HISTORIC CONSERVATION BOARD AGENDA

Monday, September 27, 2021
at 3:00 pm

Due to the ongoing COVID-19 pandemic, there have been important changes to hearing procedures and rules for participation. To comply with social distancing, this hearing will be conducted through a virtual/remote platform. Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

CONSENT ITEMS

Item 1. 2 HUST AL

The applicant requests a Certificate of Appropriateness to rehabilitate an existing two-family structure, including window and door replacement, and new roof deck in the Over-the-Rhine Historic District

Applicant: PATRICIA BITTNER
Owner: LIDA C BILOKUR
Staff Report: BETH JOHNSON

Item 2. 6060 HAMILTON AV

The applicant requests zoning relief for the location of first floor offices in an existing mixed-use structure as well as Urban Design Overlay approval in the College Hill Historic District.

Applicant: ARCX STUDIO
Owner: HAMILTON COUNTY LAND REUT
Staff Report: BETH JOHNSON

Item 3. 2 ANNWOOD LN

The applicant requests a Certificate of Appropriateness to construct a three-story rear addition on an existing residential structure, including a garage, living area and roof deck in the East Walnut Hills Historic District. Additionally, the applicant requests zoning relief related to side yard setbacks.

Applicant: PLATTE ARCHITECTURE AND DESIGN
Owner: PAQUIN ANNIE & BERNELL TEBBE
Staff Report: BETH JOHNSON

DISCUSSION ITEMS

Item 4. 833 DAYTON ST

The applicant requests a Certificate of Appropriateness to construct a fence in the Dayton Street Historic District.

Applicant: WALKER JEAN
Owner: WALKER JEAN
Staff Report: BETH JOHNSON

Item 5. 40 E COURT ST — The applicant requests a Certificate of Appropriateness to install an illuminated commercial sign in the Court Street Historic District. Additionally, the applicant requests zoning relief related to location of the sign.

Applicant: ABC SIGNS
Owner: URBAN LEGACY VIII LLC
Staff Report: BETH JOHNSON

Item 6. 1684 CENTRAL PKWY — The applicant requests a Certificate of Appropriateness to construct a four-story structure with 32 residential units in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density and conditional use approval.

Applicant: NASSAU AVENUE INVESTMENTS LLC/ MODEL GROUP
Owner: NASSAU AVENUE INVESTMENTS LLC/ MODEL GROUP
Staff Report: BETH JOHNSON

OTHER BUSINESS

August 2021 COA approvals

ADJOURN

ITEM 1 September 27, 2021

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

APPLICATION #: COA20210044
APPLICANT: Bilt Architects
OWNER: Lida Bilokur
ADDRESS: **2 Hust Alley**
PARCELS: 094-0005-0139
ZONING: RM – 0.7
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 27, 2021
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of the Request
The request is for a Certificate of Appropriateness for a front facing roof deck that is recessed into the existing roof line.

Existing Conditions:
2 Hust Alley is a three story brick building dating to the 1870s. It is a simple building with little decoration and the building is an historic alley building without a street frontage.

Proposed Conditions:
The proposal is to recess a roof deck on the front pitch of the roof. The sides of the roof will remain and a new access to the roof deck will be created from a wall created within the recess.

Applicable Zoning Code Sections:
HCB authority: Section 1435-05-4
Overlays: Section 1435 Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 COA; Standard of Review

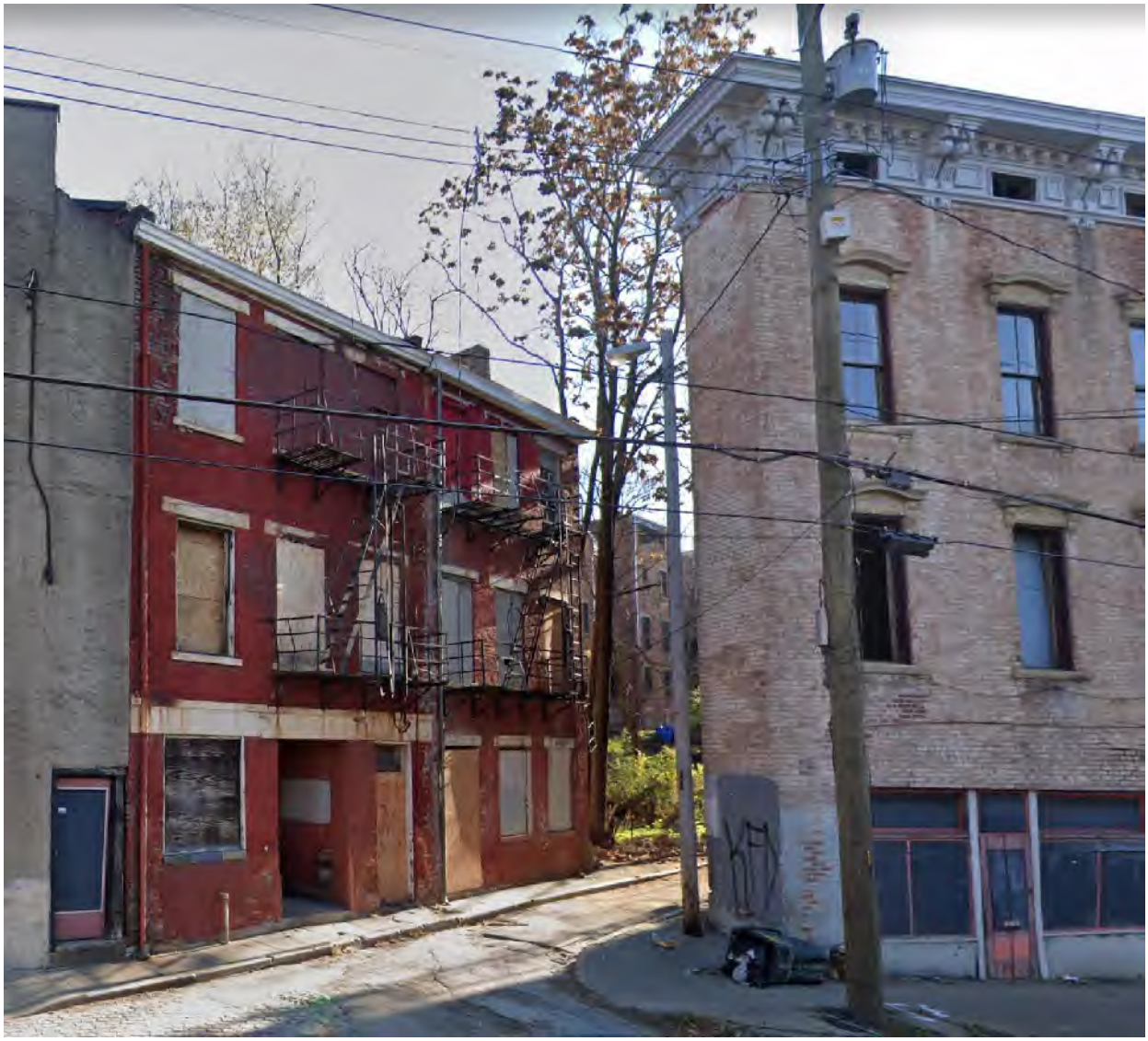


Figure 1: Image of 2 Hust Alley. Image from Google.

Figure 2: Location of 2 Hust Alley. Image from CAGIS.

Previous Review: NA

Certificate of Appropriateness Review:

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for roof decks.

SITE IMPROVEMENTS

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.

5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use

wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on case-by-case basis.

The proposed deck is in the front slope of the property and cuts into the slope while leaving the edges to retain the original roof form at the edges/side walls of the building. The deck will be accessed from a new opening on the attic floor and an addition will not be required for access. The cutout of the roof deck will not be highly visible from the public street.

The roof that is remaining will also act as the railing and no additional railing will be required.

Other Considerations:

Prehearing Results: A pre-hearing was held on 9/8/2021. The applicants were present.

Comments Provided to Staff: NA

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness at 2 Hust Alley for the construction of front facing roof deck per plans submitted Bilt Architecture dated 5/25/21
   1. The building permit must be issued within 2 years or the COA shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
   2. The roof deck is not visible from any of the surrounding streets.

ADJUDICATION/DENIAL LETTER
Date: 06/08/2021
Location: 2 Hust Al
Request: Roof Deck
Zoning District: RM 0.7/ Over-the-Rhine Historic District/Hillside

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 within a local historic district. All work is within the MBE established with Hillside and no further hillside review is required.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/. **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Documents Required for
Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☐ Zoning Hearing Examiner Application Form
- ☐ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ 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 digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $ 621.68

All Drawings and Plans must include the following

- ☒ A graphic scale required on all drawings
- ☒ North arrows on all site, context and floor plans
- ☒ Elevations labeled with North, South, East West, front, side and rear labels
- ☒ Street names labeled
- ☒ Date and/or revision dates

Architectural Drawings and Plans

- ☒ An index of drawings located on the first sheet
- ☒ Context Map showing the building within at least a block of context
- ☒ Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ☒ Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- ☒ Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

- ☐ Site section and/or Site elevations including any adjacent properties
- ☐ 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. Include Make, model and series for proposed materials
- ☒ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☒ Site line drawings for any roof additions.
- ☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☐ 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
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☐ A preliminary geotechnical evaluation;
- ☐ A determination of the maximum building envelope;
- ☐ Average slope/grade of the property; and
- ☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

BiLT
architects

Patricia Bittner
patricia@biltarchitects.com
206-992-7313

August 10, 2021

Re: 2 Hust Alley Roof Deck
Certificate of Appropriateness

Dear Ms. Johnson,

Lida Bilokur, the owner of 2 Hust Alley, plans to restore this historic 2 family. She is not planning any alterations to the exterior other than replacing damaged beyond repair or missing historic windows and doors and plans to build a small recessed roof deck (12'x11') on the south half of the building.
The roof deck will be set back ~7' from the front facade and will not be visible from Hust Alley. The side walls and chimney will remain in place, and along with adjacent buildings, help to hide the view of the deck from any near by public right of way.

Thank you for your consideration in this matter,

Patricia Bittner, architect

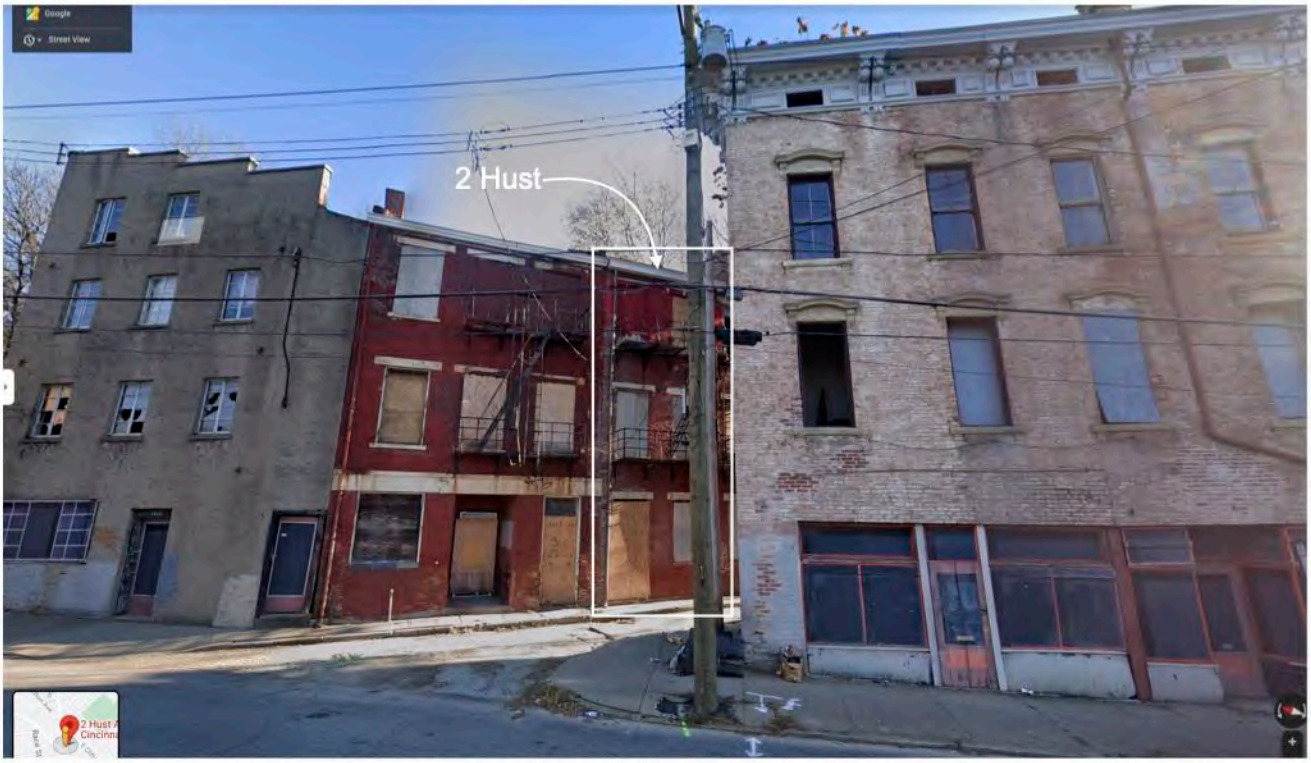
2 Hust Alley - South Facade

www.biltarchitects.com
P.O. Box 423 Cincinnati, OH 45201
Office: 1429 Elm Street Cincinnati OH 45202

BiLT
architects

North Facade

East Facade



View from down the hill across Vine Street

www.biltarchitects.com
P.O. Box 423 Cincinnati, OH 45201
Office: 1429 Elm Street Cincinnati OH 45202

Dusty Rhodes, Hamilton County Auditor

generated on 8/10/2021 3:15:16 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
094-0005-0139-00	2 HUST AL	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
510 - SINGLE FAMILY DWLG

Owner Name and Address
BILOKUR LIDA C
P O BOX 423
CINCINNATI OH 45201
(call 946-4015 if incorrect)

Mailing Name and Address
BILOKUR LIDA C
P O BOX 423
CINCINNATI OH 45201
(call 946-4800 if incorrect)

Images/Sketches

Assessed Value
12,250

Effective Tax Rate
75.946900

Total Tax
$1,222.51

Property Description
2 HUST ALLEY 19 FT PT LOT 6 FINDLAY & LUDLOW SUB

Appraisal/Sales Summary

Year Built	1870
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	10/18/2019
Last Sale Amount	$35,000
Conveyance Number	217765
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.025

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	16,020
CAUV Value	0
Market Improvement Value	18,980
Market Total Value	35,000
TIF Value	24,300
Abated Value	0
Exempt Value	0
Taxes Paid	$428.81
Tax as % of Total Value	2.357%

Notes

1) 10-15-2012 REMOVED F/TIF PROGRAM PER OWNER FILING FOR AN EXEMPTION (NON-PROFIT)WITH THE STATE OF OHIO. IF REMOVED F/EXEMPTION, THE TIF NEEDS TO BE RE-APPLIED WITH HISTORIC VALUE @$10,700. 1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Three Story	2,361	1870

Residential Appraisal Data

Attribute	Value
Style	Conventional
Grade	Average
Exterior Wall Type	Brick
Basement Type	None
Heating	None
Air Conditioning	None
Total Rooms	6
# of Bedrooms	3
# of Full Bathrooms	1
# of Half Bathrooms	0
# of Fireplaces	0
Basement Garage - Car Capacity	0.0

Attribute	Value
Stories	3.0
Year Built	1870
Finished Square Footage	2,361
First Floor Area (sq. ft.)	787
Upper Floor Area (sq. ft.)	1,574
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

No Proposed Levies Found

Levies Passed – 2020 Pay 2021 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency ($48,000,000)	Renewal	7.34	$92.49	$89.92	C, D

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2019	217765	35,000	10/18/2019	OTR A D O P T	BILOKUR LIDA C
2015		0	2/4/2015	CINCINNATI CITY OF	OTR A D O P T
2012		0	4/9/2012	SHABOB LLC	CINCINNATI CITY OF
2005	39859	64,000	7/29/2005	ORLING ROY & RUTH	SHABOB LLC SHABOB LLC
1990	0	0	1/1/1990	ORLING ROY & RUTH	ORLING ROY & RUTH
1988	0	0	8/1/1988	SEE OWNERSHIP CARD	ORLING ROY & RUTH

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	11/4/2020	16,020	18,980	35,000	0	120 Reappraisal, Update or Annual Equalization
2017	11/3/2017	8,010	16,700	24,710	0	70 All ReClassified Real Property
2016	2/19/2016	5,660	1,610	7,270	0	50 Changes to/from Exempt Property
2014	4/10/2015	5,660	1,610	7,270	0	50 Changes to/from Exempt Property
2014	9/20/2014	5,660	1,610	7,270	0	120 Reappraisal, Update or Annual Equalization
2013	4/10/2015	5,600	1,590	7,190	0	50 Changes to/from Exempt Property
2011	9/5/2011	5,600	1,590	7,190	0	120 Reappraisal, Update or Annual Equalization
2010	10/15/2012	6,020	8,160	14,180	0	50 Changes to/from Exempt Property
2008	9/27/2008	6,020	8,160	14,180	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	5,900	8,000	13,900	0	50 Changes to/from Exempt Property
2008	1/25/2008	5,900	8,000	13,900	0	50 Changes to/from Exempt Property
2005	10/8/2005	5,900	8,000	13,900	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	5,200	5,500	10,700	0	120 Reappraisal, Update or Annual Equalization
2002	5/21/2002	4,700	4,900	9,600	0	110 Miscellaneous
2002	5/21/2002	0	0	0	0	110 Miscellaneous
1999	11/6/1999	4,700	4,900	9,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	700	4,300	5,000	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
**A counter-complaint may by filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of $50,000 or more in market value.
***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

CHARLIE WINBURN, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	BILOKUR LIDA C
Tax Bill Mail Address	BILOKUR LIDA C P O BOX 423 CINCINNATI OH 45201

Taxable Value	
Land	5,610
Improvements	6,640
Total	12,250

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	109.790000
Effective Rate	75.946900
Non Business Credit	0.086265
Owner Occupancy Credit	0.021566
Certified Delinquent Year	2020
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$672.47		$672.47	
Credit			$207.30		$207.30	
Subtotal			$465.17		$465.17	
Non Business Credit			$40.13		$40.13	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$329.67**	**($329.67)**	**$425.04**	**$0.00**	**$425.04**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$42.51	$0.00
Real Estate Paid	$0.00		$425.04		$0.00	
Real Estate Owed	$0.00		$0.00		$467.55	
Special Assess Paid	$0.00		$3.77		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$428.81		$467.55	
Total Paid	$0.00		$428.81		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$467.55**	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	$0.00	$0.00	$3.77	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Paid	$0.00		$3.77		$0.00	
Owed	$0.00		$0.00		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
2/5/2021	1 - 2020	$368.66	$428.81	$0.00	$0.00
1/31/2020	1 - 2019	$0.00	$333.78	$0.00	$0.00
7/26/2019	1 - 2019	$0.00	$0.00	$362.93	$0.00
1/18/2019	1 - 2018	$0.00	$559.63	$0.00	$0.00
6/15/2018	2 - 2017	$0.00	$0.00	$317.81	$0.00
1/29/2018	1 - 2017	$0.00	$321.53	$0.00	$0.00
6/6/2017	2 - 2016	$0.00	$0.00	$121.16	$0.00
1/20/2017	1 - 2016	$0.00	$124.88	$0.00	$0.00
1/26/2016	1 - 2015	$0.00	$3.72	$0.00	$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

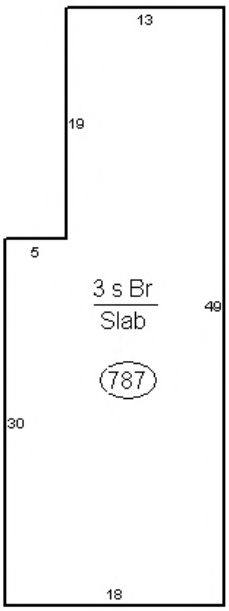
Market Value		Assessed Value (35%)		Tax Rate Information	
Land	16,020	Land	5,610	Full Tax Rate (mills)	109.790000
Building	18,980	Building	6,640	Reduction Factor	0.308254
Total	**35,000**	**Total**	**12,250**	Effective Tax Rate (mills)	75.946900
				Non Business Credit	0.086265
				Owner Occupancy Credit	0.021566

Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	$1,344.94	School District	$310.25
- Reduction Amount	$414.60	Township	$0.00
- Non Business Credit	$80.26	City/Village	$376.20
- Owner Occupancy Credit	$0.00	Joint Vocational School	$0.00
- Homestead	$0.00	County General Fund	$14.61
Half Year Real Taxes	$425.04	Public Library	$11.78
- Sales Tax Credit	$0.00	Family Service/Treatment	$1.85
+ Current Assessment	$3.77	HLTH/Hospital Care-Indigent	$9.30
+ Delinquent Assessment	$0.00	Mental Health Levy	$8.98
+ Delinquent Real Estate	$368.66	Developmental Disabilities	$21.53
Semi Annual Net	$797.47	Park District	$6.25
		Crime Information Center	$0.91
		Children Services	$22.79
		Senior Services	$7.32
		Zoological Park	$1.93

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo

Parcel Sketch

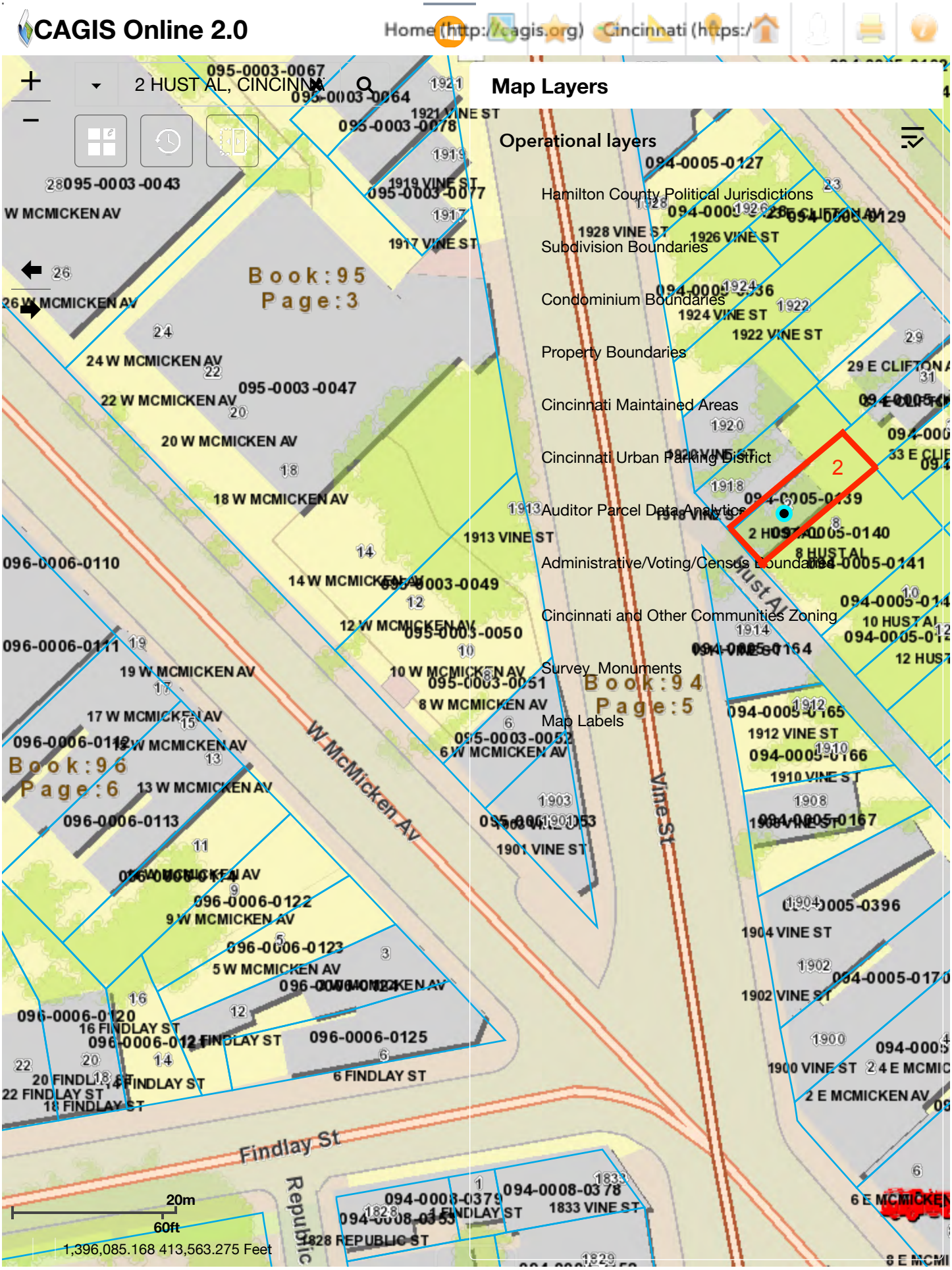


Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	$0.00

Related Names

Name	Relationship	Status
BILOKUR LIDA C	Parcel Owner	Current


CAGIS Online 2.0
Home (http://cagis.org)
Cincinnati (https://
2 HUST AL, CINCINNATI
Map Layers
Operational layers
Hamilton County Political Jurisdictions
Subdivision Boundaries
Condominium Boundaries
Property Boundaries
Cincinnati Maintained Areas
Cincinnati Urban Parking District
Auditor Parcel Data Analytics
Administrative/Voting/Census Boundaries
Cincinnati and Other Communities Zoning
Survey_Monuments
Map Labels
Book:95 Page:3
Book:94 Page:5
Book:96 Page:6
W McMicken Av
Vine St
Findlay St
Republic
095-0003-0067
095-0003-0064
095-0003-0078
095-0003-0043
095-0003-0077
095-0003-0047
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094-0005-0170
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096-0006-0110
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096-0006-0123
096-0006-0125
1921 VINE ST
1919 VINE ST
1917 VINE ST
1928 VINE ST
1926 VINE ST
1924 VINE ST
1922 VINE ST
1920
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1912 VINE ST
1910 VINE ST
1908
1903
1901 VINE ST
1904 VINE ST
1902 VINE ST
1900 VINE ST
1833 VINE ST
1828 REPUBLIC ST
W MCMICKEN AV
24 W MCMICKEN AV
22 W MCMICKEN AV
20 W MCMICKEN AV
18 W MCMICKEN AV
14 W MCMICKEN AV
12 W MCMICKEN AV
10 W MCMICKEN AV
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6 W MCMICKEN AV
19 W MCMICKEN AV
17 W MCMICKEN AV
13 W MCMICKEN AV
9 W MCMICKEN AV
5 W MCMICKEN AV
16 FINDLAY ST
14 FINDLAY ST
6 FINDLAY ST
20 FINDLAY ST
22 FINDLAY ST
18 FINDLAY ST
1 FINDLAY ST
10 HUST AL
8 HUST AL
2 HUST AL
29 E CLIFTON AV
33 E CLIFTON AV
2 E MCMICKEN AV
6 E MCMICKEN
20m
60ft
1,396,085.168 413,563.275 Feet

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: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 2 Hust Alley
Hamilton Co. Parcel ID No.: 094-0005-0139-00 Zoning District: CX mixed commercial
Historic District: OTR Overlay District: Hillside

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

Name: Patricia Bittner
Contact Person (if legal entity): _____
Address: P.O. Box 423
City: Cincinnati State: OH Zip Code: 45201
Phone: 206-992-7313 E-mail: patricia@biltarchitects.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Lida Bilokur
Contact Person (if legal entity): _____
Address: P.O. Box 423
City: Cincinnati State: OH Zip Code: 45201
Phone: 206-992-3758 E-mail: lbilokur12@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☑ Alteration ☐ Demolition

Provide a very brief summary of the project:
Restore existing Historic 2 family. All new MEP, interior alterations and new roof deck.

ZONING RELIEF ☐ Yes ☑ No

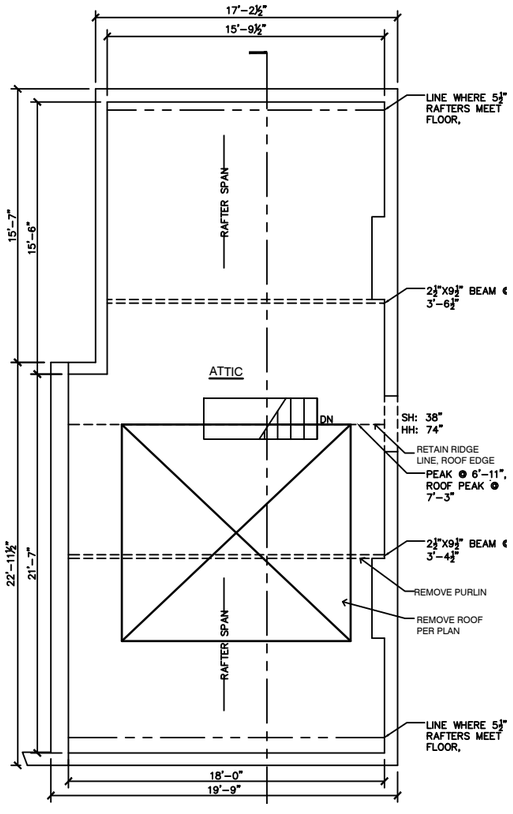
Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

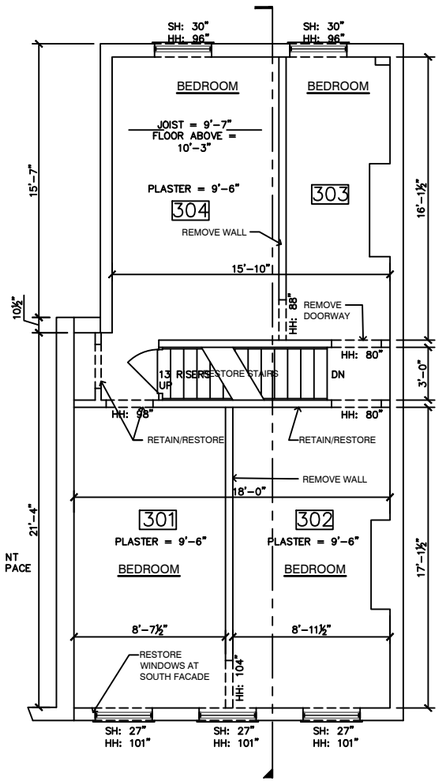
Demolition requests must include all required demolition forms.
All applications that include requests for zoning relief must include a zoning hearing application.
All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

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.

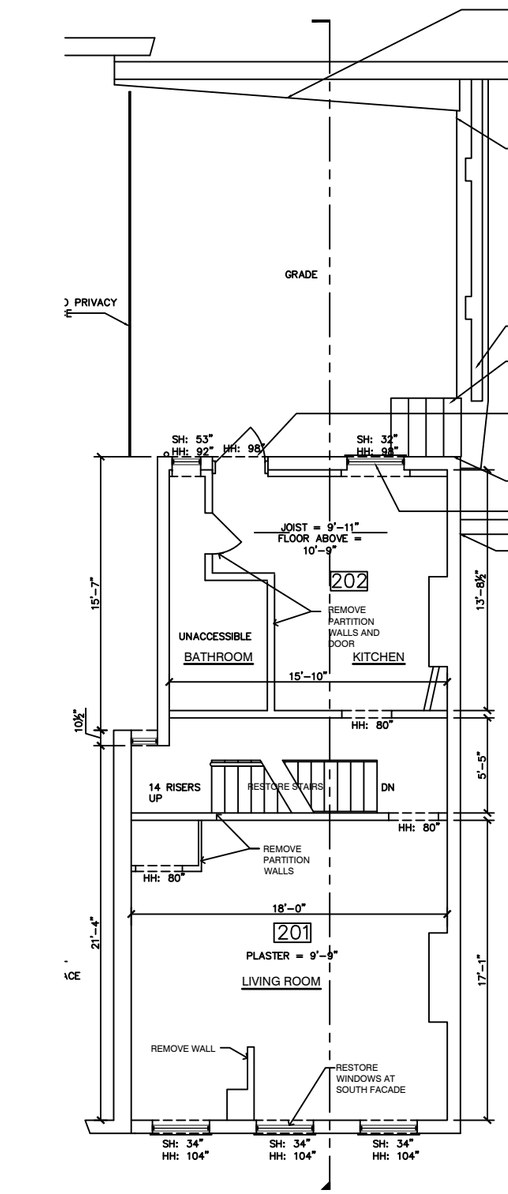
Applicant Signature: _____ Date: August 10, 2021



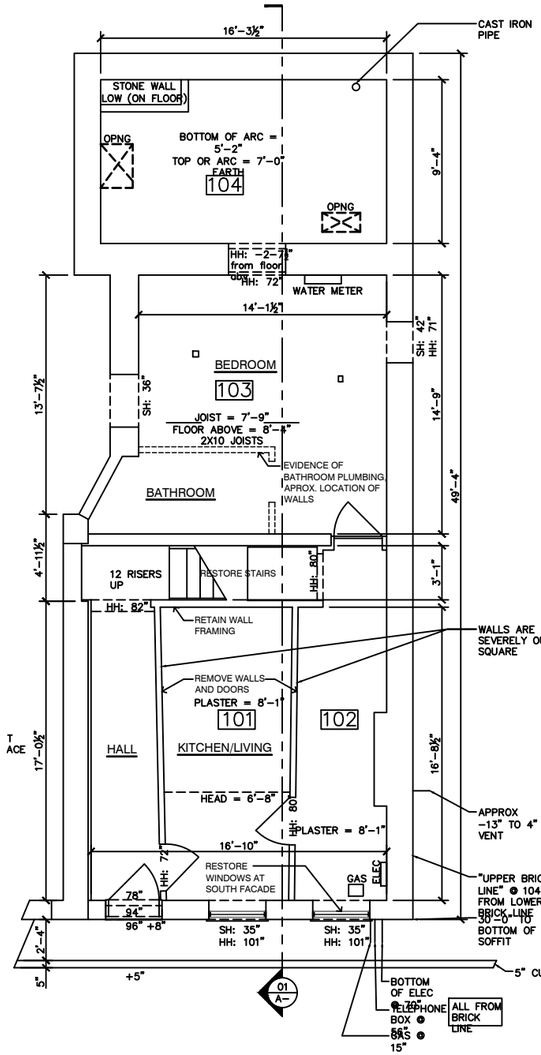
4 | ATTIC FLOOR PLAN
1/4"=1'-0" NORTH



3 | 3RD FLOOR PLAN
1/4"=1'-0" NORTH



2 | 2ND FLOOR PLAN
1/4"=1'-0" NORTH



1 | GROUND FLOOR PLAN
1/4"=1'-0" NORTH

BiLT architects

STATE OF OHIO
PATRICIA BITTNER
1315885
REGISTERED ARCHITECT

Patricia Bittner
License 1315885
Expiration Date:
12/31/2021

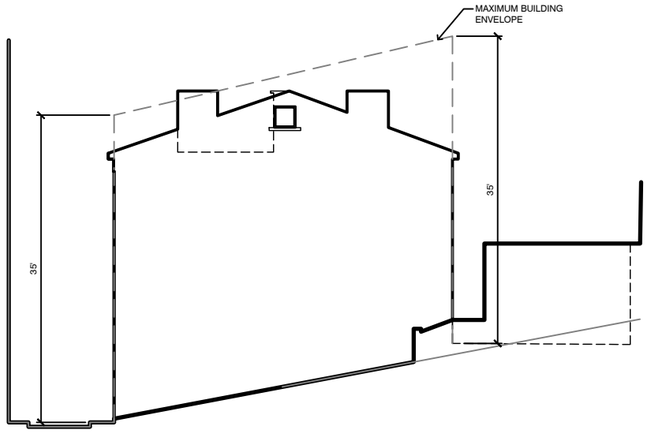
BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

PRINTING DATE:
PERMIT RESUBMIT
MAY 25, 2021

A0.1

AS-BUILTS
DEMO PLANS



3 | MAX BUILDING HEIGHT
SCALE 1/8"=1'-0"

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
4. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.
5. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
6. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO COORDINATE DIMENSIONS FOR EQUIPMENT SUPPORTS, WALL, FLOOR OR ROOF OPENINGS WITH APPLICABLE TRADE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
8. WORK SHALL BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS AS DETERMINED BY THE PRIMARY ASSOCIATION OF EACH TRADE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF GOVERNING CODES AND REGULATORY AGENCIES AS OF THE DATE OF PERMIT ISSUANCE.
10. OWNER WILL OBTAIN PERMITS AND COMPLY WITH REQUIREMENTS OF LICENSING AGENCIES.
11. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
12. TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. FIRE RATED ASSEMBLIES SHALL BE PROTECTED FROM WEATHER DAMAGE.
14. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
15. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT AND ENGINEER.
16. CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER.
17. CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS WITH ACTUAL FIELD CONDITIONS. REVIEW OF SHOP DRAWINGS BY ARCHITECT IS SOLELY FOR COMPLIANCE WITH THE DESIGN INTENT.
18. GUARDRAILS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDRAILS SHALL NOT BE LESS THAN 36" HIGH. HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH. HANDGRIP SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. RETURN HANDRAILS AT ENDS.
19. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. ACTUATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS. PER RCO SECTION 314
20. STRAP WATER HEATER TO RESIST DISPLACEMENT FROM EARTHQUAKE.
21. WINDOW SUPPLIER SHALL REFER TO EXTERIOR ELEVATIONS AND SCHEDULES FOR CONFIGURATION AND OPERATION OF ALL WINDOW AND DOOR UNITS. SUBMIT WINDOW ORDER TO ARCHITECT FOR APPROVAL
22. EXTERIOR DOORS SHALL HAVE MIN. 1/2" THROW OR DEAD BOLT OR DEAD LATCH.. ALL WINDOWS MUST BE CAPABLE OF BEING LOCKED. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
23. WINDOWS WITHIN 24" OF A DOOR AND WITHIN 18" OF FLOOR, AND GLAZED DOORS, SHALL HAVE SAFETY GLAZING. EACH LIGHT SHALL HAVE CLASSIFICATION PERMANENTLY MARKED.
24. GLASS ENCLOSURES FOR SHOWER OR TUB, INCLUDING ALL DOORS AND PANELS, SHALL BE FACTORY LABELED SAFETY GLAZING.
25. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENTS IN IT'S ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT.

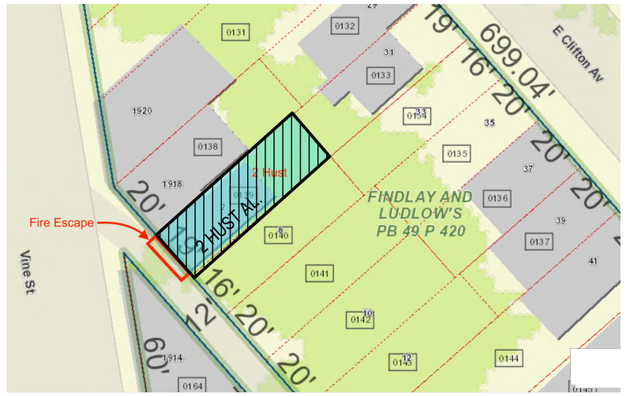
WINDOW AND DOOR SCHEDULE

ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS BY MARVIN, LOW E, ARGON, .30 U-VALUE

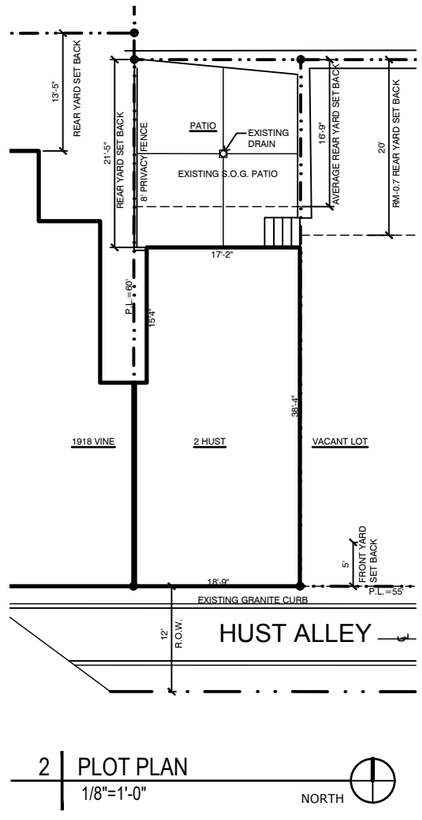
EXTERIOR WINDOWS AND GLASS DOORS									
MARK	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	SF AREA	QUANTITY	AREA	EGRESS	SAFETY GLAZING	OPERATION	NOTES
1	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
2	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
3	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
4	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
5	38	70	18.47	1	18.47			DBL HUNG	EXIST'G HISTORIC
6	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
7	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
8	38	74	19.53	1	19.53			DBL HUNG	EXIST'G HISTORIC
9	32	80	17.78	1	17.78		X	DOOR	TO ROOF DECK
10	45	40	12.50	1	12.50	X	X	FIXED	
11	45	40	12.50	1	12.50		X	FIXED	
12	38	74	19.53	1	19.53			DBL HUNG	
13	38	84	22.17	1	22.17		X	DOOR	
14	38	21	5.54	1	5.54		X	TRANSOM	
15	38	74	19.53	1	19.53	X		DBL HUNG	
16	38	74	19.53	1	19.53	X		DBL HUNG	
~~17~~	~~45~~	~~80~~	~~0.38~~	~~1~~	~~0.38~~			~~AWN~~	~~DORMER~~
~~18~~	~~45~~	~~30~~	~~0.38~~	~~1~~	~~0.38~~			~~FIXED~~	~~DORMER~~ OMIT
~~19~~	~~45~~	~~30~~	~~0.38~~	~~1~~	~~0.38~~			~~AWN~~	~~DORMER~~
20	30	30	6.25	1	6.25		X	AWN	ATTIC
21	38	~~12~~ 60	~~3.17~~ 15.83	1 TOTAL	~~3.17~~ ~~316.96~~ 300.88	X	X	FIXED TRANSOM DBL HUNG	ENTRY DOOR

NOTE: CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING

NEW WINDOWS TO BE U-VALUE .32 ALU CLAD WOOD BY MARVIN U.N.O.



1 | VICINITY PLAN
N.T.S.
NORTH



2 | PLOT PLAN
1/8"=1'-0"
NORTH

PROJECT DATA

PROPERTY ADDRESS:	2 HUST ALLEY STREET, CINCINNATI OH 45202
AUDITOR PARCEL ID:	094-0005-0139-00
LEGAL DESCRIPTION:	2 HUST ALLEY 19 FT PT LOT 6 FINDLAY & LUDLOW SUB
YEAR BUILT:	1870
PROPERTY OWNER:	LIDA BILOKUR
CONTRACTOR:	ANDRE BILOKUR
ARCHITECT:	PATRICIA BITTNER BILT ARCHITECTS, LLC P.O. BOX 423, CINCINNATI OH 45201
ZONING: OVERLAY:	CX - COMMERCIAL MIXED USE OTR HISTORIC DISTRICT HILLSIDE DISTRICT
CONSTRUCTION:	TYPE IIIA
EXISTING USE: PROPOSED USE:	2 FAMILY DWELLING, R2 2 FAMILY DWELLING, R2
RELEVANT CODES:	OHIO BUILDING CODE 2019(OBC) OHIO MECHANICAL CODE 2017 (OMC) CINCINNATI BUILDING CODE (CBC) HISTORIC REHABILITATION STANDARDS, CHAPTER 1121
RELATED PERMITS:	2020P03527 STRUCTURAL REPAIR
FIRE ESCAPE EXAMINATION CASE NUMBER:	BF20000120

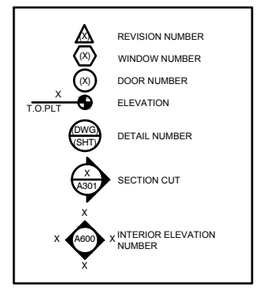
PROJECT DESCRIPTION:
RESTORE EXISTING 2 FAMILY, 3 STOREY BRICK STRUCTURE; 1 BEDRM 1BATH AT GROUND FLR AND 2 BEDRM 1.5 BATH AT THE 2ND AND 3RD FLRS. INSTALL NEW WINDOWS AT NORTH ELEVATION. UPDATE ALL BATHROOMS AND KITCHENS. REMOVE NON-BEARING PARTITION WALLS. INSTALL ALL NEW WALLS AND MEP. PER PLAN ADD NEW DORMER AND ROOF DECK.

LOT AREA:	1140SF PER AUDITOR
CONDITIONED AREAS: (INCLUDING WALLS)	SF
UNIT 1 - LIVING AREA	600
UNIT 1 - CLOSET	230
UNIT 1 TOTAL	830
COMMON AREA SUB-TOTAL	110
UNIT 2 - 2ND FLOOR	710
UNIT 2 - 3RD FLOOR	710
UNIT 2 - ATTIC (5'+ CEILING)	140
UNIT 2 TOTAL	1560
GRAND TOTAL:	2500 SF
EXTERIOR AREAS:	
ROOF DECK	130
PATIO	386
TOTAL:	516 SF

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
A0	COVER SHEET - SITE PLAN
A0.1	AS-BUILTS - DEMOLITION PLANS
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS - N-S
A3	EXTERIOR ELEVATIONS - W
A4	BUILDING SECTIONS
E1	LIGHTING PLANS
S1	FRAMING PLANS
M1	HVAC

SYMBOLS



BiLT architects

STATE OF OHIO
PATRICIA BITTNER
1315885
REGISTERED ARCHITECT

Patricia Bittner
License 1315885
Expiration Date: 12/31/20

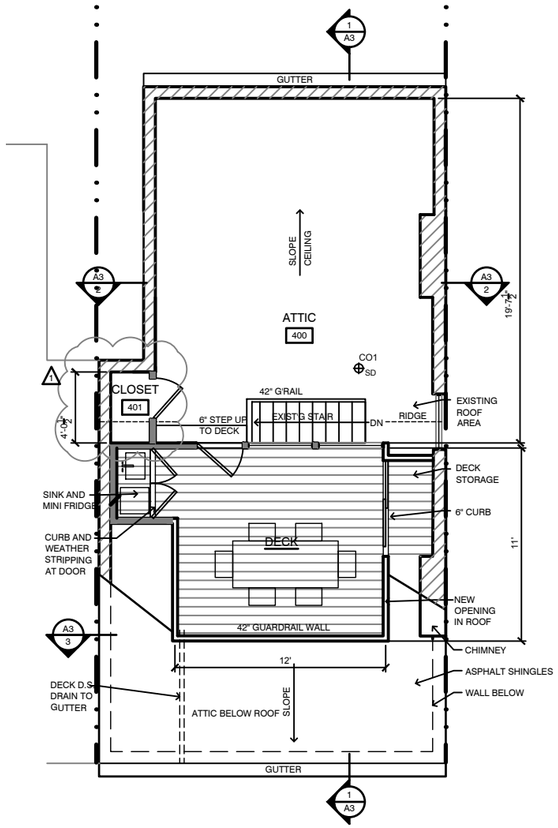
BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

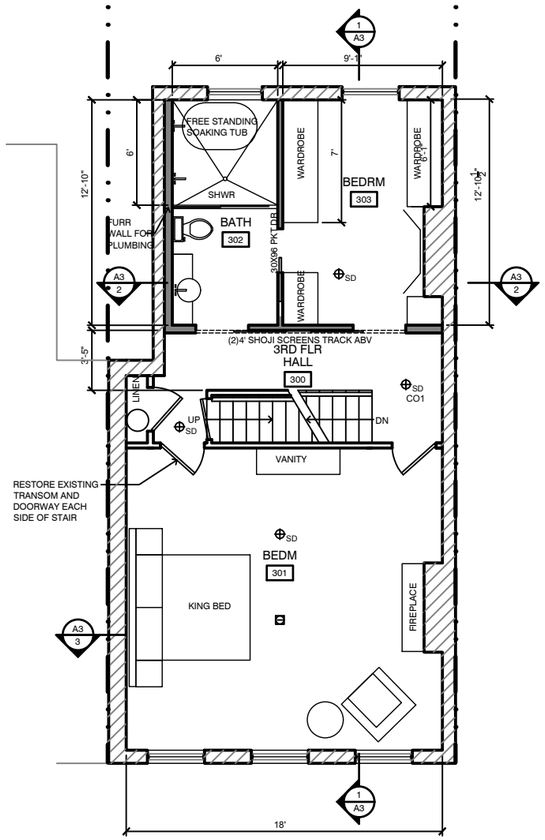
PRINTING DATE:
MAY 25, 2021

A0

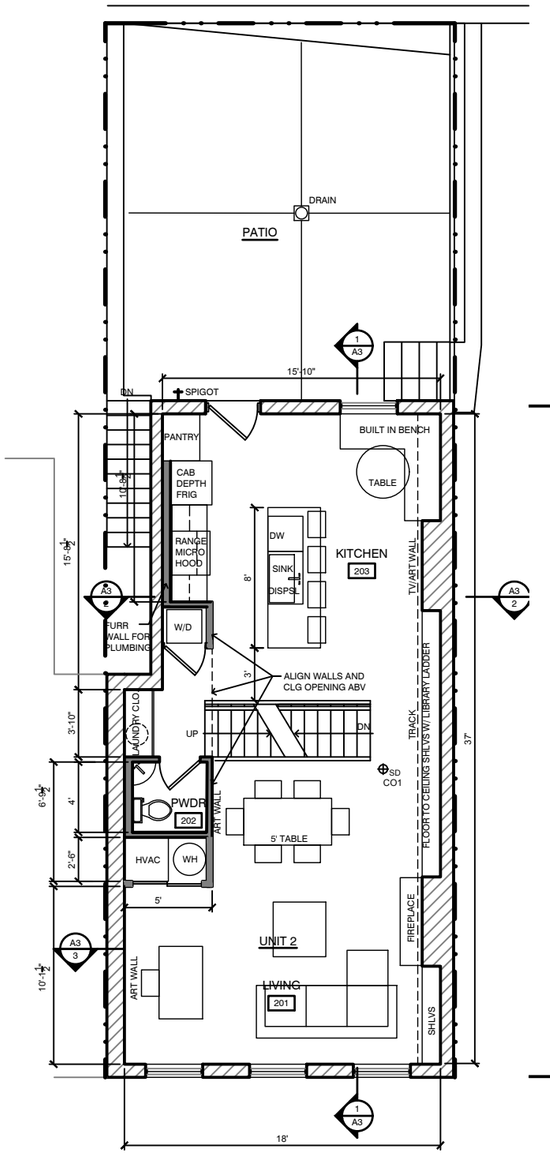
Cover Sheet
Site Plan
Project Data



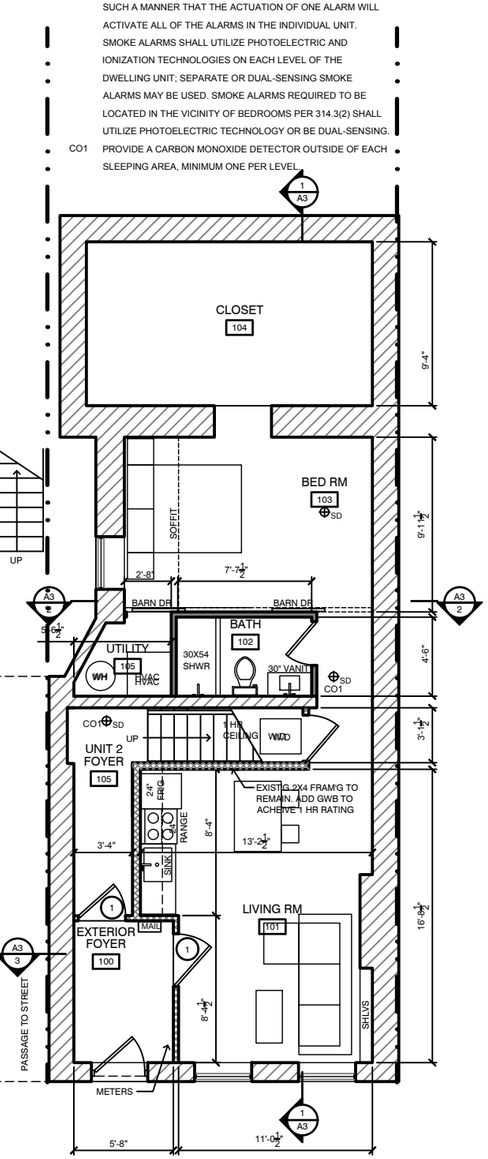
4 | ATTIC FLOOR PLAN
1/4"=1'-0"
NORTH



3 | 3RD FLOOR PLAN
1/4"=1'-0"
NORTH



2 | 2ND FLOOR PLAN
1/4"=1'-0"
NORTH



1 | GROUND FLOOR PLAN
1/4"=1'-0"
NORTH

MASONRY WALL
EXISTING REMOVED
CHANGE IN CEILING ABOVE
EXISTING PARTITION WALL:
2X4 WD STUDS @16" O.C. W/ PLASTER EA. SIDE
NEW PARTITION WALL:
2X4 WD STUDS @16" O.C. W/ 1/2"GWB EA. SIDE
NEW 1 HR RATED WALL:
5/8" TYPE X GWB EA. SIDE
2X4 WOOD STUDS @ 16"O.C..
1 60 MINUTE DOOR WITH SELF CLOSER

SMOKE DETECTOR NOTE

SD SMOKE DETECTOR: WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES ON EACH LEVEL OF THE DWELLING UNIT; SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. SMOKE ALARMS REQUIRED TO BE LOCATED IN THE VICINITY OF BEDROOMS PER 314.3(2) SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY OR BE DUAL-SENSING.

CO1 PROVIDE A CARBON MONOXIDE DETECTOR OUTSIDE OF EACH SLEEPING AREA, MINIMUM ONE PER LEVEL

BiLT architects

STATE OF OHIO
PATRICIA BITTNER
1315885
REGISTERED ARCHITECT

Patricia Bittner
License 1315885
Expiration Date: 12/31/20

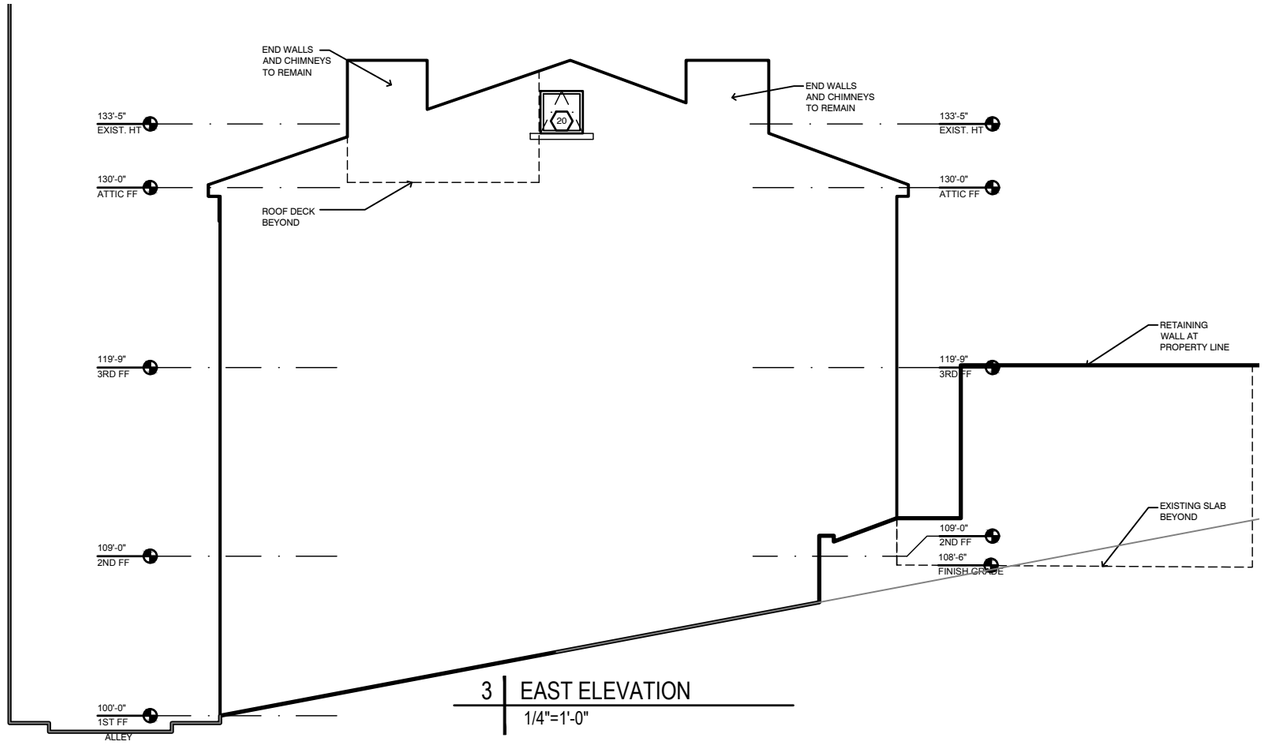
BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

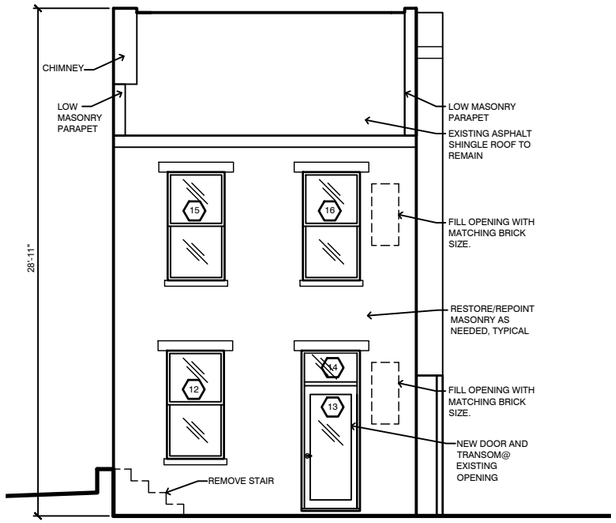
1 PRINTING DATE:
JULY 14, 2021

A1

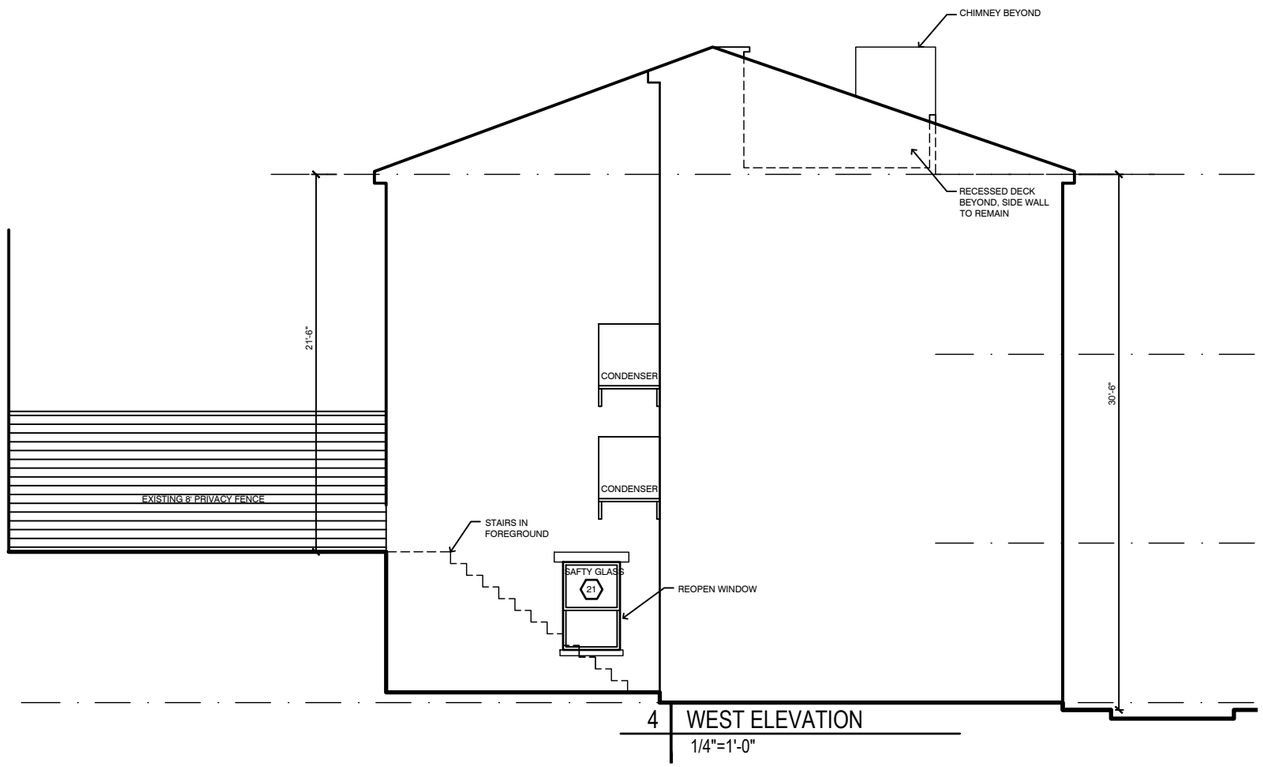
FLOOR PLANS



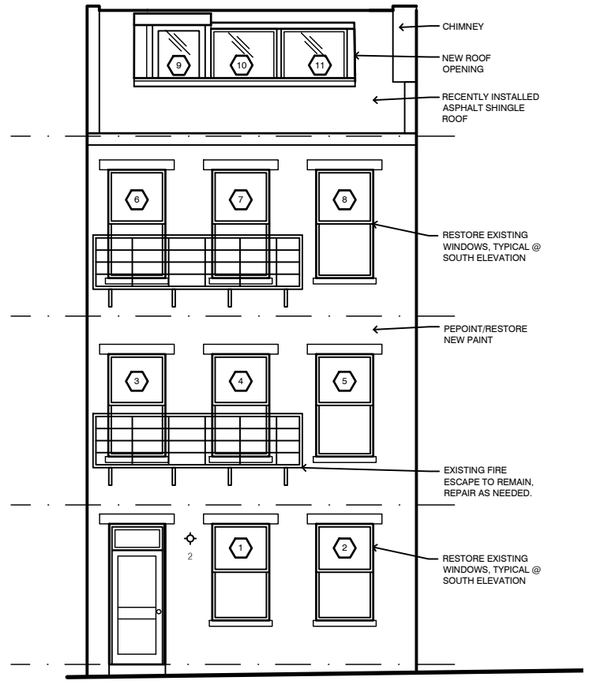
3 | EAST ELEVATION
1/4"=1'-0"



1 | NORTH ELEVATION
1/4"=1'-0"



4 | WEST ELEVATION
1/4"=1'-0"



2 | SOUTH ELEVATION
1/4"=1'-0"

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Expiration Date:
12/31/2021

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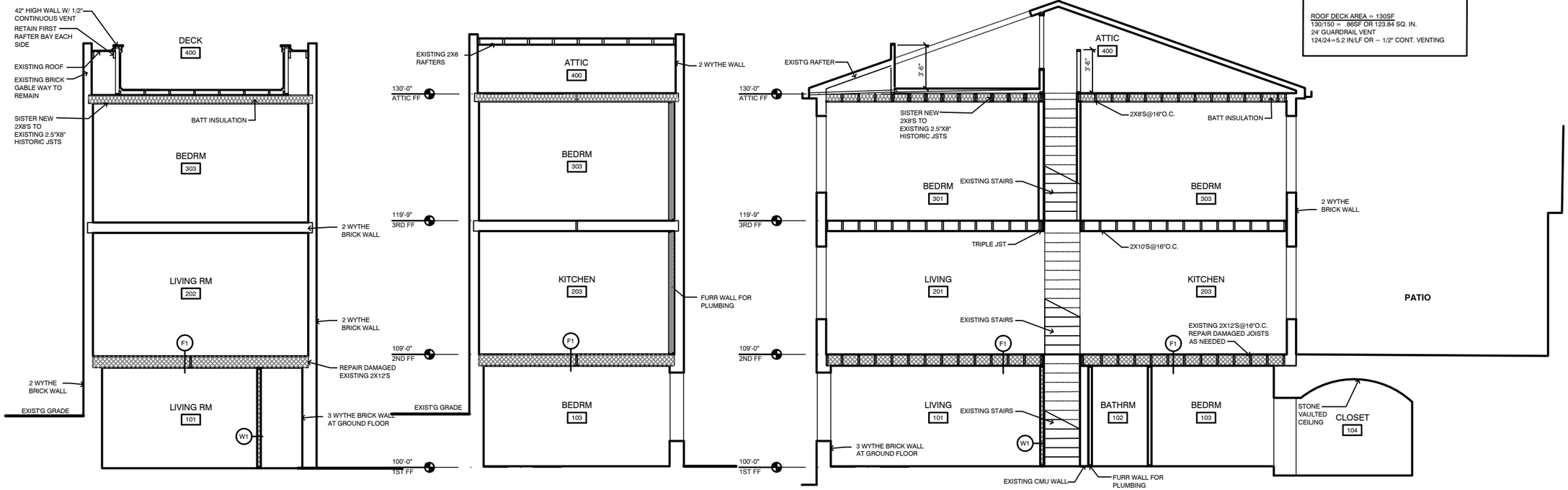
2 HUST ALLEY, Cincinnati, Ohio

PRINTING DATE:
MAY 25, 2021

A2

EXTERIOR ELEVATIONS



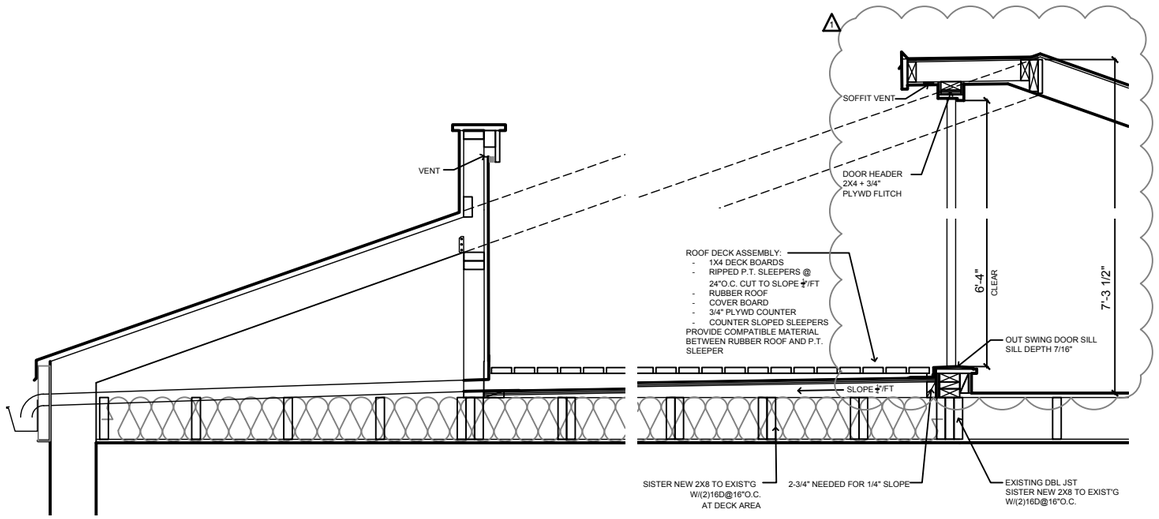
3 | SECTION @ DECK
1/4"=1'-0"

2 | CROSS SECTION @ ATTIC
1/4"=1'-0"

1 | LONGITUDINAL SECTION
1/4"=1'-0"

ROOF DECK VENTING REQUIREMENTS:
MIN 1/150 OF ROOF AREA

ROOF DECK AREA = 130SF
130/150 = .86SF OR 123.84 SQ. IN.
24" GUARDRAIL VENT
124/24=5.2 IN/LF OR ~ 1/2" CONT. VENTING



4 | ROOF DECK DOORWAY
1"=1'-0"

WOOD FRAMED WALL

5/8" (15.9 mm) ToughRock® Fireguard X™ or 5/8" (15.9 mm) DensArmor Plus® Fireguard® gypsum panels applied vertically (per ULC W301) or horizontally (UL U305) to each side of 2" x 4" wood studs 16" (406 mm) o.c. with 1-7/8" (48 mm) 6d coated nails spaced 7" (178 mm) o.c. Joints staggered. ULC W301 allows vertical application only.

W1

Hourly Rating: **1-hour**
STC Rating:
Fire Test Reference: **UL U305,ULC W301,cUL U305,GA WP 3605**
Sound Test Reference:
Approved for Assembly:
DensArmor Plus® Fireguard C® Products
DensArmor Plus® Fireguard® Products
DensElement® Barrier Sheathing
DensGlass® Fireguard® Sheathing
DensShield® Fireguard® Tile Backer
ToughRock® Fireguard C® Products
ToughRock® Fireguard X® Mold-Guard™ Products
ToughRock® Fireguard X® Products
ToughRock® Lite-Weight Fire-Rated Products (Meets fire-rating but not included in Sound Testing)

WOOD FRAMED FLOOR/CEILING

5/8" (15.9 mm) ToughRock® Fireguard X® Products applied perpendicular to 2" x 10" wood joists 16" (406 mm) o.c. with 1-7/8" (48 mm) 6d nails 6" (152 mm) o.c. Wood joists supporting 1" (25.4 mm) nominal wood sub and 1" (25.4 mm) nominal finish floor, or 19/32" (15.1 mm) plywood finished floor with long edges T&G and 15/32" (11.9 mm) interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.

F1

Hourly Rating: **1-hour**
STC Rating:
Fire Test Reference: **UL L501, cUL L501, GA FC 5420**
Sound Test Reference:
Approved for Assembly:
DensArmor Plus® Fireguard C® Products
DensArmor Plus® Fireguard® Products
DensElement® Barrier Sheathing
DensGlass® Fireguard® Sheathing
DensShield® Fireguard® Tile Backer
ToughRock® Fireguard C® Products
ToughRock® Fireguard X® Mold-Guard® Products
ToughRock® Fireguard X® Products
ToughRock® Lite-Weight Fire-Rated Products

BiLT architects

STATE OF OHIO
PATRICIA BITTNER
1315885
REGISTERED ARCHITECT

Patricia Bittner
License 1315885
Expiration Date:
12/31/2021

BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

1 PRINTING DATE:
JULY 14, 2021

A3

SECTION

1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
2. 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
3. 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
4. ACQ-C **(ALT CA-B OR SBX-DOT)** PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

2. SHEATHING & SUBFLOORING: 48/24 APA RATED TONGUE & GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1; 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
3. ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
4. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA–PACIFIC CORPORATION, G-P LAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:

   F_b = 2600 PSI BENDING
   F_v = 285 PSI HORIZONTAL SHEAR
   $F_{c\perp}$ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
   E = 1,900,000 PSI MODULUS OF ELASTICITY

   MULTIPLE LVL BEAMS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS:

   12" AND SMALLER MEMBERS:
   - TWO-PIECE MEMBERS – 2 ROWS OF 16d COMMON NAILS AT 12" O.C.
   - THREE PIECE MEMBERS – 2 ROWS OF ½" DIAMETER BOLTS AT 24" O.C. STAGGERED

   14" AND LARGER MEMBERS:
   - TWO-PIECE MEMBERS – 3 ROWS OF 16d COMMON NAILS AT 12" O.C.
   - THREE PIECE MEMBERS – 2 ROWS OF ½" DIAMETER BOLTS AT 16" O.C. STAGGERED.

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9. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL ONE SIMPSON H5 HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "RECOMMENDED FASTENING SCHEDULE".
10. BRIDGING IN ALL FLOOR AND CEILING JOISTS, INCLUDING MANUFACTURED WOOD I-JOISTS, SHALL BE 1"X3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM.
11. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.
12. DOUBLE JOISTS SHALL BE PROVIDED BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS.

GENERAL STRUCTURAL NOTES

GOVERNING CODE

OHIO BUILDING CODE – 2019, BASED ON 2015 IBC

DESIGN LOADS

1. ROOF LOAD:
   A. MINIMUM LIVE LOAD OR SNOW LOAD (Pf): 20 PSF*
2. SNOW LOAD:
   A. GROUND SNOW LOAD, Pg = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.
   B. FLAT ROOF SNOW LOAD, Pf = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
   C. SNOW LOAD IMPORTANCE FACTOR I = 1.00
3. FLOOR LOAD:
   A. LIVE LOAD: 40 PSF (RESIDENTIAL LOADING)
4. WIND LOAD:
   A. MAIN WIND FORCE - RESISTING SYSTEM: 115 MPH PER ASCE 7-10 (3-SECOND GUST- LOAD RESISTANCE FACTORED DESIGN).
   B. WIND EXPOSURE B
   A. GUARDRAILS:
      a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SIMULTANEOUSLY WITH 100 PLF UNIFORM LOAD VERTICALLY.
      b. IN-FILL AREAS: 200 POUNDS APPLIED ON A 1 SQUARE FOOT AREA.

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

EXPANSION AND EPOXY ADHESIVE ANCHORS

EXPANSION ANCHORS:

1. EXPANSION ANCHORS SHALL BE MANUFACTURED BY ITW Ramset/Redhead AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

EPOXY ADHESIVE ANCHORS:

1. EPOXY ADHESIVE SHALL BE EPCON "CERAMIC 6+" EPOXY MANUFACTURED BY ITW Ramset / Red Head. OR HIT RE 500 V3 EPOXY ADHESIVE MANUFACTURED BY THE HILTI COMPANY OR HILTI HIT HY 270 ADHESIVE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
2. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.
3. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY

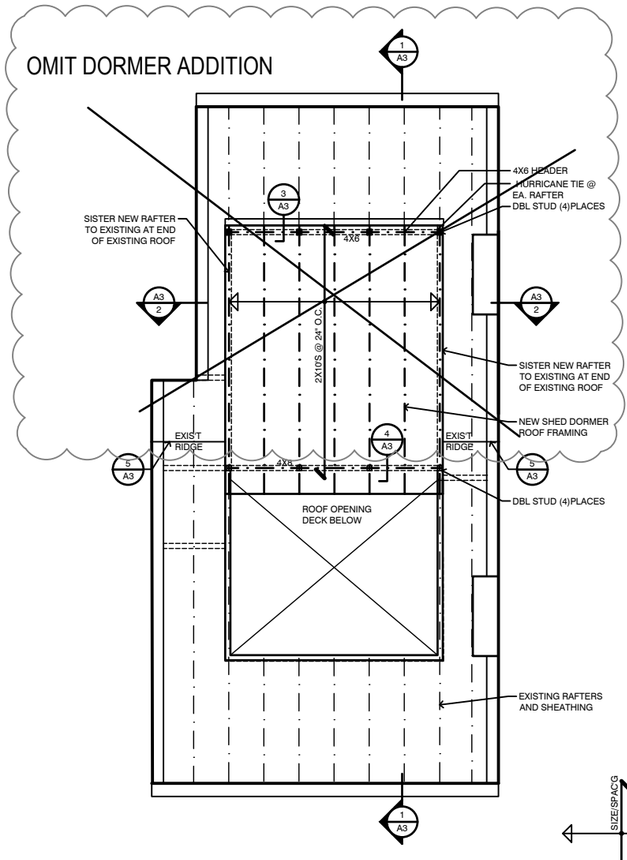
1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/ TMS 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.
   A. CONCRETE MASONRY: f'_m = 1500 PSI AT 28 DAYS.
3. MATERIALS
   A. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.BELOW GRADE: NORMAL WEIGHT AGGREGATE PER ASTM C33.
   B. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.ABOVE GRADE: LIGHTWEIGHT AGGREGATE PER ASTM C331 OR NORMAL WEIGHT.
   C. FACING BRICK: ASTM C216 GRADE SW. COLOR AND SIZE AS NOTED ON THE ARCHITECTURAL DRAWINGS.
   D. MORTAR: ASTM C270 TYPE N AND O TO MATCH OLDER BRICK MASONRY OF THE ERA MODIFIED ACCORDINGLY.
   E. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
   F. GROUT: ASTM C476. f'c = 2000 psi, SLUMP 8" TO 10".
   G. REINFORCING STEEL: ASTM A615, 60 KSI YIELD.
4. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.

STRUCTURAL STEEL

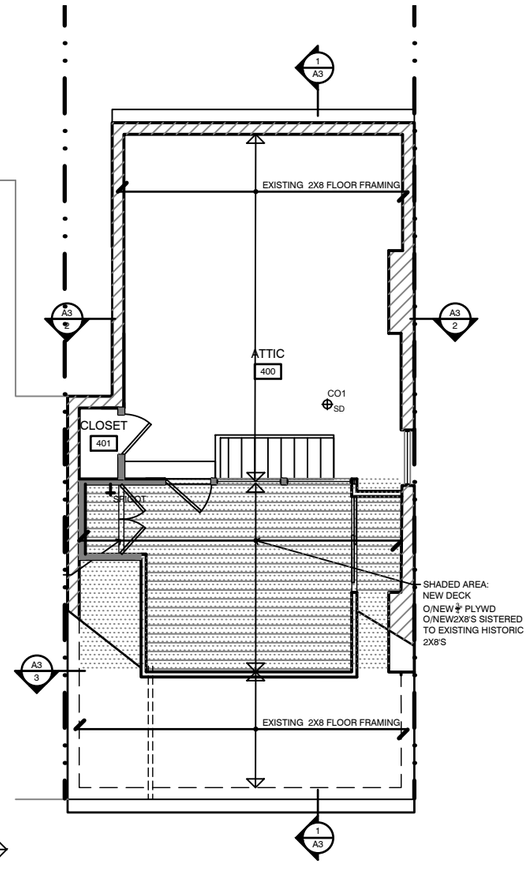
1. MATERIALS:
   A. ROLLED **WIDE FLANGE** SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, Fy = 50 ksi.
   B. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.
   C. TUBULAR SHAPES: ASTM A500, GRADE B.
   D. PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.
   E. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.
   F. ANCHOR RODS: ASTM F1554 – GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.
   G. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
2. PAINT AND PROTECTION:
   A. STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.
   B. LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES:HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21035 OR MIL-P-26915. MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.

WOOD

1. MATERIALS:
   A. FRAMING LUMBER:



2 | DORMER FRAMING PLAN
1/4"=1'-0"
NORTH



1 | ROOF DECK PLAN PLAN
1/4"=1'-0"
NORTH

BiLT architects

STATE OF OHIO
PATRICIA BITTNER
1315885
REGISTERED ARCHITECT

Patricia Bittner
License 1315885
Expiration Date:
12/31/2021

BILOKUR RESIDENCE

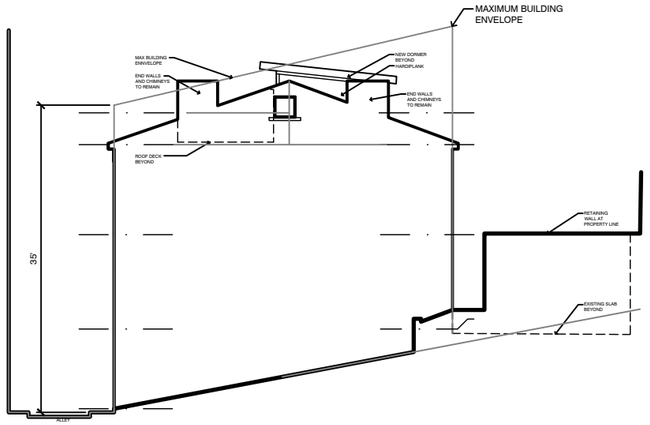
2 HUST ALLEY, Cincinnati, Ohio

PRINTING DATE:

MAY 25, 2021

S1

FRAMING PLAN
STRUCTURAL
NOTES



3 | VICINITY PLAN
N.T.S.

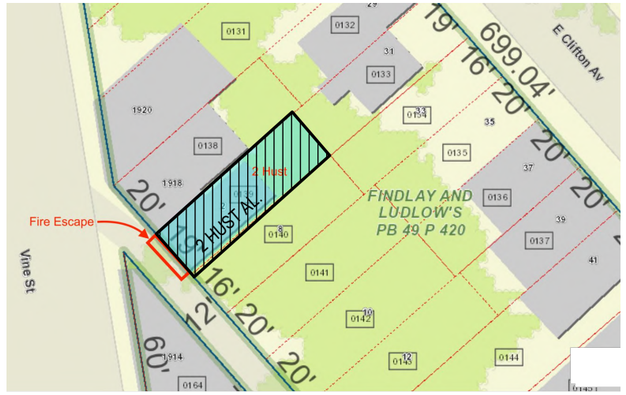
GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
4. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.
5. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
6. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO COORDINATE DIMENSIONS FOR EQUIPMENT SUPPORTS, WALL, FLOOR OR ROOF OPENINGS WITH APPLICABLE TRADE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
8. WORK SHALL BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS AS DETERMINED BY THE PRIMARY ASSOCIATION OF EACH TRADE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF GOVERNING CODES AND REGULATORY AGENCIES AS OF THE DATE OF PERMIT ISSUANCE.
10. OWNER WILL OBTAIN PERMITS AND COMPLY WITH REQUIREMENTS OF LICENSING AGENCIES.
11. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
12. TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. FIRE RATED ASSEMBLIES SHALL BE PROTECTED FROM WEATHER DAMAGE.
14. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
15. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT AND ENGINEER.
16. CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER.
17. CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS WITH ACTUAL FIELD CONDITIONS. REVIEW OF SHOP DRAWINGS BY ARCHITECT IS SOLELY FOR COMPLIANCE WITH THE DESIGN INTENT.
18. GUARDRAILS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDRAILS SHALL NOT BE LESS THAN 36" HIGH. HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH. HANDGRIP SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. RETURN HANDRAILS AT ENDS.
19. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. ACTUATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS. PER RCO SECTION 314
20. STRAP WATER HEATER TO RESIST DISPLACEMENT FROM EARTHQUAKE.
21. WINDOW SUPPLIER SHALL REFER TO EXTERIOR ELEVATIONS AND SCHEDULES FOR CONFIGURATION AND OPERATION OF ALL WINDOW AND DOOR UNITS. SUBMIT WINDOW ORDER TO ARCHITECT FOR APPROVAL
22. EXTERIOR DOORS SHALL HAVE MIN. 1/2" THROW OR DEAD BOLT OR DEAD LATCH.. ALL WINDOWS MUST BE CAPABLE OF BEING LOCKED. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
23. WINDOWS WITHIN 24" OF A DOOR AND WITHIN 18" OF FLOOR, AND GLAZED DOORS, SHALL HAVE SAFETY GLAZING. EACH LIGHT SHALL HAVE CLASSIFICATION PERMANENTLY MARKED.
24. GLASS ENCLOSURES FOR SHOWER OR TUB, INCLUDING ALL DOORS AND PANELS, SHALL BE FACTORY LABELED SAFETY GLAZING.
25. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENTS IN IT'S ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT.

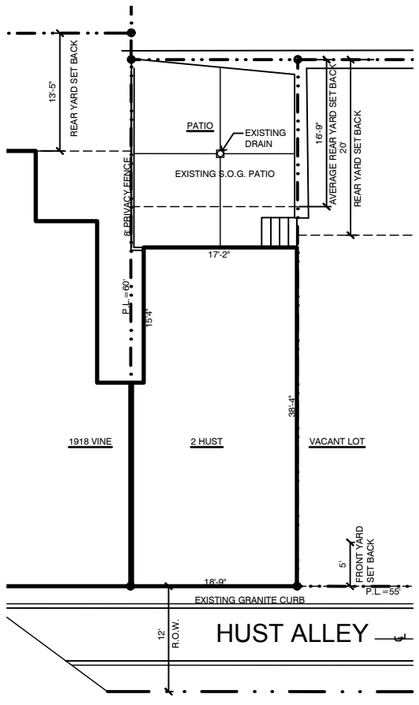
WINDOW AND DOOR SCHEDULE

ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS BY MARVIN, LOW E, ARGON, .30 U-VALUE

EXTERIOR WINDOWS AND GLASS DOORS									
MARK	ROUGH OPENING		SF AREA	QUANTITY	AREA	EGRESS	SAFETY GLAZING	OPERATION	NOTES
	WIDTH	HEIGHT							
1	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
2	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
3	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
4	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
5	38	70	18.47	1	18.47			DBL HUNG	EXIST'G HISTORIC
6	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
7	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
8	38	74	19.53	1	19.53			DBL HUNG	EXIST'G HISTORIC
9	32	80	17.78	1	17.78		X	DOOR	TO ROOF DECK
10	45	40	12.50	1	12.50	X	X	FIXED	
11	45	40	12.50	1	12.50		X	FIXED	
12	38	74	19.53	1	19.53			DBL HUNG	
13	38	84	22.17	1	22.17		X	DOOR	
14	38	21	5.54	1	5.54		X	TRANSOM	
15	38	74	19.53	1	19.53	X		DBL HUNG	
16	38	74	19.53	1	19.53	X		DBL HUNG	
17	45	30	9.38	1	9.38			AWN	DORMER
18	45	30	9.38	1	9.38			FIXED	DORMER
19	45	30	9.38	1	9.38			AWN	DORMER
20	30	30	6.25	1	6.25		X	AWN	ATTIC
21	38	12	3.17	1	3.17		X	FIXED TRANSOM	ENTRY DOOR
				TOTAL	316.36				
NOTE: CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING									
NEW WINDOWS TO BE U-VALUE .32 ALU CLAD WOOD BY MARVIN U.N.O.									



1 | VICINITY PLAN
N.T.S.
NORTH



2 | PLOT PLAN
1/8"=1'-0"
NORTH

PROJECT DATA

PROPERTY ADDRESS:	2 HUST ALLEY STREET, CINCINNATI OH 45202
AUDITOR PARCEL ID:	094-0005-0139-00
LEGAL DESCRIPTION:	2 HUST ALLEY 19 FT PT LOT 6 FINDLAY & LUDLOW SUB
YEAR BUILT:	1870
PROPERTY OWNER:	LIDA BILOKUR
CONTRACTOR:	ANDRE BILOKUR
ARCHITECT:	PATRICIA BITTNER BILT ARCHITECTS, LLC P.O. BOX 423, CINCINNATI OH 45201
ZONING: OVERLAY:	CX - COMMERCIAL MIXED USE OTR HISTORIC DISTRICT HILLSIDE DISTRICT
CONSTRUCTION:	TYPE IIIA
EXISTING USE: PROPOSED USE:	2 FAMILY DWELLING, R2 2 FAMILY DWELLING, R2
RELEVANT CODES:	OHIO BUILDING CODE 2019(OBC) OHIO MECHANICAL CODE 2017 (OMC) CINCINNATI BUILDING CODE (CBC) HISTORIC REHABILITATION STANDARDS, CHAPTER 1121

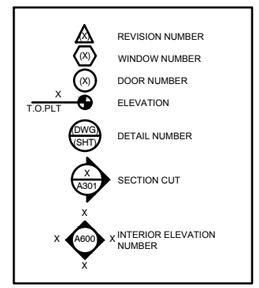
PROJECT DESCRIPTION:
RESTORE EXISTING 2 FAMILY, 3 STOREY BRICK STRUCTURE; 1 BEDRM 1BATH AT GROUND FLR AND 2 BEDRM 1.5 BATH AT THE 2ND AND 3RD FLRS. INSTALL NEW WINDOWS AT NORTH ELEVATION. UPDATE ALL BATHROOMS AND KITCHENS. REMOVE NON-BEARING PARTITION WALLS. INSTALL ALL NEW WALLS AND MEP. PER PLAN ADD NEW DORMER AND ROOF DECK.

LOT AREA:	1140SF PER AUDITOR
CONDITIONED AREAS: (INCLUDING WALLS)	SF
UNIT 1 - LIVING AREA	600
UNIT 1 - CLOSET	230
UNIT 1 TOTAL	830
COMMON AREA SUB-TOTAL	110
UNIT 2 - 2ND FLOOR	710
UNIT 2 - 3RD FLOOR	710
UNIT 2 - ATTIC (5'+ CEILING)	140
UNIT 2 TOTAL	1560
GRAND TOTAL:	2500 SF
EXTERIOR AREAS:	
ROOF DECK	130
PATIO	386
TOTAL:	516 SF

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
A0	COVER SHEET - SITE PLAN
A0.1	AS-BUILTS - DEMOLITION PLANS
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS - N-S
A3	EXTERIOR ELEVATIONS - W
A4	BUILDING SECTIONS
E1	LIGHTING PLANS
S1	FRAMING PLANS
M1	HVAC

SYMBOLS



BiLT architects

Patricia Bittner
License 1315885
Expiration Date: 12/31/20

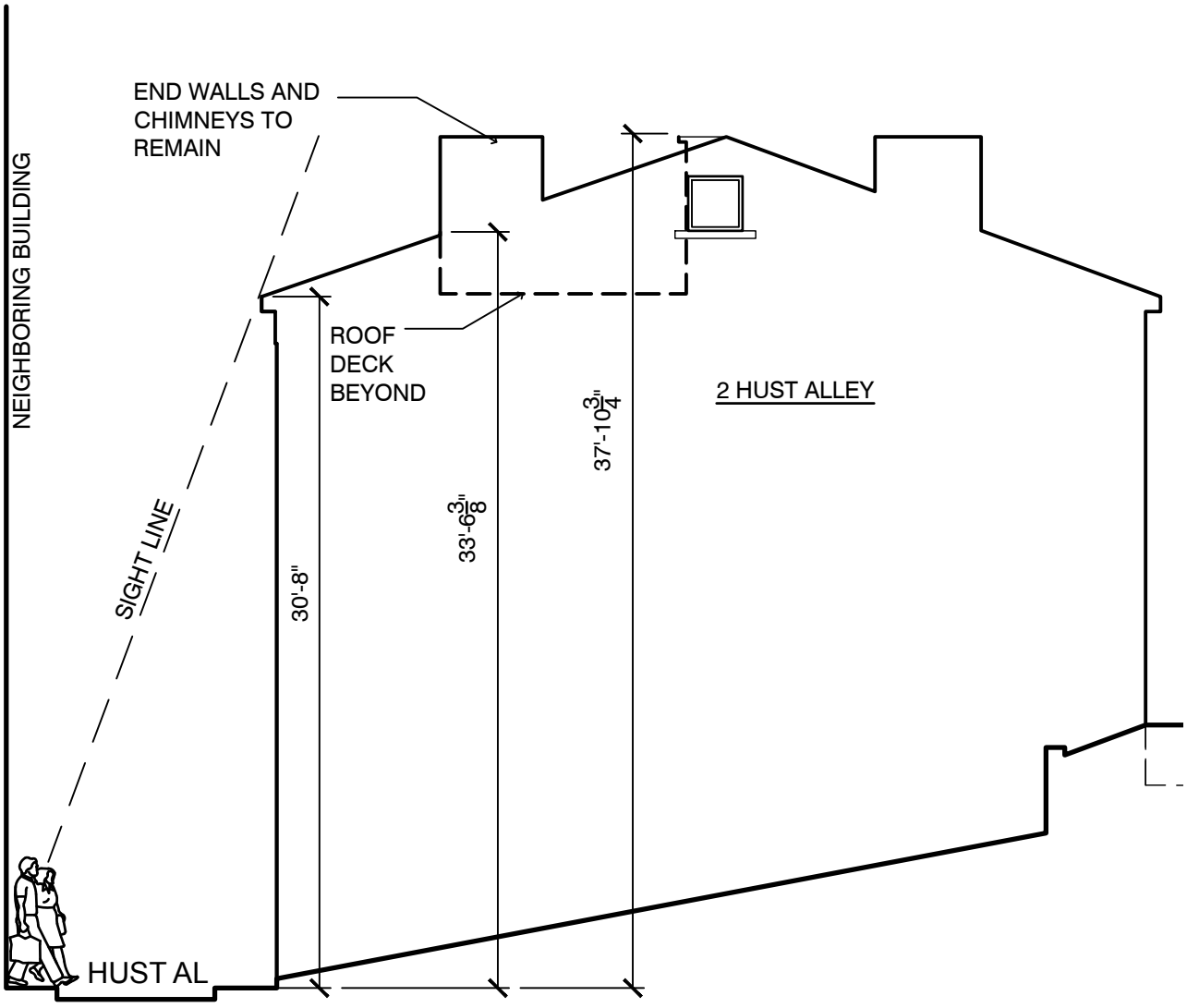
BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

PRINTING DATE:
JANUARY 15, 2021

A0

Cover Sheet
Site Plan
Project Data



SIGHT LINE 2 HUST ALLEY

DECK NOT VISIBLE FROM PUBLIC R.O.W.

ITEM 2 September 27, 2021

APPLICATION FOR ZONING RELIEF AND HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH20210123
APPLICANT:	Apex Studio
OWNER:	Hamilton Co Land Reutilization Corporation
ADDRESS:	**6060 Hamilton Av**
PARCELS:	233-00003-0139-00
ZONING:	T5MS
OVERLAYS:	College Hill Mid-Business Historic District, College Hill Business District Urban Design Overlay
COMMUNITY:	College Hill
REPORT DATE:	August 30, 2021

Nature of Request:
The applicant is requesting zoning relief to allow an office use on the first floor at the storefront location

Details of Zoning Relief Required:

1. 1703-2.80(I) – Locational Variance to allow for office use at the storefront/front of the building rather than requiring it to be behind a permitted use.

Existing Conditions:
6060 Hamilton Avenue was built in 1930 as Mergards Recreation Center/Bowling Alley. It was one of six locations in Greater Cincinnati and operated at this location until 1976 when the building and business were sold out of the Mergard family.

The building has been vacant since 2018 and prior to that had been a retail store.

Proposed Conditions:
The proposal at 6060 Hamilton Avenue includes the following work:

1) Rehabilitate the building into apartments with an office located in the space along Hamilton Avenue.

Previous Review: All exterior work was based on historic documentation and was recreating historic exterior conditions on the property. The work was approved under permit #2021P06442 as a staff approval.

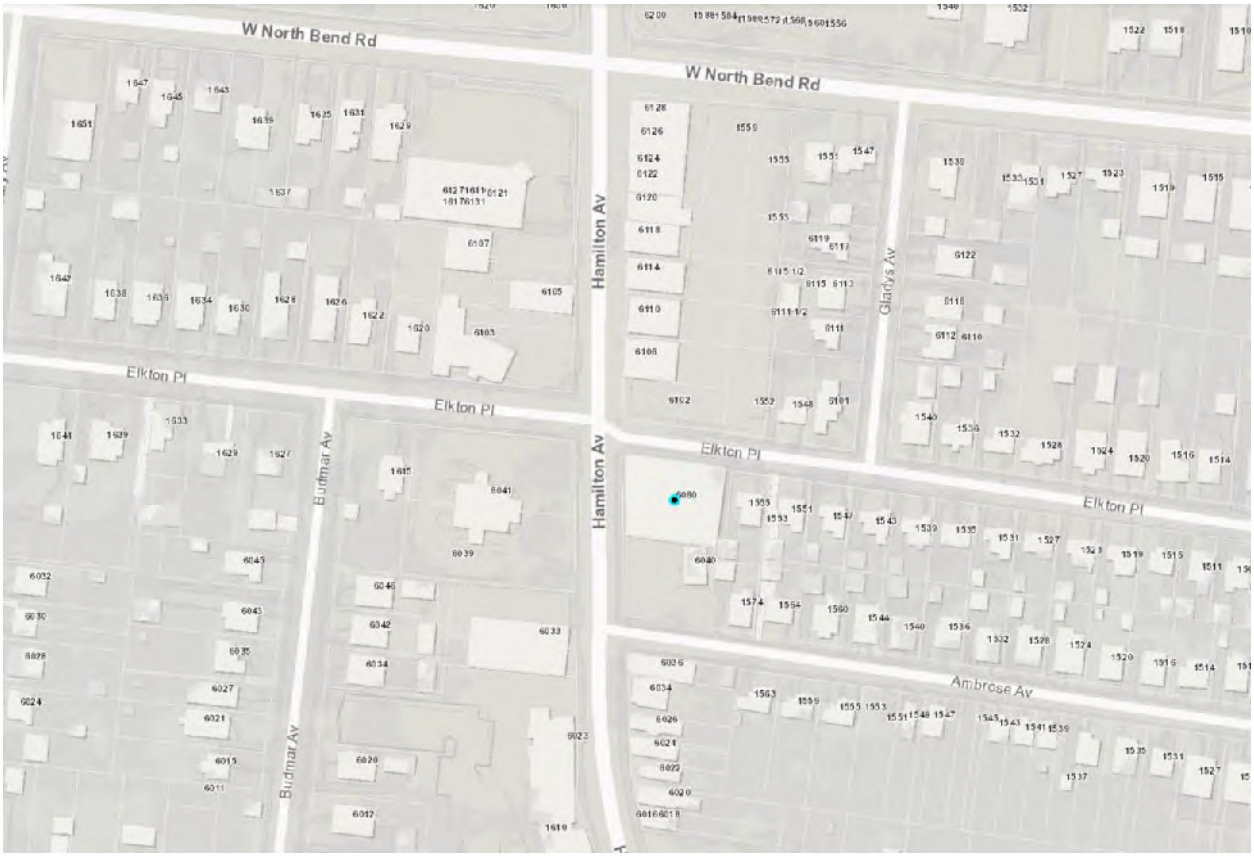


Figure 1: 6060 Hamilton Ave. Map provided by Cagis Maps.

Figure 2: Google Street view of 6060 Hamilton Ave.

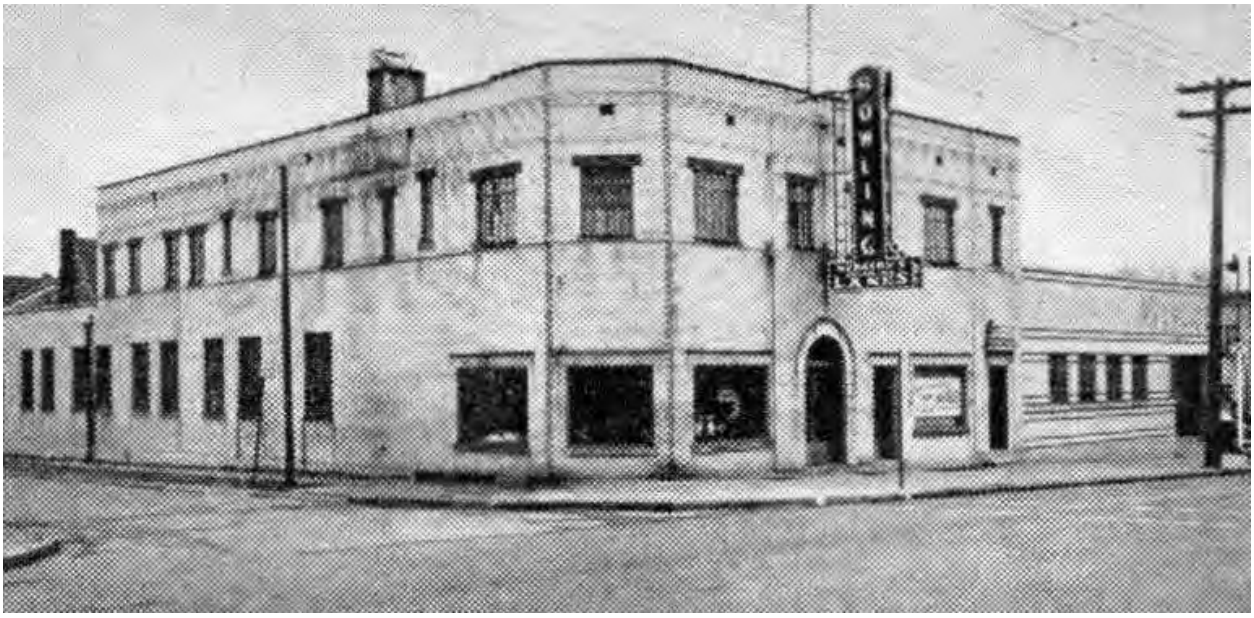


Figure 3: Historic Image of 6060 Hamilton Ave circa 1950.

Applicable Zoning Code Sections:

Zoning District:	Section 1703	Form-Based Code District
Variance Requests:	Section 1703	Development Standards
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:	Section 1435	Historic Preservation
Historic District/Reg:		College Hill Mid-Business Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The applicant is seeking a locational variance to allow office use at the front of the property on a first-floor area within the Form-Based Code District T5MS.

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 building is being rehabilitated to exterior historic conditions and is proposing an adaptive reuse into residential and office space.

The owners have worked with staff on numerous different concepts for rehabilitation to this property that would be respectful of the historic nature of the building and provide residential options to the neighborhood. Finding a compatible use with residential uses in the building to occupy the first-floor area including the one story portion that has limited window/visibility was key to the

historic sensitive rehabilitation. As retail required larger storefront glass windows, providing office space that does not require adjustments to the historic façade configuration is an appropriate and compatible use.

(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).

A denial of the locational variance would create a hardship in finding an appropriate use for the space along the street as there are limitations of what can be done to the façade due to the historic nature of the building. These limitations are both through the local historic guidelines as well as through the Section 106 review/historic review process associated with federal funding being used on the property.

Standards for Variances per Section 1445-05-04

(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.

As stated above, the historic nature and historic window configuration of this building would make a retail venue difficult. There is a lot of retail space within the district and the majority of that retail is grouped together within block faces. This block is not the traditional retail block face with the neighbor being a small shop that was created out of an old gas station.

(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.*

This is not a request for a substantial property right that others enjoy.

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

1. **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 T5MS. Office is permitted in T5MS, but it is required to be behind a permitted use and not at the street front.

2. **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 does substantially conform to the guidelines for the College Hill Mid-Business Historic District and was issued a staff level COA for their proposed work.

3. **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.

   Plan Cincinnati (2012): The development is consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197). Additionally, the proposed development is consistent with the Compete Section of Plan Cincinnati by increasing economic development in the College Hill neighborhood.

4. **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.

   The rehabilitation and reuse of the building may create more traffic but the current street system is adequate to carry the additional traffic.

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

   No additional buffering will be required for the property as it is an existing commercial building that is not being expanded.

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

   NA

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

   NA

8. **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 use of the building as a mixed-use building with residential and office are uses that are compatible with a mixed use district.

9. **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.

   NA

10. **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 anticipated adverse effects on the access to the property by fire, police or other public services; and no impacts to access to light and air from adjoining properties.

11. **Blight.** The elimination or avoidance of blight.

NA

12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject property.

13. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed use.

Other Considerations:

Prehearing Results: September 8, 2021. The applicants were present.

Comments submitted to staff: NA

Recommendation:

I. ZONING RELIEF

The following recommendations are proposed for the project at 6060 Hamilton Avenue per the drawings submitted by Arcx dated 07/21/2021.

A. 1703-2.80(I) – **APPROVE**- **Locational Variance** to allow for office use at the storefront/front of the building rather than requiring it to be behind a permitted use.

B. **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.

ADJUDICATION/DENIAL LETTER
Date: August 4, 2021
Location: 6060 Hamilton Avenue
Request: Locational Variance for Office on 1st Floor not behind a permitted use
Zoning District: T5MS/College Hill Historic District, College Hill Urban Design Overlay

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 Zoning Relief from the Historic Conservation Board as it is within a local historic district. All work noted on the plans were able to be issued a COA at a staff level. The blade sign/marquee sign was not reviewed as enough details were not provided and signs are required to be submitted under a separate permit. A Marquee sign is permitted in this zone. If the sign proposed to use lighting other than neon lighting to outline letters, a use variance will be required.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $500 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ **. Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1703 2.08 (I): Offices are only permitted on the first floor if behind another permitted use. An Office is located on the first floor not behind another use and a locational variance is required.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Documents Required for
Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☐ Certificate of Appropriateness Application Form
- ☐ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☒ Zoning Hearing Examiner Application Form
- ☒ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ 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 digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $ 500

All Drawings and Plans must include the following

- ☒ A graphic scale required on all drawings
- ☒ North arrows on all site, context and floor plans
- ☒ Elevations labeled with North, South, East West, front, side and rear labels
- ☒ Street names labeled
- ☒ Date and/or revision dates

Architectural Drawings and Plans

- ☒ An index of drawings located on the first sheet
- ☒ Context Map showing the building within at least a block of context
- ☒ Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ☒ Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- ☒ Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

- ☐ Site section and/or Site elevations including any adjacent properties
- ☐ 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. Include Make, model and series for proposed materials
- ☒ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions.
- ☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☐ 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
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☐ A preliminary geotechnical evaluation;
- ☐ A determination of the maximum building envelope;
- ☐ Average slope/grade of the property; and
- ☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

Click any blue box for additional information (hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 6060 HAMILTON AVE, CINCINNATI OH 45224 COMMUNITY _____
PARCEL ID(S) 233-0003-0139-00 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION T5MS ZONING OVERLAY (if applicable) COLLEGE HILL URBAN DESIGN OVERLAY
HISTORIC DISTRICT: ☐ No ☒ Yes: (name) COLLEGE HILL HISTORIC DISTRICT
☒ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME ARCX STUDIO CONTACT PERSON (if legal entity) KATHERINE CONNER
ADDRESS 1616 VINE ST CITY CINCINNATI STATE OH ZIP 45202
EMAIL KATIE@ARCX.STUDIO RELATIONSHIP TO OWNER (if not owner) ARCHITECT / CONSULTANT
TELEPHONE 513-832-1302

Section 3. OWNER

NAME HAMILTON COUNTY LAND REUTILIZATION CORPORATION CONTACT PERSON (if legal entity) BRIAN OGAWA
ADDRESS 3 EAST FOURTH ST, SUITE 300 CITY CINCINNATI STATE OH ZIP 45202
EMAIL BOGAWA@CINCINNATIPORT.ORG RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-621-3000

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☐ Variance ☐ Special Exception ☐ Conditional Use ☒ Use Variance
☐ 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)*

The existing building is currently vacant and was retail on the first floor with apartments above. The proposed renovation will have office use along Hamilton Ave with apartments behind and apartments on the second floor. The renovation includes restoration of building exterior including tuckpointing and adding windows in historic locations.

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 Christopher M. Recht Signature _____ Date 8/12/2021

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

☐	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☐	Zoning Hearing Examiner application.
☐	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
☐	Written statement required in Section 6 of application.
☐	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☐	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures **existing and proposed** from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
☐	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	Other documents or information you intend to introduce at the hearing on this application.
☐	A non-refundable application fee - a check made payable to "City of Cincinnati." • **$900.00** for Use Variances • Variances, *including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District are as follows:* **$300.00** for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling **$500.00** for Non-residential Projects (Non-RCO)

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a variance:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:

   a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; **and**

   b. how the project meets either of the following conditions:

      i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; **or**

      ii. a 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.

August 5, 2021

city of CINCINNATI
BUILDINGS & INSPECTIONS

MAIN ON MAIN II LLC
1551 HAMILTON AVE
CINCINNATI OH 45224

RE: Certificate of Appropriateness

A Certificate of Appropriateness (COA) application was filed on behalf of the owner(s) of HAMILTON COUNTY LAND REUTILIZATION. The COA is for work related to 6060 Hamilton Avenue. The Urban Conservator has approved the COA for the following work:

Exterior changes to include new openings, reopening historic openings per historic photo documentation, new historic compliant windows and siding, painting previously painted brick.

The subject property is located in a Historic District. § 1435-09 of the Cincinnati Zoning Code has delegated authority to the Urban Conservator to grant approval of a Certificate of Appropriateness for minor alterations that comply with the applicable guidelines for the subject property and requires notification of this approval according to the following regulations:

§ 1435-09-1-D. Notice of Application.
Within ten (10) days after the perfection date thereof, notice of all applications for Certificates of Appropriateness shall be sent to all city departments with authority over any aspect of the activities proposed, to all owners of properties located within two hundred feet (200') of all of the boundaries of the subject property, and to the community council in which the subject property is situated and to all abutting property owners.

§ 1449-11. Time Limit for Appeals.

Notice of appeal must be filed with the Secretary of the Zoning Board of Appeals within 30 days of the date of mailing of the decision below by the decision-making body or official. The secretary has the duty to promptly notify the maker of the decision being appealed and the owner of the subject property or permit applicant, if other than the appellant, of the filing of the notice of appeal. In cases where the appeal is to be heard by Council, the notice of appeal must be filed with the Clerk of Council.

This application has been given Permit Number 2021P06442. All inquiries should refer to this permit number.

If plats and plans were submitted with this Certificate of Appropriateness Application they are on file, open for public inspection at 805 Central Avenue, Suite 500. If you need further information, you may contact Beth Johnson, Urban Conservator at beth.johnson@cincinnati-oh.gov or 513-352-4848.

Sincerely,

Beth Johnson
Urban Conservator

CC: Community Council

ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

City of Cincinnati
Historic Conservation Board
II Central Avenue, Suite 500
Cincinnati, Ohio 45202

Date: August 12, 2021

RE: Locational Variance for Office on 1st Floor not behind a permitted use
Location: 6060 Hamilton Avenue

To Whom It May Concern,

Please find here applications and supporting documentation for Locational Variance for Office on 1st Floor not behind permitted use.

Documentation for review includes:

1) Adjudication/ Denial Letter dated August 4, 2021
2) Historic Conservation Board Checklist
3) Zoning Hearing Application Form
4) Digital submission of following checklist items:
    a. Exhibit A- Letter/ Narrative Statement of Intent
    b. Exhibit B- Verification of Property Ownership per Hamilton County Auditor
    c. Exbibit C- List of Witnesses
    d. Exhibit D- Survey
    e. Exhibit E- Architectural Drawings
    f. Exhibit F- Photographs
    g. Exhibit G- Letters of support from CHCURC and College Hill Forum

Please let us know if any additional documentation is required.

