

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

APPLICATION #: COA2018014/ZH20180042  
APPLICANT: Sanyog Rathod/Sol Design  
OWNER: Thomas Hadley and Pamela Luttmers  
ADDRESS: **519 Liberty Hill**  
PARCELS: 0075-00020112  
ZONING: Residential Multi-Family (RM 1.2)  
OVERLAYS: Prospect Hill Historic District/ Hillside District  
COMMUNITY: Mount Auburn  
REPORT DATE: March 26, 2018, April 16, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **UPDATE**

At the last HCB meeting on 4/9/2018, the HCB voted on the Zoning Relief to allow for zero lot line side setbacks. The HCB tabled the COA application.

The Applicant has submitted a revised design for the garage. The changes include

- 1) Higher door height
- 2) Door design that has a vertical panel design to create more vertical lines over the façade.

The applicants tried to fit a pillar in the middle to break the façade up, however the turn radius was too tight to safely park cars without potential of hitting the pier.

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for a one story garage addition to 519 Liberty Hill.

### **Existing Conditions:**

519 Liberty Hill is an existing single family brick Queen Anne Victorian building. It has an existing curb cut and driveway/parking pad to the west of the house on a previously consolidated lot. Next to this property is a large lot with a non-standard building type for the district. This property is also in a hillside and the rear of the property has a substantial elevation change down to Liberty Street.



Figure 1: Google Street View of 519 Liberty Hill. Provided by Google Street views



Figure 2: Map of 519 Liberty Hill. Map provided by Cagis Maps

### **Proposed Conditions:**

The proposal is to construct an addition to the west of the contributing structure on the open portion of the parcel over the existing parking pad.

The new construction will feature the following:

1. A one story structure with a small portion that is another half story tall.
2. The structure will be a garage with a roof deck and garden and a small room at the rear.
3. It will have a flat roof.
4. It will be set back 22'2" from the property line.
5. On the front at the first story will be a roll-up garage door will glass windows on one side.
6. The additional will be clad in a burnished block and the ½ story deck and rear room will be clad in cedar siding.

### **Certificate of Appropriateness Review**

*This project generally meets the guidelines for the Prospect Hill Historic District. The project is an addition that is street fronting on a portion of the lot that was previously a separate lot. In other cases in this district we have supported additions in similar situations when the addition takes the form of an infill building. In this case, this is not required due to the context of the lot. The lot and building directly west of this property is an extremely wide lot and the building is not adjacent to the subject property created a large open space between the buildings which breaks the street continuity significantly. It is this reason that staff is supportive of an addition being set back from the existing building line. The church and its surroundings are a historic building and keeping a significant break to keep the open space and view to the church is an appropriate approach for an addition at this location.*

STATEMENT OF COMPATIBILITY Applications for certificates of appropriateness shall be judged by their conformance to these guidelines. All alterations and environmental changes shall be designed and executed in a manner which is compatible with and sympathetic to the architecture within the Prospect Hill Historic District and shall respect the landscape characteristics of the site.

### **NEW CONSTRUCTION / ADDITIONS**

1. **Materials** – The type of materials and their color, texture, scale, and detailing should be compatible with those of the District and/or the original building.

*The addition is using a burnished block that is of a similar color to the existing stone work on the building and a cedar wood siding on secondary elevations. Both materials are compatible with the district and with this building in particular. As this is a Queen Anne Building, there are more wood elements making wood an appropriate materials*

2. **Form** – The shape, massing, and proportions of new work should be compatible with the District and/or the original building.

*The proposed building is rectangular in form with a flat roof. As the building is an addition it is simple in form as to take a backseat to the main building.*

3. **Detailing** – The detailing, including but not limited to, the following features and their placement on additions and new construction:

- **Walls:** *The walls are flat with the only intrusions from the garage door on the front and windows on the rear.*
- **Eaves:** *There are no eaves provided on the building as it is a simple rectangular building.*
- **Railings:** *NA*
- **Roofs:** *The roof is a flat roof as it has a roof deck on top. The walls act as the railing of the roof and therefore the deck is not visible from the street.*
- **Cornices:** *As this is an addition its aim was to be simple in form and not overpower the main building. A cornice is not added as this is one story addition.*
- **Belt courses:** *NA*
- **Windows:** *The only opening windows on the building are on the rear. The windows are larger plate glass style windows that are contemporary in style but still vertically oriented. These windows are not visible Liberty Hill and will be slightly visible from Liberty Street. While these windows are larger than a typical historic window, they are still vertical in orientation and as the building will not be in between two historic buildings, the buffer of a vacant lot and more utilitarian spaces creates a space where a more contemporary design will not disrupt the architectural integrity of the streetscape.*
- **Chimneys:** *NA*
- **Appurtenances:** *NA*
- **Doors:** *A garage door is being proposed for the front façade. The use of the gray Prodema panels helps to blend the door into the gray of the brick. Milton Street has many examples of front facing garage doors on both infill buildings as well as cut into the basements along the north side of the street. 515 Milton Street, 508-510 Milton Street and 456 Milton.*

