be retained for conducting these inspections. Special Inspectors and testing agency personnel shall be under the direct supervision of a registered design professional who shall sign inspection reports; otherwise the qualifications of the person performing the inspections shall be submitted to the Department for acceptance.

An overall inspection coordinator shall keep records of all inspections and tests and shall furnish such reports to the code official and to the design professional of record. All discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the code official and the design professional of record. Interim reports shall be submitted to the code official and the design professional of record monthly, unless more frequent submissions are requested by the code official.

During the course of construction, additional third party inspections may be required in addition to those specified in the attached schedule if conditions warrant.

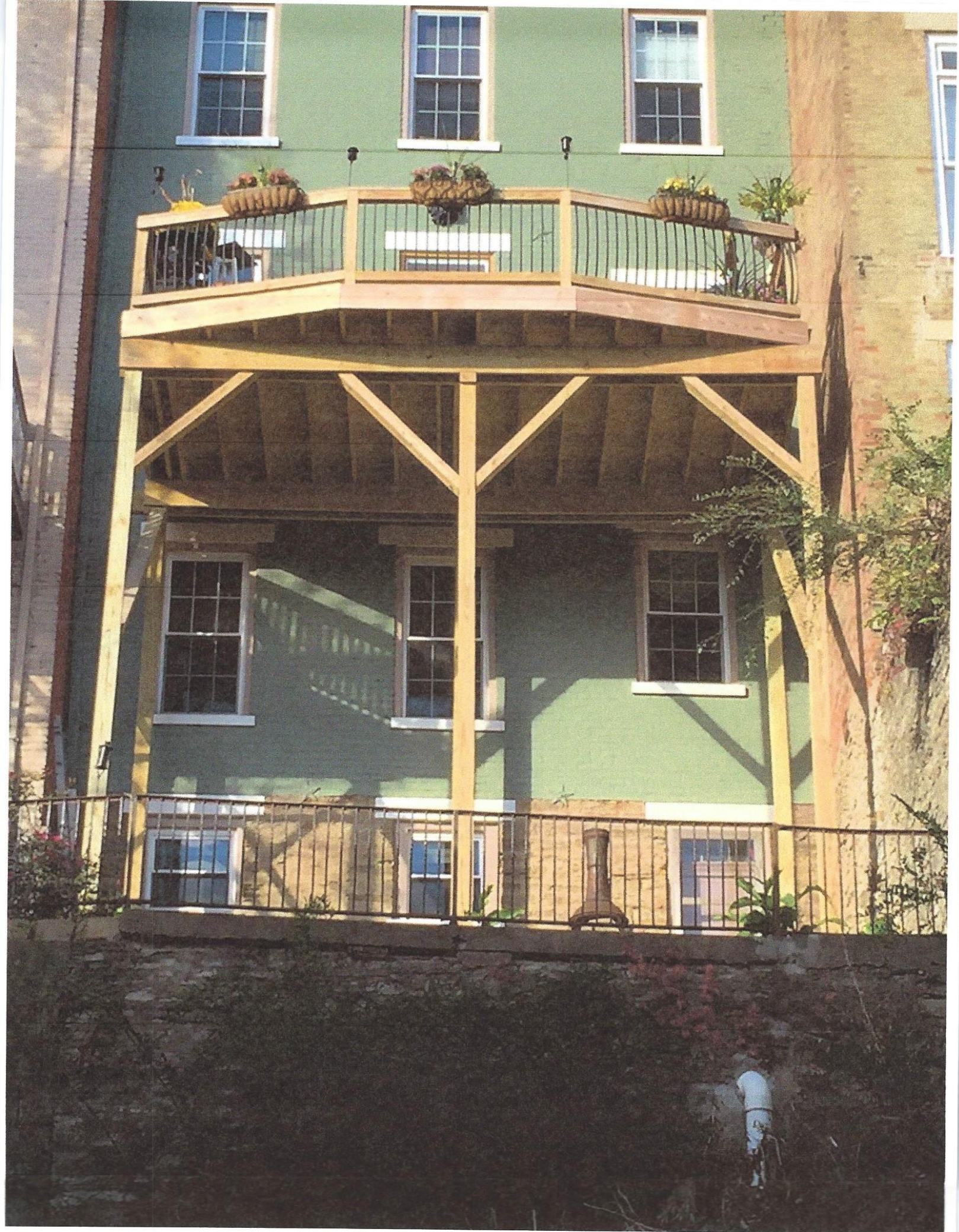
\_\_\_\_\_   
Date

\_\_\_\_\_   
P.E. or R.A.

## SCHEDULE OF SPECIAL INSPECTIONS

ITEM	REQ.	INSP. AGENCY	SCOPE
<b>1. Soils and foundations (1704.7) Geotech Inv.</b>			
a) shallow foundations	✓	ULTRA TECHNIC SERV	PROBE HOLES / EXCAVATION
b) controlled structural fill			
c) deep foundations/piles/caissons/piers			
d) excavation/fill	✓	ULTRA TECHNIC SERV	SITE INSPECTION / RESEARCH
e) soil stability/landslide			
<b>2. Concrete (1704.4)</b>			
<b>A. Cast-in-place concrete</b>			
a) mix design			
b) material certification			
c) reinforcement & installation			
d) post-tensioning operation			
e) batching plant			
f) formwork geometry			
g) concrete placement			
h) evaluation of concrete strength			
i) curing & protection			
j) other			
<b>B. Pre-cast Concrete</b>			
a) plant certification / quality control procedures			
b) mix design			
c) material certification			
d) reinforcement installation			
e) pre-stress operations			
f) connections / embedded items			
g) form work geometry			
h) concrete placement			
i) evaluation of concrete strength			
j) curing protection			
k) erected pre-cast elements			
l) other			
<b>3. Masonry (1704.5)</b>			
a) material certification			
b) mixing of mortar and grout			
c) installation of masonry			
d) reinforcement installation			
e) grouting operations			
f) weather protection			
g) evaluation of masonry strength			
h) anchors and ties			
i) other			
<b>4. Steel (1704.3)</b>			
<b>A. Structural Steel</b>			
a) fabricator certification/quality control procedures			
b) material certification			
c) open web steel joists			
d) bolting			
e) welding			
f) shear connectors			
g) structural details			
h) metal deck			

SCHEDULE OF SPECIAL INSPECTIONS			
ITEM	REQ.	INSP. AGENCY	SCOPE
<b>4. Steel</b>			
<b>B. Cold Formed Steel Framing</b>			
a) member sizes			
b) material thickness			
c) material properties			
d) mechanical connections			
e) welding			
f) framing details			
g) other			
<b>5. Spray Applied Fire-Resistant Material (1704.11)</b>			
a) material specifications			
b) laboratory tested fire-resistance design			
c) schedule of thickness			
d) surface preparation			
e) application			
f) curing and ambient condition			
g) thickness			
h) density			
i) bond strength			
j) other			
<b>6. Wood Construction (1704.6)</b>			
a) fabricator certification			
b) material grading			
c) connections			
d) framing details	✓	ULTRA TECHNIC SERV.	REVIEW / INSPECTION OF FRAMING
e) other			
<b>7. EIFS (1704.12)</b>			
a) material submittals			
b) condition of substrate			
c) application of foam plastic board			
d) application of coatings			
e) application of mesh			
f) curing and ambient condition			
g) flashing and joint details			
h) sealants / caulk			
i) other			
<b>8. Mechanical System</b>			
a) smoke control (1704.14)			
b) mechanical HVAC and piping			
c) other			
<b>9. Special Cases (1704.13)</b>			
<b>10. Other Requirements</b>			

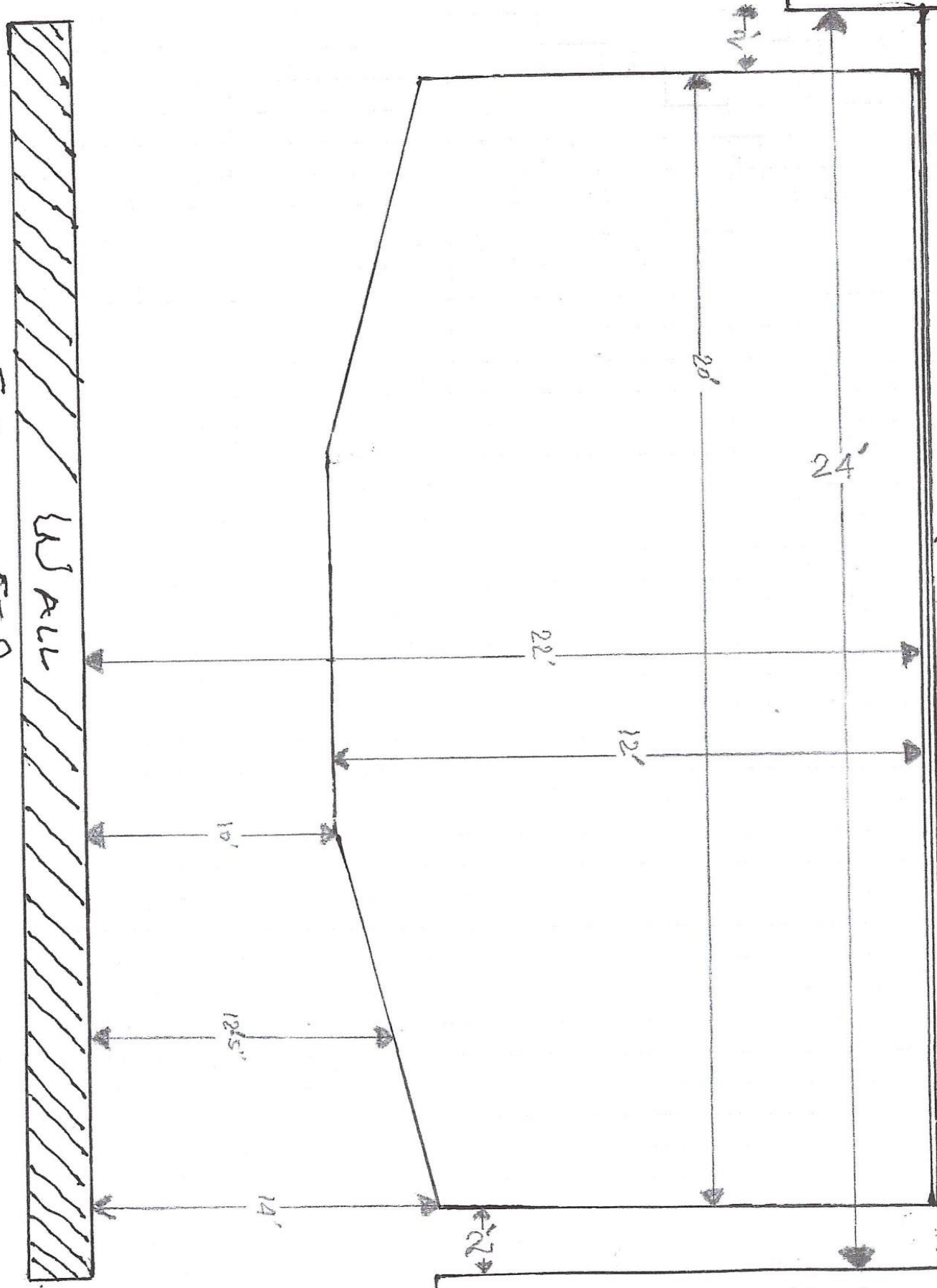




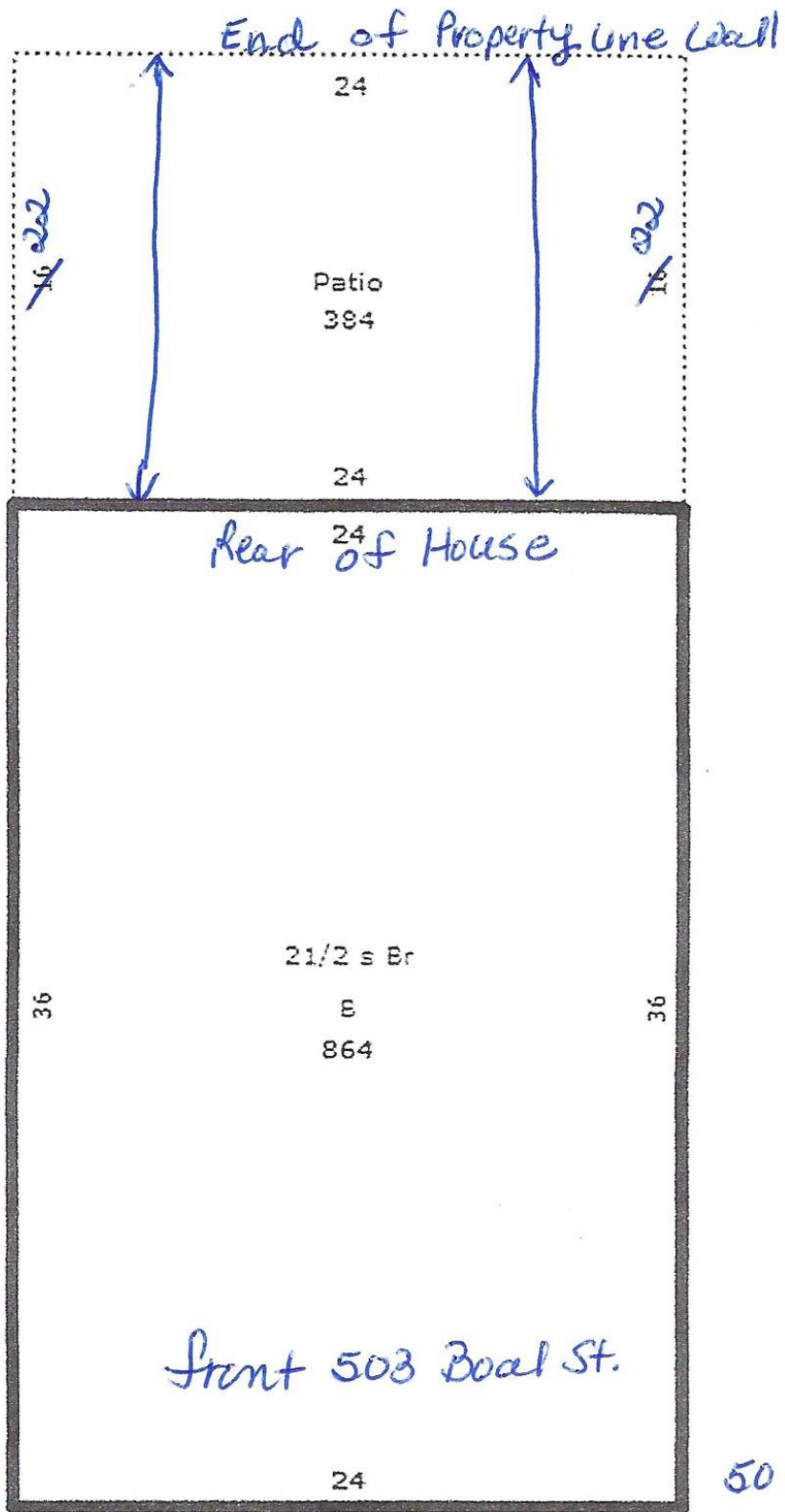
501 BOAL

503 BOAL

505 BOAL



500 & 502 MILTON



505

501

Online Property Access

| < First << Prev Next >> Last > | **RETURN TO SEARCH LIST** Property 3 of 7

<b>Parcel ID</b> 086-0001-0055-00	<b>Address</b> 503 BOAL ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2016 Payable 2017
--------------------------------------	-------------------------------	-------------------------------------	--------------------------------------

Aerial Imagery



- I Want To...**
- [Start a New Search](#)
  - [Email the Auditor](#)
  - [View the Online Help](#)
  - [Auditor's Home](#)
- 
- View:**
- [Property Summary](#)
  - [Appraisal Information](#)
  - [Levy Information](#)
  - [Transfer](#)
  - [Value History](#)
  - [Board of Revision](#)
  - [Payment Detail](#)
  - [Tax Distributions](#)
  - [Images](#)
  - [Special Assessment/Payoff](#)
  - [Tax Lien Certificates](#)
  - [CAGIS Online Maps](#)
  - [Aerial Imagery](#)
  - [Owner Names](#)
- 
- Print:**
- [Current Page](#)
  - [Property Report](#)

Aerial View - 503 Boal  
(green)

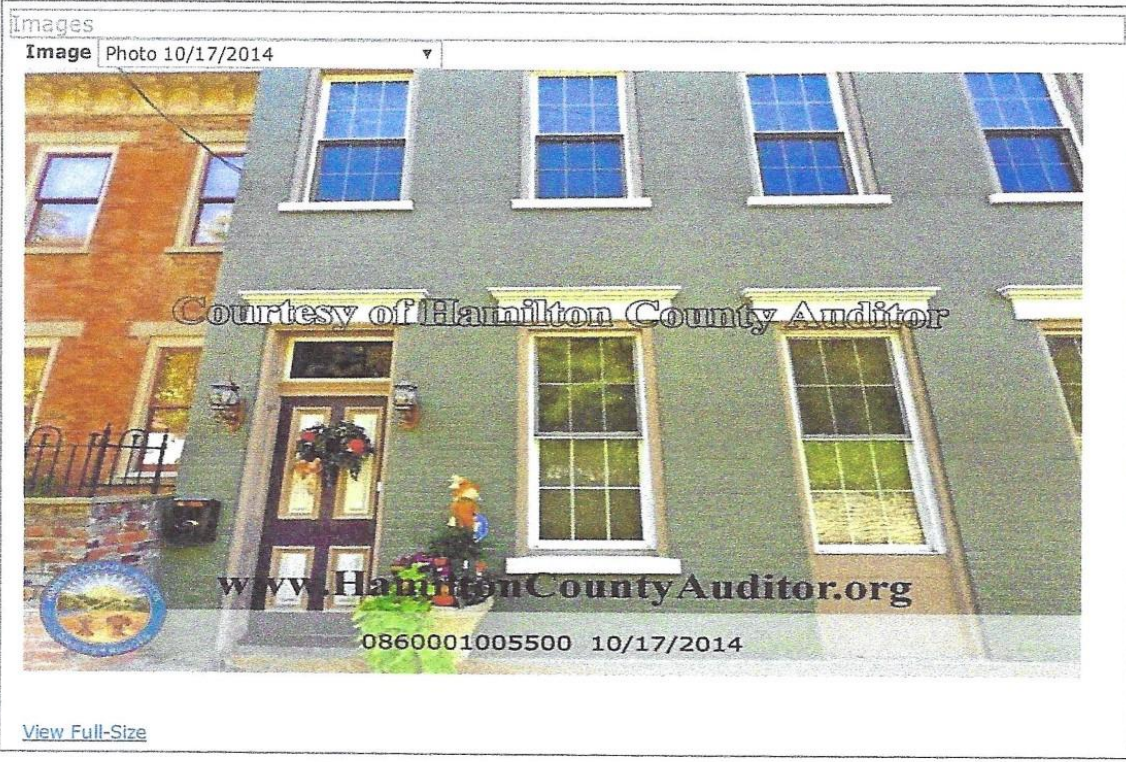
503 Deed

Decks @ 501, 507, 509, 511



<b>Parcel ID</b> 086-0001-0055-00	<b>Address</b> 503 BOAL ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2016 Payable 2017
--------------------------------------	-------------------------------	-------------------------------------	--------------------------------------