Respectfully,

Katherine Conner

Katherine Conner, AIA
Arcx Studio, Inc.
513-832-1302/ katie@arcx.studio

ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

EXHIBIT A

RE: Letter/ Narrative of Intent for Use Variance at 6060 Hamilton Avenue as required in Section 6 of the Zoning Hearing Examiner Applications

To Whom It May Concern,

The intent of this project is to bring a currently vacant property back into use along commercially active Hamilton Avenue and rehabilitate the historic facades of building. The use variance requested is to locate Office use along Hamilton Avenue. The office tenant will be College Hill Community Urban Redevelopment Corporation (CHCURC). The proposed use variance meets the Standards and "is in the public interest" in the following ways:

a. Blight. Renovating the Mergard building will aid in eliminating blight. The renovation includes:
    a. Adding windows in historic locations where they were previously bricked over.
    b. Adding glass storefront at the corner of Hamilton Ave and Elkton Pl where there are currently metal security grilles.
    c. Tuckpointing masonry exterior.
    d. The renovation will result in occupancy of a currently vacant building.
b. Neighborhood compatibility: The proposed use is compatible with the predominant land use of the surrounding development, which is a mix of retail and commercial uses. CHCURC is committed to revitalizing the Hamilton Avenue business district and their location on Hamilton Avenue will help connect the community – residents and business owners.
c. The hours of operation (normal business hours) will complement the other uses along Hamilton Avenue, which is predominantly retail.
d. Per 1445-15 Standards for Variances, item "A" is applicable. The large footprint of the first floor coupled with many existing retail spaces along Hamilton Avenue make this property less desirable as retail use. The historic storefront is not indicative of a typical retail storefront. For these reasons, the owner feels the property is best utilized as office in the front with residential apartments behind. The increased density of residential units will contribute to a thriving business district.

Please find included letters of support from College Hill CURC and College Hill Forum Community Council.

Respectfully,

Katherine B. Conner, AIA
Arcx Studio

Dusty Rhodes, Hamilton County Auditor

generated on 8/4/2021 6:18:29 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
233-0003-0139-00	6060 HAMILTON AVE	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches

Appraisal Area
05100 - COLLEGE HILL

Land Use
431 - OFFICE/APARTMENT OVER

Owner Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Assessed Value
131,250

Effective Tax Rate
89.090432

Total Tax
$18,944.24

Property Description
HAMILTON PK 96.04 X 122.38 SEC ELKTON PL & HAMILTON

Appraisal/Sales Summary

Year Built	1930
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	6/10/2021
Last Sale Amount	$0
Conveyance Number	269958
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	3
Acreage	0.252

Tax/Credit/Value Summary

Board of Revision	YES(00)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	116,120
CAUV Value	0
Market Improvement Value	258,880
Market Total Value	375,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Related Names

Name	Relationship	Status
HAMILTON COUNTY LAND REUTILIZATION CORPORATION	Parcel Owner	Current
COLLEGE HILL COMMUNITY URBAN REDEVELOPMENT CORPORATION	Parcel Owner	Retired

Detailed Name Information

Full Name
HAMILTON COUNTY LAND REUTILIZATION CORPORATION

Type
Parcel Owner

Address
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202

Mailing Flags
[1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

EXHIBIT C

Zoning Hearing Examiner Application
Witness List
6060 Hamilton Avenue

1) Brian Ogawa, Hamilton County Land Reutilization Corporation (Owner)
2) Seth Walsh, College Hill Community Urban Redevelopment Corp (Tenant)
3) Tony Thompson, College Hill Community Urban Redevelopment Corp (Tenant)
4) Michael Chewning, 8K Construction Company (Contractor)
5) Ernie Palmer, Arcx Studio (Architect/ Consultant)
6) Katie Conner, Arcx Studio (Architect/ Consultant)

ELKTON PLACE
(40' R/W)

GLADYS AVENUE

122.77'
50.07'
50.07'
58.38'

T-NAIL 102
NAIL SET
S86°47'00"E
122.65'
BLDG. COR. 0.09' SOUTH
BLDG. COR. 0.03' EAST
SIDEWALK
T-NAIL 103
NAIL SET 10.00'
55.96'
45.96'
BLDG. COR. 0.08' SOUTH 0.30' WEST
S86°47'00"E
50.00'
T-NAIL 101
50.00'
100.00'
50.00'
100.00'
50.00'
100.00'
EX. 1/2" PIN 0.27' SOUTH 0.60' EAST

6060 HAMILTON AVE.

133-0003-0139
COLLEGE HILL COMMUNITY
URBAN REDEVELOPMENT CORP.
O.R. 13599, PAGE 1201

SIDEWALK
96.92'
N05°51'00"W
95.80'
N00°45'00"E
BLDG. JOINT 1.28' WEST
233-0003-0109
GAIL J. BLACK
O.R. 4823, PAGE 1449
110.00'
100.00'
N00°45'00"E
110.00'

PLAT OF SURVEY
AUDITORS NO: 233-0003-0139
COLLEGE HILL
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
JANUARY 7, 2021

NOTE TO: 8K CONSTRUCTION CO.

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my supervision and said plat is accurate to the best of my knowledge. This plat has been prepared in the conformity with the State of Ohio Minimum Standards. This plat has been prepared for the exclusive use of the person, persons or entities named hereon. No expressed or implied warranties with respect to the information shown hereon is to be extended to any other person, persons or entities without expressed recertification by the surveyor.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFREY C. HEYL, OHIO SURVEYOR NO. 7792

STATE OF OHIO
JEFFREY C. HEYL
7792
REGISTERED
PROFESSIONAL SURVEYOR

HEYL SURVEYORS
4200 RYBOLT ROAD
CINCINNATI, OHIO 45248
PH (513)574-4140
BOUNDARY@CINCI.RR.COM

T-NAIL 104
NAIL SET
BLDG. LINE 0.06' NORTH
N86°47'00"W
111.50'
3' CONC. WALK
BLDG. COR. 0.28' WEST 0.10' NORTH
GARAGE
F. POST ON COR.
5/8" PIN SET
55.96'

ASPHALT PARKING LOT

ONE STY. BLOCK BLDG.

GARAGE

HAMILTON AVENUE
(60' R/W)

N05°51'00"W
100.00'
S05°51'00"E
84.64'
98.84'
N00°45'00"E
84.64'
94.64'

233-0003-0076
RICHARD STRASSER &
CATHLEEN STRASSER
O.R. 12475, PAGE 1478

NOTE: The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any facts that an accurate and current title search may disclose. No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect the surveyed parcel. A current title examination/report is necessary to determine any additional easements, restrictions, covenants, conditions or encumbrances which may affect the lands herein platted.

SURVEY REFERENCES
DIXON & WYCKOFF SUBD'N. (UNRECORDED) ACC. NO. 15174
AUDITORS PLAT NO: 233-0003-0139
SURVEY BY LANKSTER-7327 (0233-0003-0110)
SURVEY BY KOOPMAN-7184 (0233-0003-0210)
SURVEY BY HEYL-7792 (0233-0003-0099)
DEEDS OF RECORD

SCALE 1" = 20'
0 20 40 60

Course: N 05-51-00 W	Distance: 96.92
Course: S 86-47-00 E	Distance: 122.65
Course: S 00-45-00 W	Distance: 95.80
Course: N 86-47-00 W	Distance: 111.50

Perimeter: 426.87

Area: 11205.80 0.26 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.002 Course: N 01-47-42 E
Precision 1: 195151.64

NAIL SET
100.00'
S86°47'00"E
CONC. WALL
5/8" PIN SET
55.96'
T-NAIL 106
50.00'
94.64'
50.00'
94.64'
50.00'
94.64'
S86°47'00"E

SIDEWALK

AMBROSE AVENUE
(40' R/W)

T-NAIL 105

FILE # 4771

DRAWN BY: Author CHECKED BY: Checker

GENERAL NOTES

1. ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES, WHETHER LISTED HEREIN OR NOT.

2. ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT.

3. CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.

4. MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE ASSUMED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS. CONTRACTOR TO VERIFY WITH ARCHITECT IN WRITING FOR CLARIFICATIONS.

5. THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.

7. FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.

9. THE GC SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING CORRIDORS CLEAR OF PROJECT MATERIALS AND EQUIPMENT.

10. GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL UNDER THE JURISDICTION OF A SPECIFIED TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.

11. NO MODIFICATIONS / REVISIONS / CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY CLIENT.

12. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.

13. THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITES STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE / SHE MAY DISCOVER. DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.

14. CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

15. WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.

16. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.

17. IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.

18. WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

19. GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS / DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKSMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.

20. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW. APPROVAL OF SHOP DRAWINGS SHALL NOT RELEASE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK AS SPECIFIED.

21. THESE DOCUMENTS INDICATE MATERIALS AND METHODS OF CONSTRUCTION TO ESTABLISH STANDARDS OF QUALITY AND / OR PERFORMANCE. OTHER MATERIALS AND / OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THAT THEY DO NOT AFFECT THE VISIBLE APPEARANCE. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ORDERING AND / OR FABRICATION.

22. ALL REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR LOWER PRICE WITH CREDIT TO THE OWNER IS PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OR EQUAL QUALITY TO THE PRODUCT SPECIFIED.

23. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, IMMEDIATELY FOLLOWING DIRECTIVE TO PROCEED WITH WORK, CONFIRMATION WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT AND ANY LONG LEAD TIME ITEMS.

24. DAMAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY ACCIDENTAL DAMAGE HE INFLICTS UPON THE EXISTING WORK WHICH WILL REMAIN. IF FOR ANY REASON DAMAGE TO EXISTING WORK OR UTILITIES IS CONSIDERED TO BE UNAVOIDABLE, SUBMIT WRITTEN NOTIFICATION OF THIS BEFORE SIGNING THE CONTRACT. IN THE ABSENCE OF SUCH NOTIFICATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DAMAGE AND THE COSTS OF SATISFACTORILY REPAIRING OR REPLACING DAMAGED WORK.

25. FINAL CLEANING AT COMPLETION SHALL INCLUDE DUSTING OF ALL FINISHED SURFACES, VACUUMING, REMOVAL OF SPOTS, STAINS, LABELS, FINGERPRINTS, SPILLS AND CLEANING OF ALL INTERIOR GLASS. JOB SITE CLEAN-UP SHALL CONTINUE BEYOND DATE OF SUBSTANTIAL COMPLETION TO MOVE-IN DAY AND SHALL INCLUDE REMOVAL OF ACCUMULATED DEBRIS RESULTING FROM WORK BY TELECOMMUNICATIONS CONTRACTORS AND OTHER VENDORS UNDER CONTRACT TO THE OWNER. (NOTE: FURNITURE PACKING MATERIALS WILL BE RESPONSIBILITY OF FURNITURE VENDOR).

26. FIRE RATED PARTITIONS SHALL BE NOTED IN STENCIL ABOVE FINISHED CEILING PER APPLICABLE CODE.

27. GENERAL CONDITIONS (AIA DOCUMENT A201) APPLIES TO THIS PROJECT AND IS PART OF THIS CONTRACT.

28. SPRINKLER HEAD LOCATION SHALL BE COORDINATED WITH OTHER TRADES BY CONTRACTOR AND SHALL BE AS SPECIFIED BY ENGINEER OR AS REQUIRED BY CODE. SPRINKLERS SHALL BE CENTERED WITHIN EACH CEILING TILE TO PROVIDE A UNIFIED, CONSISTENT AND AESTHETIC ARRANGEMENT.

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PROJECT NAME

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

BUILDING SUMMARY

OCCUPANCY & CONSTRUCTION:

BUILDING USE OCCUPANCY: (R-2) RESIDENTIAL & (B) OFFICE

MIXED OCCUPANCY: YES

TYPE OF CONSTRUCTION: VB

APPLICABLE CODES:

JURISDICTION: 2017 OHIO BUILDING CODE

OWNER

COLLEGE HILL COMMUNITY URBAN REDEVELOPMENT CORPORATION
1551 MARLOWE AVENUE
CINCINNATI, OH 45224

LOCATION MAP

SHEET INDEX

SHEET NO.	SHEET NAME		80% PROGRESS SET 06-17-2021	95% PROGRESS SET 07-02-2021	PERMIT SET 07-21-2021
G001	COVER SHEET & SHEET INDEX	SUBMITTED FOR ZONING REVIEW	X	X	X
G002	CODE DATA	SUBMITTED FOR ZONING REVIEW	X	X	X
G003	UL DETAILS				X
G004	UL DETAILS				X
G005	ARCHITECTURAL SPECIFICATIONS				X
G006	ARCHITECTURAL SPECIFICATIONS				X
G007	ARCHITECTURAL SPECIFICATIONS				X
G110	STANDARD MOUNTING HEIGHTS & EQUIPMENT LISTS			X	X
G111	LIFE SAFETY PLANS - BASEMENT & LEVEL 1	SUBMITTED FOR ZONING REVIEW	X	X	X
G112	LIFE SAFETY PLAN - LEVEL 2	SUBMITTED FOR ZONING REVIEW	X	X	X
AD101	DEMOLITION PLAN BASEMENT & LEVEL 1	SUBMITTED FOR ZONING REVIEW	X	X	X
AD102	DEMOLITION PLAN LEVEL 2	SUBMITTED FOR ZONING REVIEW	X	X	X
AD103	DEMOLITION PLAN UPPER ROOF	SUBMITTED FOR ZONING REVIEW	X	X	X
AD104	DEMOLITION ELEVATIONS	SUBMITTED FOR ZONING REVIEW	X	X	X
AF101	FLOOR PLAN BASEMENT & LEVEL 1	SUBMITTED FOR ZONING REVIEW	X	X	X
AF102	FLOOR PLAN LEVEL 2	SUBMITTED FOR ZONING REVIEW	X	X	X
AF103	UPPER ROOF PLAN	SUBMITTED FOR ZONING REVIEW	X	X	X
AR101	REFLECTED CEILING PLAN LEVEL 1		X	X	X
AR102	REFLECTED CEILING PLAN LEVEL 2		X	X	X
AA101	BUILDING ELEVATIONS	SUBMITTED FOR ZONING REVIEW	X	X	X
AA401	TYPICAL NORTH UNIT PLANS & INTERIOR ELEVATIONS		X	X	X
AA402	TYPICAL SOUTH UNIT PLANS & INTERIOR ELEVATIONS		X	X	X
AA403	UNIT 1 (TYPE A) PLANS & INTERIOR ELEVATIONS		X	X	X
AA404	ENLARGED FLOOR PLANS & DETAILS		X	X	X
AA601	DOOR SCHEDULE, DOOR & FRAME TYPES		X	X	X
AA602	WINDOW TYPES			X	X
AA603	PARTITION TYPES & DETAILS		X	X	X
IN001	MATERIAL CODE LIST			X	X
IN101	FLOOR FINISH PLAN BASEMENT & LEVEL 1			X	X
IN102	FLOOR FINISH PLAN LEVEL 2			X	X
IN201	INTERIOR ELEVATIONS		X	X	X
IN202	INTERIOR ELEVATIONS		X	X	X

MECHANICAL	
M100	MECHANICAL BASEMENT PLAN
M101	MECHANICAL FIRST FLOOR PLAN
M102	MECHANICAL SECOND FLOOR PLAN
M200	MECHANICAL DETAILS
M201	MECHANICAL DETAILS

SUBMITTED FOR REFERENCE ONLY - NOT FOR PERMIT:	
P100	PLUMBING BASEMENT PLAN
P101	PLUMBING FIRST FLOOR PLAN
P102	PLUMBING SECOND FLOOR PLAN
P200	PLUMBING DETAILS
E100	ELECTRICAL POWER FIRST FLOOR PLAN
E101	ELECTRICAL POWER SECOND FLOOR PLAN
E200	ELECTRICAL LIGHTING FIRST FLOOR PLAN
E201	ELECTRICAL LIGHTING SECOND FLOOR PLAN
E300	ELECTRICAL DETAILS
E301	ELECTRICAL DETAILS
E302	ELECTRICAL DETAILS
E303	ELECTRICAL DETAILS
E304	ELECTRICAL DETAILS
FP100	FIRE PROTECTION BASEMENT PLAN
FP101	FIRE PROTECTION FIRST FLOOR PLAN
FP102	FIRE PROTECTION SECOND FLOOR PLAN

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

2001

OWNER

CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE DONNER · ARC.1817276 · REGISTERED ARCHITECT · 7-21-2021

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

KEY PLAN

REVISION

△	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

COVER SHEET & SHEET INDEX

SHEET NO.

G001

DRAWN BY: Author CHECKED BY: Checker

BUILDING SUMMARY

PROJECT ADDRESS: 6060 HAMILTON AVE
CITY: CINCINNATI, OH 45224
COUNTY: HAMILTON COUNTY
PARCEL ID: 233-0003-0139-00

ZONING JURISDICTION: CITY OF CINCINNATI
BLDG DEPT JURISDICTION: CITY OF CINCINNATI

APPLICABLE CODES:
THIS ALTERATION HAS BEEN DESIGNED AND MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE 2017 OHIO BUILDING CODE.

PROJECT DESCRIPTION:
ALTERATION OF AN EXISTING HISTORIC MIXED-USE BUILDING. BASEMENT IS UNOCCUPIED.

ZONING INFORMATION:
ZONING DISTRICT:
ZONING DESIGNATION: T5MS MAIN STREET
(ALLOWS RESIDENTIAL AND COMMERCIAL USE)
(DIRECTLY ADJACENT TO T5MS-O AND T4N.MF)

OVERLAY DISTRICTS:
ARTERIAL ROADS
UD-1 COLLEGE HILL BUSINESS DISTRICT

HISTORIC DISTRICT: COLLEGE HILL MID-BUSINESS
HISTORIC DISTRICT

PREVIOUS USE: RETAIL (M) / APARTMENT OVER (R-2)
NEW USE: OFFICES (B) ALONG HAMILTON AVE /
APARTMENTS BEHIND AND ON LEVEL 2 (R-2)

CODE SUMMARY

2017 OHIO BUILDING CODE

CONSTRUCTION TYPE: VB, SPRINKLERED

302.1 USE GROUP CLASSIFICATION

BASEMENT	UNOCCUPIED
FIRST FLOOR	(B) OFFICE & R-2 (APARTMENTS)
SECOND FLOOR	R-2 (APARTMENTS)

420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING AND FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS (REF 708).
1 HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN DWELLINGS.

420.3 HORIZONTAL SEPARATION
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES (REF 711).
1 HOUR FIRE RESISTANCE RATING REQUIRED AT FLOOR-CEILING ASSEMBLIES.

420.5 AUTOMATIC SPRINKLER SYSTEM
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.
NEW AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED.

420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH 907.2.9 AND 907.2.11.
NEW FIRE ALARM SYSTEM TO BE PROVIDED.

504 BUILDING HEIGHT AND NUMBER OF STORIES
BUILDING HEIGHT IN FEET (VB / SPRINKLERED)

GROUP R-2: 60' ALLOWED
GROUP B: 60' ALLOWED
EXISTING HEIGHT: 30' (COMPLIES)
EXISTING BUILDING HEIGHT TO REMAIN UNCHANGED.

ALLOWABLE NUMBER OF STORIES ABOVE GRADE (VB / SPRINKLERED)

USE	ALLOWED
R-2	3
B	3

NUMBER OF EXISTING STORIES: 2
NO CHANGE IN STORIES

506.2 AREA FACTOR (VB / SPRINKLERED)
GROUP R-2 21,000 SF ALLOWABLE
EQUATION 5-3 = 10,349 / 21,000 = 0.50
GROUP B 27,000 SF ALLOWABLE
EQUATION 5-3: 2,934 SF / 27,000 = 0.11

508.4.2 ALLOWABLE BUILDING AREA FOR SEPARATED OCCUPANCIES:
0.5 + 0.11 = 0.61 < 1 (BUILDING AREA COMPLIES)

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
SPRINKLERED:
BUSINESS & RESIDENTIAL = **1 HOUR SEPARATION REQUIRED**

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
CONSTRUCTION TYPE VB

PRIMARY STRUCTURAL FRAME	= 0 HOURS
BEARING WALLS (EXTERIOR)	= 0 HOURS
BEARING WALLS (INTERIOR)	=0 HOURS
NONBEARING WALLS (EXTERIOR)	=SEE TABLE 602 (N/A)
NONBEARING WALLS (INTERIOR)	=0 HOURS
FLOOR CONSTRUCTION & SECONDARY MEMBERS	= 0 HOURS
ROOF CONSTRUCTION & SECONDARY MEMBERS	= 0 HOURS

TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

NORTH WALL 20' R-2	0 HOUR REQ'D
EAST WALL 0' R-2	**1 HOUR REQ'D**
SOUTH WALL 0' R-2	**1 HOUR REQ'D**
WEST WALL 32' (X > 30') R-2	0 HOUR REQ'D

NOTE- ALL EXTERIOR WALLS ARE MIN 8" MASONRY CONSTRUCTION, 2 HOUR EQUIVALENT FIRE RESISTANCE RATED.

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS
SEE NOTES ON LIFE SAFETY PLANS.

	ALLOWABLE
NORTH WALL 20'	NO LIMIT, UNPROTECTED, SPRINKLERED
EAST WALL 0'	NOT PERMITTED (NO OPENINGS)
SOUTH WALL 0'	NOT PERMITTED* (CERAMIC GLAZING LOCATED ON SOUTH WALL IS CONSIDERED PART OF FIRE BARRIER PER OBC 703.6)
WEST WALL 32'	NO LIMIT, UNPROTECTED, SPRINKLERED

720 THERMAL AND SOUND INSULATING MATERIALS
INSULATING MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES, SIMILAR COVERINGS AND ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE FOIL INSULATIONS SHALL HAVE A FLAME SPREAD INDEX AND A SMOKE DEVELOPED COMPLYING WITH THIS SECTION.

TABLE 803.11 INTERIOR WALL AND CEILING FINISHES

SPRINKLERED (GROUP B)	
INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS	B
CORRIDOR AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS	C
ROOMS AND ENCLOSED SPACES	C
SPRINKLERED (GROUP R-2)	REQUIRED
INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS	C
CORRIDOR AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS	C
ROOMS AND ENCLOSED SPACES	C

804 INTERIOR FLOOR FINISH
MINIMUM CRITICAL RADIANT FLUX FOR INTERIOR FLOOR FINISHES IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL BE NOT LESS THAN CLASS II IN GROUP R-2 AND GROUP B.

903 AUTOMATIC SPRINKLER SYSTEMS
NEW NFPA 13 SPRINKLER SYSTEM TO COMPLY WITH THIS SECTION. SPRINKLER WORK WILL BE SUBMITTED AS A SEPARATE PERMIT.

906 PORTABLE FIRE EXTINGUISHERS
FIRE EXTINGUISHERS ARE TO BE PROVIDED IN EACH DWELLING UNIT AND WITHIN COMMERCIAL OFFICE AS REQUIRED BY SECTION 906 AND IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT. GC TO COORDINATE QUANTITIES AND TYPES REQUIRED.

907.2.9 GROUP R-2 FIRE ALARM SYSTEMS
NEW FIRE ALARM SYSTEM TO MEET REQUIREMENTS OF SECTION 9.07.2.9. FIRE ALARM SYSTEM MODIFICATIONS TO BE DESIGN-BUILD AND SUBMITTED AS A SEPARATE PERMIT.

907.2.11 SMOKE ALARMS - GROUP R-2
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH 907.2.11.2 IN DWELLING UNITS.

1004 OCCUPANT LOAD
REFER TO OCCUPANT LOAD TABLES.

1005.3.1 STAIRWAY MINIMUM WIDTH REQUIRED:
36" (OBC 1011.2 EXCEPTION 1) SECOND FLOOR OCCUPANT LOAD IS LESS THAN 50.

39" EXISTING PROVIDED
NOTE: EXISTING STAIRWAYS ARE NOT REQUIRED TO COMPLY WITH CHAPTER 10 PER SECTION 3404.

1006.2 EGRESS FROM SPACES:
ONE EXIT REQUIRED FROM EACH DWELLING UNIT PER 1006.2.1 EXCEPTION 1 WHERE MAX OCCUPANT LOAD IS 20 OR LESS AND COMMON PATH OF EGRESS TRAVEL DISTANCE DOES NOT EXCEED 125 FEET. (1 EXIT REQUIRED, 1 EXIT PROVIDED FROM EACH DWELLING UNIT)

TABLE 1006.3.2(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES
SECOND FLOOR HAS ONE EXIT, 3 DWELLING UNITS AND COMMON PATH OF EGRESS LESS THAN 125' (COMPLIES)

1009 ACCESSIBLE MEANS OF EGRESS:
EXCEPTION 1: NOT REQUIRED IN EXISTING BUILDINGS
REFER TO CHAPTER 34 NOTES

1013 EXIT SIGNS
EXIT SIGNS TO BE INSTALLED PER THIS SECTION.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:
B (SPRINKLERED) = 300' ALLOWED
R-2 (SPRINKLERED) = 250' ALLOWED (125' IF 1 EXIT PROVIDED PER 1006.2)

1020.1 CORRIDOR FIRE RESISTANCE RATING
W/ A SPRINKLER SYSTEM:
R, GREATER THAN 10 OCCUPANTS = 0.5 FIRE RATING REQ'D
B, GREATER THAN 30 OCCUPANTS = 0

TABLE 1020.2 MINIMUM CORRIDOR WIDTH

ANY FACILITIES NOT LISTED BELOW	44" MIN
WITH AN OCCUPANT LOAD LESS THAN 50	36" MIN
WITHIN A DWELLING UNIT	36" MIN

1023 INTERIOR EXIT STAIRWAYS
INTERIOR EXIT STAIRWAYS TO BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH 711, OR BOTH. REQUIRED FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES (INCLUDING BASEMENTS).
STAIR ENCLOSURE = 1 HOUR FIRE RATED

1030 EMERGENCY ESCAPE AND RESCUE
EMERGENCY ESCAPE WINDOWS REQ'D AT SECOND FLOOR WHERE ONE EXIT IS PROVIDED. MINIMUM SIZE 5.7 SF. 24" MIN OPENING HEIGHT AND 20" MIN NET CLEAR WIDTH

CHAPTER 11 ACCESSIBILITY
1107.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE
TYPE B UNITS REQUIRED ON FIRST FLOOR
TYPE B UNITS NOT REQUIRED ON SECOND FLOOR (NO ELEVATOR SERVICE).
UNIT #1 IS BEING DESIGNED AS A TYPE B UNIT. SEE NOTES ON FLOOR PLANS.

CHAPTER 34 EXISTING BUILDINGS
3404.6 SMOKE ALARMS: SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THIS SECTION.

3411.4 CHANGE OF OCCUPANCY
THIS ALTERATION IS A PARTIAL CHANGE OF OCCUPANCY (FIRST FLOOR).

3408.3 STAIRWAYS
EXISTING HISTORIC STAIRWELLS WILL REMAIN.

OCCUPANT LOAD - BASEMENT (UNOCCUPIED)

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
B-01	BASEMENT	BASEMENT	1096 SF	UNOCCUPIED - UTILITIES	300	3.654
			1096 SF			3.654

4 OCCUPANTS

OCCUPANT LOAD - FIRST FLOOR RESIDENTIAL (R-2)

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
101	UNIT #1	LEVEL 1	632 SF	RESIDENTIAL	200	3.162
102	UNIT #2	LEVEL 1	625 SF	RESIDENTIAL	200	3.126
103	UNIT #3	LEVEL 1	622 SF	RESIDENTIAL	200	3.109
104	UNIT #4	LEVEL 1	824 SF	RESIDENTIAL	200	4.120
105	UNIT #5	LEVEL 1	514 SF	RESIDENTIAL	200	2.571
106	UNIT #6	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
107	UNIT #7	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
108	UNIT #8	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
109	UNIT #9	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
110	UNIT #10	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
111	UNIT #11	LEVEL 1	486 SF	RESIDENTIAL	200	2.429
129	VEST	LEVEL 1	37 SF	RESIDENTIAL	200	0.185
130	TRASH	LEVEL 1	166 SF	RESIDENTIAL - STORAGE	300	0.554
C-01	CORRIDOR	LEVEL 1	248 SF	RESIDENTIAL	200	1.240
C-02	CORRIDOR	LEVEL 1	554 SF	RESIDENTIAL	200	2.768
C-03	CORRIDOR	LEVEL 1	259 SF	RESIDENTIAL	200	1.295
			7395 SF			36.696

37 OCCUPANTS

OCCUPANT LOAD - FIRST FLOOR OFFICE

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
112	VESTIBULE	LEVEL 1	37 SF	OFFICE	100	0.370
113	OFFICE	LEVEL 1	140 SF	OFFICE	100	1.396
114	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.938
115	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.939
116	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.939
117	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.939
118	STORAGE	LEVEL 1	128 SF	OFFICE - STORAGE	300	0.428
119	OPEN	LEVEL 1	391 SF	OFFICE	100	3.906
120	HUDDLE	LEVEL 1	73 SF	UNCONCENTRATED ASSEMBLY	15	4.893
121	CORRIDOR	LEVEL 1	140 SF	OFFICE	100	1.404
122	UNISEX RESTROOM	LEVEL 1	63 SF	OFFICE	100	0.633
123	UNISEX RESTROOM	LEVEL 1	73 SF	OFFICE	100	0.734
124	HUDDLE	LEVEL 1	98 SF	OFFICE	100	0.983
125	LOBBY	LEVEL 1	376 SF	UNCONCENTRATED ASSEMBLY	15	25.062
126	BOARD RM	LEVEL 1	442 SF	UNCONCENTRATED ASSEMBLY	15	29.446
127	VEST.	LEVEL 1	46 SF	OFFICE	100	0.460
128	JC	LEVEL 1	11 SF	OFFICE - STORAGE	300	0.036
			2394 SF			73.505

74 OCCUPANTS

OCCUPANT LOAD - SECOND FLOOR RESIDENTIAL (R-2)

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
212	UNIT 12	LEVEL 2	790 SF	RESIDENTIAL	200	3.950
213	UNIT 13	LEVEL 2	914 SF	RESIDENTIAL	200	4.571
214	UNIT 14	LEVEL 2	434 SF	RESIDENTIAL	200	2.169
C-04	CORRIDOR	LEVEL 2	269 SF	RESIDENTIAL	200	1.343
			2407 SF			12.033

13 OCCUPANTS

ACCESSIBILITY SCOPING REQUIREMENTS FOR DWELLING UNITS

SECTION 1107
1107.6.2.2.1 (DOES NOT APPLY - BUILDING HAS LESS THAN 20 DWELLING UNITS)

1107.6.2.2.2 TYPE B UNITS
EVERY DWELLING UNIT SHALL BE TYPE B.
EXCEPTION 1107.7 STRUCTURES WITHOUT ELEVATOR SERVICE PERMITS ONE STORY WITH TYPE B UNITS.

ACCESSIBLE UNITS	QTY REQ'D	QTY PROVIDED	NOTES
ACCESSIBLE	0	0	
TYPE A	0	1	
TYPE B	11	10	(1 DESIGNED AS TYPE A COUNTS TOWARD REQUIREMENT)
NON-ACCESSIBLE	N/A	3	(NOT REQ'D TO BE ACCESSIBLE DUE TO NO ELEVATOR TO SECOND FLR SERVICE 1107.7)

PLUMBING FIXTURE CALCULATIONS (OFFICE)

	CLASSIFICATION	OCCUPANTS	MALE FACTOR	FEMALE FACTOR	TOTAL REQUIRED	TOTAL PROVIDED
WATER CLOSETS	BUSINESS (B)	(74) 37M / 37F	1 PER 50	1 PER 50		
			0.74 MALE	0.74 FEMALE		
			1 MALE	**1 FEMALE**	**1 M / 1 F**	**1 M / 1 F**
LAVATORIES	BUSINESS (B)	(74) 37M / 37F	1 PER 80	1 PER 80		
			0.46 MALE	0.46 FEMALE		
			1 MALE	**1 FEMALE**	**1 M / 1 F**	**1 M / 1 F**
DRINKING FOUNTAINS	BUSINESS (B)	(74) 37M / 37F	1 PER 100 = 1 TOTAL REQ'D			***NONE PROVIDED**
	*DRINKING FOUNTAINS NOT REQ'D PER SECTION 410.4 OHIO PLUMBING CODE. WATER DISPENSER TO BE PROVIDED AT BREAK ROOM.					
SERVICE SINK	BUSINESS (B)		**1 REQ'D**		**1 REQ'D**	**1 LOCATED IN JANITOR CLOSET**

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

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513.832.1302

MERGARD BUILDING

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CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

2001

OWNER

CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE CONNER · ARC-181276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

CODE DATA

SHEET NO.

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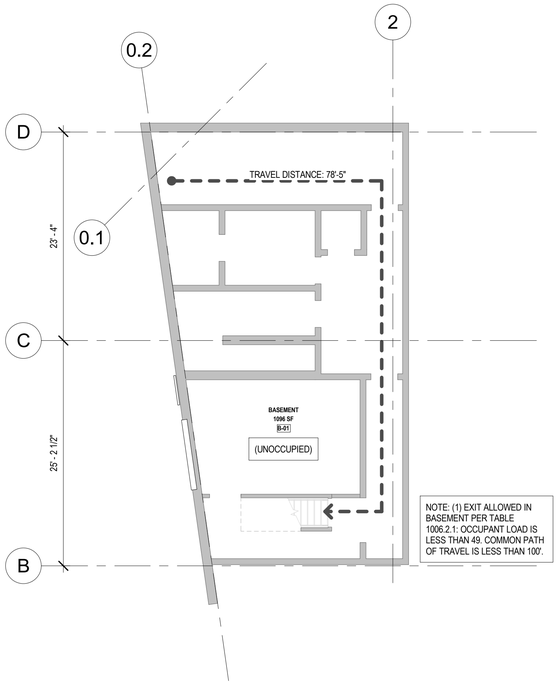
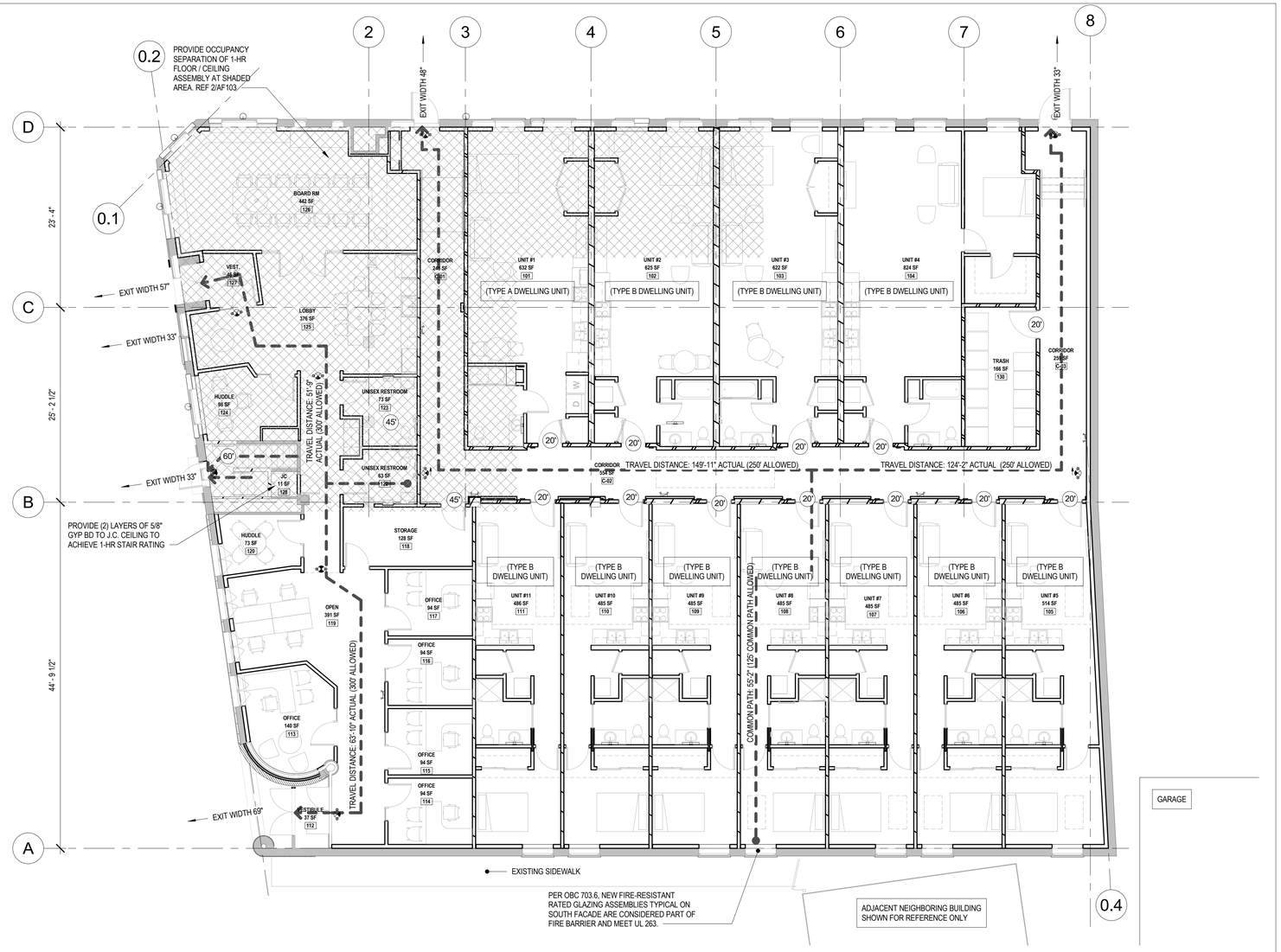


1 LIFE SAFETY PLAN - BASEMENT
1/8" = 1'-0"



2 LIFE SAFETY PLAN - LEVEL 1
1/8" = 1'-0"

LIFE SAFETY PLAN LEGEND

- 1 HOUR FIRE BARRIER
- 1/2 HOUR FIRE PARTITION
- **FEH** — FIRE EXTINGUISHER ON A HOOK TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS. N - NEW, E - EXISTING TO REMAIN, R - RELOCATED
- **FEC** — FIRE EXTINGUISHER CABINET TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS. N - NEW, E - EXISTING TO REMAIN, R - RELOCATED
- TRAVEL PATH
- EXIT SIGN - REF ELEC. EXIT SIGNS ARE REQUIRED TO HAVE BACKUP POWER SOURCE AND PROVIDE 1 FC ILLUMINATION THROUGHOUT MEANS OF EGRESS. (COMPLY W/ OBC 1013)

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

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STATE OF OHIO · KATHERINE CONNER · ARC.1817276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

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Δ	DESCRIPTION	DATE

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SHEET NAME

LIFE SAFETY PLANS - BASEMENT & LEVEL 1

SHEET NO.

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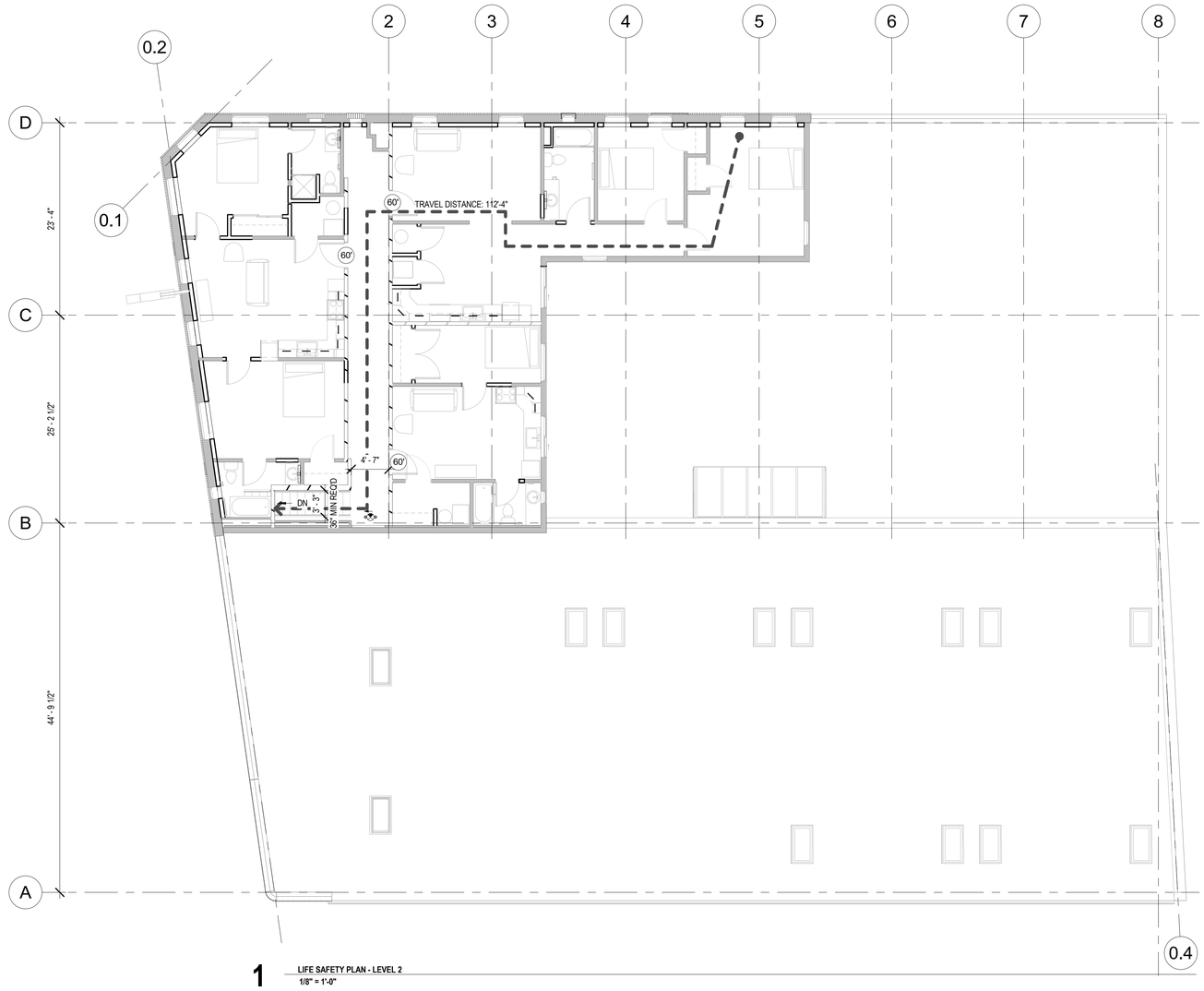

1 LIFE SAFETY PLAN - LEVEL 2
1/8" = 1'-0"

LIFE SAFETY PLAN LEGEND

1 HOUR FIRE BARRIER

1/2 HOUR FIRE PARTITION

FEH FIRE EXTINGUISHER ON A HOOK TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS.
N - NEW, E - EXISTING TO REMAIN, R - RELOCATED

FEC FIRE EXTINGUISHER CABINET TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS.
N - NEW, E - EXISTING TO REMAIN, R - RELOCATED

TRAVEL PATH

EXIT SIGN - REF ELEC
EXIT SIGNS ARE REQUIRED TO HAVE BACKUP POWER SOURCE AND PROVIDE 1 FC ILLUMINATION THROUGHOUT MEANS OF EGRESS. (COMPLY W/ OBC 1013)

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

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KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

△	DESCRIPTION	DATE

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SHEET NAME

LIFE SAFETY PLAN - LEVEL 2

SHEET NO.

G112

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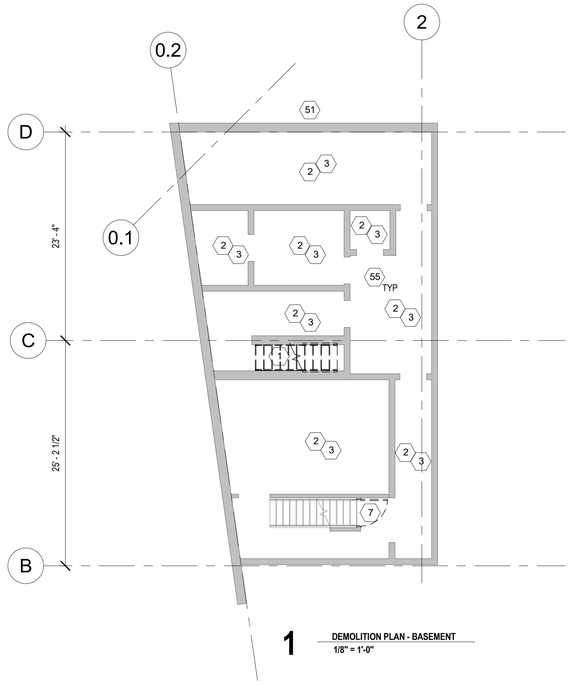
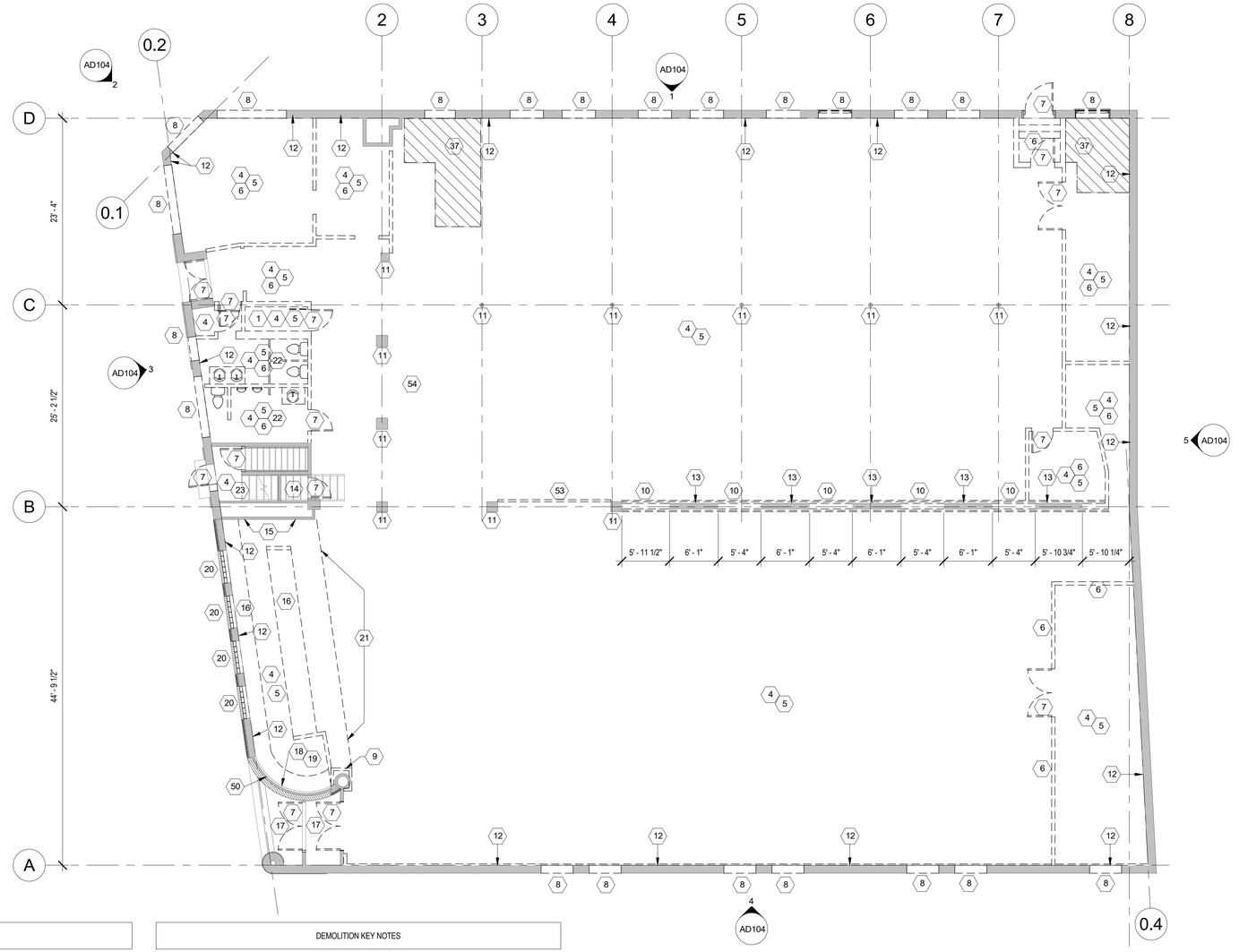


1 **DEMOLITION PLAN - BASEMENT**
1/8" = 1'-0"



2 **DEMOLITION PLAN - LEVEL 1**
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. ALL EXISTING DOORS, FRAMES, DOOR HARDWARE, LIGHT FIXTURES, SWITCHES NOT BEING REUSED FOR THIS PROJECT SHALL BE DISCARDED.

2. PATCH ALL FLOOR, CEILING AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES EFFECTED BY DEMOLITION WITH SIMILAR MATERIALS AS NECESSARY TO ACHIEVE UNIFORM, NEW APPEARNCE (I.E. GWB PERIMTER WALLS, DEMISING WALLS, CORE ETC.) PATCHES SHALL BE INPERCEPTIBLE.

3. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF PARTITIONS, ETC.) CAUSES UNEVENNESS IN THE FLOOR. THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.

4. REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, FRAMES, AND THERMOSTATS, ELECTRICAL WITHIN PARTITIONS SHALL BE REMOVED AS INDICATED ON THE DRAWINGS.

5. CONDUCT DEMOLITION OPERATION AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO ENSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. CONSULT WITH BUILDNG OWNER FOR ANY RULES AND REGULATIONS REGARDING HOURS, DUMPSTERS AND REMOVAL. ENSURE PROTECTION OF PERSONS AROUND THE DEMOLITION AREA. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF THE BUILDING CORRIDORS.

6. DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE BUILDING SITE ON A WEEKLY BASIS.

7. CLEAN ADJACENT WORK OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CLEAN CONDITION (SIMILAR TO PRIOR DEMOLITION) AFTER COMPLETION.

8. EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF SPECIFIC INSTRUCTION FOR CUTTING, PATCHING OR FITTING SHALL NOT RELEIVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM AS REQUIRED COMPLETING THE WORK.

9. ALL EXISTING WINDOW TREATMENTS (BLINDS / DRAPES / SHADES) TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

10. ALL EXISTING LIGHT FIXTURES AND CEILING FANS ARE TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

11. SALVAGE ALL BRICKS REMOVED FROM EXTERIOR FACADE. REUSE WHERE NEW BRICK WORK IS REQUIRED.

12. PLUMBING DEMOLITION: REMOVE ALL EXISTING PLUMBING SANITARY LINES / DOMESTIC WATER LINES / CONDENSATE LINES / ETC. AS NECESSARY TO PREPARE FOR NEW WORK. REFER TO PLUMBING DRAWINGS FOR NEW WORK.

13. HVAC DEMOLITION: REMOVE ALL EXISTING RADIATORS, FIRST FLOOR AHU'S, BASEMENT BOILER EQUIPMENT AND ASSOCIATED PIPING / DUCTWORK / VENTS. REFER TO MECHANICAL DRAWINGS FOR NEW WORK.

14. ELECTRICAL DEMOLITION: REMOVE ALL WIRING / SUBPANELS / LIGHTING / CONDUIT / ETC DOWNSTREAM OF INCOMING MAIN SERVICE PANEL (BASEMENT). REFER TO ELECTRICAL DRAWINGS FOR NEW WORK.

15. EXTERIOR WALLS: REMOVE ANY NON-HISTORIC ITEMS FROM FACADE SUCH AS LOOSE LOW VOLTAGE CABLING / OLD SIGNAGE & SIGNAGE NAILER BOARDS / VENTS & LOUVERS NOT SERVING NEW DESIGN AND SECURITY SCREENS, TYPICAL.

NOTE: STRUCTURAL ENGINEERING IS DELEGATED TO THE CONTRACTOR.

CONTRACTOR IS TO VERIFY IN FIELD THAT WALLS SHOWN BEING DEMOLISHED ON ARCHITECTURAL PLANS ARE NOT LOAD BEARING.

CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS:
EXTENT OF MASONRY EXTERIOR WALL TUCKPOINTING
LINTEL REPAIR / REPLACEMENT
LINTEL DESIGN AT NEW OPENINGS
SLAB EXCAVATION AT NORTH RESIDENTIAL ENTRANCES
RTU SUPPORT
SKYLIGHT SUPPORT
ARCHWAY SUPPORT AT WEST FACADE

DEMOLITION KEY NOTES	
1	REMOVE STAIR / TREADS / HANDRAILS.
2	REMOVE ALL EQUIPMENT NOT REQ'D FOR RENOVATION
3	REMOVE ALL DEBRIS / FURNITURE / MISC ITEMS AND DISCARD
4	REMOVE FINISH FLOORING & ADHESIVE. PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH. EXISTING HISTORIC T&G WOOD FLOORING IS TO REMAIN WHERE IT IS SALVAGEABLE
5	REMOVE CEILING, CEILING DEVICES, LIGHT FIXTURES, AND ALL NON-STRUCTURAL CEILING ELEMENTS.
6	REMOVE WALLS AS INDICATED
7	REMOVE DOOR, FRAME & ASSOCIATED HARDWARE
8	REFER TO DEMOLITION ELEVATIONS
9	REMOVE NON-STRUCTURAL RED BRICK PARTITIONS. COORDINATE W/ ARCHITECT ONCE HISTORIC CONDITION IS UNCOVERED.
10	REMOVE PORTION OF WALL AS INDICATED UP TO 9'-0" AFF. PROVIDE LINTELS AT NEW OPENINGS. CONSULT W/ STRUCTURAL ENGINEER.
11	EXISTING COLUMN TO REMAIN. SCRAPE PEELING PAINT AND PREPARE FOR NEW PAINT AT COLUMNS WHICH REMAIN EXPOSED IN THE NEW LAYOUT.
12	TYPICAL: REMOVE FURRING / GYPSUM / DEBRIS / PANELING FROM INSIDE FACE OF MASONRY WALL. REMOVE AND REPLACE ANY DETERIORATING MASONRY. REPAIR / TUCKPOINT MASONRY.
13	REMOVE WOOD SLATWALL. BOTH SIDES TYPICAL
14	REMOVE MOP SINK & PREPARE FOR NEW MOP SINK
15	REMOVE ELECTRICAL PANELS FROM THIS AREA. REFER TO ELECTRICAL FOR NEW WORK.
16	REMOVE ALL CABINETRY / COUNTERS / SHELVING / ETC. SALVAGE TO CHCURC UPON REQUEST.
17	MOSAIC TILE FLOORING TO REMAIN. CLEAN GROUT & TILES.
18	REMOVE PEELING PAINT FROM CONCRETE LINTEL ABOVE GLASS BLOCK. PREPARE FOR NEW PAINT.
19	CURVED METAL RAILING ABOVE LINTEL TO BE RESTORED OR REPLICATED IN ANODIZED ALUMINUM FINISH.
20	GLASS BLOCK WINDOWS TO BE REMOVED. PREPARE OPENINGS FOR NEW WINDOWS. EXISTING SILLS & LINTELS TO REMAIN.
21	REMOVE NON-STRUCTURAL BULKHEAD
22	REMOVE ALL PLUMBING FIXTURES & ACCESSORIES, CABINETRY & TOILET PARTITIONS.
23	REMOVE WOOD PANELING & HANDRAIL
24	REMOVE WOOD PANELING, TYP
25	REMOVE KITCHEN CABINETRY, APPLIANCES, SINKS AND ASSOCIATED FIXTURES
26	REMOVE PORTION OF ROOF TO ACCOMMODATE NEW SKYLIGHT. SET LOCATION TO ALIGN SKYLIGHT INSIDE PERIMETER WITH ROOF SUPPORT BAR JOISTS. CONSULT W/ ARCHITECT IF PLACEMENT SHOWN CONFLICTS W/ JOISTS.
27	REMOVE WINDOW AND FRAME. PREPARE OPENING FOR NEW WINDOW
28	REMOVE WIRE SCREEN / PLYWOOD / GLASS BLOCK AND EXISTING SILL. SALVAGE SILL FOR REUSE AT OTHER LOCATION, WHERE APPLICABLE.
29	REMOVE PORTION OF WALL BELOW WINDOW OPENING AND PREPARE FOR NEW DOOR AND FRAME.

DEMOLITION KEY NOTES	
30	REMOVE ROLL-UP DOOR AND DOOR BEYOND. PREPARE OPENING FOR NEW WINDOW.
31	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATIONS. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING WORK.
33	REMOVE PORTION OF WALL FOR NEW WINDOW. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
34	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
35	REPAIR & TUCKPOINT EXISTING BRICK, TYPICAL
36	CLEAN CONCRETE WALL AND REPAIR CRACKS.
37	EXCAVATE HATCHED AREA TO A DEPTH SUFFICIENT FOR NEW WORK. BRACE FOUNDATIONS. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO BEGINNING WORK. REFER TO NEW CONSTRUCTION PLANS
38	REMOVE FURRING CHANNELS & PLASTER / GYPSUM. PREPARE FOR NEW FURRING & INSULATION.
39	REMOVE INTERIOR CLADDING OF EXTERIOR WALLS. PREPARE FOR NEW WORK.
41	REMOVE EXISTING ROOF MEMBRANE AND PREPARE FOR NEW ROOF MEMBRANE.
42	REMOVE GUTTERS & ASSOCIATED DOWN SPOUTS, PREPARE FOR NEW GUTTERS / DOWN SPOUTS
43	REMOVE VINYL SIDING & PREPARE FOR NEW SIDING
44	INSPECT CHIMNEY AND TUCKPOINT AS REQ'D
45	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATION. PREPARE OPENING FOR NEW DOOR. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING THE WORK.
46	REMOVE PORTION OF MASONRY WALL TO ACCOMMODATE NEW WINDOW.
47	THIS AREA OF EXTERIOR MASONRY WALL TO BE REBUILT UTILIZING SALVAGED BRICK. STEEL LINTELS ARE TO BE REPLACED NEW. CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
48	REMOVE BRICK SOFFIT. HISTORIC ARCHWAY TO BE REBUILT. CONSULT W/ STRUCTURAL ENGINEER FOR SUPPORT
49	REMOVE PORTION OF BRICK TO PREPARE FOR NEW TRANSOM.
50	CURVED PORTION OF GLASS BLOCK TO REMAIN. CLEAN AND REPAIR GROUT AS REQ'D.
51	REMOVE BELOW GRADE WINDOW AND FRAME. REPLACE WITH HVAC FRESH AIR INTAKE LOUVER (SEE MECH. DRAWINGS) REPAIR OR REPLACE SIDEWALK GRATE ABOVE LOUVER.
52	REMOVE FIRST FLOOR EXISTING ABOVE CEILING AHU CONDENSATE LINE. PATCH WALL. REPAIR RAIN LEADER DOWN SPOUT.
53	REMOVE OVERHEAD COILING DOOR, FRAME AND ASSOCIATED PARTS.
54	REMOVE PLATFORM
55	TYPICAL, REMOVE ALL CRUMBLING OR DAMAGED CEILINGS / WALL PLASTER / GYP BOARD AND PREPARE FOR NEW FINISH
56	REMOVE DOWNSPOUTS AND PREPARE FOR NEW
57	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
58	REMOVE VENT AND INFILL OPENING WITH SALVAGED YELLOW BRICK
59	REMOVE OVERHEAD COILING DOOR & FRAME. PATCH HOLES TO MATCH WALL FINISH.

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN
ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER
2001

OWNER
CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE CONNER · ARC.1817276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

△	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

DEMOLITION PLAN
BASEMENT & LEVEL 1

SHEET NO.

AD101

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GENERAL DEMOLITION NOTES

1. ALL EXISTING DOORS, FRAMES, DOOR HARDWARE, LIGHT FIXTURES, SWITCHES NOT BEING REUSED FOR THIS PROJECT SHALL BE DISCARDED.

2. PATCH ALL FLOOR, CEILING AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES EFFECTED BY DEMOLITION WITH SIMILAR MATERIALS AS NECESSARY TO ACHIEVE UNIFORM, NEW APPEARNCE (I.E. GWB PERIMTER WALLS, DEMISING WALLS, CORE ETC.) PATCHES SHALL BE INPERCEPTIBLE.

3. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF PARTITIONS, ETC.) CAUSES UNEVENNESS IN THE FLOOR. THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.

4. REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, FRAMES, AND THERMOSTATS, ELECTRICAL WITHIN PARTITIONS SHALL BE REMOVED AS INDICATED ON THE DRAWINGS.

5. CONDUCT DEMOLITION OPERATION AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO ENSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. CONSULT WITH BUILDNG OWNER FOR ANY RULES AND REGULATIONS REGARDING HOURS, DUMPSTERS AND REMOVAL. ENSURE PROTECTION OF PERSONS AROUND THE DEMOLITION AREA. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF THE BUILDING CORRIDORS.

6. DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE BUILDING SITE ON A WEEKLY BASIS.

7. CLEAN ADJACENT WORK OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CLEAN CONDITION (SIMILAR TO PRIOR DEMOLITION) AFTER COMPLETION.

8. EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF SPECIFIC INSTRUCTION FOR CUTTING, PATCHING OR FITTING SHALL NOT RELEIVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM AS REQUIRED COMPLETING THE WORK.

9. ALL EXISTING WINDOW TREATMENTS (BLINDS / DRAPES / SHADES) TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

10. ALL EXISTING LIGHT FIXTURES AND CEILING FANS ARE TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

11. SALVAGE ALL BRICKS REMOVED FROM EXTERIOR FACADE. REUSE WHERE NEW BRICK WORK IS REQUIRED.

12. PLUMBING DEMOLITION: REMOVE ALL EXISTING PLUMBING SANITARY LINES / DOMESTIC WATER LINES / CONDENSATE LINES / ETC. AS NECESSARY TO PREPARE FOR NEW WORK. REFER TO PLUMBING DRAWINGS FOR NEW WORK.

13. HVAC DEMOLITION: REMOVE ALL EXISTING RADIATORS, FIRST FLOOR AHU'S, BASEMENT BOILER EQUIPMENT AND ASSOCIATED PIPING / DUCTWORK / VENTS. REFER TO MECHANICAL DRAWINGS FOR NEW WORK.

14. ELECTRICAL DEMOLITION: REMOVE ALL WIRING / SUBPANELS / LIGHTING / CONDUIT / ETC DOWNSTREAM OF INCOMING MAIN SERVICE PANEL (BASEMENT). REFER TO ELECTRICAL DRAWINGS FOR NEW WORK.

15. EXTERIOR WALLS: REMOVE ANY NON-HISTORIC ITEMS FROM FACADE SUCH AS LOOSE LOW VOLTAGE CABLING / OLD SIGNAGE & SIGNAGE NAILER BOARDS / VENTS & LOUVERS NOT SERVING NEW DESIGN AND SECURITY SCREENS, TYPICAL.

NOTE: STRUCTURAL ENGINEERING IS DELEGATED TO THE CONTRACTOR.

CONTRACTOR IS TO VERIFY IN FIELD THAT WALLS SHOWN BEING DEMOLISHED ON ARCHITECTURAL PLANS ARE NOT LOAD BEARING.

CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS:
EXTENT OF MASONRY EXTERIOR WALL TUCKPOINTING
LINTEL REPAIR / REPLACEMENT
LINTEL DESIGN AT NEW OPENINGS
SLAB EXCAVATION AT NORTH RESIDENTIAL ENTRANCES
RTU SUPPORT
SKYLIGHT SUPPORT
ARCHWAY SUPPORT AT WEST FACADE

DEMOLITION KEY NOTES

1	REMOVE STAIR / TREADS / HANDRAILS.
2	REMOVE ALL EQUIPMENT NOT REQ'D FOR RENOVATION
3	REMOVE ALL DEBRIS / FURNITURE / MISC ITEMS AND DISCARD
4	REMOVE FINISH FLOORING & ADHESIVE. PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH. EXISTING HISTORIC T&G WOOD FLOORING IS TO REMAIN WHERE IT IS SALVAGEABLE
5	REMOVE CEILING, CEILING DEVICES, LIGHT FIXTURES, AND ALL NON-STRUCTURAL CEILING ELEMENTS.
6	REMOVE WALLS AS INDICATED
7	REMOVE DOOR, FRAME & ASSOCIATED HARDWARE
8	REFER TO DEMOLITION ELEVATIONS
9	REMOVE NON-STRUCTURAL RED BRICK PARTITIONS. COORDINATE W/ ARCHITECT ONCE HISTORIC CONDITION IS UNCOVERED.
10	REMOVE PORTION OF WALL AS INDICATED UP TO 9'-0" AFF. PROVIDE LINTELS AT NEW OPENINGS. CONSULT W/ STRUCTURAL ENGINEER.
11	EXISTING COLUMN TO REMAIN. SCRAPE PEELING PAINT AND PREPARE FOR NEW PAINT AT COLUMNS WHICH REMAIN EXPOSED IN THE NEW LAYOUT.
12	TYPICAL: REMOVE FURRING / GYPSUM / DEBRIS / PANELING FROM INSIDE FACE OF MASONRY WALL. REMOVE AND REPLACE ANY DETERIORATING MASONRY. REPAIR / TUCKPOINT MASONRY.
13	REMOVE WOOD SLATWALL, BOTH SIDES TYPICAL
14	REMOVE MOP SINK & PREPARE FOR NEW MOP SINK.
15	REMOVE ELECTRICAL PANELS FROM THIS AREA. REFER TO ELECTRICAL FOR NEW WORK.
16	REMOVE ALL CABINETRY / COUNTERS / SHELVING / ETC. SALVAGE TO CHCURC UPON REQUEST.
17	MOSAIC TILE FLOORING TO REMAIN. CLEAN GROUT & TILES.
18	REMOVE PEELING PAINT FROM CONCRETE LINTEL ABOVE GLASS BLOCK. PREPARE FOR NEW PAINT.
19	CURVED METAL RAILING ABOVE LINTEL TO BE RESTORED OR REPLICATED IN ANODIZED ALUMINUM FINISH.
20	GLASS BLOCK WINDOWS TO BE REMOVED. PREPARE OPENINGS FOR NEW WINDOWS. EXISTING SILLS & LINTELS TO REMAIN.
21	REMOVE NON-STRUCTURAL BULKHEAD
22	REMOVE ALL PLUMBING FIXTURES & ACCESSORIES, CABINETRY & TOILET PARTITIONS.
23	REMOVE WOOD PANELING & HANDRAIL
24	REMOVE WOOD PANELING, TYP
25	REMOVE KITCHEN CABINETRY, APPLIANCES, SINKS AND ASSOCIATED FIXTURES
26	REMOVE PORTION OF ROOF TO ACCOMMODATE NEW SKYLIGHT. SET LOCATION TO ALIGN SKYLIGHT INSIDE PERIMETER WITH ROOF SUPPORT BAR JOISTS. CONSULT W/ ARCHITECT IF PLACEMENT SHOWN CONFLICTS W/ JOISTS.
27	REMOVE WINDOW AND FRAME. PREPARE OPENING FOR NEW WINDOW
28	REMOVE WIRE SCREEN / PLYWOOD / GLASS BLOCK AND EXISTING SILL. SALVAGE SILL FOR REUSE AT OTHER LOCATION, WHERE APPLICABLE.
29	REMOVE PORTION OF WALL BELOW WINDOW OPENING AND PREPARE FOR NEW DOOR AND FRAME.

DEMOLITION KEY NOTES

30	REMOVE ROLL-UP DOOR AND DOOR BEYOND. PREPARE OPENING FOR NEW WINDOW.
31	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATIONS. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING WORK.
33	REMOVE PORTION OF WALL FOR NEW WINDOW. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
34	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
35	REPAIR & TUCKPOINT EXISTING BRICK, TYPICAL
36	CLEAN CONCRETE WALL AND REPAIR CRACKS.
37	EXCAVATE HATCHED AREA TO A DEPTH SUFFICIENT FOR NEW WORK. BRACE FOUNDATIONS. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO BEGINNING WORK. REFER TO NEW CONSTRUCTION PLANS
38	REMOVE FURRING CHANNELS & PLASTER / GYPSUM. PREPARE FOR NEW FURRING & INSULATION.
39	REMOVE INTERIOR CLADDING OF EXTERIOR WALLS. PREPARE FOR NEW WORK.
41	REMOVE EXISTING ROOF MEMBRANE AND PREPARE FOR NEW ROOF MEMBRANE.
42	REMOVE GUTTERS & ASSOCIATED DOWN SPOUTS, PREPARE FOR NEW GUTTERS / DOWN SPOUTS
43	REMOVE VINYL SIDING & PREPARE FOR NEW SIDING
44	INSPECT CHIMNEY AND TUCKPOINT AS REQ'D
45	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATION. PREPARE OPENING FOR NEW DOOR. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING THE WORK.
46	REMOVE PORTION OF MASONRY WALL TO ACCOMMODATE NEW WINDOW.
47	THIS AREA OF EXTERIOR MASONRY WALL TO BE REBUILT UTILIZING SALVAGED BRICK. STEEL LINTELS ARE TO BE REPLACED NEW. CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
48	REMOVE BRICK SOFFIT. HISTORIC ARCHWAY TO BE REBUILT. CONSULT W/ STRUCTURAL ENGINEER FOR SUPPORT
49	REMOVE PORTION OF BRICK TO PREPARE FOR NEW TRANSOM.
50	CURVED PORTION OF GLASS BLOCK TO REMAIN. CLEAN AND REPAIR GROUT AS REQ'D.
51	REMOVE BELOW GRADE WINDOW AND FRAME. REPLACE WITH HVAC FRESH AIR INTAKE LOUVER (SEE MECH. DRAWINGS) REPAIR OR REPLACE SIDEWALK GRATE ABOVE LOUVER.
52	REMOVE FIRST FLOOR EXISTING ABOVE CEILING AHU CONDENSATE LINE. PATCH WALL. REPAIR RAIN LEADER DOWN SPOUT.
53	REMOVE OVERHEAD COILING DOOR, FRAME AND ASSOCIATED PARTS.
54	REMOVE PLATFORM
55	TYPICAL. REMOVE ALL CRUMBLING OR DAMAGED CEILINGS / WALL PLASTER / GYP BOARD AND PREPARE FOR NEW FINISH
56	REMOVE DOWNSPOUTS AND PREPARE FOR NEW
57	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
58	REMOVE VENT AND INFILL OPENING WITH SALVAGED YELLOW BRICK
59	REMOVE OVERHEAD COILING DOOR & FRAME. PATCH HOLES TO MATCH WALL FINISH.

1 **DEMOLITION PLAN - LEVEL 2**
1/8" = 1'-0"

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
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MERGARD BUILDING

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ARCX STUDIO PROJECT NUMBER

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STATE OF OHIO · KATHERINE CONNER · ARC.1817276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

DEMOLITION PLAN LEVEL 2

SHEET NO.

AD102

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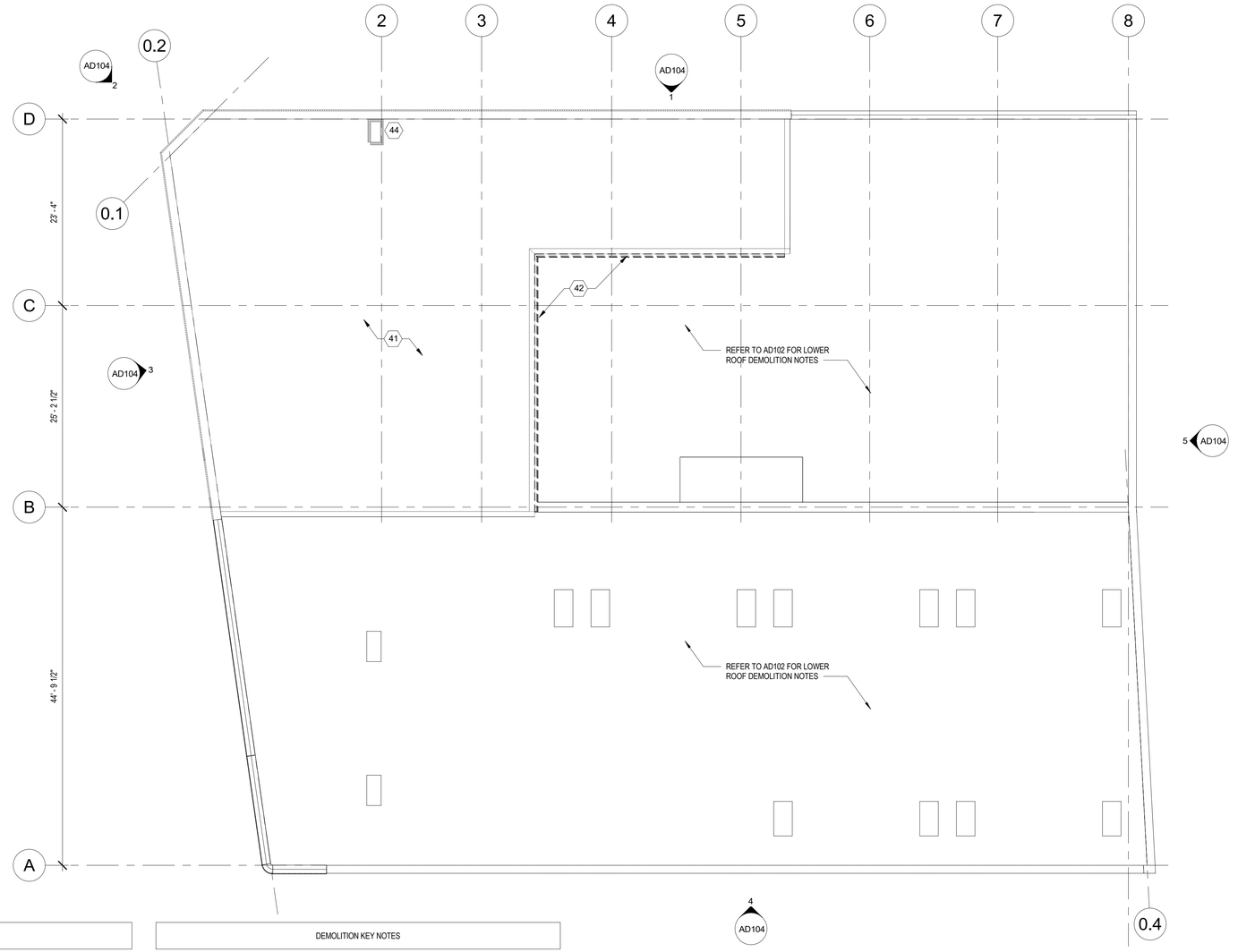

1 **DEMOLITION PLAN UPPER ROOF PLAN**
1/8" = 1'-0"

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

GENERAL DEMOLITION NOTES

1. ALL EXISTING DOORS, FRAMES, DOOR HARDWARE, LIGHT FIXTURES, SWITCHES NOT BEING REUSED FOR THIS PROJECT SHALL BE DISCARDED.

2. PATCH ALL FLOOR, CEILING AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES EFFECTED BY DEMOLITION WITH SIMILAR MATERIALS AS NECESSARY TO ACHIEVE UNIFORM, NEW APPEARNCE (I.E. GWB PERIMTER WALLS, DEMISING WALLS, CORE ETC.) PATCHES SHALL BE INPERCEPTIBLE.

3. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF PARTITIONS, ETC.) CAUSES UNEVENNESS IN THE FLOOR. THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.

4. REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, FRAMES, AND THERMOSTATS, ELECTRICAL WITHIN PARTITIONS SHALL BE REMOVED AS INDICATED ON THE DRAWINGS.

5. CONDUCT DEMOLITION OPERATION AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO ENSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. CONSULT WITH BUILDING OWNER FOR ANY RULES AND REGULATIONS REGARDING HOURS, DUMPSTERS AND REMOVAL. ENSURE PROTECTION OF PERSONS AROUND THE DEMOLITION AREA. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF THE BUILDING CORRIDORS.

6. DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE BUILDING SITE ON A WEEKLY BASIS.

7. CLEAN ADJACENT WORK OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CLEAN CONDITION (SIMILAR TO PRIOR DEMOLITION) AFTER COMPLETION.

8. EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF SPECIFIC INSTRUCTION FOR CUTTING, PATCHING OR FITTING SHALL NOT RELEIVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM AS REQUIRED COMPLETING THE WORK.

9. ALL EXISTING WINDOW TREATMENTS (BLINDS / DRAPES / SHADES) TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

10. ALL EXISTING LIGHT FIXTURES AND CEILING FANS ARE TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

11. SALVAGE ALL BRICKS REMOVED FROM EXTERIOR FACADE. REUSE WHERE NEW BRICK WORK IS REQUIRED.

12. PLUMBING DEMOLITION: REMOVE ALL EXISTING PLUMBING SANITARY LINES / DOMESTIC WATER LINES / CONDENSATE LINES / ETC. AS NECESSARY TO PREPARE FOR NEW WORK. REFER TO PLUMBING DRAWINGS FOR NEW WORK.

13. HVAC DEMOLITION: REMOVE ALL EXISTING RADIATORS, FIRST FLOOR AHU'S, BASEMENT BOILER EQUIPMENT AND ASSOCIATED PIPING / DUCTWORK / VENTS. REFER TO MECHANICAL DRAWINGS FOR NEW WORK.

14. ELECTRICAL DEMOLITION: REMOVE ALL WIRING / SUBPANELS / LIGHTING / CONDUIT / ETC DOWNSTREAM OF INCOMING MAIN SERVICE PANEL (BASEMENT). REFER TO ELECTRICAL DRAWINGS FOR NEW WORK.

15. EXTERIOR WALLS: REMOVE ANY NON-HISTORIC ITEMS FROM FACADE SUCH AS LOOSE LOW VOLTAGE CABLING / OLD SIGNAGE & SIGNAGE NAILER BOARDS / VENTS & LOUVERS NOT SERVING NEW DESIGN AND SECURITY SCREENS, TYPICAL.

NOTE: STRUCTURAL ENGINEERING IS DELEGATED TO THE CONTRACTOR.

CONTRACTOR IS TO VERIFY IN FIELD THAT WALLS SHOWN BEING DEMOLISHED ON ARCHITECTURAL PLANS ARE NOT LOAD BEARING.

CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS:
EXTENT OF MASONRY EXTERIOR WALL TUCKPOINTING
LINTEL REPAIR / REPLACEMENT
LINTEL DESIGN AT NEW OPENINGS
SLAB EXCAVATION AT NORTH RESIDENTIAL ENTRANCES
RTU SUPPORT
SKYLIGHT SUPPORT
ARCHWAY SUPPORT AT WEST FACADE

DEMOLITION KEY NOTES

1	REMOVE STAIR / TREADS / HANDRAILS.
2	REMOVE ALL EQUIPMENT NOT REQ'D FOR RENOVATION
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4	REMOVE FINISH FLOORING & ADHESIVE. PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH. EXISTING HISTORIC T&G WOOD FLOORING IS TO REMAIN WHERE IT IS SALVAGEABLE
5	REMOVE CEILING, CEILING DEVICES, LIGHT FIXTURES, AND ALL NON-STRUCTURAL CEILING ELEMENTS.
6	REMOVE WALLS AS INDICATED
7	REMOVE DOOR, FRAME & ASSOCIATED HARDWARE
8	REFER TO DEMOLITION ELEVATIONS
9	REMOVE NON-STRUCTURAL RED BRICK PARTITIONS. COORDINATE W/ ARCHITECT ONCE HISTORIC CONDITION IS UNCOVERED.
10	REMOVE PORTION OF WALL AS INDICATED UP TO 9'-0" AFF. PROVIDE LINTELS AT NEW OPENINGS. CONSULT W/ STRUCTURAL ENGINEER.
11	EXISTING COLUMN TO REMAIN. SCRAPE PEELING PAINT AND PREPARE FOR NEW PAINT AT COLUMNS WHICH REMAIN EXPOSED IN THE NEW LAYOUT.
12	TYPICAL: REMOVE FURRING / GYPSUM / DEBRIS / PANELING FROM INSIDE FACE OF MASONRY WALL. REMOVE AND REPLACE ANY DETERIORATING MASONRY. REPAIR / TUCKPOINT MASONRY.
13	REMOVE WOOD SLATWALL, BOTH SIDES TYPICAL
14	REMOVE MOP SINK & PREPARE FOR NEW MOP SINK.
15	REMOVE ELECTRICAL PANELS FROM THIS AREA. REFER TO ELECTRICAL FOR NEW WORK.
16	REMOVE ALL CABINETRY / COUNTERS / SHELVING / ETC. SALVAGE TO CHCURC UPON REQUEST.
17	MOSAIC TILE FLOORING TO REMAIN. CLEAN GROUT & TILES
18	REMOVE PEELING PAINT FROM CONCRETE LINTEL ABOVE GLASS BLOCK. PREPARE FOR NEW PAINT.
19	CURVED METAL RAILING ABOVE LINTEL TO BE RESTORED OR REPLICATED IN ANODIZED ALUMINUM FINISH.
20	GLASS BLOCK WINDOWS TO BE REMOVED. PREPARE OPENINGS FOR NEW WINDOWS. EXISTING SILLS & LINTELS TO REMAIN.
21	REMOVE NON-STRUCTURAL BULKHEAD
22	REMOVE ALL PLUMBING FIXTURES & ACCESSORIES, CABINETRY & TOILET PARTITIONS.
23	REMOVE WOOD PANELING & HANDRAIL
24	REMOVE WOOD PANELING, TYP
25	REMOVE KITCHEN CABINETRY, APPLIANCES, SINKS AND ASSOCIATED FIXTURES
26	REMOVE PORTION OF ROOF TO ACCOMMODATE NEW SKYLIGHT. SET LOCATION TO ALIGN SKYLIGHT INSIDE PERIMETER WITH ROOF SUPPORT BAR JOISTS. CONSULT W/ ARCHITECT IF PLACEMENT SHOWN CONFLICTS W/ JOISTS.
27	REMOVE WINDOW AND FRAME. PREPARE OPENING FOR NEW WINDOW
28	REMOVE WIRE SCREEN / PLYWOOD / GLASS BLOCK AND EXISTING SILL. SALVAGE SILL FOR REUSE AT OTHER LOCATION, WHERE APPLICABLE.
29	REMOVE PORTION OF WALL BELOW WINDOW OPENING AND PREPARE FOR NEW DOOR AND FRAME.

DEMOLITION KEY NOTES

30	REMOVE ROLL-UP DOOR AND DOOR BEYOND. PREPARE OPENING FOR NEW WINDOW.
31	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATIONS. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING WORK.
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34	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
35	REPAIR & TUCKPOINT EXISTING BRICK, TYPICAL
36	CLEAN CONCRETE WALL AND REPAIR CRACKS.
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42	REMOVE GUTTERS & ASSOCIATED DOWN SPOUTS, PREPARE FOR NEW GUTTERS / DOWN SPOUTS
43	REMOVE VINYL SIDING & PREPARE FOR NEW SIDING
44	INSPECT CHIMNEY AND TUCKPOINT AS REQ'D
45	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATION. PREPARE OPENING FOR NEW DOOR. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING THE WORK.
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52	REMOVE FIRST FLOOR EXISTING ABOVE CEILING AHU CONDENSATE LINE. PATCH WALL. REPAIR RAIN LEADER DOWN SPOUT.
53	REMOVE OVERHEAD COILING DOOR, FRAME AND ASSOCIATED PARTS.
54	REMOVE PLATFORM
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ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

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MERGARD BUILDING

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KATHERINE CONNER
ARC.1817276
7-21-2021
REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

DEMOLITION PLAN UPPER ROOF

SHEET NO.

AD103

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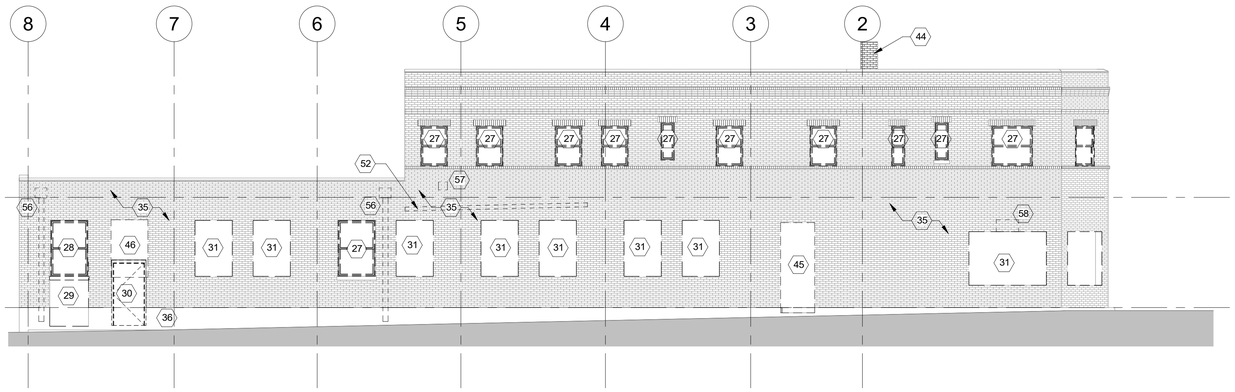
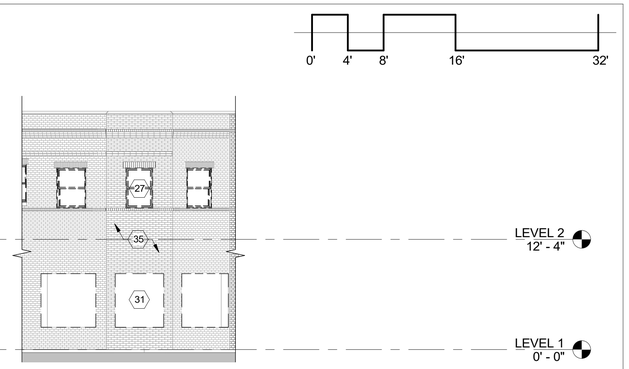
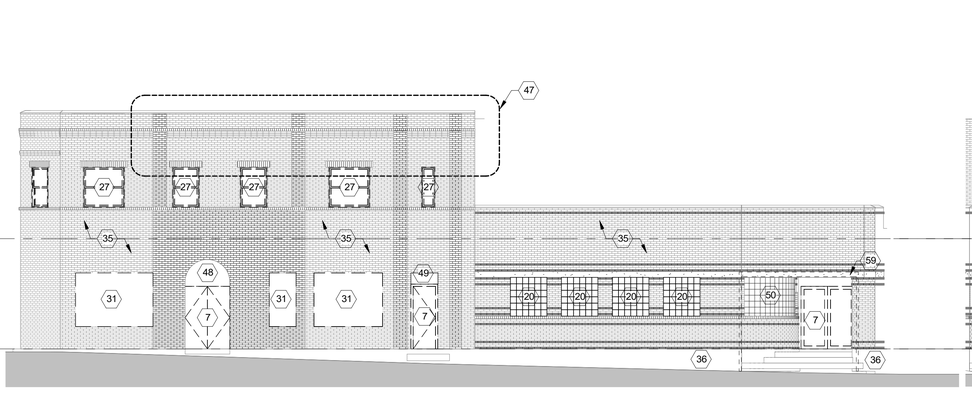
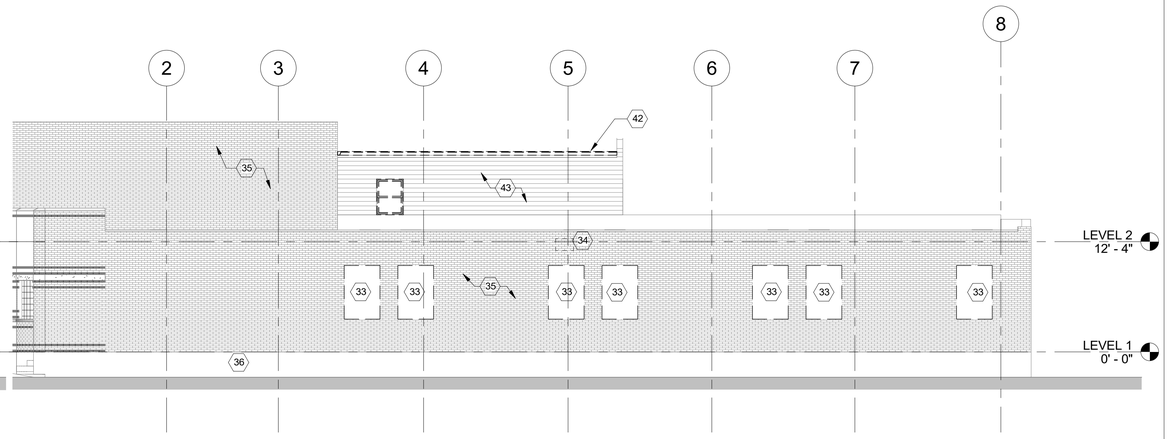


1 DEMOLITION ELEVATION - NORTH FACADE
1/8" = 1'-0"



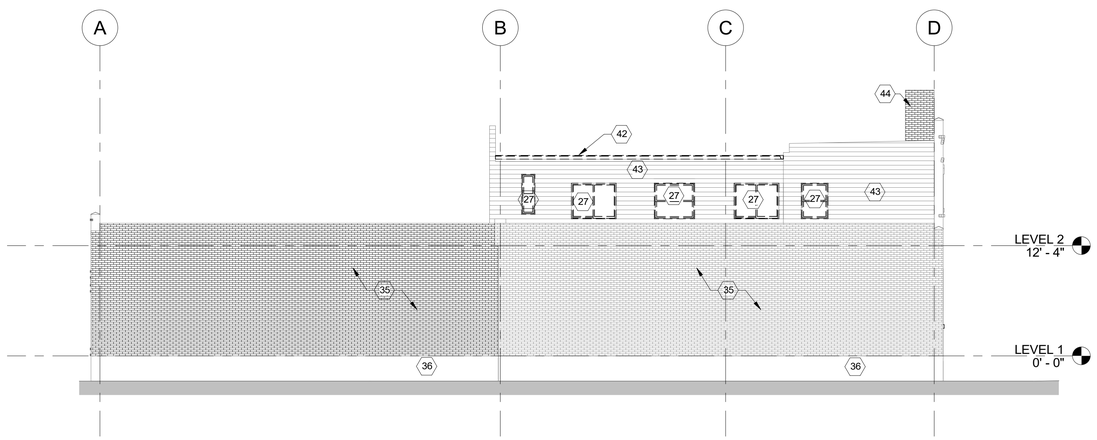
2 DEMOLITION ELEVATION - NORTHWEST FACADE
1/8" = 1'-0"





3 DEMOLITION ELEVATION - WEST FACADE
1/8" = 1'-0"

4 DEMOLITION ELEVATION - SOUTH FACADE
1/8" = 1'-0"



5 DEMOLITION ELEVATION - EAST FACADE
1/8" = 1'-0"

DEMOLITION KEY NOTES	
1	REMOVE STAIR / TREADS / HANDRAILS.
2	REMOVE ALL EQUIPMENT NOT REQ'D FOR RENOVATION
3	REMOVE ALL DEBRIS / FURNITURE / MISC ITEMS AND DISCARD
4	REMOVE FINISH FLOORING & ADHESIVE. PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH. EXISTING HISTORIC T&G WOOD FLOORING IS TO REMAIN WHERE IT IS SALVAGEABLE
5	REMOVE CEILING, CEILING DEVICES, LIGHT FIXTURES, AND ALL NON-STRUCTURAL CEILING ELEMENTS.
6	REMOVE WALLS AS INDICATED
7	REMOVE DOOR, FRAME & ASSOCIATED HARDWARE
8	REFER TO DEMOLITION ELEVATIONS
9	REMOVE NON-STRUCTURAL RED BRICK PARTITIONS. COORDINATE W/ ARCHITECT ONCE HISTORIC CONDITION IS UNCOVERED.
10	REMOVE PORTION OF WALL AS INDICATED UP TO 9'-0" AFF. PROVIDE LINTELS AT NEW OPENINGS. CONSULT W/ STRUCTURAL ENGINEER.
11	EXISTING COLUMN TO REMAIN. SCRAPE PEELING PAINT AND PREPARE FOR NEW PAINT AT COLUMNS WHICH REMAIN EXPOSED IN THE NEW LAYOUT.
12	TYPICAL: REMOVE FURRING / GYPSUM / DEBRIS / PANELING FROM INSIDE FACE OF MASONRY WALL. REMOVE AND REPLACE ANY DETERIORATING MASONRY. REPAIR / TUCKPOINT MASONRY.
13	REMOVE WOOD SLATWALL, BOTH SIDES TYPICAL
14	REMOVE MOP SINK & PREPARE FOR NEW MOP SINK.
15	REMOVE ELECTRICAL PANELS FROM THIS AREA. REFER TO ELECTRICAL FOR NEW WORK.
16	REMOVE ALL CABINETRY / COUNTERS / SHELVING / ETC. SALVAGE TO CHCURC UPON REQUEST.
17	MOSAIC TILE FLOORING TO REMAIN. CLEAN GROUT & TILES.
18	REMOVE PEELING PAINT FROM CONCRETE LINTEL ABOVE GLASS BLOCK. PREPARE FOR NEW PAINT.
19	CURVED METAL RAILING ABOVE LINTEL TO BE RESTORED OR REPLICATED IN ANODIZED ALUMINUM FINISH.
20	GLASS BLOCK WINDOWS TO BE REMOVED. PREPARE OPENINGS FOR NEW WINDOWS. EXISTING SILLS & LINTELS TO REMAIN.
21	REMOVE NON-STRUCTURAL BULKHEAD
22	REMOVE ALL PLUMBING FIXTURES & ACCESSORIES, CABINETRY & TOILET PARTITIONS.
23	REMOVE WOOD PANELING & HANDRAIL
24	REMOVE WOOD PANELING, TYP
25	REMOVE KITCHEN CABINETRY, APPLIANCES, SINKS AND ASSOCIATED FIXTURES
26	REMOVE PORTION OF ROOF TO ACCOMMODATE NEW SKYLIGHT. SET LOCATION TO ALIGN SKYLIGHT INSIDE PERIMETER WITH ROOF SUPPORT BAR JOISTS. CONSULT W/ ARCHITECT IF PLACEMENT SHOWN CONFLICTS W/ JOISTS.
27	REMOVE WINDOW AND FRAME, PREPARE OPENING FOR NEW WINDOW
28	REMOVE WIRE SCREEN / PLYWOOD / GLASS BLOCK AND EXISTING SILL. SALVAGE SILL FOR REUSE AT OTHER LOCATION, WHERE APPLICABLE.
29	REMOVE PORTION OF WALL BELOW WINDOW OPENING AND PREPARE FOR NEW DOOR AND FRAME.

DEMOLITION KEY NOTES	
30	REMOVE ROLL-UP DOOR AND DOOR BEYOND. PREPARE OPENING FOR NEW WINDOW.
31	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATIONS. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING WORK.
33	REMOVE PORTION OF WALL FOR NEW WINDOW. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
34	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
35	REPAIR & TUCKPOINT EXISTING BRICK, TYPICAL
36	CLEAN CONCRETE WALL AND REPAIR CRACKS.
37	EXCAVATE HATCHED AREA TO A DEPTH SUFFICIENT FOR NEW WORK. BRACE FOUNDATIONS. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO BEGINNING WORK. REFER TO NEW CONSTRUCTION PLANS
38	REMOVE FURRING CHANNELS & PLASTER / GYPSUM. PREPARE FOR NEW FURRING & INSULATION.
39	REMOVE INTERIOR CLADDING OF EXTERIOR WALLS. PREPARE FOR NEW WORK.
41	REMOVE EXISTING ROOF MEMBRANE AND PREPARE FOR NEW ROOF MEMBRANE.
42	REMOVE GUTTERS & ASSOCIATED DOWN SPOUTS, PREPARE FOR NEW GUTTERS / DOWN SPOUTS
43	REMOVE VINYL SIDING & PREPARE FOR NEW SIDING
44	INSPECT CHIMNEY AND TUCKPOINT AS REQ'D
45	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATION. PREPARE OPENING FOR NEW DOOR. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING THE WORK.
46	REMOVE PORTION OF MASONRY WALL TO ACCOMMODATE NEW WINDOW.
47	THIS AREA OF EXTERIOR MASONRY WALL TO BE REBUILT UTILIZING SALVAGED BRICK. STEEL LINTELS ARE TO BE REPLACED NEW. CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
48	REMOVE BRICK SOFFIT. HISTORIC ARCHWAY TO BE REBUILT. CONSULT W/ STRUCTURAL ENGINEER FOR SUPPORT
49	REMOVE PORTION OF BRICK TO PREPARE FOR NEW TRANSOM.
50	CURVED PORTION OF GLASS BLOCK TO REMAIN. CLEAN AND REPAIR GROUT AS REQ'D.
51	REMOVE BELOW GRADE WINDOW AND FRAME. REPLACE WITH HVAC FRESH AIR INTAKE LOUVER (SEE MECH. DRAWINGS) REPAIR OR REPLACE SIDEWALK GRATE ABOVE LOUVER.
52	REMOVE FIRST FLOOR EXISTING ABOVE CEILING AHU CONDENSATE LINE. PATCH WALL. REPAIR RAIN LEADER DOWN SPOUT.
53	REMOVE OVERHEAD COILING DOOR, FRAME AND ASSOCIATED PARTS.
54	REMOVE PLATFORM
55	TYPICAL, REMOVE ALL CRUMBLING OR DAMAGED CEILINGS / WALL PLASTER / GYP BOARD AND PREPARE FOR NEW FINISH
56	REMOVE DOWNSPOUTS AND PREPARE FOR NEW
57	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
58	REMOVE VENT AND INFILL OPENING WITH SALVAGED YELLOW BRICK
59	REMOVE OVERHEAD COILING DOOR & FRAME. PATCH HOLES TO MATCH WALL FINISH.

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

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CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

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OWNER

CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE CONNER · ARC.1817276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

△	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

DEMOLITION ELEVATIONS

SHEET NO.

AD104

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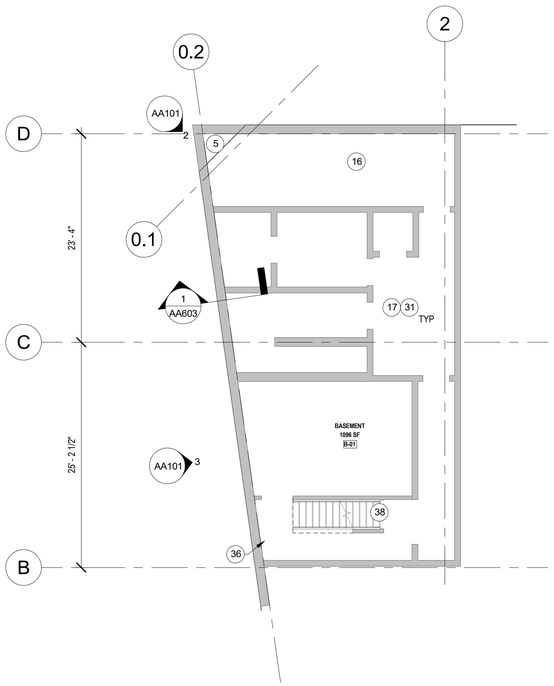
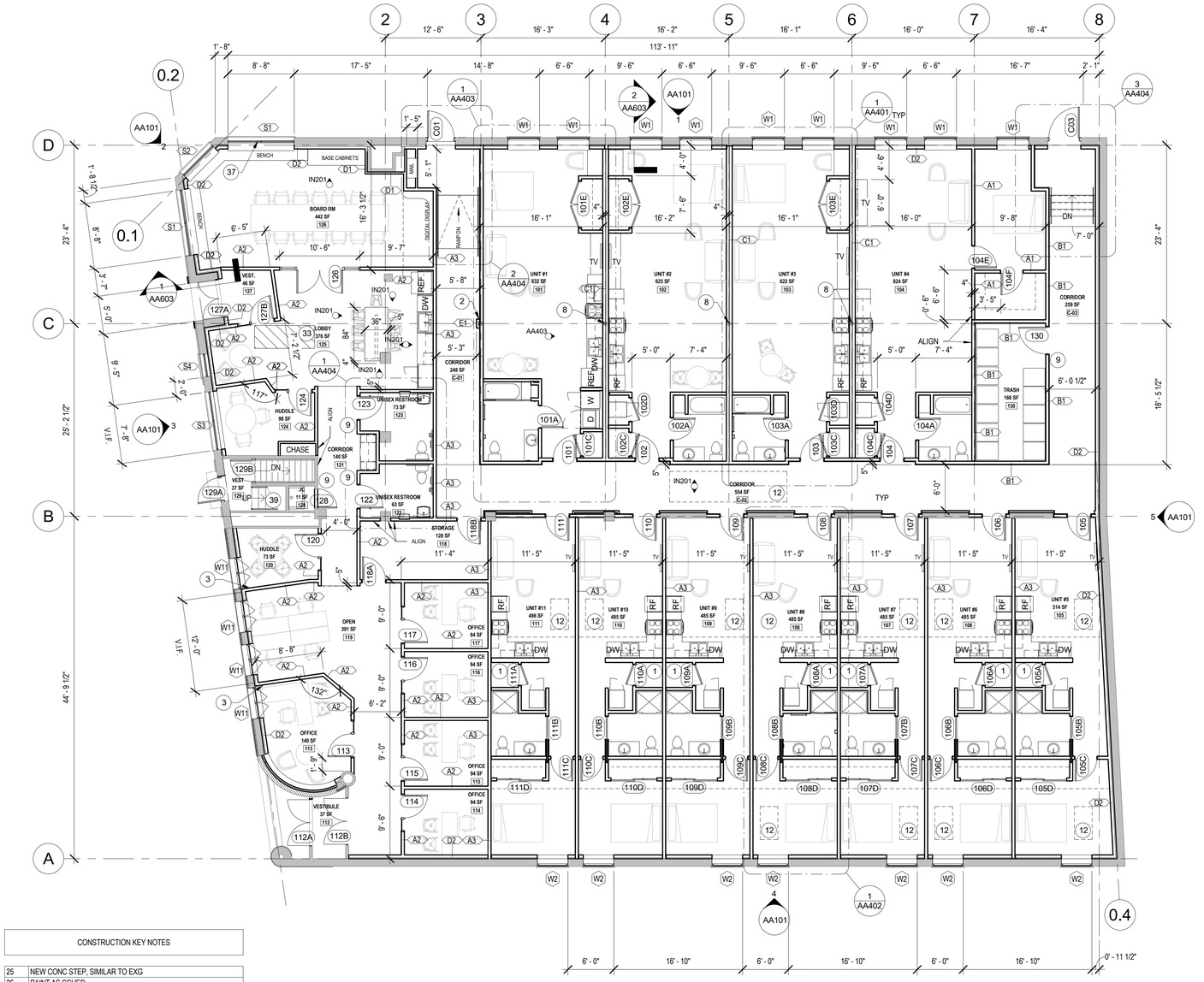


1 DIMENSION FLOOR PLAN - BASEMENT
1/8" = 1'-0"



2 DIMENSION FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR TO THOROUGHLY FIELD VERIFY SITE PRIOR TO PRICING TO ENSURE FIELD CONDITIONS, DIMENSIONS AND QUANTITIES ARE CONSIDERED IN PREPARATION OF FINAL COSTS AND CONSTRUCTABILITY.

2. CONTRACTOR TO VERIFY PENETRATIONS THROUGH PARTITIONS (SUCH AS DUCTWORK, ETC.) TO ENSURE THAT ADEQUATE BRACING AND REINFORCEMENT ARE PROVIDED.

3. CONTRACTOR SHALL PROVIDE LABOR + MATERIALS AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.

4. CONTRACTOR AND VENDORS SHALL DETERMINE AVAILABILITY OF ALL MATERIALS, ANY DELIVERY SCHEDULE THAT MAY CAUSE COORDINATION ISSUES DURING CONSTRUCTION / INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT IMMEDIATELY, FOR POSSIBLE RE-EVALUATION OF MATERIAL DESIGNATION.

5. IN-WALL BLOCKING SHALL BE INSTALLED AS REQUIRED FOR WALL-HUNG EQUIPMENT ITEMS AND / OR FIXTURES.

6. CONTRACTOR TO PROVIDE DELEGATED ENGINEERING FOR COLD FORMED METAL FRAMING. PROVIDE 20 GA FRAMING OR EQUIVALENT. COMPLY W/ ASTM C745 & MANUFACTURER'S LITERATURE FOR MINIMUM REQUIREMENTS FOR INSTALLATION OF INTERIOR NON-STRUCTURAL STEEL FRAMING.

7. ALL BACKING / NAILING SUBSTRATES SHOULD BE OF A FIRE RETARDANT MATERIAL.

8. CAULK GAPS WHERE INTERSECTIONS OF CONSTRUCTION ELEMENTS ARE NOT CRISP AND CONSISTENT. COORDINATE CAULKING & SEALANT WITH SPECIFICATIONS SHEET OR MANUAL, INSTALL PER MANUFACTURERS INSTRUCTIONS.

9. CONTRACTOR SHALL VERIFY ALL EXISTING WALLS / DEMISING WALLS / CORE WALLS WHERE EXPOSED OR HIDDEN BEHIND NON-RATED MATERIAL IN ORDER TO PROVIDE INFILL AND PATCH ANY EXISTING OPENING TO MEET REQUIRED FIRE RATINGS.

10. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES. ANY MODIFICATIONS OR DEVIATION TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND APPROVAL.

11. INSTALL MOISTURE RESISTANT GWB AREAS EXPOSED TO MOISTURE INCLUDING BUT NOT LIMITED TO TOILETS, BREAK ROOM COUNTERS AND OTHER SINK LOCATIONS. INSTALL BACKERBOARD AT WALLS TO RECEIVE CERAMIC OR PORCELAIN TILE.

12. WALLS IN SCOPE OF WORK TO BE PAINTED WITH EGGSHELL FINISH. WALL FINISHES SHALL BE THREE COATS; ONE PRIMER COAT AND TWO FINISH COATS.

13. ALL WOOD OR OTHER COMBUSTIBLE MATERIALS OTHER THAN FINISH AND TRIM OVER NON-COMBUSTIBLE BACKING ARE REQUIRED TO BE FIRE RETARDANT TREATED.

14. ALL THERMAL AND SOUND INSULATING MATERIALS INCLUDING VAPOR RETARDERS WHERE USED SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX.

15. TV / DISPLAYS ARE SHOWN FOR COORDINATION OF ELEC / DATA. TV'S ARE TO BE PROVIDED BY TENANT.

16. EXTERIOR WALLS ARE TO RECEIVE R-19 KRAFT PAPER FACED BATT INSULATION AT INSIDE FACE W/ 1" AIR GAP. REFER TO WALL SECTIONS.

CONSTRUCTION KEY NOTES	
1	WATER HEATER & HVAC CLOSET
2	HOLD FURRING TIGHT TO COLUMN
3	ALIGN WALL TO EDGE OF WINDOW OPENING
4	SUPERLITE II-XL / SAFTIFIRE GPX FRAME
5	CONSULT W/ STRUCTURAL ENGINEER FOR REINFORCING JOISTS AT CORNER
6	NEW ELEC SUB PANEL
7	COATED WIRE SHELF & ROD TO EXTEND FULL LENGTH OF CLOSET, TYP. BASIS OF DESIGN: CLOSETMAID FIXED SHELF AND ROD 12" DEPTH WHITE. MOUNT AT 66" AFF UNLESS NOTED OTHERWISE.
8	VERIFY IN FIELD. COLUMNS TO BE FULLY CONCEALED WITHIN WALL CAVITY.
9	REFER TO SIGNAGE NOTES ON IN101
10	(3) FLOATING SHELVES, 24" DEPTH MIN. WHITE FINISH
11	GARBAGE DISPOSAL, TYP
12	SKYLIGHT ABOVE - REFER TO ROOF PLAN
13	BLADE SIGN IN HISTORIC LOCATION
14	NEW 2 PLY MEMBRANE BUILT UP ROOF SYSTEM
15	NEW GUTTER & DOWN SPOUTS
16	INFILL SUMP PITS AND PROVIDE LEVEL CONC FLOOR
17	TUCKPOINT STONE FOUNDATION WALLS AS NECESSARY
18	NEW PRECAST SILL TO MATCH EXG HISTORIC PROFILE, TYP
19	NEW BRICK LINTEL TO MATCH EXG HISTORIC. CONSULT W/ STRUCTURAL ENGINEER FOR STEEL LINTEL DESIGN.
20	EXTERIOR LIGHT, REF RCP / LIGHT FIXTURE SCHED
20'	20 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
21	NEW SCUPPER, COLLECTION BOX & DOWN SPOUT
22	REPAIR MORTAR AT CLAY ROOF TILES, TYP. REPLACE ROOF TILES WHERE MISSING, TO MATCH EXG.
23	SOUTH FACADE AT EXISTING MURAL TO BE PAINTED (COLOR TO MATCH YELLOW BRICK).
24	RESTORE HISTORIC ARCHWAY

CONSTRUCTION KEY NOTES	
25	NEW CONC STEP, SIMILAR TO EXG
26	PAINT AS SCHED
27	GROUT AT GLASS BLOCK TO BE CLEANED / REPAIRED AS REQ'D
28	NEW ALUM STOREFRONT ENTRANCE
29	REPLACE BROKEN / MISSING FLOOR TILES AND CLEAN / REPAIR GROUT
30	PAINT LOWEST CONC STEP AS SCHED
31	PROVIDE NEW 1/2" GYP BD AT WALLS / CEILING WHERE DAMAGED PLASTER WAS REMOVED. PAINT WALLS WHITE IN BASEMENT, TYPICAL.
32	FIBER CEMENT LAP SIDING
33	PLYWOOD SHEATHING OVER NEW WOOD JOISTS. INSTALL FLUSH WITH ADJACENT SUBFLOOR SUCH THAT FLOOR PATCH IS IMPERCEPTIBLE.
34	KNOX BOX & KEY KEEPER. COORDINATE ACCESS CONTROL / INTERCOM REQUIREMENTS W/ OWNER.
35	SIGNAGE BY OWNER. SEPARATE PERMIT.
36	REFER TO ELECTRICAL DRAWINGS FOR NEW UNDERGROUND INCOMING SERVICE ROUTING.
37	COORDINATE LOUVER WITH ARCHITECT.
38	EVALUATE AND ADDRESS STAIR TREAD LEVELNESS AND INTEGRITY, TYP. PROVIDE NEW HANDRAILS AS REQ'D.
39	PROVIDE NEW WOOD HANDRAILS, EA SIDE
40	WOOD FRAMED EXTERIOR WALLS TO RECEIVE NEW INSULATION IN WALL CAVITY, TYP.
41	INFILL W/ SALVAGED YELLOW BRICK
42	INFILL W/ CONCRETE TO MATCH EXISTING ADJACENT
43	PROVIDE FIBER CANT STRIP AT ALL PERIMETER FOUNDATIONS AT SIDEWALK JOINT, TYPICAL
44	REPAIR DAMAGED SILL TO MATCH EXISTING ADJACENT
45'	45 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
60'	60 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

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STATE OF OHIO
KATHERINE CONNER
ARC.1817276
7-21-2021
REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

FLOOR PLAN
BASEMENT & LEVEL 1

SHEET NO.