4. **Height** – The height of an addition should not exceed the height of the original building. The height of new buildings should be comparable to the height of existing adjacent buildings. The height of new buildings constructed in undeveloped areas should not detract from the character and appearance of the District.

*The proposed building is an addition and is designed as an addition which is secondary in nature to the main building. The addition is only 1 ½ stories tall.*

5. **Setback** –The setback of new buildings should be comparable to the setbacks of existing adjacent buildings.

*The proposed addition is set back 22 ½ feet from the public right of way. This accomplishes a few things*

- 1) Respecting the original open space to the west of the house and the street line that ended at this house.*
- 2) Making the addition as a secondary structure to the main structure*
- 3) Allowing for room for a car parked in front of the garage to be completely off of the public right of way (requirement of DOTE)*

6. **Historic Integrity** – Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided. New work should appear to be new work. Where new additions meet original work, the connection should be carefully designed so as not to detract from the original but to also reflect the fact that the connection is new. If original openings are filled in, the outline of the original opening should remain apparent by setting new in-fill material back from the surface and leaving original sills and lintels in place. Historic integrity is to be maintained by designing new buildings, structures, appurtenances, additions, connections and filled-in openings so that they do not appear to have been constructed when the affected historic structure was originally built.

*The addition is simple in detailing in order to be a back ground building. The burnished block is a similar color to the historic stone work making it compliment the main building. The connection to the main building is simple and along a wall that does not have openings, therefore not covering architectural details. Through the simple rectangular shape and the use of a contemporary style door the addition has a contemporary stamp while blending into the main historic building through texture and color of the material.*

## **Other Considerations:**

### **Prehearing Results**

March 21, 2018 –Applicants were present

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

## **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

1. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
2. The east side variance is an existing condition.

### **I. CERTIFICATE OF APPROPRIATENESS**

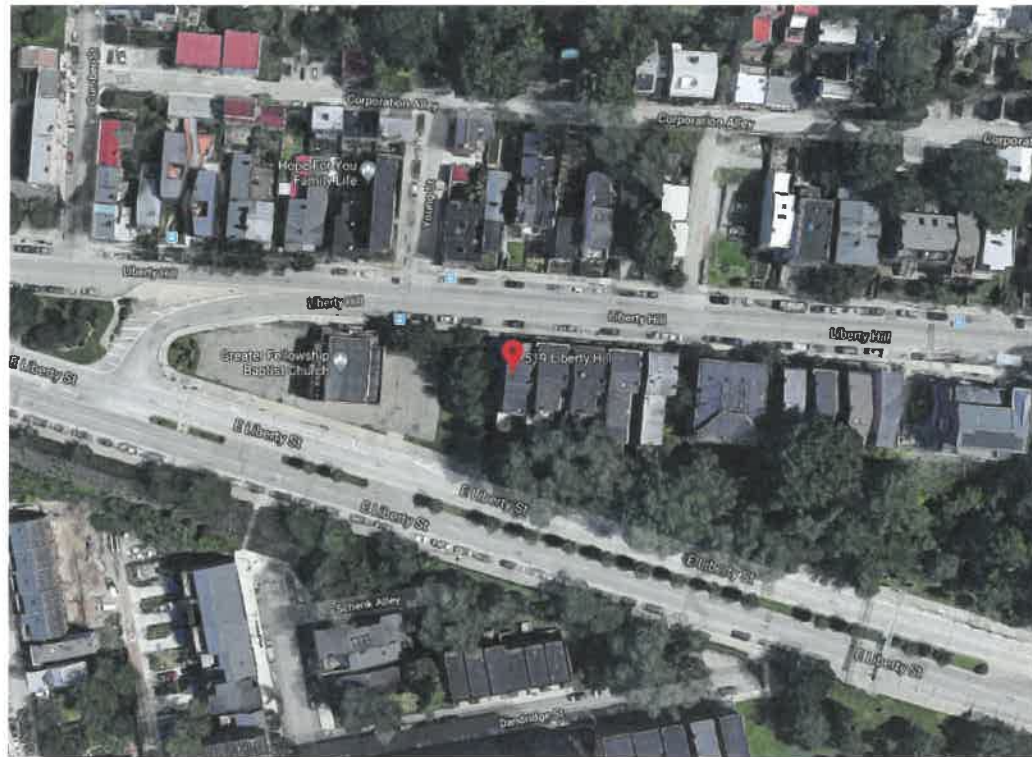
1. **APPROVE** a Certificate of Appropriateness an addition at 519 Liberty Hill per drawings submitted by Sol Design dated 4-16-2918 including any revisions with the following conditions
  - a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