- I Want To...**
- [Start a New Search](#)
  - [Email the Auditor](#)
  - [View the Online Help](#)
  - [Auditor's Home](#)
- 
- View:**
- [Property Summary](#)
  - [Appraisal Information](#)
  - [Levy Information](#)
  - [Transfer](#)
  - [Value History](#)
  - [Board of Revision](#)
  - [Payment Detail](#)
  - [Tax Distributions](#)
  - [Images](#)
  - [Special Assessment/Payoff](#)
  - [Tax Lien Certificates](#)
  - [CAGIS Online Maps](#)
  - [Aerial Imagery](#)
  - [Owner Names](#)
- 
- Print:**
- [Current Page](#)
  - [Property Report](#)



*Front Image of House  
after ownership*

7/21/2008

4 months prior to  
ownership



# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

ROBERT E. MANLEY (1935-2006)

TIMOTHY M. BURKE  
SEAN P. CALLAN\*  
JOHN E. CHRISTOPHER\*

JACKLYN D. OLINGER  
KATHLEEN F. RYAN\*\*\*  
PATRICK K. HOGAN\*  
MICAH E. KAMRASS

225 WEST COURT STREET  
CINCINNATI 45202-1098  
TELEPHONE: (513) 721-5525  
TOLL FREE: (800) 708-0798  
FACSIMILE: (513) 721-4268

[kr@manleyburke.com](mailto:kr@manleyburke.com)

COUNSEL

WILLIAM A. MCCLAIN (1913-2014)

MARK P. PAINTER  
GARY MOORE EBY\*  
GEORGE F. MOELLER

\*Also admitted in Kentucky  
\*\*\*Also Urban Planner

May 1, 2017

*Via Hand-Delivery*

Historic Conservation Board  
City of Cincinnati  
Two Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

Attention: Beth Johnson, Urban Conservator ([beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov))

Re: 503 Boal Street  
Prospect Hill Historic District

Dear Members of the Historic Conservation Board,

This letter is written on behalf of Manjit and Brenda Sambi, 503 Boal Street ("Subject Property") for a rear deck Certificate of Appropriateness ("COA") in the Prospect Hill Historic District. In this packet you will find the following information:

- Exhibit 1: The report from the Applicant's geotechnical engineer with updated bracing consistent with City's Senior Engineer Seth Currier and Manager Bob Morton's recommendations;
- Exhibit 2: Examples of rear decks within the vicinity/Prospect Hill Historic District; and
- Exhibit 3: Proposed Behr Semi-Transparent Bordeaux ST-106

Staff has reviewed the application and recommends approval. Applicant submits the following information in support of staff's recommendation for approval.

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

## I. Dimensional Variance

The deck at 503 Boal Street complies with all Hillside Base Requirements with the exception of Cincinnati Zoning Code ("CZC") § 1433-19, subsection (a) regarding only the rear yard building envelope. As to this nonconformity, Applicant requests a variance of 8.25 feet. Otherwise, the application conforms to the other building envelope and HS District requirements of CZC § 1433-19(a) through (h) to the extent that they apply to the addition of a rear deck on an existing structure.

### a. **General Hillside Stability**

Per CZC § 1433-19(h), "the preliminary geotechnical evaluation should address relative hillside stability." The most up-to-date version of the geotechnical evaluation is attached to this letter as Exhibit 1. Per the report, and based upon the subsoil conditions determines as part of soil tests, "the stable rear yard ground and the generally stable rear stone retaining wall, it is our conclusion that the existing deck footings as constructed should be suitable for supporting the deck post. The writer, therefore, recommends that these deck post footings be approved as constructed."

The report goes on to recommend a particular type of cross-bracing due to the height of the deck. This bracing is shown as a "Section A-A" and "Section B-B" exhibit attached to the report. Additionally, Applicant has been working with the City's building department representatives Seth Currier and Bob Morton. Morton indicated to Applicants that the geotechnical report with recommended bracing qualifies as to the

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

stability and safety of the deck. The bracing is the "condition" necessary as found on the most recent City EZ Trak permit data<sup>1</sup>:

Detailed Information for Project/Case#:2016P00035 at 503 Boal st, Cincinnati

Please select the relevant tab below to view more information.

## THIS PERMIT IS NOT READY FOR ISSUANCE

### 9-Front Counter- Revisn Processd (Optional)

Approved 1/17/2017

#### Comments:

GEO TECH REPORT ADDED

### 12-BPE-Plans Exam APPRVL (Required)

Approved 1/18/2017

#### Comments:

WITH CONDITION

There is additional structural support and reinforcement for the deck above and beyond what is required by the code. The Applicant and/or an applicant's witness will be happy to elaborate on the additional structural reinforcement at the hearing should the HCB have questions about it. Applicant requests the Board approve the deck as built, with the cross bracings as recommended as part of the geotechnical report and shown in the attached drawings, and any attendant conditions necessary for compliance. City staff in Historic and Buildings likewise support the recommended construction as to its Hillside Stability and appropriateness for the district.

<sup>1</sup> Source: <https://cagis.hamilton-co.org/opal/apd.aspx?entcode=cinc&ezstdadrtag=503||BOAL|ST|GJ1558432343||CINC|CINC|00860001005500503B|008600010055|008600010055|CINCINNATI&APD=2016P00035>. Accessed 5-1-17.

**b. Variance Standards**

Given the Subject Property's location in both a Hillside and Historic District, a number of legal standards within the CZC should be reviewed to evaluate the conformity of the requested variance to the Zoning Code.

Per CZC § 1435-05-4, "The Historic Conservation Board may grant such conditional use or special exception or variance from the regulations when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:"

- a Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District or Historic Asset; **or**
- b Is necessary where the denial thereof would result in a deprivation of all economically viable use of the property as viewed in its entirety. In making such determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2(aa)–(ff) below. (Emphasis added).

As to standard (a), the Historic Conservator states in her staff report: "the proposed rear deck will not have an adverse effect on the historic architecture or aesthetic integrity of the historic district. The rear deck will be of high quality, a simple and sympathetic design, and will not cover any architectural features." As to subsection (a), applicant believes that the deck size as proposed, as a single level structure off the first floor of the historic structure, does not impede visually within the district and is necessary to enhance the economic value of the home. Decks within a hillside district are generally highly desired, as the outdoor space with views is an integral part of a hillside community, serving as an additional "room" of the house. Here, the deck provides that utilization but does so without negating from the historic character or hillside integrity of the neighborhood.

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

In addition to the variance standards in Chapter 1435, the Applicant's variance request for the rear yard setback is supported by the variance standards of Chapter 1445. CZC § 1445-15 requires variance requests to be based on either of the following:

- a Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties; or
- b The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

Applicant believes that the variance for the rear setback is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Attached as Exhibit 2 is a series of photographs of properties in the immediate vicinity – there are 17 examples in addition to the Subject Property. The properties shown as examples in Exhibit 2 include the following:

- 17 examples of elevated rear decks;
- All 17 are located in the immediate vicinity;
- All 17 are within the Prospect Hill Historic District;
- 16 out of 17 (Mansfield property is excluded) are within the Hillside District;
- All examples except 435 Milton include supporting posts;
- 9 of the 17 include multi-level decks, versus the applicant's single-level deck;
- 539 Milton, which is multi-level and was built in in 2000, has a similar, non-orthogonal shape as the deck at the Subject Property; and
- All of the decks, with the exception of 511 Boal Street, are highly visible from right-of-way on one or more public streets, sidewalks, or steps within the Historic District.

# MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

A number of the decks received COA approval from the HCB under the current or prior zoning code – including: 431 Boal in 2001, 501 Boal in 2001, and 451 Milton in 2011. Additionally, COA's were granted for replacement decks for 517 Boal street and 519 Boal in 2011 and 2013, respectively, though those approvals have since expired prior to any new deck replacements. Where a COA has included additional conditions on the decks, the primary concern is the appearance of the railing.

As you can see on the attached Exhibit 2, the Subject Property deck as currently constructed does not stand out from other decks in the vicinity as to its shape, orientation, size, depth, or other characteristics. Like these other decks, the depth of the deck does not impede views, jeopardize hillside stability or represent an appearance incongruent with what is traditionally permitted in this historic/hillside district.

## **II. Certificate of Appropriateness – Prospect Hill Historic District**

City staff likewise finds that the deck as proposed substantially complies with the guidelines for the historic district and should be approved. As described above in section I(b), there are numerous decks of similar size, shape, orientation, and visibility within this district. Unlike many of the examples provided, the proposed deck is in new condition and is a single-level deck rather than multi-level. The Exhibit 1 geotechnical report presents the visual plans for the proposed deck bracing. There are a variety of deck bracings present on the numerous decks within the vicinity as shown in Exhibit 2, many of which are aesthetically less appealing than what is proposed for the Subject Property.

**MANLEY BURKE**  
A LEGAL PROFESSIONAL ASSOCIATION

Additionally, Applicant proposed the stain shown on attached Exhibit 3.

However, Applicant is simply providing this stain as an initial idea but is very open to whatever color or stain the HCB finds to be most compatible with the district and with this location and building in particular.

**III. Conclusion**

The proposed deck fits well within the neighborhood and sets no precedent which would jeopardize the intent of the Hillside and Historic guidelines. The requested deck satisfies variance standards necessary for such a request to be granted, and is compatible with the Prospect Hill Historic District guidelines. Applicant respectfully requests the HCB grant the requested Hillside variance/COA for the deck as proposed, with whatever conditions are needed as to deck color/stain.

Sincerely,

  
Kathleen F. Ryan

cc: Charles Martinez, Assistant City Solicitor, Law Department – Administrative Boards (Charles.Martinez@cincinnati-oh.gov)



# **ULTRA TECHNIC SERVICES, INC.**

Exhibit 1

*GEOTECHNICAL, ENVIRONMENTAL, FOUNDATION, SOILS and MATERIALS ENGINEERS*

December 8, 2016  
C100542.001

Mr. Manjit Sambhi  
503 Boal Street  
Cincinnati, OH 45202

**RE: GEOTECHNICAL EVALUATION OF WOODEN DECK  
FOOTINGS  
503 BOAL STREET  
CINCINNATI, OH 45202**

Dear Mr. Sambhi:

As requested, the writer performed a geotechnical evaluation of footings installed for the new deck constructed at the rear of your property at the above referenced address. The purpose of this evaluation was to verify the suitability of the footings for supporting the deck. The work performed for this evaluation included the following:

1. Review of the City of Cincinnati's geotechnical requirements, the existing site conditions and the subsurface conditions of the area of the site as established from projects being overseen by the writer near the site.
2. Review of the footing installation from records provided by owners.
3. Excavation and drilling of probe holes near each deck footing to assess the bearing soil. The probe holes were made by drilling a 1" hand auger adjacent to each footing and assessing the strength and composition of the material recovered. The probe holes were drilled to depths ranging from 6" to 3' to refusal on rock fragments.

Based on the results of the above work, we present the following paragraphs summarizing the existing site conditions, our conclusions and recommendations.

### **Existing Site Conditions**

The wooden deck in question is located at the rear of the existing residence. The residence is a 2-story brick building measuring 24' wide and 36' deep in dimensions. The Hamilton County auditor's website indicates that the residence was built in 1890 (126 years ago). The residence is sandwiched between two other residences (501 and 505 Boal Street), which were about the same height. The residence at 501 Boal Street is about 20' wide and 40' deep (2' deeper than the residence in study), with a 10' deep deck at its rear. The residence at 505 Boal Street is 34' wide and 48' deep (10' deeper than the house in the study). Thus, the deck in question is sandwiched by the rear portion of these two houses. The deck is about 24' wide, same width as the house, about 10' deep, and about

22' above the rear yard. The house has a 2-level basement with the lower basement level daylighting about 2 to 3' above the rear grade. Thus, the deck is located at the first floor or street level.

The footings for the deck were installed in the ground below the rear yard. The owners indicated that 36" diameter hand dug piers bearing at 36" below the rear grade were installed for the support of the six deck footings. A 14" thick, 36" diameter concrete footings was reportedly poured at the bottom of the excavation to support 12" diameter reinforced concrete pier on which each deck post was supported. The concrete piers were formed using 12" diameter sonitubes installed to about 2' above the rear grade. The ground at the rear of the residence in the study was retained at the rear property limit by a 10' high stone retaining wall. The wall appeared to be structurally strong with no noticeable evidence of distress. The rear yard above the wall was framed with stone pavers. There was no noticeable evidence of cracking of this concrete paved ground except a small crack between the back of this wall and the paved ground. Thus, this rear yard ground appeared to be quite stable considering that only less than about 1/2" movement as indicated by the crack width between the rear face of the wall and the paved ground had occurred in the 126 years of the residence's existence.

The subsoil conditions encountered in the probe holes and as inferred from the conditions at nearby sites consisted of stiff lean clay with limestone fragments. This material has been interpreted as fill. However, judging from the high resistance encountered in the soil during hand auger probing, the material was judged to be a compact fill. This material should be suitable for supporting a safe bearing pressure of at least 3000 psf which should be adequate for the support of the deck footings.

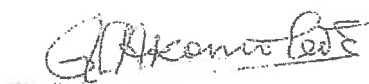
### Conclusions and Recommendations

Judging from the subsoil condition exposed by the hand auger probing, the stable rear yard ground and the generally stable rear stone retaining wall, it is our conclusion that the existing deck footings as constructed should be suitable for supporting the deck post. The writer, therefore, recommends that these deck post footings be approved as constructed. However, due to the significant height of the deck (22') above the rear yard, additional cross bracings should be installed above the concrete piers to increase the rigidity and the overall stability of the deck. The cross bracing should run north – south and east – west from the top of each post to within about 1' above the concrete piers supporting the posts as shown in the attached sketch.

We trust the content of the above report meets your present needs and we assure you of our best attention at all times. Please call the writer if you have any comments or questions.

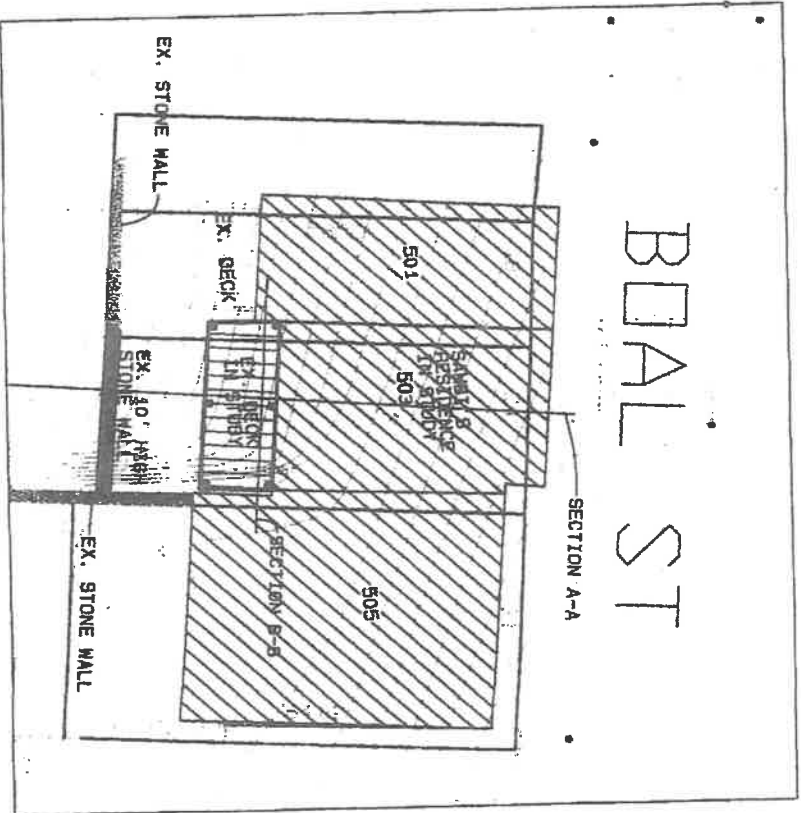
Respectfully submitted,

**ULTRA TECHNIC SERVICES, INC.**



Dr. Olusegun G. Akomolade, P.E., PhD  
President/Chief Geotechnical Engineer

# BOAL ST



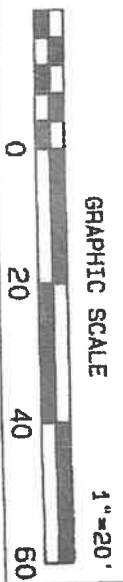
ULTRA TECHNIC CONSTRUCTION, LLC  
6531 WEST CHESTER ROAD,  
WEST CHESTER, OH 45069  
MANJIT SAMBI RESIDENCE  
503 BOAL STREET  
CINCINNATI OHIO 45202