AF101

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1 **DIMENSION FLOOR PLAN - LEVEL 2**
1/8" = 1'-0"

CONSTRUCTION KEY NOTES	
1	WATER HEATER & HVAC CLOSET
2	HOLD FURRING TIGHT TO COLUMN
3	ALIGN WALL TO EDGE OF WINDOW OPENING
4	SUPERLITE II-XL / SAFTIFIRE GPX FRAME
5	CONSULT W/ STRUCTURAL ENGINEER FOR REINFORCING JOISTS AT CORNER
6	NEW ELEC SUB PANEL
7	COATED WIRE SHELF & ROD TO EXTEND FULL LENGTH OF CLOSET, TYP. BASIS OF DESIGN: CLOSETMAID FIXED SHELF AND ROD 12" DEPTH WHITE. MOUNT AT 66" AFF UNLESS NOTED OTHERWISE.
8	VERIFY IN FIELD. COLUMNS TO BE FULLY CONCEALED WITHIN WALL CAVITY.
9	REFER TO SIGNAGE NOTES ON IN101
10	(3) FLOATING SHELVES, 24" DEPTH MIN. WHITE FINISH
11	GARBAGE DISPOSAL, TYP
12	SKYLIGHT ABOVE - REFER TO ROOF PLAN
13	BLADE SIGN IN HISTORIC LOCATION
14	NEW 2 PLY MEMBRANE BUILT UP ROOF SYSTEM
15	NEW GUTTER & DOWN SPOUTS
16	INFILL SUMP PITS AND PROVIDE LEVEL CONC FLOOR
17	TUCKPOINT STONE FOUNDATION WALLS AS NECESSARY
18	NEW PRECAST SILL TO MATCH EXG HISTORIC PROFILE, TYP
19	NEW BRICK LINTEL TO MATCH EXG HISTORIC. CONSULT W/ STRUCTURAL ENGINEER FOR STEEL LINTEL DESIGN.
20	EXTERIOR LIGHT, REF RCP / LIGHT FIXTURE SCHED
20'	20 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
21	NEW SCUPPER, COLLECTION BOX & DOWN SPOUT
22	REPAIR MORTAR AT CLAY ROOF TILES, TYP. REPLACE ROOF TILES WHERE MISSING, TO MATCH EXG.
23	SOUTH FACADE AT EXISTING MURAL TO BE PAINTED (COLOR TO MATCH YELLOW BRICK).
24	RESTORE HISTORIC ARCHWAY

CONSTRUCTION KEY NOTES	
25	NEW CONC STEP, SIMILAR TO EXG
26	PAINT AS SCHED
27	GROUT AT GLASS BLOCK TO BE CLEANED / REPAIRED AS REQ'D
28	NEW ALUM STOREFRONT ENTRANCE
29	REPLACE BROKEN / MISSING FLOOR TILES AND CLEAN / REPAIR GROUT
30	PAINT LOWEST CONC STEP AS SCHED
31	PROVIDE NEW 1/2" GYP BD AT WALLS / CEILING WHERE DAMAGED PLASTER WAS REMOVED. PAINT WALLS WHITE IN BASEMENT, TYPICAL.
32	FIBER CEMENT LAP SIDING
33	PLYWOOD SHEATHING OVER NEW WOOD JOISTS. INSTALL FLUSH WITH ADJACENT SUBFLOOR SUCH THAT FLOOR PATCH IS IMPERCEPTIBLE.
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5. IN-WALL BLOCKING SHALL BE INSTALLED AS REQUIRED FOR WALL-HUNG EQUIPMENT ITEMS AND / OR FIXTURES.

6. CONTRACTOR TO PROVIDE DELEGATED ENGINEERING FOR COLD FORMED METAL FRAMING. PROVIDE 20 GA FRAMING OR EQUIVALENT. COMPLY W/ ASTM C745 & MANUFACTURER'S LITERATURE FOR MINIMUM REQUIREMENTS FOR INSTALLATION OF INTERIOR NON-STRUCTURAL STEEL FRAMING.

7. ALL BACKING / NAILING SUBSTRATES SHOULD BE OF A FIRE RETARDANT MATERIAL.

8. CAULK GAPS WHERE INTERSECTIONS OF CONSTRUCTION ELEMENTS ARE NOT CRISP AND CONSISTENT. COORDINATE CAULKING & SEALANT WITH SPECIFICATIONS SHEET OR MANUAL, INSTALL PER MANUFACTURERS INSTRUCTIONS.

9. CONTRACTOR SHALL VERIFY ALL EXISTING WALLS / DEMISING WALLS / CORE WALLS WHERE EXPOSED OR HIDDEN BEHIND NON-RATED MATERIAL IN ORDER TO PROVIDE INFILL AND PATCH ANY EXISTING OPENING TO MEET REQUIRED FIRE RATINGS.

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12. WALLS IN SCOPE OF WORK TO BE PAINTED WITH EGGSHELL FINISH. WALL FINISHES SHALL BE THREE COATS; ONE PRIMER COAT AND TWO FINISH COATS.

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CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO
KATHERINE CONNER
ARC.1817276
7-21-2021
REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

FLOOR PLAN LEVEL 2

SHEET NO.

AF102

DRAWN BY: Author CHECKED BY: Checker

CONSTRUCTION KEY NOTES	
1	WATER HEATER & HVAC CLOSET
2	HOLD FURRING TIGHT TO COLUMN
3	ALIGN WALL TO EDGE OF WINDOW OPENING
4	SUPERLITE II-XL / SAFTIFIRE GPX FRAME
5	CONSULT W/ STRUCTURAL ENGINEER FOR REINFORCING JOISTS AT CORNER
6	NEW ELEC SUB PANEL
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9	REFER TO SIGNAGE NOTES ON IN101
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11	GARBAGE DISPOSAL, TYP
12	SKYLIGHT ABOVE - REFER TO ROOF PLAN
13	BLADE SIGN IN HISTORIC LOCATION
14	NEW 2 PLY MEMBRANE BUILT UP ROOF SYSTEM
15	NEW GUTTER & DOWN SPOUTS
16	INFILL SUMP PITS AND PROVIDE LEVEL CONC FLOOR
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20	EXTERIOR LIGHT, REF RCP / LIGHT FIXTURE SCHED
20'	20 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
21	NEW SCUPPER, COLLECTION BOX & DOWN SPOUT
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23	SOUTH FACADE AT EXISTING MURAL TO BE PAINTED (COLOR TO MATCH YELLOW BRICK).
24	RESTORE HISTORIC ARCHWAY

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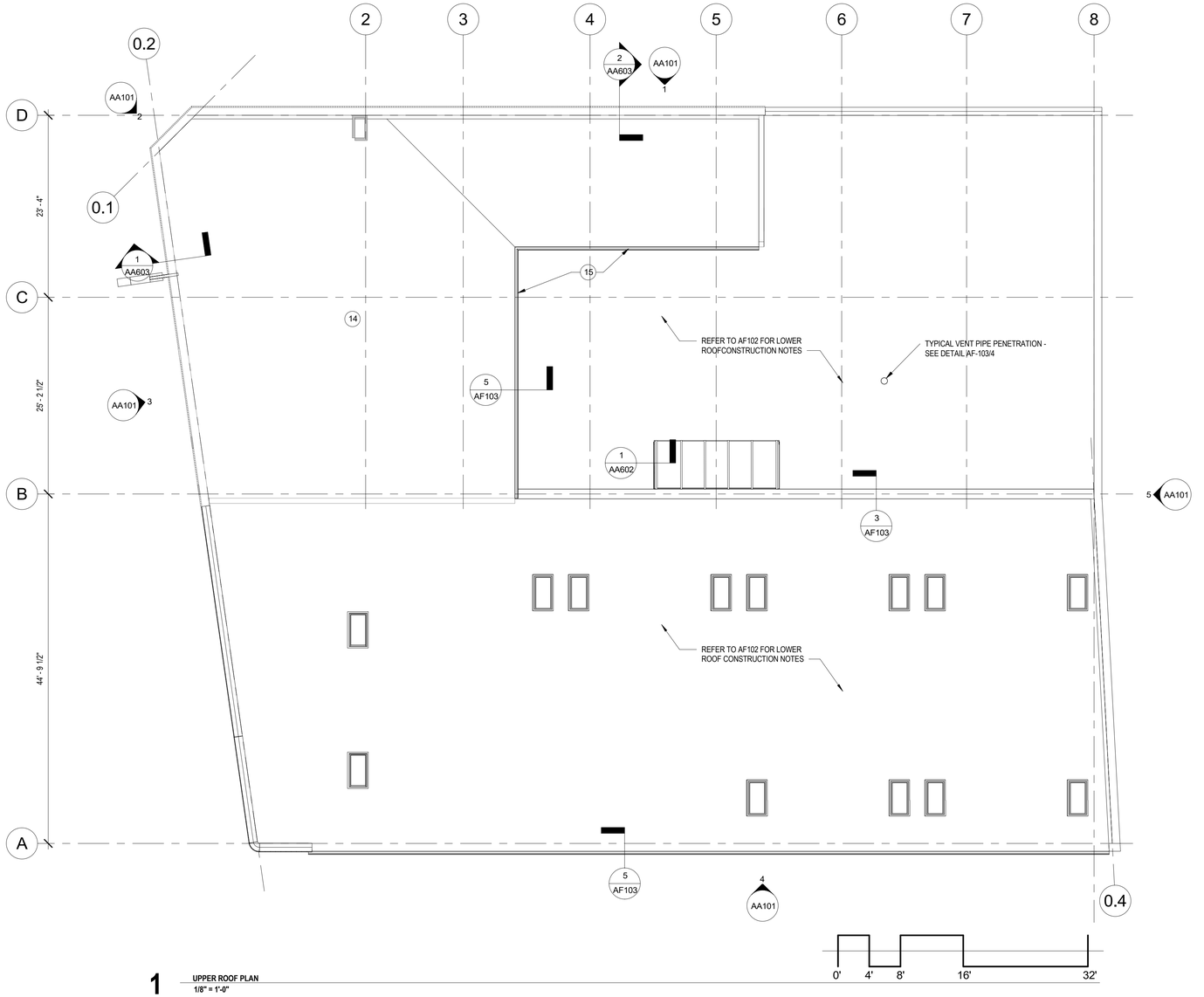
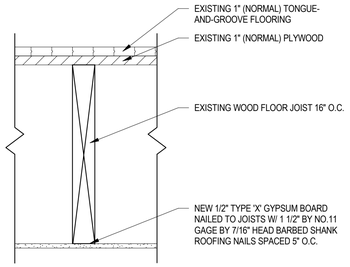
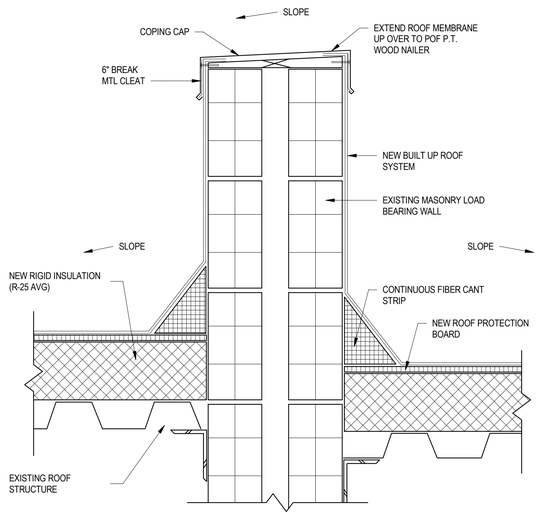


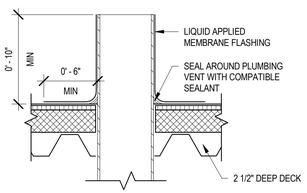
1 UPPER ROOF PLAN
1/8" = 1'-0"



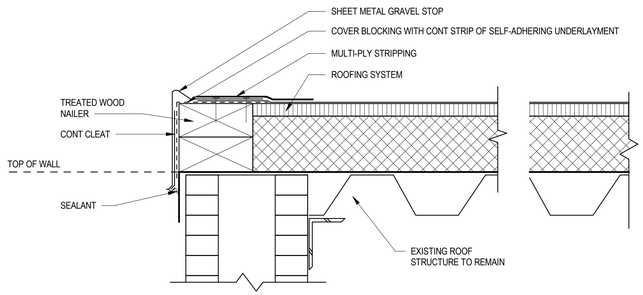
2 IHR RATED FLOOR/CEILING DETAIL
1 1/2" = 1'-0"



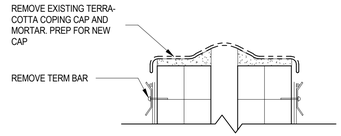
3 PARAPET DETAIL
1 1/2" = 1'-0"



4 VENT PIPE PENETRATION
1 1/2" = 1'-0"



5 GRAVEL STOP DETAIL
1 1/2" = 1'-0"



6 PARAPET DETAIL DEMO
1 1/2" = 1'-0"

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

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ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

2001

OWNER

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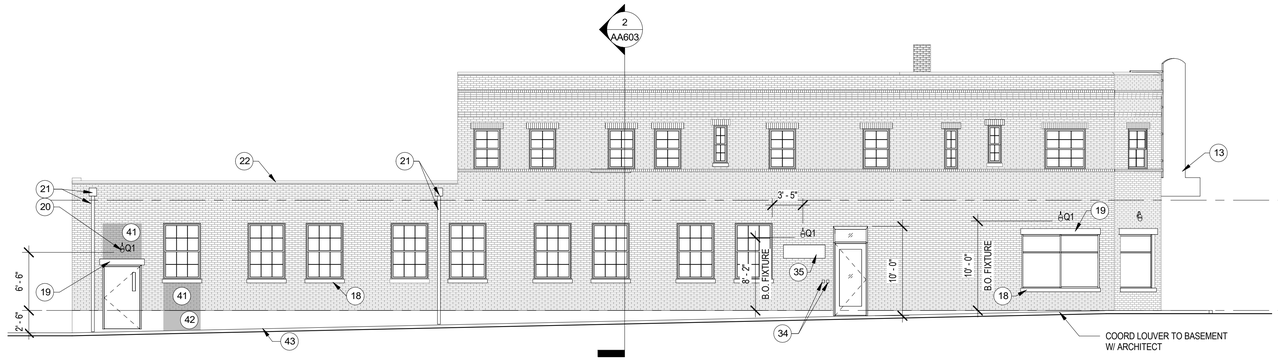
SHEET NAME

UPPER ROOF PLAN

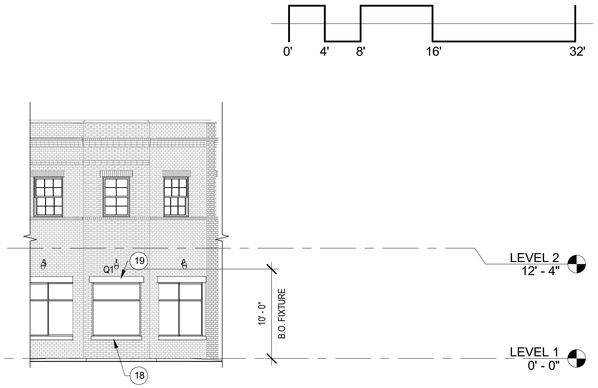
SHEET NO.

AF103

DRAWN BY: Author CHECKED BY: Checker



1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 NORTHWEST BUILDING ELEVATION
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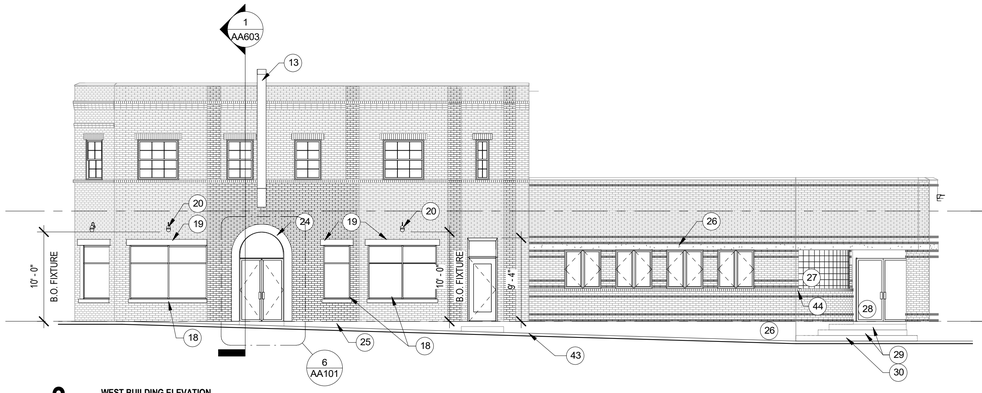

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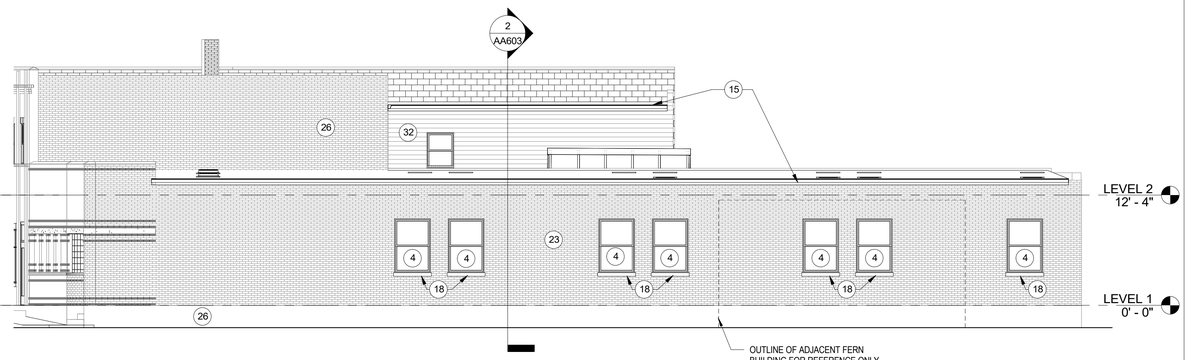

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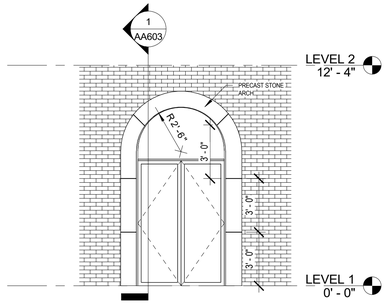
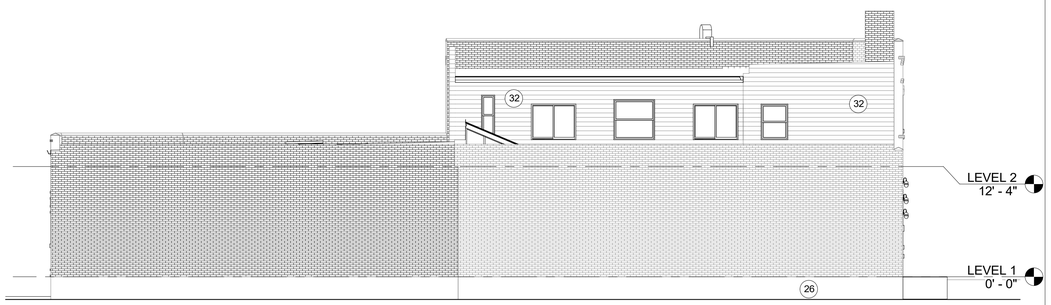


6 ENLARGED ENTRY
1/4" = 1'-0"



5 EAST BUILDING ELEVATION
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ARCHITECT & INTERIOR DESIGN

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SHEET NAME

BUILDING ELEVATIONS

SHEET NO.

AA101

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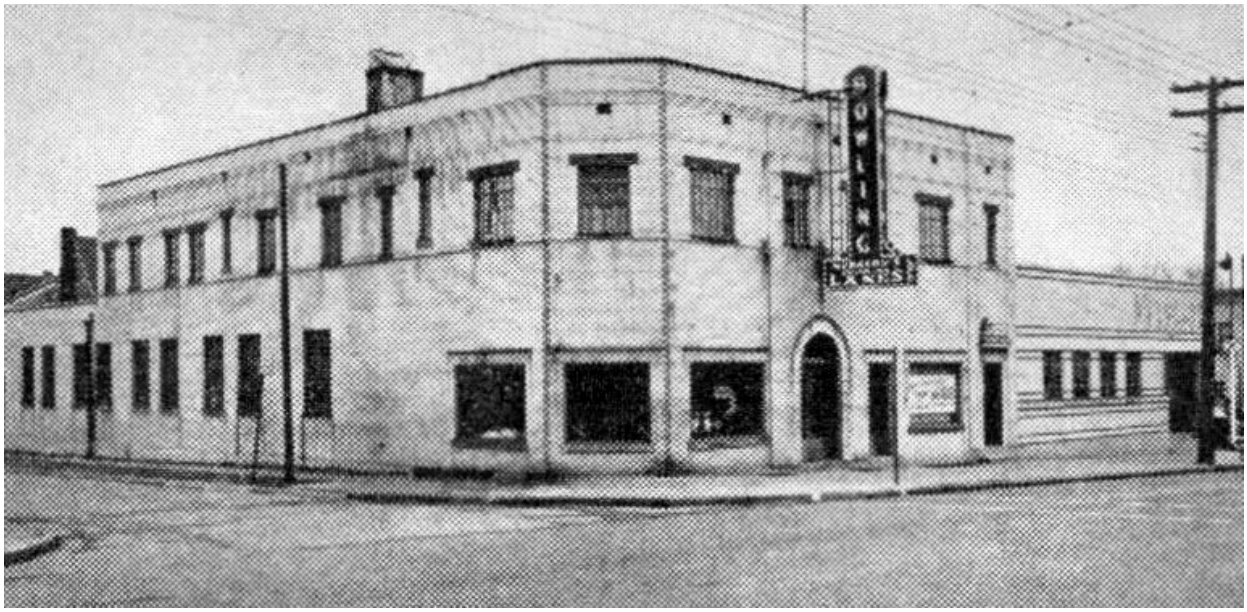
ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

EXHIBIT F

Zoning Hearing Examiner Application
Photographs
6060 Hamilton Avenue



Historic photograph of 6060 Hamilton (View looking Southeast at Northwest corner)

South Façade (View looking North)

West Façade (View looking Northeast)

Northwest Façade (View looking Southeast)

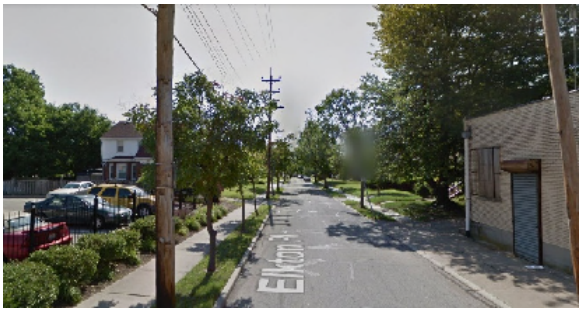
East Façade (View looking South)

North Façade (View looking South)

View looking South on Hamilton Avenue

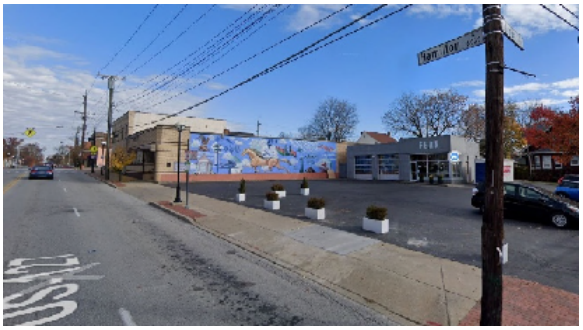
Northeast Corner (View looking Southwest)

View looking South on Hamilton Avenue



View looking East on Elkton Pl

View looking directly West



View looking North at neighboring Fern

View looking North

COLLEGE HILL COMMUNITY URBAN REDEVELOPMENT CORP.

August 9, 2021

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Beth,

The College Hill CURC is in support of the Intent for Use Variance Request at 6060 Hamilton Avenue for CH KeyMark LLC.

The building sitting at 6060 Hamilton Avenue, known as "The Mergard," sits at the corner of Hamilton and Elkton and connects our northern business district to the southern end of the business district. The building itself, however, comes with immense difficulty in redeveloping it as currently zoned due to the 10,000 square feet of commercial on the first floor and only a small portion of residential on the second floor.

It is the intent of this redevelopment to add critical density through 14 residential units on the back end of the building and lowering the commercial capacity. The lowering of the commercial capacity of the building is important as our business district is already overextended on commercial space for the limit density we have.

One other exciting opportunity in this redevelopment is the ability to create an ADA style unit that traditionally would not be possible in our business district with residential only on the second floor. This will allow our redevelopment efforts to truly be for everyone.

We are very excited to see The Mergard brought back to life in a historic fashion and in a way that pushes our redevelopment efforts forward in the coming years. With this variance, that will be made possible.

Thank you for your continued support of the revitalization of the Hamilton Avenue business district.

Best,

Seth T. Walsh

Seth Walsh
Executive Director

COLLEGE HILL FORUM

PO Box 24160 – Cincinnati OH 45224 – 513-607-9672

August 11, 2021

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Beth,

The College Hill Forum Community Council supports the CH Keymark Intent for Use Variance request for a vacant commercial building in our business district at 6060 Hamilton Avenue.

Known as Mergards by long-time residents, the building as zoned is very hard to redevelop. There is far too much commercial space (10K sf) and not nearly enough residential.

Our redevelopment plan will add critical density by creating 14 residential units on the back end of the building, cutting down the commercial area. Our commercial space to density ratio is already non supportive to the business district.

I understand that an ADA style unit on the first floor also is a plus as virtually all of our residential units now are second floor. In addition to our existing affordable housing efforts in our properties, this adds another point of inclusion.

Mergards will keep its historic look and feel, but this variance will allow it to be a real "people asset" to the community as well.

Thank you for your consideration and for the continued support of the City for our exciting, successful and people-centered redevelopment.

Sincerely,

Phyllis Slusher

Phyllis Slusher, President

ITEM 3 September 27, 2021

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

APPLICATION #:	COA2021040/ ZH20210121
APPLICANT:	Platte Architecture and Design
OWNER:	Annie Paquin and Bernie Tebbe
ADDRESS:	**2 Annwood Lane**
PARCELS:	054-0002-0171
ZONING:	Single Family SF-10
OVERLAYS:	East Walnut Hills Historic District
COMMUNITY:	East Walnut Hills
REPORT DATE:	August 27, 2021

Nature of Request:
The applicant is requesting a Certificate of Appropriateness for the construction of a rear addition and associated zoning relief.

Details of Zoning Relief Required:

- 1403-07: Development Regulations. SF-10 requires a 10/20 Min/total side yard requirement. The proposed addition has a 6'7" setback. This extends an existing nonconforming setback on the east property line. A zoning variance of 3'5" to allow the addition to have a 6'7" setback is required.

Existing Conditions:
2 Annwood Lane is a single-family Tudor Revival brick residential building built circa 1928. The house is on a hill with the entrance and front of the building located on the top of the hill and a partially exposed basement at the lower part of the hill. There was a 3-story rear addition previously built on the rear of the building where there is an existing garage at the basement level and 2 stories above.

Figure 1: View of 2 Annwood Ln from Listing pictures.

Figure 2: View of 2 Annwood Ln from Listing pictures.

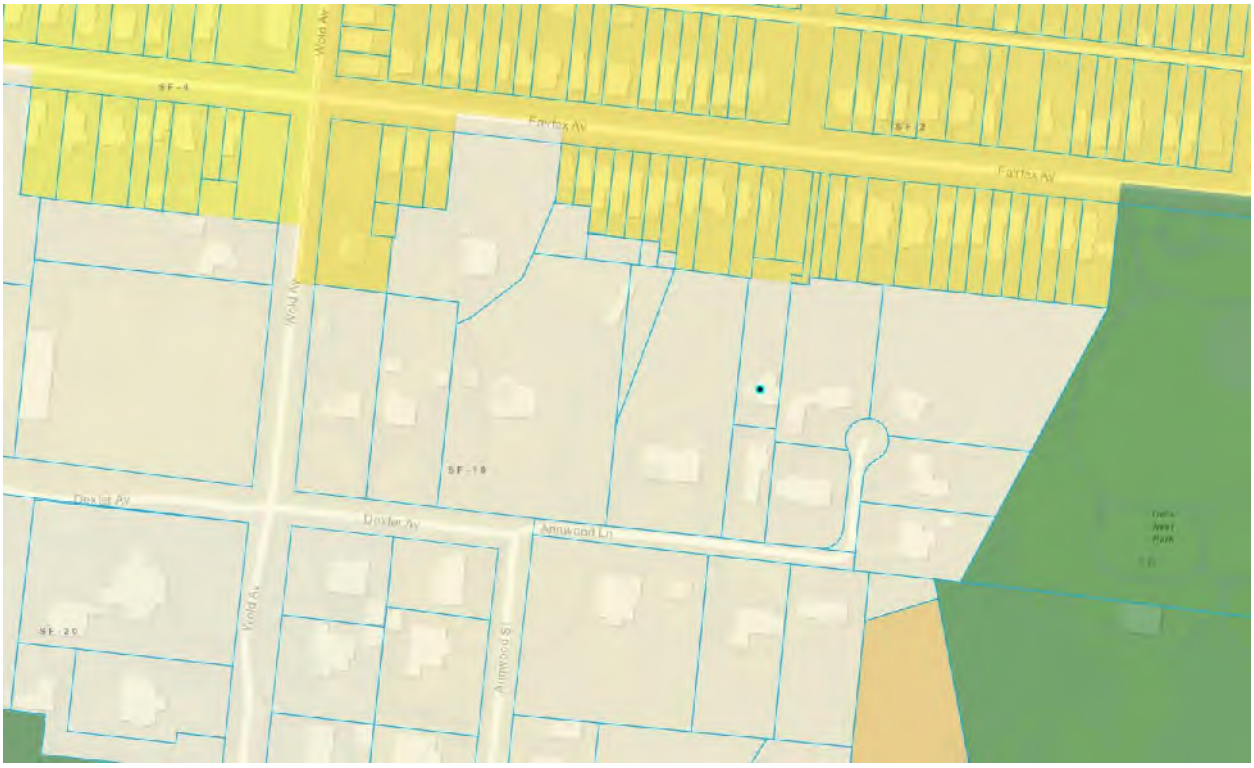


Figure 3: Map of 2 Annwood Ln. Map provided by Cagis Maps

Proposed Conditions:

The proposal is to build a rear addition to the north of the property.

The new construction will feature the following:

1. 2 and 3 story rear addition to be connected to the existing addition. The majority will be a 2-story addition with a roof deck at the third story.
2. The materials installed will match existing materials on the building and the window fenestration will match the existing fenestration.
3. The new addition will be slightly wider to accommodate current length of automobiles.

Applicable Zoning Code Sections:

Zoning District:	Section 1403	Residential
Variance Requests:	Section 1403	Development Regulations
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
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	East Walnut Hills Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:
The applicant is requesting to build an addition in the rear of the house. The proposed structure has a setback less than what is required per the base zoning requirements, but more than the existing established setback of the main house.

The existing building has a setback of less than 3 feet from the existing east property line, as depicted in the survey, and about 5 feet from an existing retaining wall. The proposed setback of the addition is still within the required 10 foot setback from the east property line but is 6'7", which is less than the existing historic building, and thus still requires a setback variance to allow the addition to be built within the side yard requirement.

Standards for Variances and Special Exceptions 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 location of the addition is the most practical and most sensitive to the historic building. Locating it on the rear and locating it at the existing wall of a rear addition will disturb the least amount of historic fabric and will be the least visible location.

(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).*

A denial of the variance would not result in the deprivation of all economically viable use.

Standards for Variances per Section 1445-05-4

(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.*

The property is a unique property in that the existing building is already within the required side setback for the base zoning. The rear portion where the addition will be is also within the required side setback. In order to provide a depth in the garage that will accommodate today's cars the extra width on the addition is required.

As the property is also on a fairly steep hill keeping the addition and driveway as compact as possible will be necessary to disturb the hill the least possible. The property is not within a hillside overlay zone, but still has a significant grade change on the property.

(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.

The applicant is seeking an addition for a garage. Many properties within this neighborhood and district have garages. The current garage is inadequate for today's automobiles.

General Standards; Public Interest

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 SF-10. The use of the lot is as a single-family home. The side setback variance request is the only part of the work that does not conform to the underlying zoning.

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 does meet the East Walnut Hills Historic Conservation Guidelines. (See below for COA discussion.)

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.

The application conforms to the Preserve our Built Environment section of Plan Cincinnati.

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.

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

Not applicable.

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

Not applicable.

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

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 rear addition is compatible to the neighborhood and the patterns of adjacent properties.

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 effects in relation to access to the property by fire, police and other public services.

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

Not applicable.

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

The proposal will increase the property value of the property and therefore increase the tax base.

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 increase from the improvements on 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 accessory structure as they will benefit from the additional parking.

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.

Certificate of Appropriateness Review

ADDITIONS

1) COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION

In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting. (See the New Construction section of this booklet for specific guidelines.)

The addition follows the guidelines in terms of materials (brick, wood, parged concrete, and shingled roof) and is using materials that are also on the main historic building.

The addition is smaller in scale compared to the main building. The siting of the addition is in the rear and is the most appropriate placement to disturb the least amount of historic material.

2) DESIGN: RESPOND TO THE ARCHITECTURE OF THE ORIGINAL BUILDING

The design of an addition should respond specifically to the architecture of the original building. While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building, the design should also respond, in a more general way, to adjacent buildings.

The addition is designed with similar materials, scale and detailing as the portion of the building it is attached to. It uses simplified Tudor detailing to tie the addition into the rest of the building.

3) IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING

If the original building is architecturally or historically significant, the addition should take a respectful “back seat” to it and not overpower the original, an addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.

The addition is set to the rear of the house and will not be visible from the road or even highly visible from adjacent properties.

As the scale is smaller than the principal portion of the building and is at a non-visible location, it takes a “back seat” to the historic building.

4) CONNECTIONS: KEEP THEM SIMPLE

The connection of the addition to the original building should be designed so that it does not detract from either structure, Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition,

The addition is at the rear wall of an existing addition as to not disturb historic materials. The addition is simple and does not remove or obscure original portions of the building.

Other Considerations:

Prehearing Results

September 8, 2021 – the applicants and one neighbor were present. No concerns were noted.

Comments Provided to Staff: 2 letters of support have been provided.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF- VARIANCES

A. **APPROVE** – 3’5” side yard setback for the new addition at 2 Annwood Ln per the plans of Platte Architecture and Design dated 8.13.2021.

B. **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

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for at 2 Annwood Ln per the plans of Platte Architecture and Design dated 8.13.2021 for an addition and changes.
   a. 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.

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 2 Annwood Lane
Hamilton Co. Parcel ID No.: 005400020171 Zoning District: SF-10
Historic District: EAST WALNUT HILLS Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☑ OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: PLATTE ARCHITECTURE + DESIGN
Contact Person (if legal entity): RYAN O'MALLEY
Address: 1810 CAMPBELL ALLEY, SUITE 300
City: CINCINNATI State: OH Zip Code: 45202
Phone: 513-871-1850 x1012 E-mail: ryan@plattedesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: ANNIE PAQUIN AND BERNIE TEBBE
Contact Person (if legal entity): _____
Address: 2 ANNWOOD LANE
City: CINCINNATI State: OH Zip Code: 45206
Phone: 513-262-0431 E-mail: bernie tebbe@yahoo.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
Project is a three-story addition to the rear of the home, composed of a garage below, living area above, and roof deck at the top, plus an expanded driveway area and retaining wall to the north.

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
There is a 10' side setback requirement in the SF-10 zoning district, and the east side of the addition is 6'-7" from the property line. A variance is requested for the addition extending into the 10' side setback.

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: _____ Date: 08/11/2021

PLATTE
architecture + design

1810 CAMPBELL ALLEY | SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 F: 513.871.1829

September 15, 2021

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: COA for 2 Annwood Lane

Dear Beth,

In the East Walnut Hills District, at 2 Annwood Lane, sits a 3-story Tudor Revival home from the early 1900s. Some time between 1930 and 1950, a rear volume was added providing a garage below and conditioned living space above.

Our client would like to add on to this rear volume, extending northward the historic addition to create additional garage and living space. The intent of the new addition is to match the character of the historic addition and integrate the new construction with the style of the original house.

The project complies with the specific guidelines of the East Walnut Hills Historic District in the following ways:

1. **Compatibility**
    a. The new addition follows the guidelines for new construction in terms of materials, form, scale, height, detailing, and siting.
        i. Materials: The materials palette of the addition matches that of the historic home – wood and concrete-look stucco.
        ii. Scale: The new addition is scaled per the existing house – see elevations.
        iii. Height: The new addition is two stories plus a third story stair penthouse, which pairs nicely with the historic addition at three stories.
        iv. Detailing: The new addition avoids gaudy fake-historic or overly modern details in order to foreground the historic qualities of the existing home.
        v. Siting: Extruded off the rear of the existing historic addition, the new addition does little to interfere with adjacent homes. Moreover, it builds upon the orientation of the existing building.

2. **Design**
    a. In extending northward off the first two stories of the historic addition, the new addition avoids touching the original structure of the home. Shorter in height and hidden behind the front façade, the new addition quietly allows the original building to remain foregrounded and primary.
3. **Identity**
    a. Through scale, material, and siting, the new addition subordinates itself to the original building.
4. **Connections**
    a. The new addition extends the first two stories of the historic addition, where there are no particularly noteworthy historic details. There are brackets to the underside of the third story of the historic addition that contribute to the historic character, however, and the stair penthouse atop the roof deck of the new addition will be set back to preserve these historic brackets.

By taking its cues from the original building, we believe this new addition fits the neighborhood context as spelled out in the historic guidelines. We look forward to discussing this further.

Thank you for your consideration,

Ryan O'Malley
Platte Architecture + Design

Click any blue box
for additional information
(hyper-link)

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805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559
Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
ADDRESS 2 Annwood Lane COMMUNITY East Walnut Hills
PARCEL ID(S) 005400020171 HILLSIDE DISTRICT: □ Yes ☒ No
BASE ZONING CLASSIFICATION SF-10 ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: □ No ☒ Yes: (name) East Walnut Hills
□ **Non-Residential Project** ☒ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Ryan O'Malley
ADDRESS 1810 Campbell Alley, Suite 200 CITY Cincinati STATE OH ZIP 45202
EMAIL ryan@plattedesign.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 513-871-1810 x1012

Section 3. OWNER
NAME Annie Paquin and Bernie Tebbe CONTACT PERSON (if legal entity) _____
ADDRESS 2 Annwood Lane CITY Cincinnati STATE OH ZIP 45202
EMAIL bernie_tebbe@yahoo.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-262-0431

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)
☒ Variance □ Special Exception □ Conditional Use □ Use Variance
□ 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)*
Project is a three-story addition to the rear of the home, composed of a garage below, living area above, and roof deck at the top, plus an expanded driveway area and retaining wall to the north.

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 Ryan O'Malley Signature _____ Date 08 / 11 / 2021

Revised 09.17.2019

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1810 CAMPBELL ALLEY | SUITE 300 | CINCINNATI, OH 45202
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August 13, 2021

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: Zoning Relief for 2 Annwood Lane

Dear Beth,

We are requesting relief in the form of a variance for a proposed addition to the single-family residence at 2 Annwood Lane.

1403-07: Development Regulations (SF-10) – 10' side yard setback

We request a 3'-5" dimensional variance to allow a 6'-7" side yard setback at the east edge of the property.

Like many homes in the SF-10 zoning district, the house at 2 Annwood Lane is located in an existing nonconforming condition. A recent survey indicated the east side of the house to be within 2'-3" of the property line. This was the original structure, constructed in the early 1900s. A 3-story addition was added sometime between 1930-1950, which is shown as 9'-0" from the property line.

The new addition is aligned with the west edge of the rear historic addition, as this is the most visible façade as the driveway wraps around the west side of the home. Ideally, the rear of the new addition would also align with the east edge of the historic addition, but the existing garage is only 17'-3" deep and the client would like a slightly deeper space for their new garage. (New garages are typically 20' deep minimum.) As a result, the new addition is 6'-7" off the side yard. This is within the 10' setback, but significantly further back than the existing non-conforming 2'-3" dimension.

The new addition is to the rear of the existing home. It will not be visible to the front of the home, let alone the street, nor will it be close to either neighbor's house. Its placement is the most appropriate, given the historic siting of the home on the property.

Furthermore, there are many addresses of existing homes in the same zoning district that sit within the 10' side yard setback. These include:

2926 Annwood Street
1886 Madison Road
422 Heatherhill Lane
430 Heatherhill Lane
407 Heatherhill Lane
3125 Wold
2346 East Hill Avenue
2201 East Hill Avenue
2200 East Hill Avenue
2180 East Hill Avenue
2142 East Hill Avenue

Thank you for your consideration,

Ryan O'Malley
Platte Architecture + Design

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SHEET INDEX

A0.00 COVER SHEET
A0.01 CONTEXT MAP
A0.02 STREETSCAPE CONTEXT PHOTOS
A0.03 EXISTING BUILDING PHOTOS

A0.11 EXISTING & PROPOSED SITE PLANS

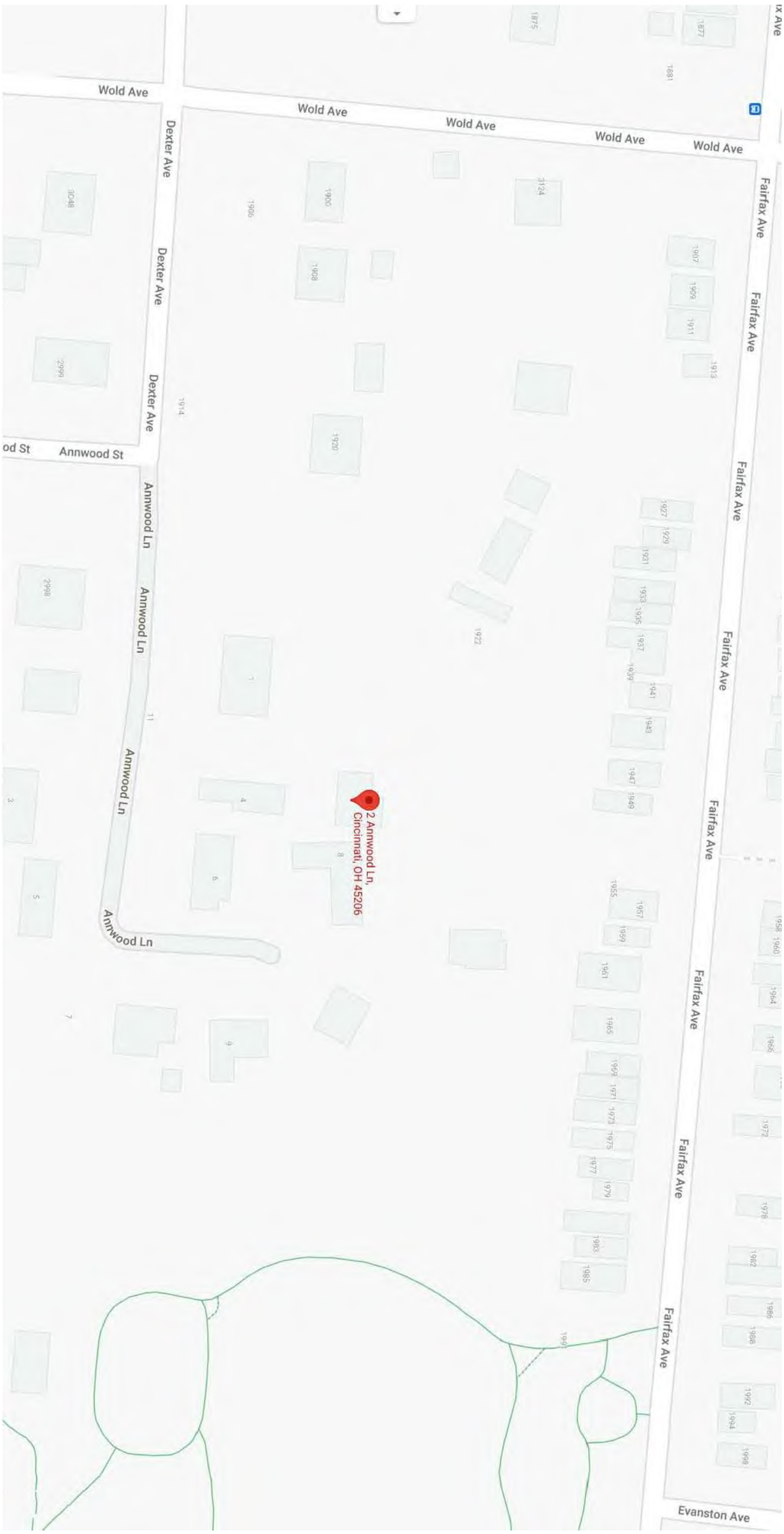
A1.01 EXISTING PLANS
A1.02 EXISTING PLANS
A1.03 EXISTING ROOF PLAN
A1.11 PROPOSED PLANS
A1.12 PROPOSED PLANS
A1.13 PROPOSED ROOF PLAN

A2.01 EXISTING EAST ELEVATION & SITE SECTION
A2.02 EXISTING NORTH ELEVATION
A2.03 EXISTING WEST ELEVATION
A2.11 PROPOSED EAST ELEVATION & SITE SECTION
A2.12 PROPOSED NORTH ELEVATION
A2.13 PROPOSED WEST ELEVATION

RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
9.15.2021

SHEET INDEX

A0.00



CONTEXT MAP

1

A0.01

RENOVATIONS/ADDITIONS FOR:

2 ANNWOOD LANE
CINCINNATI, OH 45206

8.13.2021

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STREETSCAPE CONTEXT PHOTOS | 1

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RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
8.13.2021

A0.02

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EXISTING BUILDING PHOTOS | 1

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RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
8.13.2021

A0.03

SCALE: 1/16" = 1'-0"

SITE PLAN - PROPOSED

2

SCALE: 1/16" = 1'-0"

SITE PLAN - EXISTING

1

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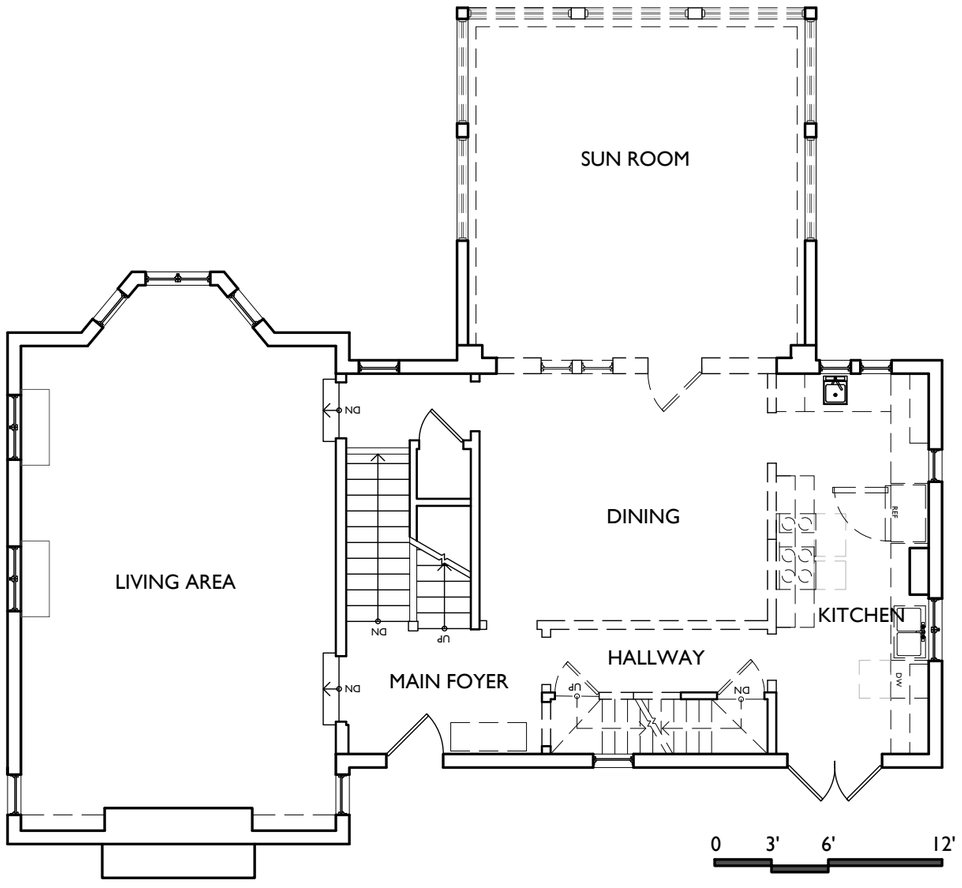
RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206

8.13.2021

A0.11



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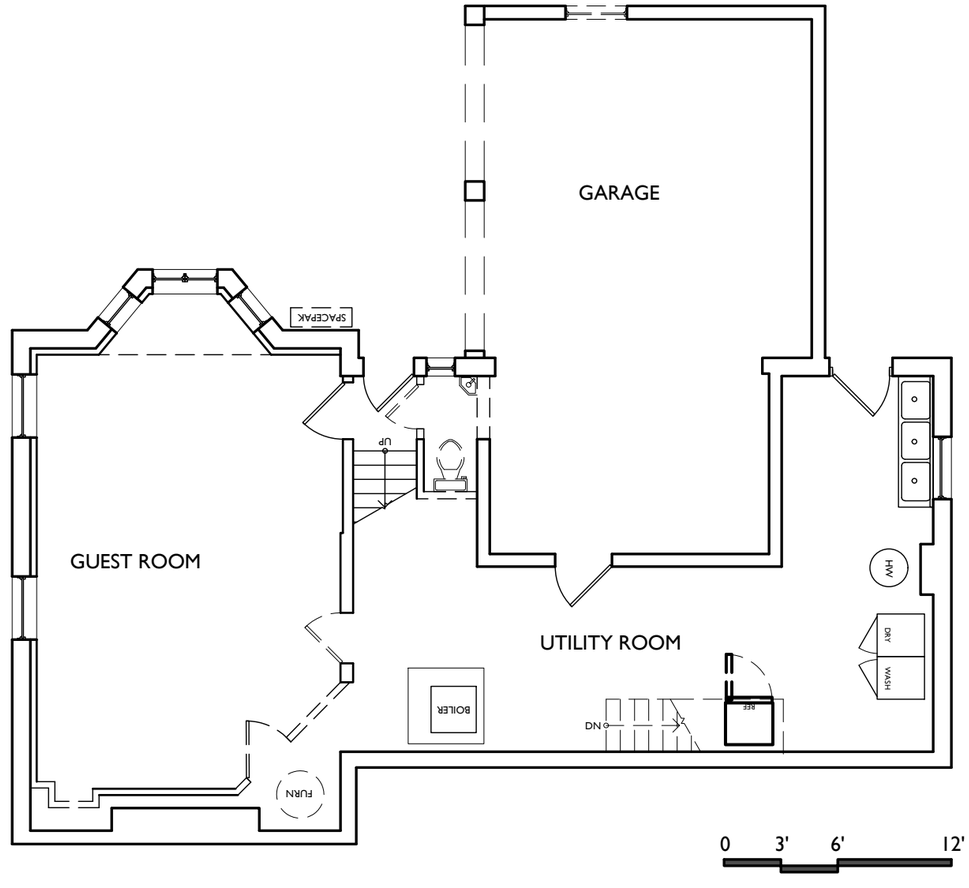
EXISTING 1ST FLOOR PLAN

2



SCALE: 1/8" = 1'-0"

EXISTING BASEMENT PLAN

1

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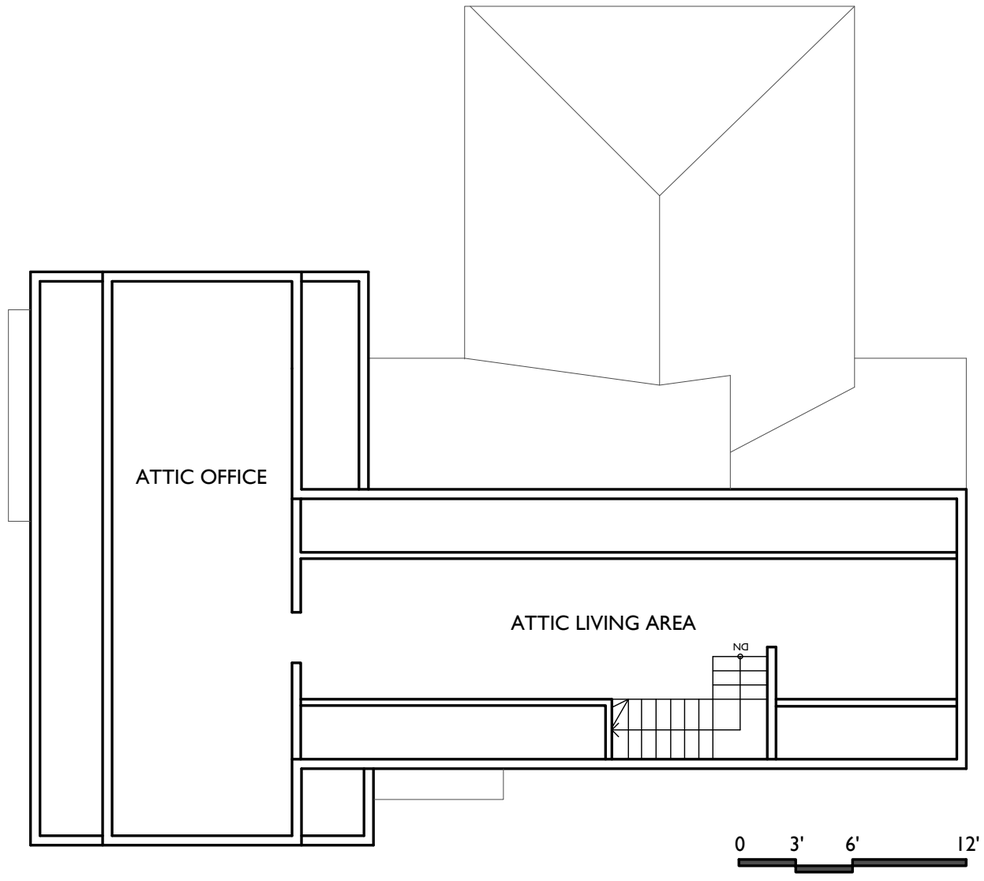
RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

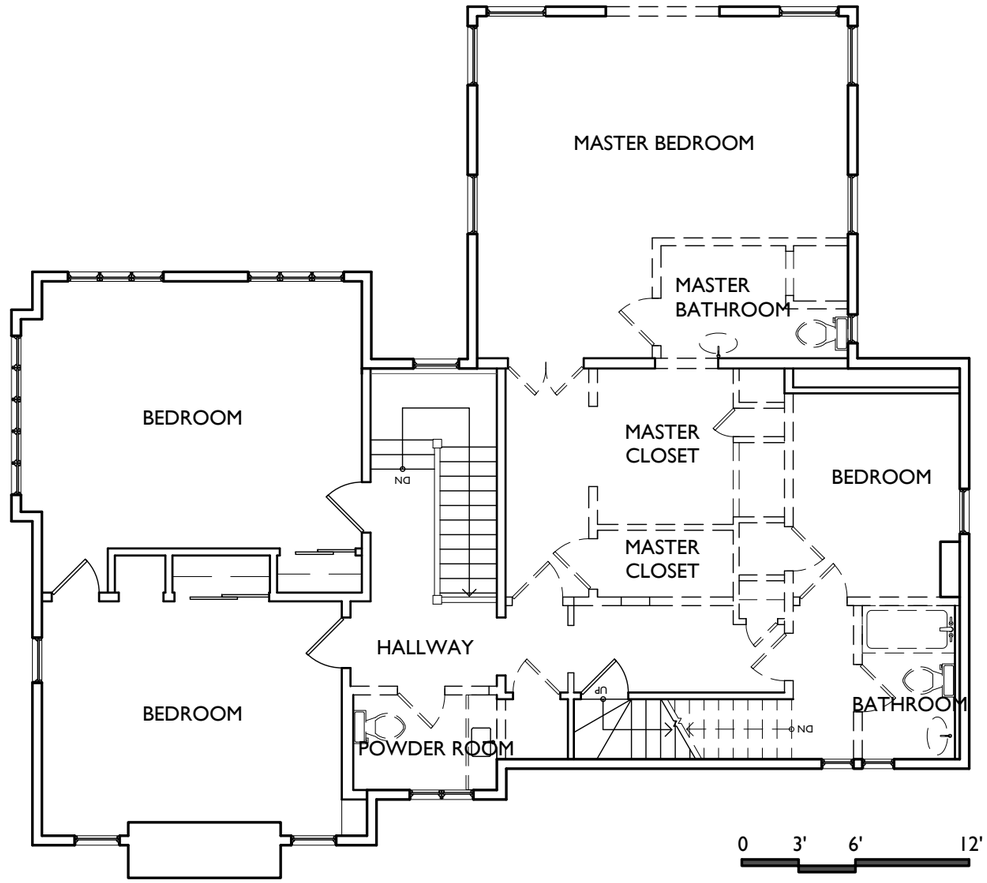
A1.01



SCALE: 1/8" = 1'-0"

EXISTING 3RD FLOOR PLAN

2



SCALE: 1/8" = 1'-0"

EXISTING 2ND FLOOR PLAN

1

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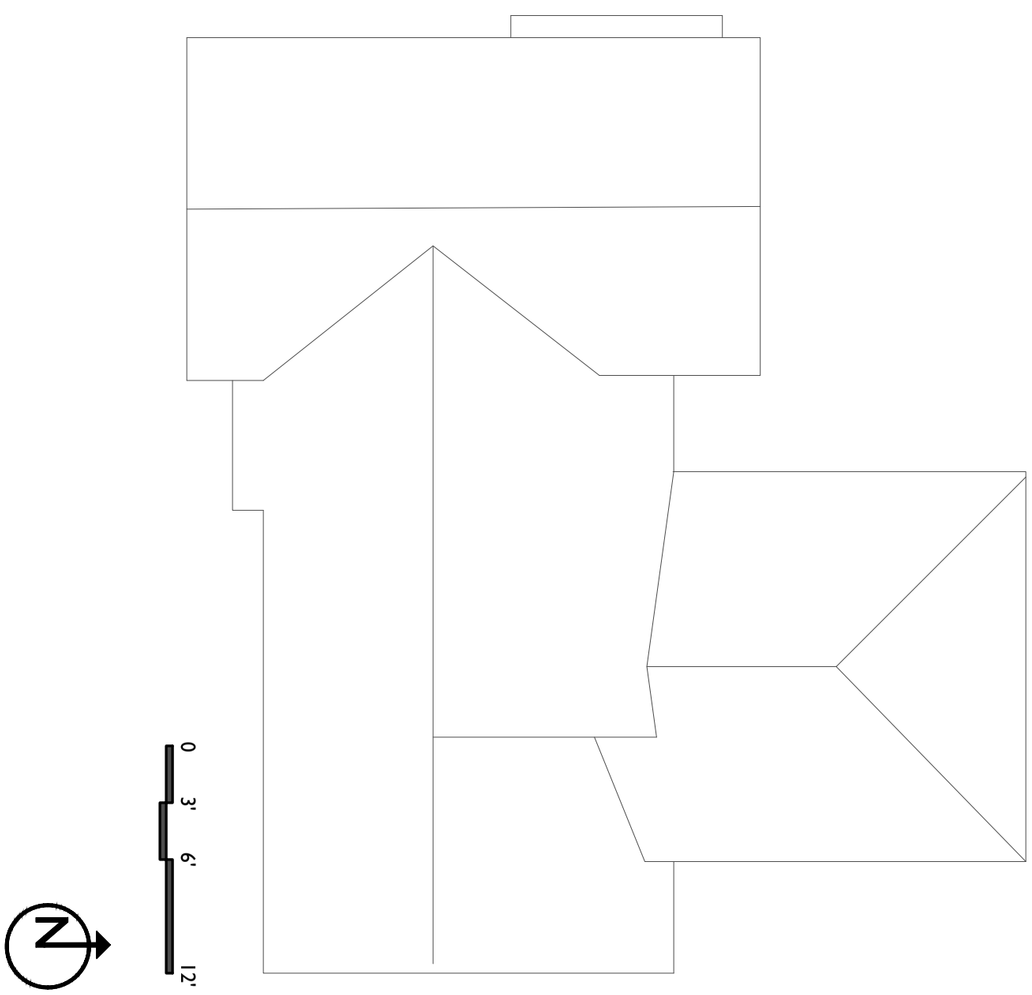
RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE

2 ANNWOOD LANE, CINCINNATI

8.13.2021

A1.02



SCALE: 1/8" = 1'-0"

EXISTING ROOF PLAN

1

A1.03

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

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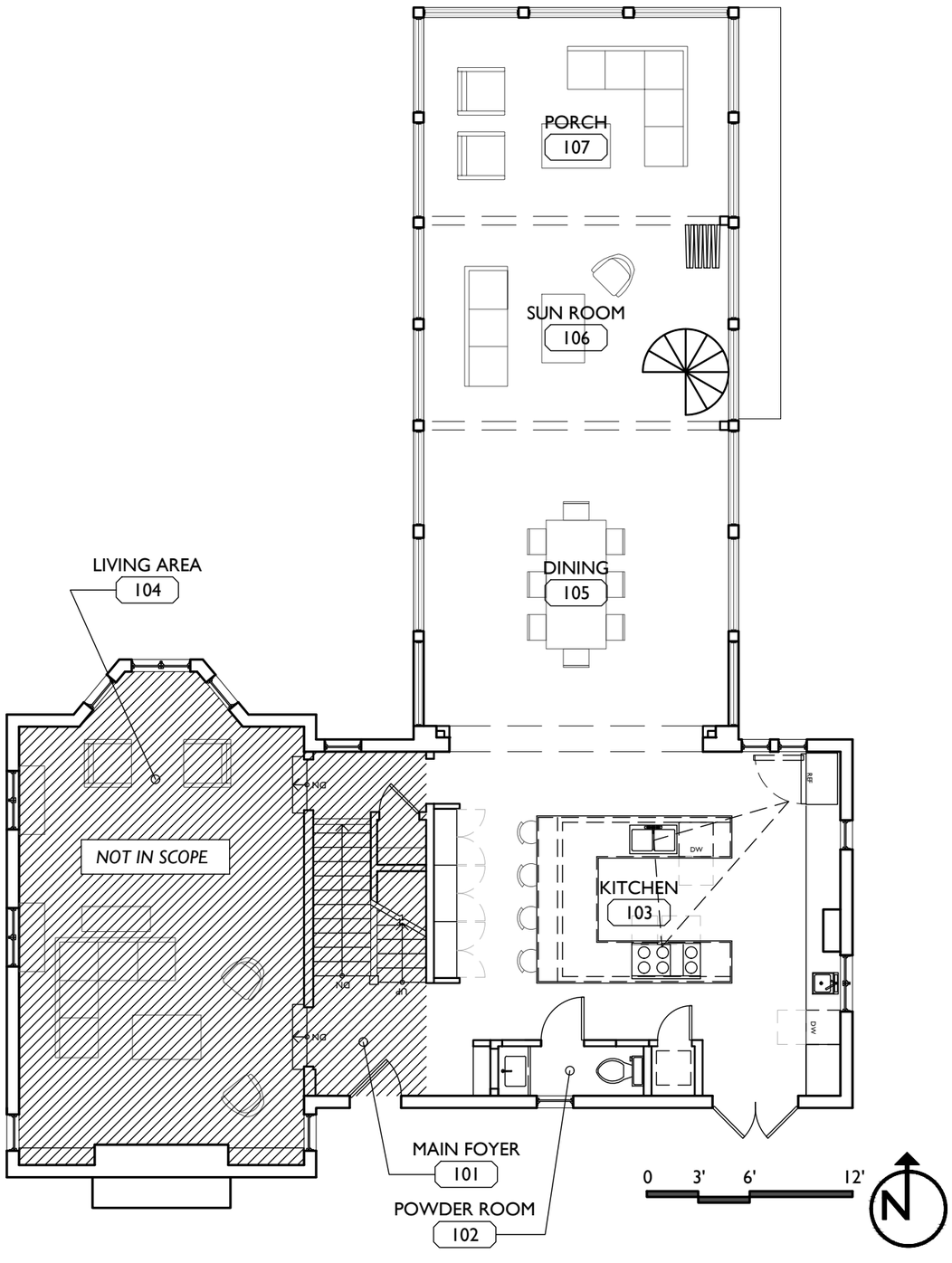

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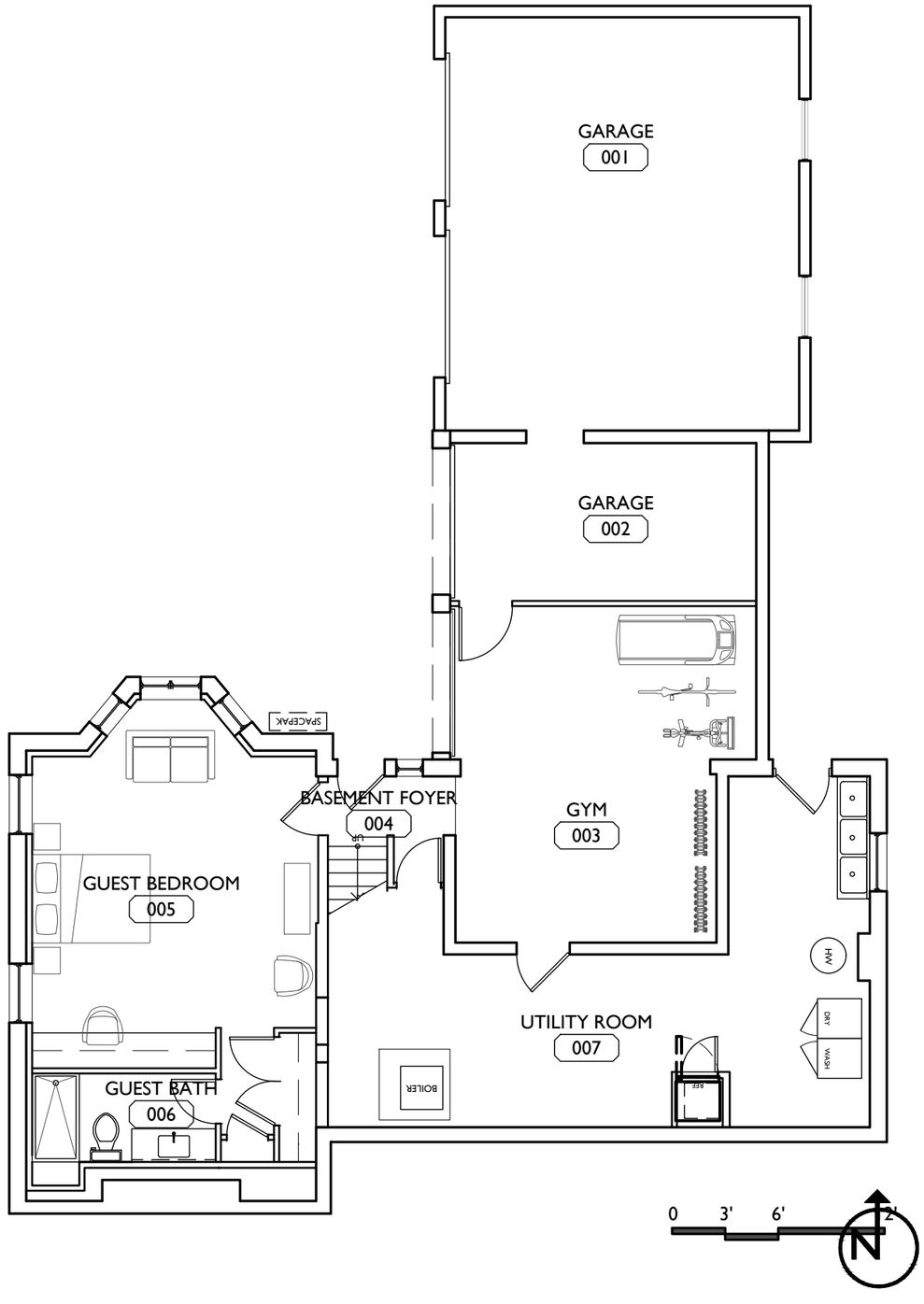
NEW 1ST FLOOR PLAN | 2



SCALE: 1/8" = 1'-0"

NEW BASEMENT PLAN | 1

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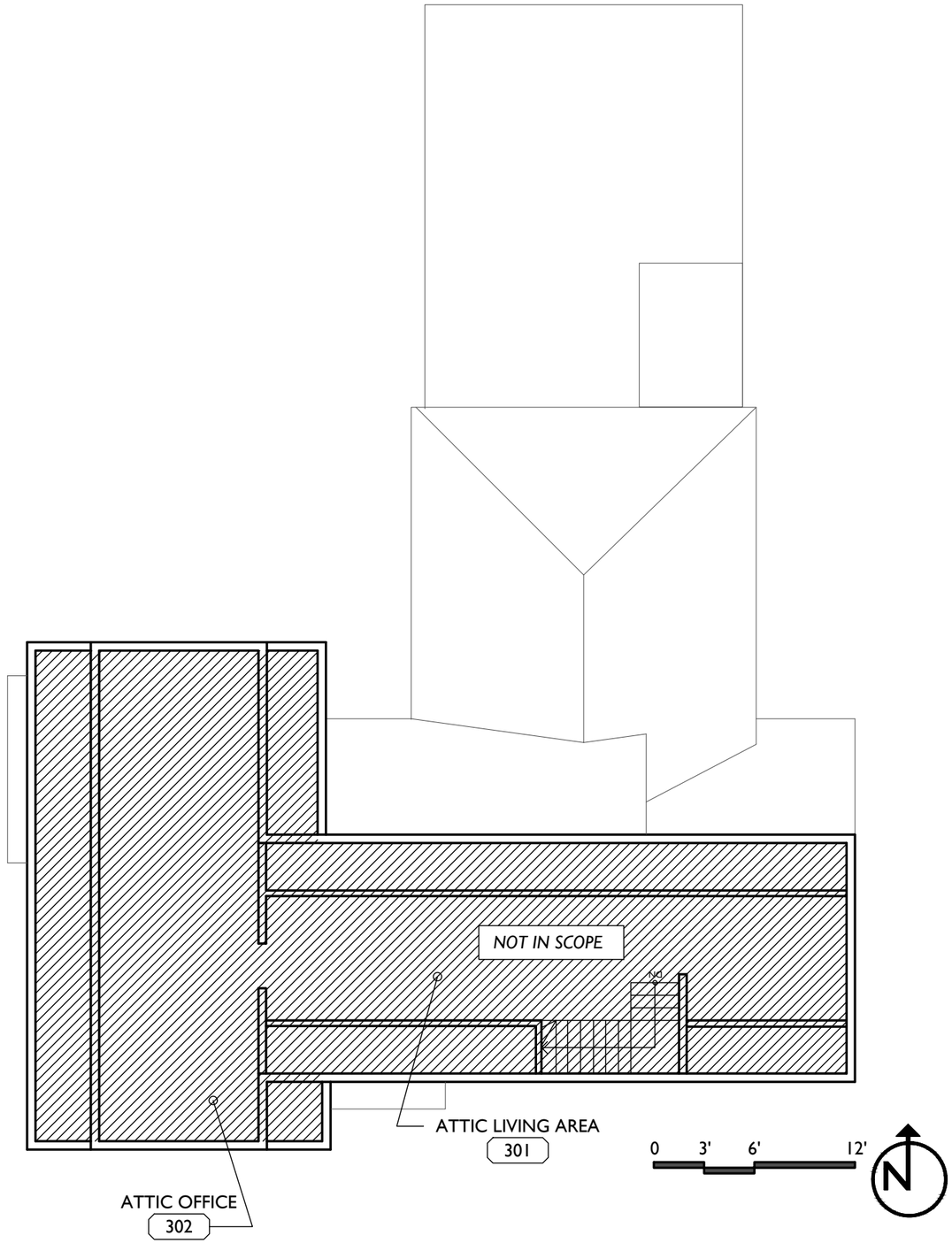
RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

A1.11



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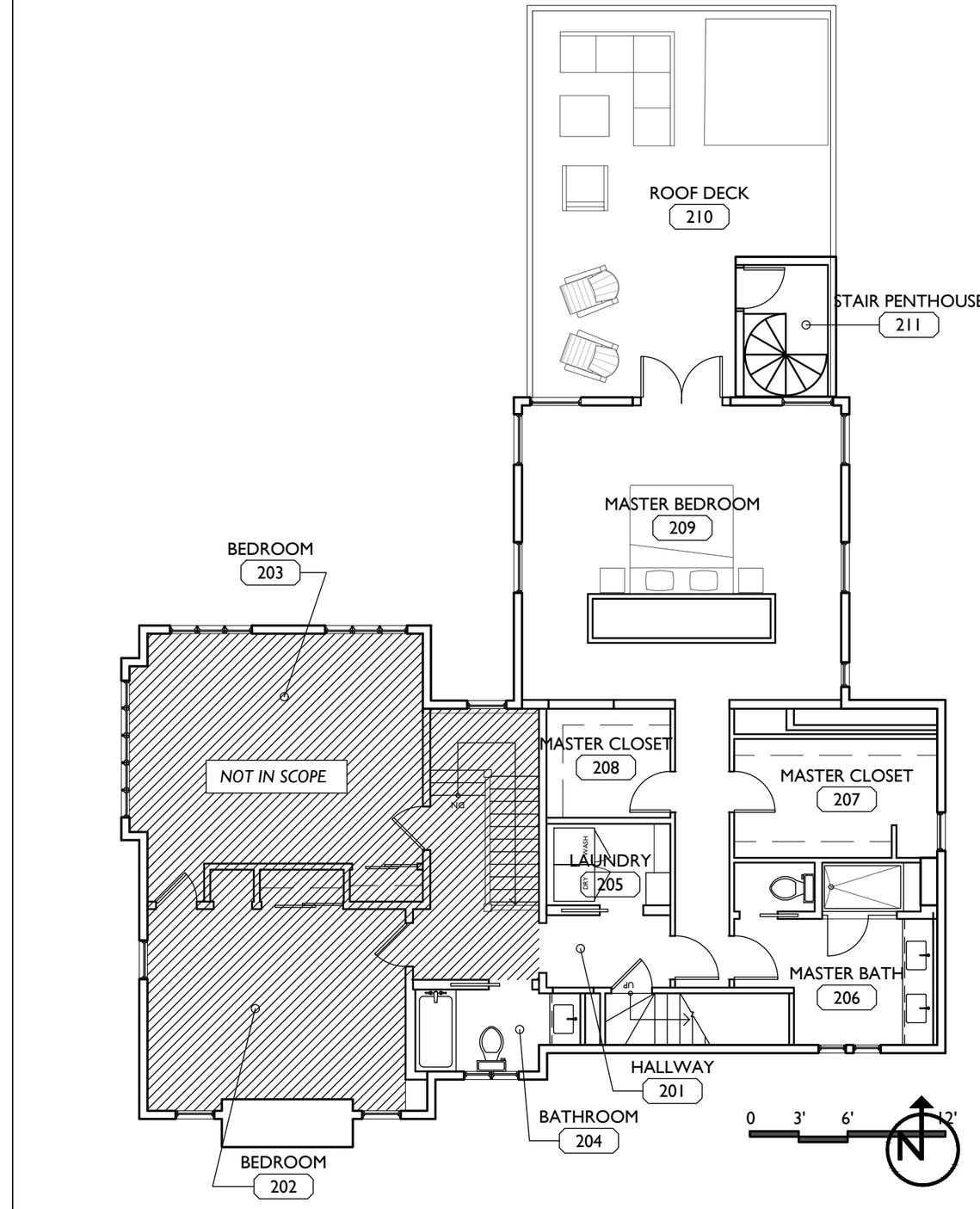
NEW 3RD FLOOR PLAN

2



SCALE: 1/8" = 1'-0"

NEW 2ND FLOOR PLAN

1

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RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

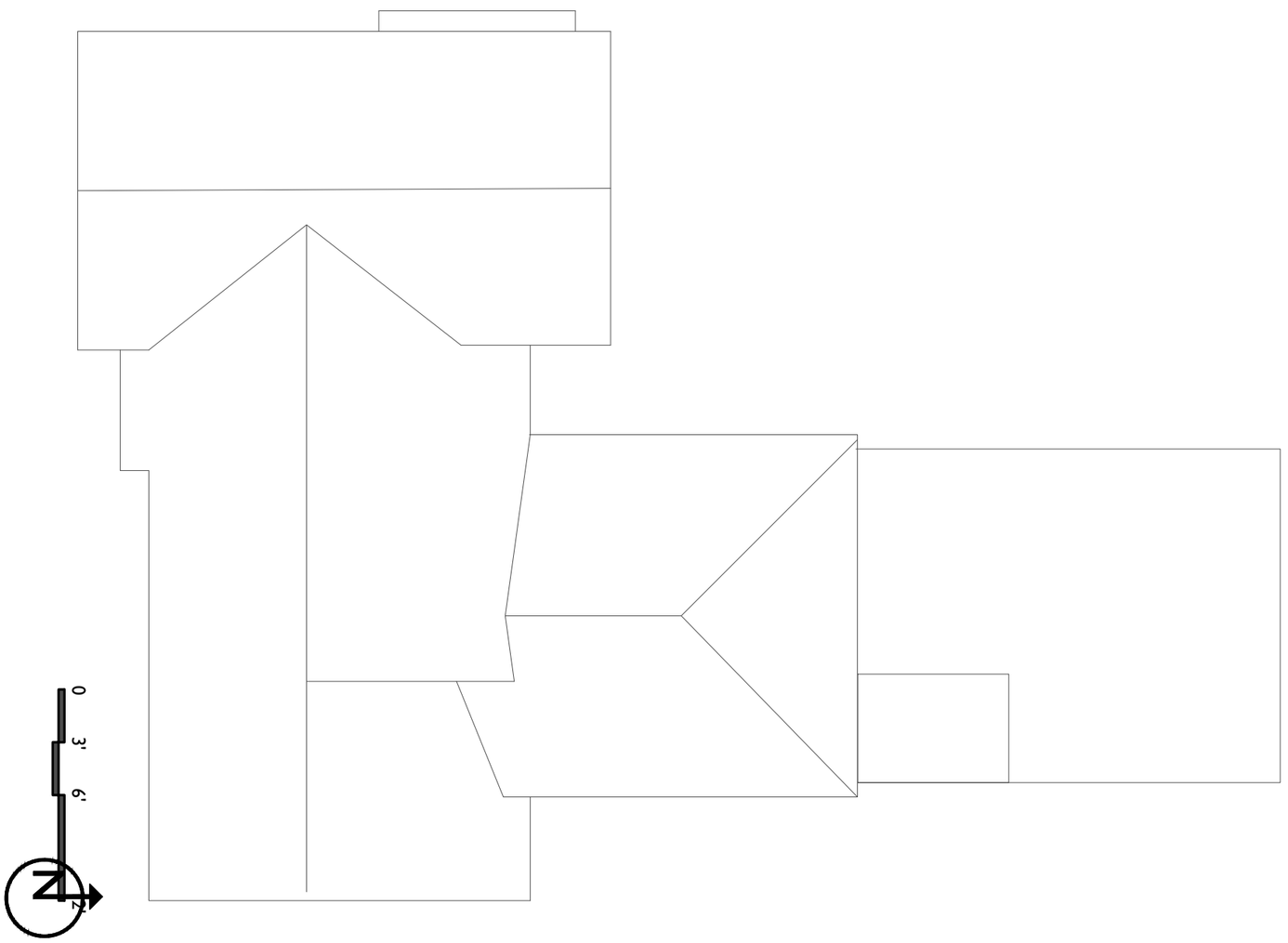
8.13.2021

A1.12

SCALE: 1/8" = 1'-0"

NEW ROOF PLAN

1



A1.13

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

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SCALE: 1/8" = 1'-0"

DEMO ELEVATION- EAST | 1

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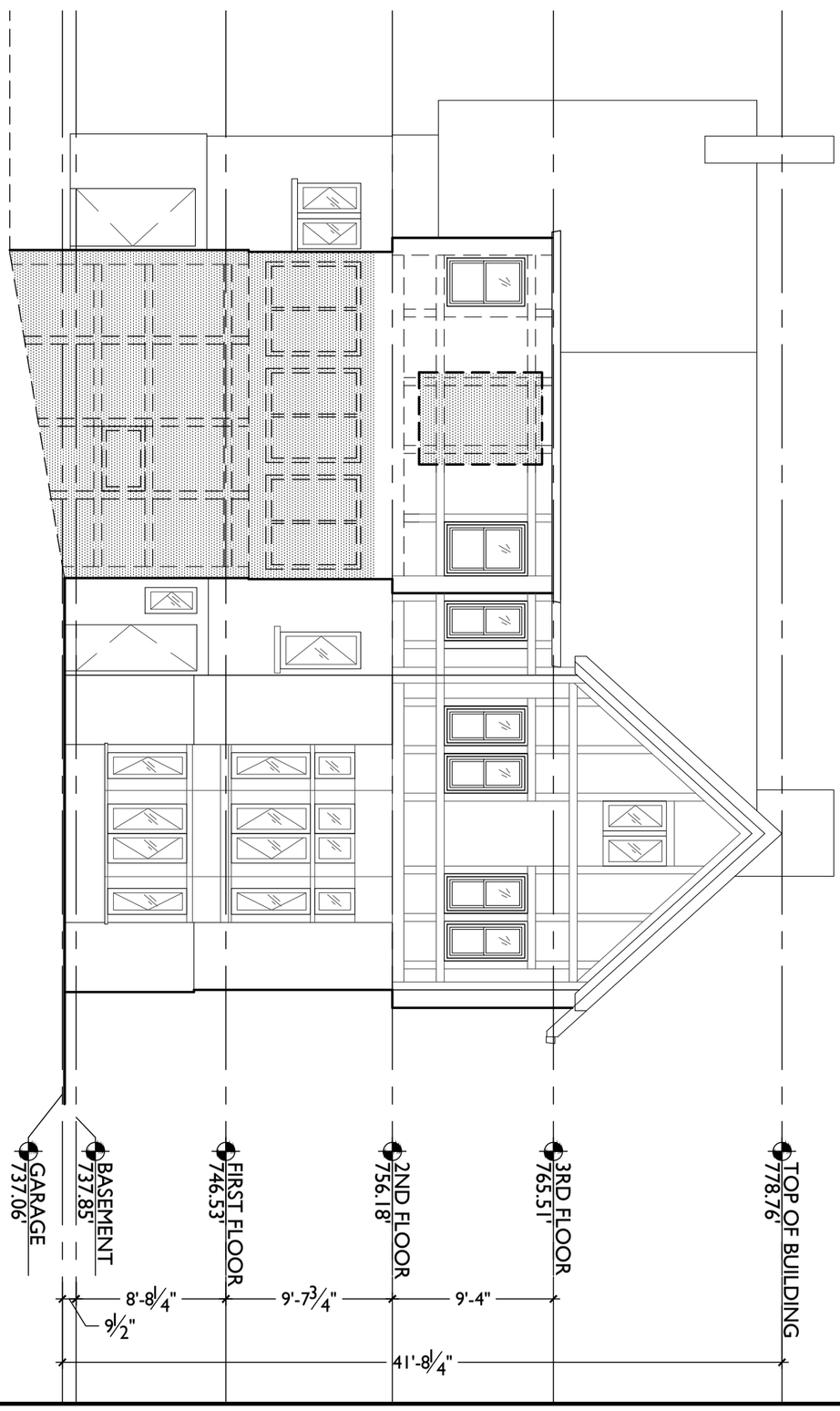
RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
8.13.2021

A2.01



SCALE: 1/8" = 1'-0"

DEMO ELEVATION- NORTH

1

A2.02

RENOVATIONS/ADDITIONS FOR:

2 ANNWOOD LANE
CINCINNATI, OH 45206

8.13.2021

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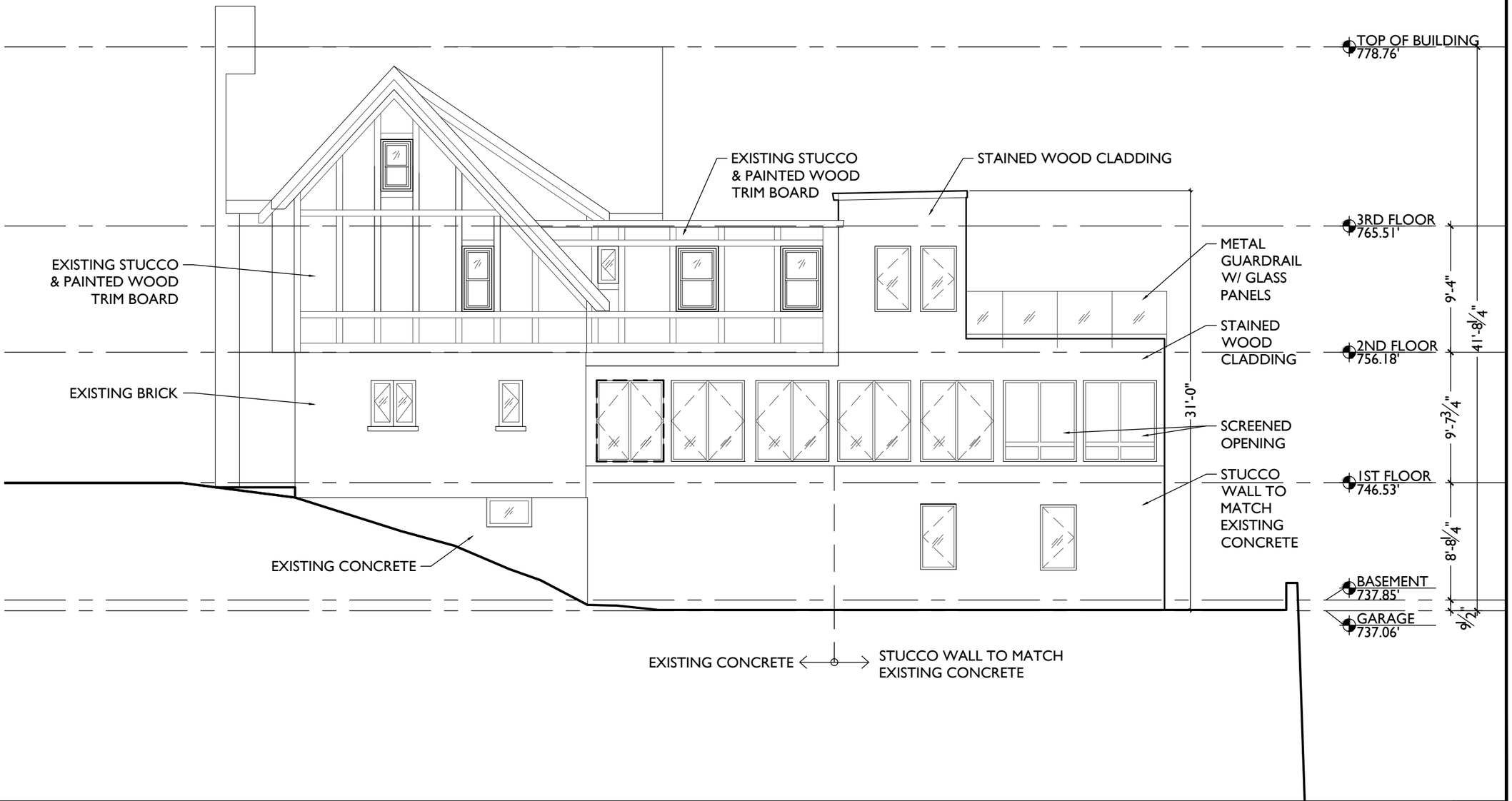

SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION- EAST

1

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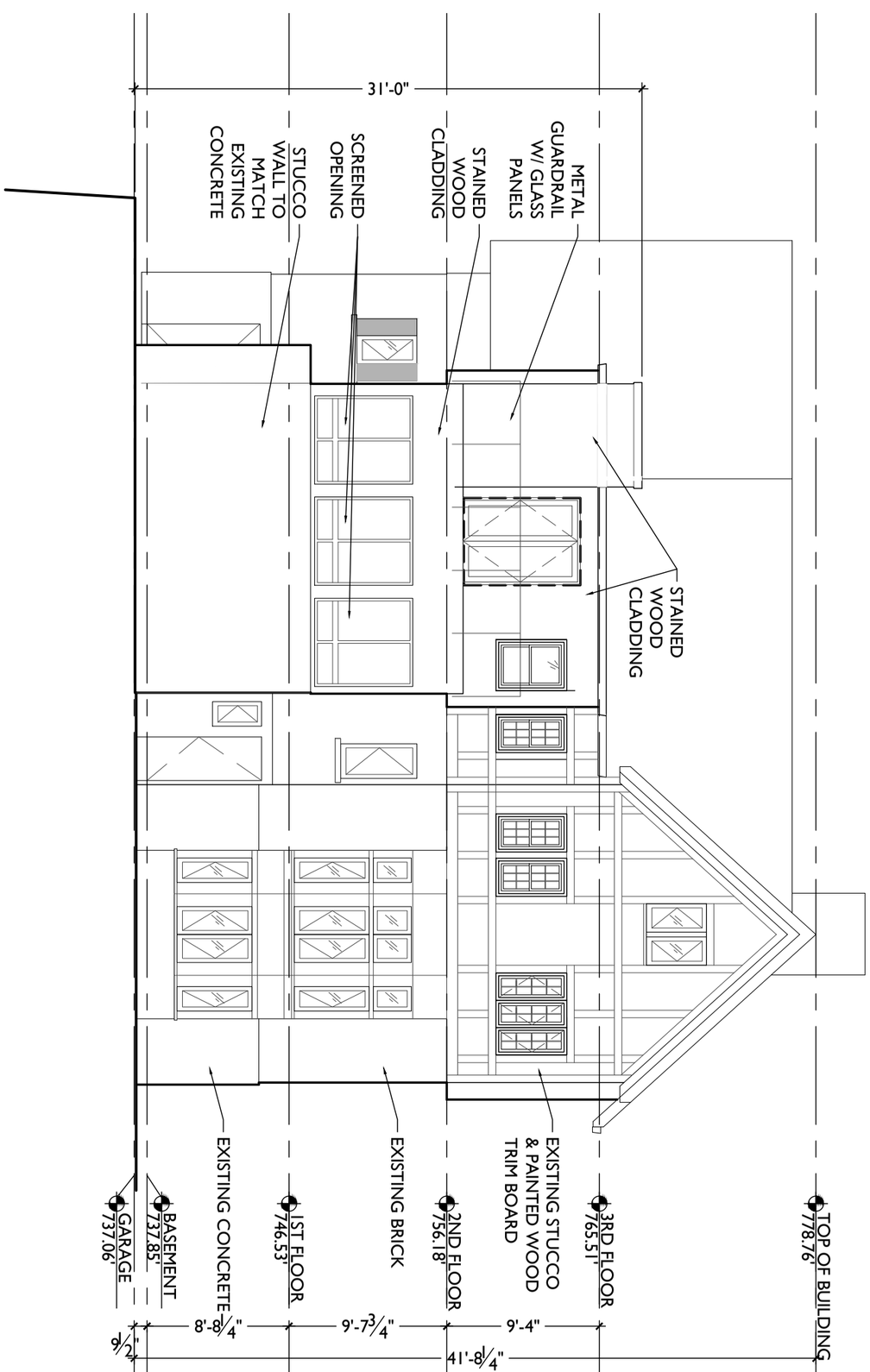
RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206

9.15.2021

A2.11



SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION- NORTH

1

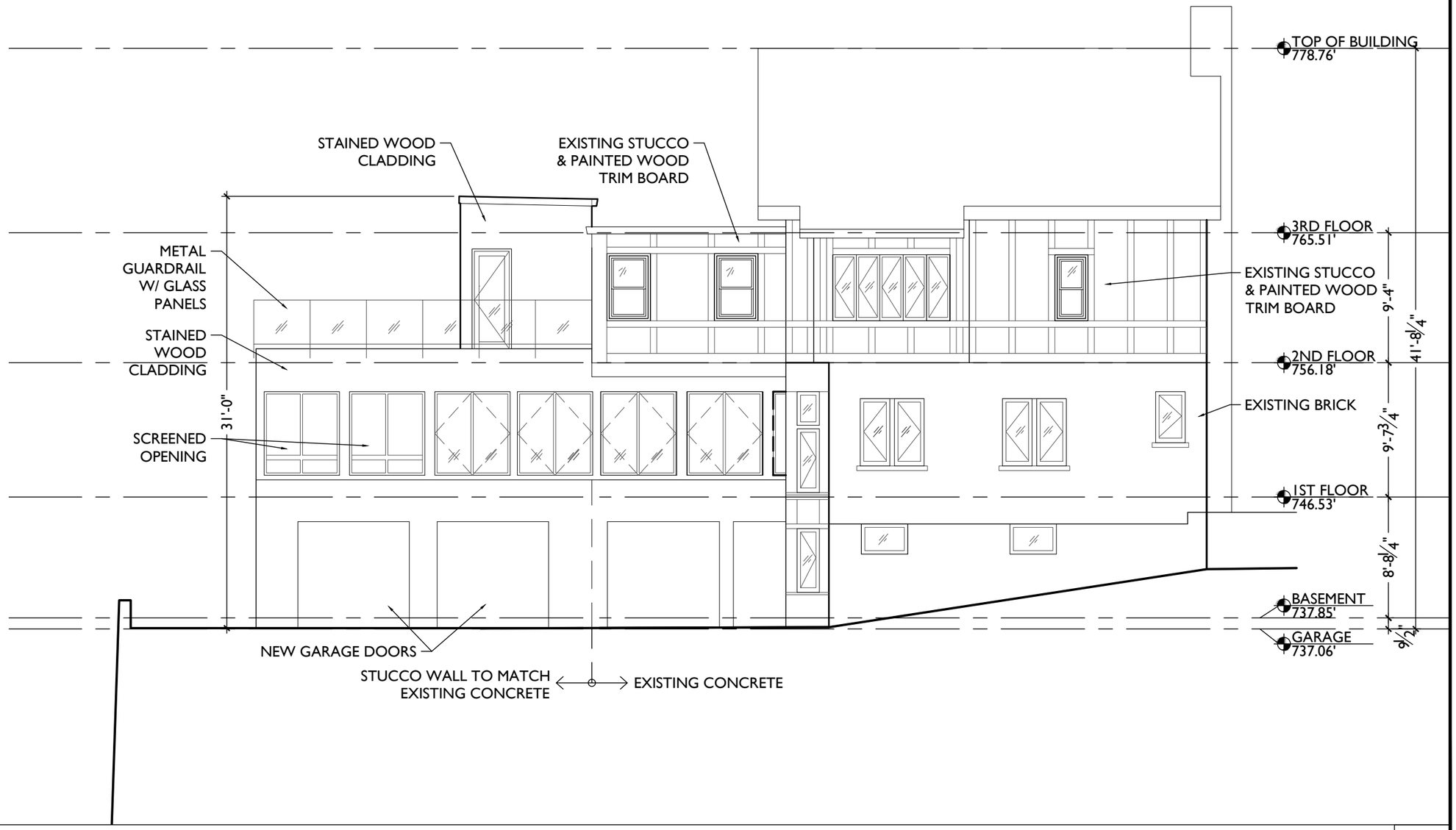
A2.12

RENOVATIONS/ADDITIONS FOR:

2 ANNWOOD LANE
CINCINNATI, OH 45206

9.15.2021

PLATTE
architecture + design
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829



SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION- WEST

1

PLATTE
architecture + design
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
9.15.2021

A2.13

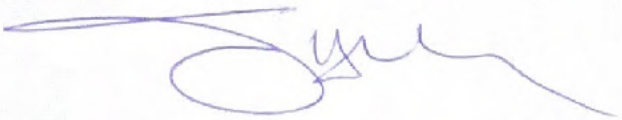
September 1, 2020

Dear Historical Conservation Board,

We are writing in support of the project at 2 Annwood Lane. This project is a wonderful investment and addition to our neighborhood. We have reviewed the plans and are excited to see this renovation take place.

We reside at 1 Annwood Lane adjacent to the Tebbe residence.

Best Regards,



Nicolas and Susan Madsen

From: Tony Perazzo
Sent: Sunday, September 19, 2021 10:52 PM
To: Dianna Perazzo; Johnson, Beth
Subject: [External Email] Two Annwood Lane Project

External Email Communication

Dear Historical Conservation Board,

We are the property owners of Four Annwood Lane. This letter is to communicate our support of the renovation proposal that Bernell Tebbe and Annie Paquin have submitted to the Historical Conservation Board for approval. We share a property line with the subject property and directly view the house.

Annie and Bernie have shared the drawings and plans, and we are excited to see this kind of investment and improvements done by our neighbors. The design is very tasteful and complimentary with the feel of the neighborhood.

We fully support this renovation and look forward to its completion.

Best Regards,

Dianna and Tony Perazzo

ITEM 4 October 11, 2021

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

APPLICATION #:	COA2021039
APPLICANT:	Jean Walker
OWNER:	Jean Walker
ADDRESS:	**833 Dayton Street**
PARCEL:	132-0002-0053
ZONING:	RM 1.2
OVERLAYS:	Dayton Street Historic District
COMMUNITY:	West End
REPORT DATE:	August 25, 2021

Nature of Request:
The applicant is requesting a Certificate of Appropriateness to waive the conditions placed on an issued Certificate of Appropriateness that permitted the removal of a portion of a historic granite knee wall to allow for a driveway.

Existing Conditions:
The property has a contributing historic single family building located on the lot. The building is a brick 2 story building, with a shallow yard and a historic granite knee wall with a wrought iron fence at the property line.

Case History:

July 24, 2020- Department of Transportation Engineering issued a curb cut permit for 833 Dayton Street. Building permits are required for all driveways over 800 sf, however, a Certificate of Appropriateness is required for all driveways and the removal of historic material. Work began at the property but was halted due to a COA not being issued.

July 27, 2020- The Law Department determined that the removal of the granite knee wall and addition of a driveway was permissible as a Minor Certificate of Appropriateness with conditions that would mitigate the removal of the granite knee wall. A COA was issued with the following conditions.

> A. A limestone pillar to match the limestone pillar placed at the northeast corner of the property between 829 Dayton Street and the subject property must be created and be placed at the west corner of the newly created opening.
>
> B. A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in appearance, material and height must be created and installed at the front property line between the existing and required pillar in A.

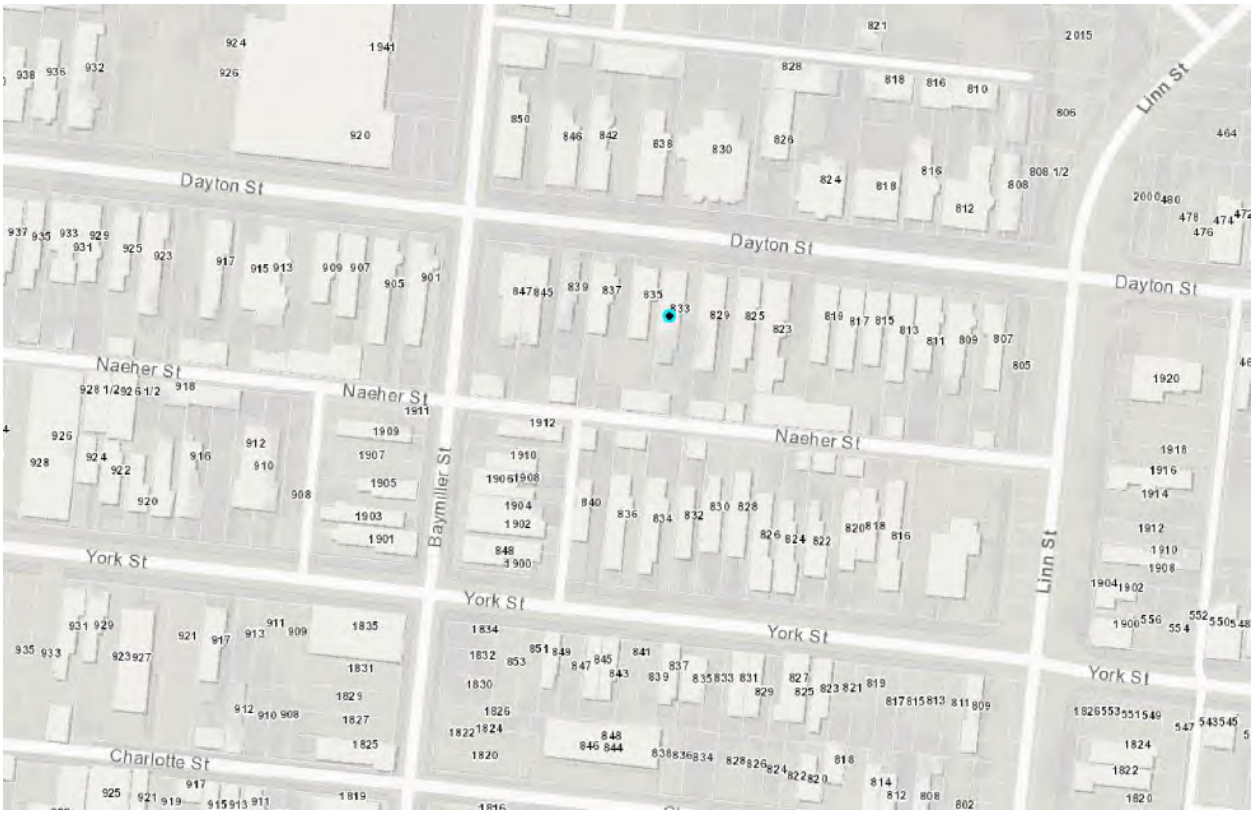


Figure 1: Map of 833 Dayton Street. Cagis Map

Figure 21: View of 833 Main Street with the granite knee wall. Google Street Views

Proposed Conditions:
The application is for a Certificate of Appropriateness seeking relief from the condition that requires the installation of a wrought iron fence/gate at the front of the property. Per the attached email, the applicant has stated they are installing a limestone pillar per the conditions of the original minor Certificate of Appropriateness and are not seeking relief from the condition to install a limestone pillar to match the original one that is on the property.

The Applicant is also seeing a Certificate of Appropriateness for a 6-foot fence/gate set at the building line.

Certificate of Appropriateness Review

FENCES AND WALLS

Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave, vinyl and lattice designs are not encouraged.

Retaining walls built along the front property line or along street frontage should be built of or faced with fieldstone or limestone. Retaining walls at other locations should be built of fieldstone, limestone, brick or specialized masonry block such as split-face concrete block. Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

A defining feature of Dayton Street is the continuous line of street walls and fences. A line is typically only broken for walkways from the sidewalk to the front door. Prior to the installation of the driveway at 833 Dayton Street, the only lot that had a large missing section of this street line was at 845 Dayton Street where a driveway was installed pre 1996 per the aerial photos in Cagis.

A condition was put on the property to install a fence/gate matching the existing fence at the property along this line. Staff purposefully called out a gate so the property owner would be able to put in a mechanized gate to allow use of the driveway.

In order to comply with zoning, the fence at the property line would also have to be 48 inches or below and 50% opaque. With matching the existing fence, the gate would comply with those regulations.

The property owner did install a 6-foot electronic gate at the property set at the building line. A Certificate of Appropriateness was not issued for this work, but the work does substantially meet the Dayton Street Historic Design Guidelines and all applicable Zoning Code regulations.

Other Considerations:
Prehearing Results: August 25, 2021. The applicant and a neighbor were present.

Comments Provided to Staff: Phone conversations with 2 adjacent neighbors with concerns regarding the precedence of allowing work to be done without approval and not upholding conditions of those approvals.

Concerns about other properties submitted in application:

- 829 Dayton Street- Modern style fences can be permitted. The Historic Conservation Guidelines do not require replication, but compatibility. This fence meets all zoning regulations and was approved as part of a rehabilitation and addition plan presented to the HCB on February 26, 2018 COA2018004. The electronic feature on the fence is a battery operated feature that does not require a building permit.
- 835 Dayton Street- Privacy fences in the side yard are permitted. This fence was permitted as part of permit number 2017P02765.
- 1909 Baymiller St- The garage addition was approved on January 27, 2020 by the HCB. COA20190878. A front facing garage was permitted to preserve the historic alley wall.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **Uphold** the conditions of the original Certificate of Appropriateness that requires the installation of a gate the property line

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   a. The applicant has not provided documentation that the proposal substantially conforms to the Dayton Street Historic District Guidelines.
   b. The applicant has not provided documentation that supports an Economic Hardship to installing the required gate/fence.

C. **Approve** a Certificate of Appropriateness for the previously unapproved 6-foot electronic gate set at the building line.

D. **FINDING:** The Board makes this determination per Section 1435-09-2:
   a. The gate meets the Historic Dayton Street Design Guidelines and all Zoning Regulations.

MINOR
CERTIFICATE OF APPROPRIATENESS
FINAL ACTION

DATE: 07/27/2020

BUILDING ADDRESS: 833 Dayton Street

PERMIT NUMBER: _____ (if applicable)

FINAL ACTION:

☐ APPROVE ☑ APPROVE WITH CONDITIONS ☐ DISAPPROVE

Approve the removal of a limestone knee wall, historic iron fencing and granite curb at the front property line with the following conditions

A. A limestone pillar to match the limestone pillar placed at the north east corner of the property between 829 Dayton Street and the subject property must be created and be placed at the west corner of the newly created opening.

B. A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in apperance, material and height must be created and installed at the front property line between the existing and required pillar in A.

Relief from these conditions will be required to go before the Historic Conservation Board.

APPROVED BY:

_____

Beth Johnson
Office of the Urban Conservator

From: Jean Walker
Sent: Wednesday, September 1, 2021 3:55 PM
To: Johnson, Beth
Cc: Maynes, Kasandra
Subject: [External Email] Submissions
Attachments: thumbnail-3.jpg
thumbnail.jpg
thumbnail.jpg

External Email Communication

I am also requesting the emails between Beth Johnson and myself be submitted. Specifically statements as to other properties being in a specific condition prior to 2004 I have submitted the photo of my home 833 Dayton St from the Auditors site from 2003 showing items not a part of the property which I am being told to add for the COA. I am also respectfully requesting we address the entire COA at this time.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

From: Jean Walker
Sent: Tuesday, August 10, 2021 5:50 PM
To: Johnson, Beth
Subject: [External Email] Re: 833 Dayton Street - questions/clarification

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External Email Communication

They are using limestone per your request. So no I do not need a material variance to replace a column that was never there.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Sent: Tue, Aug 10, 2021 5:11 pm
Subject: 833 Dayton Street - questions/clarification

Ms. Walker,

In reviewing the material you submitted to the Law Department for the Historic Conservation Board review, I need clarification on the following

1. COLUMN:

It has taken quite sometime however I believe I will not need a variance on the column material. I have recently started working with a local company who will aide me in fabricating the closest in appearance and material to the requested column it will look odd given the age od the other columns.

What material is the local company able to use to fabricate the column? Can you confirm the approval of an alternative material for your column is not part of your request in front of the Historic Conservation Board?

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

From: Johnson, Beth
Sent: Thursday, August 19, 2021 1:17 PM
To: Jean Walker
Cc: Ahouse, Emily
Subject: RE: [External Email]

Ms. Walker,

Your new fence and paving you installed do require a Certificate of Appropriateness. As stated a Certificate of Appropriateness is required for all exterior work including fencing and paving and driveways for properties within a Historic District. If a fence is removed and a new fence is installed a COA is required.

835 Dayton Street received their historic approval/COA with their building permit 2017P02765 for the new fence that they installed.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Thursday, August 19, 2021 1:07 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

Ms. Johnson,

Frankly this makes no sense, and I highly doubt that anyone of integrity would give that fence a COA and call it historically appropriate and find anything that I have done less than appropriate.

"Thank you for this additional information. 835 Dayton St did have a new permitted fence approved as part of a permit 2017P02765. They also had a previous legal non-conforming fence.