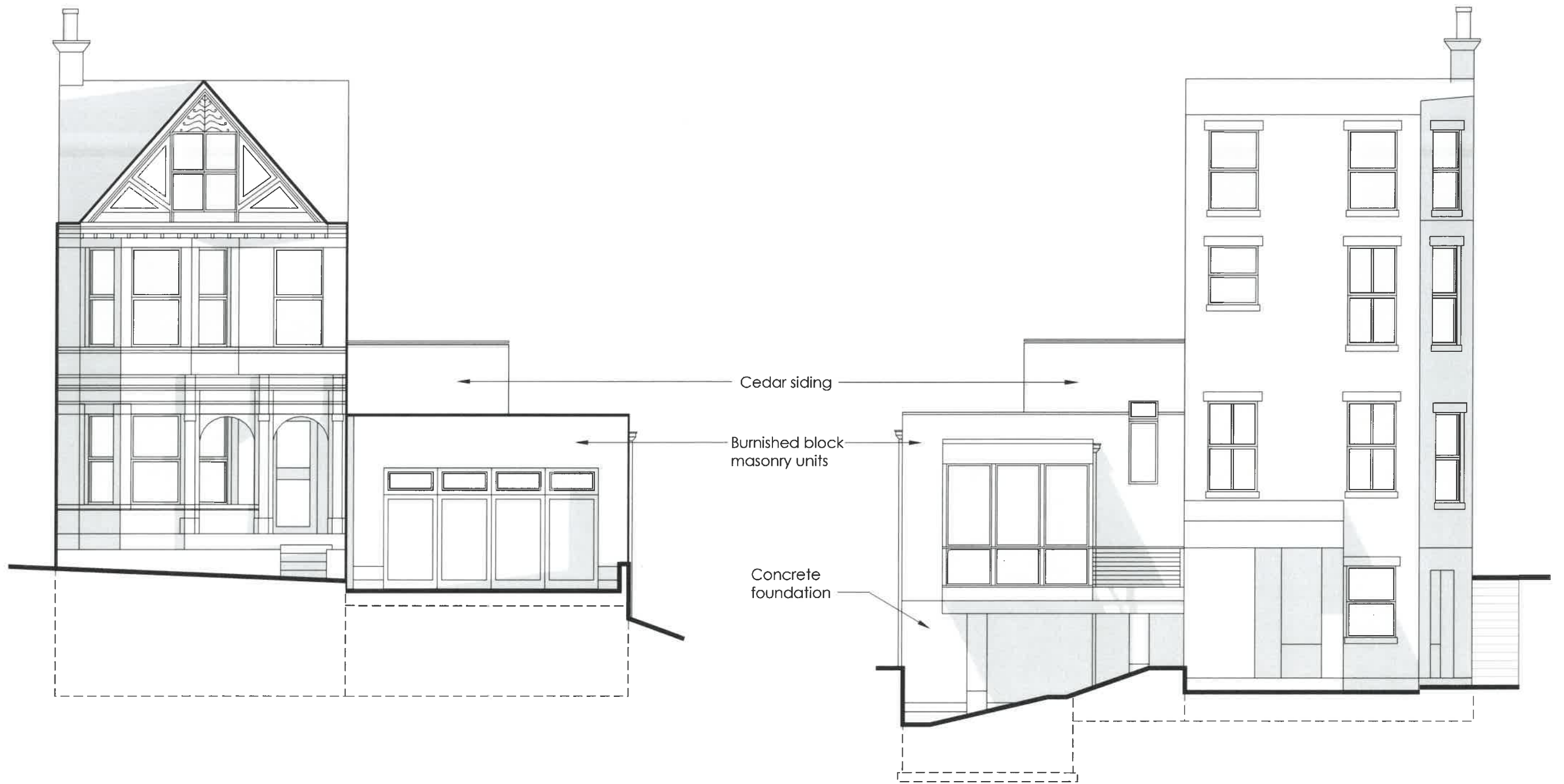
- b. The gravel driveway shall be replaced with a driveway compliant with Sec. 1425-37(b).
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