GEOTECHNICAL EVALUATION OF  
EXISTING DECK FOOTINGS

DWG BY: OBA DATE: 12-07-16

## SITE PLAN

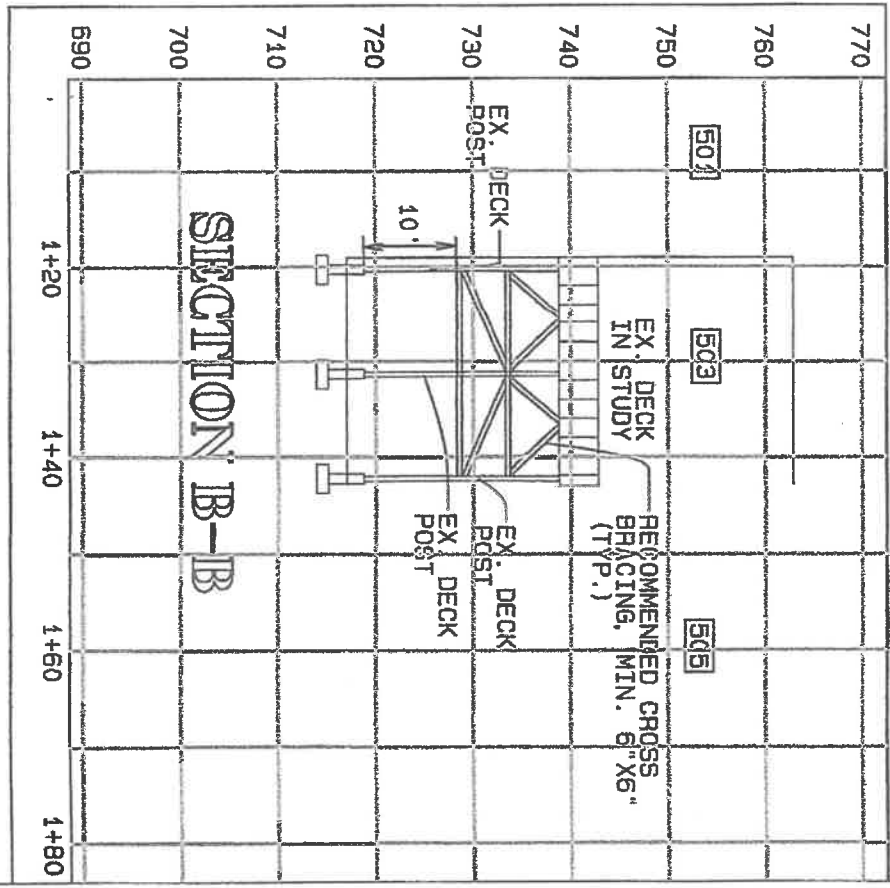
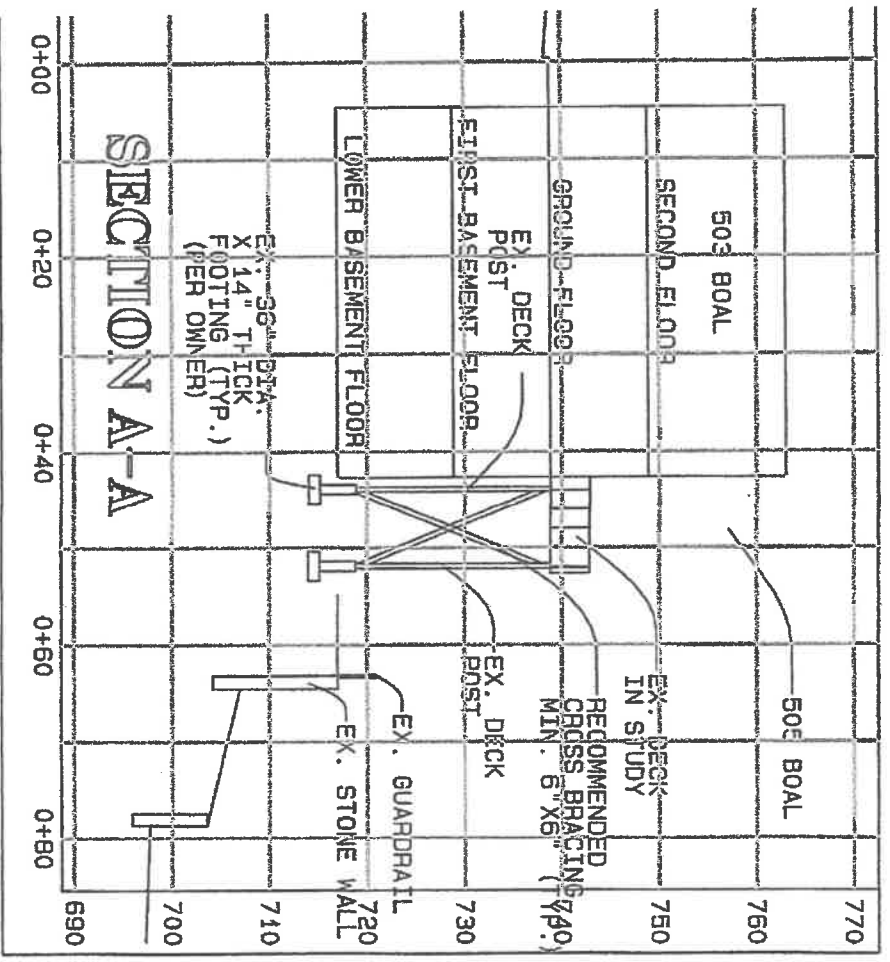
(BASED ON CADTS)



TECHNIC CONSTRUCTION, LLC  
 1 WEST CHESTER ROAD,  
 T CHESTER, OH 45069  
 JANUIT SAMBI RESIDENCE



MDONS STRUCTURES



CITY OF CINCINNATI  
DEPARTMENT OF CITY PLANNING  
BUILDINGS AND INSPECTIONS DIVISION  
**STATEMENT OF SPECIAL INSPECTIONS**

**LOCATION:** 503 BOAL STREET, CINCINNATI, OH 45202

**PERMIT APPLICATION NUMBER:** \_\_\_\_\_  
(by City)

Because of the complexity, size, or special conditions associated with this project, the special inspections checked under "REQ" on the attached schedule are to be provided by the owner or owner's agent, other than the contractor, as required by Section 1704.1.1 of the Ohio Building Code (OBC).

Please indicate the inspection agent performing the specific inspections, the Inspection Coordinator who will submit the reports required by Section 1704.1.2 OBC and the extent of inspection services if other than full-time.

This *Statement of Special Inspections* shall be submitted as a condition for permit issuance. It includes a Schedule of Special Inspections applicable to this project as well as the name of the special inspectors, and the identity of other testing laboratories or agencies intended to be retained for conducting these inspections. Special Inspectors and testing agency personnel shall be under the direct supervision of a registered design professional who shall sign inspection reports; otherwise the qualifications of the person performing the inspections shall be submitted to the Department for acceptance.

An overall inspection coordinator shall keep records of all inspections and tests and shall furnish such reports to the code official and to the design professional of record. All discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the code official and the design professional of record. Interim reports shall be submitted to the code official and the design professional of record monthly, unless more frequent submissions are requested by the code official.

During the course of construction, additional third party inspections may be required in addition to those specified in the attached schedule if conditions warrant.

\_\_\_\_\_  
Date

\_\_\_\_\_  
P.E. or R.A.

## SCHEDULE OF SPECIAL INSPECTIONS

ITEM	REQ.	INSP. AGENCY	SCOPE
<b>1. Soils and foundations (1704.7) Geotech Inv.</b>			
a) shallow foundations	✓	ULTRA TECHNIC SERV.	PROBE-HOLES / EXCAVATION
b) controlled structural fill			
c) deep foundations/piles/caissons/piers			
d) excavation/fill	✓	ULTRA TECHNIC SERV.	SITE INSPECTION / REBAR/CUR
e) soil stability/landslide			
<b>2. Concrete (1704.4)</b>			
<b>A. Cast-in-place concrete</b>			
a) mix design			
b) material certification			
c) reinforcement & installation			
d) post-tensioning operation			
e) batching plant			
f) formwork geometry			
g) concrete placement			
h) evaluation of concrete strength			
i) curing & protection			
j) other			
<b>B. Pre-cast Concrete</b>			
a) plant certification / quality control procedures			
b) mix design			
c) material certification			
d) reinforcement installation			
e) pre-stress operations			
f) connections / embedded items			
g) form work geometry			
h) concrete placement			
i) evaluation of concrete strength			
j) curing protection			
k) erected pre-cast elements			
l) other			
<b>3. Masonry (1704.5)</b>			
a) material certification			
b) mixing of mortar and grout			
c) installation of masonry			
d) reinforcement installation			
e) grouting operations			
f) weather protection			
g) evaluation of masonry strength			
h) anchors and ties			
i) other			
<b>4. Steel (1704.3)</b>			
<b>A. Structural Steel</b>			
a) fabricator certification/quality control procedures			
b) material certification			
c) open web steel joists			
d) bolting			
e) welding			
f) shear connectors			
g) structural details			
h) metal deck			

## SCHEDULE OF SPECIAL INSPECTIONS

ITEM	REQ.	INSP. AGENCY	SCOPE
<b>4. Steel</b>			
<b>B. Cold Formed Steel Framing</b>			
a) member sizes			
b) material thickness			
c) material properties			
d) mechanical connections			
e) welding			
f) framing details			
g) other			
<b>5. Spray Applied Fire-Resistant Material (1704.11)</b>			
a) material specifications			
b) laboratory tested fire-resistance design			
c) schedule of thickness			
d) surface preparation			
e) application			
f) curing and ambient condition			
g) thickness			
h) density			
i) bond strength			
j) other			
<b>6. Wood Construction (1704.6)</b>			
a) fabricator certification			
b) material grading			
c) connections			
d) framing details	✓	ULTRA MECHANIC SERV.	REVIEW / INSPECTION OF FRAMING
e) other			
<b>7. EIFS (1704.12)</b>			
a) material submittals			
b) condition of substrate			
c) application of foam plastic board			
d) application of coatings			
e) application of mesh			
f) curing and ambient condition			
g) flashing and joint details			
h) sealants / caulk			
i) other			
<b>8. Mechanical System</b>			
a) smoke control (1704.14)			
b) mechanical HVAC and piping			
c) other			
<b>9. Special Cases (1704.13)</b>			
<b>10. Other Requirements</b>			

INSPECTION AGENTS	FIRM	ADDRESS
1. Inspection Coordinator (Section 1704.1.2)	ULTRA TECHNICAL SERVICES	6531 WEST CHESTER RD
2. Special Inspector	SAME AS ABOVE	WEST CHESTER, OH 45069
3. Testing Laboratory		
4. Approved Independent Quality Control Agency		
5. Geotechnical Engineer: When required from Part 1 above	SAME AS ABOVE	
6. Other		

### FINAL REPORT OF SPECIAL INSPECTION

To the best of my information, knowledge, and belief, the special inspections required for this project, and itemized in the statement of Special Inspections submitted for permit, have been completed.

The following discrepancies that were outstanding since the last Interim report dated \_\_\_\_\_, have been corrected:

---



---




---

(Attach 8 1/2 x 11 continuation sheet(s) if required to complete the description of corrections.)

Interim reports submitted prior to this report, and numbered \_\_\_\_\_ to \_\_\_\_\_, are to be considered an integral part of this final report.

Respectfully submitted,

  
 \_\_\_\_\_  
 Signature

PRESIDENT  
 \_\_\_\_\_  
 Title

DEPARTMENT OF BUILDINGS AND INSPECTION  
DIVISION OF LICENSES AND PERMITS

**DECLARATION OF CONTRACT  
FOR GEOTECHNICAL ENGINEERING SERVICES**

For excavation and/or fill located at: 503 Boal Street  
Cincinnati, Ohio

I acknowledge that Ultra Technic Services, Inc.

has been retained by: Manjit S. Sambhi  
(Owner/Permittee)

to perform field construction observation and testing to verify that, to the best of our knowledge and belief, the contractor's earthwork is performed in general compliance with the project plans and specifications. We will report discrepancies to the Owner/Permittee with recommendations for correction, and to the City's Excavation and Fill Office, if not so corrected within a reasonable time. Our contract permits us to suitably perform these services under the direction of a registered professional engineer, and a summary report will be submitted upon completion of the work.

Olusegun Gilbert Akomolede, P.E.

(Date) December 7, 2016



Ultra Technic Services, Inc  
6531 West Chester Road  
West Chester, Ohio 45069

I hereby acknowledge that the above named individual or firm is authorized to perform the services described above, and that I will insure prompt compliance with their recommendations

\_\_\_\_\_  
(Owner/Permittee)

\_\_\_\_\_  
(Date)

Received by the City of Cincinnati (Department of Buildings and Inspections)

---

(Signature)

---

(Date)

# Prospect Hill

These are a few visible deck properties in the historic district of Prospect Hill. The majority of buildings are brick and predominant architectural styles Italianate as well as Queen Anne & the French Second Empire styles. The homes have distinct characteristics and charm. The Historic Conservation Board has very specific guidelines for decks in order for residents to enjoy the outdoor living space on their property.

Please refer to the Historic Conservation site for the specific details

4/2017

## **East up Milton Street from Sycamore Street**



310 Milton Street

089-0002-0173-00

Benjamin & Sarah Haggerty

Deck Attached to Front of Home



1627 Mansfield Street

086-0002-0239-00

Jessica Winter

Corner of Milton & Mansfield



**421 Boal Street**

**086-0002-0195-00**

**Steven Tewell & Marlene Feagan**

**3 tier Deck - Newer Construction 2013**



**431 Boal Street**

**086-0002-0204-00**

**Allan Cornelius**

Not so visible from the street. Concerns of a 2-tier deck being attached on a garage. Numerous city violation and referred to as an "open shack and falling down" in 2007.

2013 Building permit to change from garage to a 2 story residence.



**346 Milton Street**

**086-0002-0212-00**

**Mary Pearl Curtis Roundtree**

Deck attached to Front of House

City Violation #B200606235 11/01/06

"Foundation wall on west side of bldg. deteriorating" Still appears to be sinking



**501 Boal Street**

**086-0001-0308-00**

**Donald Linz**

20 foot deck that has lacked any maintenance in years. Recently (2016) 2 additional reinforcements added to existing structure by a handyman.

5 City violations for overgrown weeds and dumping since 2011 yet no concerns for a deck and deteriorating retaining wall that appears to be a safety concern



**503 Boal Street**

**086-0001-0055-00**

**Manjit Sambi**

Deck in review – Same height as adjacent deck



**511 Boal Street**

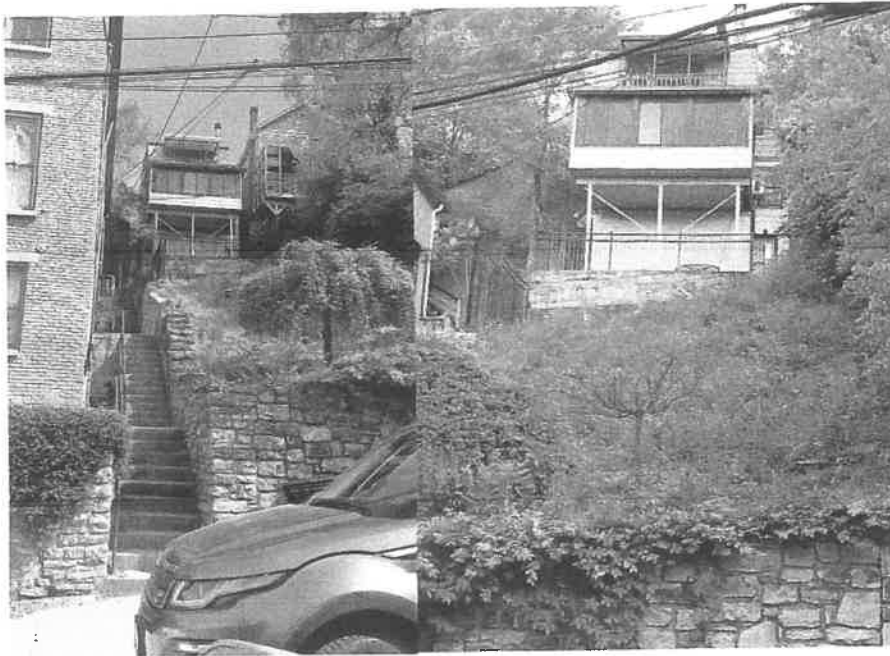
**086-0001-0062-00**

**William & Margaret Coplen**

**Although the deck is not so visible from the street, it is very visible to the rear of the homes on Milton. It lacks attention and maintenance and appear quite unstable.**

**May, 2017 Complaint # B201602897 states, "That the deck is leaning and neighbors worried about it falling". It stated that there was trash along the back with the deck and that no permit obtained. Inspector James Ross issued no violations.**

**Photo shows such poor condition and instability**



**517 Boal Street**

**086-0001-0066-00**

**Ronald & Charlotte LaNier**

Appears as an enclosed and covered deck.

Permit applied for #2011P03177  
on 5/5/2011 Expired



**519 Boal Street**

**086-0001-0067-00**

**Michael & Leah Spurrier**

Permit 2013P05696 7/23/2013 Filed for permit to  
tear down deck and build a larger one with  
pergola? No COA located Closed?

**West down Corporation Alley from Highland Avenue**



539 Milton Street

086-0001-0039-00

Ivan & Kathleen Tamarkin

Newer deck addition – no permit nor  
COA

Deck not seen on ariel view auditors  
site 2007



537 Milton Street

086-0001-0040-00

John Ortman

Deck does not appear maintained



535 A,B,C Milton Street

086-0001-0381-00

John Williams



533 Milton Street

086-0001-0042-00

Tayhab, LTD

Housing Violation Complaint #B201404312 7/7/2014

Decks in rear of building in terrible condition and pose a serious safety hazard.

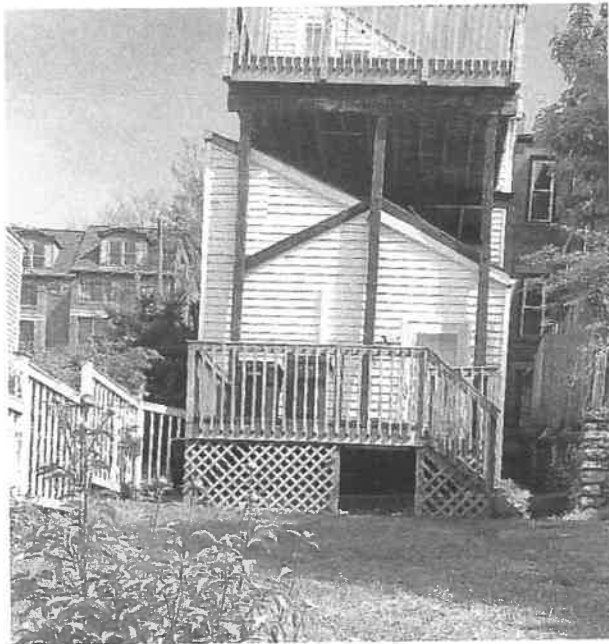


**451 Milton Street**

**086-0002-0298-00**

**Dirk Pruis**

**Newer 2 tier deck – Permit applied for 6/29/2011 #  
2011P04673 COA approved**



**449 Milton Street**

**086-0002-0297-00**

**Steve & Jennifer Theobald**

**2 tier deck with missing wood – appears to lack  
maintenance and upkeep as required**

**Complaint # CC20160517 repair of rotten wood  
and pieces .9/14/2016 Violation CBC Section:  
1117-45 General Maintenance Current photo  
appears that it has not been completed despite  
the complaint/violation being closed**



445 Milton Street

086-0002-0295-00

Andrew & Patricia Olding



435 Milton Street

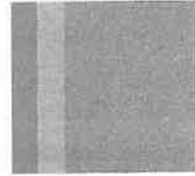
086-0002-0290-00

Tracy Brennan & Jennifer Brady

2 tier deck added - Permit #  
2004P04721

COA Approved

Manjit Sambi  
503 Boal Street  
Cincinnati, Ohio 45202-6801



April 30, 2017

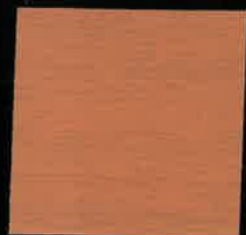
Manjit S Sambi  
503 Boal Street  
Cincinnati Ohio 45202

RE: Variance Request for Parcel 086-0001-0055-00  
Address 503 Boal Street / Prospect Hill/ Over the Rhine Overlay

Potential Witness List for Zoning/Historic Review Hearing: Scheduled Date: May 8, 2017

1. Manjit Sambi
2. Brenda Sambi
3. Jason Sambi
4. Ramneesh Sambi
5. Megan Edwards
6. John Avery
7. Brian Nash
8. Dr. Olusegun Akomolede
9. Bob Morton
10. Gailene Hill
11. Thomas Beridon
12. Paul Ross
13. Eugene Lackey
14. Seth Currier
15. Sandi Radlove





Royal Hayden ST-136



California Rustic ST-130



Redwood ST-330 ●



Terra Cotta ST-118



Barn Red ST-112



Bordeaux ST-106



Sable ST-135



Chocolate ST-129 ●



Valise ST-123



Russet ST-117 ●



Wood Chip ST-111



Padre Brown ST-105 ●



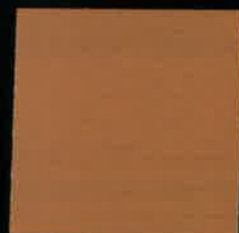
Curry ST-134



Cedar Naturaltone ST-533 ●



Redwood Naturaltone ST-122



Woodbridge ST-116



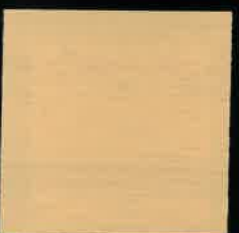
Chestnut ST-110



Cordovan Brown ST-104



Yellow Cream ST-133



Beach Beige ST-127



Sandal ST-121



Antique Brass ST-115



Wrangler Brown ST-109



Coffee ST-103



Sea Foam ST-132



Woodland Green ST-126



Ponderosa Green ST-120



Mountain Spruce ST-114



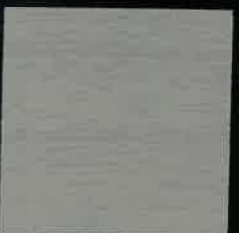
Forest ST-108



Slate ST-102



Powder ST-131



Stonehedge ST-125



Colony Blue ST-119



Gettysburg ST-113



Wedgewood ST-107



Atlantic ST-101

---

---

## APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

---

---

APPLICATION #: ZH20170051/COA2017027  
APPLICANT: Platte Architecture and Design  
OWNER: Model Management (under contract)  
ADDRESS: **1800 Logan Street**  
PARCEL: 0133-0003-0090  
ZONING: CC-P  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: April 28, 2017  
HEARING DATE: May 8, 2017  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

---

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness to demolish a non-contributing building and to build a parking lot. The parking lot is a conditional use in a CC-P district.