While a building permit may have not been required for your work a Certificate of Appropriateness is required for all exterior work including fencing and paving and driveways for properties within a Historic District"

Also if a pre existing non conforming fence / gate gives a property owner so much leeway on the new fence, to install that monstrosity. I highly suggest you check photos of my previous fence that was well over 6' so therefore legally non conforming. My fence was on the property I beleive since the 1980's again fitting your description of non conforming. Of course said fence was pulled down by the very neighbor who complained to you.

So if I understand correctly from your definitions I do not need a COA

I will most definitely be in attendance. I have already spoken with Ms Kasandra Maynes as you know. I have received the link and the postcards.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Thu, Aug 19, 2021 12:22 pm
Subject: RE: [External Email]

Ms. Walker,

Thank you for this additional information. 835 Dayton St did have a new permitted fence approved as part of a permit 2017P02765. They also had a previous legal non-conforming fence.

While a building permit may have not been required for your work a Certificate of Appropriateness is required for all exterior work including fencing and paving and driveways for properties within a Historic District, and a COA was not issued for this work. The only COA that was issued was to allow the removal of a portion of the front limestone wall. You stated that you had a building permit approving the work which would have also required a historic review, so I was clarifying that we did not have a building permit on file for any work.

We encourage you to participate in the pre-hearing on 10:30 am. You can access this meeting at through a virtual platform at https://cincinnati-oh.webex.com/meet/beth.johnson

The Historic Conservation Board hearing will be on 9/13/2021 at 3pm. This meeting will be by zoom and the Law Department will provide you with a link.

The City's Staff Report and Recommendation to the Historic Conservation Board will be posted at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ no later than 9/8/2021.

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Thursday, August 19, 2021 12:04 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

Ms. Johnson,

Thank you for your response, however. I have photos of both properties on my phone taken well after 2004 those are not the gates/fences at those properties when I moved to Dayton St. in 2013. Therefore not, legal non conforming. They shook my home so violently when putting in the gate and door at 835 Dayton St that I contacted the building department. An inspector was sent out to verify the fence was not connected to my house. I am sure this would be in any records kept by city inspectors. That will give you the date of the installation of the "new" non conforming gate.

"We are not disputing that the fence you currently have on your property meets zoning requirements. We do not have any record of a building permit being issued for the fence or paved area on your property. If you do have a building permit from the Cincinnati Department of Building and Inspections, please provide evidence of that building permit, otherwise a Certificate of Appropriateness and all required permits are required to be issued."

According to the building department of the City of Cincinnati then and now, any work in my side yard that is currently there would not require a permit.
As for the paved area per any pre 2004 aerials of my yard there was already an extensively paved area in my side yard. Also, I am not certain why you are just now bringing the pavers in my yard into question they were never a concern prior to yesterday."

There seems to be a pattern evolving of selective enforcement. I hope this is not the case with so many pre-gentrification residents losing their homes to the rising cost of the neighborhood as well as the sudden interest in code enforcement.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue

Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Wed, Aug 18, 2021 4:03 pm
Subject: RE: [External Email]

Ms. Walker

Our records and photo documentation indicate they were there prior to 2004. They are both visible in google street views from 2007 and in CAGIS aerial photos from 1996. The over 6 foot height is a legal non-conforming. If the fence is removed they would not be able to put a fence taller than 6 feet back.

We are not disputing that the fence you currently have on your property meets zoning requirements. We do not have any record of a building permit being issued for the fence or paved area on your property. If you do have a building permit from the Cincinnati Department of Building and Inspections, please provide evidence of that building permit, otherwise a Certificate of Appropriateness and all required permits are required to be issued.

Per the City's Law department, the fence at the street line was a required condition as part of the COA to remove the historic limestone wall as a way to mitigate the removal of the wall. Per the City's Law Department, to receive relief from this condition, a Historic Conservation Board review will be required. The requirement was for salvaged material or a fence that mimics the historic fencing

"A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in appearance, material and height must be created and installed at the front property line between the existing and required pillar in A."

I have discussed this with my Department Director and per the law department directive to issue the minor COA with the conditions, any relief from the conditions of the COA granted for the removal of the historic limestone wall requires approval from the Historic Conservation Board.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Wednesday, August 18, 2021 10:23 AM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

The fences at 936 Dayton St AND at 835 fence were not in place in 2004 I became a resident of Dayton St in 2013 neither gate was in place.
I had to have the gate at 835 Dayton St unattached from my house when the built it less than four years ago.

835 Dayton Street- Privacy fences in the side yard are permitted. 6-foot fences are the max height for fences.
a. the fence is far more than 6'
b. my gate is 6' and in my side yard therefore as per the building permit office who permitted my driveway, he also stated that was what was required to me and my landscaper for the work.

'The Historic Conservation Guidelines do not require replication, but compatibility' my fence at the setback is compatible/ comparable with other fencing in the neighborhood there are multiple examples of fences that are the same.

"Modern style fences can be permitted." However you are saying that I need my gate to be made of salvage material.

Again there was not a fence on the street line for property since the early 1990's due to theft therefore it should be

- "a legal non-confirming condition."

Owner & resident
833 Dayton St
Cincinnati, Ohio 45214
513.265.8478

willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Wed, Aug 18, 2021 8:27 am
Subject: RE: [External Email]

Ms. Walker,

Per your request.

- 829 Dayton Street- Modern style fences can be permitted. The Historic Conservation Guidelines do not require replication, but compatibility. This fence meets all zoning regulations and was approved as part of a rehabilitation and addition plan presented to the HCB on February 26,

2018 COA2018004. The electronic feature on the fence is a battery operated feature that does not require a building permit. The submission is attached per your request.

- 835 Dayton Street- Privacy fences in the side yard are permitted. 6-foot fences are the max height for fences. This specific fence has been at this property prior to 2004 and is therefore a legal non-confirming condition.
- 936 Dayton Street- Privacy wood fences are permitted in the side yard. - 6-foot fences are the max height for fences. This specific fence has been at this property prior to 2004 and is therefore a legal non-confirming condition.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Wednesday, August 18, 2021 7:39 AM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

I requested as it is public record the permits and COAS for the gates installed at 829 Dayton St, 835 Dayton St and 936 Dayton St.
I would also like to file a complaint with your office on the Historical accuracy of these same gates as they are not only not historically accurate one of them is an absolute eyesore.

Thank you
Jean

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Jean Walker <willowtreehouse@aol.com>
To: beth.johnson@cincinnati-oh.gov <beth.johnson@cincinnati-oh.gov>
Sent: Tue, Aug 17, 2021 2:29 pm
Subject: Re: [External Email]

I cannot place the front fence per my attorney due to the Kings' lawsuit. It would hinder their access to my property.

I will be installing the pillar.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Sent: Tue, Aug 17, 2021 1:08 pm
Subject: RE: [External Email]

Ms. Walker,

The original minor COA for the driveway was issued with the following 2 conditions.

A. A limestone pillar to match the limestone pillar placed at the north east corner of the property between 829 Dayton Street and the subject property must be created and be placed at the west corner of the newly created opening.

B. A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in appearance, material and height must be created and installed at the front property line between the existing and required pillar in A.

As long as both conditions are meet, you have satisfied the requirements of the COA. The gate at the property line can be mechanized to allow for entrance into the driveway, but it was a condition of the COA that a fence be at the property line be installed.

You also do need to apply for a COA for the 6 ft fence that was installed at the property line. This fence can be approved at staff level and a public hearing at the Historic Conservation Board **would not be required.**

If both A and B are completed and a COA is applied for and issued for the 6 ft fence, then a public hearing at the Historic Conservation Board **would not be required.**

If you do not want to install a the pillar, then a public hearing in front of the Historic Conservation Board **would be required.**

If you do not want to install a property line/street line fence, then a public hearing in front of the Historic Conservation Board **would be required**.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

From: Jean Walker <willowtreehouse@aol.com>
Sent: Tuesday, August 17, 2021 12:35 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: [External Email]

External Email Communication

Good morning Beth,

I just finished speaking with Kasandra Maynes, in the legal department. We spoke about the hearing and I expressed to her that when I originally set out to file it was for the pillar. As you know I no longer need that since I have a company that can handle the project.

After speaking with Kasandra we were both of a similar wave of thought that a hearing may not be necessary to solve any remaining issues with my gate. I would like to discuss what in your professional opinion is the best way to achieve a resolution that allows for my family's safety, privacy as well as satisfy the needs of the historical board.

I love my home an the neighborhood it is and has been my goal since 2013 to restore my home to it's former glory.

Jean Walker

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

ADJUDICATION/DENIAL LETTER
Date: June 8, 2021
Location: 833 Dayton Street
Request: Appeal Staff issued COA conditions
Zoning District: RM 1.2 / Dayton Street Historic District

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 within a local historic district and your project is asking to alter a staff condition on a minor COA approval. Per the COA approval issued on 7/27/2021 any relief from the conditions of the approved COA are required to go before the Historic Conservation Board.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ . **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

From: Jean Walker
Sent: Thursday, June 10, 2021 3:49 PM
To: Johnson, Beth
Subject: Re: [External Email] Re: 833 Dayton Street

Thank you

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Sent: Thu, Jun 10, 2021 3:39 pm
Subject: RE: [External Email] Re: 833 Dayton Street

We do not have a list of preferred vendors, but I have attached a list that Cincinnati preservation Association has put together.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Thursday, June 10, 2021 3:32 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email] Re: 833 Dayton Street

Hello Beth,

Thank you for the information. I am wondering if there is a list of preferred vendors or someone who can complete the drawings,

Thank you
Jean

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; Jean Walker <willowtreehouse@aol.com>
Sent: Tue, Jun 8, 2021 2:46 pm
Subject: RE: [External Email] Re: 833 Dayton Street

Ms. Walker,

Attached is the Adjudication Letter. In this is the COA application, a list of required documents, and the Adjudication letter. Please refer to the highlighted yellow section for instructions on how to submit and who to contact for submission of the application and documents to the Law Department.

Please le us know if you have any questions.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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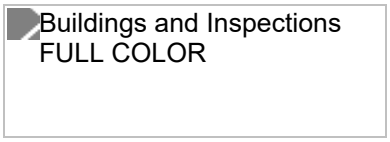
From: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Thursday, June 3, 2021 8:32 AM
To: Jean Walker <willowtreehouse@aol.com>
Cc: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: RE: [External Email] Re: 833 Dayton Street

Good morning,

Beth Johnson, the city's Urban Conservator, is out of the office this week. I will coordinate with her on Monday when she returns and we will let you know the next steps to proceed in this manner.

Thanks,
Emily S. Ahouse | Zoning Administrator

City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4793 (p) | 513-352-2378 (f) | Website | Twitter



From: Jean Walker <willowtreehouse@aol.com>
Sent: Wednesday, June 2, 2021 5:59 PM
To: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Subject: [External Email] Re: 833 Dayton Street

External Email Communication

The pillar I thought I was going to get fell through. I have not been able to secure another one. I would like to proceed with filling out the forms required to use concrete to place a pillar on the opposite side of my drive.

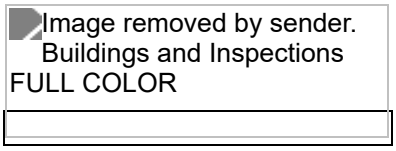
Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
To: willowtreehouse@aol.com <willowtreehouse@aol.com>
Cc: Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Sent: Mon, Mar 15, 2021 4:23 pm
Subject: RE: 833 Dayton Street

Good afternoon Ms. Walker,

I just wanted to confirm that you received my previous email. Please let us know if you have any questions regarding the potential ways to address the violation, we are happy to discuss further.

Thanks,
Emily S. Ahouse | Zoning Administrator
City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4793 (p) | 513-352-2378 (f) | Website | Twitter



From: Ahouse, Emily
Sent: Friday, February 12, 2021 4:20 PM
To: willowtreehouse@aol.com
Cc: Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Subject: 833 Dayton Street

Ms. Walker,

Thank you for speaking with me about this again today. As we discussed, there are two different elements on your Notice of Violation: (1) elements related to the removal of the wall and (2) the new gate which was installed.

There are three potential options to address non-compliance with the Minor COA issued July 27, 2020, related to the wall removal:

1. Complete the additional work necessary to comply with the conditions of the Minor COA issued on July 27, 2020.
2. Return the property to its previous state prior to July of 2020 without a curb cut and return the limestone wall.
3. Apply for a Certificate of Appropriateness review to the Historic Conservation Board, to retain the curb cut and limestone wall removal without complying with the conditions issued in the Minor COA. I understand from our conversation that you do not want to pursue this action, but if you decide to proceed this way please let me know as one of the application requirements is a letter from staff.

Similarly, you have two options to address the 6 ft. gate which was installed without a COA and permit:

1. Apply for and obtain the necessary COA. I am currently also looking into whether an electrical permit is required. Staff will need height dimensions and a site plan which illustrates the gate is fully installed within the 833 Dayton Street property to complete a full review of the COA. The site plan can be hand drawn, showing the property lines, existing building, and location of fence. The Application for a Certificate of Appropriateness can be found here: https://www.cincinnati-oh.gov/sites/buildings/assets/File/HISTORIC%20CONSERVATION%20APPLICATION%20-%20writable(1).pdf You can email this back to me with the site plan, height dimension, and photo of the existing gate installation and we will contact you to pay by credit card.
2. Remove the gate.

Thanks,
Emily S. Ahouse | Zoning Administrator
City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4793 (p) | 513-352-2378 (f) | Website | Twitter

Image removed by sender. Buildings and Inspections FULL COLOR

Google

Google

city of CINCINNATI

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: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 833 Dayton St Cincinnati, Ohio 45214
Hamilton Co. Parcel ID No.: 132-0002-0053-00 Zoning District: Dayton St
Historic District: Dayton St / Millionaire's Row Overlay District: --

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

Name: Jean Walker
Contact Person (if legal entity): _____
Address: 833 Dayton St
City: Cincinnati State: Ohio Zip Code: 45214
Phone: 513.265.8478 E-mail: willowtreehouse@aol.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:

The privose fence was torn down against my will. In order to clean up the mess. I moved ahead with my schedule plan to clean up the yard, remove old sidewalks and debris left in yatd.
Replacing the old fence was needed for safety concerns and adding a driveway. with multiple drivers in the house and the shortage of street parking with the addition of many new apartments added to the street the strain of parking was becoming unbearable.

ZONING RELIEF ☐ Yes ☑ No

Provide a very brief summary of the zoning relief requested:

_____
_____
_____

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: _____ Date: 7-12-21

1A

2B

3yrs old

3A

Possibly less than 2yrs
I do not Remember the fencing
Prior

# of photos
fences/gates

4A I have another Photo of this gate which is truly an eyesore installed @ 2018 so shortly before my own

5A this was installed by the new owner

These are photos of similar gates/ fences using the same materials throughout the neighborhood

- All gates are on Dayton Street
- garage is on Baymiller

16.

fence/gate
829
Modern

Modern Gate/fence at 829 Dayton St w/ mechanical lock

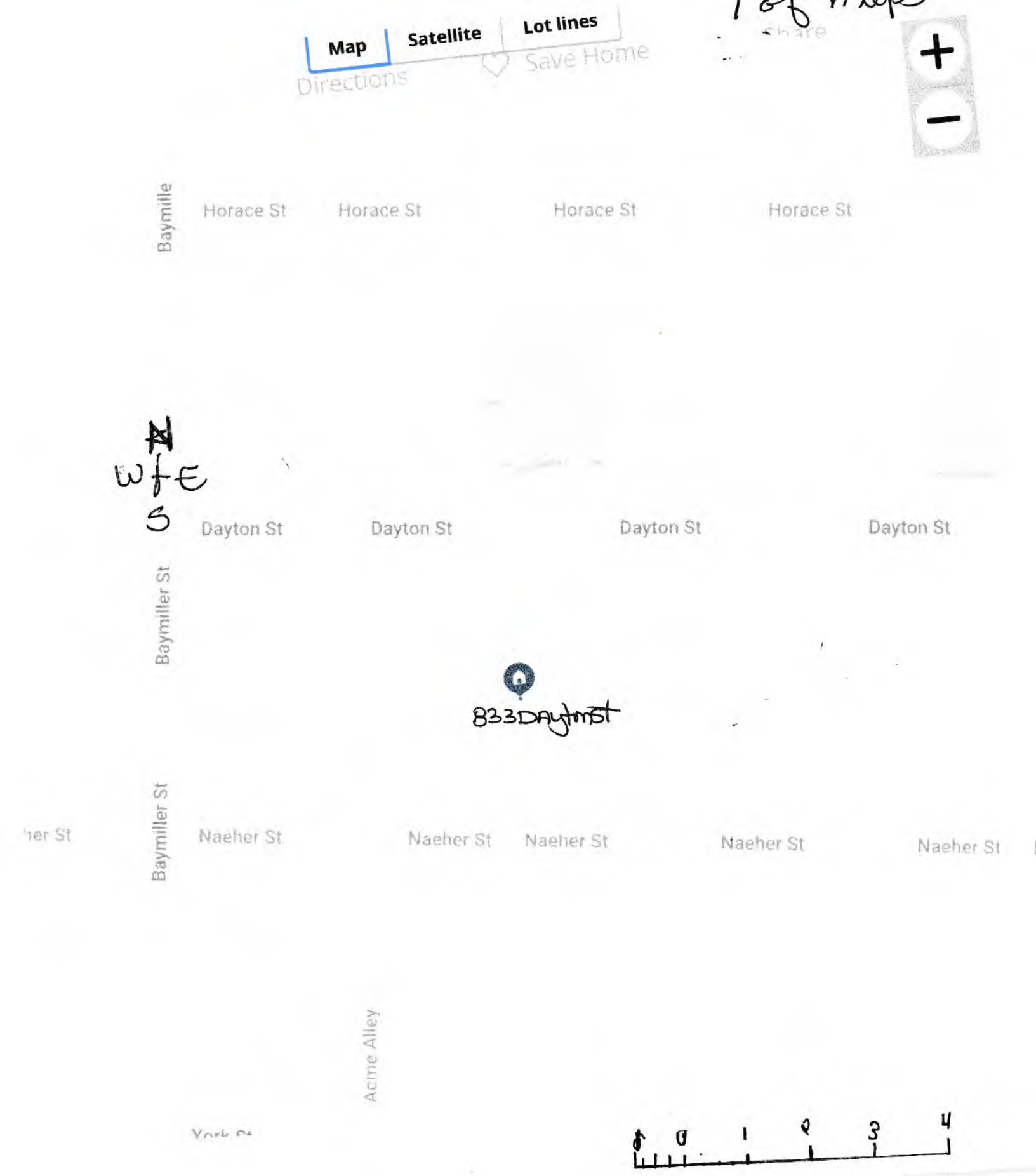
this Fence/Gate is on the property adjacent to my own. As much as I like this style it is Clearly a modern style with a mechanical lock there are two such fences on Dayton St the other is on the 900 block

835 Dayton St
Entry Gate to
Courtyard
immediate neighbor
west of 833

Inasked how gates
that flank my home
where ok - I was i
informed that the
historic District
commitee worked off
of complaints. I requesti
but did not recieve
the method to file
a complaint. Thus
scrap gate is an
eye sore

I.C.

This garage on Bayhiller is not something that would have been seen in the 1800's ALL other garages are At the back of the property.



Map of the neighborhood/subdivision where my home was built in 1865 by John A Sarmen

2 of maps

833 Dayton St.

the aerial view of 833 Dayton outlined in blue

0 1/4 1/2 1 2 3 4
mi

03/07/2021

A List of work done Revision date 7/2020
gate same in 2021

Estimate DAYTON833

D2 Landscaping and Outdoor Services

23 Clinton Springs
Cincinnati Ohio
45217

513-550-7782

service@d2landscaping.com

BILL TO

Jean walker

5132658478

willowtreehouse@aol.com

DATE: 04/27/2020

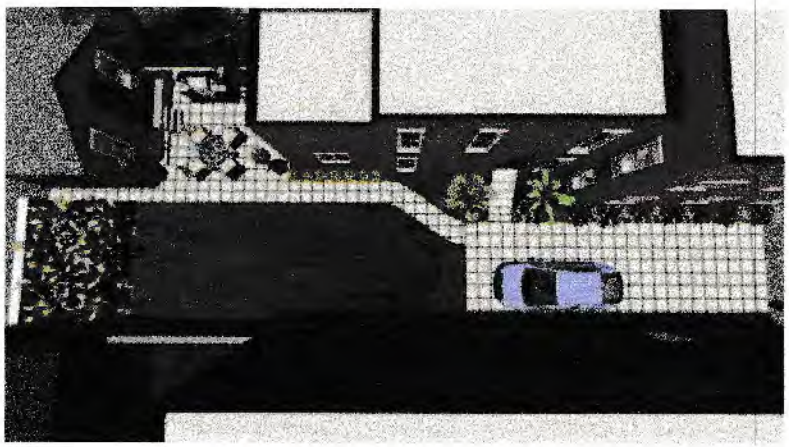
DESCRIPTION	RATE	QTY	AMOUNT
Archislab paver driveway, walkway and patio (1500 sq ft) Construction of 1500 sq ft of archislab paver driveway, walkway and patio. All areas to be dug out at a depth of 8 inches. Install compacted #411 crushed limestone base at a 6 inch depth. All paver to be laid with 4 inch space in between all All pavers to be level with laser level. Delivery and installation of 5 yards of topsoil be be leveled between pavers. Phase to be finished with grass seed	$29,300.00	1	$29,300.00
Artificial turf install (1200 sq ft) Exavacttion if existing soil. 4 inch compacted crushed limestone base. Delivery and installation of 1200bsq ft of artificial turf. Turf type and length designated by homeowner. Sod/Lawn install option 3500.00.	$18,000.00	1	$18,000.00
Arborvitae install (Privacy) Delivery and installation of 12 emerald green arborvitae to be installed along patio wall and wall opposite. Both areas to have flower beds cut out to hold arborvitae in clearly delineated area and mulch	$1,500.00	1	$1,500.00
Garden area creation Trenching and creating border for garden area. Tilling existing soil and delivery and install of 3 yards of premium shredded topsoil for gard	$1,400.00	1	$1,400.00
Demo and step repair Demolition of existing concrete stair case leading to garage. Demo of damaged steps that lead to alley. Framing, pouring and finishing of 2 new staircases. Stair case leading to garage to be turned.	$4,200.00	1	$4,200.00
Ground cover estimate to come soon.	**TOTAL**		**$54,400.00**

Most durable groundcover I found was thyme which come in very small 4inx4in containers and we should need about 600 to cover the areas. I have less durable groundcover that are still pretty tough as options. Just let me know

Please let me know if you have any questions.

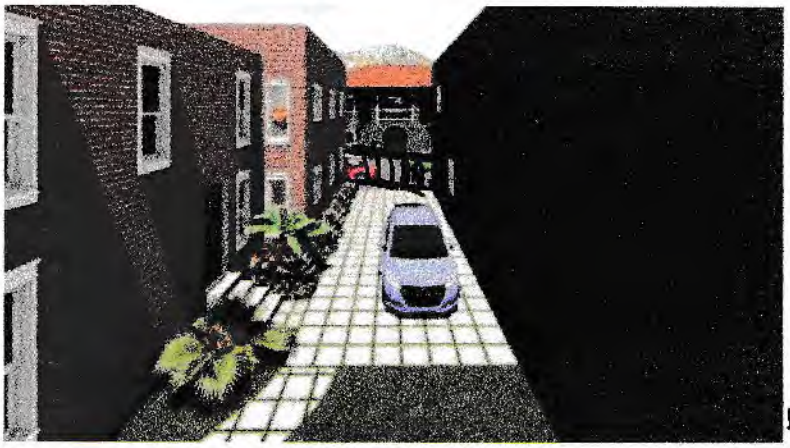
1

Elevation of sidewalk & Patio



2

Aerial of driveway



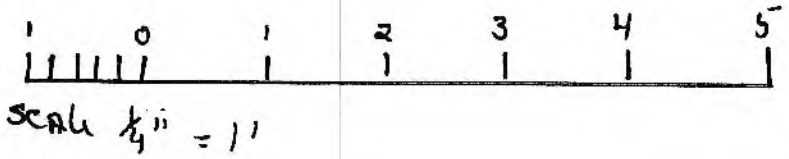
3

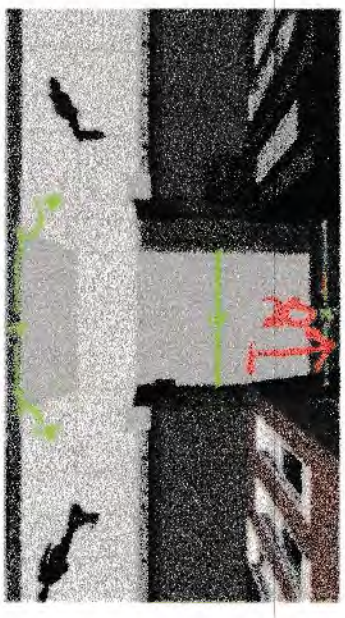
Elevation of driveway
Gate drawn in.

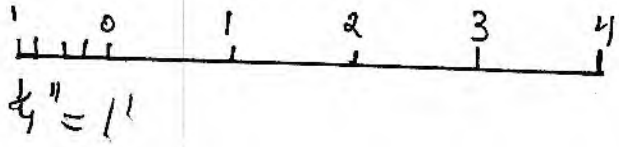
Graphic scale:

¼" = 1'

4



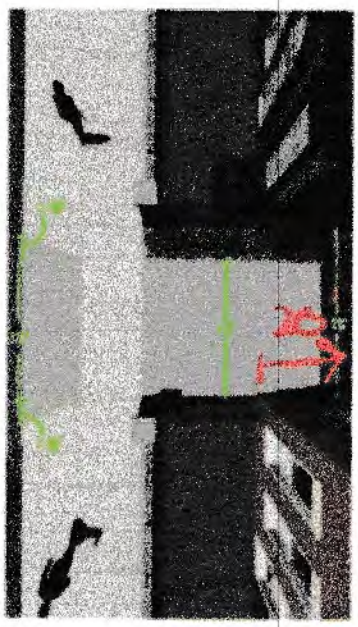




¼" = 1'

Maps & Plans
Drawings for Plans of property improvement

- Apron
- Driveway
- gate
- the only alteration made by me to any existing item was to Rotate the position of the knee wall & Remove modern yard lamp from the 80's



833 Dayton St

N
W E
S

1 0 1 2 3 4

¼" = 1'

Letter of intent and how the project meets the applicable Historic Conservation Guidelines.

In order for the Historic Conservation Committee understand my intent, and commitment to preserve the Historic beauty and importance of my families home at 833 Dayton Street. You have to understand my motive and love of the neighborhood and its rich history.

In 1995 my daughter and I moved to Hopkins St. Even under the blight I could see beauty in the West End. On my way to Clifton I passed Dayton St. As a Design major I had to stop and admire the architecture. I thought I would love to live there, at the time it did not seem possible.

Then in 2013 while looking for a house for that same daughter, she found our dream home. Not because it was cool or trendy but because it was us. We fell in love.

She was a wreck, but I could see her. I could see her beauty and the strength of her bones. There were holes in the floors; vagrants were flopping there even using the kitchen sink as a bathroom. Vandals had removed various features of our now home. We, not a company gutted rooms, cleared trash, added drywall and painted. Others were starting to see our vision. My family and I have countless hours of sweat equity invested and tens of thousands of dollars; we made our home livable again.

Improvements are still needed to complete the vision, to fulfill our dream. However, with my professional background as an Interior Designer. Along with my passion for the existing architecture, that I fell in love, with all of those years ago. I am confident that we, along with the board, will be able to align the updates that benefit a modern family while preserving the architecture of the neighborhood.

Improvements.

1. 1. The driveway: there are multiple front entry driveways throughout the district, two on the 800 block of Dayton. My driveway is consistent with the others in point-of-entry and size,

so I did not believe I was acting against the historic vision of the street nor setting a precedent.

- The driveway design was to be pavers to mimic the alleyway and the driveway at 830 Dayton St. unfortunately due to the pandemic we had to change to poured concrete. I chose a larger paver to also address the concerns of global warming giving space for the earth to move and adjust.

2. The gate: To provide an additional level of security, comfort, and enjoyment we decided to add a gate to enclose the courtyard. The gate is consistent with the Dayton Street Guidelines and other fences in the district in color, setback, style, material and design. Please see attached photos of other fences in the district.

3. COLUMN: You will note in photos there was no column on the northwest corner of the drive. I am being asked to go against the original design by adding this column. Unfortunately the Historic District representative Beth Johnson was unable assist in finding a company from whom to purchase a column.
   It has taken quite sometime however I believe I will not need a variance on the column material. I have recently started working with a local company who will aide me in fabricating the closest in appearance and material to the requested column it will look odd given the age od the other columns.

4. Only a small portion of the kneel wall (approximately 5') was relocated to enclose the front yard. It was not removed from the property. The majority of the kneel wall is intact and maintains the original look and purpose.

Cadency: Transform...
ging extensions

827 × 843

ITEM 5 September 27, 2021

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

APPLICATION #: ZH20210122 – COA2021047
APPLICANT: ABC Signs, Inc.
OWNER: Urban Legacy VIII, LLC
ADDRESS: **40 E. Court Street**
PARCELS: 076-0002-0389
ZONING: DD-C
OVERLAYS: Court Street Historic District
COMMUNITY: Downtown
REPORT DATE: September 8, 2021
HEARING DATE: September 27, 2021
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

1. **Section 1411-39** – **Locational and Numerical Variance** to allow one (1) wall sign on the east elevation, which has no street frontage.

Existing Conditions:
The existing building is a three-story Italianate building that has recently undergone extensive renovations. The building features a ground-floor commercial space with upper floor residential. The former parking lot immediately east of the property has been converted into a pedestrian courtyard.

Proposed Conditions:
The ground-floor commercial space is being converted to an Eating and Drinking Establishment known as “Mid-City Restaurant.” The establishment has frontage on E. Court Street, but the main entrance will be accessed of the pedestrian courtyard to the east. The applicant is proposing window signage on the Court Street frontage, with internally illuminated channel letters along the east elevation above the main entrance to the restaurant.

Applicable Zoning Code Sections:

Zoning District:	Section 1411-39	
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:	Section 1435	Historic Preservation
Historic District/Reg:	Court Street Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Figure 1. Location of 40 E. Court Street. Image courtesy of CAGIS.

Figure 2. View of 40 E. Court Street during renovations ca. April 2019. Image from Google.

Previous Reviews: Signage for the proposed building has not been previously reviewed by the Historic Conservation Board.

Zoning Analysis:
The proposed wall sign on the east elevation requires Zoning Relief, as the Zoning Code allows wall signs only on elevations with street frontage. A Locational and Numerical Variance are required to allow one (1) wall sign on the east elevation, which has no street frontage.

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 signage is appropriate to the district and will not negatively affect the character of the building or the surrounding district. The signage is simple in nature, is compatible with the building on which it is located and will help to provide wayfinding for the main entrance, which is accessed off the pedestrian courtyard on the east side of the building. No adverse effects are anticipated.

(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 requested variances would not deprive the property of all economically viable uses; however, the sign does help to promote the new business in the long vacant building. The addition of the wall sign to the east elevation will help advertise the building and its entrance, which is not on the primary frontage.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the proposed signage on the east elevation:

Applicable Guidelines

Rehabilitation

B. SPECIFIC GUIDELINES

6. *SIGNS*
   a. *Location: Signs are most successful visually when the work with, not against, the architecture. They are usually attached to or at the height of the storefront lintel. Signs should not project above the 2nd floor window sills or above the roof line where it would overpower the building. Signs should not cover up or require the removal of significant architectural elements.*

Guideline – Signs should be located at the top of the storefront and should not cover up the special features of the building.

The wall sign is proposed for an appropriate location. The signage works with the architecture of the building. The sign will be placed above the first floor windows and doors and below the second floor window sills. The sign will not cover any significant architectural elements.

b. *Size and Number: Simple, bold designs on a minimal number of signs communicate more clearly than many competing signs. Signs should not significantly reduce storefront transparency or overpower the architecture of the building in terms of size and number of signs or in the ornateness of the design.*

   Guideline – Signs should not overwhelm, oversize or clutter the storefront.

The proposed signage is minimal with the "Restaurant" channel letters constituting the only signage on the east elevation. The wall sign will be placed on the wall and will not affect transparency. The proposed window signs on the Court Street elevation meet the ground-floor transparency requirements, with less than 20% coverage. The window signs have been approved through a separate Staff-approved Certificate of Appropriateness. The window signs on Court Street include a wayfinding arrow directing customers to the main entry on the east elevation.

c. *Character: Signs should capitalize on the special character of the building and district and reflect the nature of the business they are identifying. Small projecting signs such as symbol sings are appropriate. Signs painted on windows and signs on awnings are also appropriate.*

   Guideline – Signs should be as distinctive as the businesses they identify.

The proposed wall sign is appropriate. The sign is placed on the long rear wing of the building and is appropriately spaced and located. It clearly reflects the nature of the business, reading simply "Restaurant." The sign will act as a wayfinding sign, as the primary entrance to the business is on the east elevation, off the pedestrian courtyard.

d. *Prohibited Signs:*
   i. *Billboards*
   ii. *Standardized, internally illuminated signs with brand names*
   iii. *Sandwich boards which obstruct pedestrian traffic*
   iv. *Temporary illuminated signs.*

None of the prohibited sign types are proposed for the building. While the signage will be illuminated, the prohibition on "standardized, internally illuminated signs with brand names" does not apply to the proposed sign as it simply advertises "Restaurant" and does not advertise specific brands or products sold within the establishment.

Other Considerations:

Prehearing Results: A prehearing was held on September 8, 2021. One member of the public was in attendance and voiced concerns regarding the brightness of the sign, which will be adjacent to her bedroom windows. The applicant noted that the plans have been revised to provide a softer light than the previous proposed 6000 K white light. The light will be warmer in color and has the ability to be turned off when the restaurant is not in operation.

Comments Provided to Staff: One email with concerns about hours of the lighted sign was submitted.

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

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **DIMENSIONAL VARIANCE**

1. Section 1411-39 – **APPROVE** – **Locational and Numerical Variance** to allow one (1) wall sign on the east elevation per plans by ABC Signs dated 8.12.21, with the following condition:
    i. The illuminated sign shall be turned off when the restaurant is not open to the public.

B. **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. 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.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 40 E. Court Street per plans by ABC Signs dated 8.12.21 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. 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.

city of CINCINNATI
BUILDINGS & INSPECTIONS

ADJUDICATION/DENIAL LETTER
Date: August 4, 2021
Location: 40 E. Court St
Request: Zoning Relief
Zoning District: DD-A/ Court Street Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will require a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $624.95 fee is required with the submission.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1411-39: A **Locational Variance** is required for a sign not fronting a street.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

Douglas Owen
Zoning Plans Examiner
(p): 513-352-2441
(e): douglas.owen@cincinnati-oh.gov

city of CINCINNATI

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 40 E Court Street
Hamilton Co. Parcel ID No.: 007600020389 Zoning District: DD
Historic District: Court Street Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☐ OTHER Contractor (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: ABC Signs, Inc.
Contact Person (if legal entity): _____
Address: 2336 Iowa Ave
City: Cincinnati State: OH Zip Code: 45206
Phone: 5132418884 E-mail: meghan@abcsign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Urban Legacy VIII LLC
Contact Person (if legal entity): _____
Address: 1203 Walnut St 4th Floor
City: Cincinnati State: OH Zip Code: 45202
Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
Install (1) set of channel letters within the Court Street historic district

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
Install (1) set of channel letters facing walkway/parking instead of main street

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: _____ Date: 8/6/2021

2336 Iowa Ave.
Cincinnati, OH 45206

513-241-8884
Fax 513-241-8978
Email meghan@abcsign.com

Thursday August 12, 2021

RE: Historic Conservation Board Review
Mid City Restaurant
40 E Court St.
Cincinnati, OH 45202

On behalf of Mid City Restaurant (3CDC), we are requesting to be permitted a 43.66sf illuminated set of channel letters to be installed on the historic building located at 40 E Court Street. We are requesting that the signage be approved for above the Eastern façade entrance to help indicate to the public where the entrance of the business is located. The structural look and integrity of the building will remain intact. Our customer has come up with a simple style design that will not overpower the architecture of the building and directly reflects the nature of the business within the building.

We appreciate your consideration of our application.

Sincerely,

Meghan Meyer
ABC Signs

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 40 E Court Street COMMUNITY _____
PARCEL ID(S) 007600020389 HILLSIDE DISTRICT: ☐ Yes ☑ No
BASE ZONING CLASSIFICATION DD ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: ☐ No ☑ Yes: (name) Court Street
☑ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME ABC Signs, Inc. CONTACT PERSON (if legal entity) _____
ADDRESS 2336 Iowa Ave CITY Cincinnati STATE OH ZIP 45206
EMAIL meghan@abcsign.com RELATIONSHIP TO OWNER (if not owner) Contractor
TELEPHONE 5132418884

Section 3. OWNER

NAME Urban Legacy VIII LLC CONTACT PERSON (if legal entity) _____
ADDRESS 1203 Walnut St 4th Floor CITY Cincinnati STATE OH ZIP 45202
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☑ Variance ☐ Special Exception ☐ Conditional Use ☐ Use Variance
☐ 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)*

~~Install (1) set of channel letters facing walkway/parking that stretches from Court Street to Central Parkway~~

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 Meghan Meyer Signature Meghan Meyer Date 8 / 6 / 21

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

☑	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
☑	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☑	Zoning Hearing Examiner application.
☑	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
☑	Written statement required in Section 6 of application.
☑	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☑	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures **existing and proposed** from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
☑	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☑	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☑	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☑	Other documents or information you intend to introduce at the hearing on this application.
☑	A non-refundable application fee - a check made payable to "City of Cincinnati." • **$900.00** for Use Variances • Variances, *including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District are as follows:* **$300.00** for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling **$500.00** for Non-residential Projects (Non-RCO)

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

3CDC | CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

August 11, 2021

Doug Owens
City of Cincinnati Buildings and Inspections
805 Central Ave Suite 500
Cincinnati, OH 45202

Mr. Owens,

I am submitting this letter to request approval of a locational variance for an illuminated sign located at 40 E Court Street. The property is owned by Court Street Condos, LLC and is being leased to Mid City, a bar and restaurant tenant.

3CDC and the tenant believe this signage location is acceptable for several reasons. First, Mid City's front door does not face the sidewalk on Court Street. Instead, it faces a plaza at 42 E Court, and customers will walk through this plaza to access the door. The sign above the building's eastern façade/plaza will help indicate to the public where to find the business. Additionally, Mid City's only plan for signage on the southern façade facing Court Street is painted window lettering. The design is still being finalized; however, it is likely to include their name, some decorative elements, and verbiage that the front entrance can be found off the plaza. Mid City does not intend to install any additional wall-mounted signage past the current request.

I appreciate your consideration of this application. Please reach out with any questions.

Sincerely,

A Barchick-Suter

Anna Barchick-Suter
Development Officer

Dusty Rhodes, Hamilton County Auditor

generated on 8/13/2021 8:52:14 AM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
076-0002-0380-00	30 #101 E COURT ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01730 - COURT STREET CONDO

Land Use
450 - CONDOMINIUM OFFICE BUILDI

Owner Name and Address
COURT STREET CONDOS LLC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
COURT STREET CONDOS LLC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches

Assessed Value
32,210

Effective Tax Rate
89.090432

Total Tax
$2,871.50

Property Description
UNIT 101A 4.545% COURT STREET CONDOMINIUM

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	
Last Sale Amount	$0
Conveyance Number	
Deed Type	
Deed Number	
# of Parcels Sold	
Acreage	0.000

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	68,900
CAUV Value	0
Market Improvement Value	23,110
Market Total Value	92,010
TIF Value	53,540
Abated Value	0
Exempt Value	0
Taxes Paid	$2,871.50
Tax as % of Total Value	0.000%

Notes

**2019 7/25 CG-PER NEW CONDO FOR TY 2020: VOID PARS 76-2-377 & 378/NEW PARS 76-2-380 THRU 401

2336 Iowa Ave.
Cincinnati, OH 45206

513-241-8884
Fax 513-241-8978
Email meghan@abcsign.com

Thursday August 12, 2021

RE: Variance Request
Mid City Restaurant
40 E Court St.
Cincinnati OH 45202

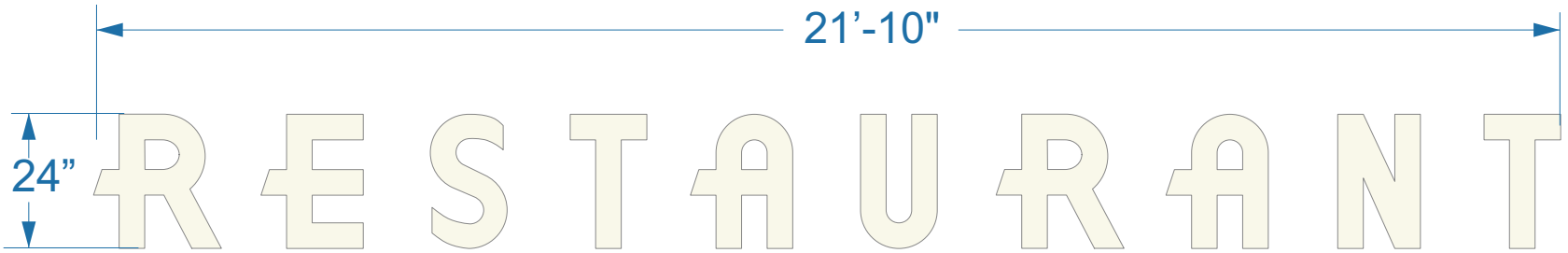
To whom it may concern:

I, Meghan Meyer, with ABC Signs will be representing 3CDC/Mid City Restaurant at the variance hearing. I will be confirming if a representative from 3CDC will be joining us and can let you know closer to the meeting date.

Thank you,

Meghan Meyer
ABC Signs

U,L, Listed LED Illuminated Flush Mount Channel Letters



COLORS:

	Trim Cap:..... White
	Acrylic Faces:..... White
	Returns: ..... White

ARTWORK APPROVED

Signature Date

This drawing is submitted for your exclusive use, in connection with a project being planned by ABC Signs, Inc., It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed permission of ABC Signs, Inc.

3CDC
Mid City Restaurant
Client:
Scale: 3/8"= 1'-0"
Date: 7-15-21
Location:
40 E Court Street
8/12/21

*No Field Welding / No Welding Done on Site
*Aluminum Type: 6063-T52 with Continuous 1/4” Welds
*Sign Panels Attached to Aluminum Bracket with Rivets

DESIGN DATA
2017 Ohio Bldg Code 115 MPH Design Wind Speed
Design Wind Pressure= 59.0 PSFGround Snow Load= 20 PSF

EXISTING ELEVATION

** NE Elevation

ARTWORK APPROVED

Signature Date

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PROPOSED ELEVATION

** NE Elevation

ARTWORK APPROVED

Signature Date

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3CDC

Mid City Restaurant

Client:

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Date: 7-15-21

Location:
40 E Court Street
8/12/21

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*Sign Panels Attached to Aluminum Bracket with Rivets

DESIGN DATA

2017 Ohio Bldg Code 115 MPH Design Wind Speed
Design Wind Pressure= 59.0 PSFGround Snow Load= 20 PSF

PROPOSED ELEVATION - NIGHT TIME VIEW

** NE Elevation

ARTWORK APPROVED

X _____ _____
Signature Date

This drawing is submitted for your exclusive use, in connection with a project being planned by ABC Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed permission of ABC Signs, Inc.

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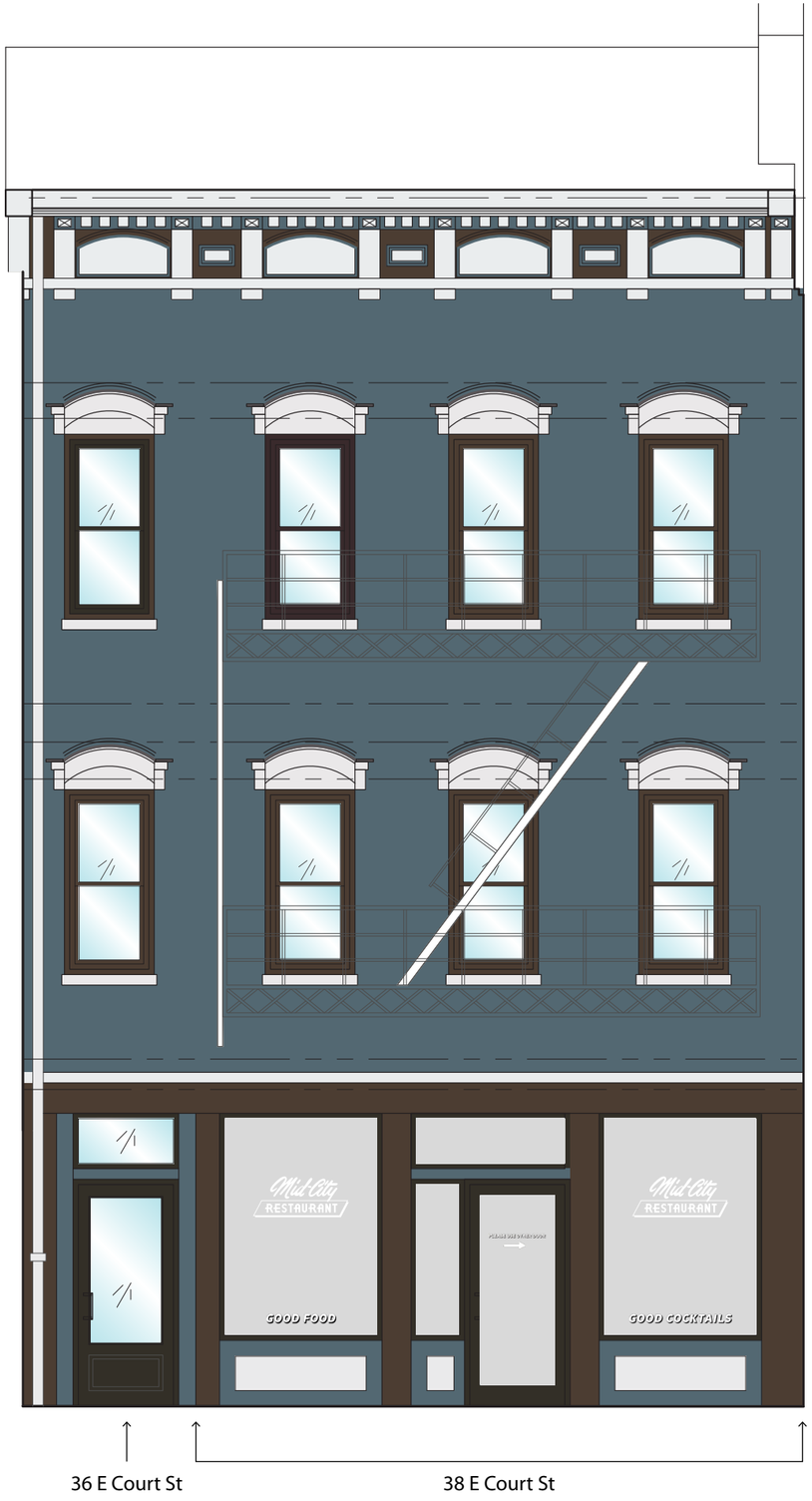
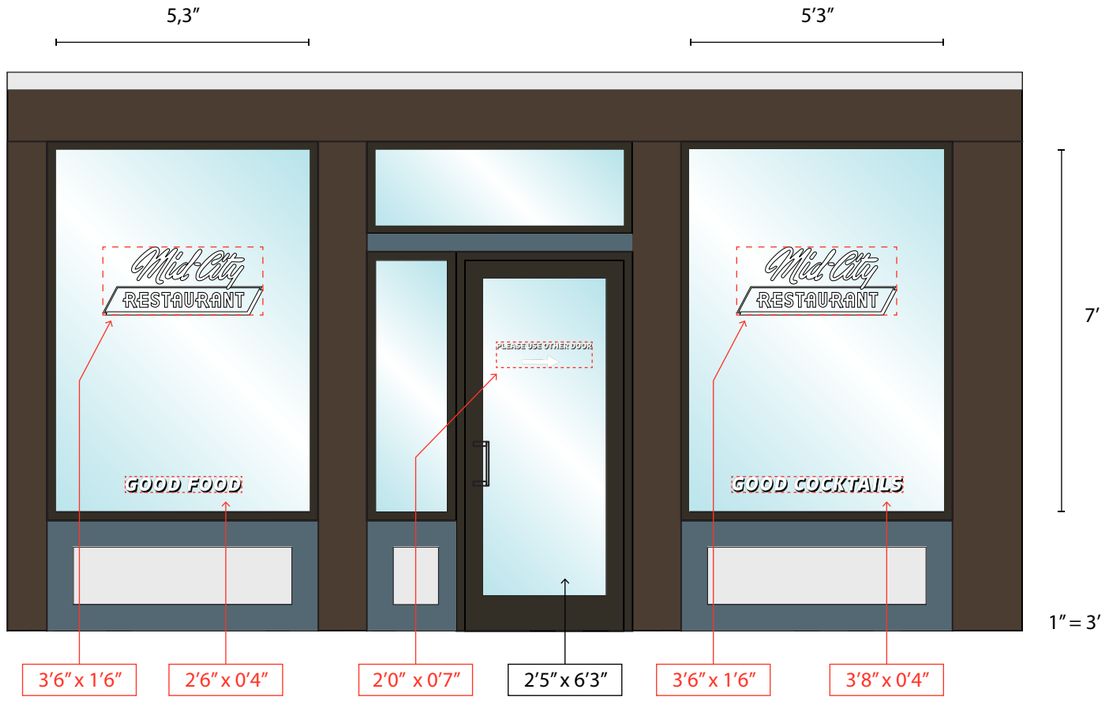




STOREFRONT GLASS	Door	Windows
Tall	6'3"	7'2"
Wide	2'5"	5'3"
Square Feet	15.40	32.80

SIGNAGE	Logo	Cocktails	Food	Door
Tall	1'6"	0'4"	0'4"	0'7"
Wide	3'6"	3'8"	2'6"	2'0"
Square Feet	5.25	1.22	0.83	1.17

	Allowed (20%)	Proposed
Window 1	6.56	6.47
Window 2	6.56	6.08
Door	3.08	1.17
Total	**16.20**	**13.72**

From: Johnson, Beth
Sent: Friday, September 10, 2021 2:09 PM
To: Owen, Douglas
Subject: FW: [External Email] COA2021041 - 40 E Court St
Attachments: 36ECourt205-bedroomwindow.jpeg

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

---

From: Selina Yoon <selinayoon@gmail.com>
Sent: Friday, September 10, 2021 2:07 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: [External Email] COA2021041 - 40 E Court St

External Email Communication

Hi Beth,

Here is my written comment per your pre hearing meeting.

We express one concern for the illuminated sign request at 40 E Court St.
Studies have shown that intense outdoor illumination in the evening interferes with quality of sleep. The proposed placement of the lighted sign's proximity to the bedroom window is of concern. Please see attached photo from the window and proposed placement of the sign.

We request the sign light be turned off during the night time, preferably starting at 10PM.
Thank you.

Frederick Chen & Selina Yoon
36 E Court St #205
Cincinnati, OH 45202
selinayoon@gmail.com
1-513-400-5501

ITEM 6 September 27, 2021

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

APPLICATION #:	COA2021043/ZH20210124
APPLICANT:	New Republic Architecture
OWNER:	Griffon Apartments LLC
ADDRESS:	**1684 Central Parkway**
PARCELS:	01330030083-85
ZONING:	CC-A
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	September 2, 2021

Nature of Request:
The Applicant is requesting a Certificate of Appropriateness (COA) for new construction of a multi-family 4 story residential building and related zoning relief.

Zoning Relief Requested:

1. **1409-07:** Land Use Regulations. Residential is only permitted above the ground floor. A Conditional Use is required for residential on the first floor.
2. **1409-09:** Development Regulations: Density. 1 unit is permitted per 700 sf of land area. The proposed density is 312.5 sf of land area/unit for a unit count of 32 units. A variance is required.

Existing Conditions:
The project location is a vacant lot at the corner of Central Parkway and Findlay Street. The property has three street frontages on Central Parkway, Findlay Street and Logan Street.

Proposed Conditions:

1. Build a 4 story multi-family residential building set at the corner of Central Parkway and Findlay Street with zero lot line development on Central Parkway, Findlay Street and Logan Street.
2. A 10-foot easement will be maintained between the proposed building and the building to the south to provide an area for dumpsters and egress.
3. The building will be a red/orange brick veneer building at floors 2-4 and a large dark brick at the first floor.
4. The main entrance will face Central Parkway.

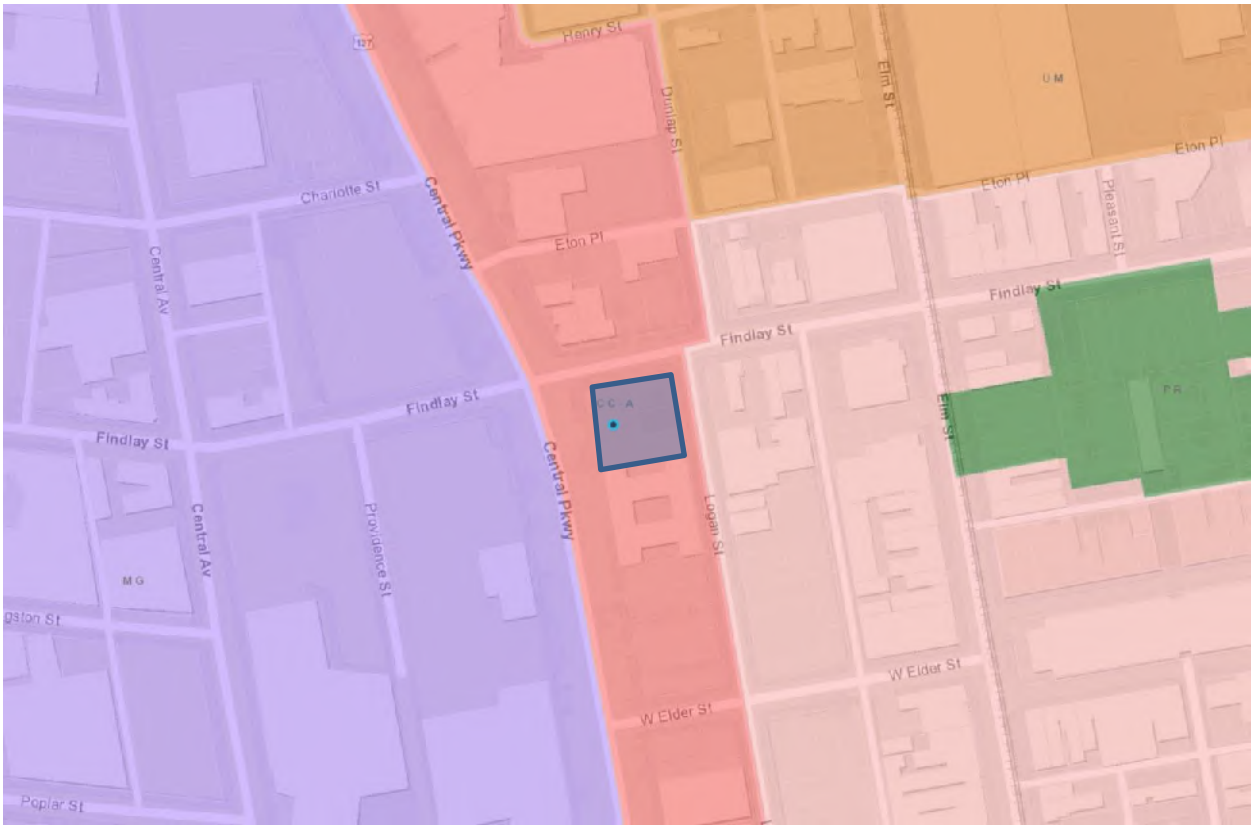


Figure 1: Map of 1684 Central Parkway. Cagis Maps. The site is outlined in blue.

Figure 2: Street view of project site at 1684 Central Parkway. Google Street views 2020.

ZONING REVIEW

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-A
Variance Request:	Section 1409	Development Regulations
Variance Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over-the-Rhine District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

ZONING REVIEW:

The applicant is requesting a Conditional Use for ground floor residential use at this building to have an entirely residential building within a CC-A zoning district and a density variance to allow up to 32 residential units at the property.

Standards for Conditional Uses 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 fill a significant void in the urban fabric where a parking lot is currently. The overall design is compatible with the design guidelines and helps to create a street continuity and corner-built fabric that has been missing.

The lack of commercial space at the building helps to push the commercial spaces towards the market corridor and doesn't provide for decentralization of the commercial to the edges of the district.

(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 applicants have demonstrated that as a project within a historic district, the size and massing of the projects is an appropriate scale and therefore the size of the overall building with OHFA requirements for affordable units is driving the unit count.

Standards for Variances per Section 1445-05-4

(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.*

A strict application of the code would only allow 14 residential dwelling units on this property. This strict application is contrary to the goals of the Over-the-Rhine Comprehensive Plan and Plan Cincinnati of creating more housing opportunities, especially Low-Income Housing opportunities to provide more diverse housing options within the neighborhood.

(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.

The applicants are asking for the density allowance that is comparable to the density of existing historic buildings in the vicinity as well as similar to other new construction multi-family projects, especially low-income/affordable housing projects that have been approved. For example, the Willkommen infill projects permitted 247-366sf of land area per unit for a mixed-income affordable housing infill development.

General Standards; Public Interest

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-A. The use of the property conforms to the underling zoning except for the Conditional Use and variance requested.

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 project is within Over-the-Rhine Historic District. The requested work for new construction does conform to the Historic District Guidelines.

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.*

The proposed work conforms to the Over the Rhine 2002 Comprehensive Plan as it is within a Residential/Mixed Use Land Use area and is within the CC-A Zoning District which allows for Residential/Mixed Use and Commercial uses.

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.*

Parking is not a required for developments within the Urban Parking Overlay Zone.

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

No buffering is required by zoning as the adjacent parcels are also commercial or manufacturing districts.

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

There is no landscaping or buffer yards required.

g. ***Hours of Operation.*** *Operating hours of the venue are compatible with adjacent land uses and illustrated below.*

This is a residential project and hours of operation are 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 use as a 4-story residential is in keeping with the mixed-use area. The building directly to the south is also a multi-family 5 1/2 story building and there are several other multi-family, multi-story buildings along the 1500-1600 blocks of Central Parkway.

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.*

Ordinance 202101677 has been referred to City Planning Commission from Council. This ordinance would remove density requirements from many zoning districts throughout Cincinnati, including the CC-A zoning.

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 anticipated adverse effects to the extent of access to fire, police or other public services.

k. ***Blight.*** *The elimination or avoidance of blight.*
This property is not a blighted building, but is a vacant, unimproved lot.

l. ***Economic Benefits.*** *The promotion of the Cincinnati economy.*
The proposed work will increase income gained from use of the outdoor spaces.

m. ***Job Creation.*** *The creation of jobs both permanently and during construction.*
The proposed project will create temporary jobs during construction and will provide permanent jobs as staff/management of the multi-family building.

n. ***Tax Valuation.*** *Any increase in the real property tax duplicate.*
The new construction will increase the property value of the property.

o. ***Private Benefits.*** *The economic and other private benefits to the owner or applicant.*
The owner of the property will have a benefit to redeveloping the property and creating an income stream

p. ***Public Benefits****. The public peace, health, safety or general welfare.*
The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and the city as a whole.

CERTIFICATE OF APPROPRIATENESS REVIEW FOR NEW CONSTRUCTION

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The applicant has provided a narrative. Staff agrees with their narrative and has the additional comments/analysis below.

NEW CONSTRUCTION

The Over-the-Rhine Historic Conservation Design Guidelines give direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when looking at appropriate infill design is the block that the parcel is on and especially adjacent properties

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New

construction can improve both the physical quality and economic vitality of the neighborhood.
The lot is a vacant site.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.
This infill development does not replicate the existing buildings and has a design and detailing that is based on the fabric of the neighborhood while being modern in style.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.
Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.
Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

B. Specific Guidelines
1. Composition: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

- *While the building is a residential building, the design still incorporated a strong base through the use of a larger burnished block compared to the upper stories that have a modular sided red/orange brick veneer.*

Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

- *The middle is defined by a red/orange brick with individual and paired brick openings in horizontal and vertical alignment. Around the windows there is both a change of materials and a change of plane. On the street facing facades there is also a recess that breaks up the façade.*

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

- *The top is a simple white Nichiha Miraia panel. This provides a simple modern strong top to the building. A change in materials provides a sense of a cap, while providing a modern style terminus.*

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

- *The roof is a fairly flat roof with a slight pitch for drainage. The roof is set behind the "cornice panels" to provide for screening of utilities. The roof is not visible from the street.*

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wider (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not

acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

While the window patterning is similar on all three street facades. The south façade is not highly visible from the street and provides simpler detailing, but still provides punched openings.

- *The windows are taller than they are wide. Even when the windows are in pairs, the individual window within those groupings are taller than they are wide.*
- *The windows on the street faces have definition to them through a change in material from the red/orange brick to a dark brick that provides a frame around each window column.*
- *The windows are recessed from the face of the building.*
- *The windows are all aligned vertically and horizontally.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the windowsill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches

- *As this is a residential building it does not have a storefront. There is a centrally located main entrance along Central Parkway that is highlighted with a recess, change of materials and awning.*

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

- *The property has a zero-lot line setback on all street facades with only slight recesses to break up the building mass.*

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

- *The building is a wide building around 99-100 feet wide along each street face, however a rhythm has been provided that breaks up the façade with the vertical columns around the windows as well as the recesses along each façade.*

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

- *The building is a wide building around 99-100 feet wide along each street face, and while the building is wider than it is tall there are many elements that help to provide a vertical emphasis including:*
    - *Vertically oriented windows.*
    - *Vertical window columns and a frame around the window columns.*
    - *Recessed portions of the façade that are extend up the entire façade create a vertical column.*

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

- *The building is 4 stories tall. The building directly adjacent to the south of the site is 5.5 stories tall, the building north of Findlay Street is 3 stories tall.*

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

- *The building materials are all appropriate. The main building material is brick. Different color bricks are used to provide ornamentation, window surrounds, and vertical orientation. There are wood laminate panels used as an accent material. The burnished block used at the base has a rougher texture and visual composition that provides a stone like quality to the base.*

Other Considerations:
Prehearing Results: September 8, 2021 – The applicant was present.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
"Preserve our built history," but an infill new construction that meets the Historic Conservation Design Guidelines does support the sustain initiative.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

The following recommendations are proposed for the project proposed at 1684 Central Parkway per the drawings submitted by New Republic dated 8.13.2021:

A. **1409-07- APPROVE- Conditional Use** for residential on the first floor.
B. **1409-09: APPROVE- Variance** to allow proposed density of 312.5 sf of land area/unit for a unit count of 32 units.

C. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   1. 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 within the district or vicinity where property is located.
   2. The project is an affordable housing project and needs the required density for program requirements.
   3. There are several other properties along the 1500-1600 block of Central Parkway that do not have commercial on the first floor.

III. CERTIFICATE OF APPROPRIATENESS:

A. APPROVE a Certificate of Appropriateness for new construction of a of a 4-story residential building per plans from New Republic dated 8.13.2021 for the property at 1684 Central Parkway with the following conditions:

1. The building permit must be issued within 2 years, or the Certificate of Appropriateness will expire.

B. FINDING: The Board makes this determination per Section 1435-09-2:

1. That the Applicant and/or the Property Owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The new construction is sympathetic to the historic context and fabric without being replicative of design.

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: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1684 Central Pkwy/1829 Logan St
Hamilton Co. Parcel ID No.: 013300030083-85 Zoning District: CC-A
Historic District: Over-the-Rhine Overlay District: N/A

APPLICANT INFO ☐ PROPERTY OWNER ☑ OTHER Architect (designer) (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Kara Vujanovich
Contact Person (if legal entity): _____
Address: 433 E 13th St Suite C1
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-800-1581 x703 E-mail: kara@newrepublicarchitecture.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Griffon Apartments, LLC
Contact Person (if legal entity): Jen Walke
Address: 1826 Race St
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-559-5861 E-mail: jwalke@modelgroup.net

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
The lots will be consolidated and one 4-story masonry veneer residential building will be constructed. The building will have 32 units of affordable family housing.

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
-Conditional use for residential units at ground floor
-Variance for increased density

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: _____ Date: 8/11/2021

NEW REPUBLIC
architecture

Ms. Beth Johnson
Urban Conservator
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Ms. Johnson,

A new 4-story residential building is proposed at the southeast corner of Central Parkway and Findlay Streets in the Over-the-Rhine Historic District. It is intended to anchor the street corner at Central and Findlay, as well as the corner at Findlay and Logan Streets. It is to be built on a vacant gravel lot (formerly a one-story fast-food restaurant) up to the street edge/right of way lines on Central, Findlay, and Logan Streets. There is a 5-story historic apartment building to the south, and across the street, on the north side of Findlay, there are two 3-story historic buildings and a non-historic 3-story addition that occupies the northeast corner of the intersection.

The proposed building will be constructed with masonry, a staple language of the district, on all four sides with punched windows throughout. The building was deliberately designed in a tri-partite manner, with a base, middle and a top, as follows:

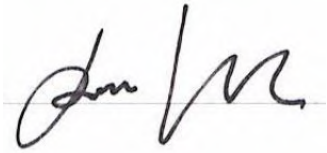
The ground floor of the building is to be constructed from a dark warm grey burnished block veneer with grey and brown aggregate and an 8"x16" face. The second, third and fourth floors will be comprised of a buff-colored modular brick. The larger scale, in block size and texture of the burnished block at the base of the building grounds distinguishes it from the main body of masonry and gives the bottom of the building more visual weight. Additionally, there will be warm grey modular brick that surrounds groups of windows in a vertical orientation to emphasize height, verticality and rhythm. The proposed brick colors take queues from other historic masonry buildings along Central Parkway which use a variety of brown, blonde and buff brick colors.

To break up the mass of the building, vertical notches are created at each of the street facing sides of the building which are emphasized with a change in material and a slight set-back. A wood-look high pressure laminate panel system which compliments the warm masonry colors will clad the notches. The notch along Central Parkway will incorporate the main building entry and the wood-look material will wrap outside of the notch onto the main body of the building to emphasize the entry point. Additionally, a dark colored metal canopy will cover the main entry point. Signage/ street numbering will be located where the wood-look material wraps the corner of the notch.

The top of the building will be delineated by a simple white, glossy cement board panel parapet, which will be set back a few inches from the main face of the building. The white color will visually lighten the building from base to middle to top, creating a clear base, middle and top.

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer

Dusty Rhodes, Hamilton County Auditor

generated on 8/4/2021 5:13:21 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
133-0003-0086-00	1684 CENTRAL PW	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

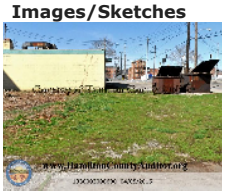
Appraisal Area
01801 - OVER THE RHINE 01

Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
NASSAU AVENUE INVESTMENTS LLC % MODEL GROUP
1826 RACE ST
CINCINNATI OH 45206
(call 946-4015 if incorrect)

Mailing Name and Address
THE MODEL GROUP
1826 RACE ST
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
45,500

Effective Tax Rate
89.090432

Total Tax
$4,072.96

Property Description
223 FINDLAY ST 40 X 50 PT LOT 35 JOHN MC LEAN SUB OF BLK K-L FINDLAY & GARRARD SUB

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	3/29/2016
Last Sale Amount	$350,000
Conveyance Number	105151
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.045

Tax/Credit/Value Summary

Board of Revision	YES(94)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	130,000
CAUV Value	0
Market Improvement Value	0
Market Total Value	130,000
TIF Value	118,100
Abated Value	0
Exempt Value	0
Taxes Paid	$4,072.96
Tax as % of Total Value	0.000%

Notes

1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built

No Proposed Levies Found

Levies Passed – 2020 Pay 2021 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency ($48,000,000)	Renewal	7.34	$343.53	$333.97	C, D

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2016	105151	350,000	3/29/2016	YU KANG HA & SEONG HWA YU KANG HA & SEONG HWA	NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC
2002	16221	135,000	10/16/2002	ZIMMERMAN FAMILY TRUST LTD ZIMMERMAN FAMILY LTD PTNSHP	YU KANG HA & SEONG HWA
1997	0	0	2/21/1997	ZIMMERMAN MAX & DAVID TR	ZIMMERMAN FAMILY TRUST LTD
1993	0	0	5/11/1993	ZIMMERMAN MAX TR	ZIMMERMAN MAX & DAVID TR
1990	7627	17,500	6/8/1990	NICHOLAS ENTERPRISES INC	ZIMMERMAN MAX TR
1987	0	0	2/1/1987	CORDES BARBARA ET AL	NICHOLAS ENTERPRISES INC
1984	0	0	5/1/1984	SEE OWNERSHIP CARD	CORDES BARBARA ET AL

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	3/20/2020	130,000	0	130,000	0	120 Reappraisal, Update or Annual Equalization
2020	3/20/2020	87,500	0	87,500	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	25,200	0	25,200	0	120 Reappraisal, Update or Annual Equalization

Value History

2014	9/20/2014	6,850	0	6,850	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	6,990	0	6,990	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	6,990	0	6,990	0	120 Reappraisal, Update or Annual Equalization
2005	9/20/2005	6,990	0	6,990	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	11,900	0	11,900	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	11,000	0	11,000	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	10,200	0	10,200	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
1993000508	1/18/1994	No		4/14/1995 9:20 AM	10,000	5,000		

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
**A counter-complaint may by filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of $50,000 or more in market value.
***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

CHARLIE WINBURN, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	NASSAU AVENUE INVESTMENTS LLC % MODEL GROUP
Tax Bill Mail Address	THE MODEL GROUP 1826 RACE ST CINCINNATI OH 45202

Taxable Value	
Land	45,500
Improvements	0
Total	45,500

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	109.790000
Effective Rate	89.090432
Non Business Credit	0.088077
Owner Occupancy Credit	0.022019
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$2,497.72		$2,497.72	
Credit			$470.91		$470.91	
Subtotal			$2,026.81		$2,026.81	
Non Business Credit			$0.00		$0.00	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$0.00**	**$0.00**	**$2,026.81**	**$0.00**	**$2,026.81**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$2,026.81		$2,026.81	
Real Estate Owed	$0.00		$0.00		$0.00	
Special Assess Paid	$0.00		$19.34		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$2,046.15		$2,026.81	
Total Paid	$0.00		$2,046.15		$2,026.81	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$0.00**	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	$0.00	$0.00	$19.34	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Paid	$0.00		$19.34		$0.00	
Owed	$0.00		$0.00		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/21/2021	2 - 2020	$0.00	$0.00	$2,026.81	$0.00
2/5/2021	1 - 2020	$0.00	$2,046.15	$0.00	$0.00
7/17/2020	2 - 2019	$0.00	$0.00	$425.42	$0.00
1/31/2020	1 - 2019	$0.00	$444.89	$0.00	$0.00
6/20/2019	2 - 2018	$0.00	$0.00	$425.63	$0.00
1/31/2019	1 - 2018	$0.00	$445.09	$0.00	$0.00
6/20/2018	2 - 2017	$0.00	$0.00	$412.25	$0.00
1/31/2018	1 - 2017	$0.00	$429.87	$0.00	$0.00
6/20/2017	2 - 2016	$0.00	$0.00	$114.48	$0.00
1/31/2017	1 - 2016	$0.00	$132.10	$0.00	$0.00
6/24/2016	2 - 2015	$0.00	$0.00	$105.17	$0.00
1/25/2016	1 - 2015	$0.00	$122.79	$0.00	$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	130,000	Land	45,500	Full Tax Rate (mills)	109.790000
Building	0	Building	0	Reduction Factor	0.188538
Total	**130,000**	**Total**	**45,500**	Effective Tax Rate (mills)	89.090432
				Non Business Credit	0.088077
				Owner Occupancy Credit	0.022019

Tax Calculations	
Gross Real Estate Tax	$4,995.44
- Reduction Amount	$941.82
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$2,026.81
- Sales Tax Credit	$0.00
+ Current Assessment	$19.34
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$2,046.15

Half Year Tax Distributions	
School District	$117.85
Township	$0.00
City/Village	$1,867.54
Joint Vocational School	$0.00
County General Fund	$4.70
Public Library	$3.78
Family Service/Treatment	$0.64
HLTH/Hospital Care-Indigent	$5.10
Mental Health Levy	$4.36
Developmental Disabilities	$7.72
Park District	$1.93
Crime Information Center	$0.57
Children Services	$8.84
Senior Services	$2.94
Zoological Park	$0.84

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo

No sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	$0.00

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
$0.00	$18.78	$19.34	$0.00	$0.56	$0.00

Payments

Payments

Year	Installment	Payment Date	Amount Paid
2019	1	01/31/2020	$19.47
2020	1	02/05/2021	$19.34

Comments

Related Names

Name	Relationship	Status
NASSAU AVENUE INVESTMENTS LLC % MODEL GROUP	Parcel Owner	Current

ADJUDICATION/DENIAL LETTER
Date: July 14, 2021
Location: 1416-1430 Central Parkway
Request: New Construction and related zoning relief
Zoning District: CC-A/ Over-the-Rhine Historic District

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 and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ **. Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1409-07: Land Use Regulations. Residential is only permitted above the ground floor. A Conditional Use is required for residential on the first floor.
2. 1409-09: Development Regulations: Density. 1 unit is permitted per 700 sf of land area. The proposed density is 312.5 sf of land area/unit for a unit count of 32 units. A variance is required.

The front of the building has been determined to be Central Parkway. As this is a Double Frontage lot, there is no required rear yard setback.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Documents Required for
Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☐ All drawings formatted to 11x17 or 12x18.
- ☐ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☐ Adjudication/Denial Letter and this checklist
- ☐ Certificate of Appropriateness Application Form
- ☐ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☐ Zoning Hearing Examiner Application Form
- ☐ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☐ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☐ 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 digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☐ Other Documents or information applicant wants to present for their case
- ☐ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $ 624.95

All Drawings and Plans must include the following

- ☐ A graphic scale required on all drawings
- ☐ North arrows on all site, context and floor plans
- ☐ Elevations labeled with North, South, East West, front, side and rear labels
- ☐ Street names labeled
- ☐ Date and/or revision dates

Architectural Drawings and Plans

- ☐ An index of drawings located on the first sheet
- ☐ Context Map showing the building within at least a block of context
- ☐ Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ☐ Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- ☐ Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

- ☐ Site section and/or Site elevations including any adjacent properties
- ☐ 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. Include Make, model and series for proposed materials
- ☐ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions.
- ☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☐ 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
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☐ A preliminary geotechnical evaluation;
- ☐ A determination of the maximum building envelope;
- ☐ Average slope/grade of the property; and
- ☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

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

Office Use Only

Application #: _____

Date Accepted: _____

☐ Staff Review ☐ Board Review

☐ Paid: _____

Date Perfected: _____

Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____

Hamilton Co. Parcel ID No.: _____ Zoning District: _____

Historic District: _____ Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☐ OTHER _____ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: _____

Contact Person (if legal entity): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

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:

_____

_____

_____

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

_____

_____

_____

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: _____ Date: _____

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

(a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or

(b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

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

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

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

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

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

(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;

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

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

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

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

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
ADDRESS_____ COMMUNITY_____
PARCEL ID(S)_____ HILLSIDE DISTRICT: □ Yes □ No
BASE ZONING CLASSIFICATION_____ ZONING OVERLAY (if applicable)_____
HISTORIC DISTRICT: □ No □ Yes: (name) _____
□ **Non-Residential Project** □ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
NAME_____ CONTACT PERSON (if legal entity)_____
ADDRESS_____ CITY_____ STATE_____ ZIP_____
EMAIL_____ RELATIONSHIP TO OWNER (if not owner)_____
TELEPHONE_____

Section 3. OWNER
NAME_____ 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 □ Special Exception □ Conditional Use □ Use Variance
□ 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)*

_____
_____

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_____ Signature_____ Date____/____/_____

Revised 09.17.2019

SITE LOCATION

0' 32' 64' 128' 256'

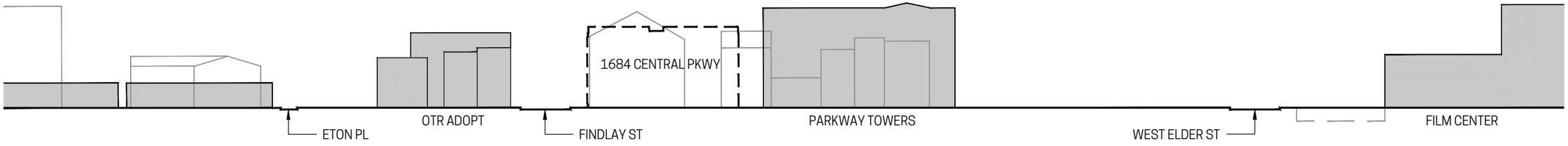
N

DRAWING INDEX:

G0	SITE LOCATION
G1	SITE PHOTOS
A1	GROUND FLOOR PLAN
A2	TYPICAL FLOOR PLAN
A3	ROOF PLAN
A4	EAST & WEST ELEVATIONS
A5	NORTH & SOUTH ELEVATIONS
A6	RENDERING
A7	RENDERING

DUNLAP ST/LOGAN ST ELEVATION (BEYOND)

CENTRAL PARKWAY ELEVATION



EXTENDED EAST ELEVATION (CENTRAL PKWY)

0' 16' 32' 64' 128'

NEW REPUBLIC architecture

modelgroup

GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY CINCINNATI, OH 45202

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VIEW OF SITE FROM
CENTRAL PARKWAY

VIEW OF SITE FROM
FINDLAY STREET

VIEW OF SITE FROM
LOGAN STREET

NEW REPUBLIC
architecture
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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

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PARKWAY
CINCINNATI, OH
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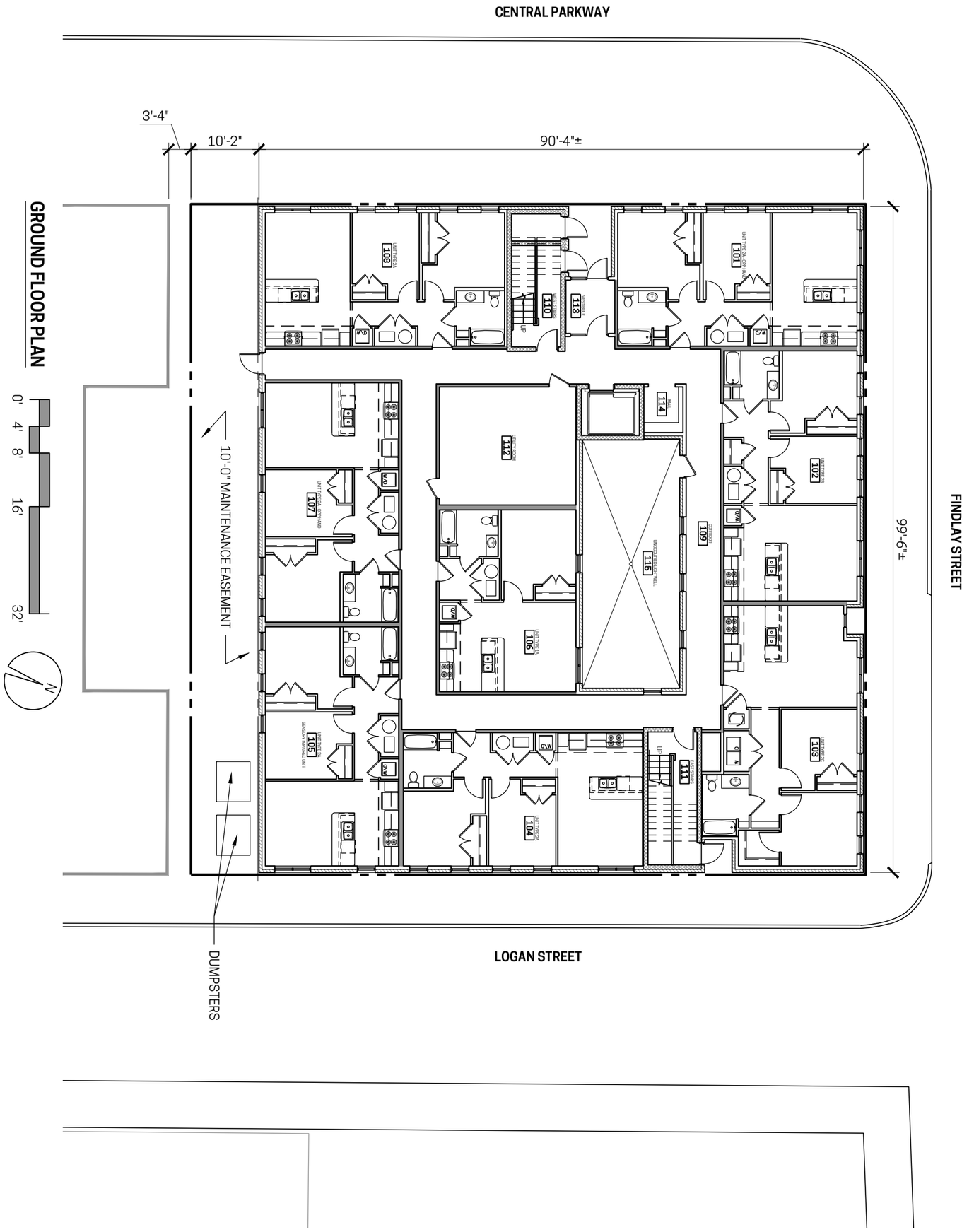

A1

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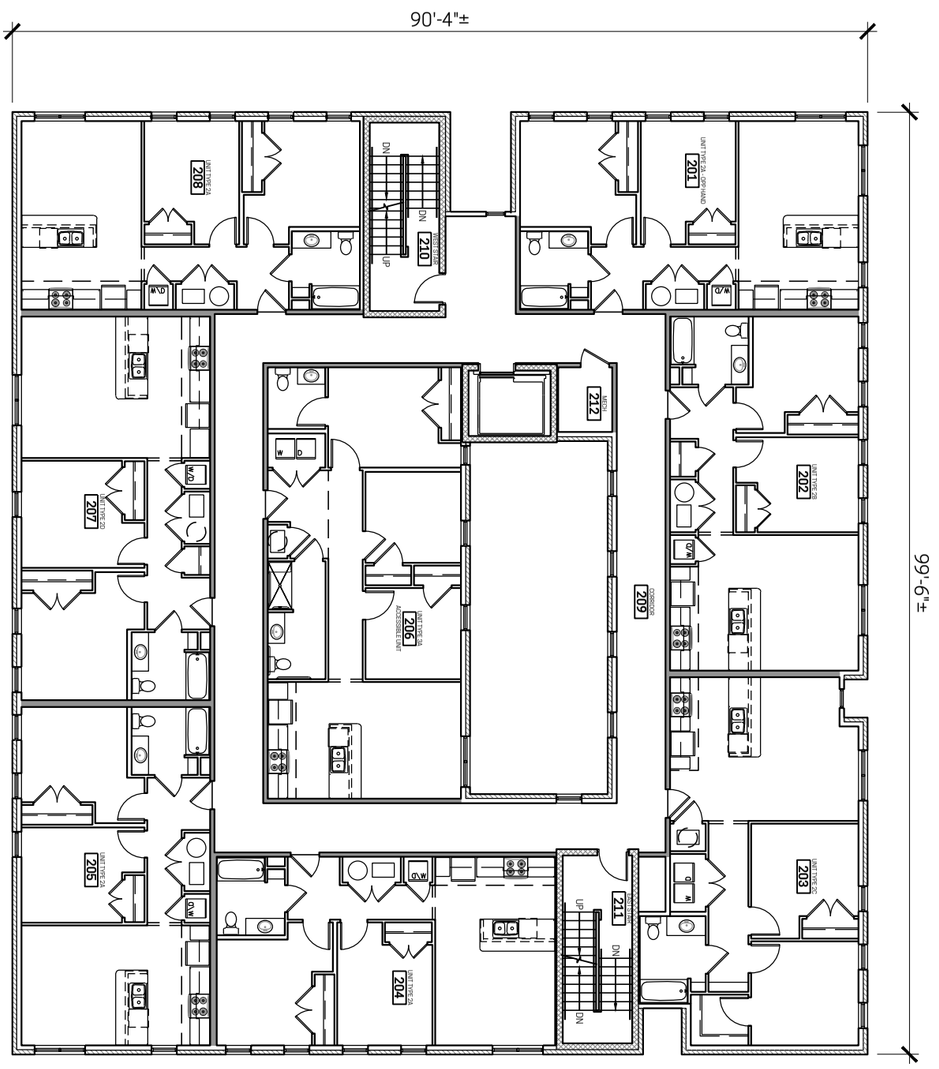
TYPICAL FLOOR PLAN

0' 4' 8' 16' 32'



A2

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CINCINNATI, OH 45202

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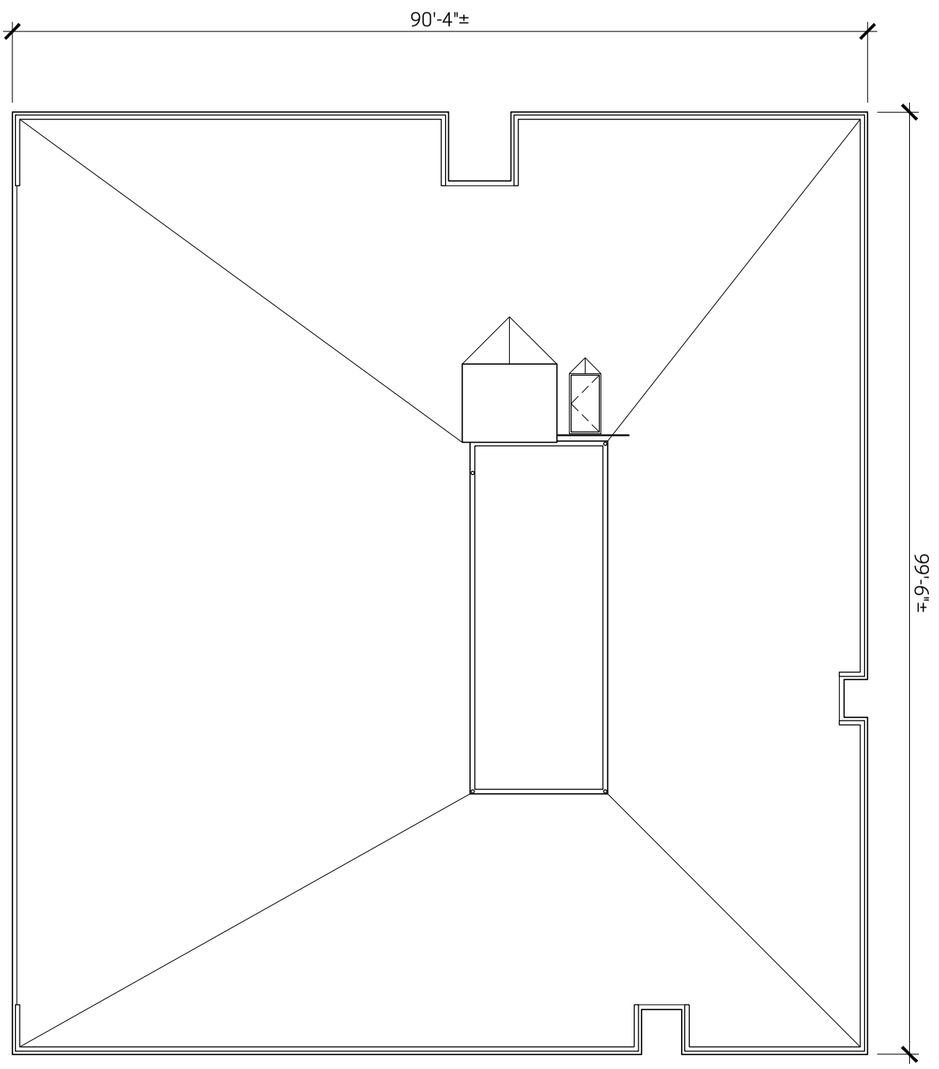
ROOF PLAN

0' 4' 8' 16' 32'

N



A3

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CINCINNATI, OH 45202

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AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

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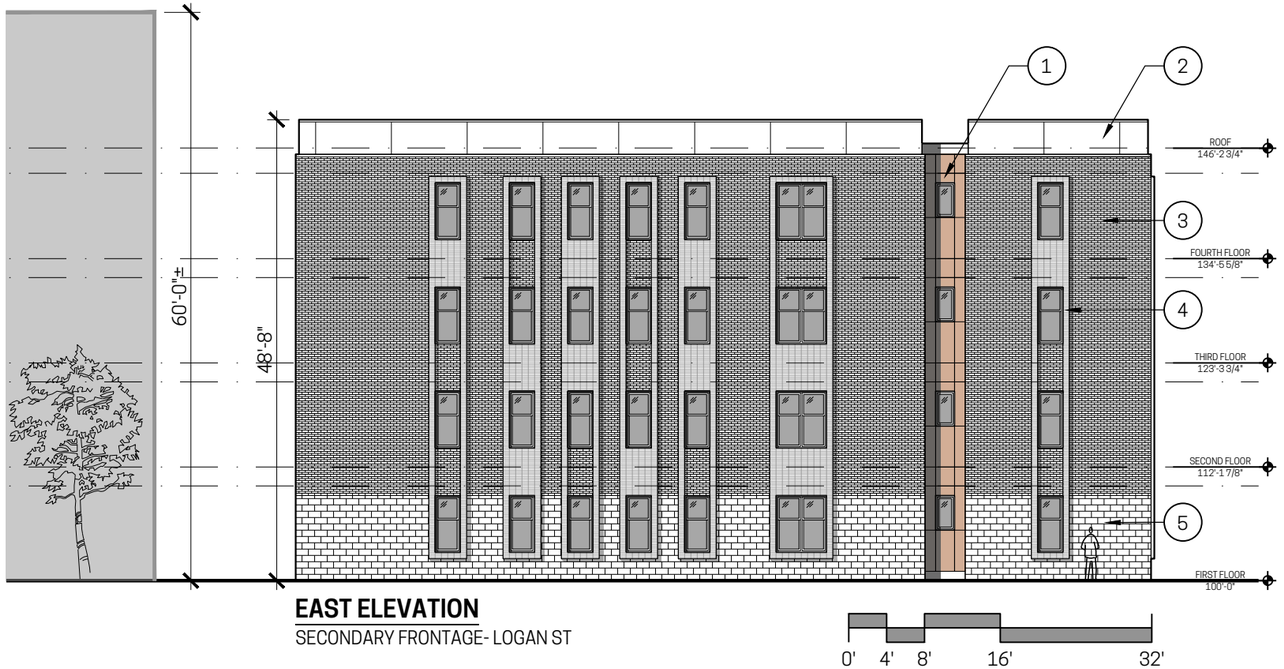
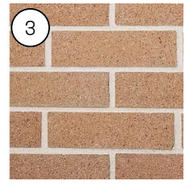


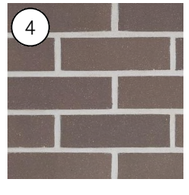
EAST ELEVATION
SECONDARY FRONTAGE- LOGAN ST

WEST ELEVATION
FRONT- CENTRAL PKWY

EXTERIOR FINISH NOTES: (#)

1. HIGH PRESSURE LAMINATE PANELS
   (TRESPA METEON: MILANO SABBIA- SATIN)
2. FIBER CEMENT PANELS
   (NICHIHA MIRAIA: SNOW)
3. BRICK VENEER
   (BELDEN- SANDY ROSE MODULAR BRICK IN RUNNING BOND)
4. BRICK VENEER
   (BELDEN- ANCHOR SMOOTH MODULAR BRICK IN STACK BOND)
5. BURNISHED BLOCK
   (GRAND BLANC- IRONWOOD IN STACKED BOND)





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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY
CINCINNATI, OH
45202

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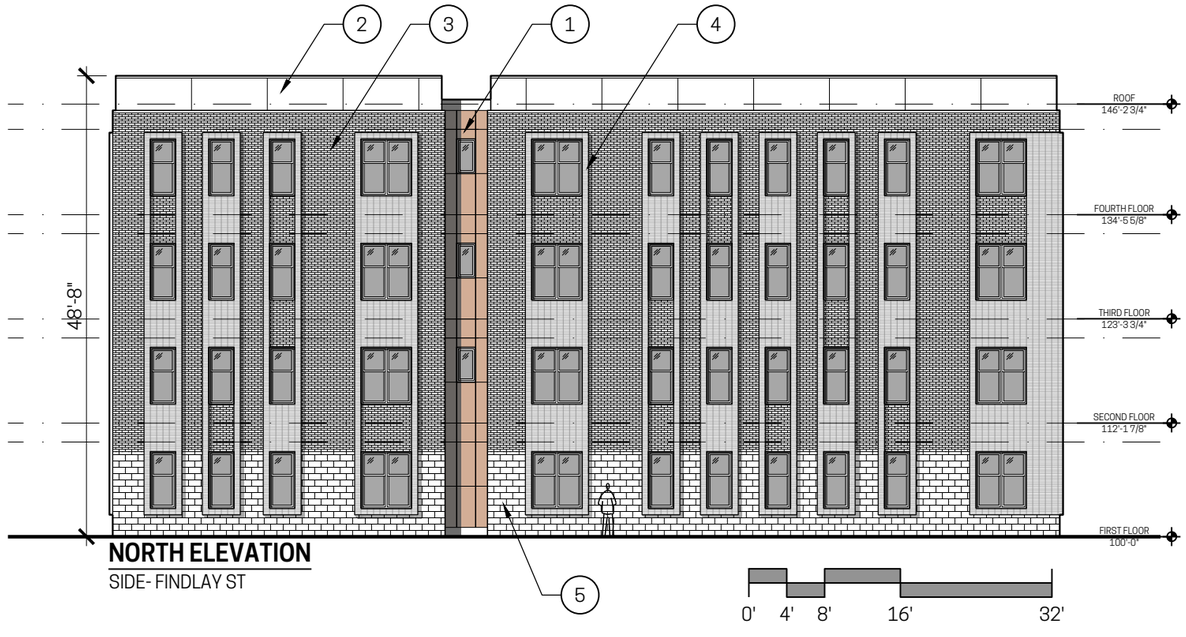
SOUTH ELEVATION

SIDE

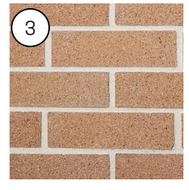


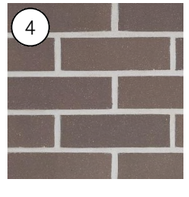
NORTH ELEVATION

SIDE- FINDLAY ST

EXTERIOR FINISH NOTES: (#)

1. HIGH PRESSURE LAMINATE PANELS
   (TRESPA METEON: MILANO SABBIA- SATIN)
2. FIBER CEMENT PANELS
   (NICHIHA MIRAIA: SNOW)
3. BRICK VENEER
   (BELDEN- SANDY ROSE MODULAR BRICK IN RUNNING BOND)
4. BRICK VENEER
   (BELDEN- ANCHOR SMOOTH MODULAR BRICK IN STACK BOND)
5. BURNISHED BLOCK
   (GRAND BLANC- IRONWOOD IN STACKED BOND)





NEW REPUBLIC architecture

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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY
CINCINNATI, OH
45202

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RENDERING
VIEW FROM CENTRAL PARKWAY

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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY
CINCINNATI, OH 45202

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RENDERING
VIEW FROM CORNER OF FINDLAY STREET & CENTRAL PARKWAY

NEW REPUBLIC architecture
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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY
CINCINNATI, OH 45202

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INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 61022.048
EFFECTIVE DATE: JUNE 3, 2019

AS TO TRACTS 2 AND 3:
18. SUBJECT TO A MAINTENANCE EASEMENT AND AN EASEMENT FOR LIGHT AND AIR AS SET FORTH IN DEED BOOK 2009, PAGE 289 OF THE HAMILTON COUNTY, OHIO RECORDS.
(THE SUBJECT EASEMENT LIES ON, AND/OR ACROSS SURVEYED PROPERTY, PLOTTED AND IDENTIFIED AS ITEM #18)

LEGAL DESCRIPTION:

SITUATED IN SECTION 13, TOWN 3, FRACTIONAL RANGE 2, BTM, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING ALL OF LOT 35, 36, 37 OF JOHN MCLEAN'S SUBDIVISION OF BLOCKS K AND L OF FINDLAY AND LUDLOW'S SUBDIVISION AS RECORDED IN D.B. 112 PG. 42 AND AS CONVEYED TO NASSAU AVENUE INVESTMENTS, LLC IN O.R. 13133 PG. 1182 AND O. R. 13704 PG. 1658 OF THE HAMILTON COUNTY, RECORDER'S OFFICE, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS NOTCH FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FINDLAY STREET AND THE WEST RIGHT OF WAY LINE OF LOGAN STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S29°53'43"E A DISTANCE OF 100.80 FEET TO A CROSS NOTCH FOUND IN THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO LOGAN TOWERS LIMITED PARTNERSHIP IN O.R. 13573 PG. 1511;

THENCE ALONG SAID NORTH LINE, S79°59'17"W A DISTANCE OF 100.18 FEET TO A CROSS NOTCH FOUND IN THE EAST RIGHT OF WAY LINE OF CENTRAL PARKWAY;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N29°53'43"W A DISTANCE OF 100.80 FEET TO A CROSS NOTCH FOUND IN THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF FINDLAY STREET;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N79°59'17"E A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.213 ACRES OF LAND MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD' 83, AS DERIVED FORM THE ODOT VRS SYSTEM.

THE ABOVE DESCRIBED PROPERTY BEING ALL OF THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 61022.048 AND DESCRIBED AS FOLLOWS:

TRACT 1:
1829 LOGAN STREET
PARCEL NO: 133-3-84
SITUATE IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 36 OF JOHN MCLEAN'S SUBDIVISION OF BLOCKS K AND L AS RECORDED IN DEED BOOK 112, PAGE 42, HAMILTON COUNTY, OHIO RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF LOGAN STREET; A DISTANCE OF 310.10 FEET NORTHWARDLY (AS MEASURED ALONG THE WESTERLY LINE OF LOGAN STREET) FROM THE NORTHERLY LINE OF ELDER STREET; THENCE NORTHWARDLY ALONG THE WESTERLY LINE OF LOGAN STREET, A DISTANCE OF 30.03 FEET; THENCE WESTWARDLY PARALLEL TO ELDER STREET, A DISTANCE OF 50.05 FEET; THENCE SOUTHWARDLY PARALLEL TO LOGAN STREET, A DISTANCE OF 30.03 FEET; THENCE EASTWARDLY PARALLEL TO ELDER STREET 50.05 FEET TO THE PLACE OF BEGINNING.

TRACT 2:
1827 LOGAN STREET
PARCEL NO: 133-3-83 (AND 85 COINS)
SITUATED IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING LOT 37 AND PART OF LOTS 35 AND 36 OF JOHN MCLEAN'S SUBDIVISION OF BLOCKS K AND L OF FINDLAY AND LUDLOW'S SUBDIVISION AS RECORDED IN DEED BOOK 112, PAGE 42, HAMILTON COUNTY, OHIO RECORDS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF LOGAN STREET, 280.17 FEET NORTHWARDLY FROM THE NORTHWEST CORNER OF ELDER AND LOGAN STREETS; THENCE NORTHWARDLY ALONG THE WESTERLY LINE OF LOGAN STREET, 29.93 FEET; THENCE WESTWARDLY PARALLEL WITH ELDER STREET, 50.05 FEET; THENCE NORTHWARDLY PARALLEL WITH LOGAN STREET, 70.07 FEET TO THE SOUTHERLY LINE OF FINDLAY STREET; THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF FINDLAY STREET, 50.05 FEET TO THE EASTERLY LINE OF CENTRAL PARKWAY; THENCE SOUTHWARDLY ALONG THE EASTERLY LINE OF CENTRAL PARKWAY 100 FEET; THENCE EASTWARDLY PARALLEL WITH ELDER STREET, 100.10 FEET TO THE PLACE OF BEGINNING.
THE SOUTHERLY TEN (10) FEET OF THE ABOVE DESCRIBED PLOT OF LAND IS SUBJECT TO AN EASEMENT FOR MAINTENANCE OF THE BUILDING ON THE LOT NEXT SOUTH OF THE PLOT HEREIN DESCRIBED AND SUBJECT TO AN EASEMENT FOR LIGHT AND AIR SO LONG AS THE BUILDING TO THE SOUTH STANDS IN FAVOR OF LOTS 38-41.
TRACT 3:
1884 CENTRAL PARKWAY
PARCEL NO: 133-3-88
SITUATED IN CITY OF CINCINNATI, HAMILTON COUNTY, AND IN THE STATE OF OHIO AND BOUND AND DESCRIBED AS FOLLOWS:
BEING THE EAST HALF OF LOT 35 OF JOHN MCLEAN'S SUBDIVISION OF LOCKS "K" AND "L" OF THE NORTHERN LIBERTIES OF CINCINNATI, A PLAT OF SAID SUBDIVISION BEING RECORDED IN DEED BOOK 112, PAGE 42 OF THE HAMILTON COUNTY, OHIO RECORDS.
SAID PREMISES ARE LOCATED AT THE SOUTHWEST CORNER OF FINDLAY AND LOGAN STREETS AND HAVE A FRONTAGE OF 40 FEET ON THE WEST SIDE OF LOGAN STREET, AND RUNNING WEST SAME WIDTH 51 FEET, MORE OR LESS TO THE EAST LINE OF THE FORMER "A & H KNORR'S ICE HOUSE"; SITUATED ON THE WEST HALF OF SAID LOT 35.

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

LEGEND

- CROSS NOTCH FOUND
- CATCH BASIN
- YARD DRAIN
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER SERVICE
- WATER VALVE
- WATER MANHOLE
- GAS SERVICE
- GAS VALVE
- GUY WIRE
- ELECTRIC MANHOLE
- PULL BOX
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- SIGN - SINGLE POST
- G — GAS LINE
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- STORM SEWER
- SANITARY SEWER
- OU — OVERHEAD UTILITIES
- ASPHALT
- CONCRETE
- GRAVEL

SURVEYOR'S CERTIFICATION

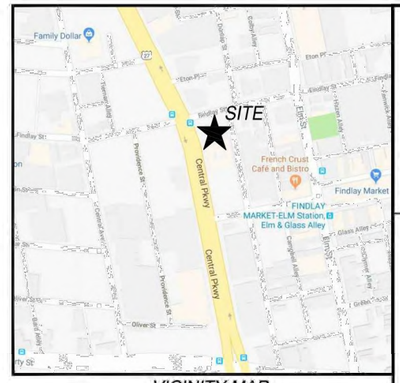
TO: CINCINNATI NEIGHBORHOOD TRANSFORMATION FUND LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, NASSAU AVENUE INVESTMENTS, LLC AN OHIO LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b1), 7(c), 8, 9, 11, 13, 18 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 6-13-2019

DATE OF PLAT OR MAP 7-2-2019

7-22-2019
MATTHEW HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO8611



VICINITY MAP
N.T.S

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS)(NAD 83)
5. VERTICAL DATUM IS BASED ON CITY OF CINCINNATI BENCHMARK NO. 7014. ELEVATION = 834.54 (NGVD 29)
6. SITE BENCHMARK AS SHOWN HEREON.
8. SUBJECT SITE IS LOCATED IN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD AS DETERMINED BY A GRAPHICAL INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 39061C0332F WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012.
9. SUBJECT SITE CONTAINS 0 PARKING SPACES.
10. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
12. AT THE TIME OF THE FIELD SURVEY THERE WERE NO WETLAND FLAGS VISIBLE ON SITE.
13. SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO CENTRAL PARKWAY, FINDLAY STREET AND LOGAN STREET.
14. SUBJECT SITE IS ZONED CC-A (COMMERCIAL COMMUNITY AUTOMOBILE-ORIENTED DISTRICT) BASED ON A LETTER FROM THE CITY OF CINCINNATI DATED 7-3-2019
15. THERE DO NOT APPEAR TO BE EVIDENCE OF ENCROACHMENTS.

THE KLEINGERS GROUP
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:
STATE OF OHIO
MATTHEW D. HABEDANK
8611
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1.	5-19-2019	ALTA - JDB
2.	7-18-2019	REVISIONS - JDB

ALTA/NSPS LAND TITLE SURVEY
0.213 ACRES

SECTION 13 TOWN 3 FR. 2 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
FOR: THE MODEL GROUP

PROJECT NO: 180179VSD002
DATE: 6-19-2019
SCALE: 1" = 10'
0 5 10 20

SHEET NAME:
CENTRAL PARKWAY @ FINDLAY STREET

SHEET NO.
1 OF 1

H:\2018\180179\002_DWG\180179VSD002 CENTRAL AT FINDLAY ALTA JUNE 2019.dwg, 7/22/2019 10:09:50 AM, matth

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: 9/27/2021

Section 1. SUBJECT PROPERTY

ADDRESS 1684 Central Parkway/1829 Logan St COMMUNITY Over-The-Rhine
PARCEL ID(S) 013300030083-85 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) N/A
HISTORIC DISTRICT: ☒ No ☐ Yes: (name) Over-The-Rhine
☐ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Kara Vujanovich CONTACT PERSON (if legal entity) _____
ADDRESS 433 E 13th St Ste C1 CITY Cincinnati STATE OH ZIP 45202
EMAIL kara@newrepublicarchitecture.com RELATIONSHIP TO OWNER (if not owner) Architect (project designer)
TELEPHONE 513-800-1581 x703

Section 3. OWNER

NAME Griffon Apartments, LLC CONTACT PERSON (if legal entity) Jennifer Walke
ADDRESS 1826 Race St CITY Cincinnati STATE OH ZIP 45202
EMAIL jwalke@modelgroup.net RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-559-5861

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☑ Variance ☐ Special Exception ☑ Conditional Use ☐ Use Variance
☐ 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)*

The proposed building is 4-stories and constructed of masonry veneer with wood framing. The building at 1684 Central Pkwy will consist of 32 affordable residential units for families and it will be located on the southeast corner of Central Parkway and Findlay Street. The building is part of a larger catalytic project in OTR which also includes the rehabilitation of two historic properties, one with a newly constructed addition. All buildings in the project will be affordable housing located within OTR.

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 Kara Vujanovich Signature _____ Date 08/13/21

Revised 09.17.2019

NEW REPUBLIC architecture

Why Zoning Relief Should Be Granted:

CZC 1445-13 General Standards: Public Interest

The Project meets the standards per CZC 1445-13, as the Project is "in the public interest," under the following criteria as set forth by this chapter.

a) **Zoning:** The proposed use is permitted in the CC-A zone, and the proposed building is an important step in completing the street edge that is interrupted by the current vacant lot.
b) **Guidelines:** The proposed use / project is part of a larger, catalytic project which includes the rehabilitation of two vacant historic buildings, one with a new addition. All buildings in the project will be affordable housing located within the OTR neighborhood.
c) **Plans:** As the Project is an affordable housing project, and the various stakeholders in the neighborhood have continually stated that affordable housing in Over the Rhine is a top priority, the project is consistent with the wishes of the community.
d) **Traffic:** The project is along Central Parkway, a major arterial street that can handle any additional traffic without pushing traffic onto neighboring/side streets.
e) **Buffering:** The building is built on a zero lot-line on three sides, so no buffering is planned or possible. The south side of the building is built to the edge of a 10' service easement for the adjacent property. Landscaping and tenant circulation for the adjacent building will need to be coordinated with Parkway Towers to the south.
f) **Landscaping:** No landscaping is proposed as the building will be built to the zero lot line on all street facing sides.
g) **Hours of Operation:** This is a residential apartment development, so no "hours of operation" are relevant.
h) **Neighborhood Compatibility:** The proposed project is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have an adverse impact on the neighborhood. The proposed project will activate a site that has sat entirely vacant for over 5 years and contribute to the residential neighborhood as well as supporting commercial developments in the area.
i) **Proposed Zoning Amendments**: N/A
j) **Adverse Effects:** The proposed use will cause no adverse effects and will enhance the safety of the area by putting more "eyes on the street" in the form of additional residents, rather than the existing vacant lots.
k) **Blight:** The project will be built on a property that has been vacant for several years, which will remove blight from the neighborhood.
l) **Economic Benefits:** It has been widely demonstrated that more residents in a neighborhood result in more capital being spent in adjacent establishments. The project will also bring many temporary jobs and commercial patrons to the area during the construction.
m) **Job Creation:** The project should result in 100+ construction jobs and 2 full time, on-site staff.
n) **Tax Valuation:** After tax abatement resides, the receipts to the city should increase substantially.
o) **Private Benefits:** The Owner anticipates developing a viable revenue generating asset where there once was none.
p) **Public Benefits:** More people living in the area is an overall positive to this underdeveloped area of OTR.

NEW REPUBLIC
architecture

Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Mr. Sturkey,

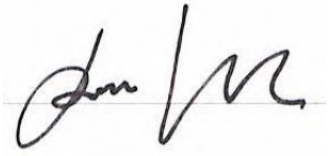
A conditional use for residential units to be located at the ground floor of a proposed building (1684 Central) along Central Pkwy is being requested to accommodate an additional 8 affordable residential units for families.

The proposed design which consists of 4-stories of residential units has precedents along Central parkway and within the surrounding blocks in the OTR historic district. Parkway Towers, which is directly south of the proposed building along Central Parkway, is comparable in scale and has residential units at the ground floor. 1702 Central, which is across Findlay Street directly to the north of the proposed building, also has residential units at the ground floor.