## DRAWING INDEX

1. Index & Context Map
2. Existing Photos
3. Existing Site Plan & Floor Plans
4. Existing Elevations
5. Existing Elevations
6. Existing Elevations
7. Existing Street Elevation
8. Proposed Site Plan
9. Proposed Floor Plans
10. Exterior Elevations
11. Exterior Elevations
12. Exterior Elevations with Materials
13. Exterior Elevations with Materials
14. Proposed Street Elevation
15. Proposed Exterior Perspectives
16. Materials Sheet - Proposed Masonry Block
17. Materials Sheet- Proposed Wood Cladding
18. Materials Sheet - Proposed Green Roof & Garage Door

## CONTEXT MAP





PROPOSED  
NORTH ELEVATION (FRONT)

PROPOSED  
SOUTH ELEVATION (REAR)



PROPOSED  
NORTH ELEVATION (FRONT)



PROPOSED  
SOUTH ELEVATION (REAR)





NORTH WEST  
PERSPECTIVE



SOUTH WEST  
PERSPECTIVE

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

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APPLICATION #: COA2018020  
APPLICANT: Jeckering Schneider Architects  
OWNER: OMS Properties Management  
ADDRESS: **1636 Chase Avenue**  
PARCELS: 196-0026-0054  
ZONING: CC-P  
OVERLAYS: Northside NBD Historic District  
COMMUNITY: Northside  
REPORT DATE: April 5, 2018  
HEARING DATE: April 23, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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**Existing Conditions**

The property at 1636 Chase Avenue consists of a ca. 1890 firehouse that has been converted to commercial space. The building is located on the northwest corner of Chase Avenue and Turrill Street in the Northside neighborhood. The property sits at the very northwestern edge of the Northside Neighborhood Business District Historic District and is the only building within the district west of Turrill Street. The building, formerly the Northside Engine 20 fire station, was converted to a photography studio in 2005 with the full renovation completed in 2007. The primary entrance to the studio is located toward the rear of the building on Turrill Street.

**Proposed Conditions**

The applicant is proposing to modify 1636 Chase Avenue with the following:

- New metal and glass canopy over the Turrill Street entrance
- Replacing the existing polished concrete slab over the lightwell with granite

**Previous Reviews**

The main renovation of the project received a Certificate of Appropriateness for the renovation work in 2007, including the "OMS" banner over the entry.



Figure 1. Location of 1636 Chase in blue, showing Historic District in brown. Image from CAGIS.



Figure 2. View of 1636 Chase Ave. from Turrill St. ca. 2014, facing southwest. Photo from Google.

**Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) Commercial District Use Regulations  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: [Northside NBD Historic District](#)  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Review**

The proposed canopy complies with Zoning regulations. A Revocable Street Privilege will be required from the Department of Transportation and Engineering because the canopy projects over the public Right-of-Way.

**Certificate of Appropriateness Review:**

A COA is required for the proposed canopy.

**Comments on Applicable Guidelines**

The proposed granite slab over the lightwell conforms to the Conservation Guidelines and would be approvable by Staff. The proposed canopy does not meet a strict interpretation of the guidelines due to its metal frame construction.

**Applicable Guidelines**

Alteration and Rehabilitation Review Criteria

SPECIFIC GUIDELINES

***10. APPURTENANCES/ AWNINGS: DO NOT COVER IMPORTANT FEATURES***

*All appurtenances, such as shutters, light fixtures, and signs, should be compatible with the building upon which they are to be installed. The installation of canvas canopies and awnings is permissible but should not obscure or require the removal of significant architectural features. Canopies and awnings made of plastic, wood, or metal shall not be permitted.*

The proposed canopy will be located toward the northern end of the east elevation along Turrill Street. The canopy will be located near the northern edge of the district and far from the main commercial area along Chase Avenue, which leads to Hamilton two blocks to the east. The location near the rear of the building and off the main business district streets is appropriate for a canopy of this type. It will not set a precedent for additional non-canvas canopies or awnings along the main street. Ghosting and scars in the brick appear to indicate a former canopy was once located at this approximate location. The proposed canopy will not obscure any architectural features.