### **Details of Zoning Relief Required:**

- §1409-08: Land Use Regulations list parking facilities in CC-P as a conditional use. A conditional use will be required
- §1425-29(a) Parking lots must provide a perimeter landscape area of at least three feet in width. No perimeter landscaping is provided on the east or north sides. A dimensional variance of 3 feet will be required.

### **Existing Conditions:**

1800 Logan Street is a circa 1986 one story brick building that is set back from the street and is bounded by Logan Street on the west, Elder Street on the south and Campbell Alley on the east. The property is bordered by existing buildings to the north.

### **Proposed Conditions:**

The proposal is to demolish a non-contributing building and build a parking lot containing:

- 3 foot perimeter landscaping along Logan St and Elder Street
- 7 trees in the landscaping
- 4 foot black metal decorative fence along the perimeter on the west, south, and east lot lines.
- A 6 foot privacy fence at the north
- A 6 foot CMU wall (wall remaining from demolished building)

- The lot will have 48 spaces with 4 ADA spaces.



Figure 1: Street view of 1800 Logan Street. Image provided by applicant

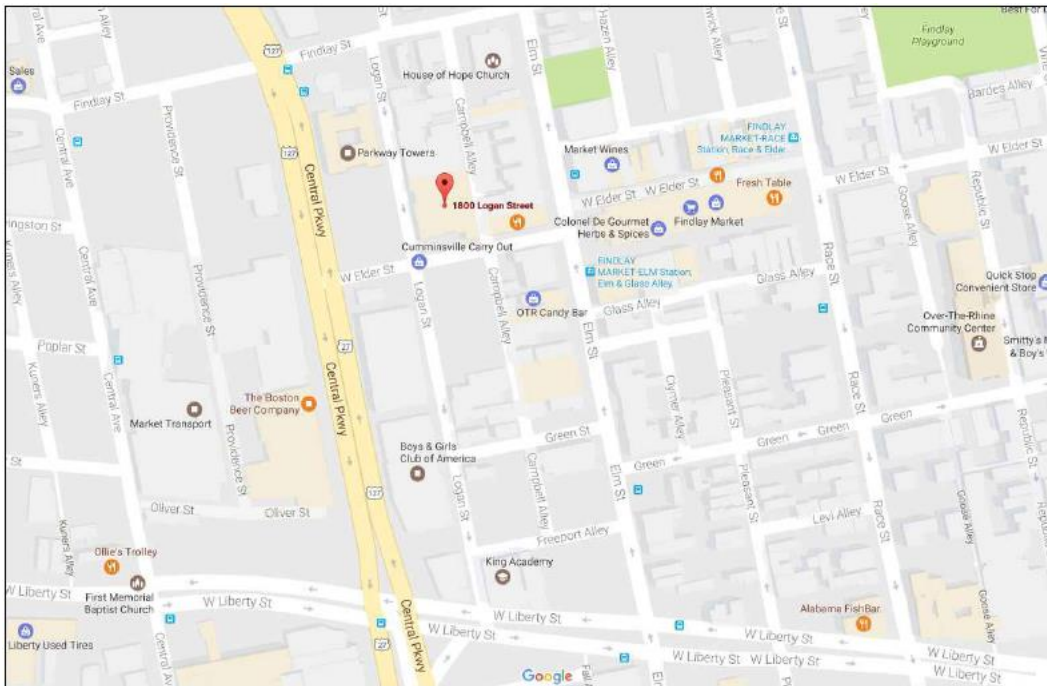


Figure 2: Map of 1800 Logan Street. Map provided by applicant.

**Previous Review:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1409	Development Standards
	Section 1425	Parking Lot Landscaping Standards
Variance Authority:	<a href="#">Section 1445-07</a>	

HCB authority: [Section 1435-05-4](#)  
 Variance Standard: [Section 1445-13](#) General Standards: Public Interest  
                           [Section 1445-15](#) Standards for Variances  
 Overlays: [Section 1435](#) Historic Preservation  
 Historic District/Reg: Over the Rhine Historic District  
 COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Analysis:**

The applicant is requesting to build a parking lot which requires a Conditional Use permit in the CC-P zoning district. The applicant meets the requirements for the number of trees per Section 1425-29, which requires 1 tree per every 10 spaces. The applicants are providing 7 trees. The applicant is providing 3 foot landscaping along the public street perimeter lines, however is not providing it along the alley way or the north property line. Staff is supportive of this design as the applicants have provided landscaping along the public street right-of-ways and have provided screening with solid fences along the north to block the view of the parking lot from the adjacent yards. This provides more privacy and prevents access to the yards more so than a 3 foot landscape buffer would have done. If the applicants were required to put in a 3 foot landscaping buffer along the alley, parking spaces would be lost. The design maximizes the spaces on the lot while trying to meet the intentions of the zoning code by providing landscaping along the streets.

The applicants are proposing entrance and exit along Logan Street and Findlay Street so that primary circulation is contained on the lot rather than requiring use of the side streets. Department of Transportation Engineering preferred the proposed layout.

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is CC-P. A parking lot needs a conditional use in the CC-P zone. The property has parking lots adjacent to it to the west, south and southwest.*
  
- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work substantially conforms to the guidelines for the district. (Refer to Certificate of Appropriateness review below)*
  
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to Plan Cincinnati in providing parking at the perimeter of a commercial district and clusters the parking together behind*

*buildings. While this property fronts onto streets, the main focus of buildings in this district is either onto Central Parkway or onto Elm.*

- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

*Traffic will not be impacted by demolition or construction of the parking lot. The lot has adequate planned circulation and will provide needed parking to the Findley Market area.*

- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

*The landscape buffering with a 4 foot fence along the street and sidewalks provides a good buffer between the parked cars and the pedestrians. The 6 foot privacy fence and walls provides better buffering than required perimeter landscaping as it prevents physical and visual access into the yards of the adjacent houses. Lighting will be at the center of the lot and not adjacent to the existing buildings. As there are no windows on the south faces of the adjacent buildings, the lights should not have an impact on the adjacent properties.*

- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

*The landscape buffering with a 4 foot fence along the street and sidewalks provides a good buffer between the parked cars and the pedestrians. The 6 foot privacy fence and walls provides better buffering than required perimeter landscaping as it prevents physical and visual access into the yards of the adjacent houses.*

- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable.*

- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

*While parking lots are not a highly desirable visual use in urban neighborhoods, they are a necessity to be able to provide the parking for uses and residences. As the Findley Market area is continuing to redevelop so is the parking demand and parking requirements for the new uses. Selecting appropriate locations for parking that does not disrupt primary streetscapes or sacrifices historic buildings is key. The building being demolished is a non-contributing building and the location is an area that is already surrounded by parking lots. The buildings that surround the lot are oriented to other streets.*

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*The demolition of the building will provide more light and access to air to the properties on the north and east. The applicants are proposing privacy walls and fences at these locations to make sure that privacy is maintained to these yards.*
- k. **Blight.** The elimination or avoidance of blight.  
*Not applicable*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed demolition will provide more parking to an area that is in need of parking, which will provide the opportunity for more visitor capacity to the Market and neighboring businesses and residences, including buildings owned by the applicant.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes will likely decrease as a building will be removed from the lot. .*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed establishment as paid parking will provide an income to the property owner.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

**Standards for Variances per Section 1435-05-4**

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

*The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The proposed parking lot is in an area that does not have a strong streetscape and it is adjacent to other parking facilities. The parking supports and is financed through funding associated with a significant reinvestment in the properties to the east facing Elm Street.*

- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

*The denial of the parking lot will not deprive the owner of all deprivation of economic uses of the property.*

### **Certificate of Appropriateness Review**

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for demolition and for parking lots.

Supplemental Demolition Guidelines for the Over-the-Rhine Historic District:

1. The Historic Conservation Board, when acting on any application for a Certificate of Appropriateness seeking approval of demolition, may:
2. Approve the demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board.

*The building is listed as a non-contributing building. It was built in 1986 and while the building is brick it does not meet the current standards for infill new construction. The building is not contributing to the architecture or character of the district and its location is such that there is not a substantial streetscape that the building is a part of. The building is located next to other parking lots.*

#### **B. Specific Guidelines**

1. Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

*The parking lot is screened from the public streets with a 3 foot planting area and trees with 4 foot tall black metal decorative fence. There are trees spaces and appropriate distances to create a screen and buffer while still providing views in the parking lot for safety.*

*The applicants have also provided solid privacy fence and wall along the north side to create a buffer, privacy and protection to neighboring yards and properties.*

**Other Considerations:**

**Prehearing Results:** April 19, 2017. The applicant and representatives from Over-the-Rhine Infill Committee were present. The infill committee doesn't have objections to the application.

**Comments Provided to Staff:** NA

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

- A. **APPROVE** - §1409-08 - **Conditional Use** - per plans submitted by Platte Architecture and Design submitted 4.19.2017 to allow a landscaped surface parking lot.
- B. **APPROVE** - §1425-29(a) - **Dimensional Variance** - per plans submitted by Platte Architecture and Design submitted 4.19.2017 to allow for landscape perimeters along Logan Street and Elder Street, but not along Campbell Alley or the north property line.
- C. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - 2. The applicants have provided 6 foot privacy walls and fences to properties at the north rather than landscape buffering in order to provide privacy and limit physical access to the yards of these properties.

**II. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for the demolition of a non-contributing building the construction of a parking per plans submitted by Platte Architecture and Design submitted 4.19.2017 with the following conditions
  - 1. The curb cuts on Logan Street and Elder Street must get DOTE approval.
  - 2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
  - 2. The building is a non-contributing building that does not meet the current infill standards.
  - 3. The demolition of the building will not adversely affect the streetscape.
  - 4. The property is adjacent to 3 other parking lots.

Date: 03-21-2017

Location: 1800 Logan Street

Request: demo of non-contributing building

Zoning District: CC-P Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: Platte Architecture and Design

Address: 202 Elder Street, Cincinnati OH

Dear: Mr. Field

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is in a Historic Conservation Overlay Zone and is demolition of a non-contributing building. Attached to this letter is a copy of the Certificate of Appropriateness Application and the required documents. Please submit 3 copies of the application and the Documents Required that are checked. When you submit the copies of the application, the Documents Required Sheet must be submitted as well.

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1409-08: Land Use Regulations list parking facilities in CC-P as a conditional use. A conditional use will be required

1425-29: Parking Lot Landscaping. One tree, two inches or more in caliper, must be planted for every ten parking spaces. This will require a numerical variance of 5 since 51 parking spaces are being provided.

1425-29 (a: ) Parking lots must provide a perimeter landscape area of at least three feet in width. This will require a numerical. No perimeter is being proposed so a dimension variance of 3 feet will be required.

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at <http://www.cincinnati-oh.gov/buildings/zoning-administration/>.

If you have any questions regarding the zoning hearing process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit [www.cincinnati-oh.gov/boards](http://www.cincinnati-oh.gov/boards) - select Zoning Hearing Examiner.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson  
Urban Conservator  
(p): 513-352-4848  
(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

## CINCINNATI'S HISTORIC CONSERVATION OFFICE

### Certificate of Appropriateness- Documents Required for Review

**Historic Conservation Board Review- Application Requirements 3 complete hard copies and a digital copy provided on CD or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

- Adjudication Letter from Historic Conservation Office.
- COA Application form
- A letter/narrative statement of intent and how the project meets the applicable guidelines
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from the owner if a tenant applicant
- Hard copies of supporting documents at the time of the application. Drawings format of 11x17 or 12x18 is preferred.
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a new digital copy in pdf or jpeg (if changes occurred to the initial submission) for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.

#### Staff Review- Application Requirements

- COA Application form
- The Hamilton County auditors record, a copy of your or other documentation showing ownership of the property
- A letter of permission to do alterations if a tenant applicant
- Any applicable drawings or materials

#### Required for all New Construction, Major Alterations and Additions (including decks)

Site plans, elevations and/or perspectives, drawn at a scale with detail to show the location of improvements on the site and the architectural design and exterior appearance of buildings and structures on the site. These drawings and submission must include the following information (unless waived by the Urban Conservator):

- An index of drawings located on the first sheet
- A scale (graphic required)
- North arrows and Elevations labeled with NSEW, front side and rear labels
- Context Map showing the building and context
- Existing and proposed site plan including, north arrow, street names, building footprints, parcel lines, and setback dimensions from all property lines labeled
- All properties and their structures immediately adjacent to the site must also be included in the site plan; a site section and/or site elevations, including any adjacent properties, may be required for new construction.
- Existing and proposed elevation drawings, floor plans, roof plans (with chimney locations)
- Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
- Driveways, sidewalks, walkways, terraces, and other paved surfaces;
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;

- Proposed materials, textures, and colors. If the material is not a common material the applicant may be required to include samples of materials or color samples.
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions and show drainage
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project- Consult with the Urban Conservator on what will be required for your project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials upon request
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Number of residential units and /or square feet of commercial space

**Demolition (full or partial)**

- Demolition Case Sheet unless otherwise not required by the Urban Conservator

**Variance/Condition Use/Special Exemption**

- Zoning Relief Application
- Written statement explaining how your project meets the standards for all relief requested.
- All required documents listed in the Zoning Relief Application

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [urban.conservator@cincinnati-oh.gov](mailto:urban.conservator@cincinnati-oh.gov)**

*\* Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator.*

# PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

March 22, 2017

Beth Johnson  
Urban Conservator – City of Cincinnati

## **1800 Logan St / 214-218 W Elder St COA Application Statement, Demolition Case Sheet, Zoning Relief Application Statement**

Dear Ms. Johnson,

As requested, we are submitting a COA application as well as a Zoning Relief Application to your office regarding our proposed work at 1800 Logan St/ 214-218 W Elder St. We are seeking permission to demolish the existing, non-historic, non-contributing structure at this address, and install a temporary parking lot, that will support ongoing redevelopment in the area – including the current scattered-site Market Square Phase 2 project. The parking lot will be a temporary construction, and will be replaced in 3-5 years. At that time, either a permanent structured parking garage will take its place on this site, or a new structured garage will be located in a nearby location (in which case this lot would be redeveloped with new infill mixed-use construction).

### COA Application Statement:

As mentioned above, the use of this site as a parking lot is a temporary solution, to be replaced in 3-5 years. During this time period, we feel that while the proposed parking lot does not necessarily meet the full regulations of the Zoning Code (see below for Zoning Relief statement) it's use as a parking facility and support of ongoing development around Findlay Market is significant. As such, we feel that the design, which does not include certain pieces of landscaping, is still appropriate for this particular urban area.

### Demolition Case Sheet:

While the existing structure at 1800 Logan St. exists in a historic district, the structure itself is non-contributing according to the Over the Rhine Historic Guidelines. Thus, the demolition of this site will not negatively impact the historic fabric of the area. The existing structure features steel lintels, brick walls, and glass block windows. The construction does not necessarily compliment the historic Italianate fabric of the neighborhood.

### Zoning Relief Application Statement:

We are requesting several Zoning Reliefs:

- Our proposal includes the temporary development of this property as a parking lot. Per the zoning code of the City of Cincinnati (1409-08): Land use regulations list parking facilities in CC-P districts as a conditional use. We are requesting a **conditional use** be granted for the use of this site as a temporary parking facility in a CC-P district.
- Per the zoning code of the City of Cincinnati (1425-29): Parking Lot Landscaping. One tree, two inches or more in caliper, must be planted for every ten parking spaces. This would require 5 trees be provided on our site. Since the parking lot will only exist for 3-5 years, we are requesting a **variance** to not provide the required 5 new site trees.

# PLATTE

architecture + design

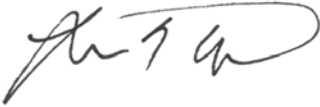
---

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

- Per the zoning code of the City of Cincinnati (1425-29 (a)): Parking lots must provide a perimeter landscape area of at least three feet in width. We are proposing to line the parking lot with a low fence, but are not proposing any additional landscaping (beyond what exists already). Given the temporary nature of the lot, and given our intent to support current development to the greatest extent possible until a structured parking facility is put into service, we are requesting a **variance** to not provide the required 3'-0" buffer.

We are also submitting to you at this time the various plans, cut sheets, and other supporting documents requested in the Certificate of Appropriateness application and Zoning relief application. If you need any additional information from our office, or if you have any questions/concerns in regards to these applications, please do not hesitate to call or email. We look forward to hearing back from you, and to presenting to the HCB.