Providing commercial space at the ground floor of the proposed building would decentralize the area of commercial spaces, business, and commercial activity that are currently present at Findlay Market. However, additional residents within walking distance of the Findlay market area can increase commerce and vibrancy for the district.

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer

NEW REPUBLIC
architecture

Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Mr. Sturkey,

A variance for density is being requested to accommodate 32 affordable residential units for families on a 10,100 +/- SF site (312.5 SF of land area/unit is proposed as opposed to 700 SF of land area/unit):

The proposed design for a 4-story building at the southeast corner of Central Parkway and Findlay Street in the Over-the-Rhine Historic District falls below the maximum height allowance per zoning guidelines. Additionally, the building is situated between existing buildings that are anywhere from 3 to 5 stories, making 4 stories an appropriate height per the surrounding fabric and historic district guidelines. The overall height of the building is deemed appropriate based on zoning and OTR historic guidelines.

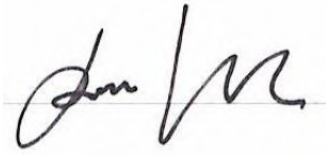
The footprint of the proposed building will fill the site per zoning requirements. The site has 3-street facing sides where the building is required to be built to the zero-lot lines. The south side of the proposed building is approximately 10 ft off the property line in order to respect the maintenance easement for the adjacent property. The building footprint is filling the necessary and allowable amount of space on site per zoning requirements. Filling the site footprint to the maximum extent will increase vibrancy on Central Parkway and decrease urban blight now and in the future.

The unit layouts and square footages of individual units were designed to follow the federal guidelines for fair housing and fulfill the requirements for residential units per Ohio Housing Financing Agency (OHFA). The affordable residential units are being funded through OHFA and must follow unit design guidelines in order to qualify for funding.

For the proposed building to satisfy requirements regarding building footprint and height, the allowable density of units needs to be increased. Additionally, funding for this project will not be sufficient if the proposed density is not permitted. Affordable housing in the OTR neighborhood is in high need and more units will benefit the neighborhood overall.

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer

NEW REPUBLIC
architecture

Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Mr. Sturkey,

We hereby plan to call the following witnesses for testimony at the September 27, 2021 Historic Conservation Board Meeting, for our Project at 1684 Central Parkway.

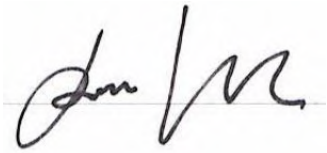
Graham Kalbli, AIA, LEED AP
Principal, New Republic Architecture

Kara Vujanovich, Project Designer
New Republic Architecture

Jen Walke, Vice President of Development
Model Group

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer

ITEM 1 September 27, 2021

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

APPLICATION #: COA20210044
APPLICANT: Bilt Architects
OWNER: Lida Bilokur
ADDRESS: **2 Hust Alley**
PARCELS: 094-0005-0139
ZONING: RM – 0.7
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 27, 2021
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of the Request
The request is for a Certificate of Appropriateness for a front facing roof deck that is recessed into the existing roof line.

Existing Conditions:
2 Hust Alley is a three story brick building dating to the 1870s. It is a simple building with little decoration and the building is an historic alley building without a street frontage.

Proposed Conditions:
The proposal is to recess a roof deck on the front pitch of the roof. The sides of the roof will remain and a new access to the roof deck will be created from a wall created within the recess.

Applicable Zoning Code Sections:
HCB authority: Section 1435-05-4
Overlays: Section 1435 Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 COA; Standard of Review

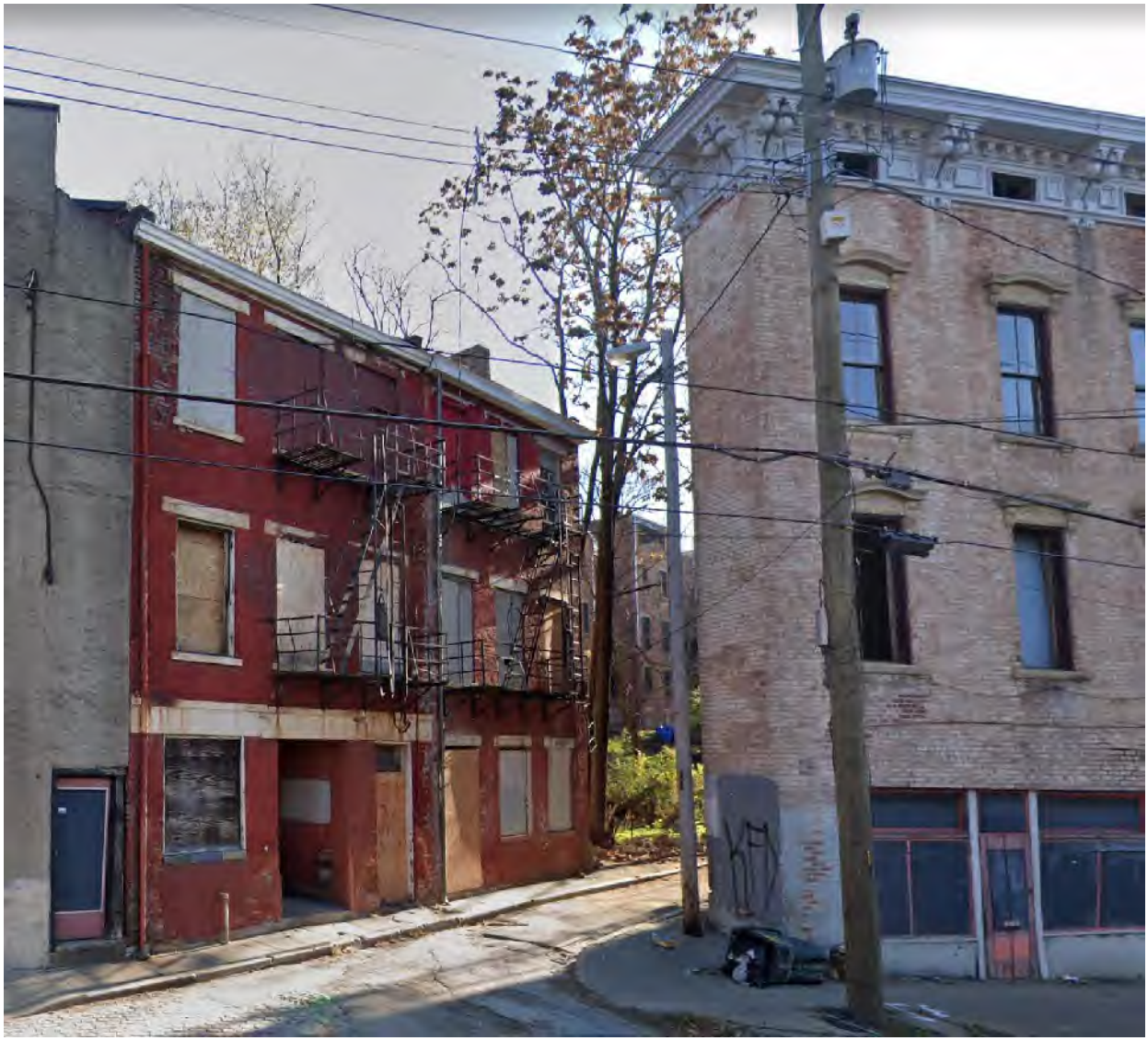


Figure 1: Image of 2 Hust Alley. Image from Google.

Figure 2: Location of 2 Hust Alley. Image from CAGIS.

Previous Review: NA

Certificate of Appropriateness Review:

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for roof decks.

SITE IMPROVEMENTS

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.

5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use

wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on case-by-case basis.

The proposed deck is in the front slope of the property and cuts into the slope while leaving the edges to retain the original roof form at the edges/side walls of the building. The deck will be accessed from a new opening on the attic floor and an addition will not be required for access. The cutout of the roof deck will not be highly visible from the public street.

The roof that is remaining will also act as the railing and no additional railing will be required.

Other Considerations:

Prehearing Results: A pre-hearing was held on 9/8/2021. The applicants were present.

Comments Provided to Staff: NA

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness at 2 Hust Alley for the construction of front facing roof deck per plans submitted Bilt Architecture dated 5/25/21
   1. The building permit must be issued within 2 years or the COA shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
   2. The roof deck is not visible from any of the surrounding streets.

ADJUDICATION/DENIAL LETTER
Date: 06/08/2021
Location: 2 Hust Al
Request: Roof Deck
Zoning District: RM 0.7/ Over-the-Rhine Historic District/Hillside

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 within a local historic district. All work is within the MBE established with Hillside and no further hillside review is required.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/. **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Documents Required for
Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☐ Zoning Hearing Examiner Application Form
- ☐ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ 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 digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $ 621.68

All Drawings and Plans must include the following

- ☒ A graphic scale required on all drawings
- ☒ North arrows on all site, context and floor plans
- ☒ Elevations labeled with North, South, East West, front, side and rear labels
- ☒ Street names labeled
- ☒ Date and/or revision dates

Architectural Drawings and Plans

- ☒ An index of drawings located on the first sheet
- ☒ Context Map showing the building within at least a block of context
- ☒ Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ☒ Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- ☒ Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

- ☐ Site section and/or Site elevations including any adjacent properties
- ☐ 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. Include Make, model and series for proposed materials
- ☒ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☒ Site line drawings for any roof additions.
- ☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☐ 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
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☐ A preliminary geotechnical evaluation;
- ☐ A determination of the maximum building envelope;
- ☐ Average slope/grade of the property; and
- ☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

BiLT
architects

Patricia Bittner
patricia@biltarchitects.com
206-992-7313

August 10, 2021

Re: 2 Hust Alley Roof Deck
Certificate of Appropriateness

Dear Ms. Johnson,

Lida Bilokur, the owner of 2 Hust Alley, plans to restore this historic 2 family. She is not planning any alterations to the exterior other than replacing damaged beyond repair or missing historic windows and doors and plans to build a small recessed roof deck (12'x11') on the south half of the building.
The roof deck will be set back ~7' from the front facade and will not be visible from Hust Alley. The side walls and chimney will remain in place, and along with adjacent buildings, help to hide the view of the deck from any near by public right of way.

Thank you for your consideration in this matter,

Patricia Bittner, architect

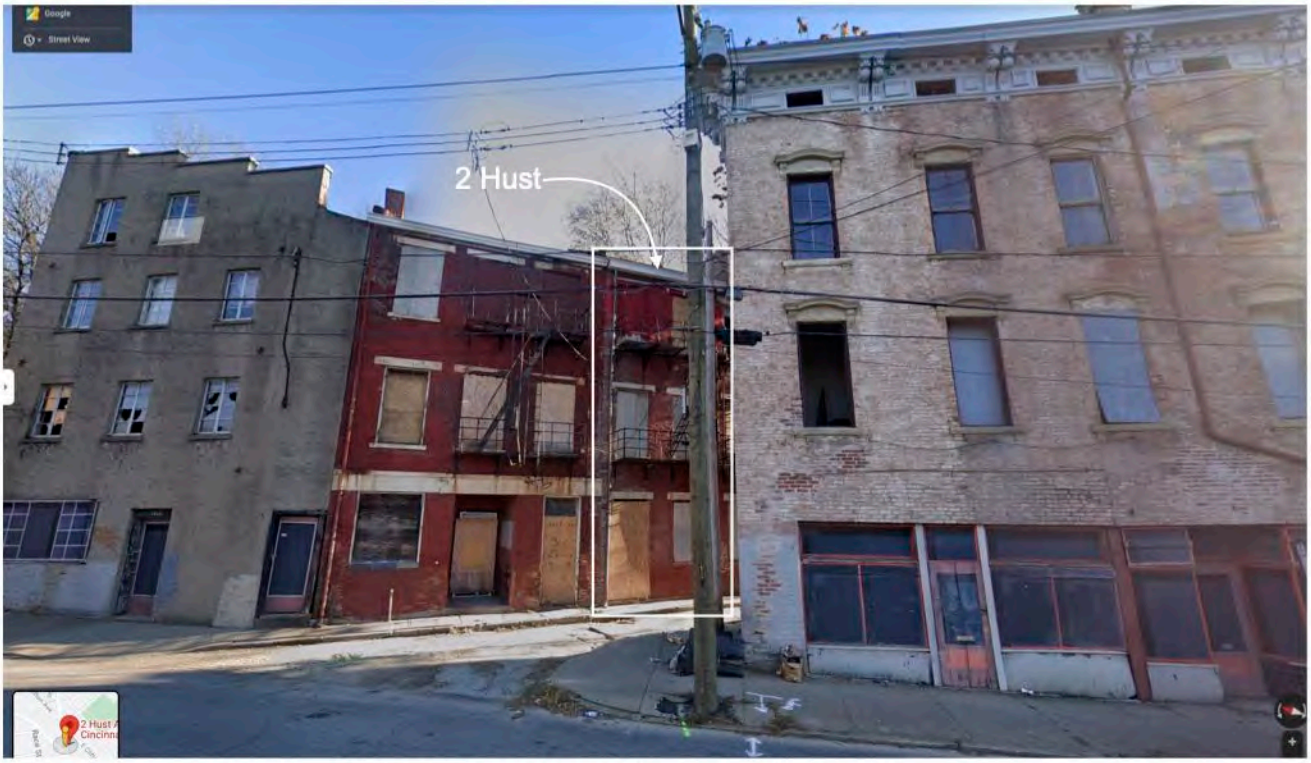
2 Hust Alley - South Facade

www.biltarchitects.com
P.O. Box 423 Cincinnati, OH 45201
Office: 1429 Elm Street Cincinnati OH 45202

BiLT
architects

North Facade

East Facade



View from down the hill across Vine Street

www.biltarchitects.com
P.O. Box 423 Cincinnati, OH 45201
Office: 1429 Elm Street Cincinnati OH 45202

Dusty Rhodes, Hamilton County Auditor

generated on 8/10/2021 3:15:16 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
094-0005-0139-00	2 HUST AL	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Land Use
510 - SINGLE FAMILY DWLG

Owner Name and Address
BILOKUR LIDA C
P O BOX 423
CINCINNATI OH 45201
(call 946-4015 if incorrect)

Mailing Name and Address
BILOKUR LIDA C
P O BOX 423
CINCINNATI OH 45201
(call 946-4800 if incorrect)

Images/Sketches

Assessed Value
12,250

Effective Tax Rate
75.946900

Total Tax
$1,222.51

Property Description
2 HUST ALLEY 19 FT PT LOT 6 FINDLAY & LUDLOW SUB

Appraisal/Sales Summary

Year Built	1870
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	10/18/2019
Last Sale Amount	$35,000
Conveyance Number	217765
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.025

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	16,020
CAUV Value	0
Market Improvement Value	18,980
Market Total Value	35,000
TIF Value	24,300
Abated Value	0
Exempt Value	0
Taxes Paid	$428.81
Tax as % of Total Value	2.357%

Notes

1) 10-15-2012 REMOVED F/TIF PROGRAM PER OWNER FILING FOR AN EXEMPTION (NON-PROFIT)WITH THE STATE OF OHIO. IF REMOVED F/EXEMPTION, THE TIF NEEDS TO BE RE-APPLIED WITH HISTORIC VALUE @$10,700. 1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Three Story	2,361	1870

Residential Appraisal Data

Attribute	Value
Style	Conventional
Grade	Average
Exterior Wall Type	Brick
Basement Type	None
Heating	None
Air Conditioning	None
Total Rooms	6
# of Bedrooms	3
# of Full Bathrooms	1
# of Half Bathrooms	0
# of Fireplaces	0
Basement Garage - Car Capacity	0.0

Attribute	Value
Stories	3.0
Year Built	1870
Finished Square Footage	2,361
First Floor Area (sq. ft.)	787
Upper Floor Area (sq. ft.)	1,574
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

No Proposed Levies Found

Levies Passed – 2020 Pay 2021 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency ($48,000,000)	Renewal	7.34	$92.49	$89.92	C, D

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2019	217765	35,000	10/18/2019	OTR A D O P T	BILOKUR LIDA C
2015		0	2/4/2015	CINCINNATI CITY OF	OTR A D O P T
2012		0	4/9/2012	SHABOB LLC	CINCINNATI CITY OF
2005	39859	64,000	7/29/2005	ORLING ROY & RUTH	SHABOB LLC SHABOB LLC
1990	0	0	1/1/1990	ORLING ROY & RUTH	ORLING ROY & RUTH
1988	0	0	8/1/1988	SEE OWNERSHIP CARD	ORLING ROY & RUTH

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	11/4/2020	16,020	18,980	35,000	0	120 Reappraisal, Update or Annual Equalization
2017	11/3/2017	8,010	16,700	24,710	0	70 All ReClassified Real Property
2016	2/19/2016	5,660	1,610	7,270	0	50 Changes to/from Exempt Property
2014	4/10/2015	5,660	1,610	7,270	0	50 Changes to/from Exempt Property
2014	9/20/2014	5,660	1,610	7,270	0	120 Reappraisal, Update or Annual Equalization
2013	4/10/2015	5,600	1,590	7,190	0	50 Changes to/from Exempt Property
2011	9/5/2011	5,600	1,590	7,190	0	120 Reappraisal, Update or Annual Equalization
2010	10/15/2012	6,020	8,160	14,180	0	50 Changes to/from Exempt Property
2008	9/27/2008	6,020	8,160	14,180	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	5,900	8,000	13,900	0	50 Changes to/from Exempt Property
2008	1/25/2008	5,900	8,000	13,900	0	50 Changes to/from Exempt Property
2005	10/8/2005	5,900	8,000	13,900	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	5,200	5,500	10,700	0	120 Reappraisal, Update or Annual Equalization
2002	5/21/2002	4,700	4,900	9,600	0	110 Miscellaneous
2002	5/21/2002	0	0	0	0	110 Miscellaneous
1999	11/6/1999	4,700	4,900	9,600	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	700	4,300	5,000	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
**A counter-complaint may by filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of $50,000 or more in market value.
***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

CHARLIE WINBURN, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	BILOKUR LIDA C
Tax Bill Mail Address	BILOKUR LIDA C P O BOX 423 CINCINNATI OH 45201

Taxable Value	
Land	5,610
Improvements	6,640
Total	12,250

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	109.790000
Effective Rate	75.946900
Non Business Credit	0.086265
Owner Occupancy Credit	0.021566
Certified Delinquent Year	2020
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$672.47		$672.47	
Credit			$207.30		$207.30	
Subtotal			$465.17		$465.17	
Non Business Credit			$40.13		$40.13	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$329.67**	**($329.67)**	**$425.04**	**$0.00**	**$425.04**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$42.51	$0.00
Real Estate Paid	$0.00		$425.04		$0.00	
Real Estate Owed	$0.00		$0.00		$467.55	
Special Assess Paid	$0.00		$3.77		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$428.81		$467.55	
Total Paid	$0.00		$428.81		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$467.55**	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	$0.00	$0.00	$3.77	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Paid	$0.00		$3.77		$0.00	
Owed	$0.00		$0.00		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
2/5/2021	1 - 2020	$368.66	$428.81	$0.00	$0.00
1/31/2020	1 - 2019	$0.00	$333.78	$0.00	$0.00
7/26/2019	1 - 2019	$0.00	$0.00	$362.93	$0.00
1/18/2019	1 - 2018	$0.00	$559.63	$0.00	$0.00
6/15/2018	2 - 2017	$0.00	$0.00	$317.81	$0.00
1/29/2018	1 - 2017	$0.00	$321.53	$0.00	$0.00
6/6/2017	2 - 2016	$0.00	$0.00	$121.16	$0.00
1/20/2017	1 - 2016	$0.00	$124.88	$0.00	$0.00
1/26/2016	1 - 2015	$0.00	$3.72	$0.00	$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

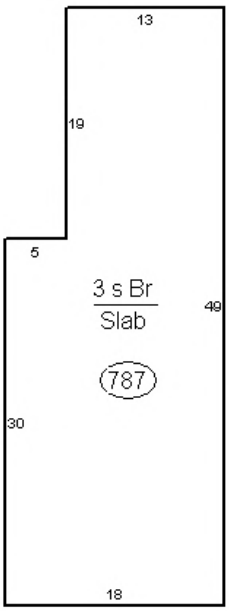
Market Value		Assessed Value (35%)		Tax Rate Information	
Land	16,020	Land	5,610	Full Tax Rate (mills)	109.790000
Building	18,980	Building	6,640	Reduction Factor	0.308254
Total	**35,000**	**Total**	**12,250**	Effective Tax Rate (mills)	75.946900
				Non Business Credit	0.086265
				Owner Occupancy Credit	0.021566

Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	$1,344.94	School District	$310.25
- Reduction Amount	$414.60	Township	$0.00
- Non Business Credit	$80.26	City/Village	$376.20
- Owner Occupancy Credit	$0.00	Joint Vocational School	$0.00
- Homestead	$0.00	County General Fund	$14.61
Half Year Real Taxes	$425.04	Public Library	$11.78
- Sales Tax Credit	$0.00	Family Service/Treatment	$1.85
+ Current Assessment	$3.77	HLTH/Hospital Care-Indigent	$9.30
+ Delinquent Assessment	$0.00	Mental Health Levy	$8.98
+ Delinquent Real Estate	$368.66	Developmental Disabilities	$21.53
Semi Annual Net	$797.47	Park District	$6.25
		Crime Information Center	$0.91
		Children Services	$22.79
		Senior Services	$7.32
		Zoological Park	$1.93

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo

Parcel Sketch

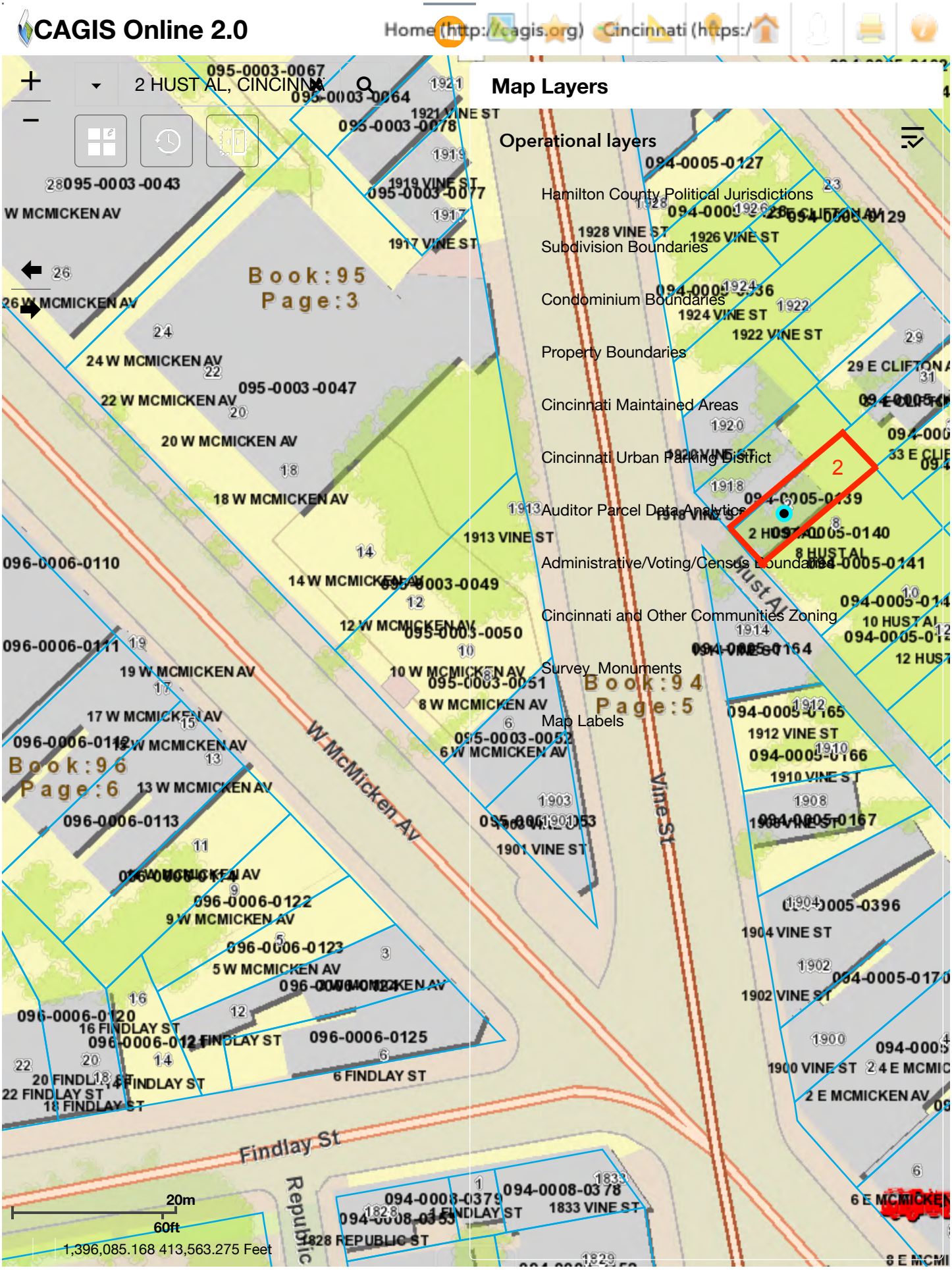


Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	$0.00

Related Names

Name	Relationship	Status
BILOKUR LIDA C	Parcel Owner	Current


CAGIS Online 2.0
Home (http://cagis.org)
Cincinnati (https://
2 HUST AL, CINCINNATI
Map Layers
Operational layers
Hamilton County Political Jurisdictions
Subdivision Boundaries
Condominium Boundaries
Property Boundaries
Cincinnati Maintained Areas
Cincinnati Urban Parking District
Auditor Parcel Data Analytics
Administrative/Voting/Census Boundaries
Cincinnati and Other Communities Zoning
Survey_Monuments
Map Labels
Book:95 Page:3
Book:94 Page:5
Book:96 Page:6
W McMicken Av
Vine St
Findlay St
Republic
095-0003-0067
095-0003-0064
095-0003-0078
095-0003-0043
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1828 REPUBLIC ST
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19 W MCMICKEN AV
17 W MCMICKEN AV
13 W MCMICKEN AV
9 W MCMICKEN AV
5 W MCMICKEN AV
16 FINDLAY ST
14 FINDLAY ST
6 FINDLAY ST
20 FINDLAY ST
22 FINDLAY ST
18 FINDLAY ST
1 FINDLAY ST
10 HUST AL
8 HUST AL
2 HUST AL
29 E CLIFTON AV
33 E CLIFTON AV
2 E MCMICKEN AV
6 E MCMICKEN
20m
60ft
1,396,085.168 413,563.275 Feet

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: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 2 Hust Alley
Hamilton Co. Parcel ID No.: 094-0005-0139-00 Zoning District: CX mixed commercial
Historic District: OTR Overlay District: Hillside

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

Name: Patricia Bittner
Contact Person (if legal entity): _____
Address: P.O. Box 423
City: Cincinnati State: OH Zip Code: 45201
Phone: 206-992-7313 E-mail: patricia@biltarchitects.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Lida Bilokur
Contact Person (if legal entity): _____
Address: P.O. Box 423
City: Cincinnati State: OH Zip Code: 45201
Phone: 206-992-3758 E-mail: lbilokur12@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☑ Alteration ☐ Demolition

Provide a very brief summary of the project:
Restore existing Historic 2 family. All new MEP, interior alterations and new roof deck.

ZONING RELIEF ☐ Yes ☑ No

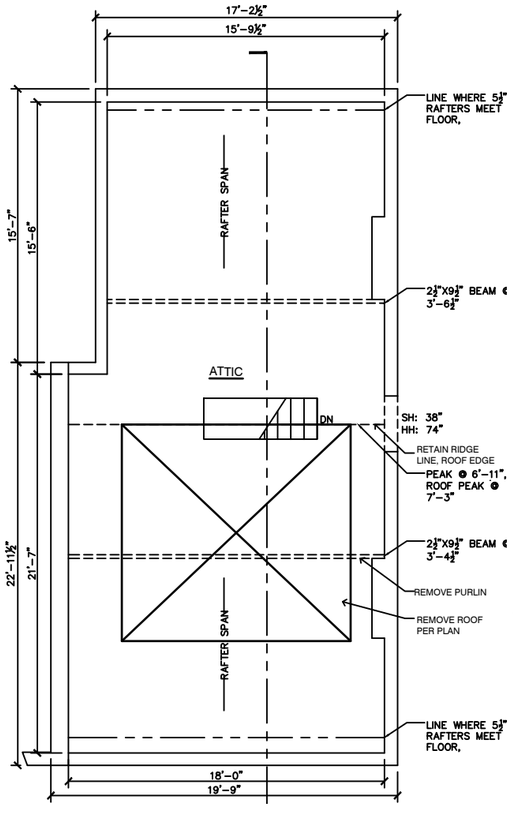
Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

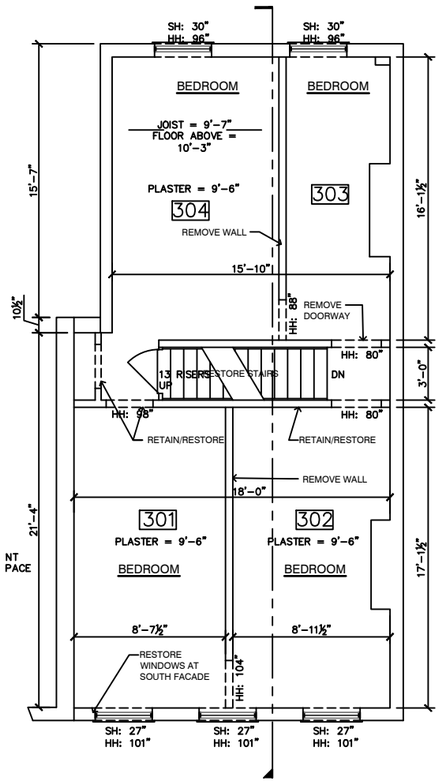
Demolition requests must include all required demolition forms.
All applications that include requests for zoning relief must include a zoning hearing application.
All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

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.

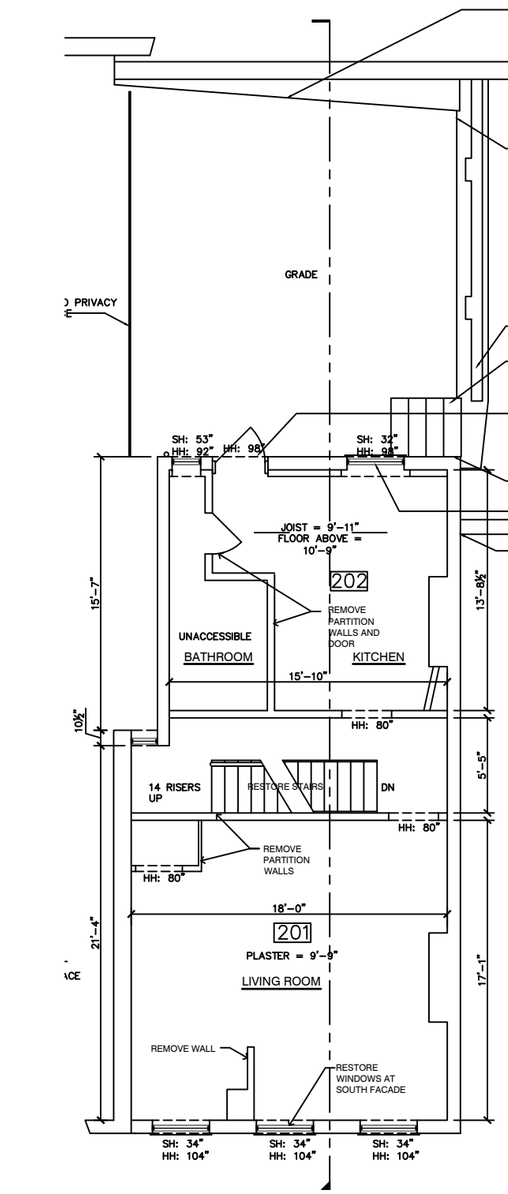
Applicant Signature: _____ Date: August 10, 2021



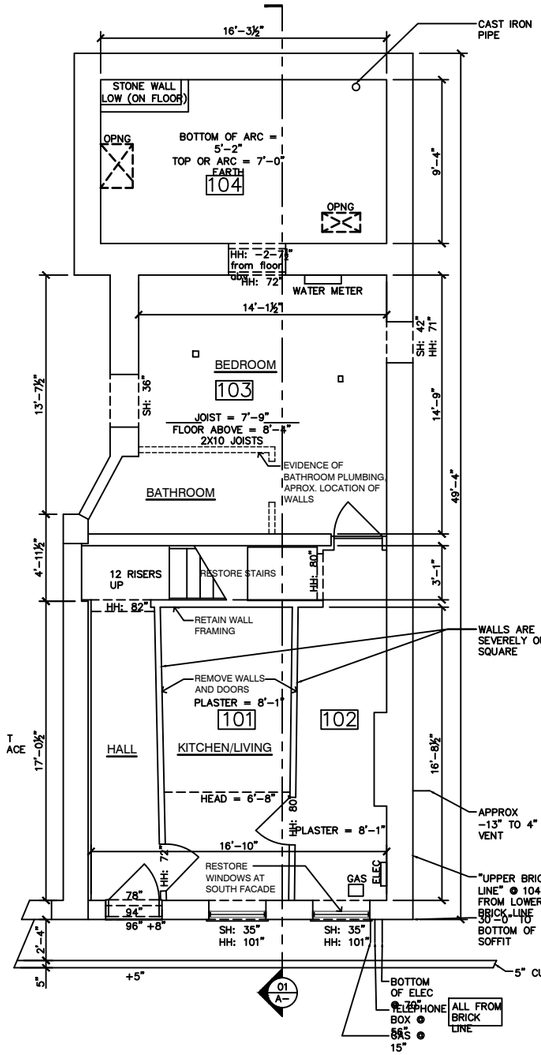
4 | ATTIC FLOOR PLAN
1/4"=1'-0" NORTH



3 | 3RD FLOOR PLAN
1/4"=1'-0" NORTH



2 | 2ND FLOOR PLAN
1/4"=1'-0" NORTH



1 | GROUND FLOOR PLAN
1/4"=1'-0" NORTH

BiLT architects

STATE OF OHIO
PATRICIA BITTNER
1315885
REGISTERED ARCHITECT

Patricia Bittner
License 1315885
Expiration Date:
12/31/2021

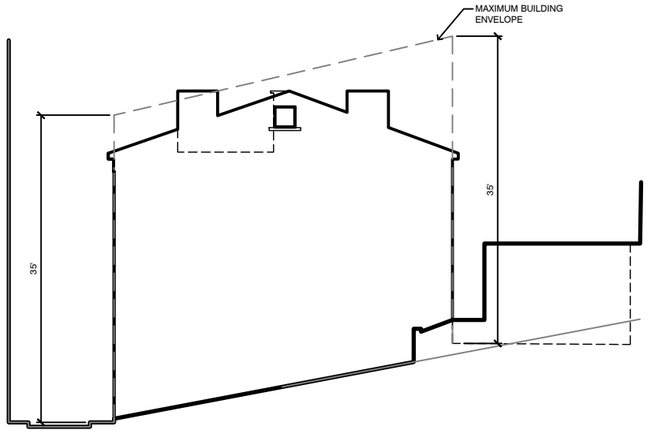
BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

PRINTING DATE:
PERMIT RESUBMIT
MAY 25, 2021

A0.1

AS-BUILTS
DEMO PLANS



3 | MAX BUILDING HEIGHT
SCALE 1/8"=1'-0"

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
4. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.
5. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
6. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO COORDINATE DIMENSIONS FOR EQUIPMENT SUPPORTS, WALL, FLOOR OR ROOF OPENINGS WITH APPLICABLE TRADE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
8. WORK SHALL BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS AS DETERMINED BY THE PRIMARY ASSOCIATION OF EACH TRADE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF GOVERNING CODES AND REGULATORY AGENCIES AS OF THE DATE OF PERMIT ISSUANCE.
10. OWNER WILL OBTAIN PERMITS AND COMPLY WITH REQUIREMENTS OF LICENSING AGENCIES.
11. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
12. TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. FIRE RATED ASSEMBLIES SHALL BE PROTECTED FROM WEATHER DAMAGE.
14. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
15. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT AND ENGINEER.
16. CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER.
17. CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS WITH ACTUAL FIELD CONDITIONS. REVIEW OF SHOP DRAWINGS BY ARCHITECT IS SOLELY FOR COMPLIANCE WITH THE DESIGN INTENT.
18. GUARDRAILS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDRAILS SHALL NOT BE LESS THAN 36" HIGH. HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH. HANDGRIP SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. RETURN HANDRAILS AT ENDS.
19. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. ACTUATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS. PER RCO SECTION 314
20. STRAP WATER HEATER TO RESIST DISPLACEMENT FROM EARTHQUAKE.
21. WINDOW SUPPLIER SHALL REFER TO EXTERIOR ELEVATIONS AND SCHEDULES FOR CONFIGURATION AND OPERATION OF ALL WINDOW AND DOOR UNITS. SUBMIT WINDOW ORDER TO ARCHITECT FOR APPROVAL
22. EXTERIOR DOORS SHALL HAVE MIN. 1/2" THROW OR DEAD BOLT OR DEAD LATCH.. ALL WINDOWS MUST BE CAPABLE OF BEING LOCKED. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
23. WINDOWS WITHIN 24" OF A DOOR AND WITHIN 18" OF FLOOR, AND GLAZED DOORS, SHALL HAVE SAFETY GLAZING. EACH LIGHT SHALL HAVE CLASSIFICATION PERMANENTLY MARKED.
24. GLASS ENCLOSURES FOR SHOWER OR TUB, INCLUDING ALL DOORS AND PANELS, SHALL BE FACTORY LABELED SAFETY GLAZING.
25. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENTS IN IT'S ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT.

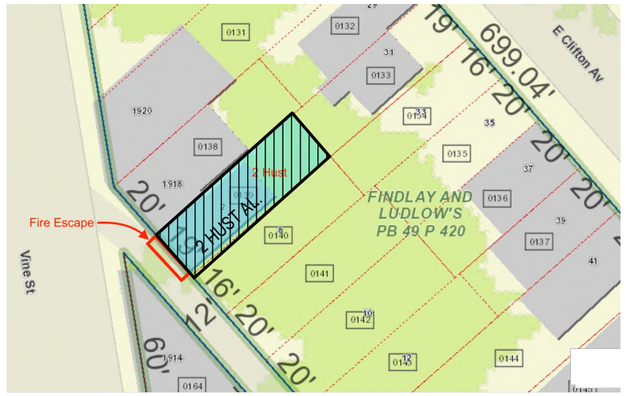
WINDOW AND DOOR SCHEDULE

ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS BY MARVIN, LOW E, ARGON, .30 U-VALUE

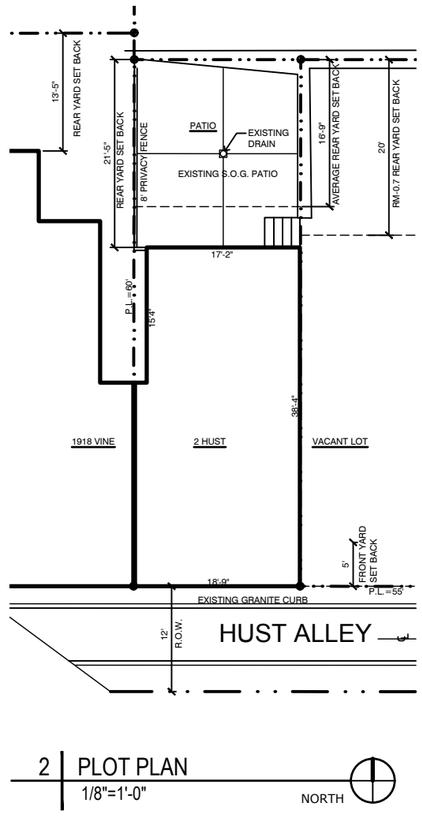
EXTERIOR WINDOWS AND GLASS DOORS									
MARK	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	SF AREA	QUANTITY	AREA	EGRESS	SAFETY GLAZING	OPERATION	NOTES
1	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
2	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
3	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
4	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
5	38	70	18.47	1	18.47			DBL HUNG	EXIST'G HISTORIC
6	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
7	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
8	38	74	19.53	1	19.53			DBL HUNG	EXIST'G HISTORIC
9	32	80	17.78	1	17.78		X	DOOR	TO ROOF DECK
10	45	40	12.50	1	12.50	X	X	FIXED	
11	45	40	12.50	1	12.50		X	FIXED	
12	38	74	19.53	1	19.53			DBL HUNG	
13	38	84	22.17	1	22.17		X	DOOR	
14	38	21	5.54	1	5.54		X	TRANSOM	
15	38	74	19.53	1	19.53	X		DBL HUNG	
16	38	74	19.53	1	19.53	X		DBL HUNG	
~~17~~	~~45~~	~~80~~	~~0.38~~	~~1~~	~~0.38~~			~~AWN~~	~~DORMER~~
~~18~~	~~45~~	~~30~~	~~0.38~~	~~1~~	~~0.38~~			~~FIXED~~	~~DORMER~~ OMIT
~~19~~	~~45~~	~~30~~	~~0.38~~	~~1~~	~~0.38~~			~~AWN~~	~~DORMER~~
20	30	30	6.25	1	6.25		X	AWN	ATTIC
21	38	~~12~~ 60	~~3.17~~ 15.83	1 TOTAL	~~3.17~~ ~~316.96~~ 300.88	X	X	FIXED TRANSOM DBL HUNG	ENTRY DOOR

NOTE: CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING

NEW WINDOWS TO BE U-VALUE .32 ALU CLAD WOOD BY MARVIN U.N.O.



1 | VICINITY PLAN
N.T.S.
NORTH



2 | PLOT PLAN
1/8"=1'-0"
NORTH

PROJECT DATA

PROPERTY ADDRESS:	2 HUST ALLEY STREET, CINCINNATI OH 45202
AUDITOR PARCEL ID:	094-0005-0139-00
LEGAL DESCRIPTION:	2 HUST ALLEY 19 FT PT LOT 6 FINDLAY & LUDLOW SUB
YEAR BUILT:	1870
PROPERTY OWNER:	LIDA BILOKUR
CONTRACTOR:	ANDRE BILOKUR
ARCHITECT:	PATRICIA BITTNER BILT ARCHITECTS, LLC P.O. BOX 423, CINCINNATI OH 45201
ZONING: OVERLAY:	CX - COMMERCIAL MIXED USE OTR HISTORIC DISTRICT HILLSIDE DISTRICT
CONSTRUCTION:	TYPE IIIA
EXISTING USE: PROPOSED USE:	2 FAMILY DWELLING, R2 2 FAMILY DWELLING, R2
RELEVANT CODES:	OHIO BUILDING CODE 2019(OBC) OHIO MECHANICAL CODE 2017 (OMC) CINCINNATI BUILDING CODE (CBC) HISTORIC REHABILITATION STANDARDS, CHAPTER 1121
RELATED PERMITS:	2020P03527 STRUCTURAL REPAIR
FIRE ESCAPE EXAMINATION CASE NUMBER:	BF20000120

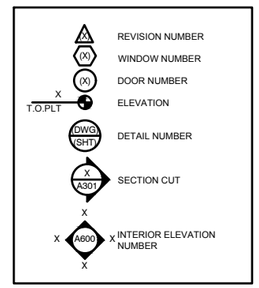
PROJECT DESCRIPTION:
RESTORE EXISTING 2 FAMILY, 3 STOREY BRICK STRUCTURE; 1 BEDRM 1BATH AT GROUND FLR AND 2 BEDRM 1.5 BATH AT THE 2ND AND 3RD FLRS. INSTALL NEW WINDOWS AT NORTH ELEVATION. UPDATE ALL BATHROOMS AND KITCHENS. REMOVE NON-BEARING PARTITION WALLS. INSTALL ALL NEW WALLS AND MEP. PER PLAN ADD NEW DORMER AND ROOF DECK.

LOT AREA:	1140SF PER AUDITOR
CONDITIONED AREAS: (INCLUDING WALLS)	SF
UNIT 1 - LIVING AREA	600
UNIT 1 - CLOSET	230
UNIT 1 TOTAL	830
COMMON AREA SUB-TOTAL	110
UNIT 2 - 2ND FLOOR	710
UNIT 2 - 3RD FLOOR	710
UNIT 2 - ATTIC (5'+ CEILING)	140
UNIT 2 TOTAL	1560
GRAND TOTAL:	2500 SF
EXTERIOR AREAS:	
ROOF DECK	130
PATIO	386
TOTAL:	516 SF

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
A0	COVER SHEET - SITE PLAN
A0.1	AS-BUILTS - DEMOLITION PLANS
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS - N-S
A3	EXTERIOR ELEVATIONS - W
A4	BUILDING SECTIONS
E1	LIGHTING PLANS
S1	FRAMING PLANS
M1	HVAC

SYMBOLS



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Expiration Date: 12/31/20

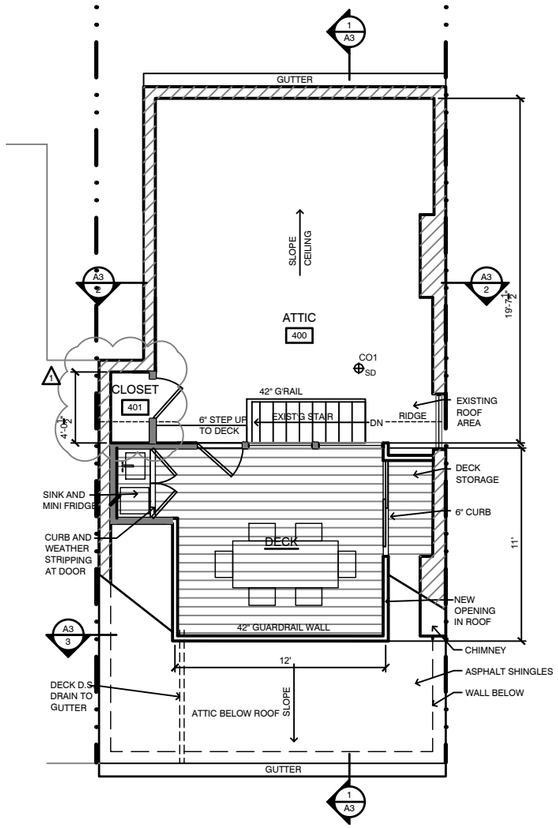
BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

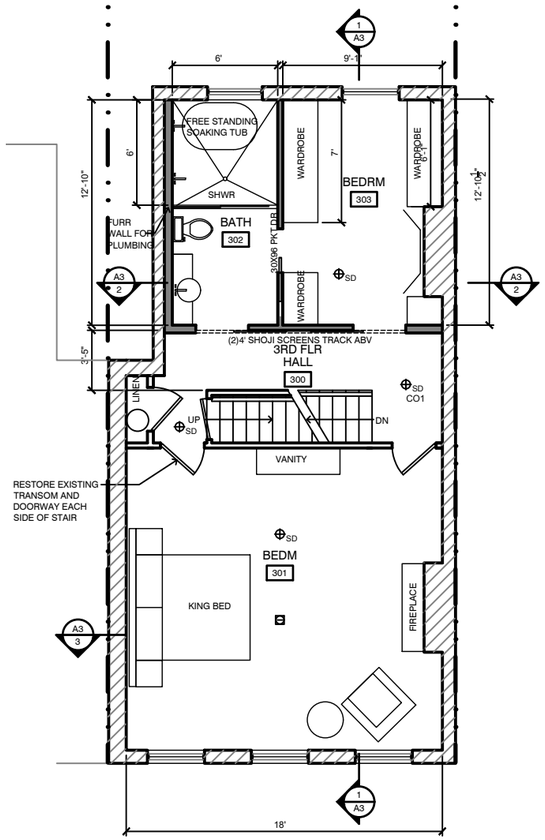
PRINTING DATE:
MAY 25, 2021

A0

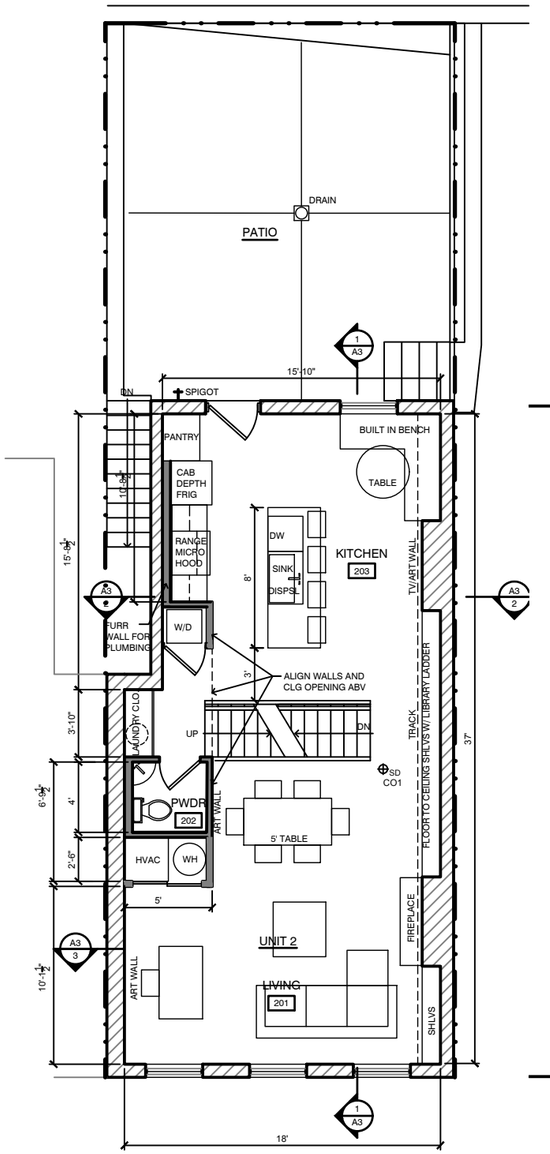
Cover Sheet
Site Plan
Project Data



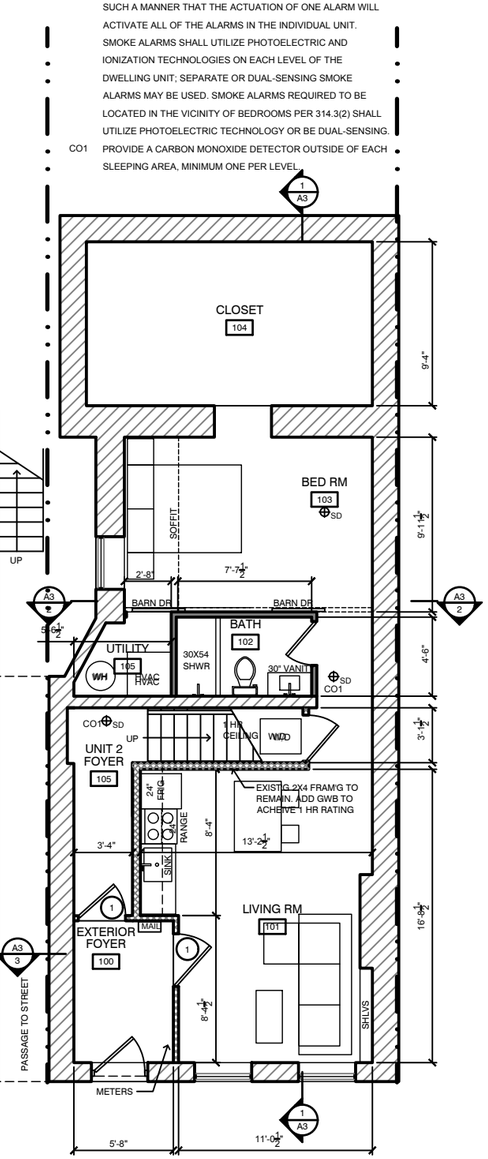
4 | ATTIC FLOOR PLAN
1/4"=1'-0"
NORTH



3 | 3RD FLOOR PLAN
1/4"=1'-0"
NORTH



2 | 2ND FLOOR PLAN
1/4"=1'-0"
NORTH



1 | GROUND FLOOR PLAN
1/4"=1'-0"
NORTH

MASONRY WALL
EXISTING REMOVED
CHANGE IN CEILING ABOVE
EXISTING PARTITION WALL:
2X4 WD STUDS @16" O.C. W/ PLASTER EA. SIDE
NEW PARTITION WALL:
2X4 WD STUDS @16" O.C. W/ 1/2"GWB EA. SIDE
NEW 1 HR RATED WALL:
5/8" TYPE X GWB EA. SIDE
2X4 WOOD STUDS @ 16"O.C..
1 60 MINUTE DOOR WITH SELF CLOSER

SMOKE DETECTOR NOTE

SD SMOKE DETECTOR: WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES ON EACH LEVEL OF THE DWELLING UNIT; SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. SMOKE ALARMS REQUIRED TO BE LOCATED IN THE VICINITY OF BEDROOMS PER 314.3(2) SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY OR BE DUAL-SENSING.

CO1 PROVIDE A CARBON MONOXIDE DETECTOR OUTSIDE OF EACH SLEEPING AREA, MINIMUM ONE PER LEVEL

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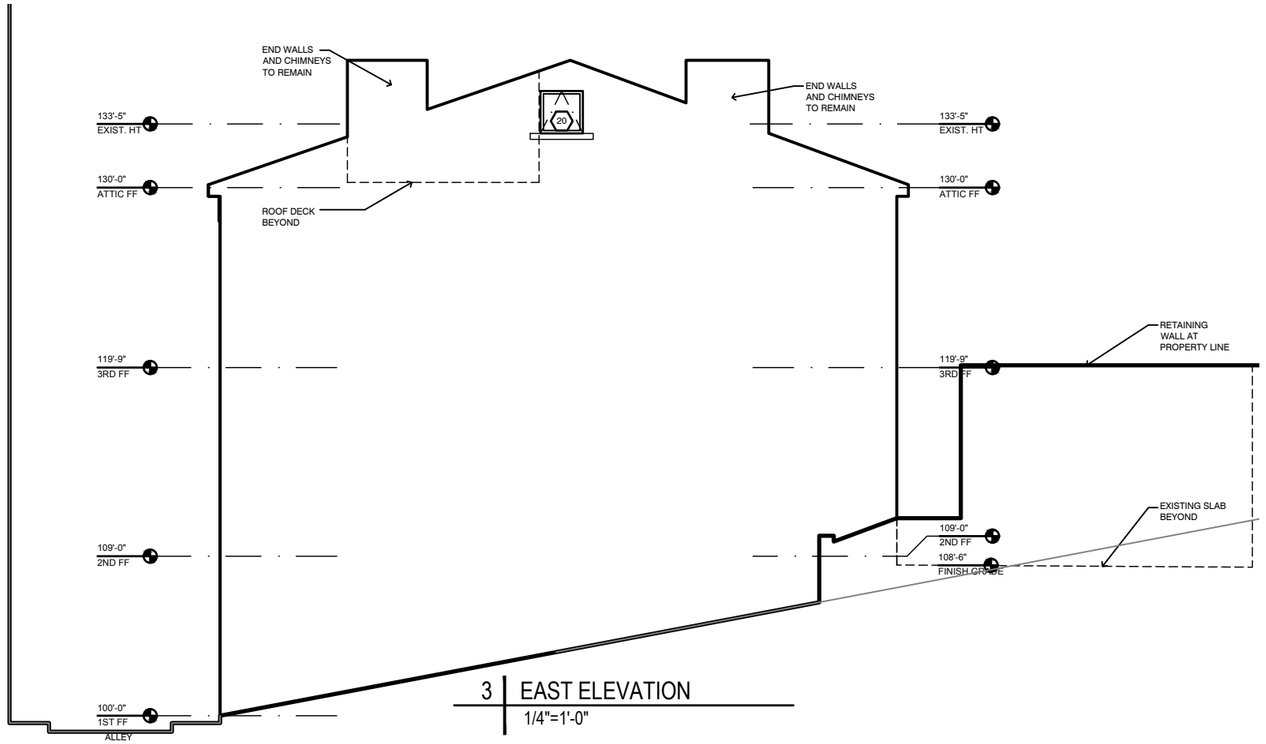
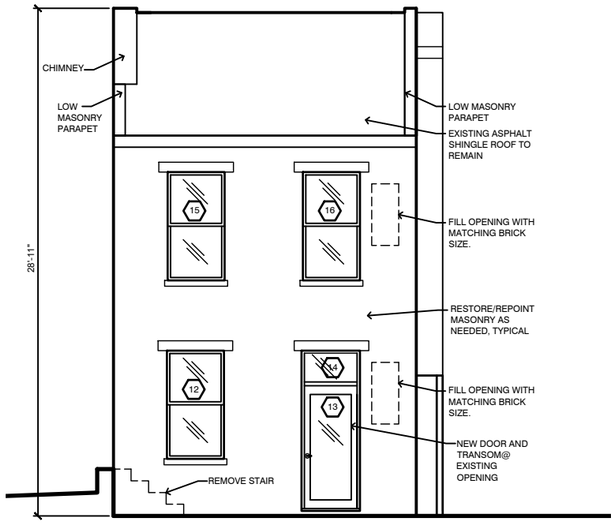
A1

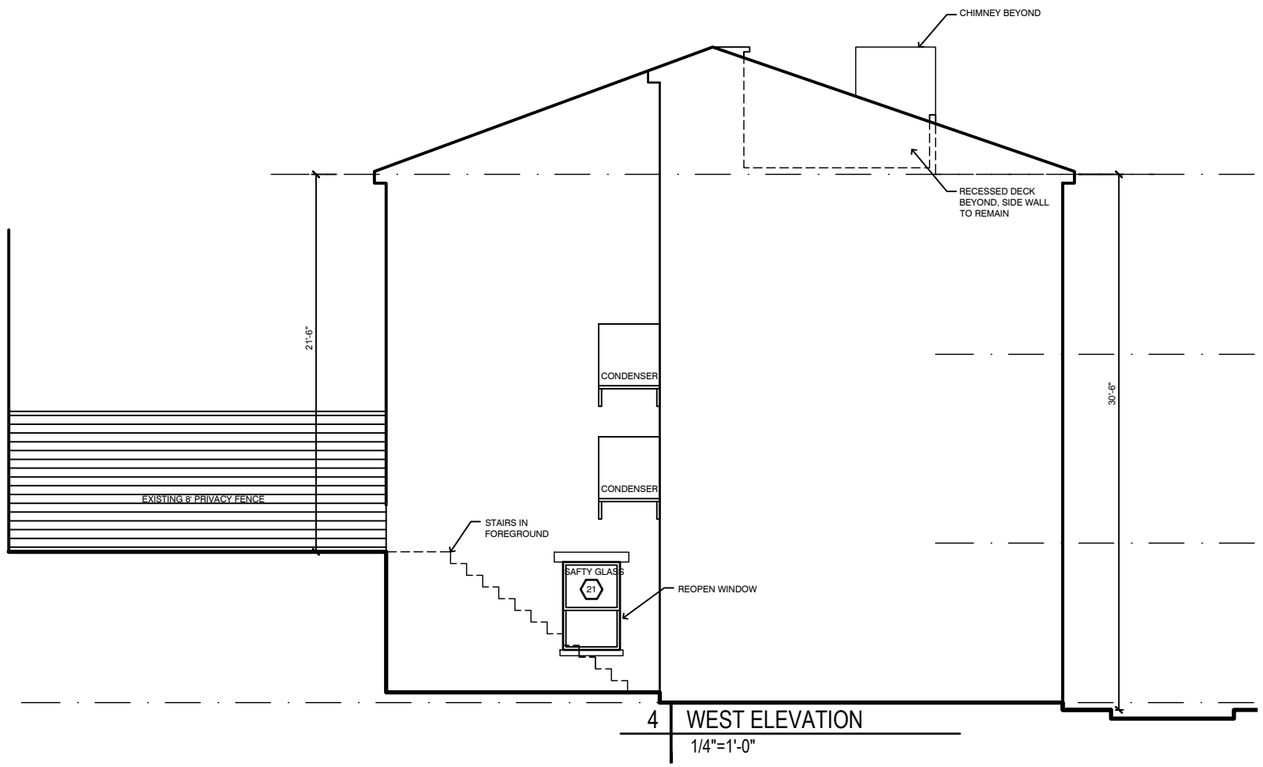
FLOOR PLANS



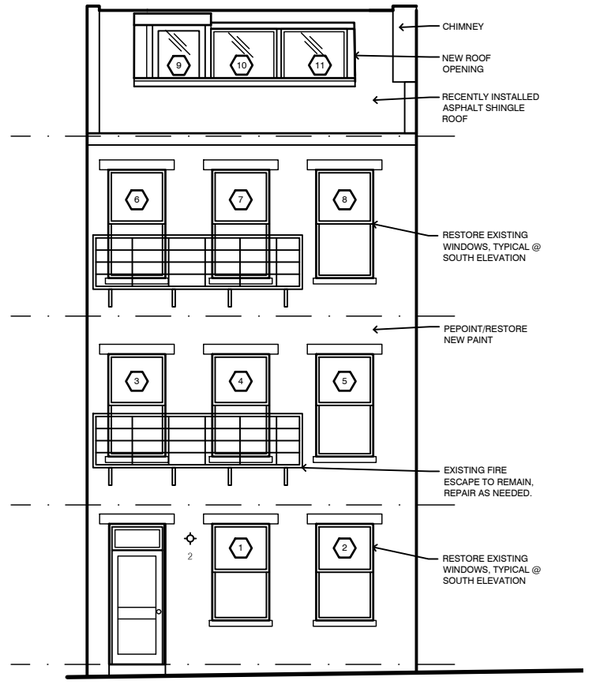
3 | EAST ELEVATION
1/4"=1'-0"



1 | NORTH ELEVATION
1/4"=1'-0"



4 | WEST ELEVATION
1/4"=1'-0"



2 | SOUTH ELEVATION
1/4"=1'-0"

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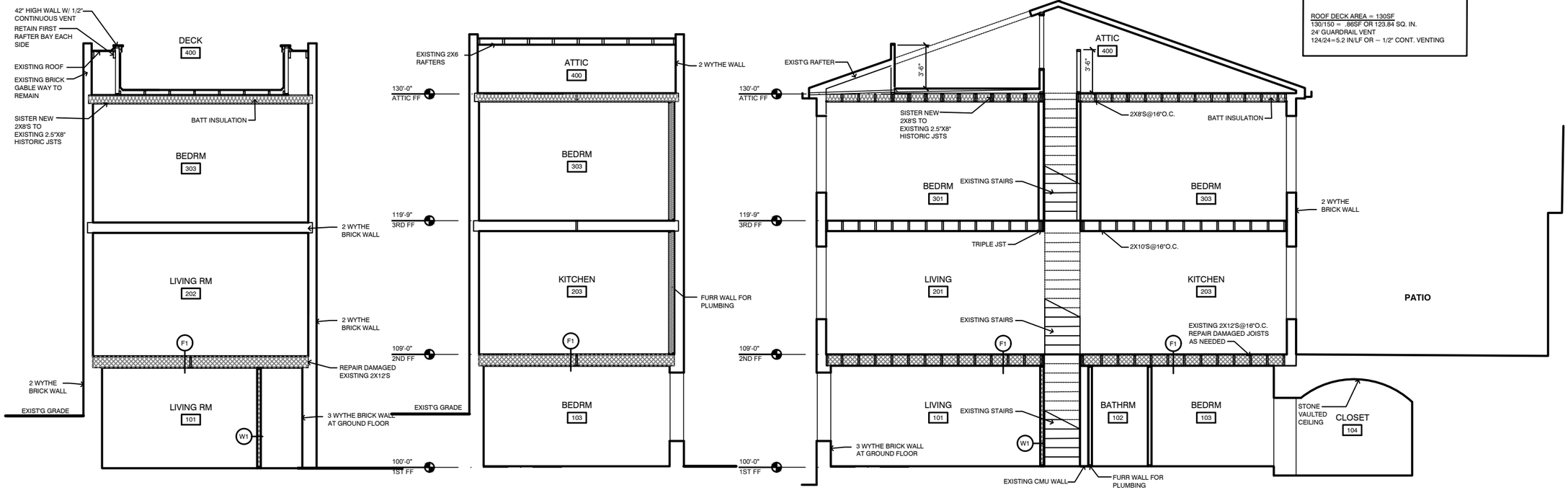
A2

EXTERIOR ELEVATIONS



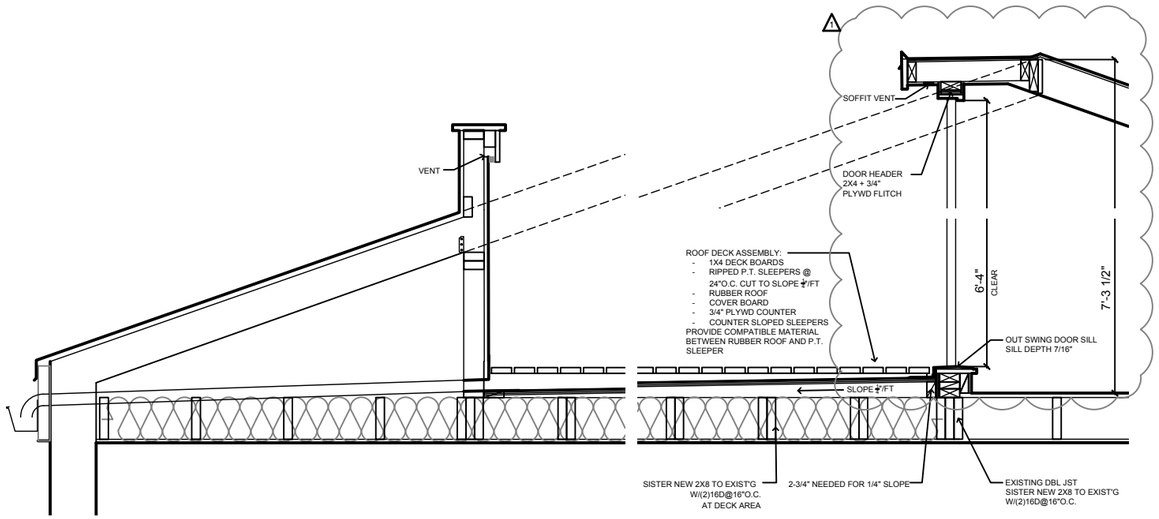
3 | SECTION @ DECK
1/4"=1'-0"

2 | CROSS SECTION @ ATTIC
1/4"=1'-0"

1 | LONGITUDINAL SECTION
1/4"=1'-0"

ROOF DECK VENTING REQUIREMENTS:
MIN 1/150 OF ROOF AREA

ROOF DECK AREA = 130SF
130/150 = .86SF OR 123.84 SQ. IN.
24" GUARDRAIL VENT
124/24=5.2 IN/LF OR ~ 1/2" CONT. VENTING



4 | ROOF DECK DOORWAY
1"=1'-0"

WOOD FRAMED WALL

5/8" (15.9 mm) ToughRock® Fireguard X™ or 5/8" (15.9 mm) DensArmor Plus® Fireguard® gypsum panels applied vertically (per ULC W301) or horizontally (UL U305) to each side of 2" x 4" wood studs 16" (406 mm) o.c. with 1-7/8" (48 mm) 6d coated nails spaced 7" (178 mm) o.c. Joints staggered. ULC W301 allows vertical application only.

W1

Hourly Rating: **1-hour**
STC Rating:
Fire Test Reference: **UL U305,ULC W301,cUL U305,GA WP 3605**
Sound Test Reference:
Approved for Assembly:
DensArmor Plus® Fireguard C® Products
DensArmor Plus® Fireguard® Products
DensElement® Barrier Sheathing
DensGlass® Fireguard® Sheathing
DensShield® Fireguard® Tile Backer
ToughRock® Fireguard C® Products
ToughRock® Fireguard X® Mold-Guard™ Products
ToughRock® Fireguard X® Products
ToughRock® Lite-Weight Fire-Rated Products (Meets fire-rating but not included in Sound Testing)

WOOD FRAMED FLOOR/CEILING

5/8" (15.9 mm) ToughRock® Fireguard X® Products applied perpendicular to 2" x 10" wood joists 16" (406 mm) o.c. with 1-7/8" (48 mm) 6d nails 6" (152 mm) o.c. Wood joists supporting 1" (25.4 mm) nominal wood sub and 1" (25.4 mm) nominal finish floor, or 19/32" (15.1 mm) plywood finished floor with long edges T&G and 15/32" (11.9 mm) interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.

F1

Hourly Rating: **1-hour**
STC Rating:
Fire Test Reference: **UL L501, cUL L501, GA FC 5420**
Sound Test Reference:
Approved for Assembly:
DensArmor Plus® Fireguard C® Products
DensArmor Plus® Fireguard® Products
DensElement® Barrier Sheathing
DensGlass® Fireguard® Sheathing
DensShield® Fireguard® Tile Backer
ToughRock® Fireguard C® Products
ToughRock® Fireguard X® Mold-Guard® Products
ToughRock® Fireguard X® Products
ToughRock® Lite-Weight Fire-Rated Products

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A3

SECTION

1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
2. 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
3. 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
4. ACQ-C **(ALT CA-B OR SBX-DOT)** PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

2. SHEATHING & SUBFLOORING: 48/24 APA RATED TONGUE & GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1; 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
3. ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
4. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA–PACIFIC CORPORATION, G-P LAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:

   F_b = 2600 PSI BENDING
   F_v = 285 PSI HORIZONTAL SHEAR
   $F_{c\perp}$ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
   E = 1,900,000 PSI MODULUS OF ELASTICITY

   MULTIPLE LVL BEAMS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS:

   12" AND SMALLER MEMBERS:
   - TWO-PIECE MEMBERS – 2 ROWS OF 16d COMMON NAILS AT 12" O.C.
   - THREE PIECE MEMBERS – 2 ROWS OF ½" DIAMETER BOLTS AT 24" O.C. STAGGERED

   14" AND LARGER MEMBERS:
   - TWO-PIECE MEMBERS – 3 ROWS OF 16d COMMON NAILS AT 12" O.C.
   - THREE PIECE MEMBERS – 2 ROWS OF ½" DIAMETER BOLTS AT 16" O.C. STAGGERED.

1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
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   - THREE PIECE MEMBERS – 2 ROWS OF ½" DIAMETER BOLTS AT 16" O.C. STAGGERED.

9. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL ONE SIMPSON H5 HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "RECOMMENDED FASTENING SCHEDULE".
10. BRIDGING IN ALL FLOOR AND CEILING JOISTS, INCLUDING MANUFACTURED WOOD I-JOISTS, SHALL BE 1"X3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM.
11. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.
12. DOUBLE JOISTS SHALL BE PROVIDED BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS.

GENERAL STRUCTURAL NOTES

GOVERNING CODE

OHIO BUILDING CODE – 2019, BASED ON 2015 IBC

DESIGN LOADS

1. ROOF LOAD:
   A. MINIMUM LIVE LOAD OR SNOW LOAD (Pf): 20 PSF*
2. SNOW LOAD:
   A. GROUND SNOW LOAD, Pg = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.
   B. FLAT ROOF SNOW LOAD, Pf = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
   C. SNOW LOAD IMPORTANCE FACTOR I = 1.00
3. FLOOR LOAD:
   A. LIVE LOAD: 40 PSF (RESIDENTIAL LOADING)
4. WIND LOAD:
   A. MAIN WIND FORCE - RESISTING SYSTEM: 115 MPH PER ASCE 7-10 (3-SECOND GUST- LOAD RESISTANCE FACTORED DESIGN).
   B. WIND EXPOSURE B
   A. GUARDRAILS:
      a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SIMULTANEOUSLY WITH 100 PLF UNIFORM LOAD VERTICALLY.
      b. IN-FILL AREAS: 200 POUNDS APPLIED ON A 1 SQUARE FOOT AREA.

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

EXPANSION AND EPOXY ADHESIVE ANCHORS

EXPANSION ANCHORS:

1. EXPANSION ANCHORS SHALL BE MANUFACTURED BY ITW Ramset/Redhead AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

EPOXY ADHESIVE ANCHORS:

1. EPOXY ADHESIVE SHALL BE EPCON "CERAMIC 6+" EPOXY MANUFACTURED BY ITW Ramset / Red Head. OR HIT RE 500 V3 EPOXY ADHESIVE MANUFACTURED BY THE HILTI COMPANY OR HILTI HIT HY 270 ADHESIVE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
2. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.
3. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY

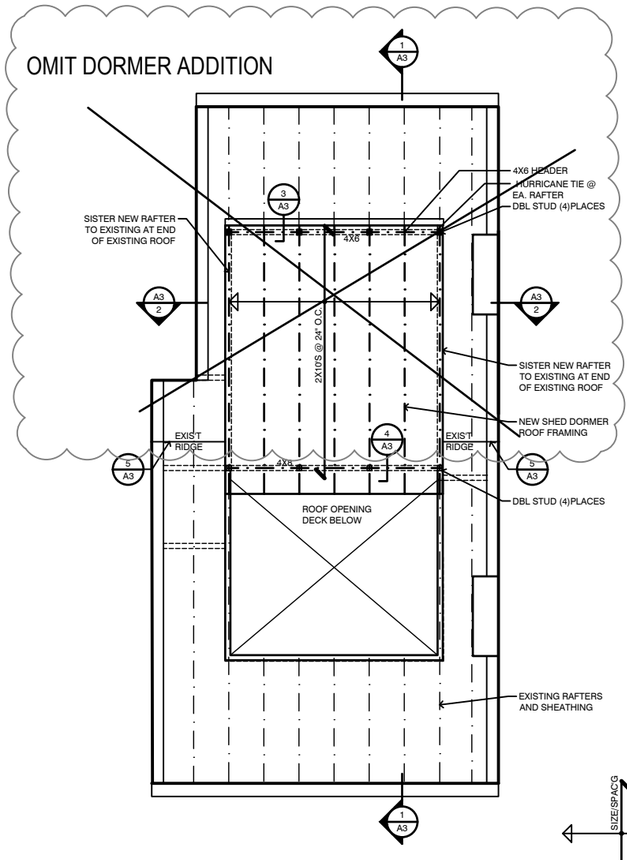
1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/ TMS 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.
   A. CONCRETE MASONRY: f'_m = 1500 PSI AT 28 DAYS.
3. MATERIALS
   A. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.BELOW GRADE: NORMAL WEIGHT AGGREGATE PER ASTM C33.
   B. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.ABOVE GRADE: LIGHTWEIGHT AGGREGATE PER ASTM C331 OR NORMAL WEIGHT.
   C. FACING BRICK: ASTM C216 GRADE SW. COLOR AND SIZE AS NOTED ON THE ARCHITECTURAL DRAWINGS.
   D. MORTAR: ASTM C270 TYPE N AND O TO MATCH OLDER BRICK MASONRY OF THE ERA MODIFIED ACCORDINGLY.
   E. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
   F. GROUT: ASTM C476. f'c = 2000 psi, SLUMP 8" TO 10".
   G. REINFORCING STEEL: ASTM A615, 60 KSI YIELD.
4. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.

STRUCTURAL STEEL

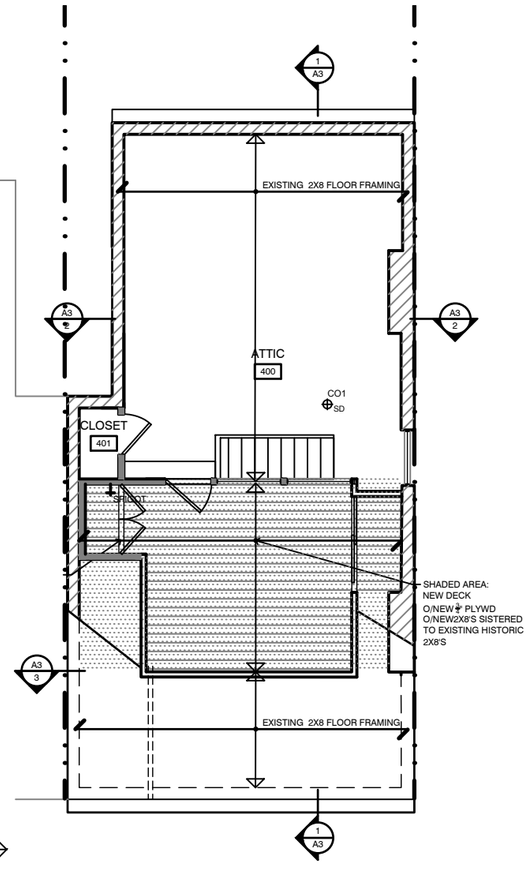
1. MATERIALS:
   A. ROLLED **WIDE FLANGE** SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, Fy = 50 ksi.
   B. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.
   C. TUBULAR SHAPES: ASTM A500, GRADE B.
   D. PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.
   E. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.
   F. ANCHOR RODS: ASTM F1554 – GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.
   G. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
2. PAINT AND PROTECTION:
   A. STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.
   B. LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES:HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21035 OR MIL-P-26915. MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.

WOOD

1. MATERIALS:
   A. FRAMING LUMBER:



2 | DORMER FRAMING PLAN
1/4"=1'-0"
NORTH



1 | ROOF DECK PLAN PLAN
1/4"=1'-0"
NORTH

BiLT architects

STATE OF OHIO
PATRICIA BITTNER
1315885
REGISTERED ARCHITECT

Patricia Bittner
License 1315885
Expiration Date:
12/31/2021

BILOKUR RESIDENCE

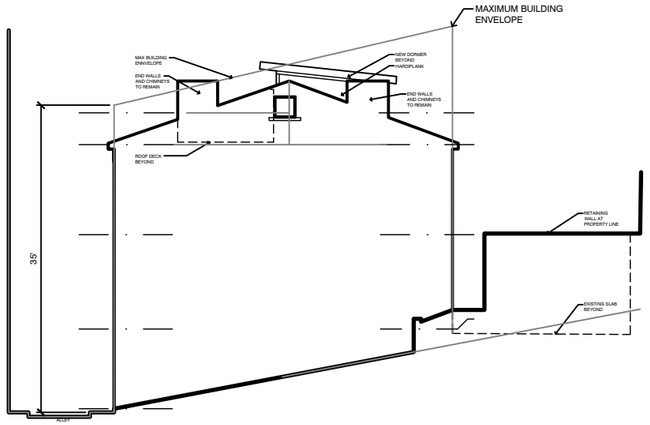
2 HUST ALLEY, Cincinnati, Ohio

PRINTING DATE:

MAY 25, 2021

S1

FRAMING PLAN
STRUCTURAL
NOTES



3 | VICINITY PLAN
N.T.S.

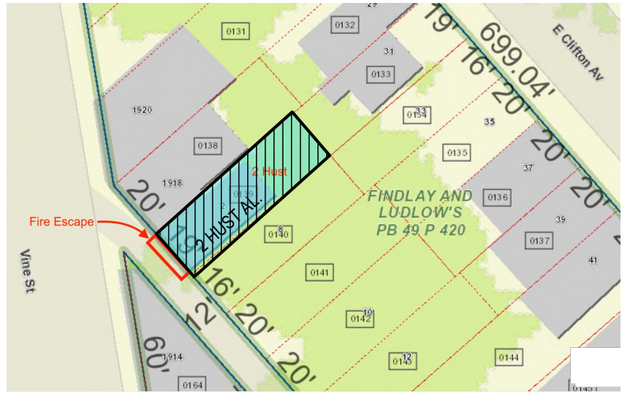
GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS.
4. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.
5. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
6. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO COORDINATE DIMENSIONS FOR EQUIPMENT SUPPORTS, WALL, FLOOR OR ROOF OPENINGS WITH APPLICABLE TRADE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
8. WORK SHALL BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS AS DETERMINED BY THE PRIMARY ASSOCIATION OF EACH TRADE.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF GOVERNING CODES AND REGULATORY AGENCIES AS OF THE DATE OF PERMIT ISSUANCE.
10. OWNER WILL OBTAIN PERMITS AND COMPLY WITH REQUIREMENTS OF LICENSING AGENCIES.
11. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
12. TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. FIRE RATED ASSEMBLIES SHALL BE PROTECTED FROM WEATHER DAMAGE.
14. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
15. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT AND ENGINEER.
16. CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER.
17. CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS WITH ACTUAL FIELD CONDITIONS. REVIEW OF SHOP DRAWINGS BY ARCHITECT IS SOLELY FOR COMPLIANCE WITH THE DESIGN INTENT.
18. GUARDRAILS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDRAILS SHALL NOT BE LESS THAN 36" HIGH. HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH. HANDGRIP SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. RETURN HANDRAILS AT ENDS.
19. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. ACTUATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS. PER RCO SECTION 314
20. STRAP WATER HEATER TO RESIST DISPLACEMENT FROM EARTHQUAKE.
21. WINDOW SUPPLIER SHALL REFER TO EXTERIOR ELEVATIONS AND SCHEDULES FOR CONFIGURATION AND OPERATION OF ALL WINDOW AND DOOR UNITS. SUBMIT WINDOW ORDER TO ARCHITECT FOR APPROVAL
22. EXTERIOR DOORS SHALL HAVE MIN. 1/2" THROW OR DEAD BOLT OR DEAD LATCH.. ALL WINDOWS MUST BE CAPABLE OF BEING LOCKED. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
23. WINDOWS WITHIN 24" OF A DOOR AND WITHIN 18" OF FLOOR, AND GLAZED DOORS, SHALL HAVE SAFETY GLAZING. EACH LIGHT SHALL HAVE CLASSIFICATION PERMANENTLY MARKED.
24. GLASS ENCLOSURES FOR SHOWER OR TUB, INCLUDING ALL DOORS AND PANELS, SHALL BE FACTORY LABELED SAFETY GLAZING.
25. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENTS IN IT'S ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT.

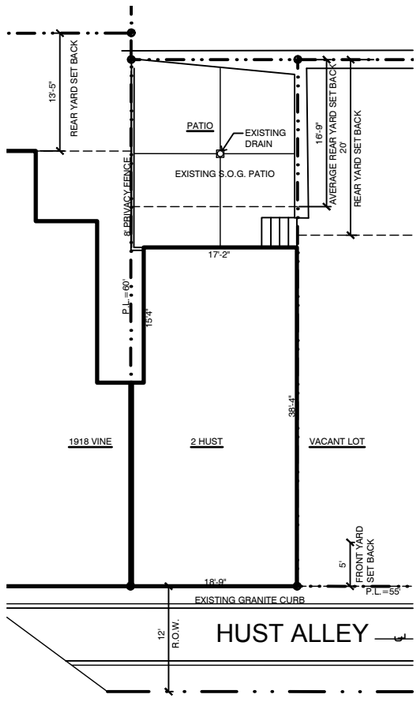
WINDOW AND DOOR SCHEDULE

ALL WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS BY MARVIN, LOW E, ARGON, .30 U-VALUE

EXTERIOR WINDOWS AND GLASS DOORS									
MARK	ROUGH OPENING		SF AREA	QUANTITY	AREA	EGRESS	SAFETY GLAZING	OPERATION	NOTES
	WIDTH	HEIGHT							
1	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
2	39	66	17.88	1	17.88			DBL HUNG	EXIST'G HISTORIC
3	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
4	38	70	18.47	1	18.47	X		DBL HUNG	EXIST'G HISTORIC
5	38	70	18.47	1	18.47			DBL HUNG	EXIST'G HISTORIC
6	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
7	38	74	19.53	1	19.53	X		DBL HUNG	EXIST'G HISTORIC
8	38	74	19.53	1	19.53			DBL HUNG	EXIST'G HISTORIC
9	32	80	17.78	1	17.78		X	DOOR	TO ROOF DECK
10	45	40	12.50	1	12.50	X	X	FIXED	
11	45	40	12.50	1	12.50		X	FIXED	
12	38	74	19.53	1	19.53			DBL HUNG	
13	38	84	22.17	1	22.17		X	DOOR	
14	38	21	5.54	1	5.54		X	TRANSOM	
15	38	74	19.53	1	19.53	X		DBL HUNG	
16	38	74	19.53	1	19.53	X		DBL HUNG	
17	45	30	9.38	1	9.38			AWN	DORMER
18	45	30	9.38	1	9.38			FIXED	DORMER
19	45	30	9.38	1	9.38			AWN	DORMER
20	30	30	6.25	1	6.25		X	AWN	ATTIC
21	38	12	3.17	1	3.17		X	FIXED TRANSOM	ENTRY DOOR
				TOTAL	316.36				
NOTE: CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING									
NEW WINDOWS TO BE U-VALUE .32 ALU CLAD WOOD BY MARVIN U.N.O.									



1 | VICINITY PLAN
N.T.S.
NORTH



2 | PLOT PLAN
1/8"=1'-0"
NORTH

PROJECT DATA

PROPERTY ADDRESS:	2 HUST ALLEY STREET, CINCINNATI OH 45202
AUDITOR PARCEL ID:	094-0005-0139-00
LEGAL DESCRIPTION:	2 HUST ALLEY 19 FT PT LOT 6 FINDLAY & LUDLOW SUB
YEAR BUILT:	1870
PROPERTY OWNER:	LIDA BILOKUR
CONTRACTOR:	ANDRE BILOKUR
ARCHITECT:	PATRICIA BITTNER BILT ARCHITECTS, LLC P.O. BOX 423, CINCINNATI OH 45201
ZONING: OVERLAY:	CX - COMMERCIAL MIXED USE OTR HISTORIC DISTRICT HILLSIDE DISTRICT
CONSTRUCTION:	TYPE IIIA
EXISTING USE: PROPOSED USE:	2 FAMILY DWELLING, R2 2 FAMILY DWELLING, R2
RELEVANT CODES:	OHIO BUILDING CODE 2019(OBC) OHIO MECHANICAL CODE 2017 (OMC) CINCINNATI BUILDING CODE (CBC) HISTORIC REHABILITATION STANDARDS, CHAPTER 1121

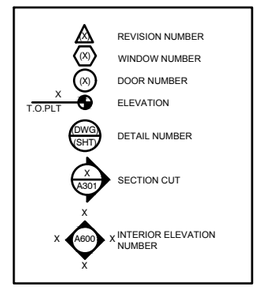
PROJECT DESCRIPTION:
RESTORE EXISTING 2 FAMILY, 3 STOREY BRICK STRUCTURE; 1 BEDRM 1BATH AT GROUND FLR AND 2 BEDRM 1.5 BATH AT THE 2ND AND 3RD FLRS. INSTALL NEW WINDOWS AT NORTH ELEVATION. UPDATE ALL BATHROOMS AND KITCHENS. REMOVE NON-BEARING PARTITION WALLS. INSTALL ALL NEW WALLS AND MEP. PER PLAN ADD NEW DORMER AND ROOF DECK.

LOT AREA:	1140SF PER AUDITOR
CONDITIONED AREAS: (INCLUDING WALLS)	SF
UNIT 1 - LIVING AREA	600
UNIT 1 - CLOSET	230
UNIT 1 TOTAL	830
COMMON AREA SUB-TOTAL	110
UNIT 2 - 2ND FLOOR	710
UNIT 2 - 3RD FLOOR	710
UNIT 2 - ATTIC (5'+ CEILING)	140
UNIT 2 TOTAL	1560
GRAND TOTAL:	2500 SF
EXTERIOR AREAS:	
ROOF DECK	130
PATIO	386
TOTAL:	516 SF

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
A0	COVER SHEET - SITE PLAN
A0.1	AS-BUILTS - DEMOLITION PLANS
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS - N-S
A3	EXTERIOR ELEVATIONS - W
A4	BUILDING SECTIONS
E1	LIGHTING PLANS
S1	FRAMING PLANS
M1	HVAC

SYMBOLS



BiLT architects

Patricia Bittner
License 1315885
Expiration Date: 12/31/20

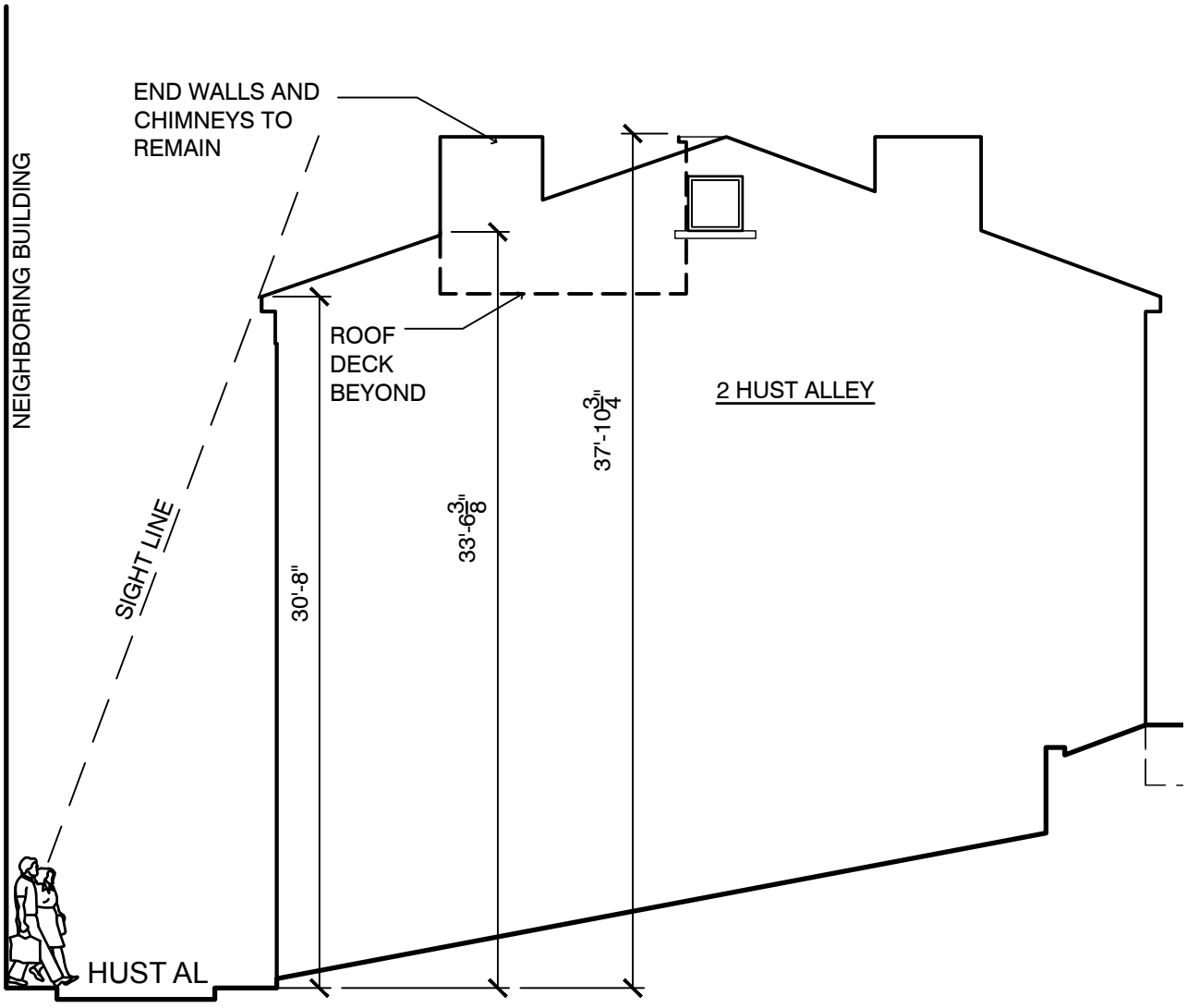
BILOKUR RESIDENCE

2 HUST ALLEY, Cincinnati, Ohio

PRINTING DATE:
JANUARY 15, 2021

A0

Cover Sheet
Site Plan
Project Data



SIGHT LINE 2 HUST ALLEY

DECK NOT VISIBLE FROM PUBLIC R.O.W.

ITEM 2 September 27, 2021

APPLICATION FOR ZONING RELIEF AND HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH20210123
APPLICANT:	Apex Studio
OWNER:	Hamilton Co Land Reutilization Corporation
ADDRESS:	**6060 Hamilton Av**
PARCELS:	233-00003-0139-00
ZONING:	T5MS
OVERLAYS:	College Hill Mid-Business Historic District, College Hill Business District Urban Design Overlay
COMMUNITY:	College Hill
REPORT DATE:	August 30, 2021

Nature of Request:
The applicant is requesting zoning relief to allow an office use on the first floor at the storefront location

Details of Zoning Relief Required:

1. 1703-2.80(I) – Locational Variance to allow for office use at the storefront/front of the building rather than requiring it to be behind a permitted use.

Existing Conditions:
6060 Hamilton Avenue was built in 1930 as Mergards Recreation Center/Bowling Alley. It was one of six locations in Greater Cincinnati and operated at this location until 1976 when the building and business were sold out of the Mergard family.

The building has been vacant since 2018 and prior to that had been a retail store.

Proposed Conditions:
The proposal at 6060 Hamilton Avenue includes the following work:

1) Rehabilitate the building into apartments with an office located in the space along Hamilton Avenue.

Previous Review: All exterior work was based on historic documentation and was recreating historic exterior conditions on the property. The work was approved under permit #2021P06442 as a staff approval.

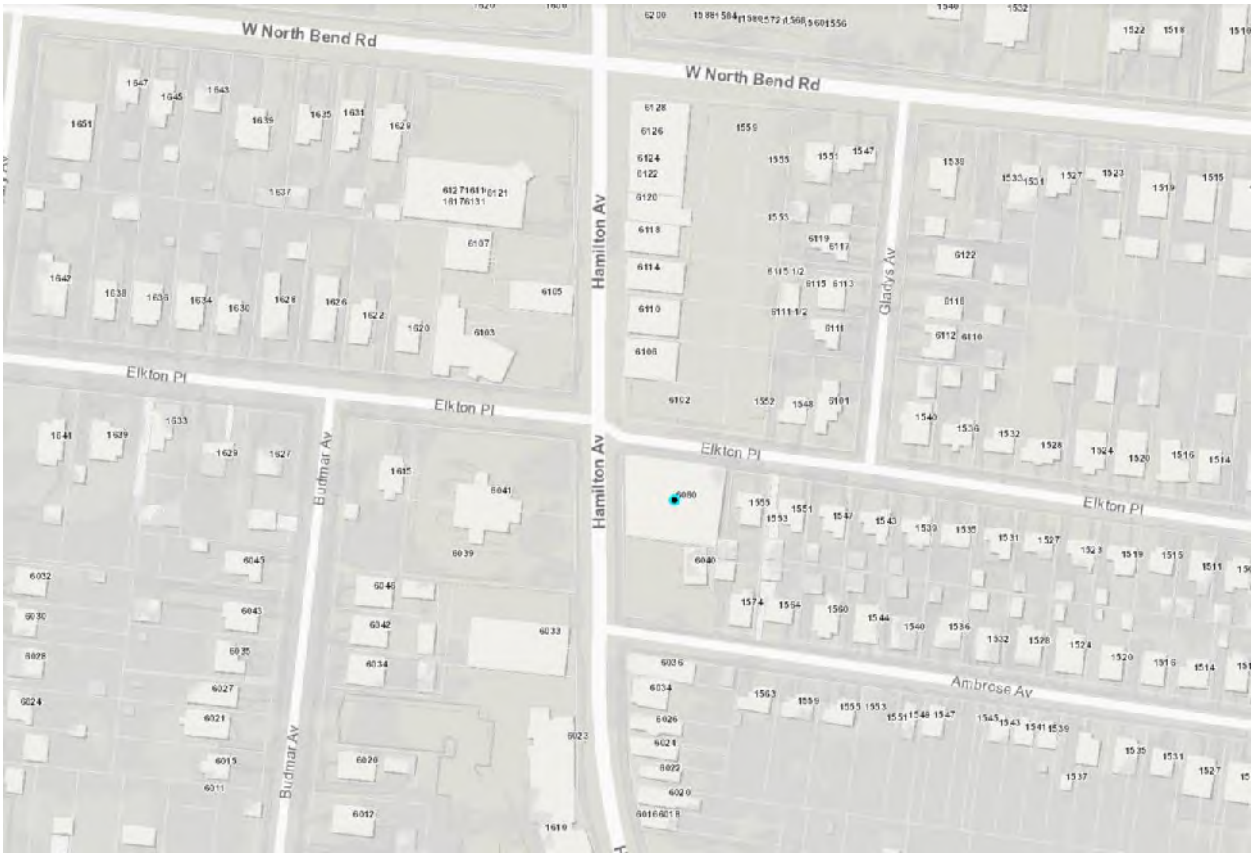


Figure 1: 6060 Hamilton Ave. Map provided by Cagis Maps.

Figure 2: Google Street view of 6060 Hamilton Ave.

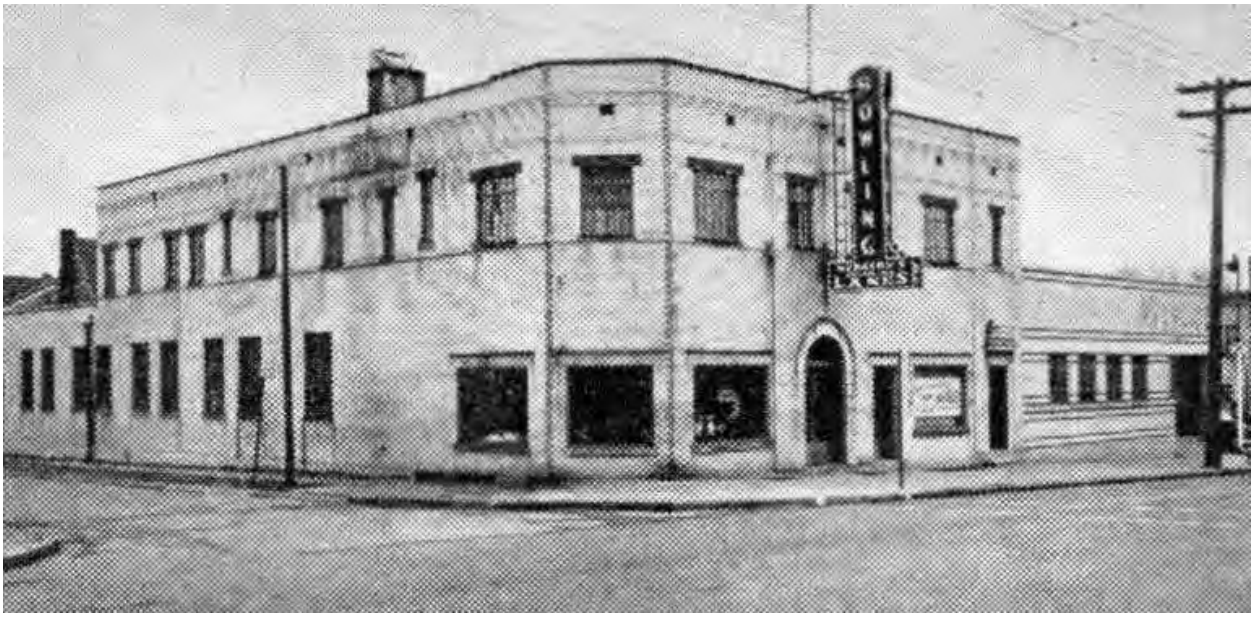


Figure 3: Historic Image of 6060 Hamilton Ave circa 1950.

Applicable Zoning Code Sections:

Zoning District:	Section 1703	Form-Based Code District
Variance Requests:	Section 1703	Development Standards
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:	Section 1435	Historic Preservation
Historic District/Reg:		College Hill Mid-Business Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The applicant is seeking a locational variance to allow office use at the front of the property on a first-floor area within the Form-Based Code District T5MS.

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 building is being rehabilitated to exterior historic conditions and is proposing an adaptive reuse into residential and office space.

The owners have worked with staff on numerous different concepts for rehabilitation to this property that would be respectful of the historic nature of the building and provide residential options to the neighborhood. Finding a compatible use with residential uses in the building to occupy the first-floor area including the one story portion that has limited window/visibility was key to the

historic sensitive rehabilitation. As retail required larger storefront glass windows, providing office space that does not require adjustments to the historic façade configuration is an appropriate and compatible use.

(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).

A denial of the locational variance would create a hardship in finding an appropriate use for the space along the street as there are limitations of what can be done to the façade due to the historic nature of the building. These limitations are both through the local historic guidelines as well as through the Section 106 review/historic review process associated with federal funding being used on the property.

Standards for Variances per Section 1445-05-04

(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.

As stated above, the historic nature and historic window configuration of this building would make a retail venue difficult. There is a lot of retail space within the district and the majority of that retail is grouped together within block faces. This block is not the traditional retail block face with the neighbor being a small shop that was created out of an old gas station.

(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.*

This is not a request for a substantial property right that others enjoy.

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

1. **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 T5MS. Office is permitted in T5MS, but it is required to be behind a permitted use and not at the street front.

2. **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 does substantially conform to the guidelines for the College Hill Mid-Business Historic District and was issued a staff level COA for their proposed work.

3. **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.

   Plan Cincinnati (2012): The development is consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197). Additionally, the proposed development is consistent with the Compete Section of Plan Cincinnati by increasing economic development in the College Hill neighborhood.

4. **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.

   The rehabilitation and reuse of the building may create more traffic but the current street system is adequate to carry the additional traffic.

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

   No additional buffering will be required for the property as it is an existing commercial building that is not being expanded.

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

   NA

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

   NA

8. **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 use of the building as a mixed-use building with residential and office are uses that are compatible with a mixed use district.

9. **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.

   NA

10. **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 anticipated adverse effects on the access to the property by fire, police or other public services; and no impacts to access to light and air from adjoining properties.

11. **Blight.** The elimination or avoidance of blight.

NA

12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject property.

13. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed use.

Other Considerations:

Prehearing Results: September 8, 2021. The applicants were present.

Comments submitted to staff: NA

Recommendation:

I. ZONING RELIEF

The following recommendations are proposed for the project at 6060 Hamilton Avenue per the drawings submitted by Arcx dated 07/21/2021.

A. 1703-2.80(I) – **APPROVE**- **Locational Variance** to allow for office use at the storefront/front of the building rather than requiring it to be behind a permitted use.

B. **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.

ADJUDICATION/DENIAL LETTER
Date: August 4, 2021
Location: 6060 Hamilton Avenue
Request: Locational Variance for Office on 1st Floor not behind a permitted use
Zoning District: T5MS/College Hill Historic District, College Hill Urban Design Overlay

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 Zoning Relief from the Historic Conservation Board as it is within a local historic district. All work noted on the plans were able to be issued a COA at a staff level. The blade sign/marquee sign was not reviewed as enough details were not provided and signs are required to be submitted under a separate permit. A Marquee sign is permitted in this zone. If the sign proposed to use lighting other than neon lighting to outline letters, a use variance will be required.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $500 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ **. Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1703 2.08 (I): Offices are only permitted on the first floor if behind another permitted use. An Office is located on the first floor not behind another use and a locational variance is required.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Documents Required for
Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☐ Certificate of Appropriateness Application Form
- ☐ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☒ Zoning Hearing Examiner Application Form
- ☒ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ 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 digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $ 500

All Drawings and Plans must include the following

- ☒ A graphic scale required on all drawings
- ☒ North arrows on all site, context and floor plans
- ☒ Elevations labeled with North, South, East West, front, side and rear labels
- ☒ Street names labeled
- ☒ Date and/or revision dates

Architectural Drawings and Plans

- ☒ An index of drawings located on the first sheet
- ☒ Context Map showing the building within at least a block of context
- ☒ Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ☒ Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- ☒ Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

- ☐ Site section and/or Site elevations including any adjacent properties
- ☐ 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. Include Make, model and series for proposed materials
- ☒ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions.
- ☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☐ 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
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☐ A preliminary geotechnical evaluation;
- ☐ A determination of the maximum building envelope;
- ☐ Average slope/grade of the property; and
- ☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

Click any blue box for additional information (hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 6060 HAMILTON AVE, CINCINNATI OH 45224 COMMUNITY _____
PARCEL ID(S) 233-0003-0139-00 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION T5MS ZONING OVERLAY (if applicable) COLLEGE HILL URBAN DESIGN OVERLAY
HISTORIC DISTRICT: ☐ No ☒ Yes: (name) COLLEGE HILL HISTORIC DISTRICT
☒ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME ARCX STUDIO CONTACT PERSON (if legal entity) KATHERINE CONNER
ADDRESS 1616 VINE ST CITY CINCINNATI STATE OH ZIP 45202
EMAIL KATIE@ARCX.STUDIO RELATIONSHIP TO OWNER (if not owner) ARCHITECT / CONSULTANT
TELEPHONE 513-832-1302

Section 3. OWNER

NAME HAMILTON COUNTY LAND REUTILIZATION CORPORATION CONTACT PERSON (if legal entity) BRIAN OGAWA
ADDRESS 3 EAST FOURTH ST, SUITE 300 CITY CINCINNATI STATE OH ZIP 45202
EMAIL BOGAWA@CINCINNATIPORT.ORG RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-621-3000

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☐ Variance ☐ Special Exception ☐ Conditional Use ☒ Use Variance
☐ 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)*

The existing building is currently vacant and was retail on the first floor with apartments above. The proposed renovation will have office use along Hamilton Ave with apartments behind and apartments on the second floor. The renovation includes restoration of building exterior including tuckpointing and adding windows in historic locations.

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 Christopher M. Recht Signature _____ Date 8/12/2021

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

☐	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☐	Zoning Hearing Examiner application.
☐	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
☐	Written statement required in Section 6 of application.
☐	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☐	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures **existing and proposed** from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
☐	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	Other documents or information you intend to introduce at the hearing on this application.
☐	A non-refundable application fee - a check made payable to "City of Cincinnati." • **$900.00** for Use Variances • Variances, *including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District are as follows:* **$300.00** for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling **$500.00** for Non-residential Projects (Non-RCO)

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a variance:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:

   a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; **and**

   b. how the project meets either of the following conditions:

      i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; **or**

      ii. a 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.

August 5, 2021

city of CINCINNATI
BUILDINGS & INSPECTIONS

MAIN ON MAIN II LLC
1551 HAMILTON AVE
CINCINNATI OH 45224

RE: Certificate of Appropriateness

A Certificate of Appropriateness (COA) application was filed on behalf of the owner(s) of HAMILTON COUNTY LAND REUTILIZATION. The COA is for work related to 6060 Hamilton Avenue. The Urban Conservator has approved the COA for the following work:

Exterior changes to include new openings, reopening historic openings per historic photo documentation, new historic compliant windows and siding, painting previously painted brick.

The subject property is located in a Historic District. § 1435-09 of the Cincinnati Zoning Code has delegated authority to the Urban Conservator to grant approval of a Certificate of Appropriateness for minor alterations that comply with the applicable guidelines for the subject property and requires notification of this approval according to the following regulations:

§ 1435-09-1-D. Notice of Application.
Within ten (10) days after the perfection date thereof, notice of all applications for Certificates of Appropriateness shall be sent to all city departments with authority over any aspect of the activities proposed, to all owners of properties located within two hundred feet (200') of all of the boundaries of the subject property, and to the community council in which the subject property is situated and to all abutting property owners.

§ 1449-11. Time Limit for Appeals.

Notice of appeal must be filed with the Secretary of the Zoning Board of Appeals within 30 days of the date of mailing of the decision below by the decision-making body or official. The secretary has the duty to promptly notify the maker of the decision being appealed and the owner of the subject property or permit applicant, if other than the appellant, of the filing of the notice of appeal. In cases where the appeal is to be heard by Council, the notice of appeal must be filed with the Clerk of Council.

This application has been given Permit Number 2021P06442. All inquiries should refer to this permit number.

If plats and plans were submitted with this Certificate of Appropriateness Application they are on file, open for public inspection at 805 Central Avenue, Suite 500. If you need further information, you may contact Beth Johnson, Urban Conservator at beth.johnson@cincinnati-oh.gov or 513-352-4848.

Sincerely,

Beth Johnson
Urban Conservator

CC: Community Council

ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

City of Cincinnati
Historic Conservation Board
II Central Avenue, Suite 500
Cincinnati, Ohio 45202

Date: August 12, 2021

RE: Locational Variance for Office on 1st Floor not behind a permitted use
Location: 6060 Hamilton Avenue

To Whom It May Concern,

Please find here applications and supporting documentation for Locational Variance for Office on 1st Floor not behind permitted use.

Documentation for review includes:

1) Adjudication/ Denial Letter dated August 4, 2021
2) Historic Conservation Board Checklist
3) Zoning Hearing Application Form
4) Digital submission of following checklist items:
    a. Exhibit A- Letter/ Narrative Statement of Intent
    b. Exhibit B- Verification of Property Ownership per Hamilton County Auditor
    c. Exbibit C- List of Witnesses
    d. Exhibit D- Survey
    e. Exhibit E- Architectural Drawings
    f. Exhibit F- Photographs
    g. Exhibit G- Letters of support from CHCURC and College Hill Forum

Please let us know if any additional documentation is required.