The proposed canopy will consist of a metal frame that will be similar to the metal header beam above the garage door opening on the Chase Avenue frontage. Metal rods attached to the brick façade will support the frame. Tempered glass panels will cover the opening of the awning. Plans call for a corrugated metal as an alternate material. The glass is appropriate as it will allow a visual through the canopy. Corrugated metal is not appropriate.

**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on April 4, 2018.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1636 Chase Avenue per plans by Jeckering Schneider Architects and dated 12.08.2018 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. The tempered glass material shall be used for the awning covering rather than the alternate corrugated metal.
2. A Revocable Street Privilege shall be obtained prior to the issuance of a Building Permit.
3. 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. The proposed canopy is set back from the primary street so as not to be highly visible.
2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

**Jeckering  
Schneider  
Architects**

March 7, 2018

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

**RE: Awning Addition for 1636 Chase, Permit #2017P10873**

Ms. Johnson,

Please find enclosed our application for a hearing with the Historic Conservation Board on the above permit number and address. This package includes:

1. The Adjudication Letter from the Historic Conservation Office
2. COA application form
3. Narrative
4. Auditors Records
5. Drawings

Enclosed please find a check covering the application fee.

If you have any questions, please feel free to contact me at 513.542.2500 ext 4, or 513.910.6299.

Sincerely,



Jason Schneider, AIA, LEED AP BD+C  
Principal, Jeckering & Schneider Architects

4303 Hamilton Ave  
Cincinnati OH 45223  
513.542.2500



**ADJUDICATION/DENIAL LETTER**

Date: 12/15/2017

Location: 1636 Chase

Request: ~~Rear Deck~~ **Awning**

Zoning District: CC-P/ Northside NBD Historic Conservation Overlay Zone

Applicant Name: Jason Schneider

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 requires a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone. The Northside NBD Conservation guidelines specify that "Canopies and awnings made of plastic, wood, or metal shall not be permitted."

All documents under the "Historic Conservation Board Review" and "Required for all New Construction, Major Alterations and Additions" sections **that are checked** are a required part of the submission. The submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies of the application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the "Documents Required" Sheet must be submitted as well. **A \$609.09 fee is required with the submission as well.** The next deadline is December 22, 2017 for the February 5, 2017 Historic Conservation Board Meeting.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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 Plan Examiner

(p): 513-352-2441

(e): douglas.owen@cincinnati-oh.gov

## **CINCINNATI'S HISTORIC CONSERVATION OFFICE**

### **Certificate of Appropriateness- Documents Required for Review**

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

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

#### **Staff Review- Application Requirements**

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

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

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

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

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

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

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

**Demolition (full or partial)**

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

**Variance/Condition Use/Special Exemption**

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

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

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





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](mailto:Urban.Conservator@Cincinnati-OH.gov)

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: \_\_\_\_\_  
 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: 12 December 2017



March 7, 2018

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

**RE: Awning Addition for 1636 Chase, Permit #2017P10873**

Ms. Johnson,

The following is in response to the adjudication letter received on 12/15/17 regarding the proposed awning at 1636 Chase.

You cite in your letter that the awning fails to meet the NBD Conservation Guidelines that “canopies an awnings made of plastic, wood, or metal shall not be permitted.” Our interpretation of this statement is that it is meant to persuade Owners to provide awnings of canvass, which are more in keeping with the historic nature of the district, rather than awnings that came during the 1950’s, which were typically built from aluminum. In many instances, we agree with this intent.

We believe that the proposed awning is an appropriate design solution on several grounds:

1. **The awning is not over a storefront.** The original intent of the NBD guidelines was to guide Owners on awnings over storefronts and possibly upper story windows.
2. **This is a new awning.** This is not a replacement of an original awning and there is not historical reference for how it would appear.
3. **Secondary façade.** This awning is located on Turrill St. and will not be visible to drivers on Chase until they are approximately 60 feet from the front of the building.
4. **Contextual Design:** The Awning is designed is inspired by existing building elements, namely the metal beam over the original fire station garage doors.

It has been the intent of the Owner and Architect throughout the process to design and build an awning that compliments the building and is sensitive to its historic nature. Based on our design approach above, and as show on the drawings, we request relief from the NBD Conservation Guidelines.