Sincerely,



LUKE FIELD  
RA | LEED-AP | AIA

**PLATTE**  
architecture + design  
202 W. Elder St. - 4<sup>th</sup> Fl.  
Cincinnati, OH 45202  
[www.plattedesign.com](http://www.plattedesign.com)  
Office: (513) 871-1850 x.1007

# PLATTE

architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

April 19, 2017

Beth Johnson  
Urban Conservator – City of Cincinnati

**1800 Logan St / 214-218 W Elder St**  
**COA Application Statement, Demolition Case Sheet, Zoning Relief Application Statement**

Dear Ms. Johnson,

As requested, we are submitting a COA application as well as a Zoning Relief Application to your office regarding our proposed work at 1800 Logan St/ 214-218 W Elder St. We are seeking permission to demolish the existing, non-historic, non-contributing structure at this address, and install a parking lot that will support ongoing redevelopment in the area – including the current scattered-site Market Square Phase 2 project.

COA Application Statement:

While not ideal in an urban environment, the site is located in an area that already contains a number of such surface lots – as such, we don't think this lot will adversely affect the neighborhood.

Demolition Case Sheet:

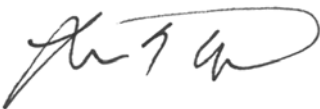
While the existing structure at 1800 Logan St. exists in a historic district, the structure itself is non-contributing according to the Over the Rhine Historic Guidelines. Thus, the demolition of this site will not negatively impact the historic fabric of the area. The existing structure features steel lintels, brick walls, and glass block windows, and does not necessarily compliment the historic Italianate fabric of the neighborhood.

Zoning Relief Application Statement:

Our proposal includes the development of this property as a parking lot. Per the zoning code of the City of Cincinnati (1409-08): Land use regulations list parking facilities in CC-P districts as a conditional use. We are requesting a **conditional use** be granted for the use of this site as a parking facility in a CC-P district.

We are also submitting to you at this time the various plans, cut sheets, and other supporting documents requested in the Certificate of Appropriateness application and Zoning relief application. If you need any additional information from our office, or if you have any questions/concerns in regards to these applications, please do not hesitate to call or email. We look forward to hearing back from you, and to presenting to the HCB.

Sincerely,



LUKE FIELD  
RA | LEED-AP | AIA

**PLATTE**  
architecture + design

202 W. Elder St. - 4<sup>th</sup> Fl.  
Cincinnati, OH 45202  
[www.plattedesign.com](http://www.plattedesign.com)  
Office: (513) 871-1850 x.1007



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am--4 pm  
 (513) 352-4848  
 Beth.Johnson@Cincinnati-OH.gov

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1800-1814 LOGAN ST, 214-218 W. ELDER ST.  
 Hamilton Co. Parcel ID No.: 0133-0003-0090 Zoning District: CC-P  
 Historic District: OTR Overlay District: N/A

APPLICANT INFO  PROPERTY OWNER  OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: PLATTE DESIGN  
 Contact Person (if legal entity): LUKE FIELD  
 Address: 202 W. ELDER ST. 4TH FLOOR  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: (513) 871-1850 x1014 E-mail: LUKE@PLATTEDESIGN.COM

PROPERTY OWNER INFO  SAME AS ABOVE

Name: AZM FINDLAY MARKET LLC  
 Contact Person (if legal entity): JASON CHAMLEE - THE MODEL GROUP  
 Address: 2170 GILBERT AVE.  
 City: CINCINNATI State: OHIO Zip Code: 45206  
 Phone: (513) 559-0048 E-mail: JCHAMLEE@MODELGROUP.NET

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
DEMO OF A NON-HISTORIC STRUCTURE & SUBSEQUENT DEVELOPMENT OF A PARKING LOT TO SUPPORT REDEVELOPMENT IN THE AREA.

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:  
PARKING IS A CONDITIONAL USE IN A CC-P DISTRICT.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.  
 All applications that include requests for zoning relief must include a zoning hearing application.  
 All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: [Signature]

Date: 03-20-2017

# ZONING HEARING EXAMINER

## Application for Zoning Relief

II Centennial Plaza  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202  
Monday- Friday 7:30 am- 4 pm  
513-352-1559

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 1800-1814 LOGAN ST. 214-218 W. ELDER ST. COMMUNITY OTR  
 PARCEL ID(S) 0133-0003-0090  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) O.T.R. HISTORIC  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME PLATE DESIGN CONTACT PERSON (if legal entity) LUKE FIELD  
 ADDRESS 202 W. ELDER ST. 4TH FLOOR CITY CINCINNATI STATE OH ZIP 45202  
 EMAIL LUKE@PLATEDESIGN.COM RELATIONSHIP TO OWNER (if not owner) ARCHITECT  
 TELEPHONE (513)871-1850 x1014


**Section 3. OWNER**  
 NAME AZM HINDAY MARKET LLC CONTACT PERSON (if legal entity) (THE MODEL GROUP) JASON CHAMLEE  
 ADDRESS 2170 GILBERT AVE. CITY CINCINNATI STATE OH ZIP 452010  
 EMAIL CHAMLEE@MODELGROUP.NET RELATIONSHIP TO OWNER (if not owner) PURCHASER  
 TELEPHONE (513) 559-0048

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance     Use Variance     Special Exception     Conditional Use  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)  
DEMO OF A NON-HISTORIC STRUCTURE & SUBSEQUENT DEVELOPMENT OF A PARKING LOT TO SUPPORT REDEVELOPMENT IN THE AREA.

**Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.**  
 You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

**Section 7. SIGNATURE.** The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name MICHELLE RUSH Signature  Date 03/22/2017

# MARKET SQUARE - PHASE 2

## DEMOLITION & PARKING LOT PROPOSAL

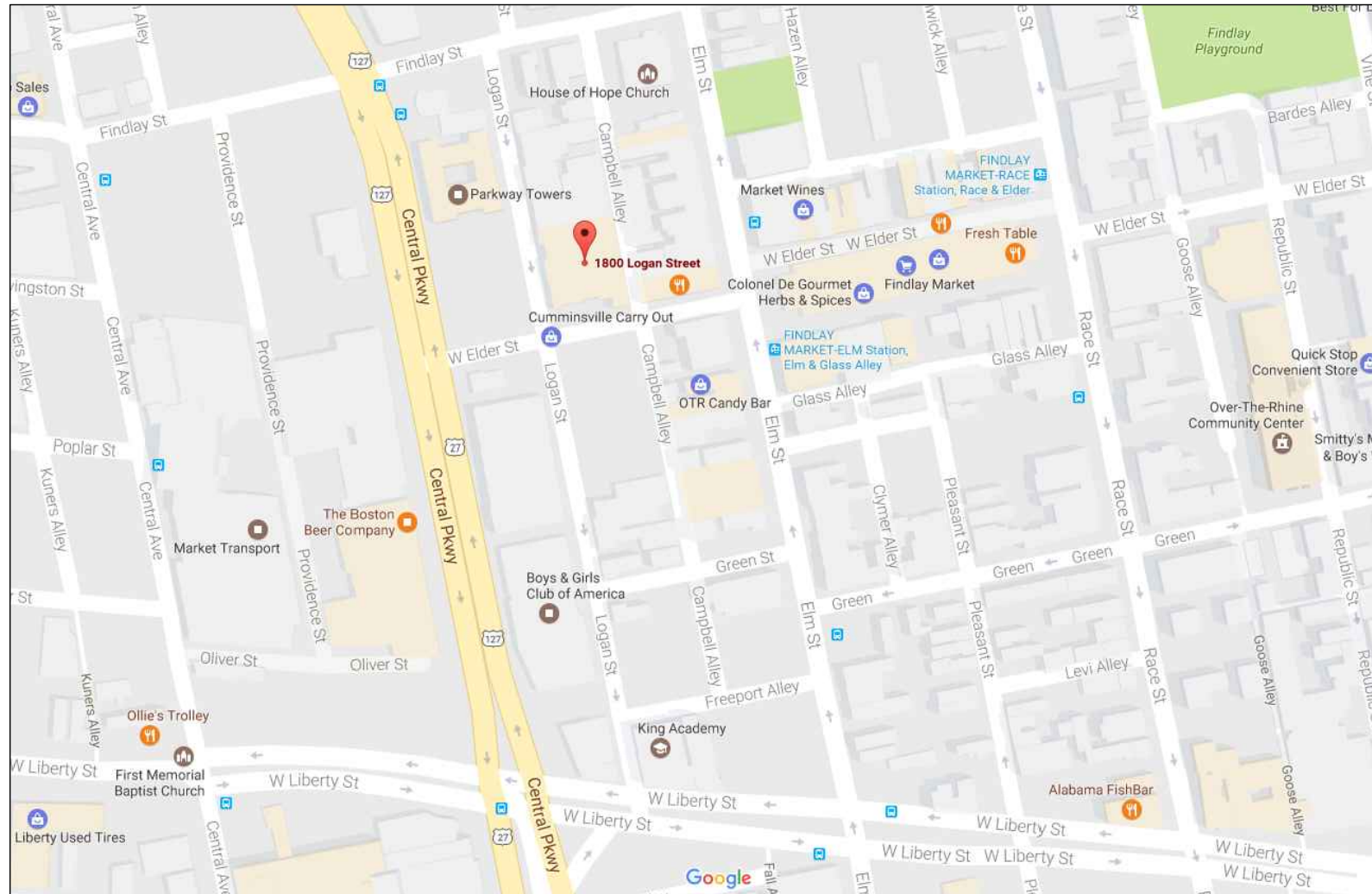
1800-1814 LOGAN ST. / 214-218 W. ELDER ST.  
CINCINNATI, OH. 45202

ARCHITECT

PLATTE ARCHITECTURE + DESIGN  
202 W. ELDER ST., 4TH FLR  
CINCINNATI, OH 45202  
(513) 871-1850

CIVIL ENGINEER

BAYER/BECKER  
1404 RACE STREET STE. 204  
CINCINNATI, OH 45202  
(513) 834-6151



### SHEET LIST

ARCHITECTURAL

- A0 COVER SHEET
- A1 SITE AERIAL IMAGE
- A2 EXISTING CONDITIONS PHOTOS
- A3 SITE DEMOLITION PLAN
- A4 PROPOSED PARKING LAYOUT SITE PLAN

### PROJECT DESCRIPTION

THE PROJECT IS THE DEMOLITION OF AN EXISTING NON-HISTORIC STRUCTURE AT 1800 LOGAN STREET AND SUBSEQUENT DEVELOPMENT OF THE PROPERTY AS A PARKING LOT TO SUPPORT ONGOING REDEVELOPMENT IN THE AREA, INCLUDING THE CURRENT SCATTERED-SITE MARKET SQUARE PHASE 2 PROJECT.

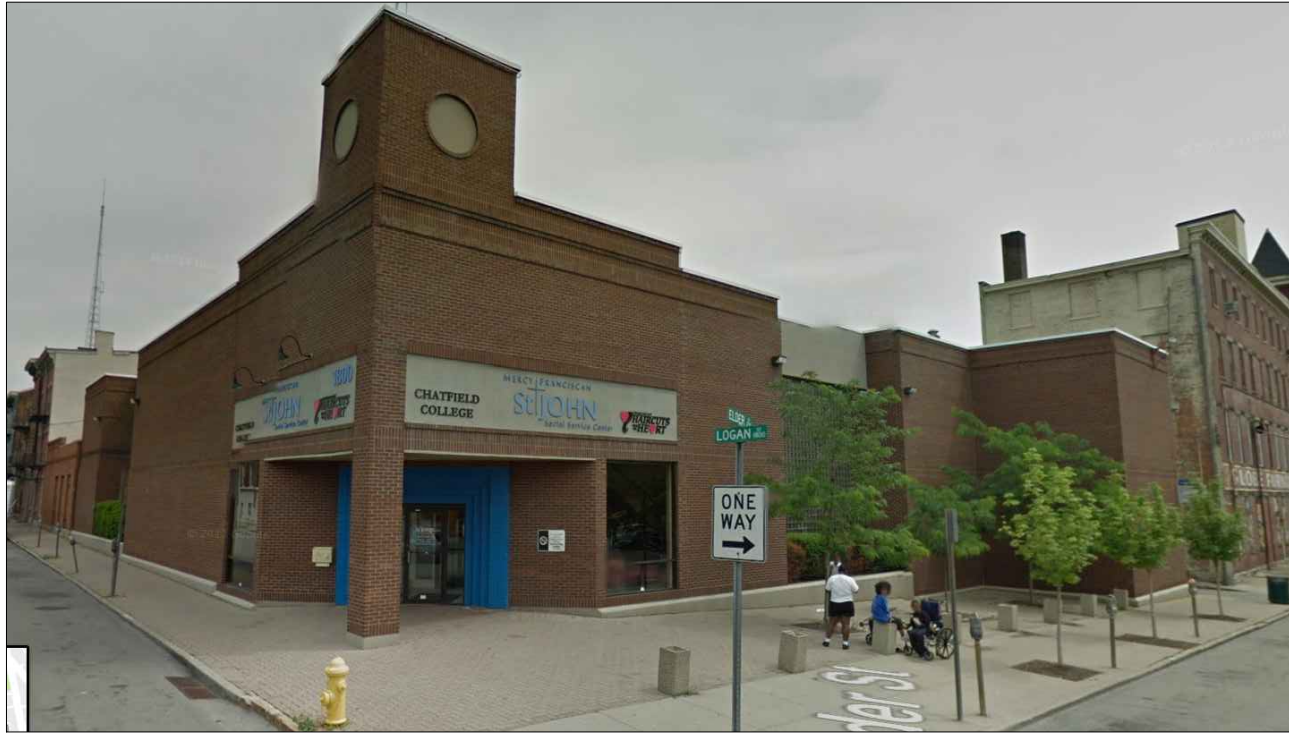




**I** AERIAL IMAGE SHOWING DEMOLITION LOCATION  
NOT TO SCALE

DEMOLITION & PARKING LOT PROPOSAL FOR:  
**MARKET SQUARE - PHASE 2**  
 1800-1814 LOGAN ST. / 214-218 W. ELDER ST.  
 4.19.2017

**PLATTE**  
 architecture + design  
 202 W. ELDER ST. SUITE 400 CINCINNATI, OH 45202  
 WWW.PLATTEDESIGN.COM | T: 513.971.1950 | F: 513.971.1939