Respectfully,

Katherine Conner

Katherine Conner, AIA
Arcx Studio, Inc.
513-832-1302/ katie@arcx.studio

ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

EXHIBIT A

RE: Letter/ Narrative of Intent for Use Variance at 6060 Hamilton Avenue as required in Section 6 of the Zoning Hearing Examiner Applications

To Whom It May Concern,

The intent of this project is to bring a currently vacant property back into use along commercially active Hamilton Avenue and rehabilitate the historic facades of building. The use variance requested is to locate Office use along Hamilton Avenue. The office tenant will be College Hill Community Urban Redevelopment Corporation (CHCURC). The proposed use variance meets the Standards and "is in the public interest" in the following ways:

a. Blight. Renovating the Mergard building will aid in eliminating blight. The renovation includes:
    a. Adding windows in historic locations where they were previously bricked over.
    b. Adding glass storefront at the corner of Hamilton Ave and Elkton Pl where there are currently metal security grilles.
    c. Tuckpointing masonry exterior.
    d. The renovation will result in occupancy of a currently vacant building.
b. Neighborhood compatibility: The proposed use is compatible with the predominant land use of the surrounding development, which is a mix of retail and commercial uses. CHCURC is committed to revitalizing the Hamilton Avenue business district and their location on Hamilton Avenue will help connect the community – residents and business owners.
c. The hours of operation (normal business hours) will complement the other uses along Hamilton Avenue, which is predominantly retail.
d. Per 1445-15 Standards for Variances, item "A" is applicable. The large footprint of the first floor coupled with many existing retail spaces along Hamilton Avenue make this property less desirable as retail use. The historic storefront is not indicative of a typical retail storefront. For these reasons, the owner feels the property is best utilized as office in the front with residential apartments behind. The increased density of residential units will contribute to a thriving business district.

Please find included letters of support from College Hill CURC and College Hill Forum Community Council.

Respectfully,

Katherine B. Conner, AIA
Arcx Studio

Dusty Rhodes, Hamilton County Auditor

generated on 8/4/2021 6:18:29 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
233-0003-0139-00	6060 HAMILTON AVE	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches

Appraisal Area
05100 - COLLEGE HILL

Land Use
431 - OFFICE/APARTMENT OVER

Owner Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Assessed Value
131,250

Effective Tax Rate
89.090432

Total Tax
$18,944.24

Property Description
HAMILTON PK 96.04 X 122.38 SEC ELKTON PL & HAMILTON

Appraisal/Sales Summary

Year Built	1930
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	6/10/2021
Last Sale Amount	$0
Conveyance Number	269958
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	3
Acreage	0.252

Tax/Credit/Value Summary

Board of Revision	YES(00)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	116,120
CAUV Value	0
Market Improvement Value	258,880
Market Total Value	375,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Related Names

Name	Relationship	Status
HAMILTON COUNTY LAND REUTILIZATION CORPORATION	Parcel Owner	Current
COLLEGE HILL COMMUNITY URBAN REDEVELOPMENT CORPORATION	Parcel Owner	Retired

Detailed Name Information

Full Name
HAMILTON COUNTY LAND REUTILIZATION CORPORATION

Type
Parcel Owner

Address
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202

Mailing Flags
[1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

EXHIBIT C

Zoning Hearing Examiner Application
Witness List
6060 Hamilton Avenue

1) Brian Ogawa, Hamilton County Land Reutilization Corporation (Owner)
2) Seth Walsh, College Hill Community Urban Redevelopment Corp (Tenant)
3) Tony Thompson, College Hill Community Urban Redevelopment Corp (Tenant)
4) Michael Chewning, 8K Construction Company (Contractor)
5) Ernie Palmer, Arcx Studio (Architect/ Consultant)
6) Katie Conner, Arcx Studio (Architect/ Consultant)

ELKTON PLACE
(40' R/W)

GLADYS AVENUE

122.77'
50.07'
50.07'
58.38'

T-NAIL 102
NAIL SET
S86°47'00"E
122.65'
BLDG. COR. 0.09' SOUTH
BLDG. COR. 0.03' EAST
SIDEWALK
T-NAIL 103
NAIL SET 10.00'
55.96'
45.96'
BLDG. COR. 0.08' SOUTH 0.30' WEST
S86°47'00"E
50.00'
T-NAIL 101
50.00'
100.00'
50.00'
100.00'
50.00'
100.00'
EX. 1/2" PIN 0.27' SOUTH 0.60' EAST

6060 HAMILTON AVE.

133-0003-0139
COLLEGE HILL COMMUNITY
URBAN REDEVELOPMENT CORP.
O.R. 13599, PAGE 1201

SIDEWALK
96.92'
N05°51'00"W
95.80'
N00°45'00"E
BLDG. JOINT 1.28' WEST
233-0003-0109
GAIL J. BLACK
O.R. 4823, PAGE 1449
110.00'
100.00'
N00°45'00"E
110.00'

PLAT OF SURVEY
AUDITORS NO: 233-0003-0139
COLLEGE HILL
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
JANUARY 7, 2021

NOTE TO: 8K CONSTRUCTION CO.

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my supervision and said plat is accurate to the best of my knowledge. This plat has been prepared in the conformity with the State of Ohio Minimum Standards. This plat has been prepared for the exclusive use of the person, persons or entities named hereon. No expressed or implied warranties with respect to the information shown hereon is to be extended to any other person, persons or entities without expressed recertification by the surveyor.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFREY C. HEYL, OHIO SURVEYOR NO. 7792

STATE OF OHIO
JEFFREY C. HEYL
7792
REGISTERED
PROFESSIONAL SURVEYOR

HEYL SURVEYORS
4200 RYBOLT ROAD
CINCINNATI, OHIO 45248
PH (513)574-4140
BOUNDARY@CINCI.RR.COM

T-NAIL 104
NAIL SET
BLDG. LINE 0.06' NORTH
N86°47'00"W
111.50'
3' CONC. WALK
BLDG. COR. 0.28' WEST 0.10' NORTH
GARAGE
F. POST ON COR.
5/8" PIN SET
55.96'

ASPHALT PARKING LOT

ONE STY. BLOCK BLDG.

GARAGE

HAMILTON AVENUE
(60' R/W)

N05°51'00"W
100.00'
S05°51'00"E
84.64'
98.84'
N00°45'00"E
84.64'
94.64'

233-0003-0076
RICHARD STRASSER &
CATHLEEN STRASSER
O.R. 12475, PAGE 1478

NOTE: The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any facts that an accurate and current title search may disclose. No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect the surveyed parcel. A current title examination/report is necessary to determine any additional easements, restrictions, covenants, conditions or encumbrances which may affect the lands herein platted.

SURVEY REFERENCES
DIXON & WYCKOFF SUBD'N. (UNRECORDED) ACC. NO. 15174
AUDITORS PLAT NO: 233-0003-0139
SURVEY BY LANKSTER-7327 (0233-0003-0110)
SURVEY BY KOOPMAN-7184 (0233-0003-0210)
SURVEY BY HEYL-7792 (0233-0003-0099)
DEEDS OF RECORD

SCALE 1" = 20'
0 20 40 60

Course: N 05-51-00 W	Distance: 96.92
Course: S 86-47-00 E	Distance: 122.65
Course: S 00-45-00 W	Distance: 95.80
Course: N 86-47-00 W	Distance: 111.50

Perimeter: 426.87

Area: 11205.80 0.26 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.002 Course: N 01-47-42 E
Precision 1: 195151.64

NAIL SET
100.00'
S86°47'00"E
CONC. WALL
5/8" PIN SET
55.96'
T-NAIL 106
50.00'
94.64'
50.00'
94.64'
50.00'
94.64'
S86°47'00"E

SIDEWALK

AMBROSE AVENUE
(40' R/W)

T-NAIL 105

FILE # 4771

DRAWN BY: Author CHECKED BY: Checker

GENERAL NOTES

1. ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODES, WHETHER LISTED HEREIN OR NOT.

2. ANY & ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS & REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED & FOLLOWED AS THEY RELATE TO THIS PROJECT.

3. CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY PERMIT AS WELL AS SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS PRIOR TO AND DURING CONSTRUCTION.

4. MATERIALS, DIMENSIONS, AND OTHER CONDITIONS NOT OTHERWISE INDICATED IN THESE DRAWINGS SHALL BE ASSUMED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE IN THE DRAWINGS. CONTRACTOR TO VERIFY WITH ARCHITECT IN WRITING FOR CLARIFICATIONS.

5. THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF OWNER. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK & DURING CONSTRUCTION AS NECESSARY TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS. BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE HIS FAMILIARITY WITH THE SITE/FIELD CONDITIONS.

7. FLOOR TOLERANCE: IN LAYING OUT THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVEL RESULTING FROM THE CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES AND ALIGNMENT OF DOOR HEADS. OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED BY USING AN APPROVED LEVELING COMPOUND.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.

9. THE GC SHALL BE RESPONSIBLE FOR MAINTAINING BUILDING CORRIDORS CLEAR OF PROJECT MATERIALS AND EQUIPMENT.

10. GC SHALL PROVIDE GENERAL CARPENTRY AS REQUIRED FOR WORK WHICH MAY NOT FALL UNDER THE JURISDICTION OF A SPECIFIED TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.

11. NO MODIFICATIONS / REVISIONS / CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED & APPROVED BY CLIENT.

12. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.

13. THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITES STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE / SHE MAY DISCOVER. DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.

14. CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

15. WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.

16. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.

17. IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.

18. WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

19. GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS / DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKSMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.

20. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW. APPROVAL OF SHOP DRAWINGS SHALL NOT RELEASE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK AS SPECIFIED.

21. THESE DOCUMENTS INDICATE MATERIALS AND METHODS OF CONSTRUCTION TO ESTABLISH STANDARDS OF QUALITY AND / OR PERFORMANCE. OTHER MATERIALS AND / OR METHODS WILL BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE PROVIDED THAT THEY DO NOT AFFECT THE VISIBLE APPEARANCE. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO ORDERING AND / OR FABRICATION.

22. ALL REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR LOWER PRICE WITH CREDIT TO THE OWNER IS PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OR EQUAL QUALITY TO THE PRODUCT SPECIFIED.

23. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, IMMEDIATELY FOLLOWING DIRECTIVE TO PROCEED WITH WORK, CONFIRMATION WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT AND ANY LONG LEAD TIME ITEMS.

24. DAMAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY ACCIDENTAL DAMAGE HE INFLICTS UPON THE EXISTING WORK WHICH WILL REMAIN. IF FOR ANY REASON DAMAGE TO EXISTING WORK OR UTILITIES IS CONSIDERED TO BE UNAVOIDABLE, SUBMIT WRITTEN NOTIFICATION OF THIS BEFORE SIGNING THE CONTRACT. IN THE ABSENCE OF SUCH NOTIFICATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DAMAGE AND THE COSTS OF SATISFACTORILY REPAIRING OR REPLACING DAMAGED WORK.

25. FINAL CLEANING AT COMPLETION SHALL INCLUDE DUSTING OF ALL FINISHED SURFACES, VACUUMING, REMOVAL OF SPOTS, STAINS, LABELS, FINGERPRINTS, SPILLS AND CLEANING OF ALL INTERIOR GLASS. JOB SITE CLEAN-UP SHALL CONTINUE BEYOND DATE OF SUBSTANTIAL COMPLETION TO MOVE-IN DAY AND SHALL INCLUDE REMOVAL OF ACCUMULATED DEBRIS RESULTING FROM WORK BY TELECOMMUNICATIONS CONTRACTORS AND OTHER VENDORS UNDER CONTRACT TO THE OWNER. (NOTE: FURNITURE PACKING MATERIALS WILL BE RESPONSIBILITY OF FURNITURE VENDOR).

26. FIRE RATED PARTITIONS SHALL BE NOTED IN STENCIL ABOVE FINISHED CEILING PER APPLICABLE CODE.

27. GENERAL CONDITIONS (AIA DOCUMENT A201) APPLIES TO THIS PROJECT AND IS PART OF THIS CONTRACT.

28. SPRINKLER HEAD LOCATION SHALL BE COORDINATED WITH OTHER TRADES BY CONTRACTOR AND SHALL BE AS SPECIFIED BY ENGINEER OR AS REQUIRED BY CODE. SPRINKLERS SHALL BE CENTERED WITHIN EACH CEILING TILE TO PROVIDE A UNIFIED, CONSISTENT AND AESTHETIC ARRANGEMENT.

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PROJECT NAME

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

BUILDING SUMMARY

OCCUPANCY & CONSTRUCTION:

BUILDING USE OCCUPANCY: (R-2) RESIDENTIAL & (B) OFFICE

MIXED OCCUPANCY: YES

TYPE OF CONSTRUCTION: VB

APPLICABLE CODES:

JURISDICTION: 2017 OHIO BUILDING CODE

OWNER

COLLEGE HILL COMMUNITY URBAN REDEVELOPMENT CORPORATION
1551 MARLOWE AVENUE
CINCINNATI, OH 45224

LOCATION MAP

SHEET INDEX

SHEET NO.	SHEET NAME		80% PROGRESS SET 06-17-2021	95% PROGRESS SET 07-02-2021	PERMIT SET 07-21-2021
G001	COVER SHEET & SHEET INDEX	SUBMITTED FOR ZONING REVIEW	X	X	X
G002	CODE DATA	SUBMITTED FOR ZONING REVIEW	X	X	X
G003	UL DETAILS				X
G004	UL DETAILS				X
G005	ARCHITECTURAL SPECIFICATIONS				X
G006	ARCHITECTURAL SPECIFICATIONS				X
G007	ARCHITECTURAL SPECIFICATIONS				X
G110	STANDARD MOUNTING HEIGHTS & EQUIPMENT LISTS			X	X
G111	LIFE SAFETY PLANS - BASEMENT & LEVEL 1	SUBMITTED FOR ZONING REVIEW	X	X	X
G112	LIFE SAFETY PLAN - LEVEL 2	SUBMITTED FOR ZONING REVIEW	X	X	X
AD101	DEMOLITION PLAN BASEMENT & LEVEL 1	SUBMITTED FOR ZONING REVIEW	X	X	X
AD102	DEMOLITION PLAN LEVEL 2	SUBMITTED FOR ZONING REVIEW	X	X	X
AD103	DEMOLITION PLAN UPPER ROOF	SUBMITTED FOR ZONING REVIEW	X	X	X
AD104	DEMOLITION ELEVATIONS	SUBMITTED FOR ZONING REVIEW	X	X	X
AF101	FLOOR PLAN BASEMENT & LEVEL 1	SUBMITTED FOR ZONING REVIEW	X	X	X
AF102	FLOOR PLAN LEVEL 2	SUBMITTED FOR ZONING REVIEW	X	X	X
AF103	UPPER ROOF PLAN	SUBMITTED FOR ZONING REVIEW	X	X	X
AR101	REFLECTED CEILING PLAN LEVEL 1		X	X	X
AR102	REFLECTED CEILING PLAN LEVEL 2		X	X	X
AA101	BUILDING ELEVATIONS	SUBMITTED FOR ZONING REVIEW	X	X	X
AA401	TYPICAL NORTH UNIT PLANS & INTERIOR ELEVATIONS		X	X	X
AA402	TYPICAL SOUTH UNIT PLANS & INTERIOR ELEVATIONS		X	X	X
AA403	UNIT 1 (TYPE A) PLANS & INTERIOR ELEVATIONS		X	X	X
AA404	ENLARGED FLOOR PLANS & DETAILS		X	X	X
AA601	DOOR SCHEDULE, DOOR & FRAME TYPES		X	X	X
AA602	WINDOW TYPES			X	X
AA603	PARTITION TYPES & DETAILS		X	X	X
IN001	MATERIAL CODE LIST			X	X
IN101	FLOOR FINISH PLAN BASEMENT & LEVEL 1			X	X
IN102	FLOOR FINISH PLAN LEVEL 2			X	X
IN201	INTERIOR ELEVATIONS		X	X	X
IN202	INTERIOR ELEVATIONS		X	X	X

MECHANICAL	
M100	MECHANICAL BASEMENT PLAN
M101	MECHANICAL FIRST FLOOR PLAN
M102	MECHANICAL SECOND FLOOR PLAN
M200	MECHANICAL DETAILS
M201	MECHANICAL DETAILS

SUBMITTED FOR REFERENCE ONLY - NOT FOR PERMIT:	
P100	PLUMBING BASEMENT PLAN
P101	PLUMBING FIRST FLOOR PLAN
P102	PLUMBING SECOND FLOOR PLAN
P200	PLUMBING DETAILS
E100	ELECTRICAL POWER FIRST FLOOR PLAN
E101	ELECTRICAL POWER SECOND FLOOR PLAN
E200	ELECTRICAL LIGHTING FIRST FLOOR PLAN
E201	ELECTRICAL LIGHTING SECOND FLOOR PLAN
E300	ELECTRICAL DETAILS
E301	ELECTRICAL DETAILS
E302	ELECTRICAL DETAILS
E303	ELECTRICAL DETAILS
E304	ELECTRICAL DETAILS
FP100	FIRE PROTECTION BASEMENT PLAN
FP101	FIRE PROTECTION FIRST FLOOR PLAN
FP102	FIRE PROTECTION SECOND FLOOR PLAN

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

2001

OWNER

CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE DONNER · ARC.1817276 · REGISTERED ARCHITECT · 7-21-2021

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

KEY PLAN

REVISION

△	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

COVER SHEET & SHEET INDEX

SHEET NO.

G001

DRAWN BY: Author CHECKED BY: Checker

BUILDING SUMMARY

PROJECT ADDRESS: 6060 HAMILTON AVE
CITY: CINCINNATI, OH 45224
COUNTY: HAMILTON COUNTY
PARCEL ID: 233-0003-0139-00

ZONING JURISDICTION: CITY OF CINCINNATI
BLDG DEPT JURISDICTION: CITY OF CINCINNATI

APPLICABLE CODES:
THIS ALTERATION HAS BEEN DESIGNED AND MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE 2017 OHIO BUILDING CODE.

PROJECT DESCRIPTION:
ALTERATION OF AN EXISTING HISTORIC MIXED-USE BUILDING. BASEMENT IS UNOCCUPIED.

ZONING INFORMATION:
ZONING DISTRICT:
ZONING DESIGNATION: T5MS MAIN STREET
(ALLOWS RESIDENTIAL AND COMMERCIAL USE)
(DIRECTLY ADJACENT TO T5MS-O AND T4N.MF)

OVERLAY DISTRICTS:
ARTERIAL ROADS
UD-1 COLLEGE HILL BUSINESS DISTRICT

HISTORIC DISTRICT: COLLEGE HILL MID-BUSINESS
HISTORIC DISTRICT

PREVIOUS USE: RETAIL (M) / APARTMENT OVER (R-2)
NEW USE: OFFICES (B) ALONG HAMILTON AVE /
APARTMENTS BEHIND AND ON LEVEL 2 (R-2)

CODE SUMMARY

2017 OHIO BUILDING CODE

CONSTRUCTION TYPE: VB, SPRINKLERED

302.1 USE GROUP CLASSIFICATION

BASEMENT	UNOCCUPIED
FIRST FLOOR	(B) OFFICE & R-2 (APARTMENTS)
SECOND FLOOR	R-2 (APARTMENTS)

420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING AND FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS (REF 708).
1 HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN DWELLINGS.

420.3 HORIZONTAL SEPARATION
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES (REF 711).
1 HOUR FIRE RESISTANCE RATING REQUIRED AT FLOOR-CEILING ASSEMBLIES.

420.5 AUTOMATIC SPRINKLER SYSTEM
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.
NEW AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED.

420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH 907.2.9 AND 907.2.11.
NEW FIRE ALARM SYSTEM TO BE PROVIDED.

504 BUILDING HEIGHT AND NUMBER OF STORIES
BUILDING HEIGHT IN FEET (VB / SPRINKLERED)

GROUP R-2: 60' ALLOWED
GROUP B: 60' ALLOWED
EXISTING HEIGHT: 30' (COMPLIES)
EXISTING BUILDING HEIGHT TO REMAIN UNCHANGED.

ALLOWABLE NUMBER OF STORIES ABOVE GRADE (VB / SPRINKLERED)

USE	ALLOWED
R-2	3
B	3

NUMBER OF EXISTING STORIES: 2
NO CHANGE IN STORIES

506.2 AREA FACTOR (VB / SPRINKLERED)
GROUP R-2 21,000 SF ALLOWABLE
EQUATION 5-3 = 10,349 / 21,000 = 0.50
GROUP B 27,000 SF ALLOWABLE
EQUATION 5-3: 2,934 SF / 27,000 = 0.11

508.4.2 ALLOWABLE BUILDING AREA FOR SEPARATED OCCUPANCIES:
0.5 + 0.11 = 0.61 < 1 (BUILDING AREA COMPLIES)

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
SPRINKLERED:
BUSINESS & RESIDENTIAL = **1 HOUR SEPARATION REQUIRED**

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)
CONSTRUCTION TYPE VB

PRIMARY STRUCTURAL FRAME	= 0 HOURS
BEARING WALLS (EXTERIOR)	= 0 HOURS
BEARING WALLS (INTERIOR)	=0 HOURS
NONBEARING WALLS (EXTERIOR)	=SEE TABLE 602 (N/A)
NONBEARING WALLS (INTERIOR)	=0 HOURS
FLOOR CONSTRUCTION & SECONDARY MEMBERS	= 0 HOURS
ROOF CONSTRUCTION & SECONDARY MEMBERS	= 0 HOURS

TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

NORTH WALL 20' R-2	0 HOUR REQ'D
EAST WALL 0' R-2	**1 HOUR REQ'D**
SOUTH WALL 0' R-2	**1 HOUR REQ'D**
WEST WALL 32' (X > 30') R-2	0 HOUR REQ'D

NOTE- ALL EXTERIOR WALLS ARE MIN 8" MASONRY CONSTRUCTION, 2 HOUR EQUIVALENT FIRE RESISTANCE RATED.

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS
SEE NOTES ON LIFE SAFETY PLANS.

	ALLOWABLE
NORTH WALL 20'	NO LIMIT, UNPROTECTED, SPRINKLERED
EAST WALL 0'	NOT PERMITTED (NO OPENINGS)
SOUTH WALL 0'	NOT PERMITTED* (CERAMIC GLAZING LOCATED ON SOUTH WALL IS CONSIDERED PART OF FIRE BARRIER PER OBC 703.6)
WEST WALL 32'	NO LIMIT, UNPROTECTED, SPRINKLERED

720 THERMAL AND SOUND INSULATING MATERIALS
INSULATING MATERIALS, INCLUDING FACINGS SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES, SIMILAR COVERINGS AND ALL LAYERS OF SINGLE AND MULTILAYER REFLECTIVE FOIL INSULATIONS SHALL HAVE A FLAME SPREAD INDEX AND A SMOKE DEVELOPED COMPLYING WITH THIS SECTION.

TABLE 803.11 INTERIOR WALL AND CEILING FINISHES

SPRINKLERED (GROUP B)	
INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS	B
CORRIDOR AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS	C
ROOMS AND ENCLOSED SPACES	C
SPRINKLERED (GROUP R-2)	REQUIRED
INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS	C
CORRIDOR AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS	C
ROOMS AND ENCLOSED SPACES	C

804 INTERIOR FLOOR FINISH
MINIMUM CRITICAL RADIANT FLUX FOR INTERIOR FLOOR FINISHES IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL BE NOT LESS THAN CLASS II IN GROUP R-2 AND GROUP B.

903 AUTOMATIC SPRINKLER SYSTEMS
NEW NFPA 13 SPRINKLER SYSTEM TO COMPLY WITH THIS SECTION. SPRINKLER WORK WILL BE SUBMITTED AS A SEPARATE PERMIT.

906 PORTABLE FIRE EXTINGUISHERS
FIRE EXTINGUISHERS ARE TO BE PROVIDED IN EACH DWELLING UNIT AND WITHIN COMMERCIAL OFFICE AS REQUIRED BY SECTION 906 AND IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT. GC TO COORDINATE QUANTITIES AND TYPES REQUIRED.

907.2.9 GROUP R-2 FIRE ALARM SYSTEMS
NEW FIRE ALARM SYSTEM TO MEET REQUIREMENTS OF SECTION 9.07.2.9. FIRE ALARM SYSTEM MODIFICATIONS TO BE DESIGN-BUILD AND SUBMITTED AS A SEPARATE PERMIT.

907.2.11 SMOKE ALARMS - GROUP R-2
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH 907.2.11.2 IN DWELLING UNITS.

1004 OCCUPANT LOAD
REFER TO OCCUPANT LOAD TABLES.

1005.3.1 STAIRWAY MINIMUM WIDTH REQUIRED:
36" (OBC 1011.2 EXCEPTION 1) SECOND FLOOR OCCUPANT LOAD IS LESS THAN 50.

39" EXISTING PROVIDED
NOTE: EXISTING STAIRWAYS ARE NOT REQUIRED TO COMPLY WITH CHAPTER 10 PER SECTION 3404.

1006.2 EGRESS FROM SPACES:
ONE EXIT REQUIRED FROM EACH DWELLING UNIT PER 1006.2.1 EXCEPTION 1 WHERE MAX OCCUPANT LOAD IS 20 OR LESS AND COMMON PATH OF EGRESS TRAVEL DISTANCE DOES NOT EXCEED 125 FEET. (1 EXIT REQUIRED, 1 EXIT PROVIDED FROM EACH DWELLING UNIT)

TABLE 1006.3.2(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES
SECOND FLOOR HAS ONE EXIT, 3 DWELLING UNITS AND COMMON PATH OF EGRESS LESS THAN 125' (COMPLIES)

1009 ACCESSIBLE MEANS OF EGRESS:
EXCEPTION 1: NOT REQUIRED IN EXISTING BUILDINGS
REFER TO CHAPTER 34 NOTES

1013 EXIT SIGNS
EXIT SIGNS TO BE INSTALLED PER THIS SECTION.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:
B (SPRINKLERED) = 300' ALLOWED
R-2 (SPRINKLERED) = 250' ALLOWED (125' IF 1 EXIT PROVIDED PER 1006.2)

1020.1 CORRIDOR FIRE RESISTANCE RATING
W/ A SPRINKLER SYSTEM:
R, GREATER THAN 10 OCCUPANTS = 0.5 FIRE RATING REQ'D
B, GREATER THAN 30 OCCUPANTS = 0

TABLE 1020.2 MINIMUM CORRIDOR WIDTH

ANY FACILITIES NOT LISTED BELOW	44" MIN
WITH AN OCCUPANT LOAD LESS THAN 50	36" MIN
WITHIN A DWELLING UNIT	36" MIN

1023 INTERIOR EXIT STAIRWAYS
INTERIOR EXIT STAIRWAYS TO BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH 711, OR BOTH. REQUIRED FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES (INCLUDING BASEMENTS).
STAIR ENCLOSURE = 1 HOUR FIRE RATED

1030 EMERGENCY ESCAPE AND RESCUE
EMERGENCY ESCAPE WINDOWS REQ'D AT SECOND FLOOR WHERE ONE EXIT IS PROVIDED. MINIMUM SIZE 5.7 SF. 24" MIN OPENING HEIGHT AND 20" MIN NET CLEAR WIDTH

CHAPTER 11 ACCESSIBILITY
1107.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE
TYPE B UNITS REQUIRED ON FIRST FLOOR
TYPE B UNITS NOT REQUIRED ON SECOND FLOOR (NO ELEVATOR SERVICE).
UNIT #1 IS BEING DESIGNED AS A TYPE B UNIT. SEE NOTES ON FLOOR PLANS.

CHAPTER 34 EXISTING BUILDINGS
3404.6 SMOKE ALARMS: SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THIS SECTION.

3411.4 CHANGE OF OCCUPANCY
THIS ALTERATION IS A PARTIAL CHANGE OF OCCUPANCY (FIRST FLOOR).

3408.3 STAIRWAYS
EXISTING HISTORIC STAIRWELLS WILL REMAIN.

OCCUPANT LOAD - BASEMENT (UNOCCUPIED)

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
B-01	BASEMENT	BASEMENT	1096 SF	UNOCCUPIED - UTILITIES	300	3.654
			1096 SF			3.654

4 OCCUPANTS

OCCUPANT LOAD - FIRST FLOOR RESIDENTIAL (R-2)

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
101	UNIT #1	LEVEL 1	632 SF	RESIDENTIAL	200	3.162
102	UNIT #2	LEVEL 1	625 SF	RESIDENTIAL	200	3.126
103	UNIT #3	LEVEL 1	622 SF	RESIDENTIAL	200	3.109
104	UNIT #4	LEVEL 1	824 SF	RESIDENTIAL	200	4.120
105	UNIT #5	LEVEL 1	514 SF	RESIDENTIAL	200	2.571
106	UNIT #6	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
107	UNIT #7	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
108	UNIT #8	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
109	UNIT #9	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
110	UNIT #10	LEVEL 1	485 SF	RESIDENTIAL	200	2.427
111	UNIT #11	LEVEL 1	486 SF	RESIDENTIAL	200	2.429
129	VEST	LEVEL 1	37 SF	RESIDENTIAL	200	0.185
130	TRASH	LEVEL 1	166 SF	RESIDENTIAL - STORAGE	300	0.554
C-01	CORRIDOR	LEVEL 1	248 SF	RESIDENTIAL	200	1.240
C-02	CORRIDOR	LEVEL 1	554 SF	RESIDENTIAL	200	2.768
C-03	CORRIDOR	LEVEL 1	259 SF	RESIDENTIAL	200	1.295
			7395 SF			36.696

37 OCCUPANTS

OCCUPANT LOAD - FIRST FLOOR OFFICE

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
112	VESTIBULE	LEVEL 1	37 SF	OFFICE	100	0.370
113	OFFICE	LEVEL 1	140 SF	OFFICE	100	1.396
114	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.938
115	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.939
116	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.939
117	OFFICE	LEVEL 1	94 SF	OFFICE	100	0.939
118	STORAGE	LEVEL 1	128 SF	OFFICE - STORAGE	300	0.428
119	OPEN	LEVEL 1	391 SF	OFFICE	100	3.906
120	HUDDLE	LEVEL 1	73 SF	UNCONCENTRATED ASSEMBLY	15	4.893
121	CORRIDOR	LEVEL 1	140 SF	OFFICE	100	1.404
122	UNISEX RESTROOM	LEVEL 1	63 SF	OFFICE	100	0.633
123	UNISEX RESTROOM	LEVEL 1	73 SF	OFFICE	100	0.734
124	HUDDLE	LEVEL 1	98 SF	OFFICE	100	0.983
125	LOBBY	LEVEL 1	376 SF	UNCONCENTRATED ASSEMBLY	15	25.062
126	BOARD RM	LEVEL 1	442 SF	UNCONCENTRATED ASSEMBLY	15	29.446
127	VEST.	LEVEL 1	46 SF	OFFICE	100	0.460
128	JC	LEVEL 1	11 SF	OFFICE - STORAGE	300	0.036
			2394 SF			73.505

74 OCCUPANTS

OCCUPANT LOAD - SECOND FLOOR RESIDENTIAL (R-2)

NUMBER	ROOM NAME	LEVEL	AREA	FUNCTION (USE)	FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
212	UNIT 12	LEVEL 2	790 SF	RESIDENTIAL	200	3.950
213	UNIT 13	LEVEL 2	914 SF	RESIDENTIAL	200	4.571
214	UNIT 14	LEVEL 2	434 SF	RESIDENTIAL	200	2.169
C-04	CORRIDOR	LEVEL 2	269 SF	RESIDENTIAL	200	1.343
			2407 SF			12.033

13 OCCUPANTS

ACCESSIBILITY SCOPING REQUIREMENTS FOR DWELLING UNITS

SECTION 1107
1107.6.2.2.1 (DOES NOT APPLY - BUILDING HAS LESS THAN 20 DWELLING UNITS)

1107.6.2.2.2 TYPE B UNITS
EVERY DWELLING UNIT SHALL BE TYPE B.
EXCEPTION 1107.7 STRUCTURES WITHOUT ELEVATOR SERVICE PERMITS ONE STORY WITH TYPE B UNITS.

ACCESSIBLE UNITS	QTY REQ'D	QTY PROVIDED	NOTES
ACCESSIBLE	0	0	
TYPE A	0	1	
TYPE B	11	10	(1 DESIGNED AS TYPE A COUNTS TOWARD REQUIREMENT)
NON-ACCESSIBLE	N/A	3	(NOT REQ'D TO BE ACCESSIBLE DUE TO NO ELEVATOR TO SECOND FLR SERVICE 1107.7)

PLUMBING FIXTURE CALCULATIONS (OFFICE)

	CLASSIFICATION	OCCUPANTS	MALE FACTOR	FEMALE FACTOR	TOTAL REQUIRED	TOTAL PROVIDED
WATER CLOSETS	BUSINESS (B)	(74) 37M / 37F	1 PER 50	1 PER 50		
			0.74 MALE	0.74 FEMALE		
			1 MALE	**1 FEMALE**	**1 M / 1 F**	**1 M / 1 F**
LAVATORIES	BUSINESS (B)	(74) 37M / 37F	1 PER 80	1 PER 80		
			0.46 MALE	0.46 FEMALE		
			1 MALE	**1 FEMALE**	**1 M / 1 F**	**1 M / 1 F**
DRINKING FOUNTAINS	BUSINESS (B)	(74) 37M / 37F	1 PER 100 = 1 TOTAL REQ'D			***NONE PROVIDED**
	*DRINKING FOUNTAINS NOT REQ'D PER SECTION 410.4 OHIO PLUMBING CODE. WATER DISPENSER TO BE PROVIDED AT BREAK ROOM.					
SERVICE SINK	BUSINESS (B)		**1 REQ'D**		**1 REQ'D**	**1 LOCATED IN JANITOR CLOSET**

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

2001

OWNER

CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE CONNER · ARC-181276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

CODE DATA

SHEET NO.

G002

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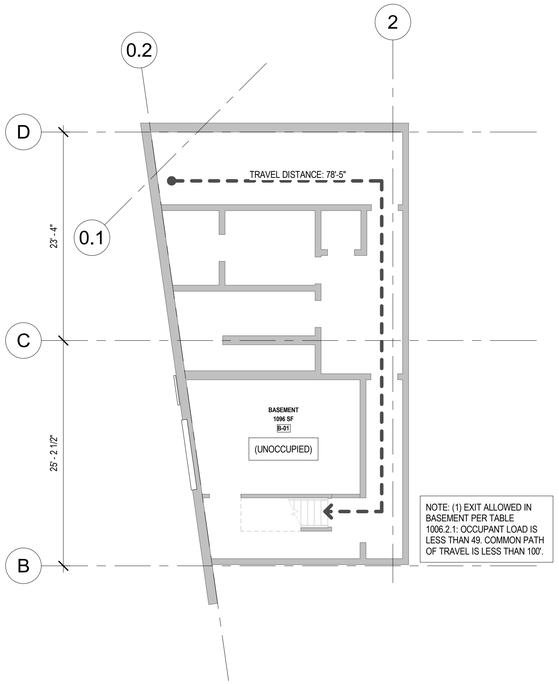
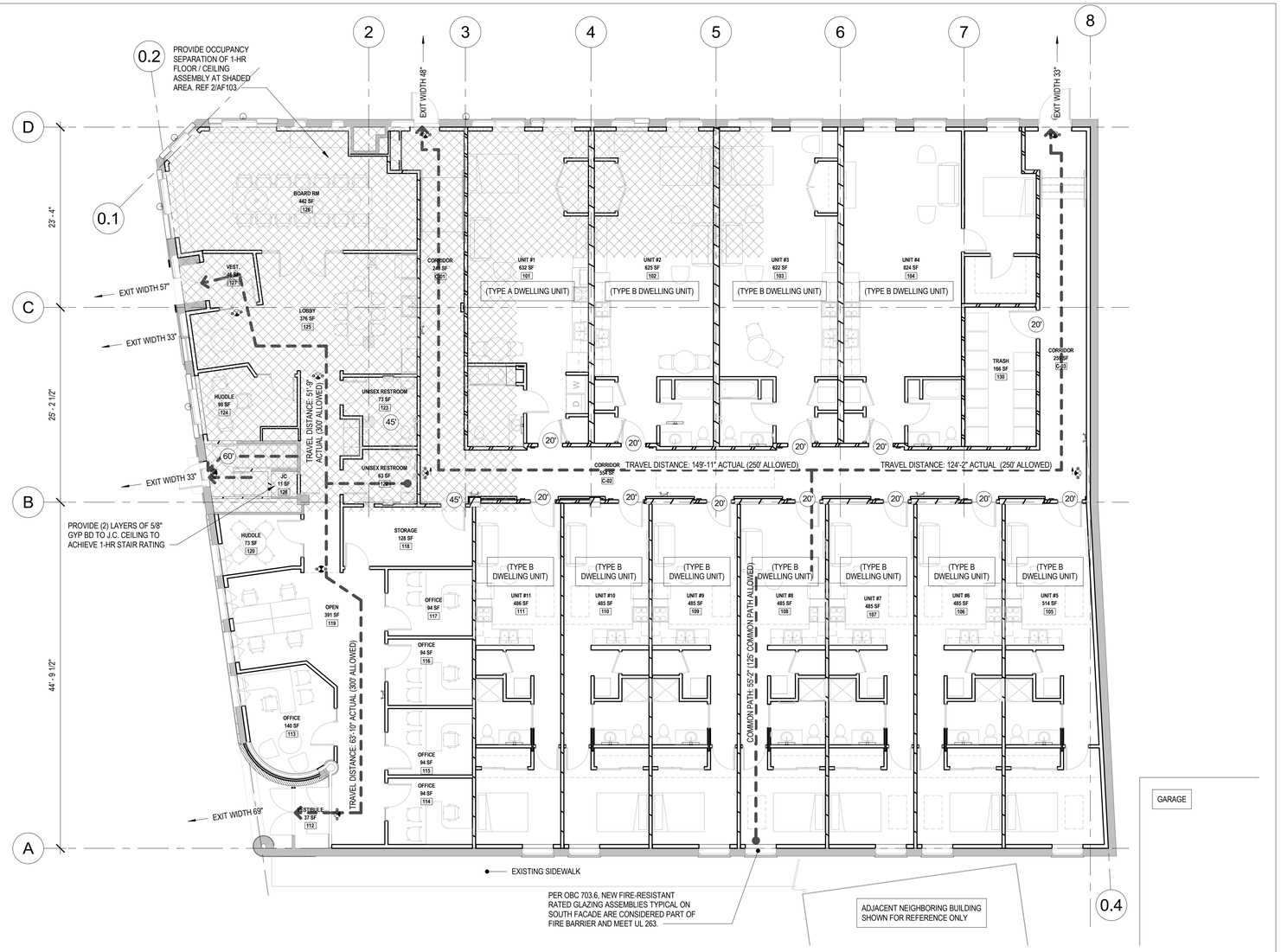


1 LIFE SAFETY PLAN - BASEMENT
1/8" = 1'-0"



2 LIFE SAFETY PLAN - LEVEL 1
1/8" = 1'-0"

LIFE SAFETY PLAN LEGEND

- 1 HOUR FIRE BARRIER
- 1/2 HOUR FIRE PARTITION
- **FEH** — FIRE EXTINGUISHER ON A HOOK TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS. N - NEW, E - EXISTING TO REMAIN, R - RELOCATED
- **FEC** — FIRE EXTINGUISHER CABINET TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS. N - NEW, E - EXISTING TO REMAIN, R - RELOCATED
- TRAVEL PATH
- EXIT SIGN - REF ELEC. EXIT SIGNS ARE REQUIRED TO HAVE BACKUP POWER SOURCE AND PROVIDE 1 FC ILLUMINATION THROUGHOUT MEANS OF EGRESS. (COMPLY W/ OBC 1013)

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

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1616 VINE STREET, CINCINNATI, OH 45202
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MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER
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CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE CONNER · ARC.1817276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

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07-21-2021

SHEET NAME

LIFE SAFETY PLANS - BASEMENT & LEVEL 1

SHEET NO.

G111

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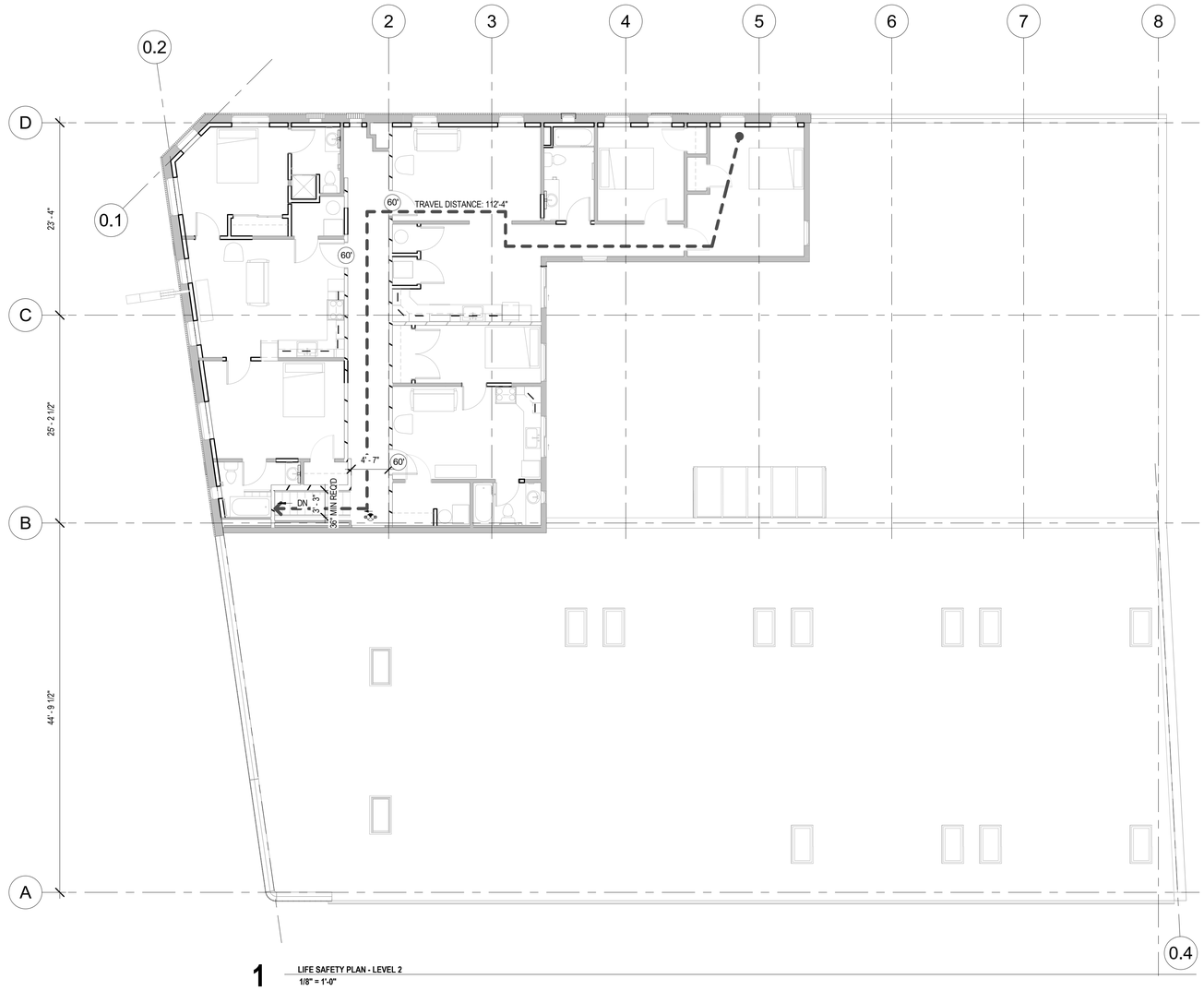

1 LIFE SAFETY PLAN - LEVEL 2
1/8" = 1'-0"

LIFE SAFETY PLAN LEGEND

1 HOUR FIRE BARRIER

1/2 HOUR FIRE PARTITION

FEH FIRE EXTINGUISHER ON A HOOK TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS.
N - NEW, E - EXISTING TO REMAIN, R - RELOCATED

FEC FIRE EXTINGUISHER CABINET TO BE IN ACCORDANCE WITH OHIO BUILDING CODE 906 & NFPA 10. GC TO TEST & RECERTIFY EXISTING EXTINGUISHERS.
N - NEW, E - EXISTING TO REMAIN, R - RELOCATED

TRAVEL PATH

EXIT SIGN - REF ELEC
EXIT SIGNS ARE REQUIRED TO HAVE BACKUP POWER SOURCE AND PROVIDE 1 FC ILLUMINATION THROUGHOUT MEANS OF EGRESS. (COMPLY W/ OBC 1013)

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

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KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

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SHEET NAME

LIFE SAFETY PLAN - LEVEL 2

SHEET NO.

G112

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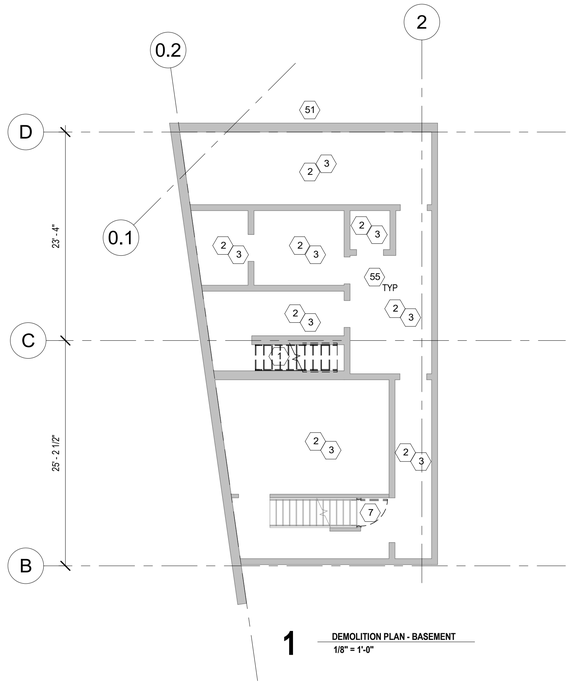
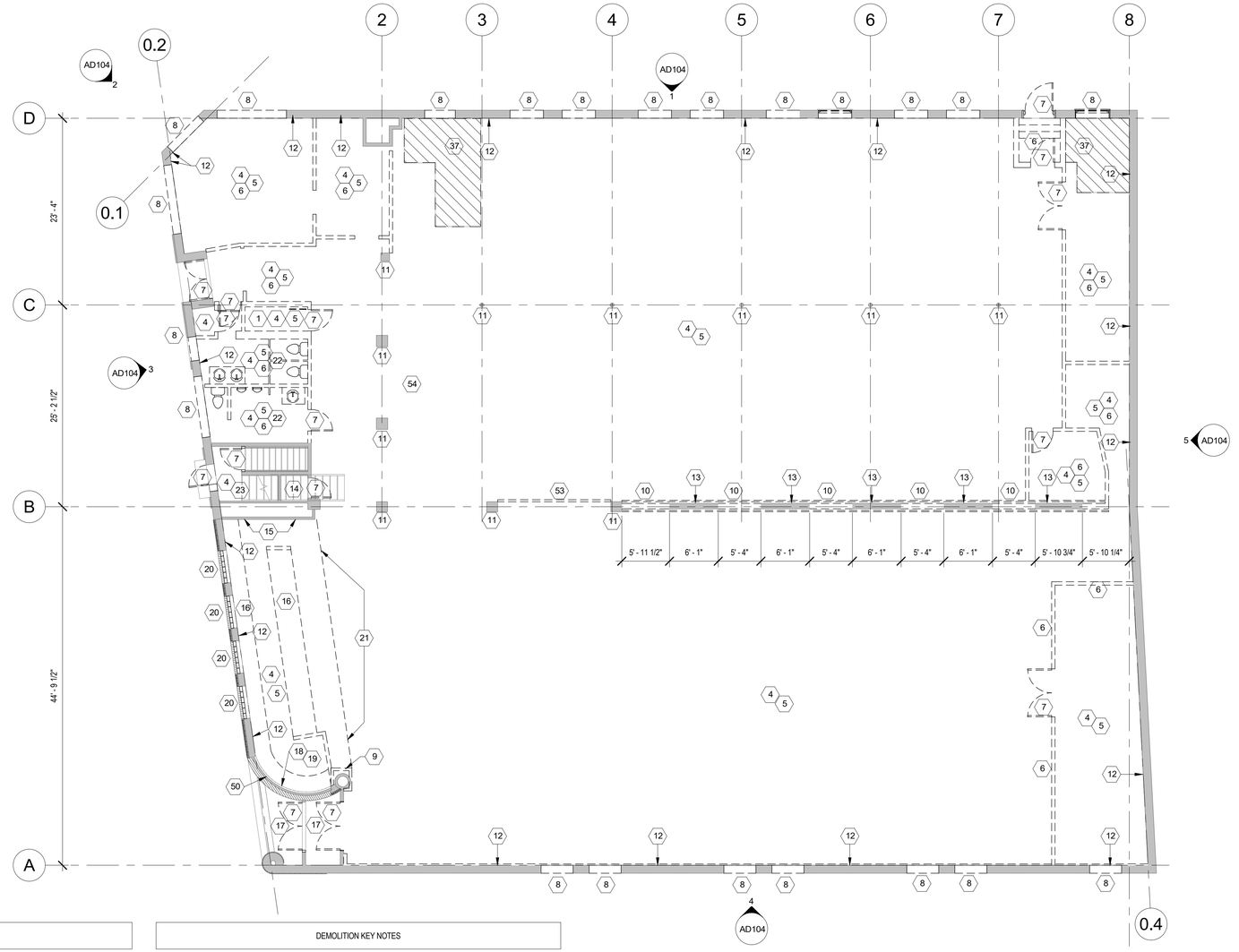


1 **DEMOLITION PLAN - BASEMENT**
1/8" = 1'-0"



2 **DEMOLITION PLAN - LEVEL 1**
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. ALL EXISTING DOORS, FRAMES, DOOR HARDWARE, LIGHT FIXTURES, SWITCHES NOT BEING REUSED FOR THIS PROJECT SHALL BE DISCARDED.

2. PATCH ALL FLOOR, CEILING AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES EFFECTED BY DEMOLITION WITH SIMILAR MATERIALS AS NECESSARY TO ACHIEVE UNIFORM, NEW APPEARNCE (I.E. GWB PERIMTER WALLS, DEMISING WALLS, CORE ETC.) PATCHES SHALL BE INPERCEPTIBLE.

3. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF PARTITIONS, ETC.) CAUSES UNEVENNESS IN THE FLOOR. THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.

4. REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, FRAMES, AND THERMOSTATS, ELECTRICAL WITHIN PARTITIONS SHALL BE REMOVED AS INDICATED ON THE DRAWINGS.

5. CONDUCT DEMOLITION OPERATION AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO ENSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. CONSULT WITH BUILDNG OWNER FOR ANY RULES AND REGULATIONS REGARDING HOURS, DUMPSTERS AND REMOVAL. ENSURE PROTECTION OF PERSONS AROUND THE DEMOLITION AREA. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF THE BUILDING CORRIDORS.

6. DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE BUILDING SITE ON A WEEKLY BASIS.

7. CLEAN ADJACENT WORK OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CLEAN CONDITION (SIMILAR TO PRIOR DEMOLITION) AFTER COMPLETION.

8. EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF SPECIFIC INSTRUCTION FOR CUTTING, PATCHING OR FITTING SHALL NOT RELEIVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM AS REQUIRED COMPLETING THE WORK.

9. ALL EXISTING WINDOW TREATMENTS (BLINDS / DRAPES / SHADES) TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

10. ALL EXISTING LIGHT FIXTURES AND CEILING FANS ARE TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

11. SALVAGE ALL BRICKS REMOVED FROM EXTERIOR FACADE. REUSE WHERE NEW BRICK WORK IS REQUIRED.

12. PLUMBING DEMOLITION: REMOVE ALL EXISTING PLUMBING SANITARY LINES / DOMESTIC WATER LINES / CONDENSATE LINES / ETC. AS NECESSARY TO PREPARE FOR NEW WORK. REFER TO PLUMBING DRAWINGS FOR NEW WORK.

13. HVAC DEMOLITION: REMOVE ALL EXISTING RADIATORS, FIRST FLOOR AHU'S, BASEMENT BOILER EQUIPMENT AND ASSOCIATED PIPING / DUCTWORK / VENTS. REFER TO MECHANICAL DRAWINGS FOR NEW WORK.

14. ELECTRICAL DEMOLITION: REMOVE ALL WIRING / SUBPANELS / LIGHTING / CONDUIT / ETC DOWNSTREAM OF INCOMING MAIN SERVICE PANEL (BASEMENT). REFER TO ELECTRICAL DRAWINGS FOR NEW WORK.

15. EXTERIOR WALLS: REMOVE ANY NON-HISTORIC ITEMS FROM FACADE SUCH AS LOOSE LOW VOLTAGE CABLING / OLD SIGNAGE & SIGNAGE NAILER BOARDS / VENTS & LOUVERS NOT SERVING NEW DESIGN AND SECURITY SCREENS, TYPICAL.

NOTE: STRUCTURAL ENGINEERING IS DELEGATED TO THE CONTRACTOR.

CONTRACTOR IS TO VERIFY IN FIELD THAT WALLS SHOWN BEING DEMOLISHED ON ARCHITECTURAL PLANS ARE NOT LOAD BEARING.

CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS:
EXTENT OF MASONRY EXTERIOR WALL TUCKPOINTING
LINTEL REPAIR / REPLACEMENT
LINTEL DESIGN AT NEW OPENINGS
SLAB EXCAVATION AT NORTH RESIDENTIAL ENTRANCES
RTU SUPPORT
SKYLIGHT SUPPORT
ARCHWAY SUPPORT AT WEST FACADE

DEMOLITION KEY NOTES	
1	REMOVE STAIR / TREADS / HANDRAILS.
2	REMOVE ALL EQUIPMENT NOT REQ'D FOR RENOVATION
3	REMOVE ALL DEBRIS / FURNITURE / MISC ITEMS AND DISCARD
4	REMOVE FINISH FLOORING & ADHESIVE. PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH. EXISTING HISTORIC T&G WOOD FLOORING IS TO REMAIN WHERE IT IS SALVAGEABLE
5	REMOVE CEILING, CEILING DEVICES, LIGHT FIXTURES, AND ALL NON-STRUCTURAL CEILING ELEMENTS.
6	REMOVE WALLS AS INDICATED
7	REMOVE DOOR, FRAME & ASSOCIATED HARDWARE
8	REFER TO DEMOLITION ELEVATIONS
9	REMOVE NON-STRUCTURAL RED BRICK PARTITIONS. COORDINATE W/ ARCHITECT ONCE HISTORIC CONDITION IS UNCOVERED.
10	REMOVE PORTION OF WALL AS INDICATED UP TO 9'-0" AFF. PROVIDE LINTELS AT NEW OPENINGS. CONSULT W/ STRUCTURAL ENGINEER.
11	EXISTING COLUMN TO REMAIN. SCRAPE PEELING PAINT AND PREPARE FOR NEW PAINT AT COLUMNS WHICH REMAIN EXPOSED IN THE NEW LAYOUT.
12	TYPICAL: REMOVE FURRING / GYPSUM / DEBRIS / PANELING FROM INSIDE FACE OF MASONRY WALL. REMOVE AND REPLACE ANY DETERIORATING MASONRY. REPAIR / TUCKPOINT MASONRY.
13	REMOVE WOOD SLATWALL. BOTH SIDES TYPICAL
14	REMOVE MOP SINK & PREPARE FOR NEW MOP SINK
15	REMOVE ELECTRICAL PANELS FROM THIS AREA. REFER TO ELECTRICAL FOR NEW WORK.
16	REMOVE ALL CABINETRY / COUNTERS / SHELVING / ETC. SALVAGE TO CHCURC UPON REQUEST.
17	MOSAIC TILE FLOORING TO REMAIN. CLEAN GROUT & TILES.
18	REMOVE PEELING PAINT FROM CONCRETE LINTEL ABOVE GLASS BLOCK. PREPARE FOR NEW PAINT.
19	CURVED METAL RAILING ABOVE LINTEL TO BE RESTORED OR REPLICATED IN ANODIZED ALUMINUM FINISH.
20	GLASS BLOCK WINDOWS TO BE REMOVED. PREPARE OPENINGS FOR NEW WINDOWS. EXISTING SILLS & LINTELS TO REMAIN.
21	REMOVE NON-STRUCTURAL BULKHEAD
22	REMOVE ALL PLUMBING FIXTURES & ACCESSORIES, CABINETRY & TOILET PARTITIONS.
23	REMOVE WOOD PANELING & HANDRAIL
24	REMOVE WOOD PANELING, TYP
25	REMOVE KITCHEN CABINETRY, APPLIANCES, SINKS AND ASSOCIATED FIXTURES
26	REMOVE PORTION OF ROOF TO ACCOMMODATE NEW SKYLIGHT. SET LOCATION TO ALIGN SKYLIGHT INSIDE PERIMETER WITH ROOF SUPPORT BAR JOISTS. CONSULT W/ ARCHITECT IF PLACEMENT SHOWN CONFLICTS W/ JOISTS.
27	REMOVE WINDOW AND FRAME. PREPARE OPENING FOR NEW WINDOW
28	REMOVE WIRE SCREEN / PLYWOOD / GLASS BLOCK AND EXISTING SILL. SALVAGE SILL FOR REUSE AT OTHER LOCATION, WHERE APPLICABLE.
29	REMOVE PORTION OF WALL BELOW WINDOW OPENING AND PREPARE FOR NEW DOOR AND FRAME.

DEMOLITION KEY NOTES	
30	REMOVE ROLL-UP DOOR AND DOOR BEYOND. PREPARE OPENING FOR NEW WINDOW.
31	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATIONS. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING WORK.
33	REMOVE PORTION OF WALL FOR NEW WINDOW. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
34	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
35	REPAIR & TUCKPOINT EXISTING BRICK, TYPICAL
36	CLEAN CONCRETE WALL AND REPAIR CRACKS.
37	EXCAVATE HATCHED AREA TO A DEPTH SUFFICIENT FOR NEW WORK. BRACE FOUNDATIONS. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO BEGINNING WORK. REFER TO NEW CONSTRUCTION PLANS
38	REMOVE FURRING CHANNELS & PLASTER / GYPSUM. PREPARE FOR NEW FURRING & INSULATION.
39	REMOVE INTERIOR CLADDING OF EXTERIOR WALLS. PREPARE FOR NEW WORK.
41	REMOVE EXISTING ROOF MEMBRANE AND PREPARE FOR NEW ROOF MEMBRANE.
42	REMOVE GUTTERS & ASSOCIATED DOWN SPOUTS, PREPARE FOR NEW GUTTERS / DOWN SPOUTS
43	REMOVE VINYL SIDING & PREPARE FOR NEW SIDING
44	INSPECT CHIMNEY AND TUCKPOINT AS REQ'D
45	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATION. PREPARE OPENING FOR NEW DOOR. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING THE WORK.
46	REMOVE PORTION OF MASONRY WALL TO ACCOMMODATE NEW WINDOW.
47	THIS AREA OF EXTERIOR MASONRY WALL TO BE REBUILT UTILIZING SALVAGED BRICK. STEEL LINTELS ARE TO BE REPLACED NEW. CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
48	REMOVE BRICK SOFFIT. HISTORIC ARCHWAY TO BE REBUILT. CONSULT W/ STRUCTURAL ENGINEER FOR SUPPORT
49	REMOVE PORTION OF BRICK TO PREPARE FOR NEW TRANSOM.
50	CURVED PORTION OF GLASS BLOCK TO REMAIN. CLEAN AND REPAIR GROUT AS REQ'D.
51	REMOVE BELOW GRADE WINDOW AND FRAME. REPLACE WITH HVAC FRESH AIR INTAKE LOUVER (SEE MECH. DRAWINGS) REPAIR OR REPLACE SIDEWALK GRATE ABOVE LOUVER.
52	REMOVE FIRST FLOOR EXISTING ABOVE CEILING AHU CONDENSATE LINE. PATCH WALL. REPAIR RAIN LEADER DOWN SPOUT.
53	REMOVE OVERHEAD COILING DOOR, FRAME AND ASSOCIATED PARTS.
54	REMOVE PLATFORM
55	TYPICAL, REMOVE ALL CRUMBLING OR DAMAGED CEILINGS / WALL PLASTER / GYP BOARD AND PREPARE FOR NEW FINISH
56	REMOVE DOWNSPOUTS AND PREPARE FOR NEW
57	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
58	REMOVE VENT AND INFILL OPENING WITH SALVAGED YELLOW BRICK
59	REMOVE OVERHEAD COILING DOOR & FRAME. PATCH HOLES TO MATCH WALL FINISH.

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN
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KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

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SHEET NAME

DEMOLITION PLAN
BASEMENT & LEVEL 1

SHEET NO.

AD101

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GENERAL DEMOLITION NOTES

1. ALL EXISTING DOORS, FRAMES, DOOR HARDWARE, LIGHT FIXTURES, SWITCHES NOT BEING REUSED FOR THIS PROJECT SHALL BE DISCARDED.

2. PATCH ALL FLOOR, CEILING AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES EFFECTED BY DEMOLITION WITH SIMILAR MATERIALS AS NECESSARY TO ACHIEVE UNIFORM, NEW APPEARNCE (I.E. GWB PERIMTER WALLS, DEMISING WALLS, CORE ETC.) PATCHES SHALL BE INPERCEPTIBLE.

3. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF PARTITIONS, ETC.) CAUSES UNEVENNESS IN THE FLOOR. THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.

4. REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, FRAMES, AND THERMOSTATS, ELECTRICAL WITHIN PARTITIONS SHALL BE REMOVED AS INDICATED ON THE DRAWINGS.

5. CONDUCT DEMOLITION OPERATION AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO ENSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. CONSULT WITH BUILDNG OWNER FOR ANY RULES AND REGULATIONS REGARDING HOURS, DUMPSTERS AND REMOVAL. ENSURE PROTECTION OF PERSONS AROUND THE DEMOLITION AREA. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF THE BUILDING CORRIDORS.

6. DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE BUILDING SITE ON A WEEKLY BASIS.

7. CLEAN ADJACENT WORK OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CLEAN CONDITION (SIMILAR TO PRIOR DEMOLITION) AFTER COMPLETION.

8. EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF SPECIFIC INSTRUCTION FOR CUTTING, PATCHING OR FITTING SHALL NOT RELEIVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM AS REQUIRED COMPLETING THE WORK.

9. ALL EXISTING WINDOW TREATMENTS (BLINDS / DRAPES / SHADES) TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

10. ALL EXISTING LIGHT FIXTURES AND CEILING FANS ARE TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

11. SALVAGE ALL BRICKS REMOVED FROM EXTERIOR FACADE. REUSE WHERE NEW BRICK WORK IS REQUIRED.

12. PLUMBING DEMOLITION: REMOVE ALL EXISTING PLUMBING SANITARY LINES / DOMESTIC WATER LINES / CONDENSATE LINES / ETC. AS NECESSARY TO PREPARE FOR NEW WORK. REFER TO PLUMBING DRAWINGS FOR NEW WORK.

13. HVAC DEMOLITION: REMOVE ALL EXISTING RADIATORS, FIRST FLOOR AHU'S, BASEMENT BOILER EQUIPMENT AND ASSOCIATED PIPING / DUCTWORK / VENTS. REFER TO MECHANICAL DRAWINGS FOR NEW WORK.

14. ELECTRICAL DEMOLITION: REMOVE ALL WIRING / SUBPANELS / LIGHTING / CONDUIT / ETC DOWNSTREAM OF INCOMING MAIN SERVICE PANEL (BASEMENT). REFER TO ELECTRICAL DRAWINGS FOR NEW WORK.

15. EXTERIOR WALLS: REMOVE ANY NON-HISTORIC ITEMS FROM FACADE SUCH AS LOOSE LOW VOLTAGE CABLING / OLD SIGNAGE & SIGNAGE NAILER BOARDS / VENTS & LOUVERS NOT SERVING NEW DESIGN AND SECURITY SCREENS, TYPICAL.

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CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS:
EXTENT OF MASONRY EXTERIOR WALL TUCKPOINTING
LINTEL REPAIR / REPLACEMENT
LINTEL DESIGN AT NEW OPENINGS
SLAB EXCAVATION AT NORTH RESIDENTIAL ENTRANCES
RTU SUPPORT
SKYLIGHT SUPPORT
ARCHWAY SUPPORT AT WEST FACADE

DEMOLITION KEY NOTES

1	REMOVE STAIR / TREADS / HANDRAILS.
2	REMOVE ALL EQUIPMENT NOT REQ'D FOR RENOVATION
3	REMOVE ALL DEBRIS / FURNITURE / MISC ITEMS AND DISCARD
4	REMOVE FINISH FLOORING & ADHESIVE. PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH. EXISTING HISTORIC T&G WOOD FLOORING IS TO REMAIN WHERE IT IS SALVAGEABLE
5	REMOVE CEILING, CEILING DEVICES, LIGHT FIXTURES, AND ALL NON-STRUCTURAL CEILING ELEMENTS.
6	REMOVE WALLS AS INDICATED
7	REMOVE DOOR, FRAME & ASSOCIATED HARDWARE
8	REFER TO DEMOLITION ELEVATIONS
9	REMOVE NON-STRUCTURAL RED BRICK PARTITIONS. COORDINATE W/ ARCHITECT ONCE HISTORIC CONDITION IS UNCOVERED.
10	REMOVE PORTION OF WALL AS INDICATED UP TO 9'-0" AFF. PROVIDE LINTELS AT NEW OPENINGS. CONSULT W/ STRUCTURAL ENGINEER.
11	EXISTING COLUMN TO REMAIN. SCRAPE PEELING PAINT AND PREPARE FOR NEW PAINT AT COLUMNS WHICH REMAIN EXPOSED IN THE NEW LAYOUT.
12	TYPICAL: REMOVE FURRING / GYPSUM / DEBRIS / PANELING FROM INSIDE FACE OF MASONRY WALL. REMOVE AND REPLACE ANY DETERIORATING MASONRY. REPAIR / TUCKPOINT MASONRY.
13	REMOVE WOOD SLATWALL, BOTH SIDES TYPICAL
14	REMOVE MOP SINK & PREPARE FOR NEW MOP SINK.
15	REMOVE ELECTRICAL PANELS FROM THIS AREA. REFER TO ELECTRICAL FOR NEW WORK.
16	REMOVE ALL CABINETRY / COUNTERS / SHELVING / ETC. SALVAGE TO CHCURC UPON REQUEST.
17	MOSAIC TILE FLOORING TO REMAIN. CLEAN GROUT & TILES.
18	REMOVE PEELING PAINT FROM CONCRETE LINTEL ABOVE GLASS BLOCK. PREPARE FOR NEW PAINT.
19	CURVED METAL RAILING ABOVE LINTEL TO BE RESTORED OR REPLICATED IN ANODIZED ALUMINUM FINISH.
20	GLASS BLOCK WINDOWS TO BE REMOVED. PREPARE OPENINGS FOR NEW WINDOWS. EXISTING SILLS & LINTELS TO REMAIN.
21	REMOVE NON-STRUCTURAL BULKHEAD
22	REMOVE ALL PLUMBING FIXTURES & ACCESSORIES, CABINETRY & TOILET PARTITIONS.
23	REMOVE WOOD PANELING & HANDRAIL
24	REMOVE WOOD PANELING, TYP
25	REMOVE KITCHEN CABINETRY, APPLIANCES, SINKS AND ASSOCIATED FIXTURES
26	REMOVE PORTION OF ROOF TO ACCOMMODATE NEW SKYLIGHT. SET LOCATION TO ALIGN SKYLIGHT INSIDE PERIMETER WITH ROOF SUPPORT BAR JOISTS. CONSULT W/ ARCHITECT IF PLACEMENT SHOWN CONFLICTS W/ JOISTS.
27	REMOVE WINDOW AND FRAME. PREPARE OPENING FOR NEW WINDOW
28	REMOVE WIRE SCREEN / PLYWOOD / GLASS BLOCK AND EXISTING SILL. SALVAGE SILL FOR REUSE AT OTHER LOCATION, WHERE APPLICABLE.
29	REMOVE PORTION OF WALL BELOW WINDOW OPENING AND PREPARE FOR NEW DOOR AND FRAME.

DEMOLITION KEY NOTES

30	REMOVE ROLL-UP DOOR AND DOOR BEYOND. PREPARE OPENING FOR NEW WINDOW.
31	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATIONS. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING WORK.
33	REMOVE PORTION OF WALL FOR NEW WINDOW. PREPARE OPENING FOR NEW WINDOW. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
34	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
35	REPAIR & TUCKPOINT EXISTING BRICK, TYPICAL
36	CLEAN CONCRETE WALL AND REPAIR CRACKS.
37	EXCAVATE HATCHED AREA TO A DEPTH SUFFICIENT FOR NEW WORK. BRACE FOUNDATIONS. CONSULT W/ STRUCTURAL ENGINEER PRIOR TO BEGINNING WORK. REFER TO NEW CONSTRUCTION PLANS
38	REMOVE FURRING CHANNELS & PLASTER / GYPSUM. PREPARE FOR NEW FURRING & INSULATION.
39	REMOVE INTERIOR CLADDING OF EXTERIOR WALLS. PREPARE FOR NEW WORK.
41	REMOVE EXISTING ROOF MEMBRANE AND PREPARE FOR NEW ROOF MEMBRANE.
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43	REMOVE VINYL SIDING & PREPARE FOR NEW SIDING
44	INSPECT CHIMNEY AND TUCKPOINT AS REQ'D
45	REMOVE PORTION OF WALL IN HISTORIC WINDOW LOCATION. PREPARE OPENING FOR NEW DOOR. CONSULT W/ STRUCTURAL ENGINEER FOR LINTEL DESIGN PRIOR TO PERFORMING THE WORK.
46	REMOVE PORTION OF MASONRY WALL TO ACCOMMODATE NEW WINDOW.
47	THIS AREA OF EXTERIOR MASONRY WALL TO BE REBUILT UTILIZING SALVAGED BRICK. STEEL LINTELS ARE TO BE REPLACED NEW. CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER PRIOR TO PERFORMING WORK.
48	REMOVE BRICK SOFFIT. HISTORIC ARCHWAY TO BE REBUILT. CONSULT W/ STRUCTURAL ENGINEER FOR SUPPORT
49	REMOVE PORTION OF BRICK TO PREPARE FOR NEW TRANSOM.
50	CURVED PORTION OF GLASS BLOCK TO REMAIN. CLEAN AND REPAIR GROUT AS REQ'D.
51	REMOVE BELOW GRADE WINDOW AND FRAME. REPLACE WITH HVAC FRESH AIR INTAKE LOUVER (SEE MECH. DRAWINGS) REPAIR OR REPLACE SIDEWALK GRATE ABOVE LOUVER.
52	REMOVE FIRST FLOOR EXISTING ABOVE CEILING AHU CONDENSATE LINE. PATCH WALL. REPAIR RAIN LEADER DOWN SPOUT.
53	REMOVE OVERHEAD COILING DOOR, FRAME AND ASSOCIATED PARTS.
54	REMOVE PLATFORM
55	TYPICAL. REMOVE ALL CRUMBLING OR DAMAGED CEILINGS / WALL PLASTER / GYP BOARD AND PREPARE FOR NEW FINISH
56	REMOVE DOWNSPOUTS AND PREPARE FOR NEW
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58	REMOVE VENT AND INFILL OPENING WITH SALVAGED YELLOW BRICK
59	REMOVE OVERHEAD COILING DOOR & FRAME. PATCH HOLES TO MATCH WALL FINISH.

1 **DEMOLITION PLAN - LEVEL 2**
1/8" = 1'-0"

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

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MERGARD BUILDING

6060 HAMILTON AVE
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ARCX STUDIO PROJECT NUMBER

2001

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STATE OF OHIO · KATHERINE CONNER · ARC.1817276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

DEMOLITION PLAN LEVEL 2

SHEET NO.

AD102

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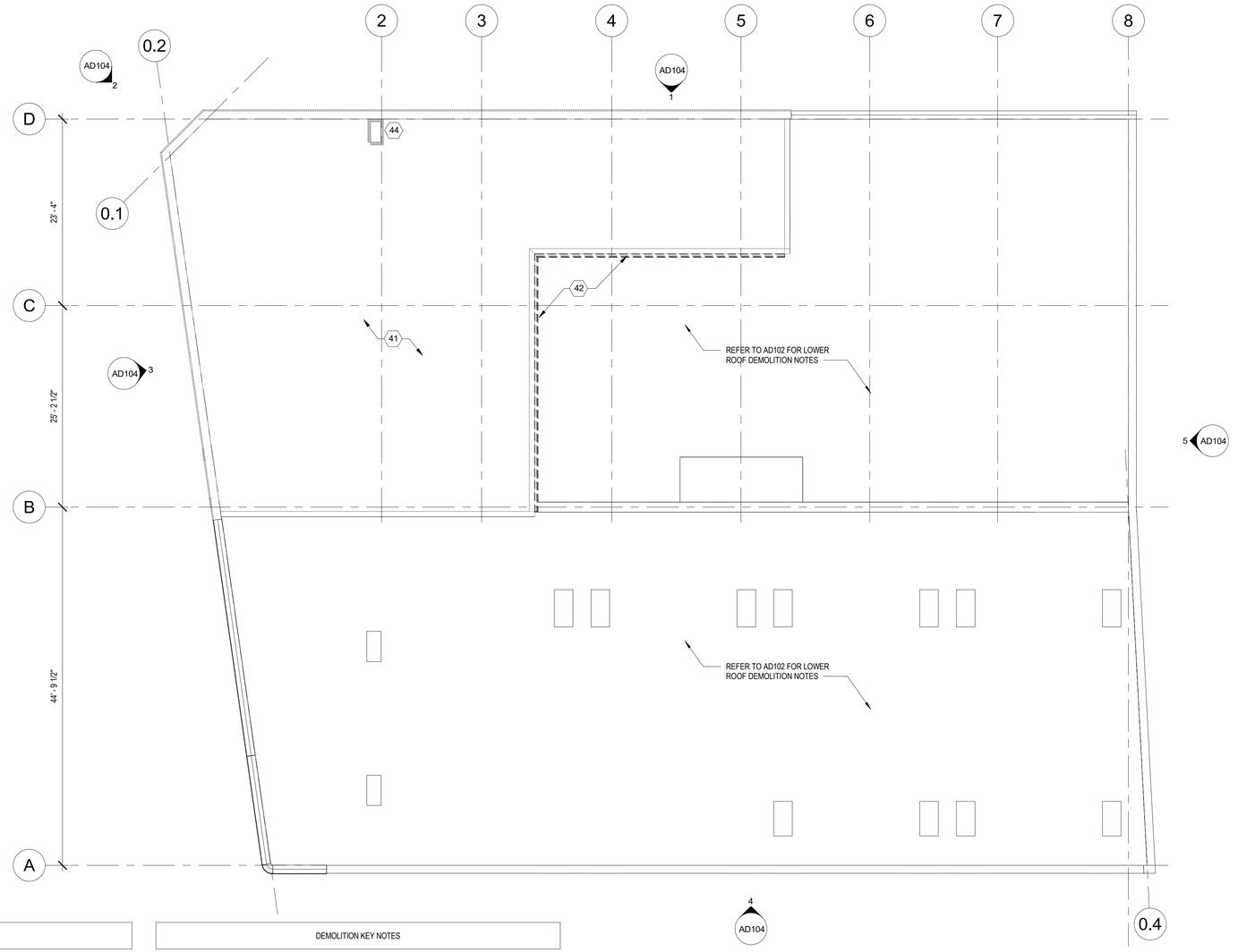

1 **DEMOLITION PLAN UPPER ROOF PLAN**
1/8" = 1'-0"

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

GENERAL DEMOLITION NOTES

1. ALL EXISTING DOORS, FRAMES, DOOR HARDWARE, LIGHT FIXTURES, SWITCHES NOT BEING REUSED FOR THIS PROJECT SHALL BE DISCARDED.

2. PATCH ALL FLOOR, CEILING AND WALL SURFACES AS WELL AS ALL ADJACENT SURFACES EFFECTED BY DEMOLITION WITH SIMILAR MATERIALS AS NECESSARY TO ACHIEVE UNIFORM, NEW APPEARNCE (I.E. GWB PERIMTER WALLS, DEMISING WALLS, CORE ETC.) PATCHES SHALL BE INPERCEPTIBLE.

3. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF PARTITIONS, ETC.) CAUSES UNEVENNESS IN THE FLOOR. THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.

4. REMOVAL OF EXISTING PARTITIONS, INCLUDING DOORS, FRAMES, AND THERMOSTATS, ELECTRICAL WITHIN PARTITIONS SHALL BE REMOVED AS INDICATED ON THE DRAWINGS.

5. CONDUCT DEMOLITION OPERATION AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO ENSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. CONSULT WITH BUILDING OWNER FOR ANY RULES AND REGULATIONS REGARDING HOURS, DUMPSTERS AND REMOVAL. ENSURE PROTECTION OF PERSONS AROUND THE DEMOLITION AREA. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF THE BUILDING CORRIDORS.

6. DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE BUILDING SITE ON A WEEKLY BASIS.

7. CLEAN ADJACENT WORK OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CLEAN CONDITION (SIMILAR TO PRIOR DEMOLITION) AFTER COMPLETION.

8. EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF SPECIFIC INSTRUCTION FOR CUTTING, PATCHING OR FITTING SHALL NOT RELEIVE THE CONTRACTOR FROM RESPONSIBILITY TO PERFORM AS REQUIRED COMPLETING THE WORK.

9. ALL EXISTING WINDOW TREATMENTS (BLINDS / DRAPES / SHADES) TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

10. ALL EXISTING LIGHT FIXTURES AND CEILING FANS ARE TO BE REMOVED AND DISCARDED THROUGHOUT SCOPE OF WORK AREA.

11. SALVAGE ALL BRICKS REMOVED FROM EXTERIOR FACADE. REUSE WHERE NEW BRICK WORK IS REQUIRED.

12. PLUMBING DEMOLITION: REMOVE ALL EXISTING PLUMBING SANITARY LINES / DOMESTIC WATER LINES / CONDENSATE LINES / ETC. AS NECESSARY TO PREPARE FOR NEW WORK. REFER TO PLUMBING DRAWINGS FOR NEW WORK.

13. HVAC DEMOLITION: REMOVE ALL EXISTING RADIATORS, FIRST FLOOR AHU'S, BASEMENT BOILER EQUIPMENT AND ASSOCIATED PIPING / DUCTWORK / VENTS. REFER TO MECHANICAL DRAWINGS FOR NEW WORK.

14. ELECTRICAL DEMOLITION: REMOVE ALL WIRING / SUBPANELS / LIGHTING / CONDUIT / ETC DOWNSTREAM OF INCOMING MAIN SERVICE PANEL (BASEMENT). REFER TO ELECTRICAL DRAWINGS FOR NEW WORK.

15. EXTERIOR WALLS: REMOVE ANY NON-HISTORIC ITEMS FROM FACADE SUCH AS LOOSE LOW VOLTAGE CABLING / OLD SIGNAGE & SIGNAGE NAILER BOARDS / VENTS & LOUVERS NOT SERVING NEW DESIGN AND SECURITY SCREENS, TYPICAL.

NOTE: STRUCTURAL ENGINEERING IS DELEGATED TO THE CONTRACTOR.

CONTRACTOR IS TO VERIFY IN FIELD THAT WALLS SHOWN BEING DEMOLISHED ON ARCHITECTURAL PLANS ARE NOT LOAD BEARING.

CONTRACTOR TO CONSULT W/ STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS:
EXTENT OF MASONRY EXTERIOR WALL TUCKPOINTING
LINTEL REPAIR / REPLACEMENT
LINTEL DESIGN AT NEW OPENINGS
SLAB EXCAVATION AT NORTH RESIDENTIAL ENTRANCES
RTU SUPPORT
SKYLIGHT SUPPORT
ARCHWAY SUPPORT AT WEST FACADE

DEMOLITION KEY NOTES

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4	REMOVE FINISH FLOORING & ADHESIVE. PREPARE SUBFLOOR TO RECEIVE NEW FLOOR FINISH. EXISTING HISTORIC T&G WOOD FLOORING IS TO REMAIN WHERE IT IS SALVAGEABLE
5	REMOVE CEILING, CEILING DEVICES, LIGHT FIXTURES, AND ALL NON-STRUCTURAL CEILING ELEMENTS.
6	REMOVE WALLS AS INDICATED
7	REMOVE DOOR, FRAME & ASSOCIATED HARDWARE
8	REFER TO DEMOLITION ELEVATIONS
9	REMOVE NON-STRUCTURAL RED BRICK PARTITIONS. COORDINATE W/ ARCHITECT ONCE HISTORIC CONDITION IS UNCOVERED.
10	REMOVE PORTION OF WALL AS INDICATED UP TO 9'-0" AFF. PROVIDE LINTELS AT NEW OPENINGS. CONSULT W/ STRUCTURAL ENGINEER.
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ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

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SHEET NAME

DEMOLITION PLAN UPPER ROOF

SHEET NO.

AD103

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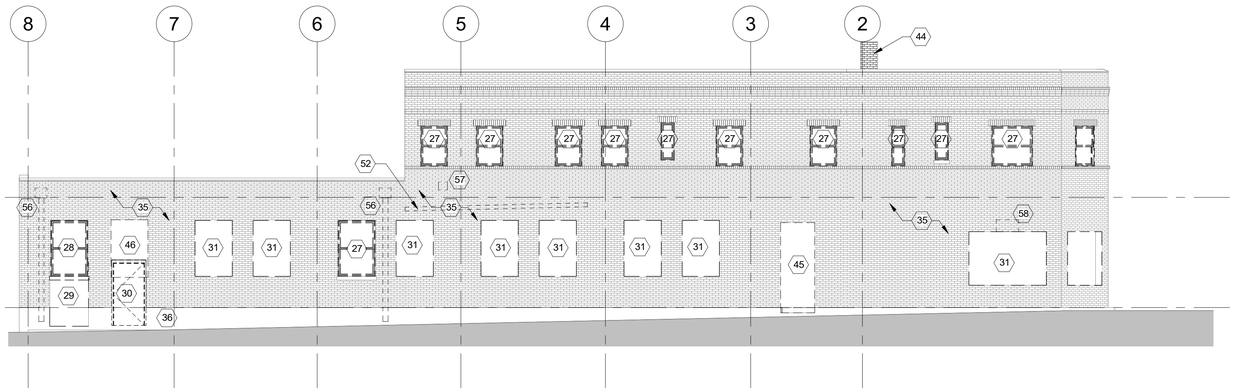
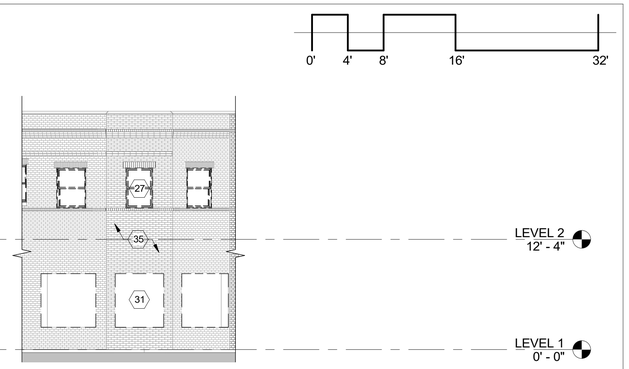
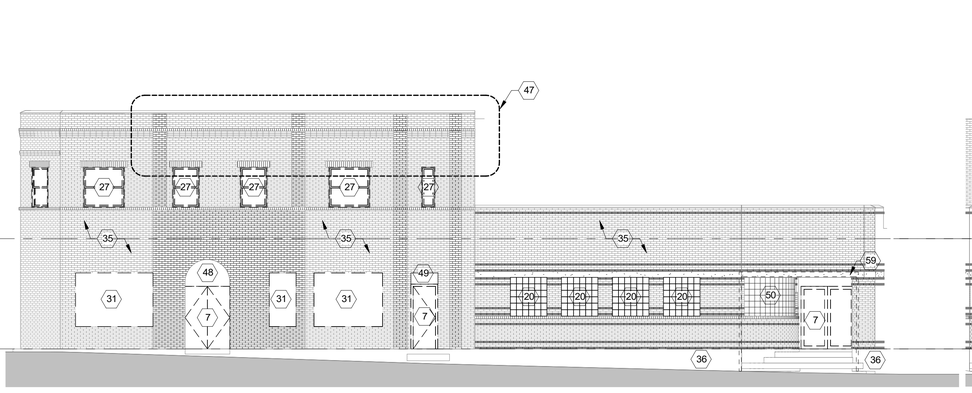
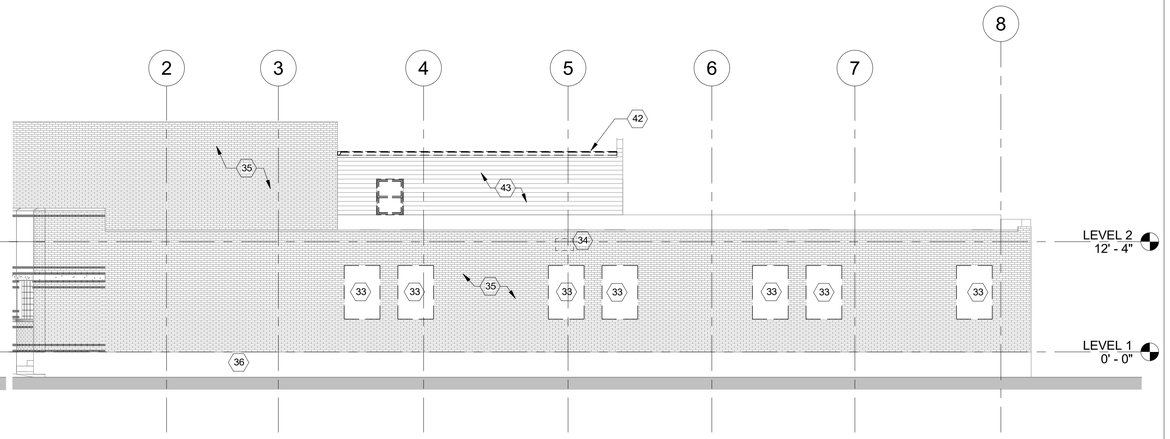


1 DEMOLITION ELEVATION - NORTH FACADE
1/8" = 1'-0"



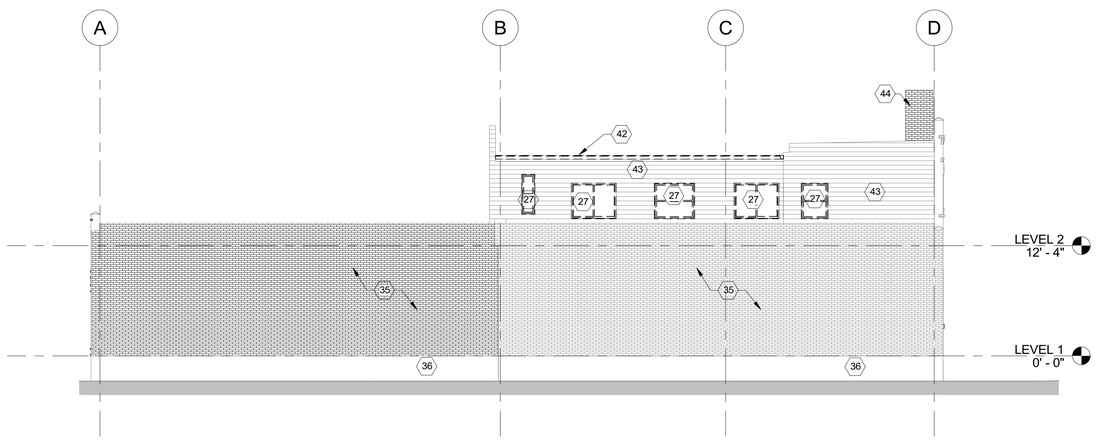
2 DEMOLITION ELEVATION - NORTHWEST FACADE
1/8" = 1'-0"





3 DEMOLITION ELEVATION - WEST FACADE
1/8" = 1'-0"

4 DEMOLITION ELEVATION - SOUTH FACADE
1/8" = 1'-0"



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56	REMOVE DOWNSPOUTS AND PREPARE FOR NEW
57	REMOVE LIGHT FIXTURE AND ASSOCIATED CONDUIT
58	REMOVE VENT AND INFILL OPENING WITH SALVAGED YELLOW BRICK
59	REMOVE OVERHEAD COILING DOOR & FRAME. PATCH HOLES TO MATCH WALL FINISH.

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

2001

OWNER

CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO · KATHERINE CONNER · ARC.1817276 · 7-21-2021 · REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

△	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

DEMOLITION ELEVATIONS

SHEET NO.

AD104

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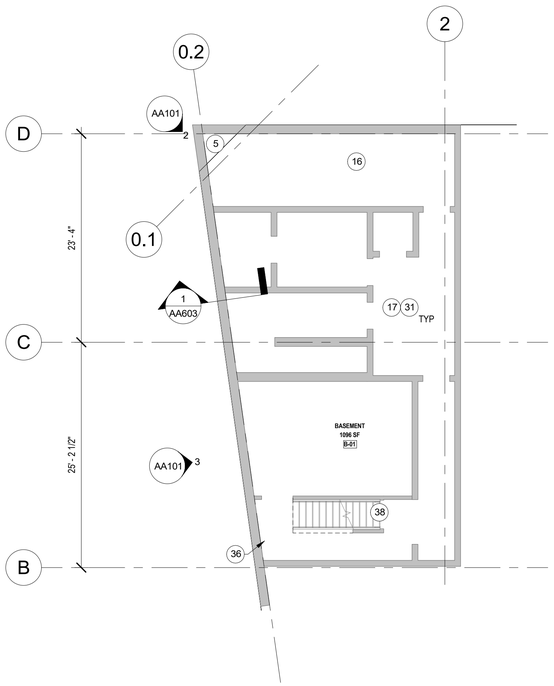
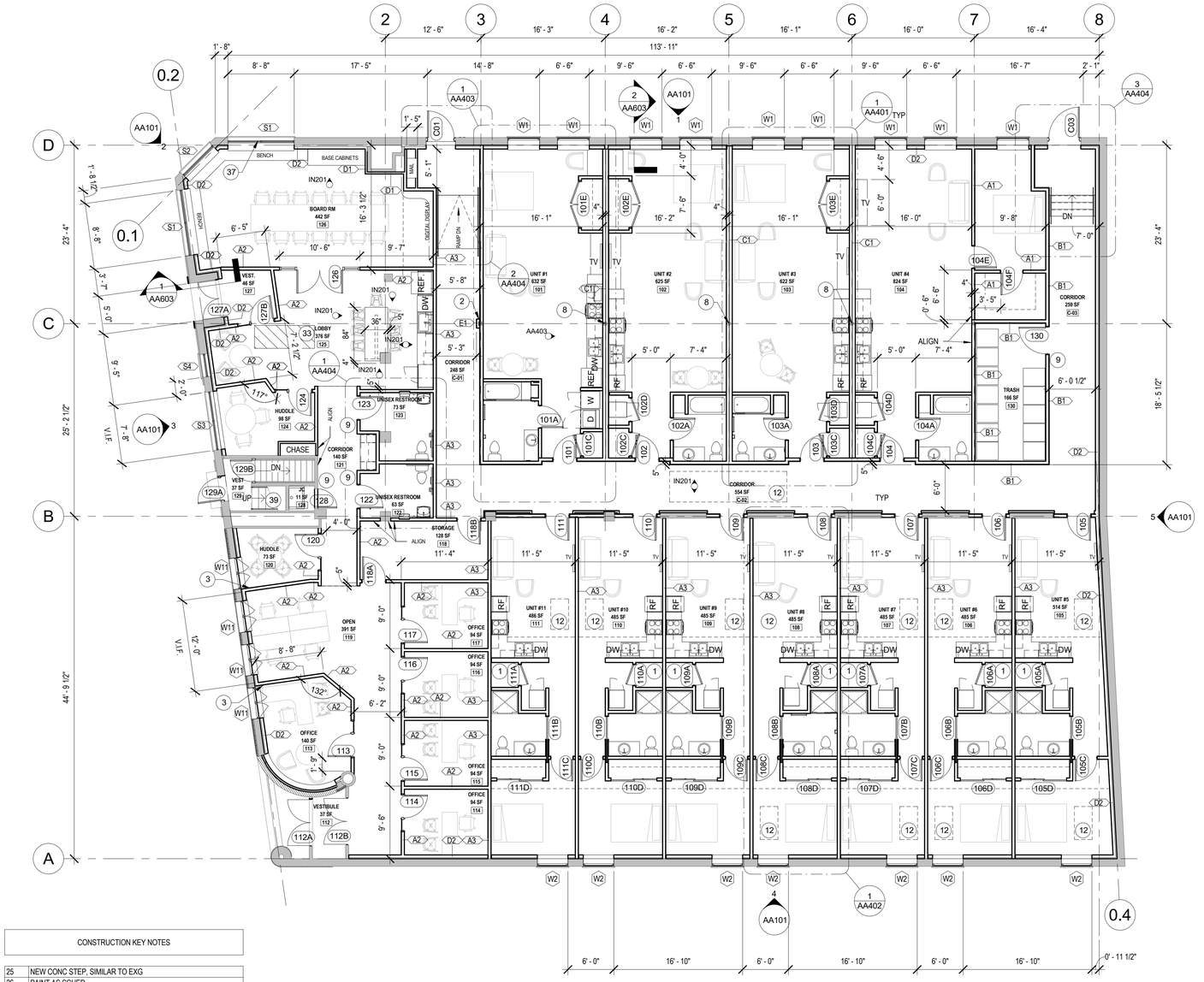
DRAWN BY: Author CHECKED BY: Checker



1 DIMENSION FLOOR PLAN - BASEMENT
1/8" = 1'-0"



2 DIMENSION FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR TO THOROUGHLY FIELD VERIFY SITE PRIOR TO PRICING TO ENSURE FIELD CONDITIONS, DIMENSIONS AND QUANTITIES ARE CONSIDERED IN PREPARATION OF FINAL COSTS AND CONSTRUCTABILITY.

2. CONTRACTOR TO VERIFY PENETRATIONS THROUGH PARTITIONS (SUCH AS DUCTWORK, ETC.) TO ENSURE THAT ADEQUATE BRACING AND REINFORCEMENT ARE PROVIDED.

3. CONTRACTOR SHALL PROVIDE LABOR + MATERIALS AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.

4. CONTRACTOR AND VENDORS SHALL DETERMINE AVAILABILITY OF ALL MATERIALS, ANY DELIVERY SCHEDULE THAT MAY CAUSE COORDINATION ISSUES DURING CONSTRUCTION / INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT IMMEDIATELY, FOR POSSIBLE RE-EVALUATION OF MATERIAL DESIGNATION.

5. IN-WALL BLOCKING SHALL BE INSTALLED AS REQUIRED FOR WALL-HUNG EQUIPMENT ITEMS AND / OR FIXTURES.

6. CONTRACTOR TO PROVIDE DELEGATED ENGINEERING FOR COLD FORMED METAL FRAMING. PROVIDE 20 GA FRAMING OR EQUIVALENT. COMPLY W/ ASTM C745 & MANUFACTURER'S LITERATURE FOR MINIMUM REQUIREMENTS FOR INSTALLATION OF INTERIOR NON-STRUCTURAL STEEL FRAMING.

7. ALL BACKING / NAILING SUBSTRATES SHOULD BE OF A FIRE RETARDANT MATERIAL.

8. CAULK GAPS WHERE INTERSECTIONS OF CONSTRUCTION ELEMENTS ARE NOT CRISP AND CONSISTENT. COORDINATE CAULKING & SEALANT WITH SPECIFICATIONS SHEET OR MANUAL, INSTALL PER MANUFACTURERS INSTRUCTIONS.

9. CONTRACTOR SHALL VERIFY ALL EXISTING WALLS / DEMISING WALLS / CORE WALLS WHERE EXPOSED OR HIDDEN BEHIND NON-RATED MATERIAL IN ORDER TO PROVIDE INFILL AND PATCH ANY EXISTING OPENING TO MEET REQUIRED FIRE RATINGS.

10. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES. ANY MODIFICATIONS OR DEVIATION TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND APPROVAL.

11. INSTALL MOISTURE RESISTANT GWB AREAS EXPOSED TO MOISTURE INCLUDING BUT NOT LIMITED TO TOILETS, BREAK ROOM COUNTERS AND OTHER SINK LOCATIONS. INSTALL BACKERBOARD AT WALLS TO RECEIVE CERAMIC OR PORCELAIN TILE.

12. WALLS IN SCOPE OF WORK TO BE PAINTED WITH EGGSHELL FINISH. WALL FINISHES SHALL BE THREE COATS; ONE PRIMER COAT AND TWO FINISH COATS.

13. ALL WOOD OR OTHER COMBUSTIBLE MATERIALS OTHER THAN FINISH AND TRIM OVER NON-COMBUSTIBLE BACKING ARE REQUIRED TO BE FIRE RETARDANT TREATED.

14. ALL THERMAL AND SOUND INSULATING MATERIALS INCLUDING VAPOR RETARDERS WHERE USED SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX.

15. TV / DISPLAYS ARE SHOWN FOR COORDINATION OF ELEC / DATA. TV'S ARE TO BE PROVIDED BY TENANT.

16. EXTERIOR WALLS ARE TO RECEIVE R-19 KRAFT PAPER FACED BATT INSULATION AT INSIDE FACE W/ 1" AIR GAP. REFER TO WALL SECTIONS.

CONSTRUCTION KEY NOTES	
1	WATER HEATER & HVAC CLOSET
2	HOLD FURRING TIGHT TO COLUMN
3	ALIGN WALL TO EDGE OF WINDOW OPENING
4	SUPERLITE II-XL / SAFTIFIRE GPX FRAME
5	CONSULT W/ STRUCTURAL ENGINEER FOR REINFORCING JOISTS AT CORNER
6	NEW ELEC SUB PANEL
7	COATED WIRE SHELF & ROD TO EXTEND FULL LENGTH OF CLOSET, TYP. BASIS OF DESIGN: CLOSETMAID FIXED SHELF AND ROD 12" DEPTH WHITE. MOUNT AT 66" AFF UNLESS NOTED OTHERWISE.
8	VERIFY IN FIELD. COLUMNS TO BE FULLY CONCEALED WITHIN WALL CAVITY.
9	REFER TO SIGNAGE NOTES ON IN101
10	(3) FLOATING SHELVES, 24" DEPTH MIN. WHITE FINISH
11	GARBAGE DISPOSAL, TYP
12	SKYLIGHT ABOVE - REFER TO ROOF PLAN
13	BLADE SIGN IN HISTORIC LOCATION
14	NEW 2 PLY MEMBRANE BUILT UP ROOF SYSTEM
15	NEW GUTTER & DOWN SPOUTS
16	INFILL SUMP PITS AND PROVIDE LEVEL CONC FLOOR
17	TUCKPOINT STONE FOUNDATION WALLS AS NECESSARY
18	NEW PRECAST SILL TO MATCH EXG HISTORIC PROFILE, TYP
19	NEW BRICK LINTEL TO MATCH EXG HISTORIC. CONSULT W/ STRUCTURAL ENGINEER FOR STEEL LINTEL DESIGN.
20	EXTERIOR LIGHT, REF RCP / LIGHT FIXTURE SCHED
20'	20 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
21	NEW SCUPPER, COLLECTION BOX & DOWN SPOUT
22	REPAIR MORTAR AT CLAY ROOF TILES, TYP. REPLACE ROOF TILES WHERE MISSING, TO MATCH EXG.
23	SOUTH FACADE AT EXISTING MURAL TO BE PAINTED (COLOR TO MATCH YELLOW BRICK).
24	RESTORE HISTORIC ARCHWAY

CONSTRUCTION KEY NOTES	
25	NEW CONC STEP, SIMILAR TO EXG
26	PAINT AS SCHED
27	GROUT AT GLASS BLOCK TO BE CLEANED / REPAIRED AS REQ'D
28	NEW ALUM STOREFRONT ENTRANCE
29	REPLACE BROKEN / MISSING FLOOR TILES AND CLEAN / REPAIR GROUT
30	PAINT LOWEST CONC STEP AS SCHED
31	PROVIDE NEW 1/2" GYP BD AT WALLS / CEILING WHERE DAMAGED PLASTER WAS REMOVED. PAINT WALLS WHITE IN BASEMENT, TYPICAL.
32	FIBER CEMENT LAP SIDING
33	PLYWOOD SHEATHING OVER NEW WOOD JOISTS. INSTALL FLUSH WITH ADJACENT SUBFLOOR SUCH THAT FLOOR PATCH IS IMPERCEPTIBLE.
34	KNOX BOX & KEY KEEPER. COORDINATE ACCESS CONTROL / INTERCOM REQUIREMENTS W/ OWNER.
35	SIGNAGE BY OWNER. SEPARATE PERMIT.
36	REFER TO ELECTRICAL DRAWINGS FOR NEW UNDERGROUND INCOMING SERVICE ROUTING.
37	COORDINATE LOUVER WITH ARCHITECT.
38	EVALUATE AND ADDRESS STAIR TREAD LEVELNESS AND INTEGRITY, TYP. PROVIDE NEW HANDRAILS AS REQ'D.
39	PROVIDE NEW WOOD HANDRAILS, EA SIDE
40	WOOD FRAMED EXTERIOR WALLS TO RECEIVE NEW INSULATION IN WALL CAVITY, TYP.
41	INFILL W/ SALVAGED YELLOW BRICK
42	INFILL W/ CONCRETE TO MATCH EXISTING ADJACENT
43	PROVIDE FIBER CANT STRIP AT ALL PERIMETER FOUNDATIONS AT SIDEWALK JOINT, TYPICAL
44	REPAIR DAMAGED SILL TO MATCH EXISTING ADJACENT
45'	45 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
60'	60 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE

0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

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ARCHITECT & INTERIOR DESIGN

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STATE OF OHIO
KATHERINE CONNER
ARC.1817276
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REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

FLOOR PLAN
BASEMENT & LEVEL 1

SHEET NO.

AF101

7/21/2021 11:53:56 AM C:\Users\Katie.ARCX\Documents\21_Mergard_Arch Model_katie.BW2.rvt

DRAWN BY: Author CHECKED BY: Checker

1 **DIMENSION FLOOR PLAN - LEVEL 2**
1/8" = 1'-0"

CONSTRUCTION KEY NOTES	
1	WATER HEATER & HVAC CLOSET
2	HOLD FURRING TIGHT TO COLUMN
3	ALIGN WALL TO EDGE OF WINDOW OPENING
4	SUPERLITE II-XL / SAFTIFIRE GPX FRAME
5	CONSULT W/ STRUCTURAL ENGINEER FOR REINFORCING JOISTS AT CORNER
6	NEW ELEC SUB PANEL
7	COATED WIRE SHELF & ROD TO EXTEND FULL LENGTH OF CLOSET, TYP. BASIS OF DESIGN: CLOSETMAID FIXED SHELF AND ROD 12" DEPTH WHITE. MOUNT AT 66" AFF UNLESS NOTED OTHERWISE.
8	VERIFY IN FIELD. COLUMNS TO BE FULLY CONCEALED WITHIN WALL CAVITY.
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11	GARBAGE DISPOSAL, TYP
12	SKYLIGHT ABOVE - REFER TO ROOF PLAN
13	BLADE SIGN IN HISTORIC LOCATION
14	NEW 2 PLY MEMBRANE BUILT UP ROOF SYSTEM
15	NEW GUTTER & DOWN SPOUTS
16	INFILL SUMP PITS AND PROVIDE LEVEL CONC FLOOR
17	TUCKPOINT STONE FOUNDATION WALLS AS NECESSARY
18	NEW PRECAST SILL TO MATCH EXG HISTORIC PROFILE, TYP
19	NEW BRICK LINTEL TO MATCH EXG HISTORIC. CONSULT W/ STRUCTURAL ENGINEER FOR STEEL LINTEL DESIGN.
20	EXTERIOR LIGHT, REF RCP / LIGHT FIXTURE SCHED
20'	20 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
21	NEW SCUPPER, COLLECTION BOX & DOWN SPOUT
22	REPAIR MORTAR AT CLAY ROOF TILES, TYP. REPLACE ROOF TILES WHERE MISSING, TO MATCH EXG.
23	SOUTH FACADE AT EXISTING MURAL TO BE PAINTED (COLOR TO MATCH YELLOW BRICK).
24	RESTORE HISTORIC ARCHWAY

CONSTRUCTION KEY NOTES	
25	NEW CONC STEP, SIMILAR TO EXG
26	PAINT AS SCHED
27	GROUT AT GLASS BLOCK TO BE CLEANED / REPAIRED AS REQ'D
28	NEW ALUM STOREFRONT ENTRANCE
29	REPLACE BROKEN / MISSING FLOOR TILES AND CLEAN / REPAIR GROUT
30	PAINT LOWEST CONC STEP AS SCHED
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0' 4' 8' 16' 32'

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

7/21/2021 11:54:07 AM C:\Users\Katie.ARCX\Documents\21_Mergard_Arch Model_katie.BWX2.rvt

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

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OWNER

CHCURC
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STATE OF OHIO
KATHERINE CONNER
ARC.1817276
7-21-2021
REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

Δ	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

FLOOR PLAN LEVEL 2

SHEET NO.