Presenters at the hearing will be:

- Architect: Jason Schneider, AIA
- Owner: Monty Milburn (tentative)

Thank you for the opportunity to discuss this project with the Board. If you have any questions, please feel free to contact me at 513.542.2500 ext 4, or 513.910.6299.

Sincerely,



Jason Schneider, AIA, LEED AP BD+C  
Principal, Jeckering & Schneider Architects


# Dusty Rhodes, Hamilton County Auditor

generated on 3/7/2018 10:22:43 AM EST

## Property Report

<b>Parcel ID</b> 196-0026-0054-00	<b>Address</b> 1636 CHASE AVE	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2017 Payable 2018
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 03901 - NORTHSIDE 01	<b>Land Use</b> 499 - OTHER COMM STRUCTURE		
<b>Owner Name and Address</b> OMS PROPERTIES MANAGEMENT LLC 1636 CHASE AVE CINCINNATI OH 452232255 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> OMS PROPERTIES MANAGEMENT LLC 1636 CHASE AVE CINCINNATI OH 452232255 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 164,120	<b>Effective Tax Rate</b> 93.480776	<b>Total Tax</b> \$15,377.28	

**Property Description**  
1636 CHASE AVE 35 X 110 NW COR CHASE-TURRILL

#### Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	2/28/2007
Last Sale Amount	\$339,000
Conveyance Number	75601
Deed Type	WD - Warranty Deed (Conv)
Deed Number	118059
# of Parcels Sold	1
Acreage	0.091
Front Footage	180.00

#### Tax/Credit/Value Summary

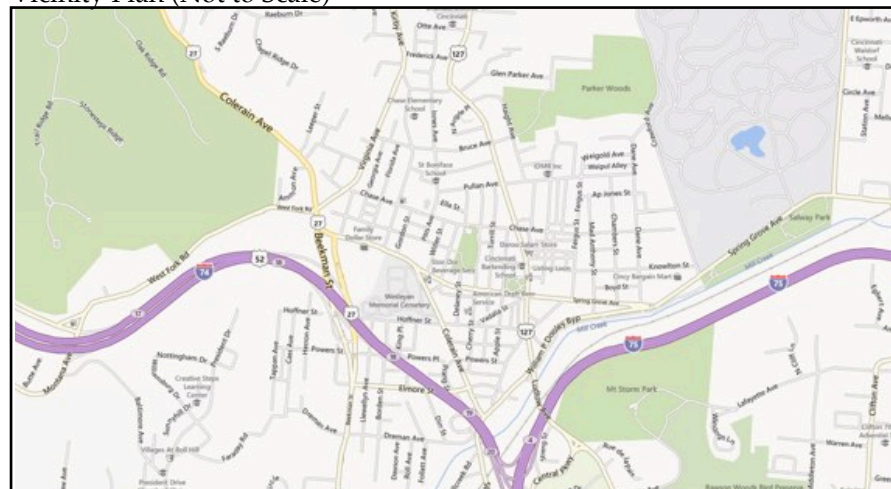
Board of Revision	YES(06)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	15,280
CAUV Value	0
Market Improvement Value	453,620
Market Total Value	468,900
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$15,377.28</b>
Tax as % of Total Value	0.000%

#### Notes

# Exterior Awning for OMS Photography

1636 Chase Ave. Cincinnati, Ohio 45223

Vicinity Plan (Not to Scale)



Location Plan (Not to Scale)



List of Drawings

Issue Date		
8 December 2017	●	Sheet 01 Index and Code Review
	●	Sheet 02 Partial Elevation
	●	Sheet 03 Plans and Sections
	●	Sheet 04 Detail Sketches
	●	Sheet 05 Structural Loads and Specs