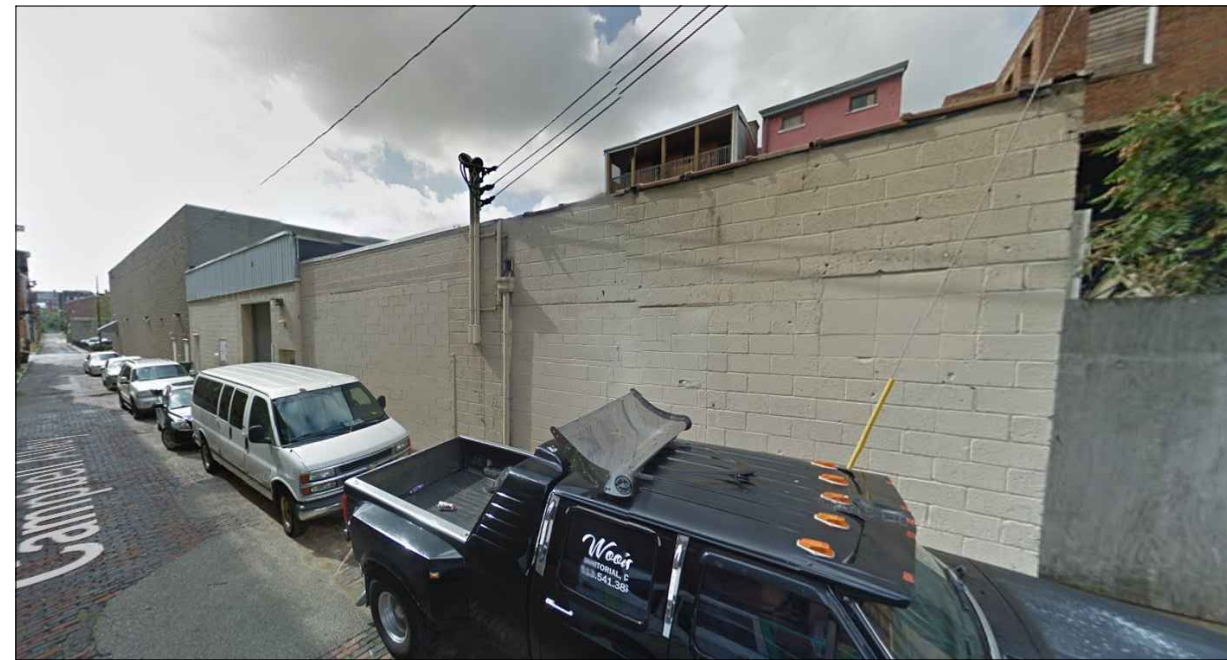
VIEW OF 1800 LOGAN STREET - FROM CORNER OF ELDER AND LOGAN, LOOKING NORTH-EAST



VIEW OF 1800 LOGAN STREET - FROM CORNER OF ELDER AND CAMPBELL, LOOKING NORTH-WEST



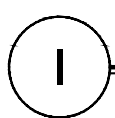
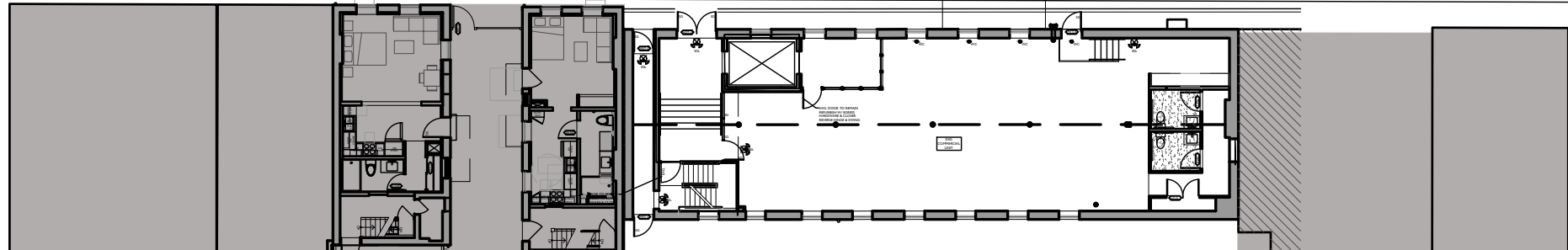
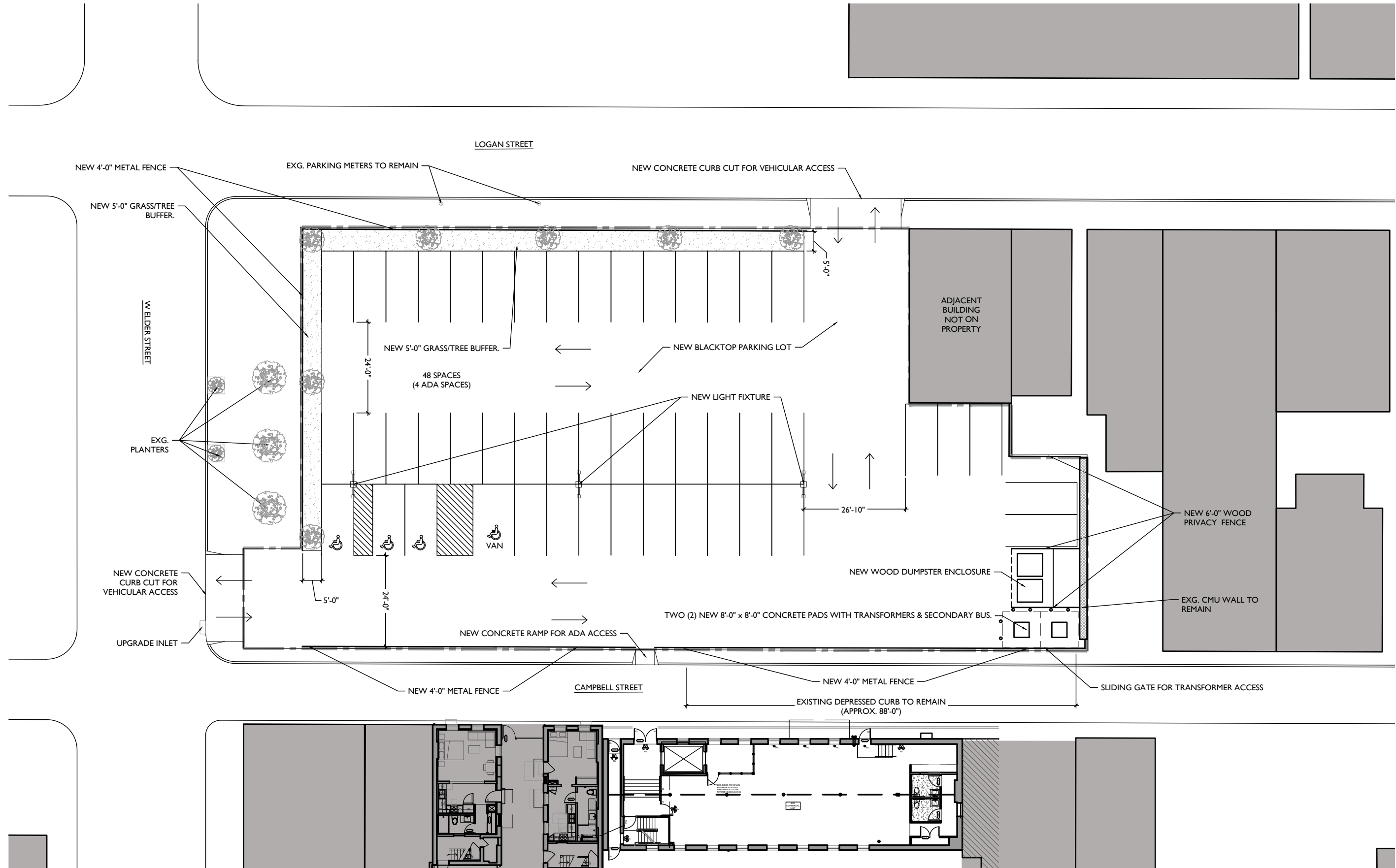
VIEW OF 1800 LOGAN STREET - FROM LOGAN, LOOKING EAST



VIEW OF 1800 LOGAN STREET - FROM CAMPBELL, LOOKING WEST

**I** EXISTING CONDITIONS IMAGES  
NOT TO SCALE

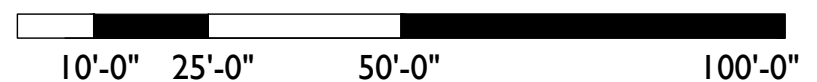




**PROPOSED PARKING LAYOUT SITE PLAN**

1" = 25'-0"

GRAPHIC SCALE:



DEMOLITION & PARKING LOT PROPOSAL FOR:  
**MARKET SQUARE - PHASE 2**  
 1800-1814 LOGAN ST. / 214-218 W. ELDER ST.  
 4.19.2017

**PLATTE**  
 architecture + design  
 202 W. ELDER ST. SUITE 400 CINCINNATI, OH 45202  
 WWW.PLATTEDESIGN.COM | T: 513.971.1980 | F: 513.971.1939

**A4**

# PLATTE

architecture + design

---

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

## LIST OF WITNESS

1. LUKE FIELD – ARCHITECT
2. MATTHEW STOLL – PROJECT DESIGNER
3. MICHELLE RUSH – PROJECT DESIGNER
4. JASON CHANLEE – OWNER REPRESENTATIVE

# PLATTE

architecture + design

---

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

## TENTATIVE PROJECT SCHEDULE

- |               |  |
|---------------|--|
| July 2017     | – Permitting of demolition/Construction complete |
| October 2017  | – Demolition begins                              |
| December 2017 | – Construction begins                            |
| March 2018    | – Parking lot placed in service                  |

**Contract To Purchase  
Commercial-Industrial-Investment**

A product of the

CINCINNATI AREA BOARD OF REALTORS®

Approved by Board Legal Counsel

This is a legally binding contract. If not understood,  
seek legal advice. For real estate advice,  
consult your REALTOR®.



1 NAI BERGMAN  
NAME OF SELLING REALTOR® FIRM  
4695 LAKE FOREST DR., CINCINNATI, OH 45242  
ADDRESS

2 **PROPERTY DESCRIPTION:** The undersigned buyer ("Buyer") offers to purchase from the seller ("Seller") through the undersigned REALTOR® firm ("REALTOR®"), the following described Real Estate ("Real Estate") with improvements and fixtures thereon and with all appurtenant rights, privileges and easements, located in CINCINNATI (City)  
HAMILTON (County), OHIO (State) described as:  
1800 Logan St. (31,702 sf rentable sf) and 1656 Central Pkwy (Parking Lot)

further described in Auditor's Plat Book Number \_\_\_\_\_, Page \_\_\_\_\_, as Parcel(s) 133-0003-0080-00 & 133-0003-0073-00

3 **INCLUDED IN THE SALE:** The Real Estate shall include, without limitation, the following: all electrical, plumbing, heating and air conditioning equipment, if any, except: NO EXCEPTIONS

4 **PERSONAL PROPERTY:** The following items of personal property shall be included: NONE

5 **PRICE AND TERMS:** The purchase price shall be \$ 1,600,000 ALL CASH ("Purchase Price") payable as follows:  
(a) **EARNEST MONEY:** \$ 25,000 ("Earnest Money") to apply toward the Purchase Price and to be deposited by the listing REALTOR® or NAI BERGMAN upon acceptance of this contract ("Contract") in a trust account pending closing ("Closing") on the sale of the Real Estate. In the event that this Contract does not close for any reason other than as agreed, the Earnest Money shall be held by REALTOR® or NAI BERGMAN until Seller, Buyer and REALTOR® mutually agree in writing to its disposition or until such disposition is directed by a court of competent jurisdiction.

(b) **BALANCE:** The balance of the Purchase Price shall be paid by cash or certified, cashier's, attorney or title company trust account check, or by federal wire transfer on date of Closing.

6 **CONTINGENCIES:** The Buyer's obligation to close this transaction is contingent upon the following:  
(a) **FINANCING:** NONE

Buyer agrees to apply for and to make a diligent effort to obtain said financing on or before \_\_\_\_\_ or this Contract shall become null and void at the option of the Seller. Buyer is relying on Buyer's own understanding of financing to be obtained as well as the legal and tax consequences thereof, if any.

(b) **INSPECTIONS:** Buyer's inspection of the Real Estate title, survey, environmental conditions, the roof, mechanical equipment, and **FEASIBILITY AND ZONING** shall be completed within NINETY (90) days ("Inspection Period") of acceptance of this Contract and Buyer shall provide written acceptance of the condition of all such items within the Inspection Period. Seller agrees to provide Purchaser with any and all of the above information, if available (i.e.: survey, title, inspection reports) and shall allow access to real estate at reasonable times for the purpose of conducting all inspections. If Buyer is not satisfied with the results of the inspection(s), then Buyer shall have the option to terminate this Contract by providing written notification to NAI BERGMAN (Listing Firm) within the Inspection Period. If Buyer does not provide said notice, then Buyer shall be deemed to be satisfied with the inspection report(s) and the contingency will be considered waived.

7 **ADDENDUM:** Additional terms and conditions  are  are not set forth as an Addendum attached hereto and made an integral part of this Contract.

8 BUYER'S EXAMINATION: Buyer is relying solely upon Buyer's own examination of the Real Estate and inspections herein required, if any, for its physical condition and character, and the real estate's suitability for Buyer's intended use thereof and not upon any representations by the REALTORS® involved, except for those made by said agents directly to the Buyer in writing.

9 SELLER'S CERTIFICATION: The Real Estate is zoned CC-P (Building) and CC-A (Parking Lot)

[redacted] is [ ] is not [X] located in a flood plain. Seller represents and warrants that to the best of the Seller's knowledge (a) no toxic or hazardous substances or wastes have been disposed upon or released in, on, or from the Real Estate including, but not limited to, asbestos, PCB's, oil and petroleum products; (b) there are not presently nor have there ever been any underground storage tanks or above ground storage tanks located in, on, or under the Real Estate; (c) no City, County, State or Federal orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed; and, (d) a Phase I Environmental Audit [ ] has [X] has not been furnished to the Buyer. REALTOR® makes no representations or warranties concerning the environmental condition of the Real Estate and has relied solely upon the representations and warranties of Seller as set forth herein.

10 CONDITION OF IMPROVEMENTS: Seller agrees that upon delivery of deed, the improvements constituting part of the Real Estate shall be in the same condition as they are on the date of this offer, reasonable wear and tear excepted. Seller shall continue to insure the improvements until Closing naming Buyer as an additional insured as Buyer's interest may appear. In the event of loss before Closing and if such loss shall not be repaired by and at the cost of Seller prior to Closing, the Buyer may elect to accept the property and insurance proceeds, or terminate this Contract, in which latter event Buyer shall be entitled to a return of the Earnest Money.

11 PRORATIONS: Seller shall be responsible to pay all real estate taxes and assessments accrued on the Real Estate through the date of Closing. Real estate taxes, installments of assessments, rents and operating expenses shall be prorated as of the date of Closing. Buyer shall pay all taxes, installments of assessments, and operating expenses which may become due and payable following date of Closing. Any security and/or damage deposits held by Seller shall be transferred to Buyer at Closing. Real estate taxes and assessments will be prorated based on the most recent official tax duplicate as of the date of Closing.

12 CONVEYANCE AND CLOSING: Seller shall be responsible for transfer taxes, conveyance fees, deed preparation; and shall convey marketable title to the Real Estate, with release of dower, by [redacted] [X] LIMITED WARRANTY deed. Such conveyance to take place within THIRTY (30) days of release or waiver of contingencies, (or at such sooner time as mutually agreeable in writing), to the parties hereto, free, clear and unencumbered as of Closing except restrictions, assessments and easements of record which do not adversely affect the use of the Real Estate, except NO EXCEPTION. Seller shall have the right at Closing to pay for the removal of any and all encumbrances or liens out of the proceeds.

13 POSSESSION: Possession shall be given, subject to tenants' rights, upon Closing. Tenants' rights in the Real Estate are:

TIME IS OF THE ESSENCE IN THE PERFORMANCE OF THIS CONTRACT

14 INDEMNITY: Seller and Buyer recognize that the REALTORS® involved in the sale are relying on all information provided herein or supplied by Seller or Seller's sources and/or Buyer or Buyer's sources in connection with the Real Estate, and agree to indemnify and hold harmless the REALTORS®, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any misrepresentation or concealment of facts by Seller or Seller's sources and/or Buyer or Buyer's sources.

15 AGENCY DISCLOSURE: Seller and Buyer acknowledge having reviewed and signed the attached state-mandated Agency Disclosure Statement. If the Real Estate is located in Ohio, Buyer further acknowledges receipt of the Consumer Guide to Agency Relationships.

16 OTHER DISCLOSURES: The following additional disclosures have been provided: NOT REQUIRED IN COMMERCIAL SALE

- Lead-based paint (mandatory for properties built prior to 1978 which contain one or more dwelling units).
- Residential Property Disclosure (mandatory for any property which contains 1-4 dwelling units).
- Other \_\_\_\_\_

17 LISTING SERVICE AUTHORITY: Seller and Buyer authorize REALTOR® to disclose this sales information, including sale price and terms, to any Listing Service to which REALTOR® is a member.

18 GOVERNING LAWS: This Contract shall be governed in accordance with the laws of the state in which the Real Estate is located.

19 SOLE CONTRACT: The parties agree that this Contract constitutes their entire agreement, and that no oral or implied agreement exists. Any amendments to this agreement shall be made in writing, signed by both parties and copies shall be attached to all copies of this original agreement. This offer, when accepted, shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.

20 EXPIRATION AND APPROVAL: This offer shall remain open for acceptance until NOON o'clock  AM  PM CINCINNATI TIME on FEBRUARY 9, 2018, and a signed copy shall be returned to Buyer upon acceptance.

WITNESS: \_\_\_\_\_

BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_ Time: \_\_\_\_\_

N/A  
Name of Buyer's REALTOR® Firm, if any

BUYER: ROBERT L. MARY, VICE PRESIDENT, NASSAU AVENUE INVESTMENTS, LLC  
DATE: 2-9-17 Time: \_\_\_\_\_

21 RECEIPT OF EARNEST MONEY: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ DATE \_\_\_\_\_  
I hereby acknowledge receipt of \$ \_\_\_\_\_ in accordance with the terms herein.

By: \_\_\_\_\_ REALTOR® Firm \_\_\_\_\_

22 COMMISSION: Seller agrees to pay a commission of N/A % of the purchase price to Buyer's Realtor Firm, if any.

23 ACTION BY SELLER: The undersigned Seller has read and fully understands the foregoing offer and hereby  accepts said offer and agrees to convey the Real Estate according to the above terms and conditions,  rejects said offer, or  counteroffers according to the above modifications initiated by Seller, which counteroffer shall become null and void if not accepted in writing on or before \_\_\_\_\_ o'clock (AM) (PM) CINCINNATI TIME \_\_\_\_\_ (Date).

WITNESS: \_\_\_\_\_

SELLER: David D. Hognet

DATE: 2-8-2017 Time: \_\_\_\_\_

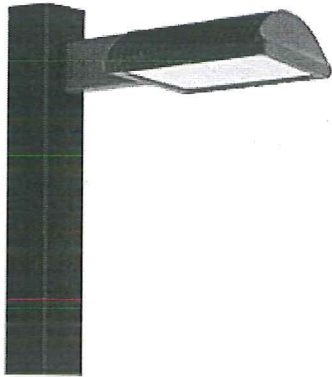
SELLER: David D. Hognet, President  
MEISEL INVESTMENTS

DATE: \_\_\_\_\_ Time: \_\_\_\_\_

24. ASSIGNMENT. BUYER, AT ITS SOLE DISCRETION, CAN ASSIGN CONTRACT TO ONE OF ITS AFFILIATES.

BW  
DDH

# ALED4T150Y



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Replaces up to 400W metal halide. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

**Project:**  
Trevarren Flats

**Type:**  
A

**Prepared By:**  
K. Deines

**Date:**  
08/18/2015

## Driver Info

Type: Constant Current  
120V: 1.31A  
208V: 0.80A  
240V: 0.69A  
277V: 0.60A  
Input Watts: 153W  
Efficiency: 98%

## LED Info

Watts: 150W  
Color Temp: 3000K (Warm)  
Color Accuracy: 81 CRI  
L70 Lifespan: 100,000  
Lumens: 11,352  
Efficacy: 74 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations.

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

#### Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

### LED Characteristics

#### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

#### LEDs:

Multi-chip, high-output, long-life LEDs

#### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

#### Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

#### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

### Construction

#### IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

#### Effective Projected Area:

EPA = 0.75

#### Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

#### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

#### Thermal Management:

Superior thermal management with external Air-Flow fins.

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm.

#### Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

#### Reflector:

Specular vacuum-metallized polycarbonate

#### Gaskets:

High-temperature silicone gaskets

### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

#### Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

#### For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

### Electrical

#### Drivers:

Two Drivers, Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

#### THD:

6% at 120V, 11.4% at 277V

#### Surge Protection:

4kV

### Optical

#### Replacement:

The ALED150 replaces 400W Metal Halide Area Lights.

#### BUG Rating:

B1 U0 G2

## Technical Specifications (continued)

### Other

#### California Title 24:

See ALED4T150/D10, ALED4T150/BL, ALED4T150/PCS, ALED4T150/PCS2, or ALED4T150/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

#### Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

#### Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

#### Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

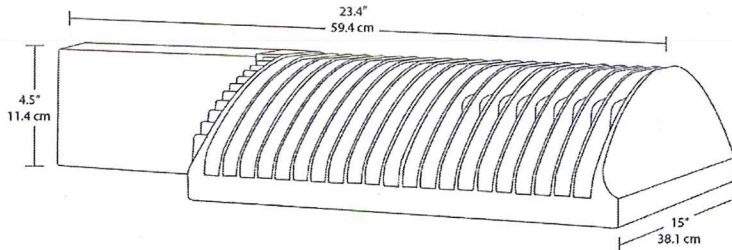
#### Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

#### GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

### Dimensions



### Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

### Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	150 = 150W	= Arm	= Cool	= Bronze	= 120-277V	= No Photocell	= No Dimming	= No B i-Level
	3T = Type III	125 = 125W	SF = Slipfilter	Y = Warm	W = White	/480 = 480V	/PC = 120V Button	/D10 = Dimmable	/BL = Bi-Level
	4T = Type IV	105 = 105W		N = Neutral	RG = Gray		/PC2 = 277V Button		
							/PCS = 120V Swivel		
							/PCS2 = 277V Swivel		
							/PCT = 120-277V Twistlock		
							/PCS4 = 480V Swivel		
							/PCT4 = 480V Twistlock		

## Finish:

Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

## Materials:

All Signature Collection railing components are extruded from Ultrum™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every railing system is assembled with stainless steel, corrosion resistant fasteners. Signature Collection posts come in a variety of thicknesses. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

## Environmentally Responsible

Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.