AF102

DRAWN BY: Author CHECKED BY: Checker

CONSTRUCTION KEY NOTES	
1	WATER HEATER & HVAC CLOSET
2	HOLD FURRING TIGHT TO COLUMN
3	ALIGN WALL TO EDGE OF WINDOW OPENING
4	SUPERLITE II-XL / SAFTIFIRE GPX FRAME
5	CONSULT W/ STRUCTURAL ENGINEER FOR REINFORCING JOISTS AT CORNER
6	NEW ELEC SUB PANEL
7	COATED WIRE SHELF & ROD TO EXTEND FULL LENGTH OF CLOSET, TYP. BASIS OF DESIGN: CLOSETMAID FIXED SHELF AND ROD 12" DEPTH WHITE. MOUNT AT 66" AFF UNLESS NOTED OTHERWISE.
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12	SKYLIGHT ABOVE - REFER TO ROOF PLAN
13	BLADE SIGN IN HISTORIC LOCATION
14	NEW 2 PLY MEMBRANE BUILT UP ROOF SYSTEM
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20'	20 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
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22	REPAIR MORTAR AT CLAY ROOF TILES, TYP. REPLACE ROOF TILES WHERE MISSING, TO MATCH EXG.
23	SOUTH FACADE AT EXISTING MURAL TO BE PAINTED (COLOR TO MATCH YELLOW BRICK).
24	RESTORE HISTORIC ARCHWAY

CONSTRUCTION KEY NOTES	
25	NEW CONC STEP, SIMILAR TO EXG
26	PAINT AS SCHED
27	GROUT AT GLASS BLOCK TO BE CLEANED / REPAIRED AS REQ'D
28	NEW ALUM STOREFRONT ENTRANCE
29	REPLACE BROKEN / MISSING FLOOR TILES AND CLEAN / REPAIR GROUT
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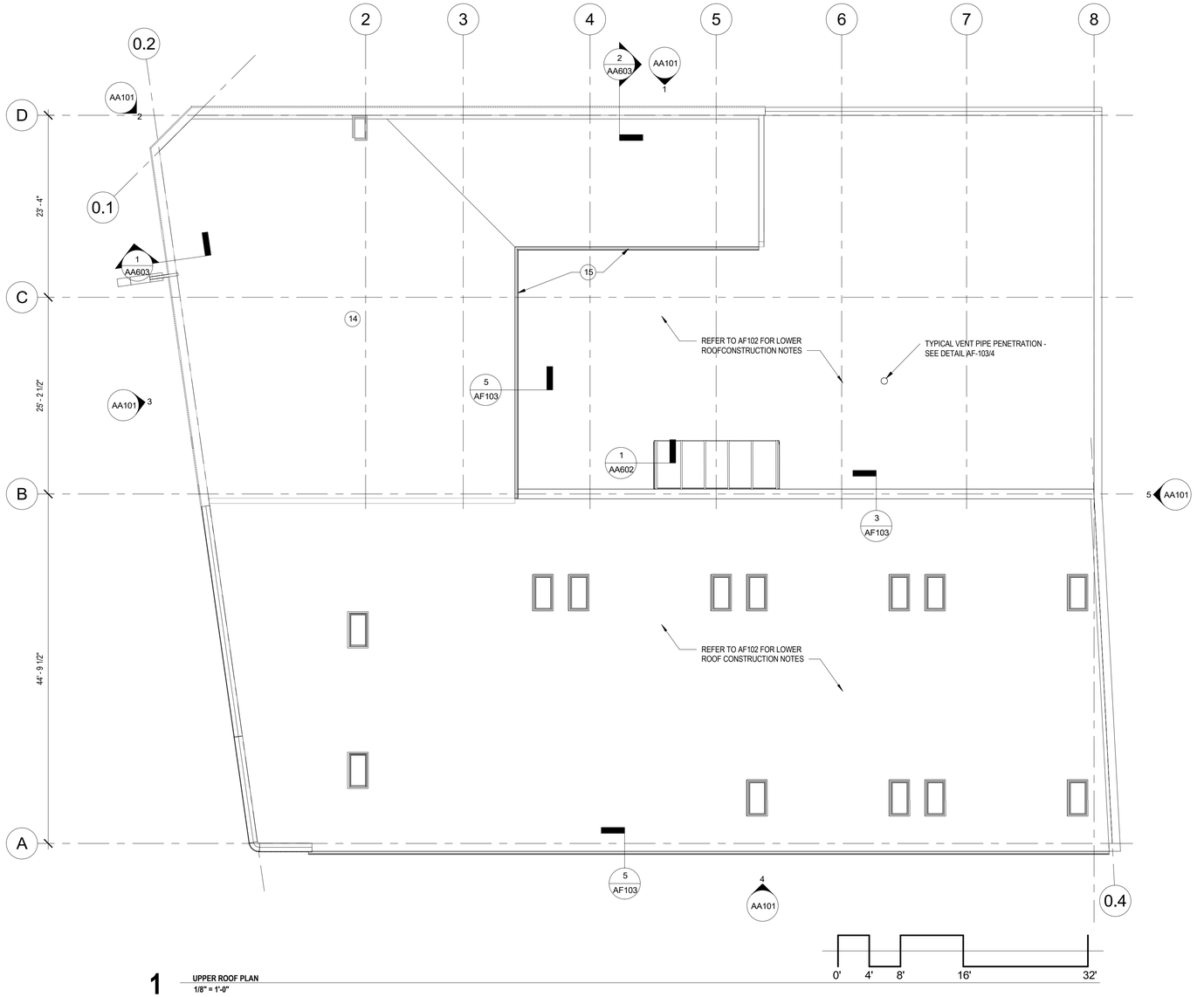
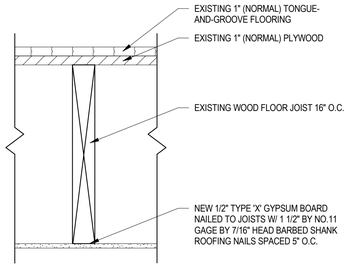
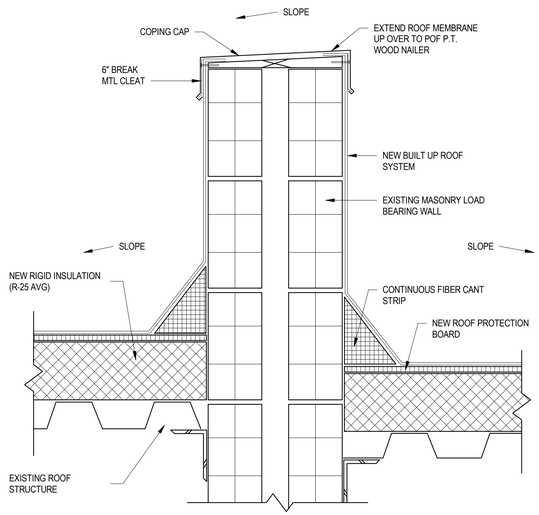
60'	60 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE



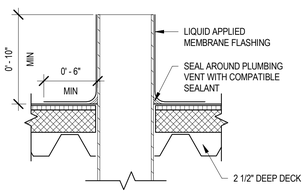
1 UPPER ROOF PLAN
1/8" = 1'-0"



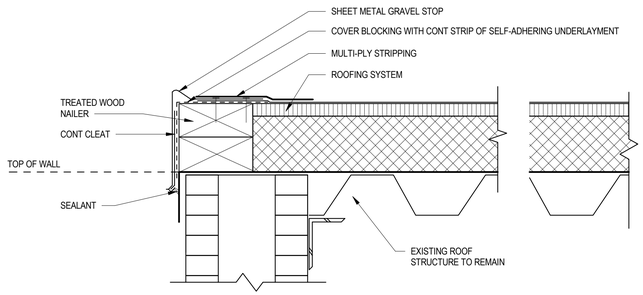
2 IHR RATED FLOOR/CEILING DETAIL
1 1/2" = 1'-0"



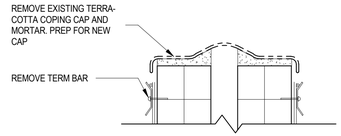
3 PARAPET DETAIL
1 1/2" = 1'-0"



4 VENT PIPE PENETRATION
1 1/2" = 1'-0"



5 GRAVEL STOP DETAIL
1 1/2" = 1'-0"



6 PARAPET DETAIL DEMO
1 1/2" = 1'-0"

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

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REVISION

△	DESCRIPTION	DATE

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07-21-2021

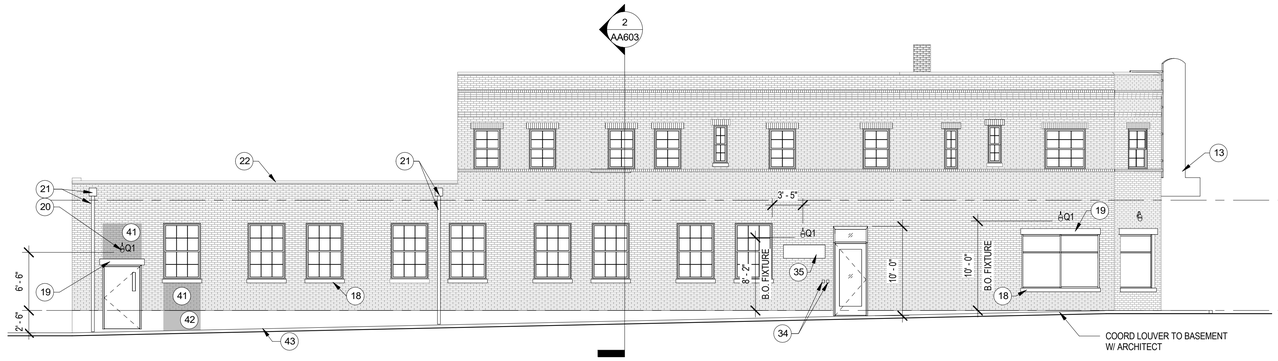
SHEET NAME

UPPER ROOF PLAN

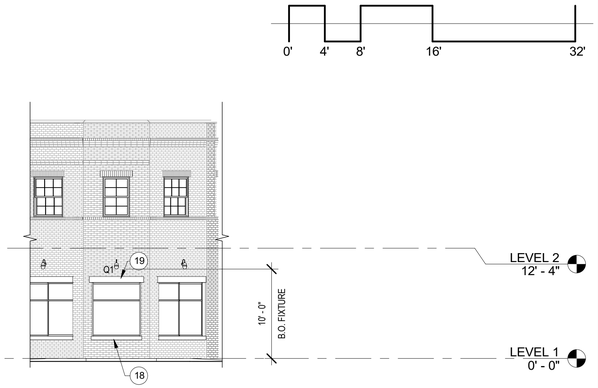
SHEET NO.

AF103

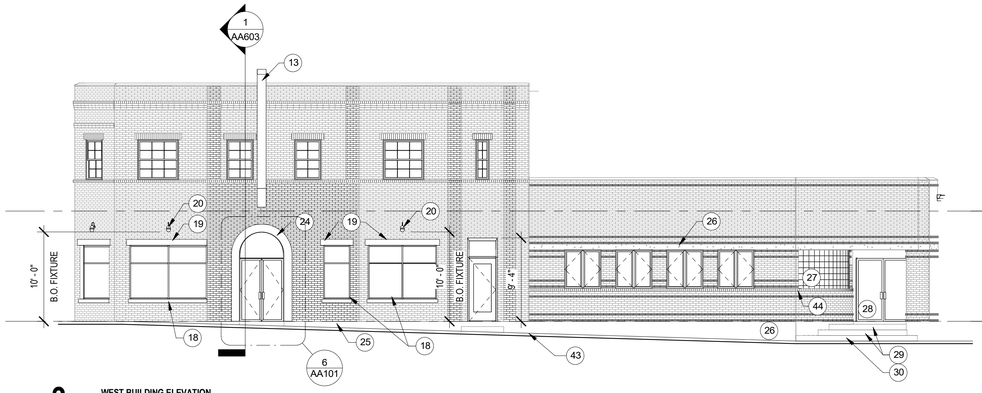
DRAWN BY: Author CHECKED BY: Checker



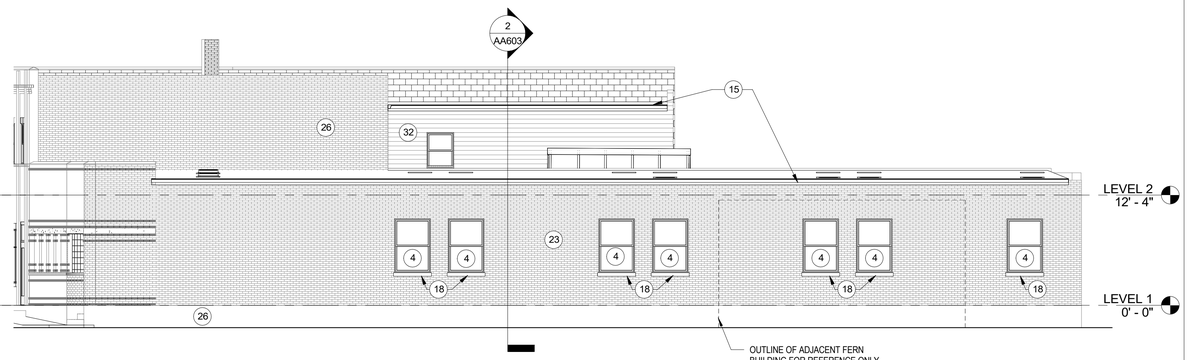
1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 NORTHWEST BUILDING ELEVATION
1/8" = 1'-0"



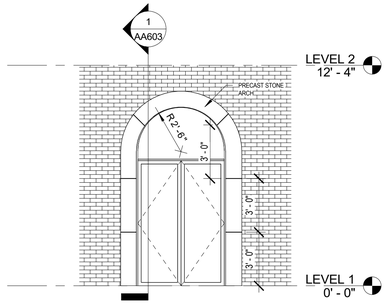
3 WEST BUILDING ELEVATION
1/8" = 1'-0"



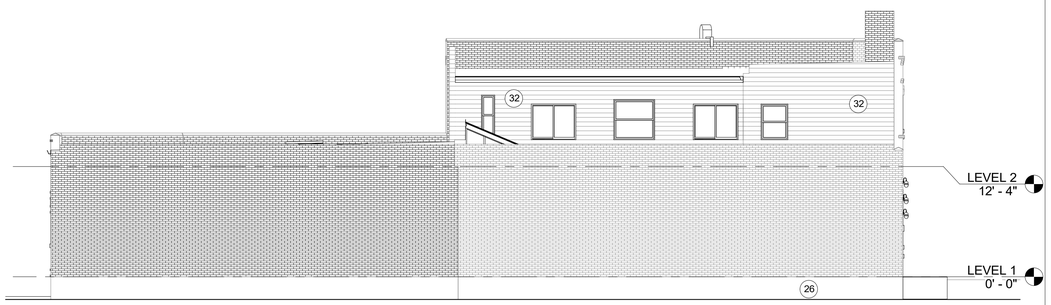
4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

CONSTRUCTION KEY NOTES	
1	WATER HEATER & HVAC CLOSET
2	HOLD FURRING TIGHT TO COLUMN
3	ALIGN WALL TO EDGE OF WINDOW OPENING
4	SUPERLITE II-XL / SAFTIFIRE GPX FRAME
5	CONSULT W/ STRUCTURAL ENGINEER FOR REINFORCING JOISTS AT CORNER
6	NEW ELEC SUB PANEL
7	COATED WIRE SHELF & ROD TO EXTEND FULL LENGTH OF CLOSET, TYP. BASIS OF DESIGN: CLOSETMAID FIXED SHELF AND ROD 12" DEPTH WHITE. MOUNT AT 66" AFF UNLESS NOTED OTHERWISE.
8	VERIFY IN FIELD. COLUMNS TO BE FULLY CONCEALED WITHIN WALL CAVITY.
9	REFER TO SIGNAGE NOTES ON IN101
10	(3) FLOATING SHELVES, 24" DEPTH MIN. WHITE FINISH
11	GARBAGE DISPOSAL, TYP
12	SKYLIGHT ABOVE - REFER TO ROOF PLAN
13	BLADE SIGN IN HISTORIC LOCATION
14	NEW 2 PLY MEMBRANE BUILT UP ROOF SYSTEM
15	NEW GUTTER & DOWN SPOUTS
16	INFILL SUMP PITS AND PROVIDE LEVEL CONC FLOOR
17	TUCKPOINT STONE FOUNDATION WALLS AS NECESSARY
18	NEW PRECAST SILL TO MATCH EXG HISTORIC PROFILE, TYP
19	NEW BRICK LINTEL TO MATCH EXG HISTORIC. CONSULT W/ STRUCTURAL ENGINEER FOR STEEL LINTEL DESIGN.
20	EXTERIOR LIGHT. REF RCP / LIGHT FIXTURE SCHED
20'	20 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
21	NEW SCUPPER, COLLECTION BOX & DOWN SPOUT
22	REPAIR MORTAR AT CLAY ROOF TILES, TYP. REPLACE ROOF TILES WHERE MISSING, TO MATCH EXG.
23	SOUTH FACADE AT EXISTING MURAL TO BE PAINTED (COLOR TO MATCH YELLOW BRICK).
24	RESTORE HISTORIC ARCHWAY

CONSTRUCTION KEY NOTES	
25	NEW CONC STEP, SIMILAR TO EXG
26	PAINT AS SCHED
27	GROUT AT GLASS BLOCK TO BE CLEANED / REPAIRED AS REQ'D
28	NEW ALUM STOREFRONT ENTRANCE
29	REPLACE BROKEN / MISSING FLOOR TILES AND CLEAN / REPAIR GROUT
30	PAINT LOWEST CONC STEP AS SCHED
31	PROVIDE NEW 1/2" GYP BD AT WALLS / CEILING WHERE DAMAGED PLASTER WAS REMOVED. PAINT WALLS WHITE IN BASEMENT, TYPICAL.
32	FIBER CEMENT LAP SIDING
33	PLYWOOD SHEATHING OVER NEW WOOD JOISTS. INSTALL FLUSH WITH ADJACENT SUBFLOOR SUCH THAT FLOOR PATCH IS IMPERCEPTIBLE.
34	KNOX BOX & KEY KEEPER. COORDINATE ACCESS CONTROL / INTERCOM REQUIREMENTS W/ OWNER.
35	SIGNAGE BY OWNER. SEPARATE PERMIT.
36	REFER TO ELECTRICAL DRAWINGS FOR NEW UNDERGROUND INCOMING SERVICE ROUTING.
37	COORDINATE LOUVER WITH ARCHITECT.
38	EVALUATE AND ADDRESS STAIR TREAD LEVELNESS AND INTEGRITY, TYP. PROVIDE NEW HANDRAILS AS REQ'D.
39	PROVIDE NEW WOOD HANDRAILS, EA SIDE
40	WOOD FRAMED EXTERIOR WALLS TO RECEIVE NEW INSULATION IN WALL CAVITY, TYP.
41	INFILL W/ SALVAGED YELLOW BRICK
42	INFILL W/ CONCRETE TO MATCH EXISTING ADJACENT
43	PROVIDE FIBER CANT STRIP AT ALL PERIMETER FOUNDATIONS AT SIDEWALK JOINT, TYPICAL
44	REPAIR DAMAGED SILL TO MATCH EXISTING ADJACENT
45'	45 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE
60'	60 MINUTE FIRE RATED DOOR - REF DOOR SCHEDULE



6 ENLARGED ENTRY
1/4" = 1'-0"



5 EAST BUILDING ELEVATION
1/8" = 1'-0"

THIS SHEET WHEN PLOTTED AT FULL SIZE MEASURES 24" X 36"

ARCX STUDIO

ARCHITECT & INTERIOR DESIGN

ARCX STUDIO

FIRM.18314012
1616 VINE STREET, CINCINNATI, OH 45202
513.832.1302

MERGARD BUILDING

6060 HAMILTON AVE
CINCINNATI, OH

ARCX STUDIO PROJECT NUMBER

2001

OWNER

CHCURC
1551 MARLOWE AVE, CINCINNATI, OH 45224

STATE OF OHIO
KATHERINE CONNER
ARC.1817276
7-21-2021
REGISTERED ARCHITECT

KATHERINE CONNER
ARC.1817276, EXP. 12/31/2021

REVISION

△	DESCRIPTION	DATE

ISSUED FOR

PERMIT SET
07-21-2021

SHEET NAME

BUILDING ELEVATIONS

SHEET NO.

AA101

7/21/2021 11:51:32 AM C:\Users\Kalle.ARCX\Documents\21_Mergard_Arch Model_kallesBKW2.rvt

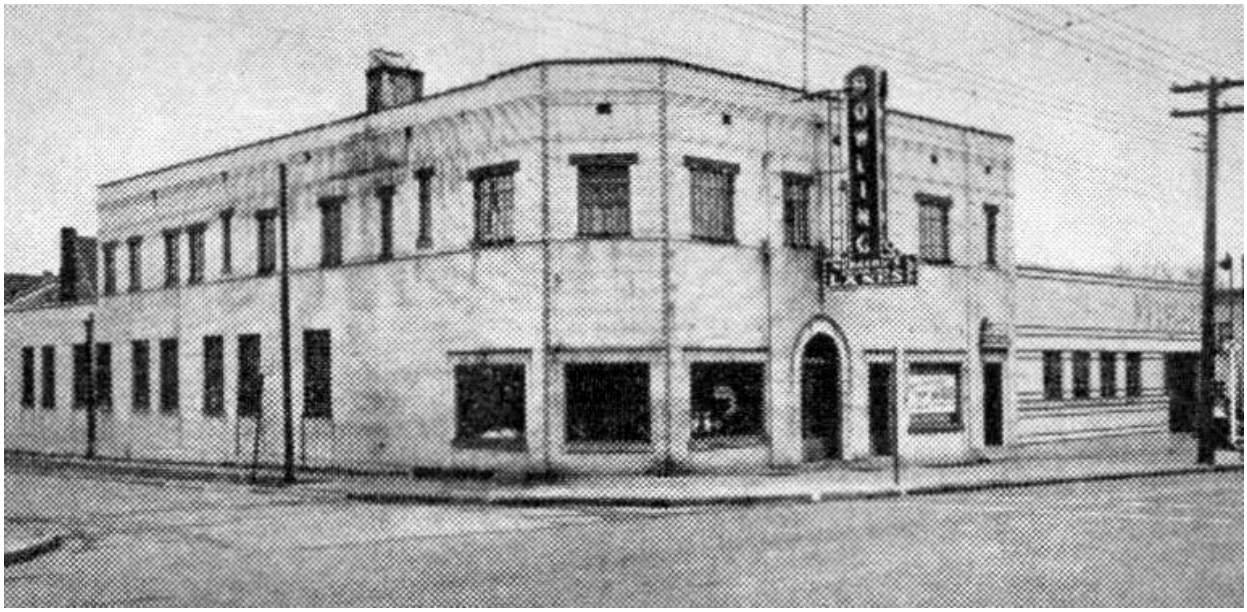
ARCX STUDIO

1616 Vine St
Cincinnati, OH 45202

513 832 1302
www.arcx.studio

EXHIBIT F

Zoning Hearing Examiner Application
Photographs
6060 Hamilton Avenue



Historic photograph of 6060 Hamilton (View looking Southeast at Northwest corner)

South Façade (View looking North)

West Façade (View looking Northeast)

Northwest Façade (View looking Southeast)

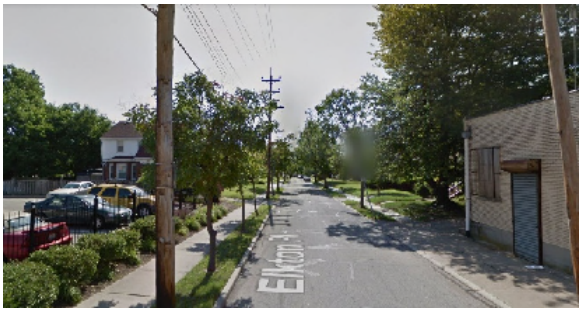
East Façade (View looking South)

North Façade (View looking South)

View looking South on Hamilton Avenue

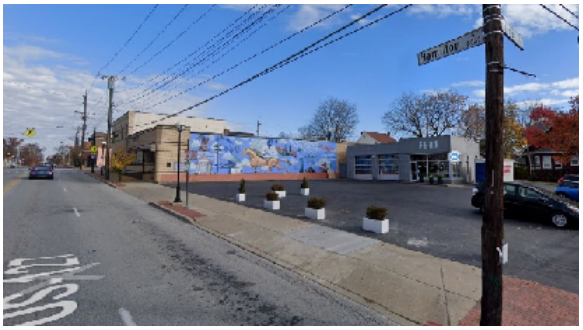
Northeast Corner (View looking Southwest)

View looking South on Hamilton Avenue



View looking East on Elkton Pl

View looking directly West



View looking North at neighboring Fern

View looking North

COLLEGE HILL COMMUNITY URBAN REDEVELOPMENT CORP.

August 9, 2021

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Beth,

The College Hill CURC is in support of the Intent for Use Variance Request at 6060 Hamilton Avenue for CH KeyMark LLC.

The building sitting at 6060 Hamilton Avenue, known as "The Mergard," sits at the corner of Hamilton and Elkton and connects our northern business district to the southern end of the business district. The building itself, however, comes with immense difficulty in redeveloping it as currently zoned due to the 10,000 square feet of commercial on the first floor and only a small portion of residential on the second floor.

It is the intent of this redevelopment to add critical density through 14 residential units on the back end of the building and lowering the commercial capacity. The lowering of the commercial capacity of the building is important as our business district is already overextended on commercial space for the limit density we have.

One other exciting opportunity in this redevelopment is the ability to create an ADA style unit that traditionally would not be possible in our business district with residential only on the second floor. This will allow our redevelopment efforts to truly be for everyone.

We are very excited to see The Mergard brought back to life in a historic fashion and in a way that pushes our redevelopment efforts forward in the coming years. With this variance, that will be made possible.

Thank you for your continued support of the revitalization of the Hamilton Avenue business district.

Best,

Seth T. Walsh

Seth Walsh
Executive Director

COLLEGE HILL FORUM

PO Box 24160 – Cincinnati OH 45224 – 513-607-9672

August 11, 2021

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Beth,

The College Hill Forum Community Council supports the CH Keymark Intent for Use Variance request for a vacant commercial building in our business district at 6060 Hamilton Avenue.

Known as Mergards by long-time residents, the building as zoned is very hard to redevelop. There is far too much commercial space (10K sf) and not nearly enough residential.

Our redevelopment plan will add critical density by creating 14 residential units on the back end of the building, cutting down the commercial area. Our commercial space to density ratio is already non supportive to the business district.

I understand that an ADA style unit on the first floor also is a plus as virtually all of our residential units now are second floor. In addition to our existing affordable housing efforts in our properties, this adds another point of inclusion.

Mergards will keep its historic look and feel, but this variance will allow it to be a real "people asset" to the community as well.

Thank you for your consideration and for the continued support of the City for our exciting, successful and people-centered redevelopment.

Sincerely,

Phyllis Slusher

Phyllis Slusher, President

ITEM 3 September 27, 2021

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

APPLICATION #:	COA2021040/ ZH20210121
APPLICANT:	Platte Architecture and Design
OWNER:	Annie Paquin and Bernie Tebbe
ADDRESS:	**2 Annwood Lane**
PARCELS:	054-0002-0171
ZONING:	Single Family SF-10
OVERLAYS:	East Walnut Hills Historic District
COMMUNITY:	East Walnut Hills
REPORT DATE:	August 27, 2021

Nature of Request:
The applicant is requesting a Certificate of Appropriateness for the construction of a rear addition and associated zoning relief.

Details of Zoning Relief Required:

- 1403-07: Development Regulations. SF-10 requires a 10/20 Min/total side yard requirement. The proposed addition has a 6'7" setback. This extends an existing nonconforming setback on the east property line. A zoning variance of 3'5" to allow the addition to have a 6'7" setback is required.

Existing Conditions:
2 Annwood Lane is a single-family Tudor Revival brick residential building built circa 1928. The house is on a hill with the entrance and front of the building located on the top of the hill and a partially exposed basement at the lower part of the hill. There was a 3-story rear addition previously built on the rear of the building where there is an existing garage at the basement level and 2 stories above.

Figure 1: View of 2 Annwood Ln from Listing pictures.

Figure 2: View of 2 Annwood Ln from Listing pictures.

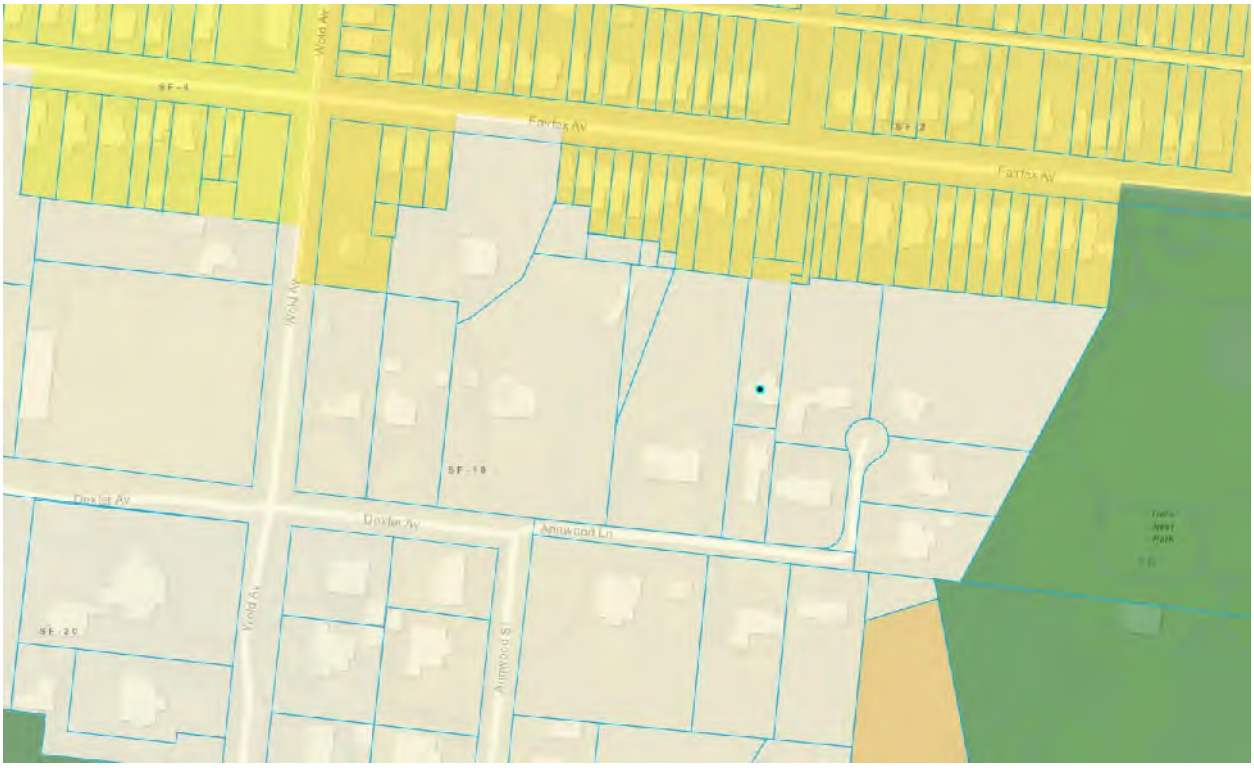


Figure 3: Map of 2 Annwood Ln. Map provided by Cagis Maps

Proposed Conditions:

The proposal is to build a rear addition to the north of the property.

The new construction will feature the following:

1. 2 and 3 story rear addition to be connected to the existing addition. The majority will be a 2-story addition with a roof deck at the third story.
2. The materials installed will match existing materials on the building and the window fenestration will match the existing fenestration.
3. The new addition will be slightly wider to accommodate current length of automobiles.

Applicable Zoning Code Sections:

Zoning District:	Section 1403	Residential
Variance Requests:	Section 1403	Development Regulations
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
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	East Walnut Hills Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:
The applicant is requesting to build an addition in the rear of the house. The proposed structure has a setback less than what is required per the base zoning requirements, but more than the existing established setback of the main house.

The existing building has a setback of less than 3 feet from the existing east property line, as depicted in the survey, and about 5 feet from an existing retaining wall. The proposed setback of the addition is still within the required 10 foot setback from the east property line but is 6'7", which is less than the existing historic building, and thus still requires a setback variance to allow the addition to be built within the side yard requirement.

Standards for Variances and Special Exceptions 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 location of the addition is the most practical and most sensitive to the historic building. Locating it on the rear and locating it at the existing wall of a rear addition will disturb the least amount of historic fabric and will be the least visible location.

(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).*

A denial of the variance would not result in the deprivation of all economically viable use.

Standards for Variances per Section 1445-05-4

(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.*

The property is a unique property in that the existing building is already within the required side setback for the base zoning. The rear portion where the addition will be is also within the required side setback. In order to provide a depth in the garage that will accommodate today's cars the extra width on the addition is required.

As the property is also on a fairly steep hill keeping the addition and driveway as compact as possible will be necessary to disturb the hill the least possible. The property is not within a hillside overlay zone, but still has a significant grade change on the property.

(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.

The applicant is seeking an addition for a garage. Many properties within this neighborhood and district have garages. The current garage is inadequate for today's automobiles.

General Standards; Public Interest

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 SF-10. The use of the lot is as a single-family home. The side setback variance request is the only part of the work that does not conform to the underlying zoning.

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 does meet the East Walnut Hills Historic Conservation Guidelines. (See below for COA discussion.)

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.

The application conforms to the Preserve our Built Environment section of Plan Cincinnati.

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.

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

Not applicable.

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

Not applicable.

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

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 rear addition is compatible to the neighborhood and the patterns of adjacent properties.

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 effects in relation to access to the property by fire, police and other public services.

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

Not applicable.

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

The proposal will increase the property value of the property and therefore increase the tax base.

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 increase from the improvements on 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 accessory structure as they will benefit from the additional parking.

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.

Certificate of Appropriateness Review

ADDITIONS

1) COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION

In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting. (See the New Construction section of this booklet for specific guidelines.)

The addition follows the guidelines in terms of materials (brick, wood, parged concrete, and shingled roof) and is using materials that are also on the main historic building.

The addition is smaller in scale compared to the main building. The siting of the addition is in the rear and is the most appropriate placement to disturb the least amount of historic material.

2) DESIGN: RESPOND TO THE ARCHITECTURE OF THE ORIGINAL BUILDING

The design of an addition should respond specifically to the architecture of the original building. While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building, the design should also respond, in a more general way, to adjacent buildings.

The addition is designed with similar materials, scale and detailing as the portion of the building it is attached to. It uses simplified Tudor detailing to tie the addition into the rest of the building.

3) IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING

If the original building is architecturally or historically significant, the addition should take a respectful “back seat” to it and not overpower the original, an addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.

The addition is set to the rear of the house and will not be visible from the road or even highly visible from adjacent properties.

As the scale is smaller than the principal portion of the building and is at a non-visible location, it takes a “back seat” to the historic building.

4) CONNECTIONS: KEEP THEM SIMPLE

The connection of the addition to the original building should be designed so that it does not detract from either structure, Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition,

The addition is at the rear wall of an existing addition as to not disturb historic materials. The addition is simple and does not remove or obscure original portions of the building.

Other Considerations:

Prehearing Results

September 8, 2021 – the applicants and one neighbor were present. No concerns were noted.

Comments Provided to Staff: 2 letters of support have been provided.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF- VARIANCES

A. **APPROVE** – 3’5” side yard setback for the new addition at 2 Annwood Ln per the plans of Platte Architecture and Design dated 8.13.2021.

B. **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

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for at 2 Annwood Ln per the plans of Platte Architecture and Design dated 8.13.2021 for an addition and changes.
   a. 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.

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 2 Annwood Lane
Hamilton Co. Parcel ID No.: 005400020171 Zoning District: SF-10
Historic District: EAST WALNUT HILLS Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☑ OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: PLATTE ARCHITECTURE + DESIGN
Contact Person (if legal entity): RYAN O'MALLEY
Address: 1810 CAMPBELL ALLEY, SUITE 300
City: CINCINNATI State: OH Zip Code: 45202
Phone: 513-871-1850 x1012 E-mail: ryan@plattedesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: ANNIE PAQUIN AND BERNIE TEBBE
Contact Person (if legal entity): _____
Address: 2 ANNWOOD LANE
City: CINCINNATI State: OH Zip Code: 45206
Phone: 513-262-0431 E-mail: bernie tebbe@yahoo.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
Project is a three-story addition to the rear of the home, composed of a garage below, living area above, and roof deck at the top, plus an expanded driveway area and retaining wall to the north.

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
There is a 10' side setback requirement in the SF-10 zoning district, and the east side of the addition is 6'-7" from the property line. A variance is requested for the addition extending into the 10' side setback.

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: _____ Date: 08/11/2021

PLATTE
architecture + design

1810 CAMPBELL ALLEY | SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 F: 513.871.1829

September 15, 2021

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: COA for 2 Annwood Lane

Dear Beth,

In the East Walnut Hills District, at 2 Annwood Lane, sits a 3-story Tudor Revival home from the early 1900s. Some time between 1930 and 1950, a rear volume was added providing a garage below and conditioned living space above.

Our client would like to add on to this rear volume, extending northward the historic addition to create additional garage and living space. The intent of the new addition is to match the character of the historic addition and integrate the new construction with the style of the original house.

The project complies with the specific guidelines of the East Walnut Hills Historic District in the following ways:

1. **Compatibility**
    a. The new addition follows the guidelines for new construction in terms of materials, form, scale, height, detailing, and siting.
        i. Materials: The materials palette of the addition matches that of the historic home – wood and concrete-look stucco.
        ii. Scale: The new addition is scaled per the existing house – see elevations.
        iii. Height: The new addition is two stories plus a third story stair penthouse, which pairs nicely with the historic addition at three stories.
        iv. Detailing: The new addition avoids gaudy fake-historic or overly modern details in order to foreground the historic qualities of the existing home.
        v. Siting: Extruded off the rear of the existing historic addition, the new addition does little to interfere with adjacent homes. Moreover, it builds upon the orientation of the existing building.

2. **Design**
    a. In extending northward off the first two stories of the historic addition, the new addition avoids touching the original structure of the home. Shorter in height and hidden behind the front façade, the new addition quietly allows the original building to remain foregrounded and primary.
3. **Identity**
    a. Through scale, material, and siting, the new addition subordinates itself to the original building.
4. **Connections**
    a. The new addition extends the first two stories of the historic addition, where there are no particularly noteworthy historic details. There are brackets to the underside of the third story of the historic addition that contribute to the historic character, however, and the stair penthouse atop the roof deck of the new addition will be set back to preserve these historic brackets.

By taking its cues from the original building, we believe this new addition fits the neighborhood context as spelled out in the historic guidelines. We look forward to discussing this further.

Thank you for your consideration,

Ryan O'Malley
Platte Architecture + Design

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
ADDRESS 2 Annwood Lane COMMUNITY East Walnut Hills
PARCEL ID(S) 005400020171 HILLSIDE DISTRICT: □ Yes ☒ No
BASE ZONING CLASSIFICATION SF-10 ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: □ No ☒ Yes: (name) East Walnut Hills
□ **Non-Residential Project** ☒ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
NAME Platte Architecture + Design CONTACT PERSON (if legal entity) Ryan O'Malley
ADDRESS 1810 Campbell Alley, Suite 200 CITY Cincinati STATE OH ZIP 45202
EMAIL ryan@plattedesign.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 513-871-1810 x1012

Section 3. OWNER
NAME Annie Paquin and Bernie Tebbe CONTACT PERSON (if legal entity) _____
ADDRESS 2 Annwood Lane CITY Cincinnati STATE OH ZIP 45202
EMAIL bernie_tebbe@yahoo.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-262-0431

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)
☒ Variance □ Special Exception □ Conditional Use □ Use Variance
□ 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)*
Project is a three-story addition to the rear of the home, composed of a garage below, living area above, and roof deck at the top, plus an expanded driveway area and retaining wall to the north.

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 Ryan O'Malley Signature _____ Date 08 / 11 / 2021

Revised 09.17.2019

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1810 CAMPBELL ALLEY | SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 F: 513.871.1829

August 13, 2021

Beth Johnson
Urban Conservator
City of Cincinnati Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

RE: Zoning Relief for 2 Annwood Lane

Dear Beth,

We are requesting relief in the form of a variance for a proposed addition to the single-family residence at 2 Annwood Lane.

1403-07: Development Regulations (SF-10) – 10' side yard setback

We request a 3'-5" dimensional variance to allow a 6'-7" side yard setback at the east edge of the property.

Like many homes in the SF-10 zoning district, the house at 2 Annwood Lane is located in an existing nonconforming condition. A recent survey indicated the east side of the house to be within 2'-3" of the property line. This was the original structure, constructed in the early 1900s. A 3-story addition was added sometime between 1930-1950, which is shown as 9'-0" from the property line.

The new addition is aligned with the west edge of the rear historic addition, as this is the most visible façade as the driveway wraps around the west side of the home. Ideally, the rear of the new addition would also align with the east edge of the historic addition, but the existing garage is only 17'-3" deep and the client would like a slightly deeper space for their new garage. (New garages are typically 20' deep minimum.) As a result, the new addition is 6'-7" off the side yard. This is within the 10' setback, but significantly further back than the existing non-conforming 2'-3" dimension.

The new addition is to the rear of the existing home. It will not be visible to the front of the home, let alone the street, nor will it be close to either neighbor's house. Its placement is the most appropriate, given the historic siting of the home on the property.

Furthermore, there are many addresses of existing homes in the same zoning district that sit within the 10' side yard setback. These include:

2926 Annwood Street
1886 Madison Road
422 Heatherhill Lane
430 Heatherhill Lane
407 Heatherhill Lane
3125 Wold
2346 East Hill Avenue
2201 East Hill Avenue
2200 East Hill Avenue
2180 East Hill Avenue
2142 East Hill Avenue

Thank you for your consideration,

Ryan O'Malley
Platte Architecture + Design

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SHEET INDEX

A0.00 COVER SHEET
A0.01 CONTEXT MAP
A0.02 STREETSCAPE CONTEXT PHOTOS
A0.03 EXISTING BUILDING PHOTOS

A0.11 EXISTING & PROPOSED SITE PLANS

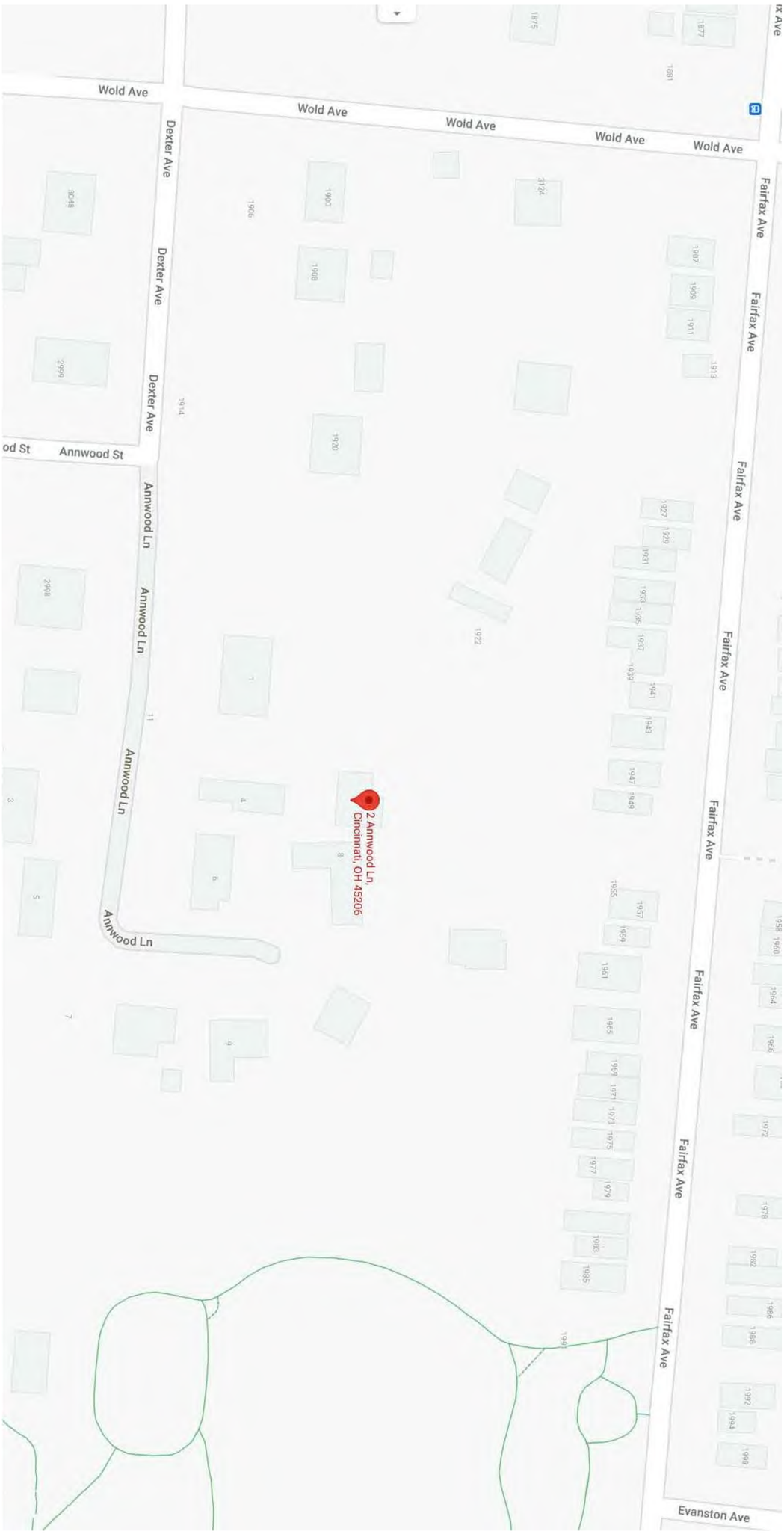
A1.01 EXISTING PLANS
A1.02 EXISTING PLANS
A1.03 EXISTING ROOF PLAN
A1.11 PROPOSED PLANS
A1.12 PROPOSED PLANS
A1.13 PROPOSED ROOF PLAN

A2.01 EXISTING EAST ELEVATION & SITE SECTION
A2.02 EXISTING NORTH ELEVATION
A2.03 EXISTING WEST ELEVATION
A2.11 PROPOSED EAST ELEVATION & SITE SECTION
A2.12 PROPOSED NORTH ELEVATION
A2.13 PROPOSED WEST ELEVATION

RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
9.15.2021

SHEET INDEX

A0.00



CONTEXT MAP

1

A0.01

RENOVATIONS/ADDITIONS FOR:

2 ANNWOOD LANE
CINCINNATI, OH 45206

8.13.2021

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STREETSCAPE CONTEXT PHOTOS | 1

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RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
8.13.2021

A0.02

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EXISTING BUILDING PHOTOS | 1

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RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
8.13.2021

A0.03

SCALE: 1/16" = 1'-0"

SITE PLAN - PROPOSED

2

SCALE: 1/16" = 1'-0"

SITE PLAN - EXISTING

1

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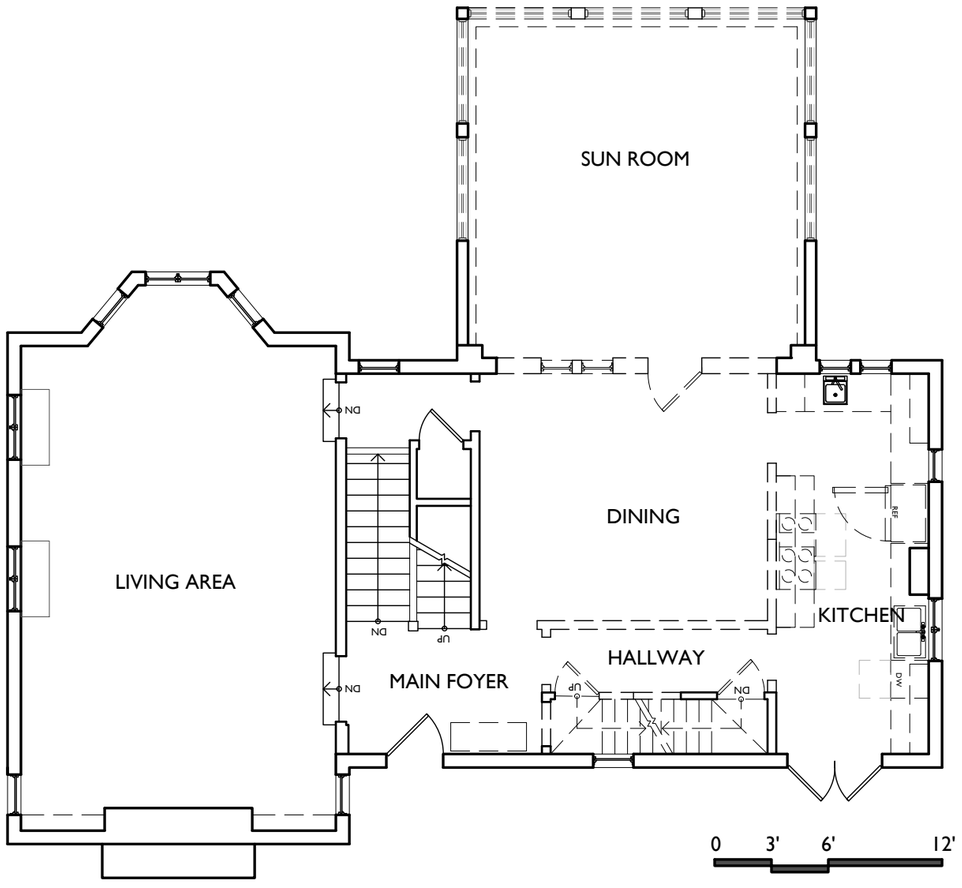
RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206

8.13.2021

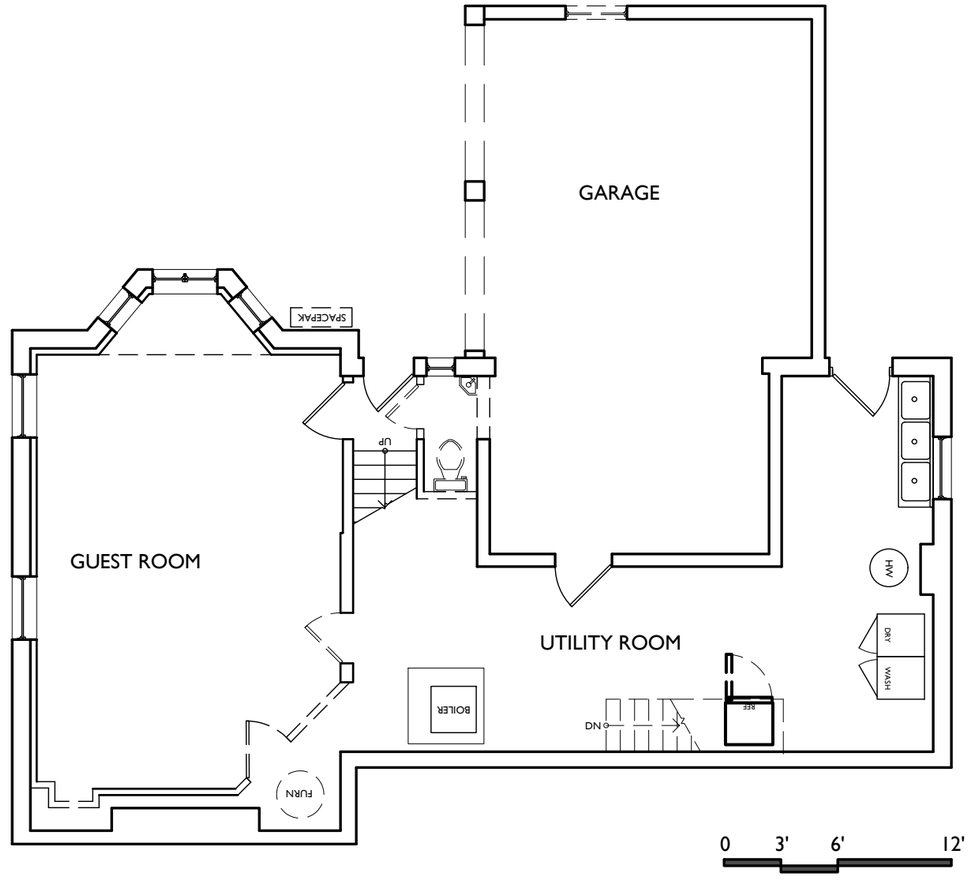
A0.11



SCALE: 1/8" = 1'-0"

EXISTING 1ST FLOOR PLAN

2



SCALE: 1/8" = 1'-0"

EXISTING BASEMENT PLAN

1

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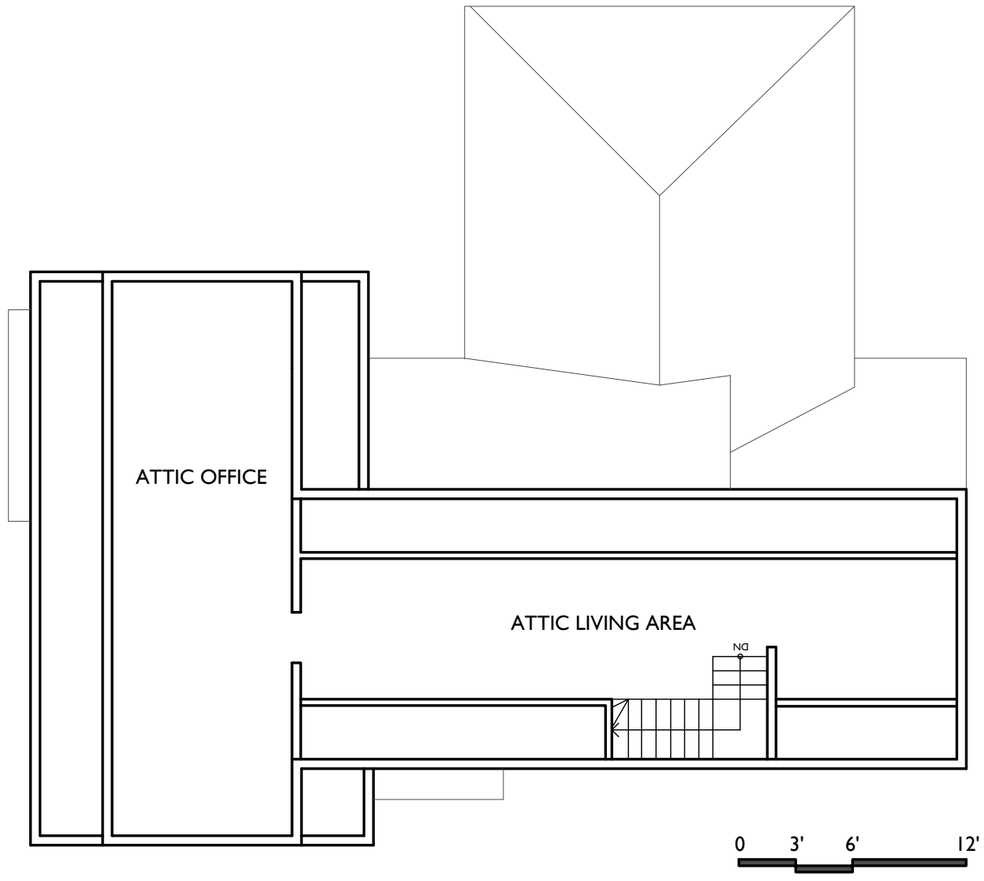
RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

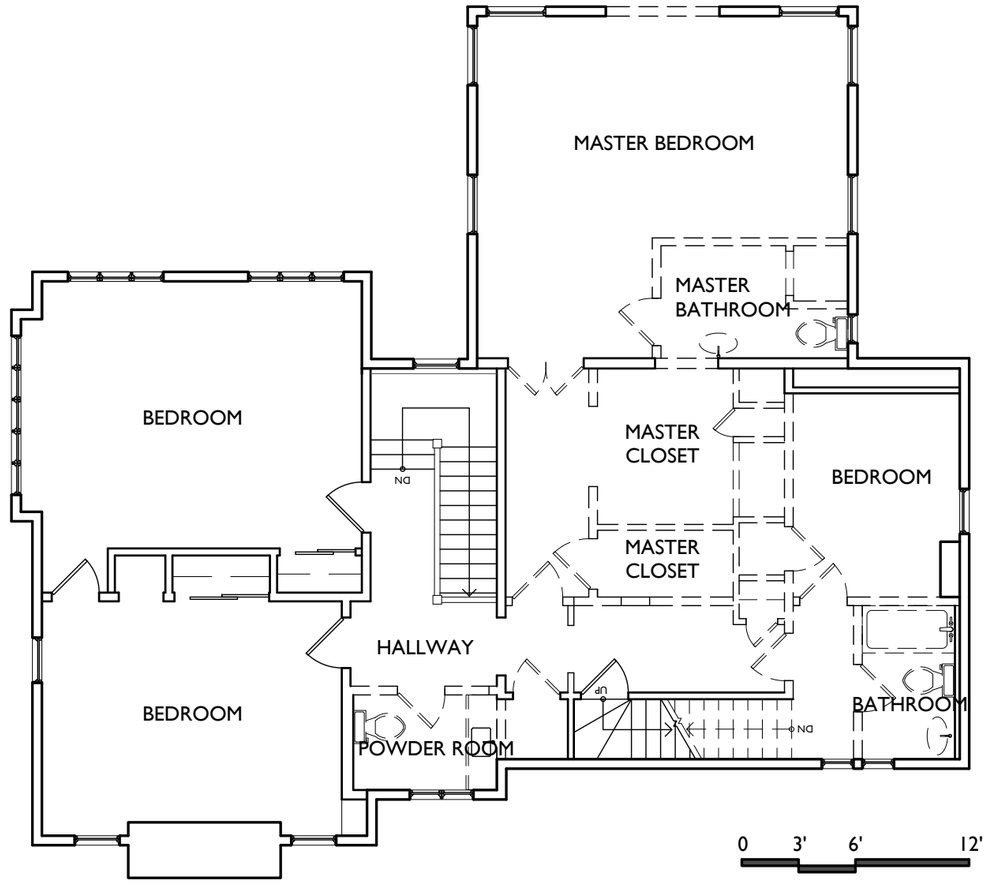
A1.01



SCALE: 1/8" = 1'-0"

EXISTING 3RD FLOOR PLAN

2



SCALE: 1/8" = 1'-0"

EXISTING 2ND FLOOR PLAN

1

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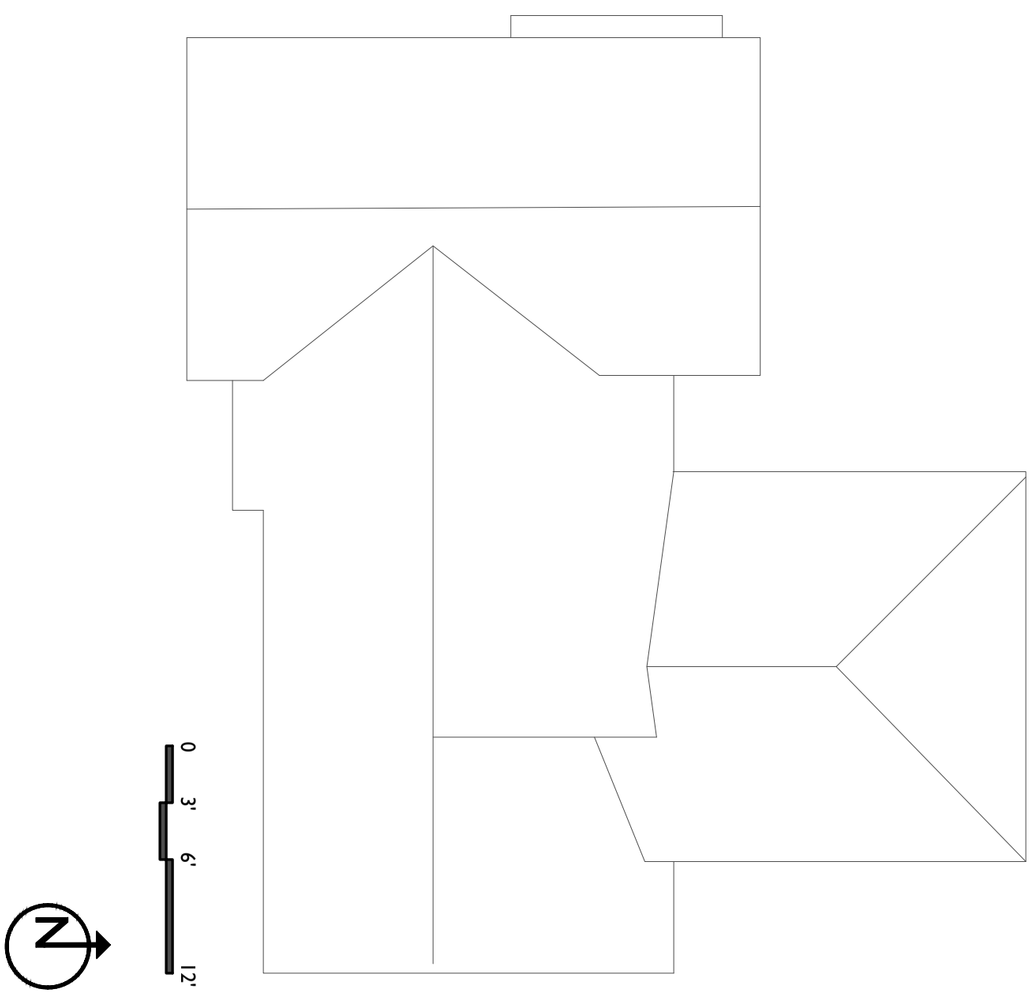
RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE

2 ANNWOOD LANE, CINCINNATI

8.13.2021

A1.02



SCALE: 1/8" = 1'-0"

EXISTING ROOF PLAN

1

A1.03

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

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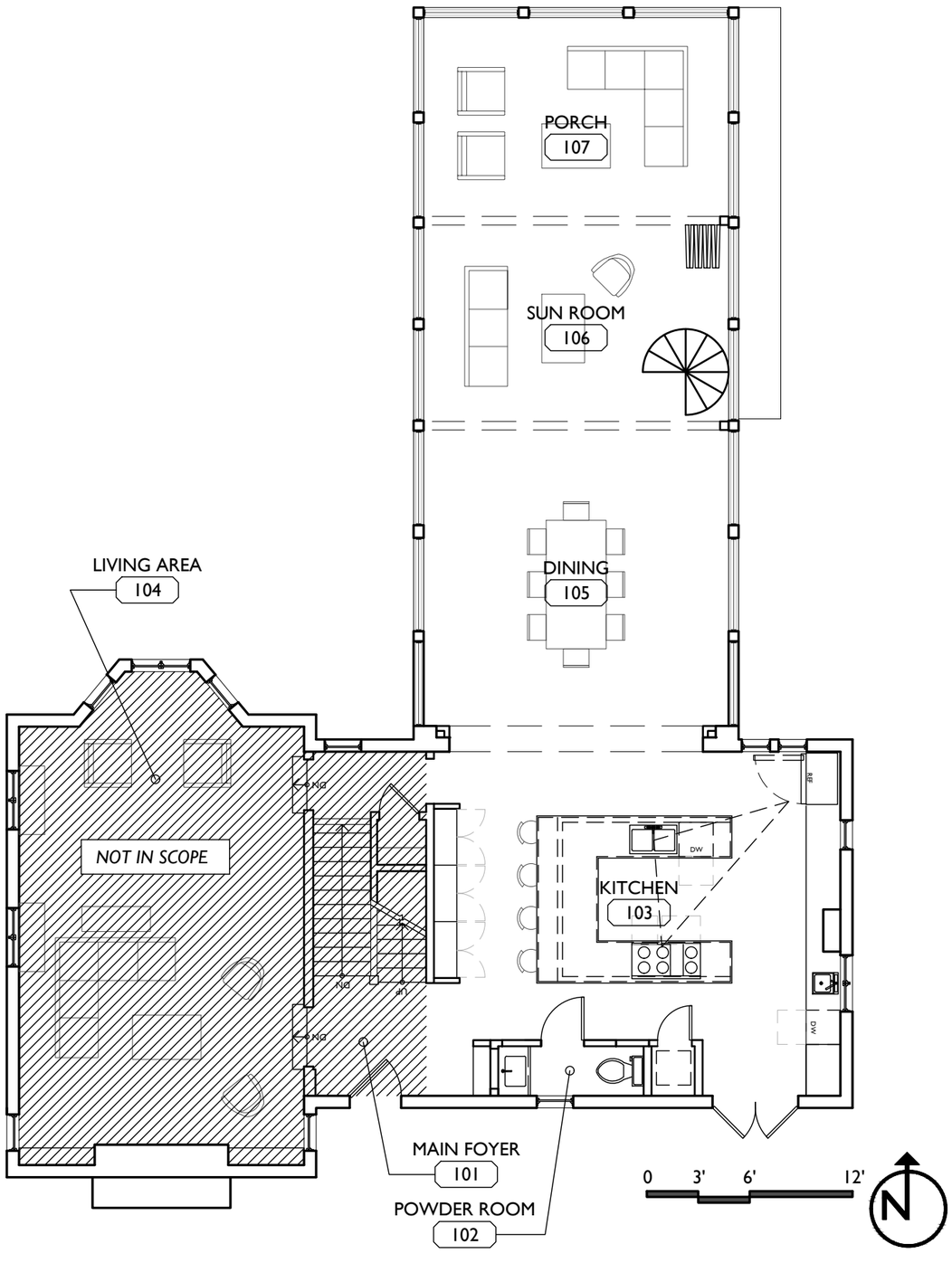
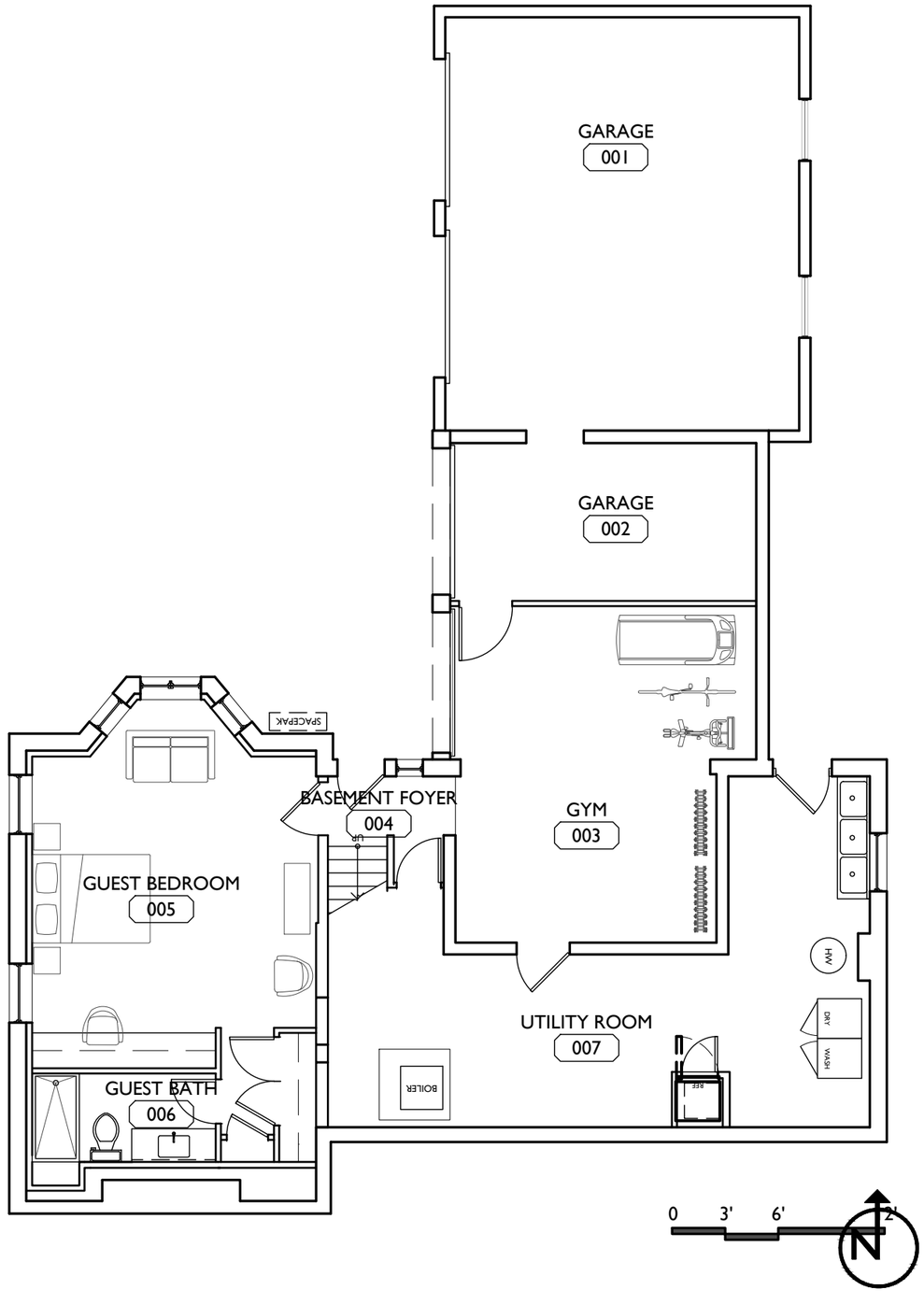


SCALE: 1/8" = 1'-0"

NEW 1ST FLOOR PLAN | 2



SCALE: 1/8" = 1'-0"

NEW BASEMENT PLAN | 1

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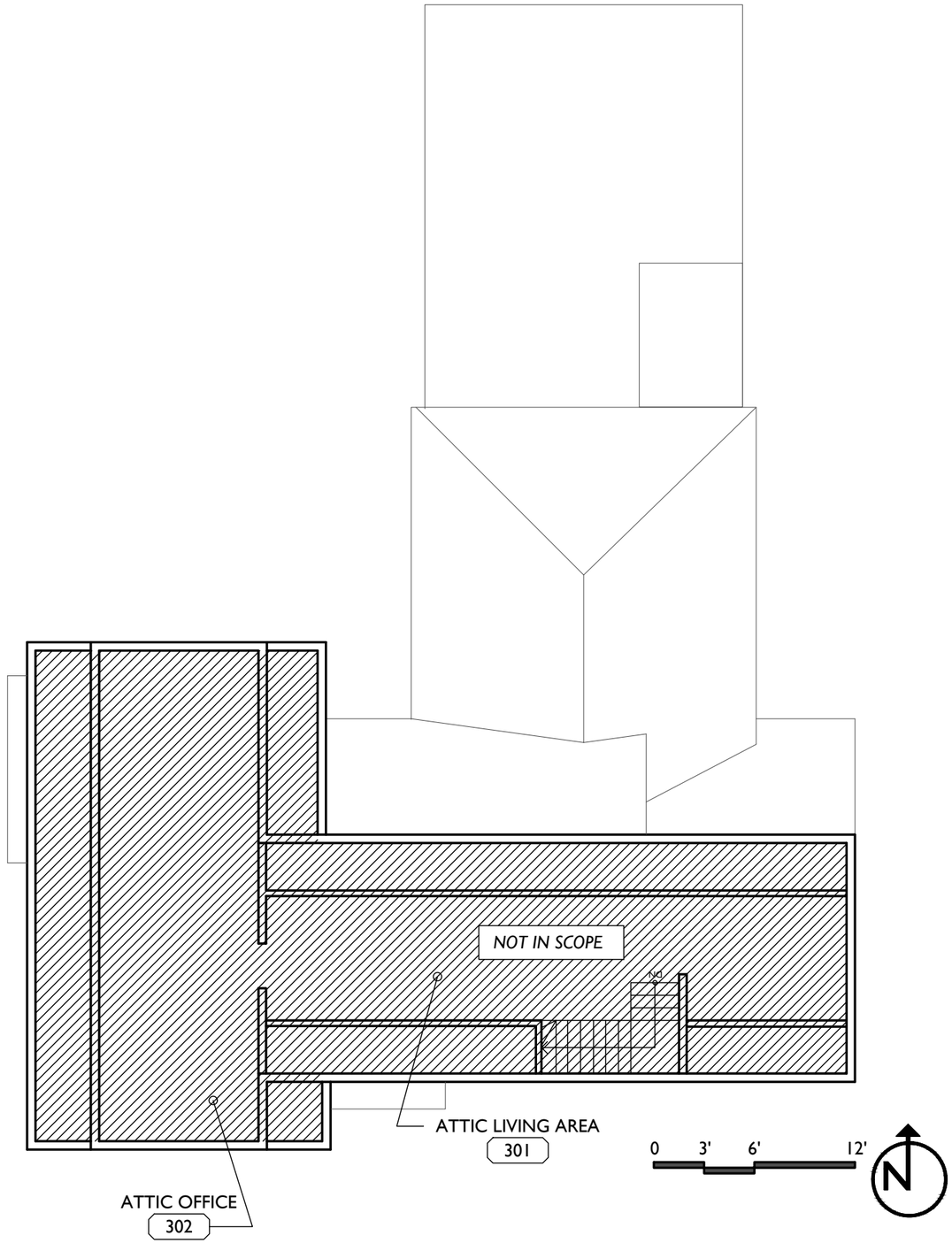
RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

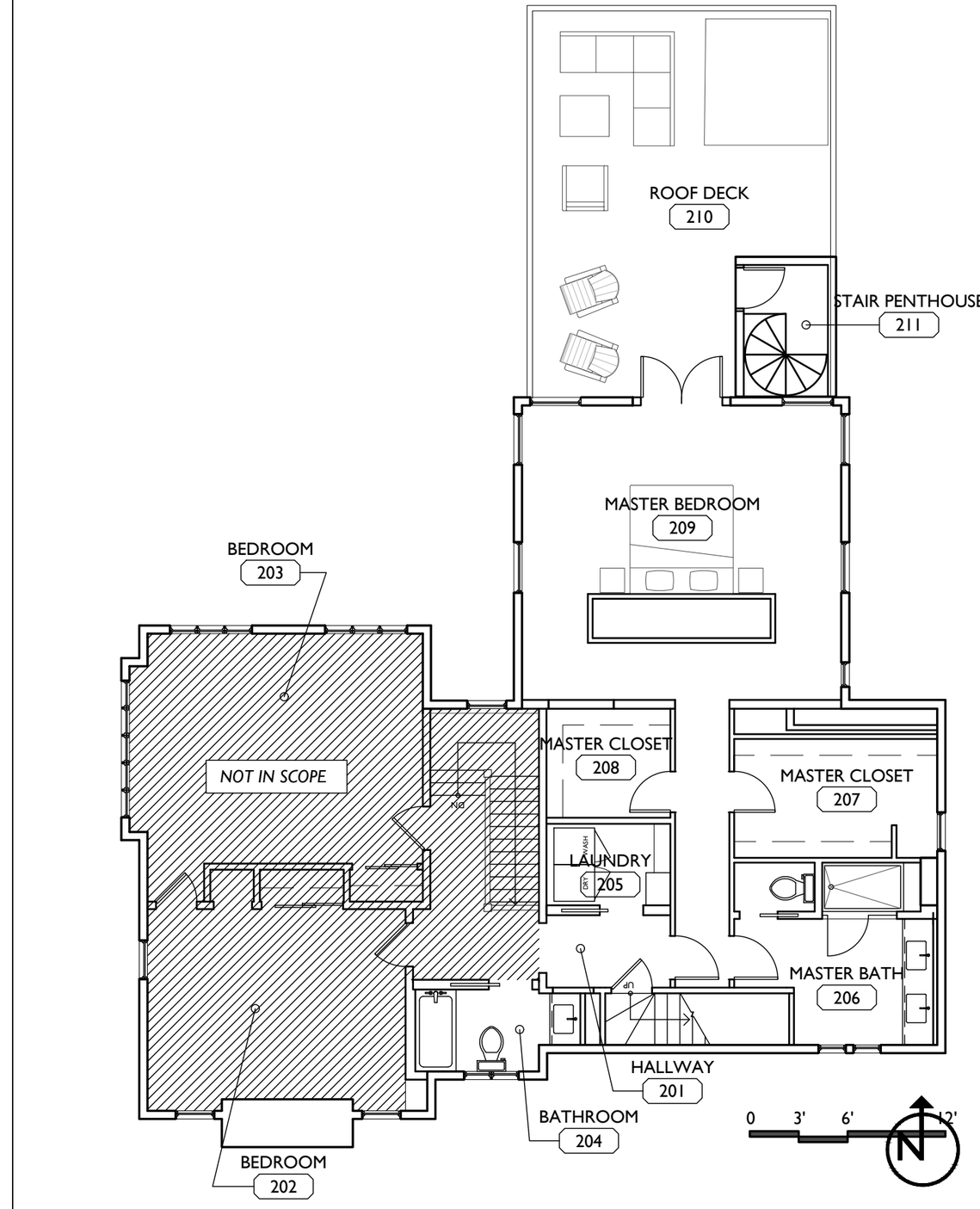
A1.11



SCALE: 1/8" = 1'-0"

NEW 3RD FLOOR PLAN

2



SCALE: 1/8" = 1'-0"

NEW 2ND FLOOR PLAN

1

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RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

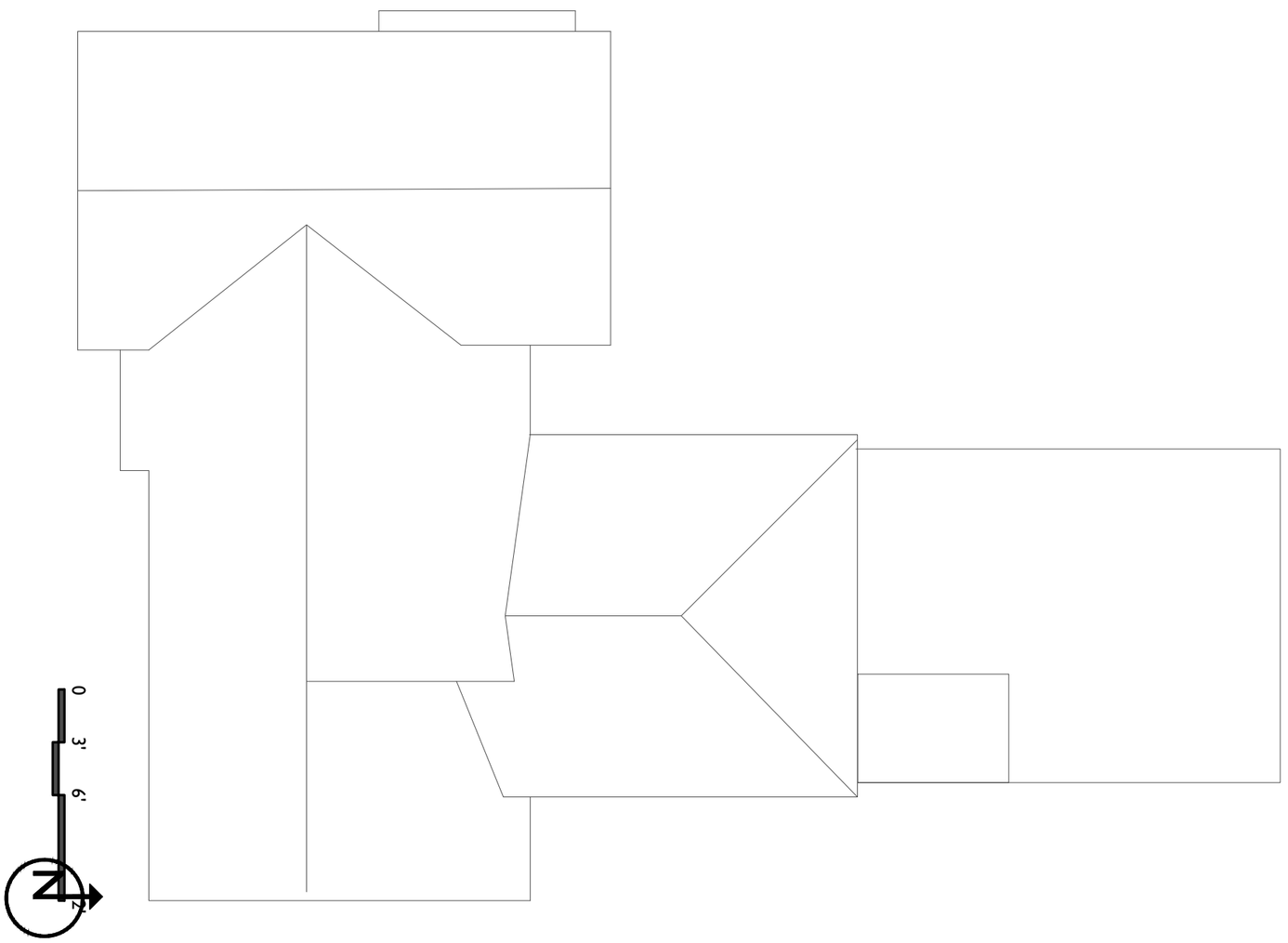
8.13.2021

A1.12

SCALE: 1/8" = 1'-0"

NEW ROOF PLAN

1



A1.13

RENOVATIONS/ADDITIONS/NEW BUILDING FOR:

TEBBE RESIDENCE
2 ANNWOOD LANE, CINCINNATI

8.13.2021

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SCALE: 1/8" = 1'-0"

DEMO ELEVATION- EAST | 1

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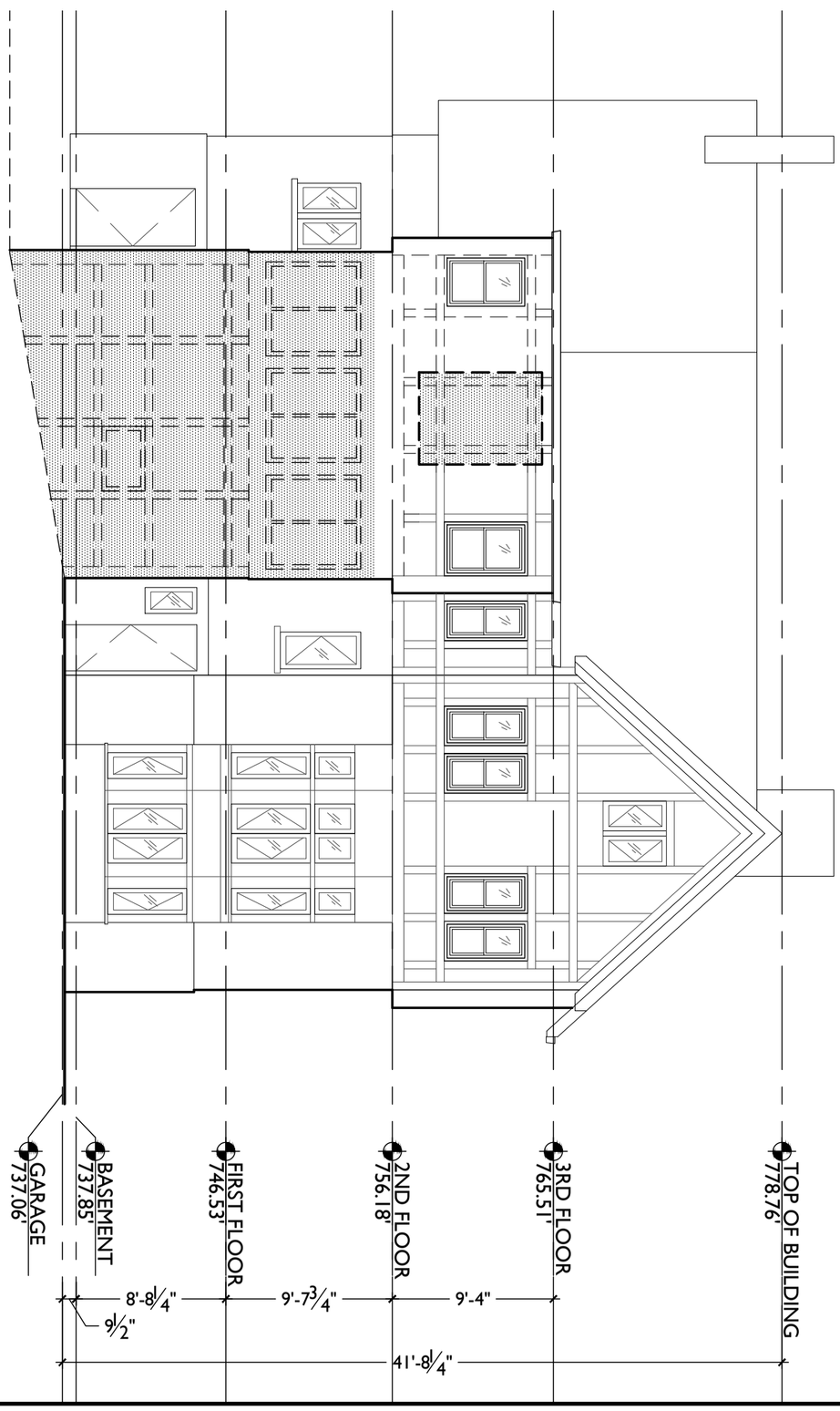
RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
8.13.2021

A2.01



SCALE: 1/8" = 1'-0"

DEMO ELEVATION- NORTH

1

A2.02

RENOVATIONS/ADDITIONS FOR:

2 ANNWOOD LANE
CINCINNATI, OH 45206

8.13.2021

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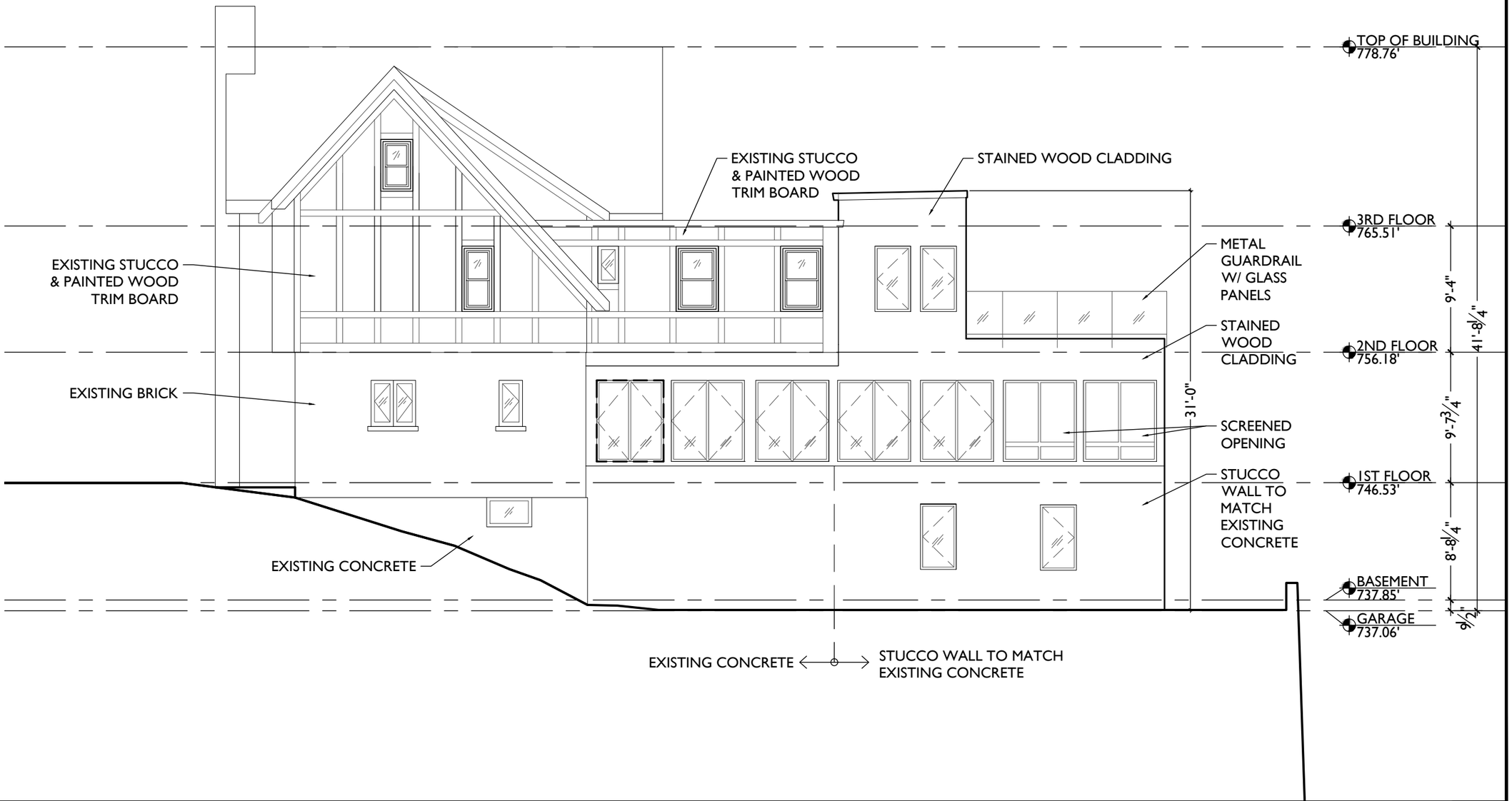

SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION- EAST

1

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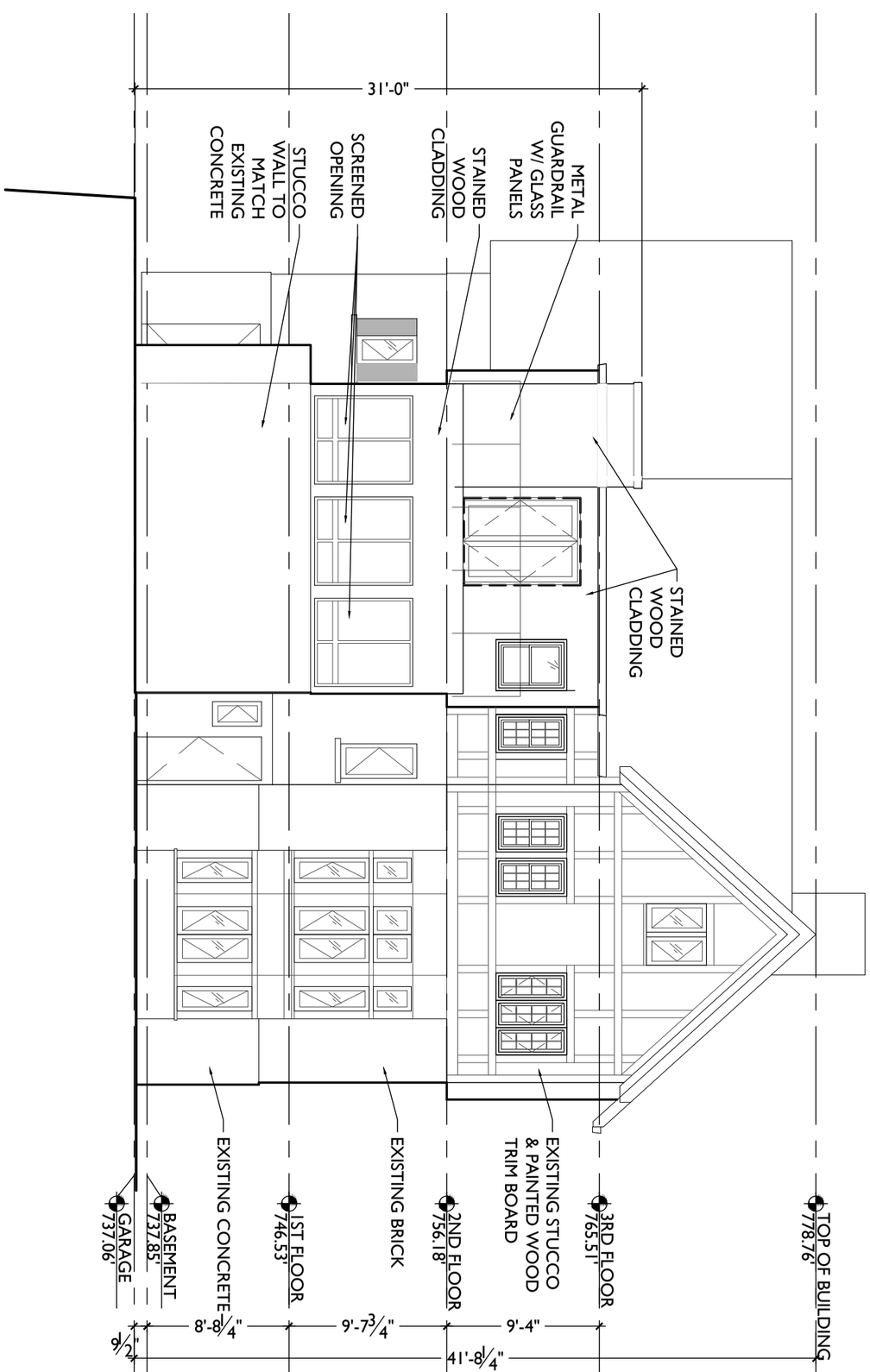
RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206

9.15.2021

A2.11



SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION- NORTH

1

A2.12

RENOVATIONS/ADDITIONS FOR:

2 ANNWOOD LANE
CINCINNATI, OH 45206

9.15.2021

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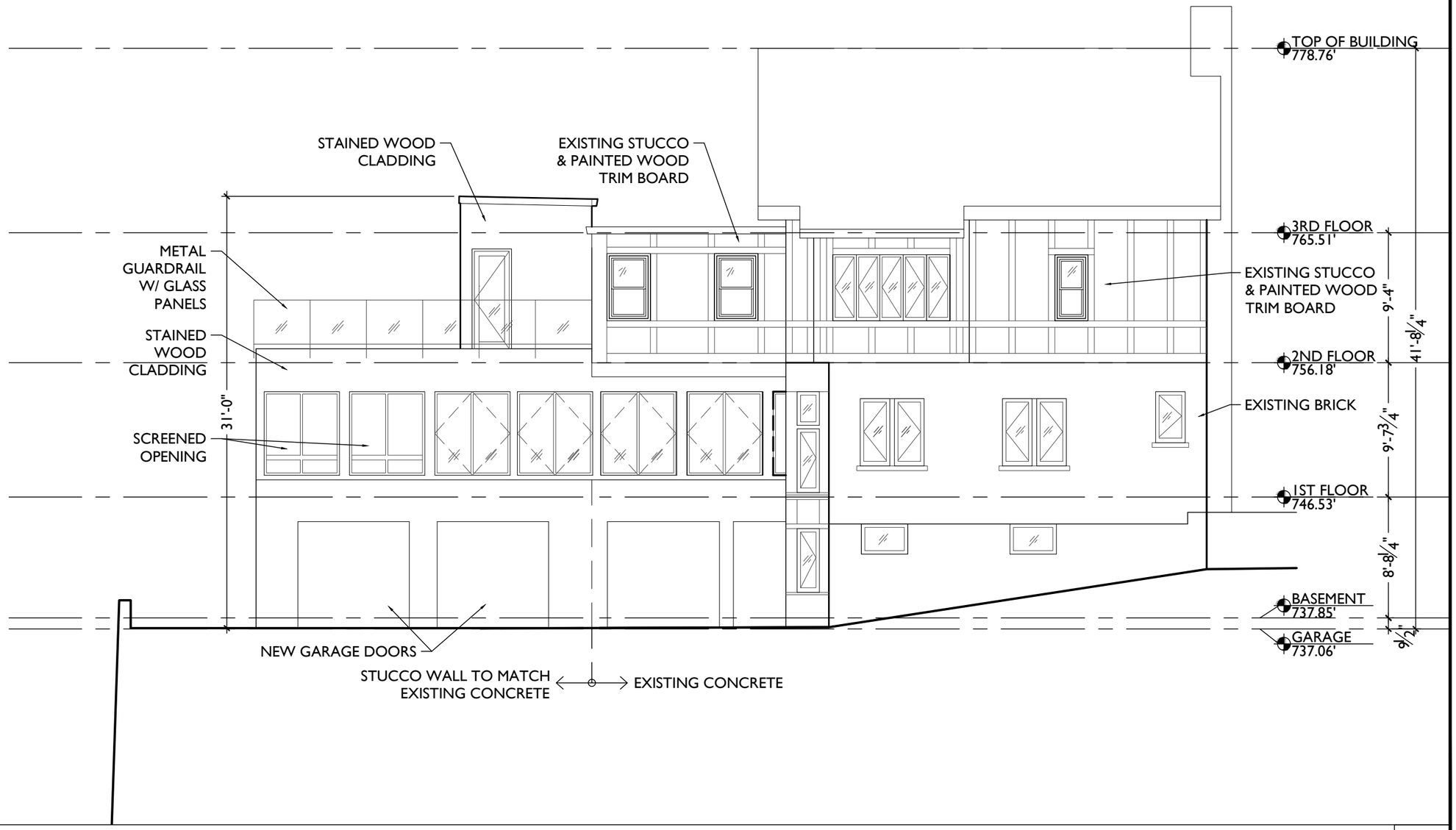

SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION- WEST

1

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RENOVATIONS/ADDITIONS FOR:
2 ANNWOOD LANE
CINCINNATI, OH 45206
9.15.2021

A2.13

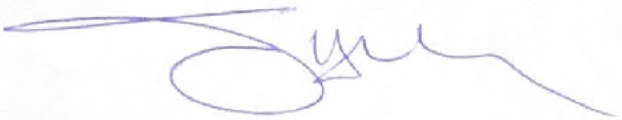
September 1, 2020

Dear Historical Conservation Board,

We are writing in support of the project at 2 Annwood Lane. This project is a wonderful investment and addition to our neighborhood. We have reviewed the plans and are excited to see this renovation take place.

We reside at 1 Annwood Lane adjacent to the Tebbe residence.

Best Regards,



Nicolas and Susan Madsen

From: Tony Perazzo
Sent: Sunday, September 19, 2021 10:52 PM
To: Dianna Perazzo; Johnson, Beth
Subject: [External Email] Two Annwood Lane Project

External Email Communication

Dear Historical Conservation Board,

We are the property owners of Four Annwood Lane. This letter is to communicate our support of the renovation proposal that Bernell Tebbe and Annie Paquin have submitted to the Historical Conservation Board for approval. We share a property line with the subject property and directly view the house.

Annie and Bernie have shared the drawings and plans, and we are excited to see this kind of investment and improvements done by our neighbors. The design is very tasteful and complimentary with the feel of the neighborhood.

We fully support this renovation and look forward to its completion.

Best Regards,

Dianna and Tony Perazzo

ITEM 4 October 11, 2021

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

APPLICATION #:	COA2021039
APPLICANT:	Jean Walker
OWNER:	Jean Walker
ADDRESS:	**833 Dayton Street**
PARCEL:	132-0002-0053
ZONING:	RM 1.2
OVERLAYS:	Dayton Street Historic District
COMMUNITY:	West End
REPORT DATE:	August 25, 2021

Nature of Request:
The applicant is requesting a Certificate of Appropriateness to waive the conditions placed on an issued Certificate of Appropriateness that permitted the removal of a portion of a historic granite knee wall to allow for a driveway.

Existing Conditions:
The property has a contributing historic single family building located on the lot. The building is a brick 2 story building, with a shallow yard and a historic granite knee wall with a wrought iron fence at the property line.

Case History:

July 24, 2020- Department of Transportation Engineering issued a curb cut permit for 833 Dayton Street. Building permits are required for all driveways over 800 sf, however, a Certificate of Appropriateness is required for all driveways and the removal of historic material. Work began at the property but was halted due to a COA not being issued.

July 27, 2020- The Law Department determined that the removal of the granite knee wall and addition of a driveway was permissible as a Minor Certificate of Appropriateness with conditions that would mitigate the removal of the granite knee wall. A COA was issued with the following conditions.

> A. A limestone pillar to match the limestone pillar placed at the northeast corner of the property between 829 Dayton Street and the subject property must be created and be placed at the west corner of the newly created opening.
>
> B. A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in appearance, material and height must be created and installed at the front property line between the existing and required pillar in A.

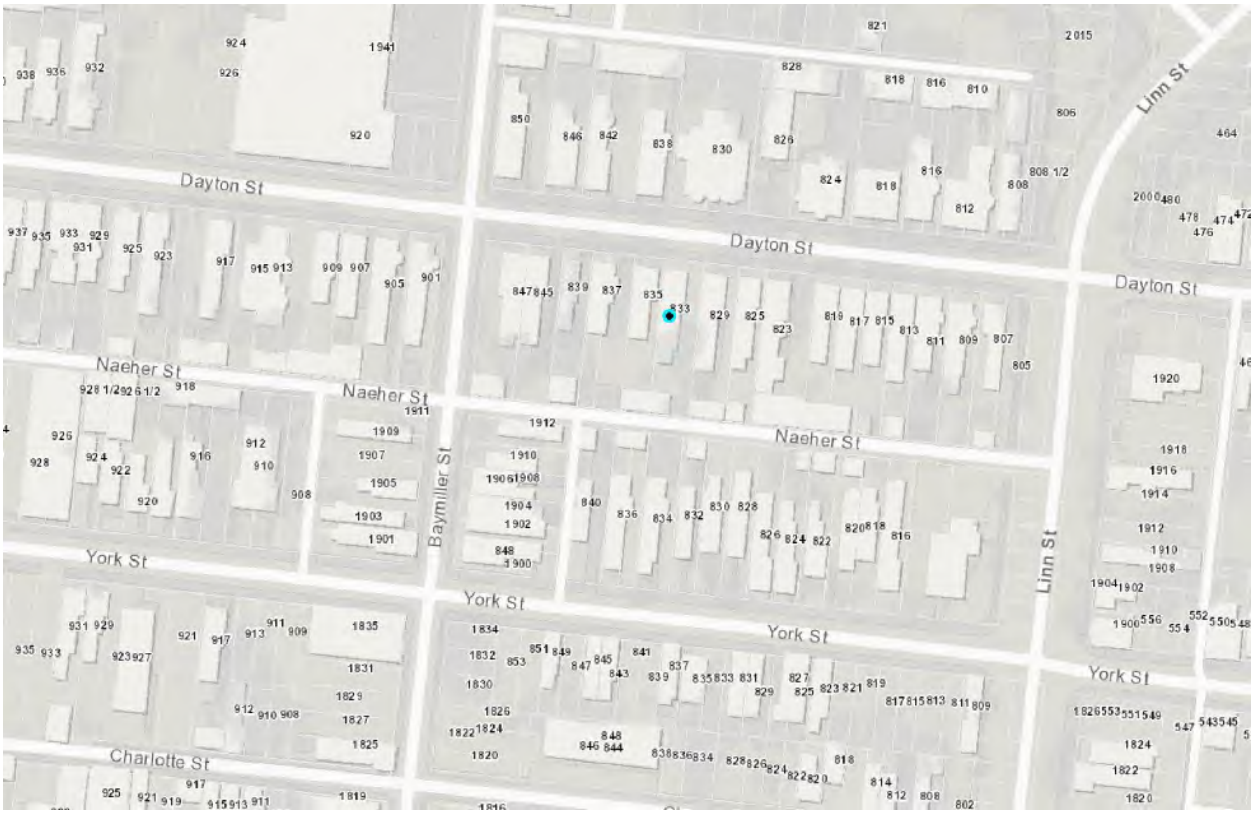


Figure 1: Map of 833 Dayton Street. Cagis Map

Figure 21: View of 833 Main Street with the granite knee wall. Google Street Views

Proposed Conditions:
The application is for a Certificate of Appropriateness seeking relief from the condition that requires the installation of a wrought iron fence/gate at the front of the property. Per the attached email, the applicant has stated they are installing a limestone pillar per the conditions of the original minor Certificate of Appropriateness and are not seeking relief from the condition to install a limestone pillar to match the original one that is on the property.

The Applicant is also seeing a Certificate of Appropriateness for a 6-foot fence/gate set at the building line.

Certificate of Appropriateness Review

FENCES AND WALLS

Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property. Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave, vinyl and lattice designs are not encouraged.

Retaining walls built along the front property line or along street frontage should be built of or faced with fieldstone or limestone. Retaining walls at other locations should be built of fieldstone, limestone, brick or specialized masonry block such as split-face concrete block. Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining wall.

A defining feature of Dayton Street is the continuous line of street walls and fences. A line is typically only broken for walkways from the sidewalk to the front door. Prior to the installation of the driveway at 833 Dayton Street, the only lot that had a large missing section of this street line was at 845 Dayton Street where a driveway was installed pre 1996 per the aerial photos in Cagis.

A condition was put on the property to install a fence/gate matching the existing fence at the property along this line. Staff purposefully called out a gate so the property owner would be able to put in a mechanized gate to allow use of the driveway.

In order to comply with zoning, the fence at the property line would also have to be 48 inches or below and 50% opaque. With matching the existing fence, the gate would comply with those regulations.

The property owner did install a 6-foot electronic gate at the property set at the building line. A Certificate of Appropriateness was not issued for this work, but the work does substantially meet the Dayton Street Historic Design Guidelines and all applicable Zoning Code regulations.

Other Considerations:
Prehearing Results: August 25, 2021. The applicant and a neighbor were present.

Comments Provided to Staff: Phone conversations with 2 adjacent neighbors with concerns regarding the precedence of allowing work to be done without approval and not upholding conditions of those approvals.

Concerns about other properties submitted in application:

- 829 Dayton Street- Modern style fences can be permitted. The Historic Conservation Guidelines do not require replication, but compatibility. This fence meets all zoning regulations and was approved as part of a rehabilitation and addition plan presented to the HCB on February 26, 2018 COA2018004. The electronic feature on the fence is a battery operated feature that does not require a building permit.
- 835 Dayton Street- Privacy fences in the side yard are permitted. This fence was permitted as part of permit number 2017P02765.
- 1909 Baymiller St- The garage addition was approved on January 27, 2020 by the HCB. COA20190878. A front facing garage was permitted to preserve the historic alley wall.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **Uphold** the conditions of the original Certificate of Appropriateness that requires the installation of a gate the property line

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   a. The applicant has not provided documentation that the proposal substantially conforms to the Dayton Street Historic District Guidelines.
   b. The applicant has not provided documentation that supports an Economic Hardship to installing the required gate/fence.

C. **Approve** a Certificate of Appropriateness for the previously unapproved 6-foot electronic gate set at the building line.

D. **FINDING:** The Board makes this determination per Section 1435-09-2:
   a. The gate meets the Historic Dayton Street Design Guidelines and all Zoning Regulations.

MINOR
CERTIFICATE OF APPROPRIATENESS
FINAL ACTION

DATE: 07/27/2020

BUILDING ADDRESS: 833 Dayton Street

PERMIT NUMBER: _____ (if applicable)

FINAL ACTION:

☐ APPROVE ☑ APPROVE WITH CONDITIONS ☐ DISAPPROVE

Approve the removal of a limestone knee wall, historic iron fencing and granite curb at the front property line with the following conditions

A. A limestone pillar to match the limestone pillar placed at the north east corner of the property between 829 Dayton Street and the subject property must be created and be placed at the west corner of the newly created opening.

B. A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in apperance, material and height must be created and installed at the front property line between the existing and required pillar in A.

Relief from these conditions will be required to go before the Historic Conservation Board.

APPROVED BY:

_____

Beth Johnson
Office of the Urban Conservator

From: Jean Walker
Sent: Wednesday, September 1, 2021 3:55 PM
To: Johnson, Beth
Cc: Maynes, Kasandra
Subject: [External Email] Submissions
Attachments: thumbnail-3.jpg
thumbnail.jpg
thumbnail.jpg

External Email Communication

I am also requesting the emails between Beth Johnson and myself be submitted. Specifically statements as to other properties being in a specific condition prior to 2004 I have submitted the photo of my home 833 Dayton St from the Auditors site from 2003 showing items not a part of the property which I am being told to add for the COA. I am also respectfully requesting we address the entire COA at this time.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

From: Jean Walker
Sent: Tuesday, August 10, 2021 5:50 PM
To: Johnson, Beth
Subject: [External Email] Re: 833 Dayton Street - questions/clarification

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External Email Communication

They are using limestone per your request. So no I do not need a material variance to replace a column that was never there.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Sent: Tue, Aug 10, 2021 5:11 pm
Subject: 833 Dayton Street - questions/clarification

Ms. Walker,

In reviewing the material you submitted to the Law Department for the Historic Conservation Board review, I need clarification on the following

1. COLUMN:

It has taken quite sometime however I believe I will not need a variance on the column material. I have recently started working with a local company who will aide me in fabricating the closest in appearance and material to the requested column it will look odd given the age od the other columns.

What material is the local company able to use to fabricate the column? Can you confirm the approval of an alternative material for your column is not part of your request in front of the Historic Conservation Board?

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

From: Johnson, Beth
Sent: Thursday, August 19, 2021 1:17 PM
To: Jean Walker
Cc: Ahouse, Emily
Subject: RE: [External Email]

Ms. Walker,

Your new fence and paving you installed do require a Certificate of Appropriateness. As stated a Certificate of Appropriateness is required for all exterior work including fencing and paving and driveways for properties within a Historic District. If a fence is removed and a new fence is installed a COA is required.

835 Dayton Street received their historic approval/COA with their building permit 2017P02765 for the new fence that they installed.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Thursday, August 19, 2021 1:07 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

Ms. Johnson,

Frankly this makes no sense, and I highly doubt that anyone of integrity would give that fence a COA and call it historically appropriate and find anything that I have done less than appropriate.

"Thank you for this additional information. 835 Dayton St did have a new permitted fence approved as part of a permit 2017P02765. They also had a previous legal non-conforming fence.

While a building permit may have not been required for your work a Certificate of Appropriateness is required for all exterior work including fencing and paving and driveways for properties within a Historic District"

Also if a pre existing non conforming fence / gate gives a property owner so much leeway on the new fence, to install that monstrosity. I highly suggest you check photos of my previous fence that was well over 6' so therefore legally non conforming. My fence was on the property I beleive since the 1980's again fitting your description of non conforming. Of course said fence was pulled down by the very neighbor who complained to you.

So if I understand correctly from your definitions I do not need a COA

I will most definitely be in attendance. I have already spoken with Ms Kasandra Maynes as you know. I have received the link and the postcards.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Thu, Aug 19, 2021 12:22 pm
Subject: RE: [External Email]

Ms. Walker,

Thank you for this additional information. 835 Dayton St did have a new permitted fence approved as part of a permit 2017P02765. They also had a previous legal non-conforming fence.

While a building permit may have not been required for your work a Certificate of Appropriateness is required for all exterior work including fencing and paving and driveways for properties within a Historic District, and a COA was not issued for this work. The only COA that was issued was to allow the removal of a portion of the front limestone wall. You stated that you had a building permit approving the work which would have also required a historic review, so I was clarifying that we did not have a building permit on file for any work.

We encourage you to participate in the pre-hearing on 10:30 am. You can access this meeting at through a virtual platform at https://cincinnati-oh.webex.com/meet/beth.johnson

The Historic Conservation Board hearing will be on 9/13/2021 at 3pm. This meeting will be by zoom and the Law Department will provide you with a link.

The City's Staff Report and Recommendation to the Historic Conservation Board will be posted at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ no later than 9/8/2021.

Beth Johnson, AICP | Urban Conservator

City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Thursday, August 19, 2021 12:04 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

Ms. Johnson,

Thank you for your response, however. I have photos of both properties on my phone taken well after 2004 those are not the gates/fences at those properties when I moved to Dayton St. in 2013. Therefore not, legal non conforming. They shook my home so violently when putting in the gate and door at 835 Dayton St that I contacted the building department. An inspector was sent out to verify the fence was not connected to my house. I am sure this would be in any records kept by city inspectors. That will give you the date of the installation of the "new" non conforming gate.

"We are not disputing that the fence you currently have on your property meets zoning requirements. We do not have any record of a building permit being issued for the fence or paved area on your property. If you do have a building permit from the Cincinnati Department of Building and Inspections, please provide evidence of that building permit, otherwise a Certificate of Appropriateness and all required permits are required to be issued."

According to the building department of the City of Cincinnati then and now, any work in my side yard that is currently there would not require a permit.
As for the paved area per any pre 2004 aerials of my yard there was already an extensively paved area in my side yard. Also, I am not certain why you are just now bringing the pavers in my yard into question they were never a concern prior to yesterday."

There seems to be a pattern evolving of selective enforcement. I hope this is not the case with so many pre-gentrification residents losing their homes to the rising cost of the neighborhood as well as the sudden interest in code enforcement.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue

Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Wed, Aug 18, 2021 4:03 pm
Subject: RE: [External Email]

Ms. Walker

Our records and photo documentation indicate they were there prior to 2004. They are both visible in google street views from 2007 and in CAGIS aerial photos from 1996. The over 6 foot height is a legal non-conforming. If the fence is removed they would not be able to put a fence taller than 6 feet back.

We are not disputing that the fence you currently have on your property meets zoning requirements. We do not have any record of a building permit being issued for the fence or paved area on your property. If you do have a building permit from the Cincinnati Department of Building and Inspections, please provide evidence of that building permit, otherwise a Certificate of Appropriateness and all required permits are required to be issued.

Per the City's Law department, the fence at the street line was a required condition as part of the COA to remove the historic limestone wall as a way to mitigate the removal of the wall. Per the City's Law Department, to receive relief from this condition, a Historic Conservation Board review will be required. The requirement was for salvaged material or a fence that mimics the historic fencing

"A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in appearance, material and height must be created and installed at the front property line between the existing and required pillar in A."

I have discussed this with my Department Director and per the law department directive to issue the minor COA with the conditions, any relief from the conditions of the COA granted for the removal of the historic limestone wall requires approval from the Historic Conservation Board.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Wednesday, August 18, 2021 10:23 AM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

The fences at 936 Dayton St AND at 835 fence were not in place in 2004 I became a resident of Dayton St in 2013 neither gate was in place.
I had to have the gate at 835 Dayton St unattached from my house when the built it less than four years ago.

835 Dayton Street- Privacy fences in the side yard are permitted. 6-foot fences are the max height for fences.
a. the fence is far more than 6'
b. my gate is 6' and in my side yard therefore as per the building permit office who permitted my driveway, he also stated that was what was required to me and my landscaper for the work.

'The Historic Conservation Guidelines do not require replication, but compatibility' my fence at the setback is compatible/ comparable with other fencing in the neighborhood there are multiple examples of fences that are the same.

"Modern style fences can be permitted." However you are saying that I need my gate to be made of salvage material.

Again there was not a fence on the street line for property since the early 1990's due to theft therefore it should be

- "a legal non-confirming condition."