## Ultra Aluminum Lifetime Warranty

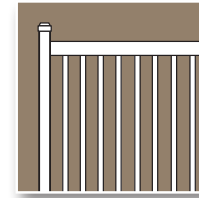
Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. **Visit our website for more information and a copy of the warranty.**

## Railing Specifications

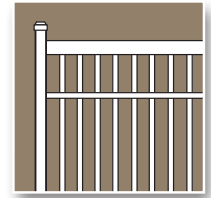
Components	Commercial	Commercial Continuous
<b>Square Picket</b>	¼" Sq. x .055 Thickness	¼" Sq. x .055 Thickness
<b>Monticello Balluster Round</b>	¾" Round x .070 Thickness	¾" Round x .070 Thickness
<b>Hand Rail Top Cap Franklin</b>	1.337 H x 2.250 W 0.080 Thickness	1.700 H x 2.250 W 0.080 Thickness
<b>Jefferson</b>	1.337 H x 2.250 W 0.080 Thickness	1.692 H x 2.250 W 0.080 Thickness
<b>Madison</b>	1.601 H x 2.000 W 0.080 Thickness	2.050 H x 2.500 W 0.080 Thickness
<b>Hamilton</b>	2.488 H x 1.716 W 0.080 Thickness	2.491 H x 2.078 W 0.080 Thickness
<b>Bottom Rail</b>	1.305 H x 1.352 W 0.070 Thickness	1.305 H x 1.352 W 0.070 Thickness
<b>Boss Screw Posts</b>	2" x 2" x 0.080	2" x 2" x 0.080
	2" x 2" x 0.125	2" x 2" x 0.125
	2½" x 2½" x 0.100	
	3" x 3" x 0.125	
<b>Spacing Between Pickets</b>	3 ⅝" (1 ⅜" Available)	3 ⅝" (1 ⅜" Available)
<b>Post Spacing</b>	72 ½" on Center Based on 2" Post (8' Wide Available)	72 ½" on Center Based on 2" Post (8' Wide Available)
<b>Heights Available</b>	36" & 42"	36" & 42"
<b>Signature Columns</b>	6" x 6" Round or Square 0.100 Thickness	6" x 6" Round or Square 0.100 Thickness
	8" x 8" Round or Square 0.100 Thickness	8" x 8" Round or Square 0.100 Thickness

## Design Options

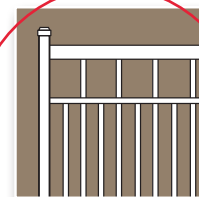
Signature has more handrail designs than most of our competitors, with a profile and color to fit all types of architecture.



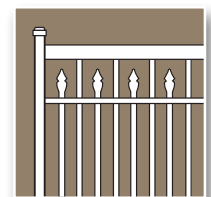
UAR-200 2R Two Rail



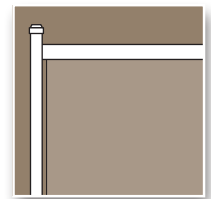
UAR-200 3R Three Rail



UAR-250-3R Three Rail

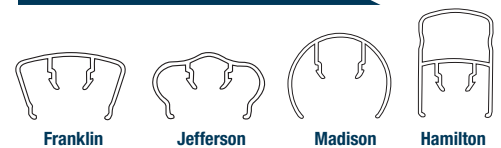


UAR-250-3RS Three Rail with Spears



Signature Glass Railing

## Profile Options



Franklin

Jefferson

Madison

Hamilton

## Colors

Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.



Colors shown represent an approximate comparison and may vary slightly from actual product color.

---

---

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

---

APPLICATION #: [REDACTED]  
APPLICANT: New Republic Architecture  
OWNER: 3CDC  
ADDRESS: **1614 Elm Street**  
PARCELS: 094-0008-0010  
ZONING: RM 1.2 (Residential Multi-family)/Historic District Overlay  
OVERLAYS: Over-the-Rhine  
COMMUNITY: Over-the-Rhine  
REPORT DATE: April 28, 2017  
HEARING DATE: May 8, 2017  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

---

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to demolish the building due structural failure and cost prohibitive to rehabilitate the building.

### **Existing Conditions:**

The project location is 1614 Elm Street. The building is listed as a contributing building in the Over-the-Rhine Historic District. It is a circa 1865 Greek Revival frame two story building that has had many alterations. The building has multiple layers of replacement siding and non-original doors and windows.



Figure 1: 1614 Elm Street. Image from Google Street Views.

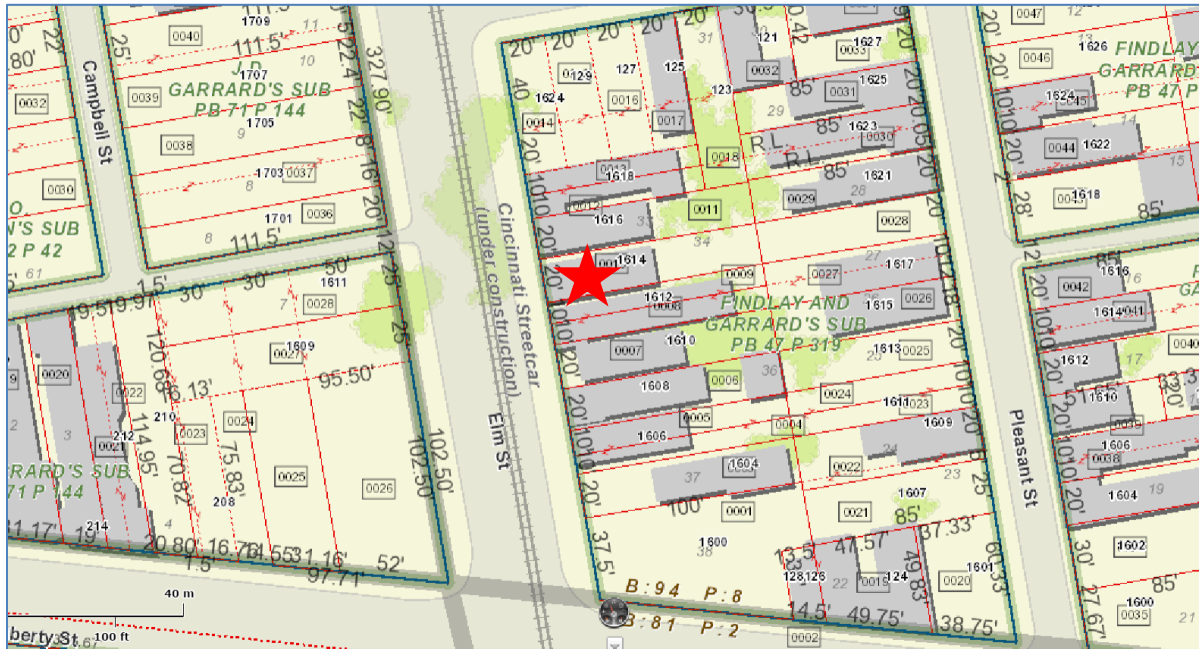


Figure 2: Map of 1614 Elm Street. Map provided by Cagis Maps.

**Proposed Conditions:**

The proposal is to demolish the building to be able to sell the lot for redevelopment. The applicants wish to demolish the building prior to plans for a new development being presented to the board.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential Multi-Family
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	N/A	

Historic Landmark/Reg: Over-the-Rhine Historic District

COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

**Staff comments on the Specific Guidelines for Demolition of Buildings:**

The applicants originally applied for a Certificate of Appropriateness in September 2016. The applicants requested a postponement while a couple of interested parties, Over-the-Rhine Museum and OTR Adopt, evaluated the building to purchase. Both parties decided not to purchase the property and the applicants have decided to proceed.

Staff has also toured the building. The building has been altered overtime and there is not much original fabric left or in good condition. The building is leaning and had severe wood rot throughout the building due to leaks and exposure.

Demolition shall not be permitted unless one of the following conditions exists:

- (1) Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;

*While demolition has not been ordered, the Property Maintenance Code Division of the Buildings & Inspections department has many citations against the property since 2009 in regards to mold and rat infestation and a series of other building maintenance issues. (Attachment A) The building has been listed as vacant since 2010.*

*The Urban Conservator has witnessed that the building does have sever deterioration and is out of plumb and is leaning to the south.*

- (2) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition;

**A) Test 1 - Can the structure be reused?**

*The building is in a state of deterioration. While the building could be reused as a residence as it is located in an RM 1.2 zoning district, significant rehabilitation would have to occur to bring the building up to the minimum property maintenance code requirements.*

*In the structural report submitted by Advantage, it states that in order to make the building structurally sound, the majority of original beams and supports would have to be replaced. In essence the building would have to be rebuilt.*

**B) Test 2 - Can a reasonable economic return be gained from the use of all or part of the building?**

*Zoning Code Section 1435-09-2 Certificate of Appropriateness; Standards of Review establishes factors the Historic Conservation Board shall consider in determining if a property owner has demonstrated an economic hardship by credible evidence. These factors are:*

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness?**

As a RM 1.2 zoning property, the majority of the permitted uses are residential uses including, single family, two or three family units. All of these uses would require a rehabilitation of the property. Basic stabilization costs for the building are estimated to be \$130,000. This stabilization does not include rehabilitation expenses. With rehabilitation expenses the total cost of the project would be closer to \$520,000-\$540,000 depending on if the project goes for federal tax credits. The increased cost is due to the increased cost of architectural fees for time spent on Historic Tax Credit consultation.

The building is 2280 square feet. The hard costs for the rehabilitation, not taking into account insurance or debt service is \$478,800 which makes the rehabilitation costs at \$210/sf. The sales and listing records for 2016 in area code 45202 within Over-the-Rhine show that for rehabilitated projects the costs are ranging from \$140/sf (219 Wade Street) to \$191/sf (218 Orchard) and even \$195/sf (1517 Elm Street).

**(ii) Will the reasonable investment-backed expectations of the property Owner be maintained without approval of a Certificate of Appropriateness; and**

In the Documentation Justification document, the purchase price of the building (Question 1) was \$41,500. The last two Hamilton County assessments have the property listed at \$5050 and \$5000. (Question 4).

The applicant provided rehabilitation numbers and the costs for rehabilitation are almost 13 times more than the cost of the building.

**(iii) Whether the economic hardship was created or exacerbated by the property Owner.**

The current owners bought the property in a state of deterioration and blight. The current property owners have maintained the property in its current state and the building has not deteriorated more than it was previously.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

**(iii)(aa) A property's current level of economic return;**

Currently the property is vacant and is not creating an economic return for the property owners. The current property cost includes basic insurance and property taxes for 2014 and 2015 totaled \$2,664.24.

**(iii)(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;**

*In Question 8 of the Documentation Justification document the applicant states that the properties have not been listed for sale due to deterioration of the building. The owners did let interested parties look at the property between November 2016 and March 2017. The two parties that had initially expressed interest have decided to pass on purchasing the building from the current owners. Staff has confirmed with both parties that they are not pursuing acquiring the building.*

***(iii)(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;***

*Due to the zoning, the property would be permitted to be used as a residential building. There are also conditional uses that would be permitted with a conditional use hearing. However, those uses would also require a rehabilitation of the building including basic stabilization.*

***(iii)(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;***

*The property was vacant, in poor condition and structurally unsound when the property was purchased.*

***(iii)(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or***

*The applicants knew that the property was in a Local Historic District when they bought the properties in May 2015.*

***(iii)(ff) Economic incentives and/or funding available to the Applicant through federal, state, city, or private programs.***

*Depending on the end use of the building would depend on if tax credits were to be used. If the owners kept the property and had it as a rental they might be able to use Historic Tax credits. The applicants have provided 2 proformas showing the use of Historic Tax credits, both federal and state. Even with the use of both eligible incentives the property would still not make an economic return.*

- (3) The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organization purposes and would amount to a taking of the owner's property without just compensation.

*The applicants have not provided information to justify this argument.*

- (4) The demolition request is for a garage or an inappropriate addition, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.

*The building is a principal building listed as a contributing building in the Over-the-Rhine Historic Conservation District.*

### **Supplemental Demolition Guidelines for the Over-the-Rhine Historic District**

- (5) Approve the Demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board.

*The building is listed as a contributing building to the Over-the-Rhine Historic Conservation District.*

- (6) Approve the demolition if it is necessary to carry out an Urban Design Plan or an Urban Renewal Plan, approved by Council or a Planned Unit Development.

*The demolition is not part of an Urban Design Plan or an Urban Renewal Plan approved by Council or a Planned Unit Development*

- (7) Delay or deny the application if it finds that the reason the structure cannot be reused for any use of the owner cannot realize a reasonable economic return for the use of all or part of the building or from the sale of the property proposed for demolition is that the owner has failed to provide the minimum maintenance required by the Zoning Code through willful action or neglect.

*Refer to Question (2) above for justification as to a reasonable economic return for the building.*

- (8) New Construction on the cleared site will be subject to the guidelines for new construction and site improvements for the Over-the-Rhine Historic District.

*As the building is within the Over-the-Rhine Historic District is will be required to comply with the Guidelines on any new project at the site.*

### **Other Considerations:**

#### **Prehearing Results:**

A prehearing was held on 9/27/2016 for the property. The applicants and representatives from Cincinnati Preservation Association were present.

A prehearing was held on April 19, 2017. The applicants and a representative from the Over-the-Rhine Infill Committee were present.

**Comments Provided to Staff: N/A**

**Consistency with *Plan Cincinnati (2012)*: N/A**

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**A. CERTIFICATE OF APPROPRIATENESS:**

1. **APPROVE** a Certificate of Appropriateness for demolition of 1614 Elm Street based on the credible evidence provided by applicant in their submission dated September 27, 2016 and subject to the following conditions:
  - a. The building shall not be demolished until new plans for redevelopment are submitted for building permits.
  - b. Any new building design shall have to be approved by the Historic Conversation Board and must comply with the new construction guidelines for Over-the-Rhine Historic District.
  - c. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
  - b. That the Applicant and/or the property Owner has demonstrated by credible evidence the property is in a severe state of deterioration
  - c. That the Applicant and/or the property Owner has demonstrated by credible evidence that the structure cannot be reused in its current state nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition due to the rehabilitation costs of the building.

# APPLICATION

## **HC** **B** **HISTORIC** **CONSERVATION** **BOARD**

# CERTIFICATE OF APPROPRIATENESS

APPLICATION BUILDING ADDRESS: 1614 Elm Street

DISTRICT NAME: Over the Rhine  
(if applicable)

OWNER NAME: 3CDC, Spencer Golden-Sims

ADDRESS: 1203 Walnut Street, Cincinnati, OH

EMAIL: sgoldensims@3cdc.org

CONTRACTOR NAME: TBD

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

ARCHITECT NAME: New Republic Architecture

ADDRESS: 404 E 12th Street

EMAIL: erin@newrepublicarchitecture.com

**HC**  
**B**  
**USE ONLY**

DATE RECEIVED BY HCB: \_\_\_\_\_

PERMIT/APD NO: \_\_\_\_\_

APP. COMPLETION DATE: \_\_\_\_\_

PHONE NO: 513-977-8017

PHONE NO: TBD

PHONE NO: 440-488-5546

**PLEASE NOTE: THE FOLLOWING FEES ARE DUE TO PROCESS YOUR APPLICATION.**

Certificate of Appropriateness (without Board review)... \$50.00

Historic Conservation Board Review .....\$500.00

**HC**  
**B**  
**USE ONLY**

Fee Received: \$ \_\_\_\_\_

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

**IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY OF THIS INFORMATION CHANGES DURING THE PENDING REVIEW OF YOUR**

WORK PROPOSED: (Describe type of work, existing conditions, and methods to be used, materials proposed)

**HC**  
**B**  
**USE ONLY**

- MINOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- REHABILITATION
- OTHER \_\_\_\_\_

Demolition of a two story wood frame structure with wood frame floors  
and roof structure. The building is structurally deficient.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.



Historic Conservation Office  
Department of Community Development and Planning  
Centennial Plaza Two  
805 Central Avenue, Suite 700  
Cincinnati, OH 45202

September 27, 2016

Historic Conservation Board,

This letter is to address the demolition of a structure in the Over-the-Rhine Historic District. The subject structure is located at 1614 Elm Street. The demolition of this structure falls under condition four, demolition due to economic hardship, within Section 1 of the "Documentation for the Demolition of Historic Properties."

The owner, 3CDC, is a non-profit corporation. The building is a two-story wood framed structure positioned between two contributing masonry structures, a three-story (left) and a three-story plus attic (right). The building is structurally deficient and beyond reasonable repair. Removing this structure would yield an optimal lot for a sizable single family structure, or a small multi-family building of new construction. The proximity to Findlay Market make the parcel, with the removal of the subject structure, a very attractive opportunity for quality infill development.

3CDC has completed 25 historic building stabilization projects as of the end of 2015, for a total of \$2.33m. Eight active 3CDC stabilization projects are underway totaling over \$500,000, and 18 historic stabilization projects are planned for 2016 with an estimated budget of \$1.3m. By the end of 2016 3CDC will have invested nearly \$4.2m in historic building stabilization, primarily north of Liberty Street.

The following numbers and responses reference Condition 4, Section 2 of the "Documentation for the Demolition of Historic Properties" published by the City of Cincinnati.

1. 1614 Elm Street was purchased by Elm Street Acquisition LLC, a subsidiary of 3CDC in May of 2015, from San Pedro LLC. The purchase price was \$41,500.00 and the condition was largely the same as it is now.
2. There is zero annual gross income for the property.
3. Operating and maintenance expenses for 1614 Elm for the previous two years are minimal as it is a small building, and no expenses are being incurred.



4. The property is insured, but no itemized list is available.
5. No interior or exterior improvements have been made by the owner.
6. The Real Estate Taxes for 2014 and 2015 at 1614 Elm Street were \$2,664.24.
7. There has been no annual debt service, as it was a cash payment.
8. The total assessed value of 1614 Elm at the two most recent assessments were \$5,050 (9/20/14), \$5,000 (4/1/11), and \$22,740 (9/27/2008). Over the last three assessments the property has had a 75% loss in value.
9. There have been no appraisals obtained within the previous two years by the owner or applicant in connection with this purchase, financing or ownership of the property.
10. 1614 Elm is owned by 3CDC, a non-profit organization.
11. There are no federal or state income tax returns for the last two years related to the property.
12. There are no listings for sale or rent because the property has no marketability in its dilapidated/un-inhabitable condition.
13. There is no real estate broker or firm engaged to sell or lease the property. See #12 above.
14. No rent is achievable because the structure is vacant and uninhabitable.
15. 1614 Elm will not be listed for sale as it is undevelopable due to its lack of structural stability. At \$130,000 for structural stabilization and a \$41,500 purchase price, an asking price of \$171,500 or greater to recoup the investment is totally impractical and would result in a sub-par product.
16. The condition of the property when purchased is the same as its current state. A structurally unstable wood-framed residential building.
17. The structural report is attached.

architecture  
planning  
urbanism



18. The two-story wood-framed structure is vacant and failing. Stabilization of the building, estimated to be \$130,000, would be cost prohibitive given the small size of the property, and would yield a sub-par dwelling units. Adaptively re-using the building is not viable as the building is beyond saving. Market value of the property after stabilization and site improvements would not yield a profit. The owner is not concerned with making a profitable adaptive use out of the property, but rather taking down an unattractive property. The property is a haven for littering and loitering. The building would not be fit for profitable use considering the overall state of the property.

19. The property was not occupied and generating no income when purchased.

20. The cash flow generated by 1614 Elm over the past two years is \$0.00

21. 1614 Elm is located within the RM-1.2 zoning district, limiting the minimum land area to one dwelling per 1,200SF. The property is 20'x100', making the land area 2,000SF. The zoning code limits the redevelopment of 1614 Elm to a single-family dwelling or to remain as its current use, a three-family dwelling, if rehabilitated.

If the structure is rehabilitated in its current use as a three-family dwelling, the profit yield will not be sufficient to recoup the stabilization and renovation costs. Due to the structures size, the units will be small and undesirable to tenants, making them hard to lease, while the size will limit the attainable rent based on comparable rates within the area.

If 1614 Elm is redeveloped into a single-family dwelling, the potential profit yield has a possibility of being higher than leaving the property as its current use. Nevertheless, the rehabilitation costs of reconfiguring the floor plan and inclusion of desired finishes will be much higher. Comparable single-family rehabilitations within in the area have had constructions budgets near \$500,000. However, the estimated market value is undetermined as the historical data for rehabilitated single-family dwelling sales is limited.

There is however, recent activity in the neighborhood in which vacant lots have been infilled with new single-family residences. Buyers are able to picture the developmental potential of a vacant lot more easily than a dilapidated structure. The potential for profit yield is also much higher if the structure is demolished. Comparable vacant lot sales of about the same size have been sold around \$125,000. The demolition cost of the structure will be inherently less than stabilization and rehabilitation, putting the maximum total investment property roughly around \$70,000. This is considerably lower than a potential sale price of \$125,000 leaving more room in price for an attracted buyer and a willing seller.



No development plan has currently been considered for this site. The owner is looking to eliminate nuisance caused by this vacant structure and is not looking to immediately develop the property.

22. There is no consideration of partial use of the building because the structure is dilapidated beyond reasonable repair.

23. Economic incentives for this project are viable as follows:

FHPTC: While the building qualifies for the credit, the monetization of the tax credit on a single structure is cost prohibitive. Additionally, the project's small size would necessitate a small developer, who typically would not have sufficient federal tax obligation to make use of the credit.

OHPTC: The building qualifies for the credit, however without the 20% federal credit above, the state credit is simply not enough incentive to make it worthwhile.

Other Incentives: Without the infusion of the combined 45% credit above, all other incentives (which are drastically less in value) are not worth pursuing.

24. The estimated market value of the property after demolition is \$125,000, based on the recent sale of 1506 Race Street.

25. It is in a historic district (Over-the-Rhine), which the owner was aware of at the time of purchase.

26. The credentials of all professionals involved are as follows:

Graham Kalbli, Registered Architect

Robin Hahn, Structural Engineer

Representative exterior photos are provided below.



architecture  
planning  
urbanism



architecture  
planning  
urbanism

architecture  
planning  
urbanism





## 1614 ELM STREET DEMOLITION

### **SPECIFIC HISTORIC GUIDELINES –OVER THE RHINE**

1. **Materials:** Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate. Other types of synthetic materials such as split-face concrete block may be approved on a case-by-case basis.

*As this is a demolition, no missing or deteriorated materials will be of issue.*

2. **Door and Window Openings:** Among the most important features of any building are its openings - its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

*The structure has two doors and three windows. As this is a demolition, door/windows will not retained.*

3. **Door and Window Sash:** *The structure has no historic door or window trim remaining.*

4. **Ornamentation:** *Some ornamentation exists at the cornice of the building. As this is a demolition, ornamentation will be removed.*

5. **Roofs: Chimneys,** *One chimney exists on the building. The chimney and roof will be removed during the demolition.*

6. **Cleaning:** Clean exterior surfaces with the gentlest method possible. For masonry structures, begin with scraping by hand or scrubbing with a bristle brush and mild detergent. Some types of chemical cleaning can be used, but test patches should be carried out in inconspicuous areas first. Don't sandblast or use other abrasive cleaning methods that destroy the surface of brick and stone and shorten the life of the building. Don't use wire brushes, because they can also damage masonry surfaces.

*As a demolition, no cleaning is to be performed.*



7. Repointing Masonry: Repoint historic masonry with mortar that matches the existing in color, content and texture and with joints that match in type and thickness. The mortar joints in masonry construction deteriorate for a variety of reasons. Repointing these joints can significantly aid the rehabilitation of a structure. Generally, buildings built prior to 1900 used a lime-based mortar. A typical lime-based mortar has the following formula: 8 parts sand, 2 parts lime, and 1 part Portland cement. This mortar is softer than the Portland cement-based mortar of today. Hard modern mortar used on historic masonry causes bricks to crack or spall during the freeze-thaw cycle.

*As this is not a masonry building and it is to be demolished, no masonry repointing is to be performed.*

8. Water-Repellent Coatings: ***No water repellent coatings are proposed.***

9. Painting: ***No painting is proposed.***

10. Wood Siding: ***No siding is proposed.***

11. Shutters and other outside attachments: Original shutters should be repaired and retained. Many buildings in Over-the-Rhine have or had wood shutters for the windows. Reintroducing missing shutters must be based on physical evidence and the shutters must fit the opening and be operable. Exterior light fixtures should be appropriate to the style of the building. Colonial "coach" lights are not appropriate. Mercury vapor and other streetlights are not appropriate for attachment to the facade, Exterior light fixtures should be mounted in a way that does not cast undue glare onto neighboring properties.

***No shutters or outside attachments remain.***

12. Storefronts: ***No storefronts exist in the project***

13. Signs: ***No signs are involved in the Project.***

14. Awnings: ***No awnings exist or are proposed.***

architecture  
planning  
urbanism

**DEVELOPMENT PRO-FORMA ANALYSIS**

FHPTC NO  
OHPTC YES



**1614 ELM STREET**

9.21.16

DIVISION 01	GENERAL CONDITIONS		
	Project Manager	\$	1,800.00
	Permits	\$	1,000.00
	Temp Utilities	\$	500.00
	Port o let	\$	500.00
	Dumpsters	\$	800.00
	Field Equipment	\$	500.00
	Real estate taxes	\$	1,000.00
	Insurance	\$	1,500.00
	Survey	\$	800.00
	Title and Recording	\$	1,500.00
	Legal costs, including HTC	\$	5,000.00
	Interest	\$	5,000.00
	Architecture and engineering @4%	\$	12,000.00
	Developer Fee @ 4%	\$	19,800.00



DIVISION 02	EXISTING CONDITIONS		
	Demolition	\$	4,500.00
	Temporary Barricades	\$	500.00
DIVISION 03	CONCRETE		
	New Concrete floor in basement	\$	2,500.00
DIVISION 04	MASONRY		
	N/A	\$	-
DIVISION 05	METALS		
	N/A	\$	-
DIVISION 06	WOOD, PLASTIC, AND COMPOSITES		
	Framing -Exterior +Structural Stabilization	\$	60,000.00
	Floor Framing + Structural Stabilization	\$	70,000.00
	New interior wall framing	\$	22,000.00
	meter bank	\$	800.00
	trim/ casing	\$	5,000.00
	Hang Rods and Shelves	\$	2,000.00
	Install laminate cabinets and vanities	\$	45,000.00
	Install solid surface vanities/tops	\$	22,000.00
	exterior siding	\$	35,000.00

FINANCING	
TOTAL COST	\$ 520,300.00
HTC EQUITY	
STC EQUITY	\$ 119,700.00
20% OWNER EQUITY	\$ 104,060.00
TOTAL EQUITY	\$ 223,760.00
LOAN AMOUNT	\$ 296,540.00
INTEREST RATE	5.50%
MONTHLY PAYMENT	\$ 1,683.00
ANNUAL DEBT PAYMENTS	\$ 20,196.00
TAXES	\$ 9,333.00
INSURANCE	\$ 1,500.00
MAINTENANCE	\$ 2,000.00
MISC EXPENSES	\$ 1,000.00
UTILITIES	\$ 1,200.00
VACANCY AT 5%	\$ 1,406.25
TOTAL EXPENSES	\$ 36,635.25
ANNUAL GROSS RENT	\$ 28,125.00

**NET INCOME \$ (8,510.25)**

**1ST YEAR CASH ON**

**-8.18%**

**DEVELOPMENT PRO-FORMA ANALISYS**

**FHPTC YES**  
**OHPTC YES**



**1614 ELM STREET**

9.21.16

DIVISION 01	GENERAL CONDITIONS		
	Project Manager		1,800.00
	Permits	\$	1,000.00
	Temp Utilities	\$	500.00
	Port o let	\$	500.00
	Dumpsters	\$	800.00
	Field Equipment	\$	500.00
	Real estate taxes	\$	1,000.00
	Insurance	\$	1,500.00
	Survey	\$	800.00
	Title and Recording	\$	1,500.00
	Legal costs, including HTC	\$	18,000.00
	Interest	\$	5,000.00
	Architecture and engineering @4%	\$	18,000.00
	Developer Fee @ 4%	\$	19,800.00



DIVISION 02	EXISTING CONDITIONS		
	Demolition	\$	4,500.00
	Temporary Barricades	\$	500.00

DIVISION 03	CONCRETE		
	New Concrete floor in basement	\$	2,500.00

DIVISION 04	MASONRY		
	N/A		

DIVISION 05	METALS		
	N/A		

DIVISION 06	WOOD, PLASTIC, AND COMPOSITES		
	Framing -Exterior	\$	60,000.00
	Floor Framing + Structural Stabilization	\$	70,000.00
	New interior wall framing	\$	22,000.00
	meter bank	\$	800.00
	trim/ casing	\$	5,000.00
	Hang Rods and Shelves	\$	2,000.00
	Install laminate cabinets and vanities	\$	45,000.00
	Install solid surface vanities/tops	\$	22,000.00
	exterior siding	\$	35,000.00

**FINANCING**

TOTAL COST	\$	539,300.00
HTC EQUITY*	\$	79,648.00
STC EQUITY	\$	124,450.00
20% OWNER EQUITY	\$	107,860.00
TOTAL EQUITY	\$	311,958.00
LOAN AMOUNT	\$	227,342.00
INTEREST RATE		5.50%
MONTHLY PAYMENT	\$	1,290.00
ANNUAL DEBT PAYMENTS	\$	15,480.00
TAXES	\$	9,333.00
INSURANCE	\$	1,500.00
MAINTENANCE	\$	2,000.00
MISC EXPENSES	\$	1,000.00
UTILITIES	\$	1,200.00
VACANCY AT 5%	\$	1,406.25
TOTAL EXPENSES	\$	31,919.25
ANNUAL GROSS RENT	\$	28,125.00

**NET INCOME \$ (3,794.25)**

**1ST YEAR CASH ON 3.52%**



Historic Conservation Board  
c/o Beth Johnson, Urban Conservator  
Centennial Plaza Two  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

April 24, 2017

Distinguished HCB Members:

architecture  
planning  
urbanism

I am writing you as an Architect and Urban Planner who deals exclusively with private developers and private development in the urban core. As such, we are privy to the thinking of many of the areas leading developers, as our client list will attest. We are often brought in very early to determine the development feasibility of a site, building, or project. We often evaluate potential development yields (number of dwelling units, size and functionality of commercial space) in order for developers to make a go-no-go decision.

We have been retained by the owner of 1614 Elm to do just that. Unfortunately, this building, as a wood framed structure, does not have the same skeletal structure as most of the more robust masonry buildings found throughout OTR. As such, the building has suffered from years of neglect, is leaning and is in danger of collapse. Its potential dwelling unit yield and possible commercial space configuration simply is not high enough to make the structure economically viable as a rehabilitation project.

It is extremely hard to get a redevelopment project off the ground in OTR in this market. Given the challenges of finding quality contractors, obtaining financing and dealing with the intricate and often surgical detail needed to execute these projects, a clean, development ready site is the best chance of attracting an interested developer. A site with a collapsing building on it has one additional major financial and physical deterrent to attracting a developer, and as such, puts this site at a competitive disadvantage when compared to other development ready sites.

Waiting for a potential developer to step forward with a development plan prior to demolition is not realistic, as demonstrated by OTR Adopt's recent attempts to purchase and redevelop the structure. This non-profit developer, after proper due diligence, also determined that the building cannot be made into a financially viable redevelopment project, and backed out of the deal. The best scenario for redevelopment of this site is to permit the building to be demolished and cleared of this additional development hurdle so the site can be actively marketed as ready-to-go.

I'm happy to answer any additional questions, and should you require additional assistance, please feel free to contact me.

Kind regards,

New Republic Architecture

Graham Kalbli, AIA, LEED AP

Principal

[newrepublicarchitecture.com](http://newrepublicarchitecture.com)  
404 E 12th Street, Suite C1  
cincinnati, ohio



## 3CDC THIRD PARTY DEVELOPMENT PROGRAM

Below is the process used by 3CDC to guide the sale of buildings in their portfolio to third-party developers. Following this process helps them to ensure that properties they have identified as available for sale are sold only to developers who will enter into an immediate redevelopment plan:

**INQUIRY RECEIVED** Interested party directly contacts 3CDC about available property/properties and its/their interest/desired use. Actual parties in interest only. No intermediates. Interested party coordinates with 3CDC to tour up to three sites.

**NOTICE OF INTEREST (NOI)** Interested party identifies a single site and proposes, signs, and files a Notice of Interest; Site is not yet committed to that party, but the party will be notified if and when others have filed a NOI for that property and of any subsequent NOIs received for that property. The NOI will expire 60 days after the filing date.

**PURCHASE OPTION** Upon approval of the interested party's conceptual development plan, 3CDC and prospective buyer may enter into a Purchase Option holding the property for an agreed period of time for the Purchaser to complete due diligence required to move the project forward. The conceptual development plan must demonstrate the party's ability to advance, finance and complete the project and a proposed use(s) of the property acceptable to 3CDC in its sole discretion. The purchase price will be identified in the Purchase Option document. The initial option period will be for 30-60 days. Purchase options may be extended at 3CDC's discretion based on the Purchaser's demonstration of diligent progress toward agreed upon project milestones.

**PURCHASE AGREEMENT** Upon the receipt of a satisfactory development plan including drawings, substantiation of project costs, proof of financing and schedule, 3CDC (or 3CDC subsidiary controlling the property) will enter into a Purchase Agreement with Seller containing 3CDC's standard terms and conditions (limited warranty deed, non-recourse provisions, limited warranties and representations).

**PROPERTY SALE** Property Sale will occur concurrently with the closing of Purchaser's financing and Purchaser satisfying all contingencies identified in the Purchase Agreement, including receiving building permit approval for the project.

**CONSTRUCTION** 3CDC requests Buyer to provide monthly construction updates for the purposes of internally tracking neighborhood development.

Following the established process has led to the sale and renovation of the following properties:

- 1415 Republic (under contract)
- 1707 Race (under contract)
- 1618 Pleasant (under contract)
- 1705 Pleasant
- 1710 Elm
- 1614 Pleasant
- 1420 Elm
- 1604-1606 Pleasant
- 1703 Pleasant
- 1421 Elm
- 208-209 Wade
- 1514-16 Race
- 1528 Elm

architecture  
planning  
urbanism

# Memorandum

Structural Consultants

**ADVANTAGE GROUP**  
ENGINEERS, INC.



Project No. 16140.05 Date: 7.5.2016

Subject: 1614 ELM STREET  
 ANALYSIS SUMMARY

To: NEW REPUBLIC ARCHITECTS  
404 EAST 12TH STREET, SUITE C1  
CININNATI, OHIO 45202

Distributed By: E-MAIL

Attn: ERIN KLINE

From: ROBIN HAHN P.E.

Copy To: FILE

---

Erin at your request I visited the property at 1614 Elm Street in Cincinnati, Ohio. The purpose of this investigation was to visually assess the structure competence of the building. The existing structure is a two story residential frame building.

From my visual investigation the existing structure frames north to south across the width of the building. The second floor of the structure bears on the north and south wall of the structure. The bearing has been compromised in various locations due to water and infestation. The exterior south and north walls are out of plumb approximately 6" from top to bottom. To the north the building is partially attached to the masonry of this structure and probably is the only thing keeping the structure standing. The interior masonry fireplace to this structure is in poor condition and leans. A portion of the chimney is corbeled below the roof. This is a potential hazard.

In my opinion the structure is beyond reasonable repair. The plumbness of the structure and the damage due to the water and infestation make replacement of the majority of the structure necessary. This effort would be best suited to demolishing the structure and replacing it with a new structure on the site.

Thank you for the opportunity to provide this investigation. If you have any questions please feel free to contact me.

# Memorandum

Structural Consultants

**ADVANTAGE GROUP**  
ENGINEERS, INC.



Project No. 16140.06

Date: 4.25.2017

Subject: 1614 ELM STREET

ANALYSIS SUMMARY

To: NEW REPUBLIC ARCHITECTS  
404 EAST 12TH STREET, SUITE CI  
CININNATI, OHIO 45202

Distributed By: E-MAIL

Attn: KATIE TAYLOR

From: ROBIN HAHN P.E.

Copy To: FILE

---

Katie at your request I have revisited the 1614 Elm Street project. Our previous report dated July 5, 2016 outlined that the building was essentially open to the elements and the bearing system was compromised. That previous memo is included in this additional memorandum.

As stated in the original memo the building is considered a complete loss. Stabilization of the structure including a new roofing system would require major re-working of the bearing system of the structure before the roof can be strengthened in preparation of a new roofing system. Therefore I believe that this structure in its current condition is a hazard to the public and as such should be demolished as soon as possible. The effort to remove this structure will be minimal however protecting the structure to both the north and south will be of paramount importance.

Thank you for the opportunity to investigate this structure if you have any questions please feel free to contact me.



May 1, 2017

The Historic Conservation Board  
c/o Beth Johnson  
Urban Conservator  
513-352-4848  
beth.johnson@cincinnati-oh.gov

**Re: 1614 Elm Street  
OVER-THE-RHINE HISTORIC DISTRICT**

Ms. Johnson and Historic Conservation Board members,

The building at 1614 Elm Street is a simple, wood frame structure important, not because of its stature or elaborate cornice line, but because it is simple housing stock that has survived since before the Civil War. It is a testament to modest lives lived in the neighborhood as larger and more ornate buildings were built around it. Today it sits crumbling; its saturated and warped frame, covered in vinyl siding, can no longer be feasibly salvaged, we recognize that fact. We also recognize that the building's deterioration did not just happen recently under current ownership; it has taken decades of neglect by 6+ other owners to get to this point.

Despite losing more than 50% of its historic building stock, Over-the-Rhine continues to display its original dense, urban development patterns imbuing the neighborhood with a sense of time and place, a nineteenth century community. Our challenge is one of stewardship; as half of the historic district's land becomes available for infill development, the character of the neighborhood will change as 21<sup>st</sup> century development competes for our attention. Despite local and national historic status since the 1980s, we continue to lose too many buildings to abandonment or neglect. Every building we lose compounds the challenge of stewardship as infill development rearranges perception of historic streetscapes.

We value the work that the Historic Conservation Office and Buildings & Inspections Department does to enforce VBML requirements and the maintenance and continued care by local and out-of-state owners of historic properties. So that other buildings do not reach the same demise as 1614 Elm, the Over-the-Rhine Foundation offers our resources and support to the City to ensure that historic buildings are maintained or that these properties are removed from negligent owners so that responsible stewards can have the chance to bring them back to life.

Respectfully Submitted,

W. Kevin Pape  
President  
OTR Foundation

CC: Art Dahlberg, Graham Kalbli, Tyler Zurick