Owner & resident
833 Dayton St
Cincinnati, Ohio 45214
513.265.8478

willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Cc: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Wed, Aug 18, 2021 8:27 am
Subject: RE: [External Email]

Ms. Walker,

Per your request.

- 829 Dayton Street- Modern style fences can be permitted. The Historic Conservation Guidelines do not require replication, but compatibility. This fence meets all zoning regulations and was approved as part of a rehabilitation and addition plan presented to the HCB on February 26,

2018 COA2018004. The electronic feature on the fence is a battery operated feature that does not require a building permit. The submission is attached per your request.

- 835 Dayton Street- Privacy fences in the side yard are permitted. 6-foot fences are the max height for fences. This specific fence has been at this property prior to 2004 and is therefore a legal non-confirming condition.
- 936 Dayton Street- Privacy wood fences are permitted in the side yard. - 6-foot fences are the max height for fences. This specific fence has been at this property prior to 2004 and is therefore a legal non-confirming condition.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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From: Jean Walker <willowtreehouse@aol.com>
Sent: Wednesday, August 18, 2021 7:39 AM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email]

I requested as it is public record the permits and COAS for the gates installed at 829 Dayton St, 835 Dayton St and 936 Dayton St.
I would also like to file a complaint with your office on the Historical accuracy of these same gates as they are not only not historically accurate one of them is an absolute eyesore.

Thank you
Jean

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Jean Walker <willowtreehouse@aol.com>
To: beth.johnson@cincinnati-oh.gov <beth.johnson@cincinnati-oh.gov>
Sent: Tue, Aug 17, 2021 2:29 pm
Subject: Re: [External Email]

I cannot place the front fence per my attorney due to the Kings' lawsuit. It would hinder their access to my property.

I will be installing the pillar.

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Sent: Tue, Aug 17, 2021 1:08 pm
Subject: RE: [External Email]

Ms. Walker,

The original minor COA for the driveway was issued with the following 2 conditions.

A. A limestone pillar to match the limestone pillar placed at the north east corner of the property between 829 Dayton Street and the subject property must be created and be placed at the west corner of the newly created opening.

B. A gate using either salvaged fencing from what was removed or iron fencing to mimic the remaining historic fencing in appearance, material and height must be created and installed at the front property line between the existing and required pillar in A.

As long as both conditions are meet, you have satisfied the requirements of the COA. The gate at the property line can be mechanized to allow for entrance into the driveway, but it was a condition of the COA that a fence be at the property line be installed.

You also do need to apply for a COA for the 6 ft fence that was installed at the property line. This fence can be approved at staff level and a public hearing at the Historic Conservation Board **would not be required.**

If both A and B are completed and a COA is applied for and issued for the 6 ft fence, then a public hearing at the Historic Conservation Board **would not be required.**

If you do not want to install a the pillar, then a public hearing in front of the Historic Conservation Board **would be required.**

If you do not want to install a property line/street line fence, then a public hearing in front of the Historic Conservation Board **would be required**.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

From: Jean Walker <willowtreehouse@aol.com>
Sent: Tuesday, August 17, 2021 12:35 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: [External Email]

External Email Communication

Good morning Beth,

I just finished speaking with Kasandra Maynes, in the legal department. We spoke about the hearing and I expressed to her that when I originally set out to file it was for the pillar. As you know I no longer need that since I have a company that can handle the project.

After speaking with Kasandra we were both of a similar wave of thought that a hearing may not be necessary to solve any remaining issues with my gate. I would like to discuss what in your professional opinion is the best way to achieve a resolution that allows for my family's safety, privacy as well as satisfy the needs of the historical board.

I love my home an the neighborhood it is and has been my goal since 2013 to restore my home to it's former glory.

Jean Walker

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

ADJUDICATION/DENIAL LETTER
Date: June 8, 2021
Location: 833 Dayton Street
Request: Appeal Staff issued COA conditions
Zoning District: RM 1.2 / Dayton Street Historic District

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 within a local historic district and your project is asking to alter a staff condition on a minor COA approval. Per the COA approval issued on 7/27/2021 any relief from the conditions of the approved COA are required to go before the Historic Conservation Board.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ . **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

From: Jean Walker
Sent: Thursday, June 10, 2021 3:49 PM
To: Johnson, Beth
Subject: Re: [External Email] Re: 833 Dayton Street

Thank you

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Jean Walker <willowtreehouse@aol.com>
Sent: Thu, Jun 10, 2021 3:39 pm
Subject: RE: [External Email] Re: 833 Dayton Street

We do not have a list of preferred vendors, but I have attached a list that Cincinnati preservation Association has put together.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

---

From: Jean Walker <willowtreehouse@aol.com>
Sent: Thursday, June 10, 2021 3:32 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: Re: [External Email] Re: 833 Dayton Street

Hello Beth,

Thank you for the information. I am wondering if there is a list of preferred vendors or someone who can complete the drawings,

Thank you
Jean

Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
To: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>; Jean Walker <willowtreehouse@aol.com>
Sent: Tue, Jun 8, 2021 2:46 pm
Subject: RE: [External Email] Re: 833 Dayton Street

Ms. Walker,

Attached is the Adjudication Letter. In this is the COA application, a list of required documents, and the Adjudication letter. Please refer to the highlighted yellow section for instructions on how to submit and who to contact for submission of the application and documents to the Law Department.

Please le us know if you have any questions.

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

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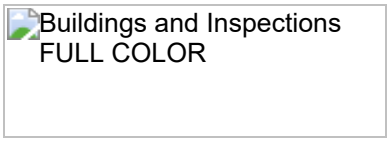
From: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Sent: Thursday, June 3, 2021 8:32 AM
To: Jean Walker <willowtreehouse@aol.com>
Cc: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: RE: [External Email] Re: 833 Dayton Street

Good morning,

Beth Johnson, the city's Urban Conservator, is out of the office this week. I will coordinate with her on Monday when she returns and we will let you know the next steps to proceed in this manner.

Thanks,
Emily S. Ahouse | Zoning Administrator

City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4793 (p) | 513-352-2378 (f) | Website | Twitter



From: Jean Walker <willowtreehouse@aol.com>
Sent: Wednesday, June 2, 2021 5:59 PM
To: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
Subject: [External Email] Re: 833 Dayton Street

External Email Communication

The pillar I thought I was going to get fell through. I have not been able to secure another one. I would like to proceed with filling out the forms required to use concrete to place a pillar on the opposite side of my drive.

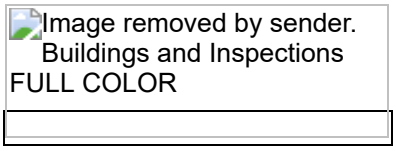
Jean Walker
Owner
The Willow Tree House School
2651 Highland Avenue
Cincinnati,Ohio 45219
513.281.8733 phone
513.751.8733 fax
willowtreehouse@aol.com

-----Original Message-----
From: Ahouse, Emily <Emily.Ahouse@cincinnati-oh.gov>
To: willowtreehouse@aol.com <willowtreehouse@aol.com>
Cc: Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Sent: Mon, Mar 15, 2021 4:23 pm
Subject: RE: 833 Dayton Street

Good afternoon Ms. Walker,

I just wanted to confirm that you received my previous email. Please let us know if you have any questions regarding the potential ways to address the violation, we are happy to discuss further.

Thanks,
Emily S. Ahouse | Zoning Administrator
City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4793 (p) | 513-352-2378 (f) | Website | Twitter



From: Ahouse, Emily
Sent: Friday, February 12, 2021 4:20 PM
To: willowtreehouse@aol.com
Cc: Owen, Douglas <Douglas.Owen@cincinnati-oh.gov>
Subject: 833 Dayton Street

Ms. Walker,

Thank you for speaking with me about this again today. As we discussed, there are two different elements on your Notice of Violation: (1) elements related to the removal of the wall and (2) the new gate which was installed.

There are three potential options to address non-compliance with the Minor COA issued July 27, 2020, related to the wall removal:

1. Complete the additional work necessary to comply with the conditions of the Minor COA issued on July 27, 2020.
2. Return the property to its previous state prior to July of 2020 without a curb cut and return the limestone wall.
3. Apply for a Certificate of Appropriateness review to the Historic Conservation Board, to retain the curb cut and limestone wall removal without complying with the conditions issued in the Minor COA. I understand from our conversation that you do not want to pursue this action, but if you decide to proceed this way please let me know as one of the application requirements is a letter from staff.

Similarly, you have two options to address the 6 ft. gate which was installed without a COA and permit:

1. Apply for and obtain the necessary COA. I am currently also looking into whether an electrical permit is required. Staff will need height dimensions and a site plan which illustrates the gate is fully installed within the 833 Dayton Street property to complete a full review of the COA. The site plan can be hand drawn, showing the property lines, existing building, and location of fence. The Application for a Certificate of Appropriateness can be found here: https://www.cincinnati-oh.gov/sites/buildings/assets/File/HISTORIC%20CONSERVATION%20APPLICATION%20-%20writable(1).pdf You can email this back to me with the site plan, height dimension, and photo of the existing gate installation and we will contact you to pay by credit card.
2. Remove the gate.

Thanks,
Emily S. Ahouse | Zoning Administrator
City of Cincinnati | Buildings & Inspections
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4793 (p) | 513-352-2378 (f) | Website | Twitter

Image removed by sender. Buildings and Inspections FULL COLOR

Google

Google

city of CINCINNATI

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: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 833 Dayton St Cincinnati, Ohio 45214
Hamilton Co. Parcel ID No.: 132-0002-0053-00 Zoning District: Dayton St
Historic District: Dayton St / Millionaire's Row Overlay District: --

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

Name: Jean Walker
Contact Person (if legal entity): _____
Address: 833 Dayton St
City: Cincinnati State: Ohio Zip Code: 45214
Phone: 513.265.8478 E-mail: willowtreehouse@aol.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:

The privose fence was torn down against my will. In order to clean up the mess. I moved ahead with my schedule plan to clean up the yard, remove old sidewalks and debris left in yatd.
Replacing the old fence was needed for safety concerns and adding a driveway. with multiple drivers in the house and the shortage of street parking with the addition of many new apartments added to the street the strain of parking was becoming unbearable.

ZONING RELIEF ☐ Yes ☑ No

Provide a very brief summary of the zoning relief requested:

_____
_____
_____

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: _____ Date: 7-12-21

1A

2B

3yrs old

3A

Possibly less than 2yrs
I do not Remember the fencing
Prior

# of photos
fences/gates

4A I have another Photo of this gate which is truly an eyesore installed @ 2018 so shortly before my own

5A this was installed by the new owner

These are photos of similar gates/ fences using the same materials throughout the neighborhood

- All gates are on Dayton Street
- garage is on Baymiller

16.

fence/gate
829
Modern

Modern Gate/fence at 829 Dayton St w/ mechanical lock

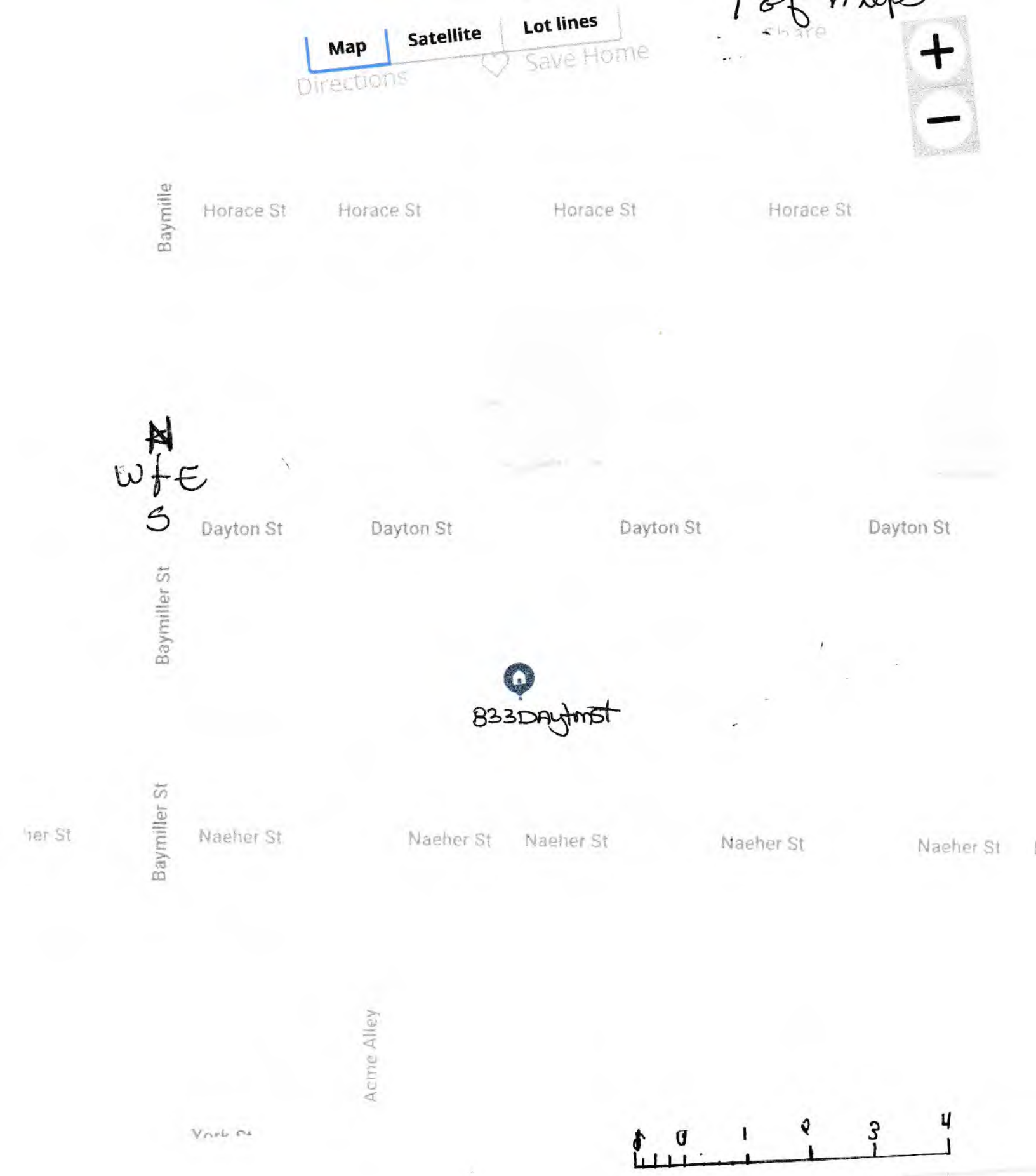
this Fence/Gate is on the property adjacent to my own. As much as I like this style it is Clearly a modern style with a mechanical lock there are two such fences on Dayton St the other is on the 900 block

835 Dayton St
Entry Gate to
Courtyard
immediate neighbor
west of 833

Inasked how gates
that flank my home
where ok - I was i
informed that the
historic District
commitee worked off
of complaints. I requesti
but did not recieve
the method to file
a complaint. Thus
scrap gate is an
eye sore

I.C.

This garage on Bayhiller is not something that would have been seen in the 1800's ALL other garages are At the back of the property.



Map of the neighborhood/subdivision where my home was built in 1865 by John A Sarmen

2 of maps

833 Dayton St.

the aerial view of 833 Dayton outlined in blue

0 1/4 1/2 1 2 3 4
mi

03/07/2021

A List of work done Revision date 7/2020
gate same in 2021

Estimate DAYTON833

D2 Landscaping and Outdoor Services

23 Clinton Springs
Cincinnati Ohio
45217

513-550-7782

service@d2landscaping.com

BILL TO

Jean walker

5132658478

willowtreehouse@aol.com

DATE: 04/27/2020

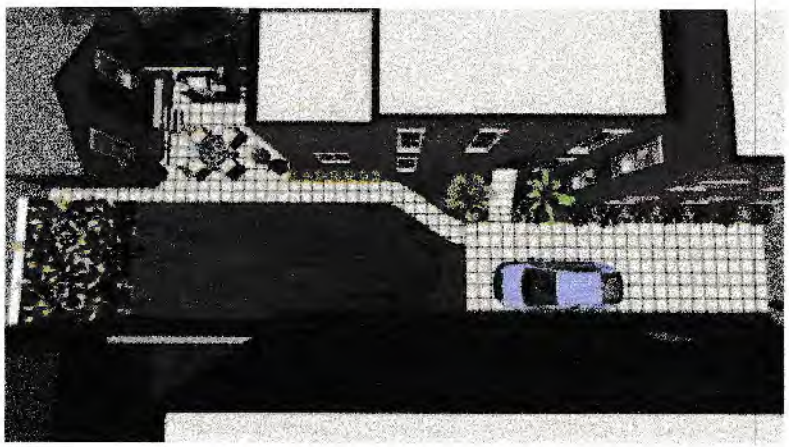
DESCRIPTION	RATE	QTY	AMOUNT
Archislab paver driveway, walkway and patio (1500 sq ft) Construction of 1500 sq ft of archislab paver driveway, walkway and patio. All areas to be dug out at a depth of 8 inches. Install compacted #411 crushed limestone base at a 6 inch depth. All paver to be laid with 4 inch space in between all All pavers to be level with laser level. Delivery and installation of 5 yards of topsoil be be leveled between pavers. Phase to be finished with grass seed	$29,300.00	1	$29,300.00
Artificial turf install (1200 sq ft) Exavacttion if existing soil. 4 inch compacted crushed limestone base. Delivery and installation of 1200bsq ft of artificial turf. Turf type and length designated by homeowner. Sod/Lawn install option 3500.00.	$18,000.00	1	$18,000.00
Arborvitae install (Privacy) Delivery and installation of 12 emerald green arborvitae to be installed along patio wall and wall opposite. Both areas to have flower beds cut out to hold arborvitae in clearly delineated area and mulch	$1,500.00	1	$1,500.00
Garden area creation Trenching and creating border for garden area. Tilling existing soil and delivery and install of 3 yards of premium shredded topsoil for gard	$1,400.00	1	$1,400.00
Demo and step repair Demolition of existing concrete stair case leading to garage. Demo of damaged steps that lead to alley. Framing, pouring and finishing of 2 new staircases. Stair case leading to garage to be turned.	$4,200.00	1	$4,200.00
Ground cover estimate to come soon.	**TOTAL**		**$54,400.00**

Most durable groundcover I found was thyme which come in very small 4inx4in containers and we should need about 600 to cover the areas. I have less durable groundcover that are still pretty tough as options. Just let me know

Please let me know if you have any questions.

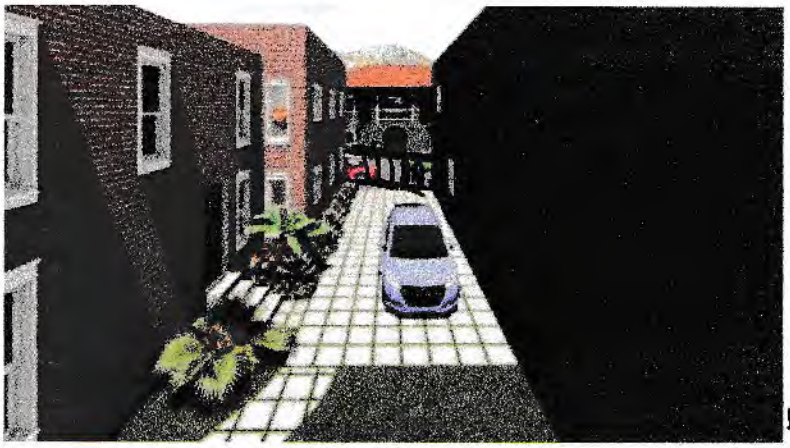
1

Elevation of sidewalk & Patio



2

Aerial of driveway



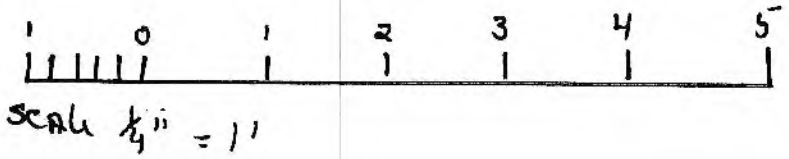
3

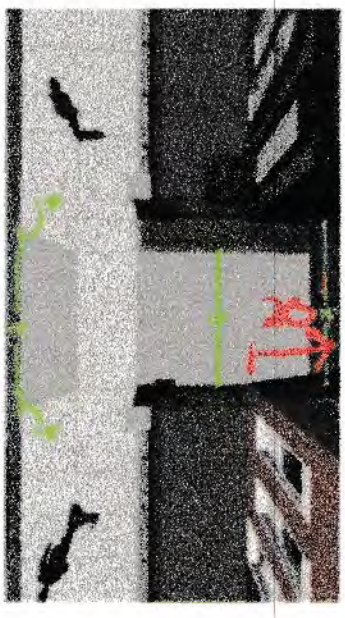
Elevation of driveway
Gate drawn in.

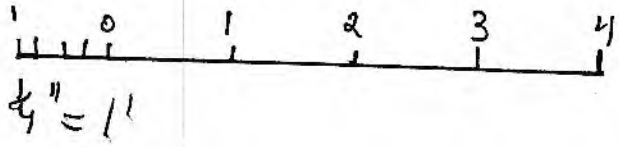
Graphic scale:

¼" = 1'

4



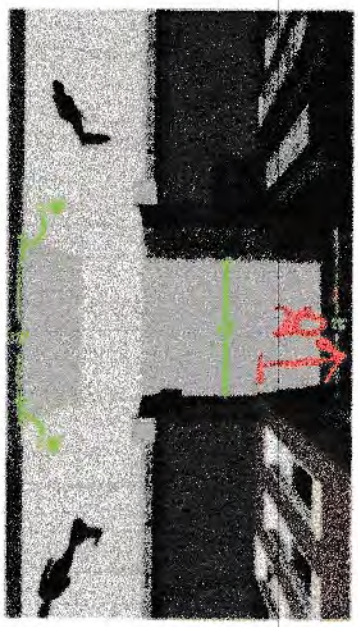




¼" = 1'

Maps & Plans
Drawings for Plans of property improvement

- Apron
- Driveway
- gate
- the only alteration made by me to any existing item was to Rotate the position of the knee wall & Remove modern yard lamp from the 80's



833 Dayton St

N
W E
S

1 0 1 2 3 4

¼" = 1'

Letter of intent and how the project meets the applicable Historic Conservation Guidelines.

In order for the Historic Conservation Committee understand my intent, and commitment to preserve the Historic beauty and importance of my families home at 833 Dayton Street. You have to understand my motive and love of the neighborhood and its rich history.

In 1995 my daughter and I moved to Hopkins St. Even under the blight I could see beauty in the West End. On my way to Clifton I passed Dayton St. As a Design major I had to stop and admire the architecture. I thought I would love to live there, at the time it did not seem possible.

Then in 2013 while looking for a house for that same daughter, she found our dream home. Not because it was cool or trendy but because it was us. We fell in love.

She was a wreck, but I could see her. I could see her beauty and the strength of her bones. There were holes in the floors; vagrants were flopping there even using the kitchen sink as a bathroom. Vandals had removed various features of our now home. We, not a company gutted rooms, cleared trash, added drywall and painted. Others were starting to see our vision. My family and I have countless hours of sweat equity invested and tens of thousands of dollars; we made our home livable again.

Improvements are still needed to complete the vision, to fulfill our dream. However, with my professional background as an Interior Designer. Along with my passion for the existing architecture, that I fell in love, with all of those years ago. I am confident that we, along with the board, will be able to align the updates that benefit a modern family while preserving the architecture of the neighborhood.

Improvements.

1. 1. The driveway: there are multiple front entry driveways throughout the district, two on the 800 block of Dayton. My driveway is consistent with the others in point-of-entry and size,

so I did not believe I was acting against the historic vision of the street nor setting a precedent.

- The driveway design was to be pavers to mimic the alleyway and the driveway at 830 Dayton St. unfortunately due to the pandemic we had to change to poured concrete. I chose a larger paver to also address the concerns of global warming giving space for the earth to move and adjust.

2. The gate: To provide an additional level of security, comfort, and enjoyment we decided to add a gate to enclose the courtyard. The gate is consistent with the Dayton Street Guidelines and other fences in the district in color, setback, style, material and design. Please see attached photos of other fences in the district.

3. COLUMN: You will note in photos there was no column on the northwest corner of the drive. I am being asked to go against the original design by adding this column. Unfortunately the Historic District representative Beth Johnson was unable assist in finding a company from whom to purchase a column.
   It has taken quite sometime however I believe I will not need a variance on the column material. I have recently started working with a local company who will aide me in fabricating the closest in appearance and material to the requested column it will look odd given the age od the other columns.

4. Only a small portion of the kneel wall (approximately 5') was relocated to enclose the front yard. It was not removed from the property. The majority of the kneel wall is intact and maintains the original look and purpose.

Cadency: Transform...
ging extensions

827 × 843

ITEM 5 September 27, 2021

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

APPLICATION #: ZH20210122 – COA2021047
APPLICANT: ABC Signs, Inc.
OWNER: Urban Legacy VIII, LLC
ADDRESS: **40 E. Court Street**
PARCELS: 076-0002-0389
ZONING: DD-C
OVERLAYS: Court Street Historic District
COMMUNITY: Downtown
REPORT DATE: September 8, 2021
HEARING DATE: September 27, 2021
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

1. **Section 1411-39** – **Locational and Numerical Variance** to allow one (1) wall sign on the east elevation, which has no street frontage.

Existing Conditions:
The existing building is a three-story Italianate building that has recently undergone extensive renovations. The building features a ground-floor commercial space with upper floor residential. The former parking lot immediately east of the property has been converted into a pedestrian courtyard.

Proposed Conditions:
The ground-floor commercial space is being converted to an Eating and Drinking Establishment known as “Mid-City Restaurant.” The establishment has frontage on E. Court Street, but the main entrance will be accessed of the pedestrian courtyard to the east. The applicant is proposing window signage on the Court Street frontage, with internally illuminated channel letters along the east elevation above the main entrance to the restaurant.

Applicable Zoning Code Sections:

Zoning District:	Section 1411-39	
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:	Section 1435	Historic Preservation
Historic District/Reg:	Court Street Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Figure 1. Location of 40 E. Court Street. Image courtesy of CAGIS.

Figure 2. View of 40 E. Court Street during renovations ca. April 2019. Image from Google.

Previous Reviews: Signage for the proposed building has not been previously reviewed by the Historic Conservation Board.

Zoning Analysis:
The proposed wall sign on the east elevation requires Zoning Relief, as the Zoning Code allows wall signs only on elevations with street frontage. A Locational and Numerical Variance are required to allow one (1) wall sign on the east elevation, which has no street frontage.

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 signage is appropriate to the district and will not negatively affect the character of the building or the surrounding district. The signage is simple in nature, is compatible with the building on which it is located and will help to provide wayfinding for the main entrance, which is accessed off the pedestrian courtyard on the east side of the building. No adverse effects are anticipated.

(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 requested variances would not deprive the property of all economically viable uses; however, the sign does help to promote the new business in the long vacant building. The addition of the wall sign to the east elevation will help advertise the building and its entrance, which is not on the primary frontage.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the proposed signage on the east elevation:

Applicable Guidelines

Rehabilitation

B. SPECIFIC GUIDELINES

6. *SIGNS*
   a. *Location: Signs are most successful visually when the work with, not against, the architecture. They are usually attached to or at the height of the storefront lintel. Signs should not project above the 2nd floor window sills or above the roof line where it would overpower the building. Signs should not cover up or require the removal of significant architectural elements.*

Guideline – Signs should be located at the top of the storefront and should not cover up the special features of the building.

The wall sign is proposed for an appropriate location. The signage works with the architecture of the building. The sign will be placed above the first floor windows and doors and below the second floor window sills. The sign will not cover any significant architectural elements.

b. *Size and Number: Simple, bold designs on a minimal number of signs communicate more clearly than many competing signs. Signs should not significantly reduce storefront transparency or overpower the architecture of the building in terms of size and number of signs or in the ornateness of the design.*

   Guideline – Signs should not overwhelm, oversize or clutter the storefront.

The proposed signage is minimal with the "Restaurant" channel letters constituting the only signage on the east elevation. The wall sign will be placed on the wall and will not affect transparency. The proposed window signs on the Court Street elevation meet the ground-floor transparency requirements, with less than 20% coverage. The window signs have been approved through a separate Staff-approved Certificate of Appropriateness. The window signs on Court Street include a wayfinding arrow directing customers to the main entry on the east elevation.

c. *Character: Signs should capitalize on the special character of the building and district and reflect the nature of the business they are identifying. Small projecting signs such as symbol sings are appropriate. Signs painted on windows and signs on awnings are also appropriate.*

   Guideline – Signs should be as distinctive as the businesses they identify.

The proposed wall sign is appropriate. The sign is placed on the long rear wing of the building and is appropriately spaced and located. It clearly reflects the nature of the business, reading simply "Restaurant." The sign will act as a wayfinding sign, as the primary entrance to the business is on the east elevation, off the pedestrian courtyard.

d. *Prohibited Signs:*
   i. *Billboards*
   ii. *Standardized, internally illuminated signs with brand names*
   iii. *Sandwich boards which obstruct pedestrian traffic*
   iv. *Temporary illuminated signs.*

None of the prohibited sign types are proposed for the building. While the signage will be illuminated, the prohibition on "standardized, internally illuminated signs with brand names" does not apply to the proposed sign as it simply advertises "Restaurant" and does not advertise specific brands or products sold within the establishment.

Other Considerations:

Prehearing Results: A prehearing was held on September 8, 2021. One member of the public was in attendance and voiced concerns regarding the brightness of the sign, which will be adjacent to her bedroom windows. The applicant noted that the plans have been revised to provide a softer light than the previous proposed 6000 K white light. The light will be warmer in color and has the ability to be turned off when the restaurant is not in operation.

Comments Provided to Staff: One email with concerns about hours of the lighted sign was submitted.

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

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING RELIEF**

A. **DIMENSIONAL VARIANCE**

1. Section 1411-39 – **APPROVE** – **Locational and Numerical Variance** to allow one (1) wall sign on the east elevation per plans by ABC Signs dated 8.12.21, with the following condition:
    i. The illuminated sign shall be turned off when the restaurant is not open to the public.

B. **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. 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.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 40 E. Court Street per plans by ABC Signs dated 8.12.21 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. 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.

city of CINCINNATI
BUILDINGS & INSPECTIONS

ADJUDICATION/DENIAL LETTER
Date: August 4, 2021
Location: 40 E. Court St
Request: Zoning Relief
Zoning District: DD-A/ Court Street Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will require a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" sheet are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $624.95 fee is required with the submission.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1411-39: A **Locational Variance** is required for a sign not fronting a street.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

Douglas Owen
Zoning Plans Examiner
(p): 513-352-2441
(e): douglas.owen@cincinnati-oh.gov

city of CINCINNATI

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

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 40 E Court Street
Hamilton Co. Parcel ID No.: 007600020389 Zoning District: DD
Historic District: Court Street Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☐ OTHER Contractor (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: ABC Signs, Inc.
Contact Person (if legal entity): _____
Address: 2336 Iowa Ave
City: Cincinnati State: OH Zip Code: 45206
Phone: 5132418884 E-mail: meghan@abcsign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Urban Legacy VIII LLC
Contact Person (if legal entity): _____
Address: 1203 Walnut St 4th Floor
City: Cincinnati State: OH Zip Code: 45202
Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
Install (1) set of channel letters within the Court Street historic district

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
Install (1) set of channel letters facing walkway/parking instead of main street

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: _____ Date: 8/6/2021

2336 Iowa Ave.
Cincinnati, OH 45206

513-241-8884
Fax 513-241-8978
Email meghan@abcsign.com

Thursday August 12, 2021

RE: Historic Conservation Board Review
Mid City Restaurant
40 E Court St.
Cincinnati, OH 45202

On behalf of Mid City Restaurant (3CDC), we are requesting to be permitted a 43.66sf illuminated set of channel letters to be installed on the historic building located at 40 E Court Street. We are requesting that the signage be approved for above the Eastern façade entrance to help indicate to the public where the entrance of the business is located. The structural look and integrity of the building will remain intact. Our customer has come up with a simple style design that will not overpower the architecture of the building and directly reflects the nature of the business within the building.

We appreciate your consideration of our application.

Sincerely,

Meghan Meyer
ABC Signs

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 40 E Court Street COMMUNITY _____
PARCEL ID(S) 007600020389 HILLSIDE DISTRICT: ☐ Yes ☑ No
BASE ZONING CLASSIFICATION DD ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: ☐ No ☑ Yes: (name) Court Street
☑ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME ABC Signs, Inc. CONTACT PERSON (if legal entity) _____
ADDRESS 2336 Iowa Ave CITY Cincinnati STATE OH ZIP 45206
EMAIL meghan@abcsign.com RELATIONSHIP TO OWNER (if not owner) Contractor
TELEPHONE 5132418884

Section 3. OWNER

NAME Urban Legacy VIII LLC CONTACT PERSON (if legal entity) _____
ADDRESS 1203 Walnut St 4th Floor CITY Cincinnati STATE OH ZIP 45202
EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☑ Variance ☐ Special Exception ☐ Conditional Use ☐ Use Variance
☐ 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)*

~~Install (1) set of channel letters facing walkway/parking that stretches from Court Street to Central Parkway~~

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 Meghan Meyer Signature Meghan Meyer Date 8 / 6 / 21

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied.

All application transactions must be completed by 4:00pm. No exceptions.

☑	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
☑	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
☑	Zoning Hearing Examiner application.
☑	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
☑	Written statement required in Section 6 of application.
☑	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☑	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures **existing and proposed** from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
☑	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☑	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☑	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☑	Other documents or information you intend to introduce at the hearing on this application.
☑	A non-refundable application fee - a check made payable to "City of Cincinnati." • **$900.00** for Use Variances • Variances, *including Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District are as follows:* **$300.00** for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling **$500.00** for Non-residential Projects (Non-RCO)

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

3CDC | CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

August 11, 2021

Doug Owens
City of Cincinnati Buildings and Inspections
805 Central Ave Suite 500
Cincinnati, OH 45202

Mr. Owens,

I am submitting this letter to request approval of a locational variance for an illuminated sign located at 40 E Court Street. The property is owned by Court Street Condos, LLC and is being leased to Mid City, a bar and restaurant tenant.

3CDC and the tenant believe this signage location is acceptable for several reasons. First, Mid City's front door does not face the sidewalk on Court Street. Instead, it faces a plaza at 42 E Court, and customers will walk through this plaza to access the door. The sign above the building's eastern façade/plaza will help indicate to the public where to find the business. Additionally, Mid City's only plan for signage on the southern façade facing Court Street is painted window lettering. The design is still being finalized; however, it is likely to include their name, some decorative elements, and verbiage that the front entrance can be found off the plaza. Mid City does not intend to install any additional wall-mounted signage past the current request.

I appreciate your consideration of this application. Please reach out with any questions.

Sincerely,

A Barchick-Suter

Anna Barchick-Suter
Development Officer

Dusty Rhodes, Hamilton County Auditor

generated on 8/13/2021 8:52:14 AM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
076-0002-0380-00	30 #101 E COURT ST	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01730 - COURT STREET CONDO

Land Use
450 - CONDOMINIUM OFFICE BUILDI

Owner Name and Address
COURT STREET CONDOS LLC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
COURT STREET CONDOS LLC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches

Assessed Value
32,210

Effective Tax Rate
89.090432

Total Tax
$2,871.50

Property Description
UNIT 101A 4.545% COURT STREET CONDOMINIUM

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	
Last Sale Amount	$0
Conveyance Number	
Deed Type	
Deed Number	
# of Parcels Sold	
Acreage	0.000

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	68,900
CAUV Value	0
Market Improvement Value	23,110
Market Total Value	92,010
TIF Value	53,540
Abated Value	0
Exempt Value	0
Taxes Paid	$2,871.50
Tax as % of Total Value	0.000%

Notes

**2019 7/25 CG-PER NEW CONDO FOR TY 2020: VOID PARS 76-2-377 & 378/NEW PARS 76-2-380 THRU 401

2336 Iowa Ave.
Cincinnati, OH 45206

513-241-8884
Fax 513-241-8978
Email meghan@abcsign.com

Thursday August 12, 2021

RE: Variance Request
Mid City Restaurant
40 E Court St.
Cincinnati OH 45202

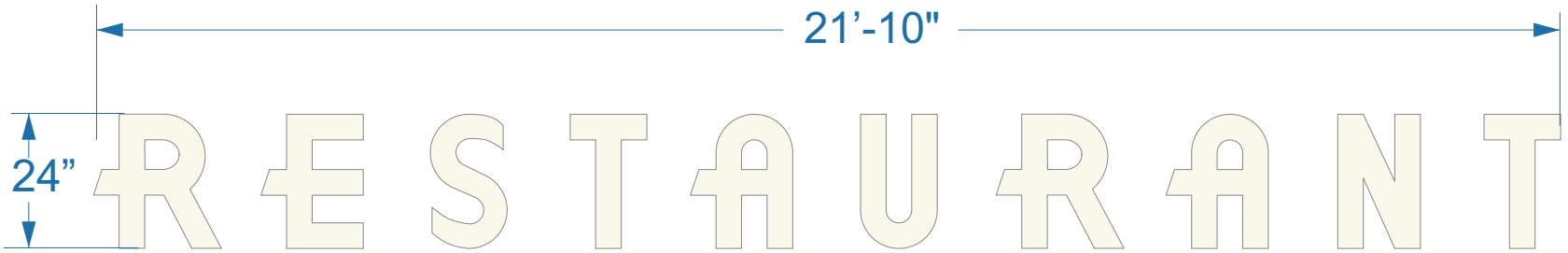
To whom it may concern:

I, Meghan Meyer, with ABC Signs will be representing 3CDC/Mid City Restaurant at the variance hearing. I will be confirming if a representative from 3CDC will be joining us and can let you know closer to the meeting date.

Thank you,

Meghan Meyer
ABC Signs

U,L, Listed LED Illuminated Flush Mount Channel Letters



COLORS:

	Trim Cap:..... White
	Acrylic Faces:..... White
	Returns: ..... White

ARTWORK APPROVED

Signature Date

This drawing is submitted for your exclusive use, in connection with a project being planned by ABC Signs, Inc., It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed permission of ABC Signs, Inc.

3CDC
Mid City Restaurant
Client:
Scale: 3/8"= 1'-0"
Date: 7-15-21
Location:
40 E Court Street
8/12/21

*No Field Welding / No Welding Done on Site
*Aluminum Type: 6063-T52 with Continuous 1/4” Welds
*Sign Panels Attached to Aluminum Bracket with Rivets

DESIGN DATA
2017 Ohio Bldg Code 115 MPH Design Wind Speed
Design Wind Pressure= 59.0 PSFGround Snow Load= 20 PSF

EXISTING ELEVATION

** NE Elevation

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PROPOSED ELEVATION

** NE Elevation

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3CDC

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2017 Ohio Bldg Code 115 MPH Design Wind Speed
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PROPOSED ELEVATION - NIGHT TIME VIEW

** NE Elevation

ARTWORK APPROVED

X _____ _____
Signature Date

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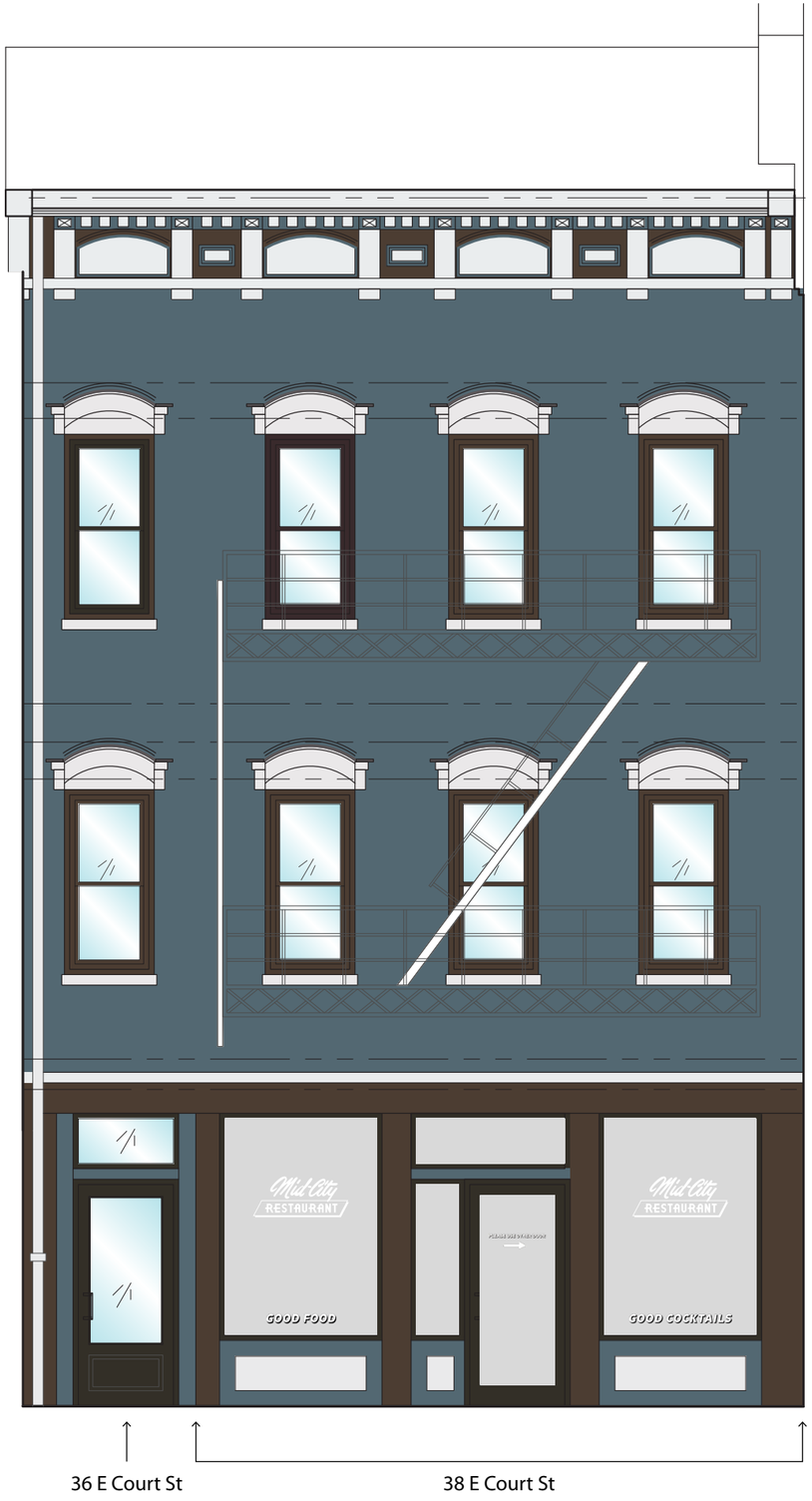
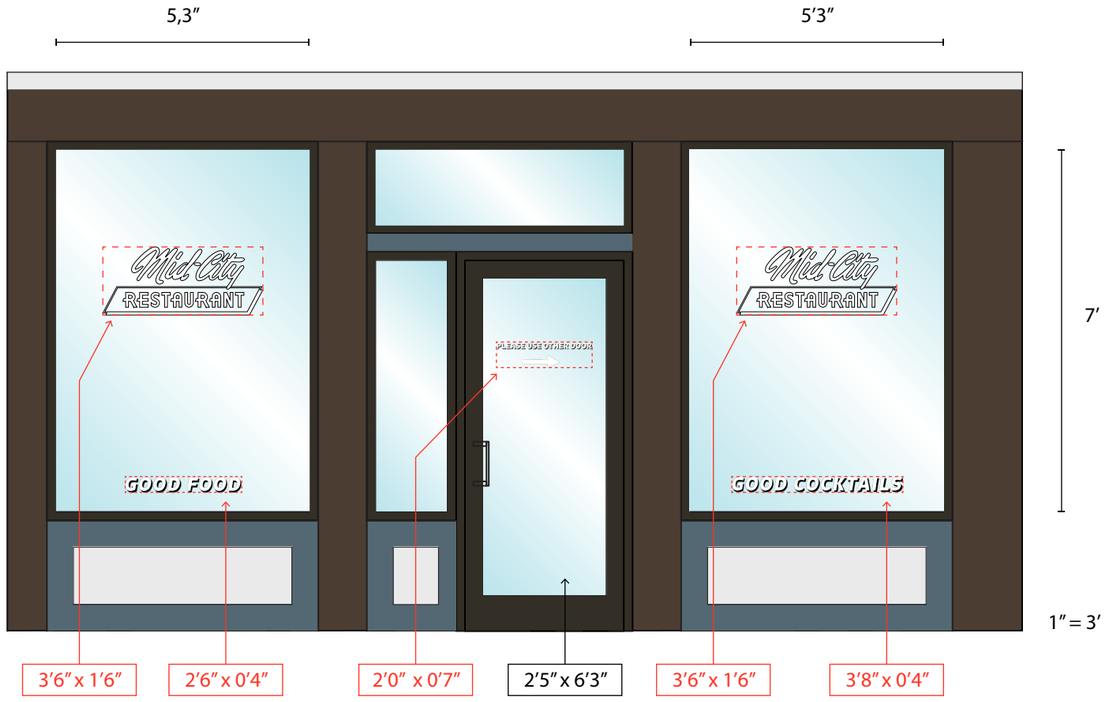




STOREFRONT GLASS	Door	Windows
Tall	6'3"	7'2"
Wide	2'5"	5'3"
Square Feet	15.40	32.80

SIGNAGE	Logo	Cocktails	Food	Door
Tall	1'6"	0'4"	0'4"	0'7"
Wide	3'6"	3'8"	2'6"	2'0"
Square Feet	5.25	1.22	0.83	1.17

	Allowed (20%)	Proposed
Window 1	6.56	6.47
Window 2	6.56	6.08
Door	3.08	1.17
Total	**16.20**	**13.72**

From: Johnson, Beth
Sent: Friday, September 10, 2021 2:09 PM
To: Owen, Douglas
Subject: FW: [External Email] COA2021041 - 40 E Court St
Attachments: 36ECourt205-bedroomwindow.jpeg

Beth Johnson, AICP | Urban Conservator
City of Cincinnati | Buildings & Inspections
Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202
513-352-4848 (p) | 513-352-2378 (f) | beth.johnson@cincinnati-oh.gov | Website

---

From: Selina Yoon <selinayoon@gmail.com>
Sent: Friday, September 10, 2021 2:07 PM
To: Johnson, Beth <beth.johnson@cincinnati-oh.gov>
Subject: [External Email] COA2021041 - 40 E Court St

External Email Communication

Hi Beth,

Here is my written comment per your pre hearing meeting.

We express one concern for the illuminated sign request at 40 E Court St.
Studies have shown that intense outdoor illumination in the evening interferes with quality of sleep. The proposed placement of the lighted sign's proximity to the bedroom window is of concern. Please see attached photo from the window and proposed placement of the sign.

We request the sign light be turned off during the night time, preferably starting at 10PM.
Thank you.

Frederick Chen & Selina Yoon
36 E Court St #205
Cincinnati, OH 45202
selinayoon@gmail.com
1-513-400-5501

ITEM 6 September 27, 2021

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

APPLICATION #:	COA2021043/ZH20210124
APPLICANT:	New Republic Architecture
OWNER:	Griffon Apartments LLC
ADDRESS:	**1684 Central Parkway**
PARCELS:	01330030083-85
ZONING:	CC-A
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	September 2, 2021

Nature of Request:
The Applicant is requesting a Certificate of Appropriateness (COA) for new construction of a multi-family 4 story residential building and related zoning relief.

Zoning Relief Requested:

1. **1409-07:** Land Use Regulations. Residential is only permitted above the ground floor. A Conditional Use is required for residential on the first floor.
2. **1409-09:** Development Regulations: Density. 1 unit is permitted per 700 sf of land area. The proposed density is 312.5 sf of land area/unit for a unit count of 32 units. A variance is required.

Existing Conditions:
The project location is a vacant lot at the corner of Central Parkway and Findlay Street. The property has three street frontages on Central Parkway, Findlay Street and Logan Street.

Proposed Conditions:

1. Build a 4 story multi-family residential building set at the corner of Central Parkway and Findlay Street with zero lot line development on Central Parkway, Findlay Street and Logan Street.
2. A 10-foot easement will be maintained between the proposed building and the building to the south to provide an area for dumpsters and egress.
3. The building will be a red/orange brick veneer building at floors 2-4 and a large dark brick at the first floor.
4. The main entrance will face Central Parkway.

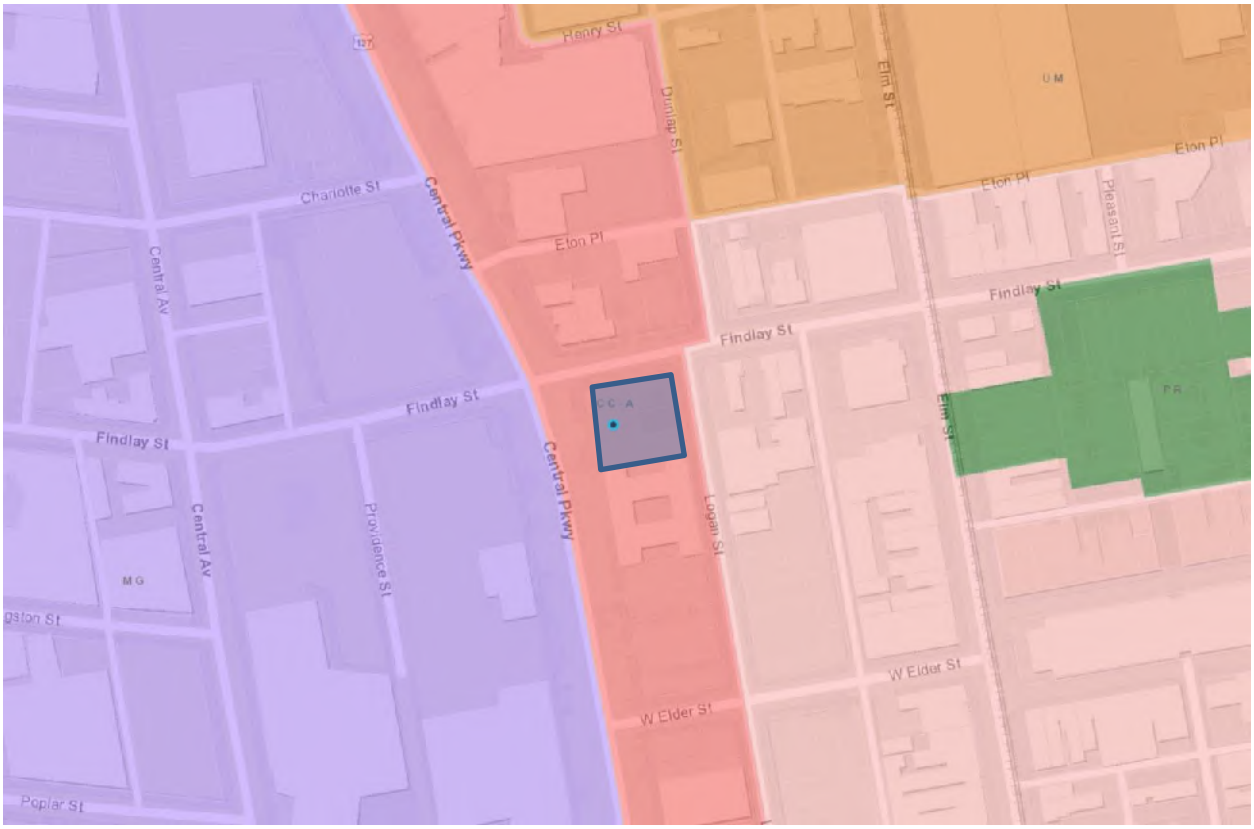


Figure 1: Map of 1684 Central Parkway. Cagis Maps. The site is outlined in blue.

Figure 2: Street view of project site at 1684 Central Parkway. Google Street views 2020.

ZONING REVIEW

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-A
Variance Request:	Section 1409	Development Regulations
Variance Authority:	Section 1445	
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over-the-Rhine District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

ZONING REVIEW:

The applicant is requesting a Conditional Use for ground floor residential use at this building to have an entirely residential building within a CC-A zoning district and a density variance to allow up to 32 residential units at the property.

Standards for Conditional Uses 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 fill a significant void in the urban fabric where a parking lot is currently. The overall design is compatible with the design guidelines and helps to create a street continuity and corner-built fabric that has been missing.

The lack of commercial space at the building helps to push the commercial spaces towards the market corridor and doesn't provide for decentralization of the commercial to the edges of the district.

(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 applicants have demonstrated that as a project within a historic district, the size and massing of the projects is an appropriate scale and therefore the size of the overall building with OHFA requirements for affordable units is driving the unit count.

Standards for Variances per Section 1445-05-4

(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.*

A strict application of the code would only allow 14 residential dwelling units on this property. This strict application is contrary to the goals of the Over-the-Rhine Comprehensive Plan and Plan Cincinnati of creating more housing opportunities, especially Low-Income Housing opportunities to provide more diverse housing options within the neighborhood.

(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.

The applicants are asking for the density allowance that is comparable to the density of existing historic buildings in the vicinity as well as similar to other new construction multi-family projects, especially low-income/affordable housing projects that have been approved. For example, the Willkommen infill projects permitted 247-366sf of land area per unit for a mixed-income affordable housing infill development.

General Standards; Public Interest

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-A. The use of the property conforms to the underling zoning except for the Conditional Use and variance requested.

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 project is within Over-the-Rhine Historic District. The requested work for new construction does conform to the Historic District Guidelines.

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.*

The proposed work conforms to the Over the Rhine 2002 Comprehensive Plan as it is within a Residential/Mixed Use Land Use area and is within the CC-A Zoning District which allows for Residential/Mixed Use and Commercial uses.

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.*

Parking is not a required for developments within the Urban Parking Overlay Zone.

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

No buffering is required by zoning as the adjacent parcels are also commercial or manufacturing districts.

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

There is no landscaping or buffer yards required.

g. ***Hours of Operation.*** *Operating hours of the venue are compatible with adjacent land uses and illustrated below.*

This is a residential project and hours of operation are 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 use as a 4-story residential is in keeping with the mixed-use area. The building directly to the south is also a multi-family 5 1/2 story building and there are several other multi-family, multi-story buildings along the 1500-1600 blocks of Central Parkway.

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.*

Ordinance 202101677 has been referred to City Planning Commission from Council. This ordinance would remove density requirements from many zoning districts throughout Cincinnati, including the CC-A zoning.

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 anticipated adverse effects to the extent of access to fire, police or other public services.

k. ***Blight.*** *The elimination or avoidance of blight.*
This property is not a blighted building, but is a vacant, unimproved lot.

l. ***Economic Benefits.*** *The promotion of the Cincinnati economy.*
The proposed work will increase income gained from use of the outdoor spaces.

m. ***Job Creation.*** *The creation of jobs both permanently and during construction.*
The proposed project will create temporary jobs during construction and will provide permanent jobs as staff/management of the multi-family building.

n. ***Tax Valuation.*** *Any increase in the real property tax duplicate.*
The new construction will increase the property value of the property.

o. ***Private Benefits.*** *The economic and other private benefits to the owner or applicant.*
The owner of the property will have a benefit to redeveloping the property and creating an income stream

p. ***Public Benefits****. The public peace, health, safety or general welfare.*
The overall project is creating a diversity of housing options for a range of economic levels. This is a desire of the community and the city as a whole.

CERTIFICATE OF APPROPRIATENESS REVIEW FOR NEW CONSTRUCTION

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The applicant has provided a narrative. Staff agrees with their narrative and has the additional comments/analysis below.

NEW CONSTRUCTION

The Over-the-Rhine Historic Conservation Design Guidelines give direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when looking at appropriate infill design is the block that the parcel is on and especially adjacent properties

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New

construction can improve both the physical quality and economic vitality of the neighborhood.
The lot is a vacant site.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.
This infill development does not replicate the existing buildings and has a design and detailing that is based on the fabric of the neighborhood while being modern in style.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.
Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.
Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

B. Specific Guidelines
1. Composition: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

- *While the building is a residential building, the design still incorporated a strong base through the use of a larger burnished block compared to the upper stories that have a modular sided red/orange brick veneer.*

Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

- *The middle is defined by a red/orange brick with individual and paired brick openings in horizontal and vertical alignment. Around the windows there is both a change of materials and a change of plane. On the street facing facades there is also a recess that breaks up the façade.*

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

- *The top is a simple white Nichiha Miraia panel. This provides a simple modern strong top to the building. A change in materials provides a sense of a cap, while providing a modern style terminus.*

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

- *The roof is a fairly flat roof with a slight pitch for drainage. The roof is set behind the "cornice panels" to provide for screening of utilities. The roof is not visible from the street.*

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wider (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not

acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

While the window patterning is similar on all three street facades. The south façade is not highly visible from the street and provides simpler detailing, but still provides punched openings.

- *The windows are taller than they are wide. Even when the windows are in pairs, the individual window within those groupings are taller than they are wide.*
- *The windows on the street faces have definition to them through a change in material from the red/orange brick to a dark brick that provides a frame around each window column.*
- *The windows are recessed from the face of the building.*
- *The windows are all aligned vertically and horizontally.*

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the windowsill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches

- *As this is a residential building it does not have a storefront. There is a centrally located main entrance along Central Parkway that is highlighted with a recess, change of materials and awning.*

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

- *The property has a zero-lot line setback on all street facades with only slight recesses to break up the building mass.*

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

- *The building is a wide building around 99-100 feet wide along each street face, however a rhythm has been provided that breaks up the façade with the vertical columns around the windows as well as the recesses along each façade.*

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

- *The building is a wide building around 99-100 feet wide along each street face, and while the building is wider than it is tall there are many elements that help to provide a vertical emphasis including:*
    - *Vertically oriented windows.*
    - *Vertical window columns and a frame around the window columns.*
    - *Recessed portions of the façade that are extend up the entire façade create a vertical column.*

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

- *The building is 4 stories tall. The building directly adjacent to the south of the site is 5.5 stories tall, the building north of Findlay Street is 3 stories tall.*

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

- *The building materials are all appropriate. The main building material is brick. Different color bricks are used to provide ornamentation, window surrounds, and vertical orientation. There are wood laminate panels used as an accent material. The burnished block used at the base has a rougher texture and visual composition that provides a stone like quality to the base.*

Other Considerations:
Prehearing Results: September 8, 2021 – The applicant was present.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
"Preserve our built history," but an infill new construction that meets the Historic Conservation Design Guidelines does support the sustain initiative.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

The following recommendations are proposed for the project proposed at 1684 Central Parkway per the drawings submitted by New Republic dated 8.13.2021:

A. **1409-07- APPROVE- Conditional Use** for residential on the first floor.
B. **1409-09: APPROVE- Variance** to allow proposed density of 312.5 sf of land area/unit for a unit count of 32 units.

C. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   1. 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 within the district or vicinity where property is located.
   2. The project is an affordable housing project and needs the required density for program requirements.
   3. There are several other properties along the 1500-1600 block of Central Parkway that do not have commercial on the first floor.

III. CERTIFICATE OF APPROPRIATENESS:

A. APPROVE a Certificate of Appropriateness for new construction of a of a 4-story residential building per plans from New Republic dated 8.13.2021 for the property at 1684 Central Parkway with the following conditions:

1. The building permit must be issued within 2 years, or the Certificate of Appropriateness will expire.

B. FINDING: The Board makes this determination per Section 1435-09-2:

1. That the Applicant and/or the Property Owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The new construction is sympathetic to the historic context and fabric without being replicative of design.

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: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1684 Central Pkwy/1829 Logan St
Hamilton Co. Parcel ID No.: 013300030083-85 Zoning District: CC-A
Historic District: Over-the-Rhine Overlay District: N/A

APPLICANT INFO ☐ PROPERTY OWNER ☑ OTHER Architect (designer) (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Kara Vujanovich
Contact Person (if legal entity): _____
Address: 433 E 13th St Suite C1
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-800-1581 x703 E-mail: kara@newrepublicarchitecture.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: Griffon Apartments, LLC
Contact Person (if legal entity): Jen Walke
Address: 1826 Race St
City: Cincinnati State: OH Zip Code: 45202
Phone: 513-559-5861 E-mail: jwalke@modelgroup.net

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☑ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:
The lots will be consolidated and one 4-story masonry veneer residential building will be constructed. The building will have 32 units of affordable family housing.

ZONING RELIEF ☑ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
-Conditional use for residential units at ground floor
-Variance for increased density

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: _____ Date: 8/11/2021

NEW REPUBLIC
architecture

Ms. Beth Johnson
Urban Conservator
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Ms. Johnson,

A new 4-story residential building is proposed at the southeast corner of Central Parkway and Findlay Streets in the Over-the-Rhine Historic District. It is intended to anchor the street corner at Central and Findlay, as well as the corner at Findlay and Logan Streets. It is to be built on a vacant gravel lot (formerly a one-story fast-food restaurant) up to the street edge/right of way lines on Central, Findlay, and Logan Streets. There is a 5-story historic apartment building to the south, and across the street, on the north side of Findlay, there are two 3-story historic buildings and a non-historic 3-story addition that occupies the northeast corner of the intersection.

The proposed building will be constructed with masonry, a staple language of the district, on all four sides with punched windows throughout. The building was deliberately designed in a tri-partite manner, with a base, middle and a top, as follows:

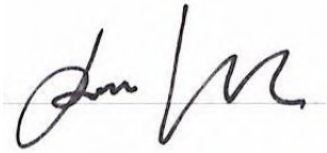
The ground floor of the building is to be constructed from a dark warm grey burnished block veneer with grey and brown aggregate and an 8"x16" face. The second, third and fourth floors will be comprised of a buff-colored modular brick. The larger scale, in block size and texture of the burnished block at the base of the building grounds distinguishes it from the main body of masonry and gives the bottom of the building more visual weight. Additionally, there will be warm grey modular brick that surrounds groups of windows in a vertical orientation to emphasize height, verticality and rhythm. The proposed brick colors take queues from other historic masonry buildings along Central Parkway which use a variety of brown, blonde and buff brick colors.

To break up the mass of the building, vertical notches are created at each of the street facing sides of the building which are emphasized with a change in material and a slight set-back. A wood-look high pressure laminate panel system which compliments the warm masonry colors will clad the notches. The notch along Central Parkway will incorporate the main building entry and the wood-look material will wrap outside of the notch onto the main body of the building to emphasize the entry point. Additionally, a dark colored metal canopy will cover the main entry point. Signage/ street numbering will be located where the wood-look material wraps the corner of the notch.

The top of the building will be delineated by a simple white, glossy cement board panel parapet, which will be set back a few inches from the main face of the building. The white color will visually lighten the building from base to middle to top, creating a clear base, middle and top.

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer

Dusty Rhodes, Hamilton County Auditor

generated on 8/4/2021 5:13:21 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
133-0003-0086-00	1684 CENTRAL PW	Parcel Number	2020 Payable 2021

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

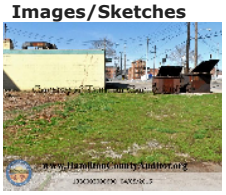
Appraisal Area
01801 - OVER THE RHINE 01

Land Use
400 - COMMERCIAL VACANT LAND

Owner Name and Address
NASSAU AVENUE INVESTMENTS LLC % MODEL GROUP
1826 RACE ST
CINCINNATI OH 45206
(call 946-4015 if incorrect)

Mailing Name and Address
THE MODEL GROUP
1826 RACE ST
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
45,500

Effective Tax Rate
89.090432

Total Tax
$4,072.96

Property Description
223 FINDLAY ST 40 X 50 PT LOT 35 JOHN MC LEAN SUB OF BLK K-L FINDLAY & GARRARD SUB

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	3/29/2016
Last Sale Amount	$350,000
Conveyance Number	105151
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.045

Tax/Credit/Value Summary

Board of Revision	YES(94)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	130,000
CAUV Value	0
Market Improvement Value	0
Market Total Value	130,000
TIF Value	118,100
Abated Value	0
Exempt Value	0
Taxes Paid	$4,072.96
Tax as % of Total Value	0.000%

Notes

1) 11-22-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built

No Proposed Levies Found

Levies Passed – 2020 Pay 2021 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency ($48,000,000)	Renewal	7.34	$343.53	$333.97	C, D

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2016	105151	350,000	3/29/2016	YU KANG HA & SEONG HWA YU KANG HA & SEONG HWA	NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC
2002	16221	135,000	10/16/2002	ZIMMERMAN FAMILY TRUST LTD ZIMMERMAN FAMILY LTD PTNSHP	YU KANG HA & SEONG HWA
1997	0	0	2/21/1997	ZIMMERMAN MAX & DAVID TR	ZIMMERMAN FAMILY TRUST LTD
1993	0	0	5/11/1993	ZIMMERMAN MAX TR	ZIMMERMAN MAX & DAVID TR
1990	7627	17,500	6/8/1990	NICHOLAS ENTERPRISES INC	ZIMMERMAN MAX TR
1987	0	0	2/1/1987	CORDES BARBARA ET AL	NICHOLAS ENTERPRISES INC
1984	0	0	5/1/1984	SEE OWNERSHIP CARD	CORDES BARBARA ET AL

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	3/20/2020	130,000	0	130,000	0	120 Reappraisal, Update or Annual Equalization
2020	3/20/2020	87,500	0	87,500	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	25,200	0	25,200	0	120 Reappraisal, Update or Annual Equalization

Value History

2014	9/20/2014	6,850	0	6,850	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	6,990	0	6,990	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	6,990	0	6,990	0	120 Reappraisal, Update or Annual Equalization
2005	9/20/2005	6,990	0	6,990	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	11,900	0	11,900	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	11,000	0	11,000	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	10,200	0	10,200	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
1993000508	1/18/1994	No		4/14/1995 9:20 AM	10,000	5,000		

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
**A counter-complaint may by filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of $50,000 or more in market value.
***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

CHARLIE WINBURN, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	NASSAU AVENUE INVESTMENTS LLC % MODEL GROUP
Tax Bill Mail Address	THE MODEL GROUP 1826 RACE ST CINCINNATI OH 45202

Taxable Value	
Land	45,500
Improvements	0
Total	45,500

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	109.790000
Effective Rate	89.090432
Non Business Credit	0.088077
Owner Occupancy Credit	0.022019
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$2,497.72		$2,497.72	
Credit			$470.91		$470.91	
Subtotal			$2,026.81		$2,026.81	
Non Business Credit			$0.00		$0.00	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$0.00**	**$0.00**	**$2,026.81**	**$0.00**	**$2,026.81**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$2,026.81		$2,026.81	
Real Estate Owed	$0.00		$0.00		$0.00	
Special Assess Paid	$0.00		$19.34		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$2,046.15		$2,026.81	
Total Paid	$0.00		$2,046.15		$2,026.81	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$0.00**	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	$0.00	$0.00	$19.34	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Paid	$0.00		$19.34		$0.00	
Owed	$0.00		$0.00		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/21/2021	2 - 2020	$0.00	$0.00	$2,026.81	$0.00
2/5/2021	1 - 2020	$0.00	$2,046.15	$0.00	$0.00
7/17/2020	2 - 2019	$0.00	$0.00	$425.42	$0.00
1/31/2020	1 - 2019	$0.00	$444.89	$0.00	$0.00
6/20/2019	2 - 2018	$0.00	$0.00	$425.63	$0.00
1/31/2019	1 - 2018	$0.00	$445.09	$0.00	$0.00
6/20/2018	2 - 2017	$0.00	$0.00	$412.25	$0.00
1/31/2018	1 - 2017	$0.00	$429.87	$0.00	$0.00
6/20/2017	2 - 2016	$0.00	$0.00	$114.48	$0.00
1/31/2017	1 - 2016	$0.00	$132.10	$0.00	$0.00
6/24/2016	2 - 2015	$0.00	$0.00	$105.17	$0.00
1/25/2016	1 - 2015	$0.00	$122.79	$0.00	$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	130,000	Land	45,500	Full Tax Rate (mills)	109.790000
Building	0	Building	0	Reduction Factor	0.188538
Total	**130,000**	**Total**	**45,500**	Effective Tax Rate (mills)	89.090432
				Non Business Credit	0.088077
				Owner Occupancy Credit	0.022019

Tax Calculations	
Gross Real Estate Tax	$4,995.44
- Reduction Amount	$941.82
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$2,026.81
- Sales Tax Credit	$0.00
+ Current Assessment	$19.34
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$2,046.15

Half Year Tax Distributions	
School District	$117.85
Township	$0.00
City/Village	$1,867.54
Joint Vocational School	$0.00
County General Fund	$4.70
Public Library	$3.78
Family Service/Treatment	$0.64
HLTH/Hospital Care-Indigent	$5.10
Mental Health Levy	$4.36
Developmental Disabilities	$7.72
Park District	$1.93
Crime Information Center	$0.57
Children Services	$8.84
Senior Services	$2.94
Zoological Park	$0.84

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo

No sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	$0.00

Special Assessment Detail

Prior Delinquent	Current Charge	Current Paid	Future Charge	Admin Fee	Payoff Amount
$0.00	$18.78	$19.34	$0.00	$0.56	$0.00

Payments

Payments

Year	Installment	Payment Date	Amount Paid
2019	1	01/31/2020	$19.47
2020	1	02/05/2021	$19.34

Comments

Related Names

Name	Relationship	Status
NASSAU AVENUE INVESTMENTS LLC % MODEL GROUP	Parcel Owner	Current

ADJUDICATION/DENIAL LETTER
Date: July 14, 2021
Location: 1416-1430 Central Parkway
Request: New Construction and related zoning relief
Zoning District: CC-A/ Over-the-Rhine Historic District

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 and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $624.95 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/ **. Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1409-07: Land Use Regulations. Residential is only permitted above the ground floor. A Conditional Use is required for residential on the first floor.
2. 1409-09: Development Regulations: Density. 1 unit is permitted per 700 sf of land area. The proposed density is 312.5 sf of land area/unit for a unit count of 32 units. A variance is required.

The front of the building has been determined to be Central Parkway. As this is a Double Frontage lot, there is no required rear yard setback.

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Documents Required for
Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☒ Zoning Hearing Examiner Application Form
- ☒ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ 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 digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $ 624.95

All Drawings and Plans must include the following

- ☒ A graphic scale required on all drawings
- ☒ North arrows on all site, context and floor plans
- ☒ Elevations labeled with North, South, East West, front, side and rear labels
- ☒ Street names labeled
- ☒ Date and/or revision dates

Architectural Drawings and Plans

- ☒ An index of drawings located on the first sheet
- ☒ Context Map showing the building within at least a block of context
- ☒ Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ☒ Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- ☒ Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

- [x] Site section and/or Site elevations including any adjacent properties
- [x] Driveways, sidewalks, walkways, terraces, and other paved surfaces
- [x] Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- [x] Existing and proposed landscape areas and materials, if proposed to be altered;
- [x] Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- [x] Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- [ ] Site line drawings for any roof additions.
- [x] A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- [ ] Historic Sanborn Maps of the site
- [ ] Window brochures and cut sheet
- [ ] Roof product information (brochure)
- [ ] Garage door brochures
- [ ] Sample materials or color samples. _____
- [ ] 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
- [ ] Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- [ ] _____
- [ ] _____
- [ ] _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- [ ] Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- [ ] Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- [ ] A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- [ ] A preliminary geotechnical evaluation;
- [ ] A determination of the maximum building envelope;
- [ ] Average slope/grade of the property; and
- [ ] Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

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

Office Use Only

Application #: _____

Date Accepted: _____

☐ Staff Review ☐ Board Review

☐ Paid: _____

Date Perfected: _____

Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____

Hamilton Co. Parcel ID No.: _____ Zoning District: _____

Historic District: _____ Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☐ OTHER _____ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: _____

Contact Person (if legal entity): _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

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:

_____

_____

_____

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

_____

_____

_____

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: _____ Date: _____

§ 1435-09-2. - Certificates of Appropriateness; Standards for Review.

In accordance with Section 1435-09-1 above, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds either:

(a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines; or

(b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:

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

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

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

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

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

(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;

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

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

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

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

Whenever a Certificate of Appropriateness is required pursuant to the provisions of this chapter, the Director of Buildings and Inspections may not issue a building permit until a Certificate of Appropriateness has been approved or approved with conditions. In the event that the standards in this Section 1435-09-2 conflict with any standards set forth in any conservation guidelines, the standards set forth herein shall govern and control.

(Ordained by Ord. No. 217-2012, § 1, eff. July 20, 2012; Emer. Ord. No. 141-2015, § 53, eff. July 1, 2015)

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER
Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
ADDRESS_____ COMMUNITY_____
PARCEL ID(S)_____ HILLSIDE DISTRICT: □ Yes □ No
BASE ZONING CLASSIFICATION_____ ZONING OVERLAY (if applicable)_____
HISTORIC DISTRICT: □ No □ Yes: (name) _____
□ **Non-Residential Project** □ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT
NAME_____ CONTACT PERSON (if legal entity)_____
ADDRESS_____ CITY_____ STATE_____ ZIP_____
EMAIL_____ RELATIONSHIP TO OWNER (if not owner)_____
TELEPHONE_____

Section 3. OWNER
NAME_____ 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 □ Special Exception □ Conditional Use □ Use Variance
□ 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)*

_____
_____

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_____ Signature_____ Date____/____/_____

Revised 09.17.2019

SITE LOCATION

0' 32' 64' 128' 256'

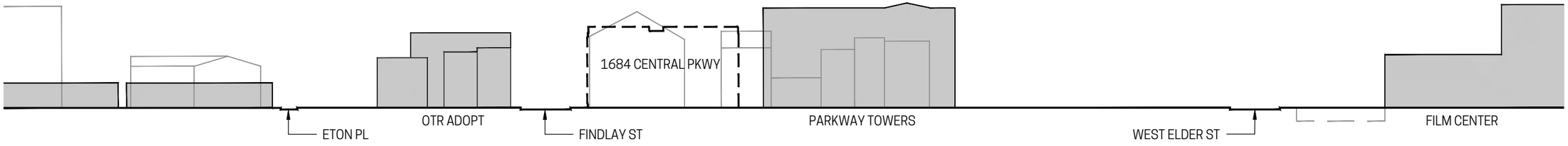
N

DRAWING INDEX:

G0	SITE LOCATION
G1	SITE PHOTOS
A1	GROUND FLOOR PLAN
A2	TYPICAL FLOOR PLAN
A3	ROOF PLAN
A4	EAST & WEST ELEVATIONS
A5	NORTH & SOUTH ELEVATIONS
A6	RENDERING
A7	RENDERING

DUNLAP ST/LOGAN ST ELEVATION (BEYOND)

CENTRAL PARKWAY ELEVATION



EXTENDED EAST ELEVATION (CENTRAL PKWY)

0' 16' 32' 64' 128'

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modelgroup

GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY CINCINNATI, OH 45202

G0

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VIEW OF SITE FROM
CENTRAL PARKWAY

VIEW OF SITE FROM
FINDLAY STREET

VIEW OF SITE FROM
LOGAN STREET

NEW REPUBLIC
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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL
PARKWAY
CINCINNATI, OH
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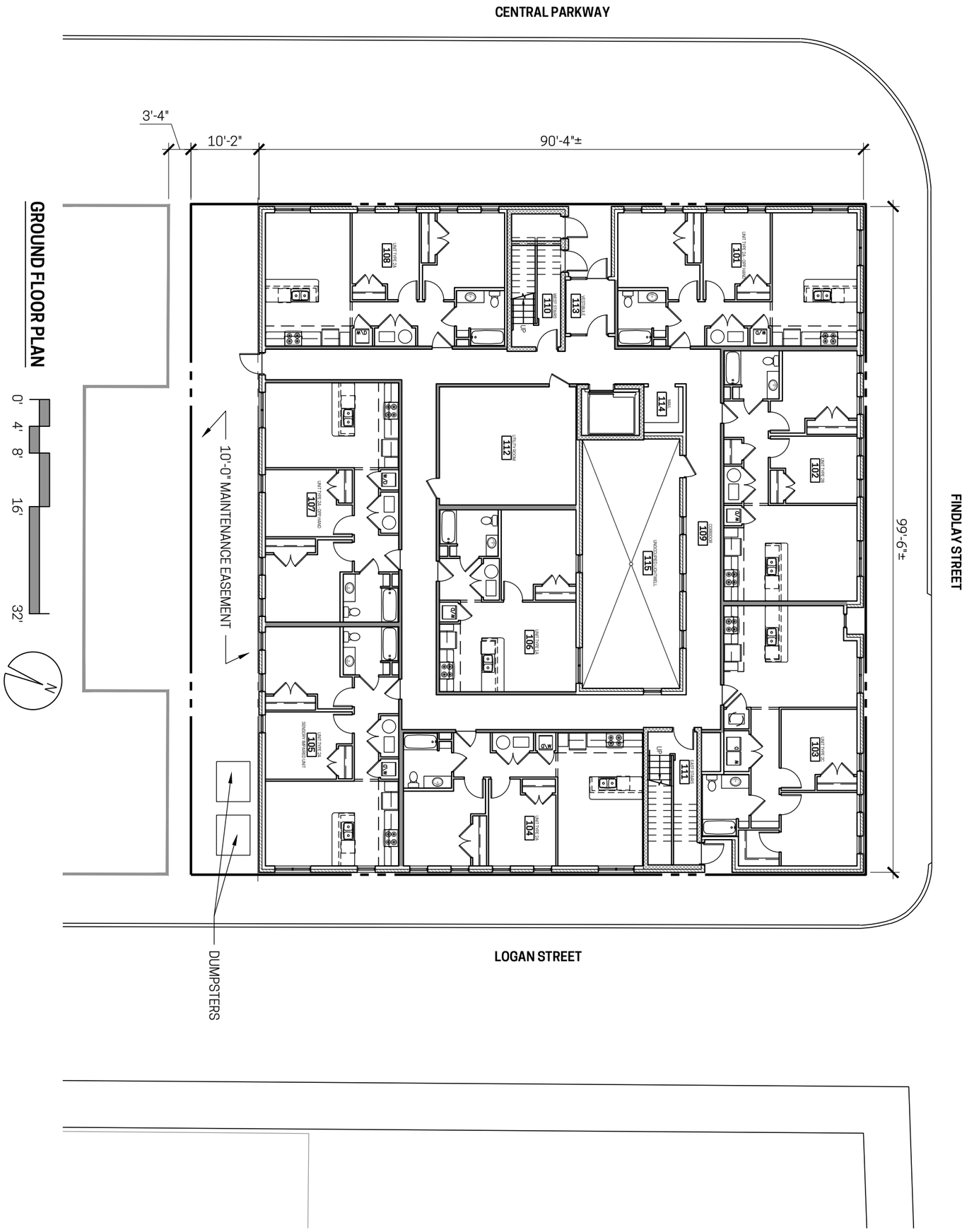

A1

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AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

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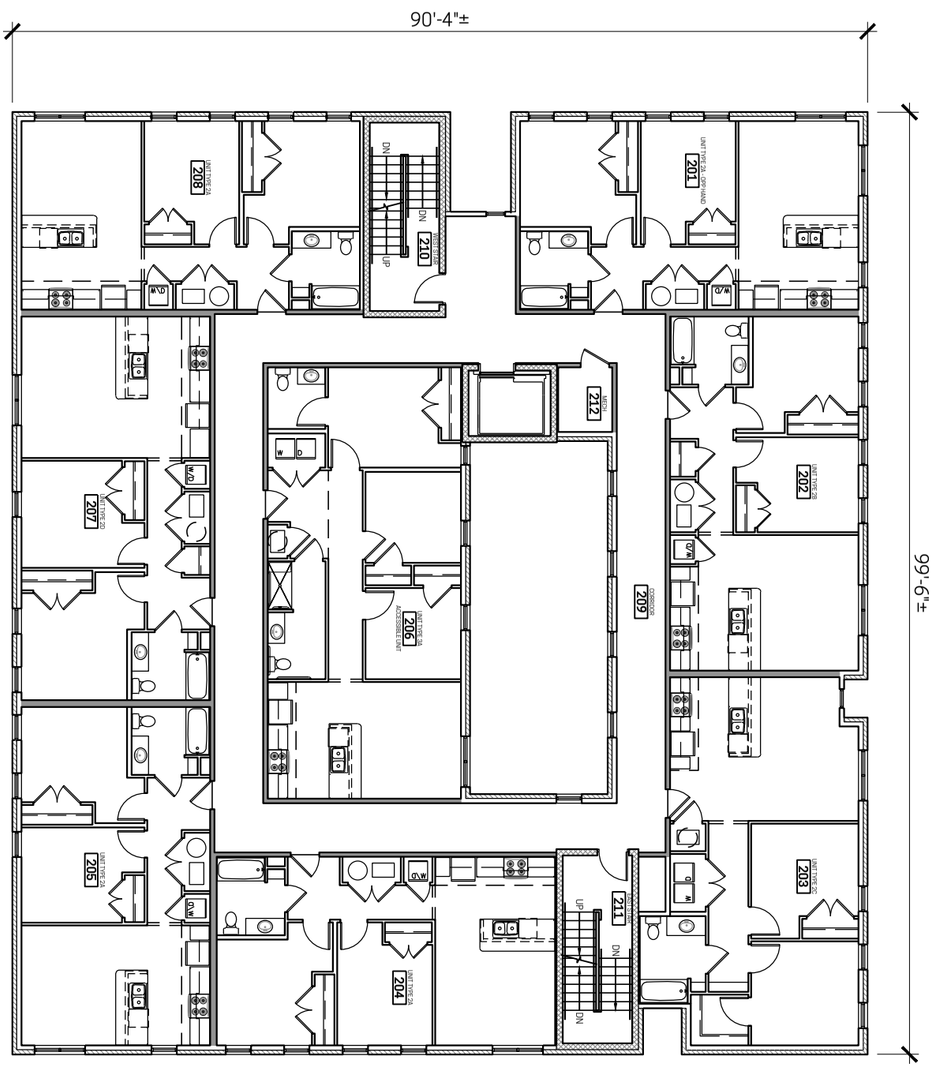
TYPICAL FLOOR PLAN

0' 4' 8' 16' 32'



A2

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CINCINNATI, OH 45202

GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

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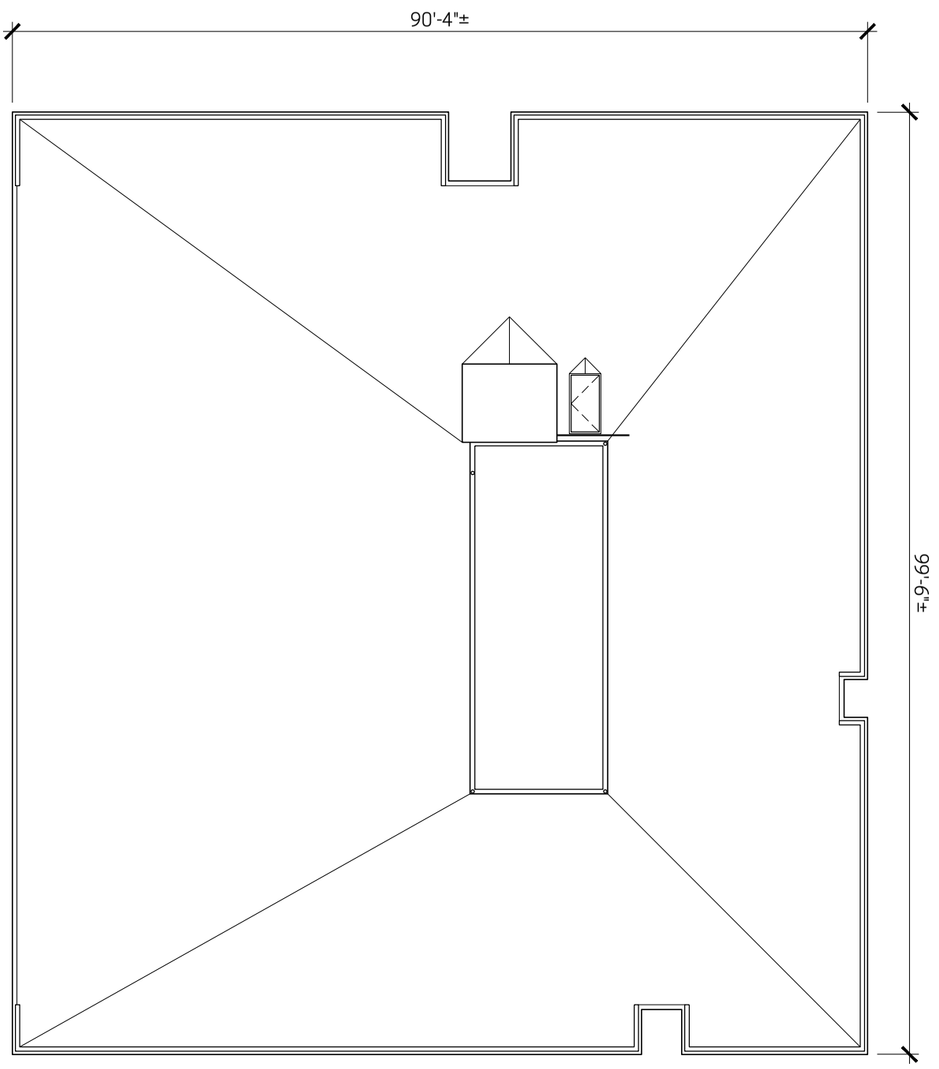
ROOF PLAN

0' 4' 8' 16' 32'

N



A3

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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

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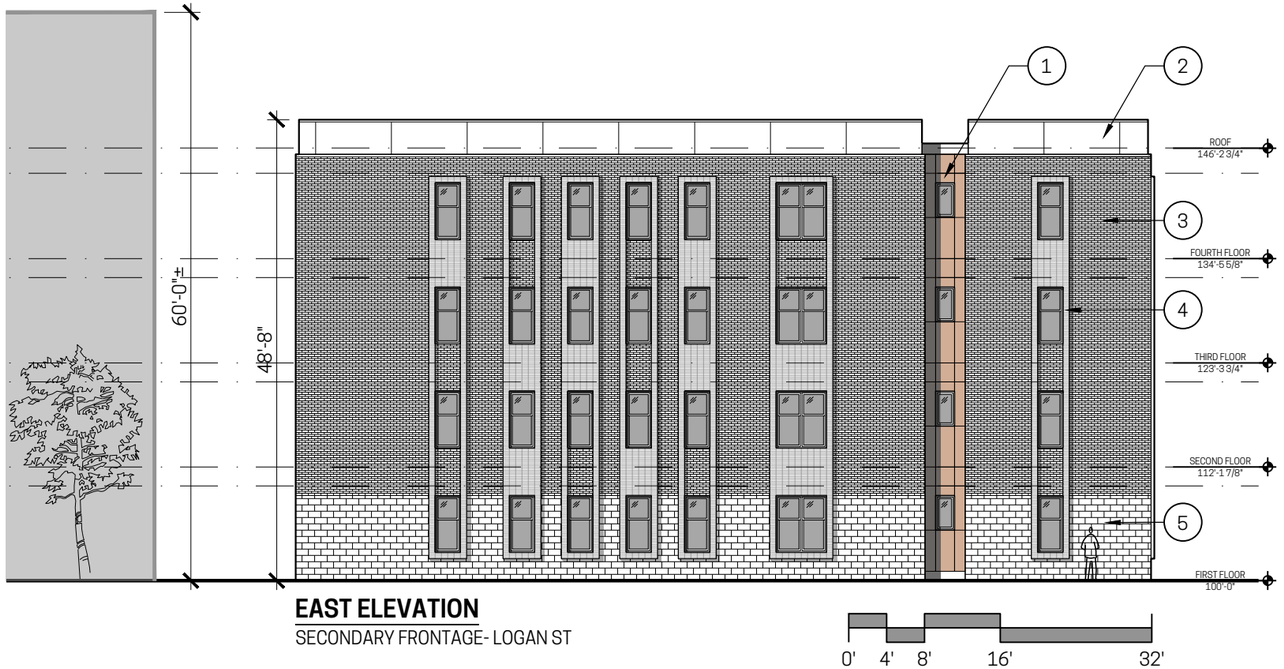
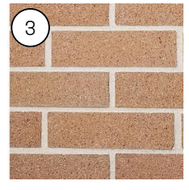


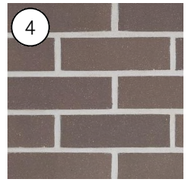
EAST ELEVATION
SECONDARY FRONTAGE- LOGAN ST

WEST ELEVATION
FRONT- CENTRAL PKWY

EXTERIOR FINISH NOTES: (#)

1. HIGH PRESSURE LAMINATE PANELS
   (TRESPA METEON: MILANO SABBIA- SATIN)
2. FIBER CEMENT PANELS
   (NICHIHA MIRAIA: SNOW)
3. BRICK VENEER
   (BELDEN- SANDY ROSE MODULAR BRICK IN RUNNING BOND)
4. BRICK VENEER
   (BELDEN- ANCHOR SMOOTH MODULAR BRICK IN STACK BOND)
5. BURNISHED BLOCK
   (GRAND BLANC- IRONWOOD IN STACKED BOND)





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AUGUST 13, 2021
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1684 CENTRAL PARKWAY
CINCINNATI, OH
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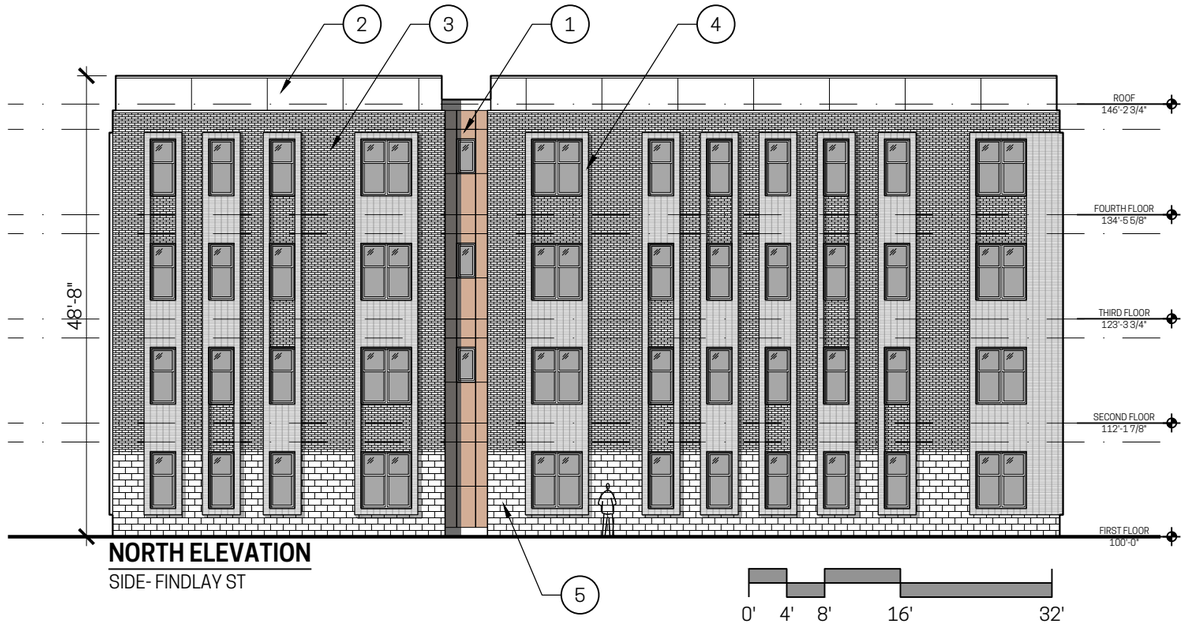
SOUTH ELEVATION

SIDE

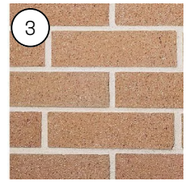


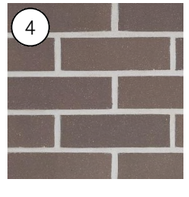
NORTH ELEVATION

SIDE- FINDLAY ST

EXTERIOR FINISH NOTES: (#)

1. HIGH PRESSURE LAMINATE PANELS
   (TRESPA METEON: MILANO SABBIA- SATIN)
2. FIBER CEMENT PANELS
   (NICHIHA MIRAIA: SNOW)
3. BRICK VENEER
   (BELDEN- SANDY ROSE MODULAR BRICK IN RUNNING BOND)
4. BRICK VENEER
   (BELDEN- ANCHOR SMOOTH MODULAR BRICK IN STACK BOND)
5. BURNISHED BLOCK
   (GRAND BLANC- IRONWOOD IN STACKED BOND)





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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY
CINCINNATI, OH
45202

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RENDERING
VIEW FROM CENTRAL PARKWAY

NEW REPUBLIC architecture
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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY
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RENDERING
VIEW FROM CORNER OF FINDLAY STREET & CENTRAL PARKWAY

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GRIFFON APARTMENTS

AUGUST 13, 2021
NR PROJECT NUMBER: 2021-008

1684 CENTRAL PARKWAY
CINCINNATI, OH 45202

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INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 61022.048
EFFECTIVE DATE: JUNE 3, 2019

AS TO TRACTS 2 AND 3:
18. SUBJECT TO A MAINTENANCE EASEMENT AND AN EASEMENT FOR LIGHT AND AIR AS SET FORTH IN DEED BOOK 2009, PAGE 289 OF THE HAMILTON COUNTY, OHIO RECORDS.
(THE SUBJECT EASEMENT LIES ON, AND/OR ACROSS SURVEYED PROPERTY, PLOTTED AND IDENTIFIED AS ITEM #18)

LEGAL DESCRIPTION:

SITUATED IN SECTION 13, TOWN 3, FRACTIONAL RANGE 2, BTM, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING ALL OF LOT 35, 36, 37 OF JOHN MCLEAN'S SUBDIVISION OF BLOCKS K AND L OF FINDLAY AND LUDLOW'S SUBDIVISION AS RECORDED IN D.B. 112 PG. 42 AND AS CONVEYED TO NASSAU AVENUE INVESTMENTS, LLC IN O.R. 13133 PG. 1182 AND O. R. 13704 PG. 1658 OF THE HAMILTON COUNTY, RECORDER'S OFFICE, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS NOTCH FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FINDLAY STREET AND THE WEST RIGHT OF WAY LINE OF LOGAN STREET;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S29°53'43"E A DISTANCE OF 100.80 FEET TO A CROSS NOTCH FOUND IN THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO LOGAN TOWERS LIMITED PARTNERSHIP IN O.R. 13573 PG. 1511;

THENCE ALONG SAID NORTH LINE, S79°59'17"W A DISTANCE OF 100.18 FEET TO A CROSS NOTCH FOUND IN THE EAST RIGHT OF WAY LINE OF CENTRAL PARKWAY;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N29°53'43"W A DISTANCE OF 100.80 FEET TO A CROSS NOTCH FOUND IN THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF FINDLAY STREET;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N79°59'17"E A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.213 ACRES OF LAND MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD' 83, AS DERIVED FORM THE ODOT VRS SYSTEM.

THE ABOVE DESCRIBED PROPERTY BEING ALL OF THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 61022.048 AND DESCRIBED AS FOLLOWS:

TRACT 1:
1829 LOGAN STREET
PARCEL NO: 133-3-84
SITUATE IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 36 OF JOHN MCLEAN'S SUBDIVISION OF BLOCKS K AND L AS RECORDED IN DEED BOOK 112, PAGE 42, HAMILTON COUNTY, OHIO RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF LOGAN STREET; A DISTANCE OF 310.10 FEET NORTHWARDLY (AS MEASURED ALONG THE WESTERLY LINE OF LOGAN STREET) FROM THE NORTHERLY LINE OF ELDER STREET; THENCE NORTHWARDLY ALONG THE WESTERLY LINE OF LOGAN STREET, A DISTANCE OF 30.03 FEET; THENCE WESTWARDLY PARALLEL TO ELDER STREET, A DISTANCE OF 50.05 FEET; THENCE SOUTHWARDLY PARALLEL TO LOGAN STREET, A DISTANCE OF 30.03 FEET; THENCE EASTWARDLY PARALLEL TO ELDER STREET 50.05 FEET TO THE PLACE OF BEGINNING.

TRACT 2:
1827 LOGAN STREET
PARCEL NO: 133-3-83 (AND 85 COINS)
SITUATED IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING LOT 37 AND PART OF LOTS 35 AND 36 OF JOHN MCLEAN'S SUBDIVISION OF BLOCKS K AND L OF FINDLAY AND LUDLOW'S SUBDIVISION AS RECORDED IN DEED BOOK 112, PAGE 42, HAMILTON COUNTY, OHIO RECORDS, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF LOGAN STREET, 280.17 FEET NORTHWARDLY FROM THE NORTHWEST CORNER OF ELDER AND LOGAN STREETS; THENCE NORTHWARDLY ALONG THE WESTERLY LINE OF LOGAN STREET, 29.93 FEET; THENCE WESTWARDLY PARALLEL WITH ELDER STREET, 50.05 FEET; THENCE NORTHWARDLY PARALLEL WITH LOGAN STREET, 70.07 FEET TO THE SOUTHERLY LINE OF FINDLAY STREET; THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF FINDLAY STREET, 50.05 FEET TO THE EASTERLY LINE OF CENTRAL PARKWAY; THENCE SOUTHWARDLY ALONG THE EASTERLY LINE OF CENTRAL PARKWAY 100 FEET; THENCE EASTWARDLY PARALLEL WITH ELDER STREET, 100.10 FEET TO THE PLACE OF BEGINNING.
THE SOUTHERLY TEN (10) FEET OF THE ABOVE DESCRIBED PLOT OF LAND IS SUBJECT TO AN EASEMENT FOR MAINTENANCE OF THE BUILDING ON THE LOT NEXT SOUTH OF THE PLOT HEREIN DESCRIBED AND SUBJECT TO AN EASEMENT FOR LIGHT AND AIR SO LONG AS THE BUILDING TO THE SOUTH STANDS IN FAVOR OF LOTS 38-41.
TRACT 3:
1884 CENTRAL PARKWAY
PARCEL NO: 133-3-88
SITUATED IN CITY OF CINCINNATI, HAMILTON COUNTY, AND IN THE STATE OF OHIO AND BOUND AND DESCRIBED AS FOLLOWS:
BEING THE EAST HALF OF LOT 35 OF JOHN MCLEAN'S SUBDIVISION OF LOCKS "K" AND "L" OF THE NORTHERN LIBERTIES OF CINCINNATI, A PLAT OF SAID SUBDIVISION BEING RECORDED IN DEED BOOK 112, PAGE 42 OF THE HAMILTON COUNTY, OHIO RECORDS.
SAID PREMISES ARE LOCATED AT THE SOUTHWEST CORNER OF FINDLAY AND LOGAN STREETS AND HAVE A FRONTAGE OF 40 FEET ON THE WEST SIDE OF LOGAN STREET, AND RUNNING WEST SAME WIDTH 51 FEET, MORE OR LESS TO THE EAST LINE OF THE FORMER "A & H KNORR'S ICE HOUSE"; SITUATED ON THE WEST HALF OF SAID LOT 35.

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

LEGEND

- CROSS NOTCH FOUND
- CATCH BASIN
- YARD DRAIN
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER SERVICE
- WATER VALVE
- WATER MANHOLE
- GAS SERVICE
- GAS VALVE
- GUY WIRE
- ELECTRIC MANHOLE
- PULL BOX
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- SIGN - SINGLE POST
- G — GAS LINE
- W — WATER LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- STORM SEWER
- SANITARY SEWER
- OU — OVERHEAD UTILITIES
- ASPHALT
- CONCRETE
- GRAVEL

SURVEYOR'S CERTIFICATION

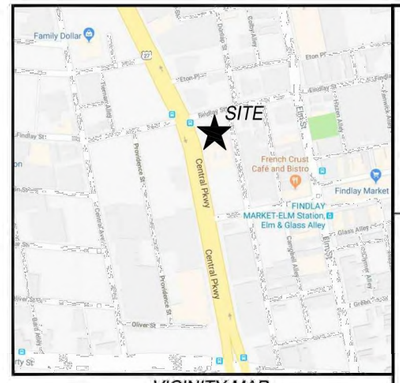
TO: CINCINNATI NEIGHBORHOOD TRANSFORMATION FUND LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, NASSAU AVENUE INVESTMENTS, LLC AN OHIO LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b1), 7(c), 8, 9, 11, 13, 18 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 6-13-2019

DATE OF PLAT OR MAP 7-2-2019

7-22-2019
MATTHEW HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO8611



VICINITY MAP
N.T.S

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS)(NAD 83)
5. VERTICAL DATUM IS BASED ON CITY OF CINCINNATI BENCHMARK NO. 7014. ELEVATION = 834.54 (NGVD 29)
6. SITE BENCHMARK AS SHOWN HEREON.
8. SUBJECT SITE IS LOCATED IN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD AS DETERMINED BY A GRAPHICAL INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 39061C0332F WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012.
9. SUBJECT SITE CONTAINS 0 PARKING SPACES.
10. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
12. AT THE TIME OF THE FIELD SURVEY THERE WERE NO WETLAND FLAGS VISIBLE ON SITE.
13. SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO CENTRAL PARKWAY, FINDLAY STREET AND LOGAN STREET.
14. SUBJECT SITE IS ZONED CC-A (COMMERCIAL COMMUNITY AUTOMOBILE-ORIENTED DISTRICT) BASED ON A LETTER FROM THE CITY OF CINCINNATI DATED 7-3-2019
15. THERE DO NOT APPEAR TO BE EVIDENCE OF ENCROACHMENTS.

THE KLEINGERS GROUP
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:
STATE OF OHIO
MATTHEW D. HABEDANK
8611
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1.	5-19-2019	ALTA - JDB
2.	7-18-2019	REVISIONS - JDB

ALTA/NSPS LAND TITLE SURVEY
0.213 ACRES

SECTION 13 TOWN 3 FR. 2 BTM
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO
FOR: THE MODEL GROUP

PROJECT NO: 180179VSD002
DATE: 6-19-2019
SCALE: 1" = 10'
0 5 10 20

SHEET NAME:
CENTRAL PARKWAY @ FINDLAY STREET

SHEET NO.
1 OF 1

H:\2018\180179\002_DWG\180179VSD002 CENTRAL AT FINDLAY ALTA JUNE 2019.dwg, 7/22/2019 10:09:50 AM, matth

Click any blue box
for additional information
(hyper-link)

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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: 9/27/2021

Section 1. SUBJECT PROPERTY

ADDRESS 1684 Central Parkway/1829 Logan St COMMUNITY Over-The-Rhine
PARCEL ID(S) 013300030083-85 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) N/A
HISTORIC DISTRICT: ☒ No ☐ Yes: (name) Over-The-Rhine
☐ **Non-Residential Project** ☐ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Kara Vujanovich CONTACT PERSON (if legal entity) _____
ADDRESS 433 E 13th St Ste C1 CITY Cincinnati STATE OH ZIP 45202
EMAIL kara@newrepublicarchitecture.com RELATIONSHIP TO OWNER (if not owner) Architect (project designer)
TELEPHONE 513-800-1581 x703

Section 3. OWNER

NAME Griffon Apartments, LLC CONTACT PERSON (if legal entity) Jennifer Walke
ADDRESS 1826 Race St CITY Cincinnati STATE OH ZIP 45202
EMAIL jwalke@modelgroup.net RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-559-5861

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☑ Variance ☐ Special Exception ☑ Conditional Use ☐ Use Variance
☐ 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)*

The proposed building is 4-stories and constructed of masonry veneer with wood framing. The building at 1684 Central Pkwy will consist of 32 affordable residential units for families and it will be located on the southeast corner of Central Parkway and Findlay Street. The building is part of a larger catalytic project in OTR which also includes the rehabilitation of two historic properties, one with a newly constructed addition. All buildings in the project will be affordable housing located within OTR.

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 Kara Vujanovich Signature _____ Date 08/13/21

Revised 09.17.2019

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Why Zoning Relief Should Be Granted:

CZC 1445-13 General Standards: Public Interest

The Project meets the standards per CZC 1445-13, as the Project is "in the public interest," under the following criteria as set forth by this chapter.

a) **Zoning:** The proposed use is permitted in the CC-A zone, and the proposed building is an important step in completing the street edge that is interrupted by the current vacant lot.
b) **Guidelines:** The proposed use / project is part of a larger, catalytic project which includes the rehabilitation of two vacant historic buildings, one with a new addition. All buildings in the project will be affordable housing located within the OTR neighborhood.
c) **Plans:** As the Project is an affordable housing project, and the various stakeholders in the neighborhood have continually stated that affordable housing in Over the Rhine is a top priority, the project is consistent with the wishes of the community.
d) **Traffic:** The project is along Central Parkway, a major arterial street that can handle any additional traffic without pushing traffic onto neighboring/side streets.
e) **Buffering:** The building is built on a zero lot-line on three sides, so no buffering is planned or possible. The south side of the building is built to the edge of a 10' service easement for the adjacent property. Landscaping and tenant circulation for the adjacent building will need to be coordinated with Parkway Towers to the south.
f) **Landscaping:** No landscaping is proposed as the building will be built to the zero lot line on all street facing sides.
g) **Hours of Operation:** This is a residential apartment development, so no "hours of operation" are relevant.
h) **Neighborhood Compatibility:** The proposed project is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have an adverse impact on the neighborhood. The proposed project will activate a site that has sat entirely vacant for over 5 years and contribute to the residential neighborhood as well as supporting commercial developments in the area.
i) **Proposed Zoning Amendments**: N/A
j) **Adverse Effects:** The proposed use will cause no adverse effects and will enhance the safety of the area by putting more "eyes on the street" in the form of additional residents, rather than the existing vacant lots.
k) **Blight:** The project will be built on a property that has been vacant for several years, which will remove blight from the neighborhood.
l) **Economic Benefits:** It has been widely demonstrated that more residents in a neighborhood result in more capital being spent in adjacent establishments. The project will also bring many temporary jobs and commercial patrons to the area during the construction.
m) **Job Creation:** The project should result in 100+ construction jobs and 2 full time, on-site staff.
n) **Tax Valuation:** After tax abatement resides, the receipts to the city should increase substantially.
o) **Private Benefits:** The Owner anticipates developing a viable revenue generating asset where there once was none.
p) **Public Benefits:** More people living in the area is an overall positive to this underdeveloped area of OTR.

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Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Mr. Sturkey,

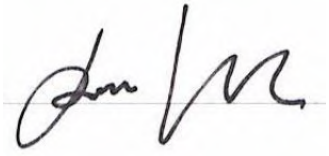
A conditional use for residential units to be located at the ground floor of a proposed building (1684 Central) along Central Pkwy is being requested to accommodate an additional 8 affordable residential units for families.

The proposed design which consists of 4-stories of residential units has precedents along Central parkway and within the surrounding blocks in the OTR historic district. Parkway Towers, which is directly south of the proposed building along Central Parkway, is comparable in scale and has residential units at the ground floor. 1702 Central, which is across Findlay Street directly to the north of the proposed building, also has residential units at the ground floor.

Providing commercial space at the ground floor of the proposed building would decentralize the area of commercial spaces, business, and commercial activity that are currently present at Findlay Market. However, additional residents within walking distance of the Findlay market area can increase commerce and vibrancy for the district.

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer

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Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Mr. Sturkey,

A variance for density is being requested to accommodate 32 affordable residential units for families on a 10,100 +/- SF site (312.5 SF of land area/unit is proposed as opposed to 700 SF of land area/unit):

The proposed design for a 4-story building at the southeast corner of Central Parkway and Findlay Street in the Over-the-Rhine Historic District falls below the maximum height allowance per zoning guidelines. Additionally, the building is situated between existing buildings that are anywhere from 3 to 5 stories, making 4 stories an appropriate height per the surrounding fabric and historic district guidelines. The overall height of the building is deemed appropriate based on zoning and OTR historic guidelines.

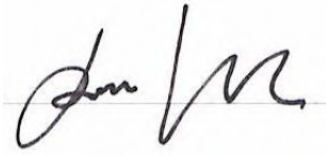
The footprint of the proposed building will fill the site per zoning requirements. The site has 3-street facing sides where the building is required to be built to the zero-lot lines. The south side of the proposed building is approximately 10 ft off the property line in order to respect the maintenance easement for the adjacent property. The building footprint is filling the necessary and allowable amount of space on site per zoning requirements. Filling the site footprint to the maximum extent will increase vibrancy on Central Parkway and decrease urban blight now and in the future.

The unit layouts and square footages of individual units were designed to follow the federal guidelines for fair housing and fulfill the requirements for residential units per Ohio Housing Financing Agency (OHFA). The affordable residential units are being funded through OHFA and must follow unit design guidelines in order to qualify for funding.

For the proposed building to satisfy requirements regarding building footprint and height, the allowable density of units needs to be increased. Additionally, funding for this project will not be sufficient if the proposed density is not permitted. Affordable housing in the OTR neighborhood is in high need and more units will benefit the neighborhood overall.

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer

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Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

August 13, 2021

Dear Mr. Sturkey,

We hereby plan to call the following witnesses for testimony at the September 27, 2021 Historic Conservation Board Meeting, for our Project at 1684 Central Parkway.

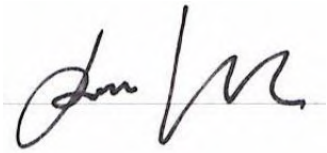
Graham Kalbli, AIA, LEED AP
Principal, New Republic Architecture

Kara Vujanovich, Project Designer
New Republic Architecture

Jen Walke, Vice President of Development
Model Group

Sincerely,

New Republic Architecture



Kara Vujanovich, Project Designer