**Jeckering  
Schneider  
Architects**

4303 Hamilton Ave  
Cincinnati OH 45223  
513.542.2500  
jeckeringarchitects.com

Revisions

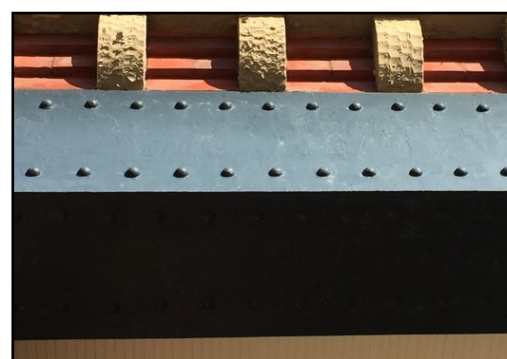
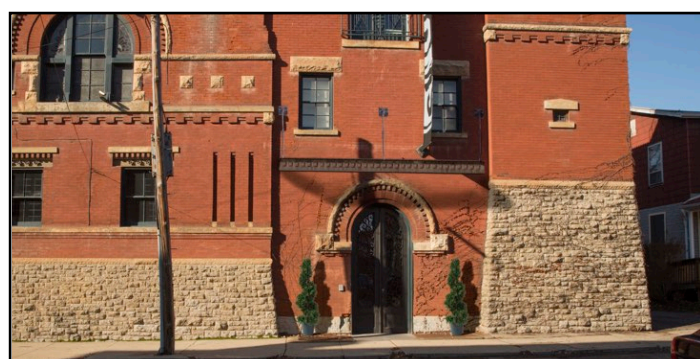


PHOTO OF EXISTING BEAM  
NTS (B)



RENDERING OF PROPOSED AWNING  
NTS (A)

## Project Narrative.

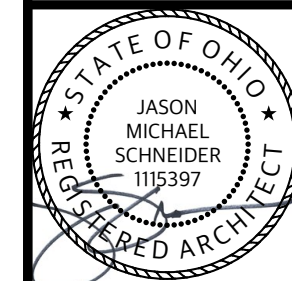
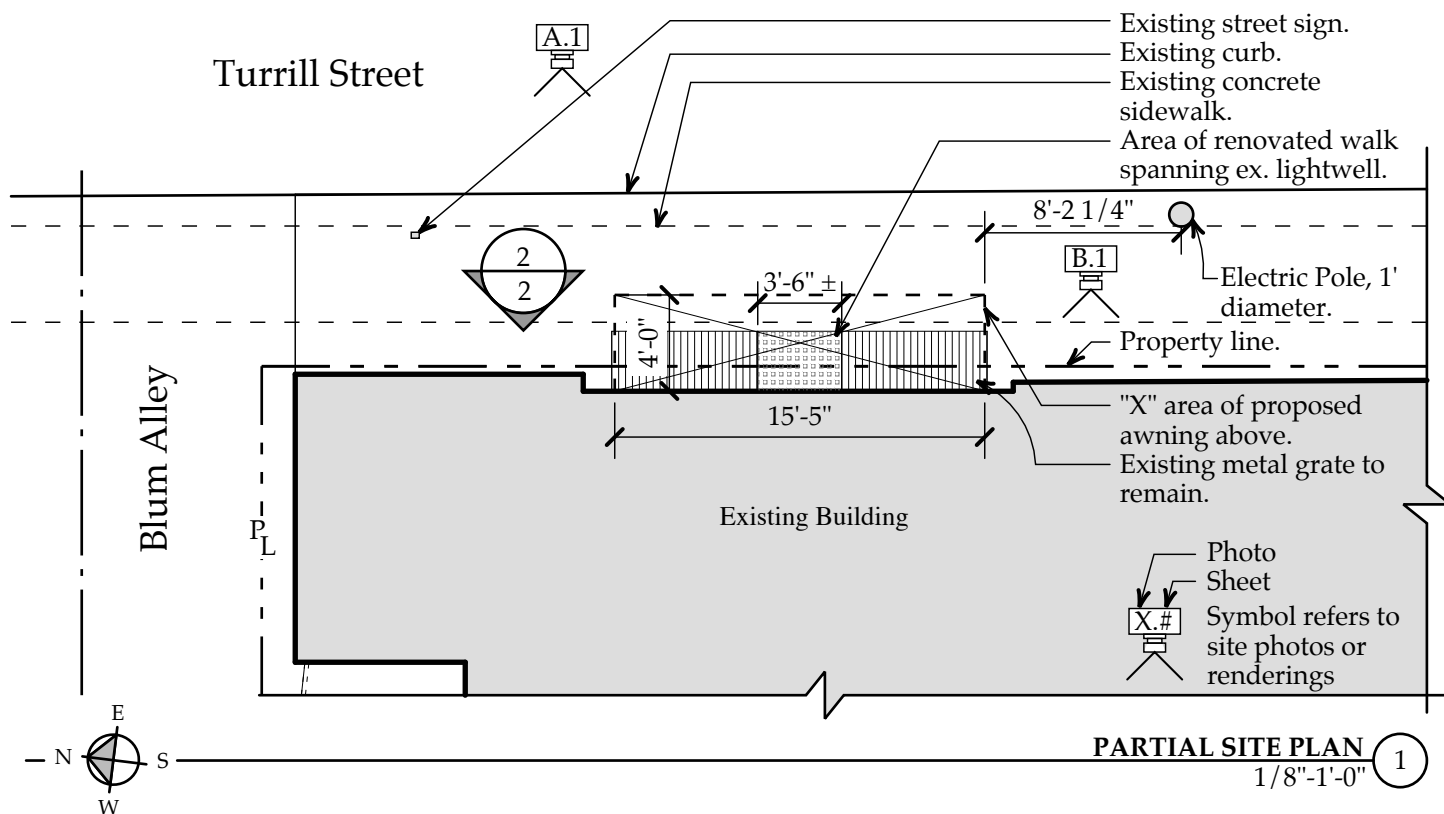
The owner of OMS Photography, located at 1636 Chase Avenue, wishes to construct a canopy over the existing public sidewalk in order to better attract attention to their main entry. In addition, they wish to change the surface material of an existing concrete deck spanning an existing light well from polished concrete to granite. Building information, proposed materials and assembly are as follows:

The building is site of the former Northside Engine 20 fire station. It was converted to a photography studio in 2005 and fully renovated by the current owner in 2007. During the most recent renovation, a Certificate of Appropriateness was issued on several items, including the banner that currently hangs on the east side of the building.

The primary design consideration for the awning is contextual appropriateness with the building. Key to this design is the header beam over the garage entry (refer to image B.2 attached). The bottom of the awning will align with the bottom of the window head. A metal beam, similar to the window head will serve as the primary structural members for the awning. The beams will be braced back to the masonry wall with metal rods. All metal members will be powdercoated. The awning will be attached to the building with through bolts attached to metal plates located on the interior side of the masonry wall. Key connection points will be at the base of the awning and the top of the diagonal braces. This system will be designed in such a way that the awning can be removed and the brick penetrations sealed. The covering surface of the awning will be powder coated corrugated metal. Refer to attached for plans, elevations, and photographs.

The awning is planned to comply with Department of Transportation and Engineering (DOTE) requirements. The front of the awning is held back 4'-3" from the curb (2'-0" minimum is required). The awning aligns with the bottom of an adjacent window head located at approximately 13'-7" above grade (8'-0" minimum above grade is required). The nearest utility pole is approximately 8'-2" away from the nearest corner of the proposed awning.

Applicable codes  
Cincinnati Building Code (CBC)  
Local Conservation Guidelines: Northside NBD Historic District.  
Ohio Building Code (OBC) 2017.

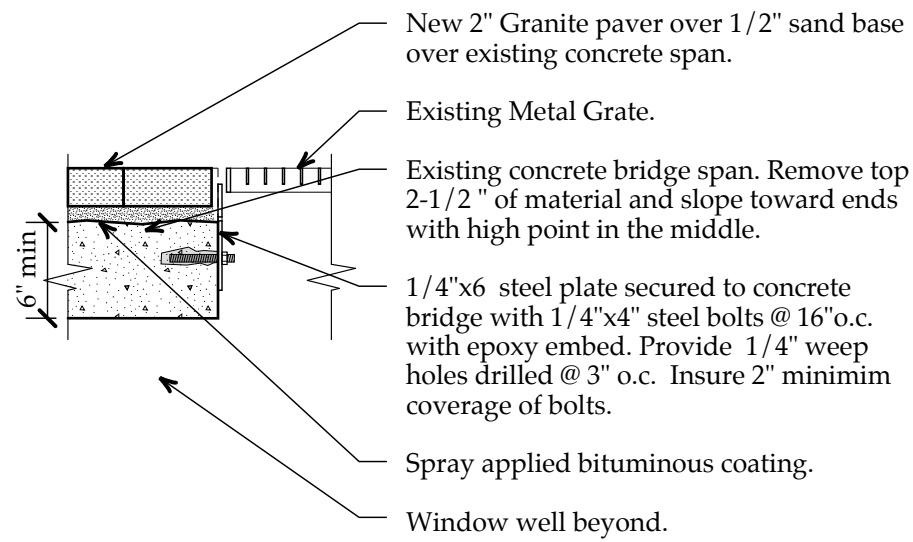


Exterior Awning for  
OMS Photography  
1636 Chase Ave  
Cincinnati, Ohio 45223

01

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New 2" Granite paver over 1/2" sand base over existing concrete span.

Existing Metal Grate.

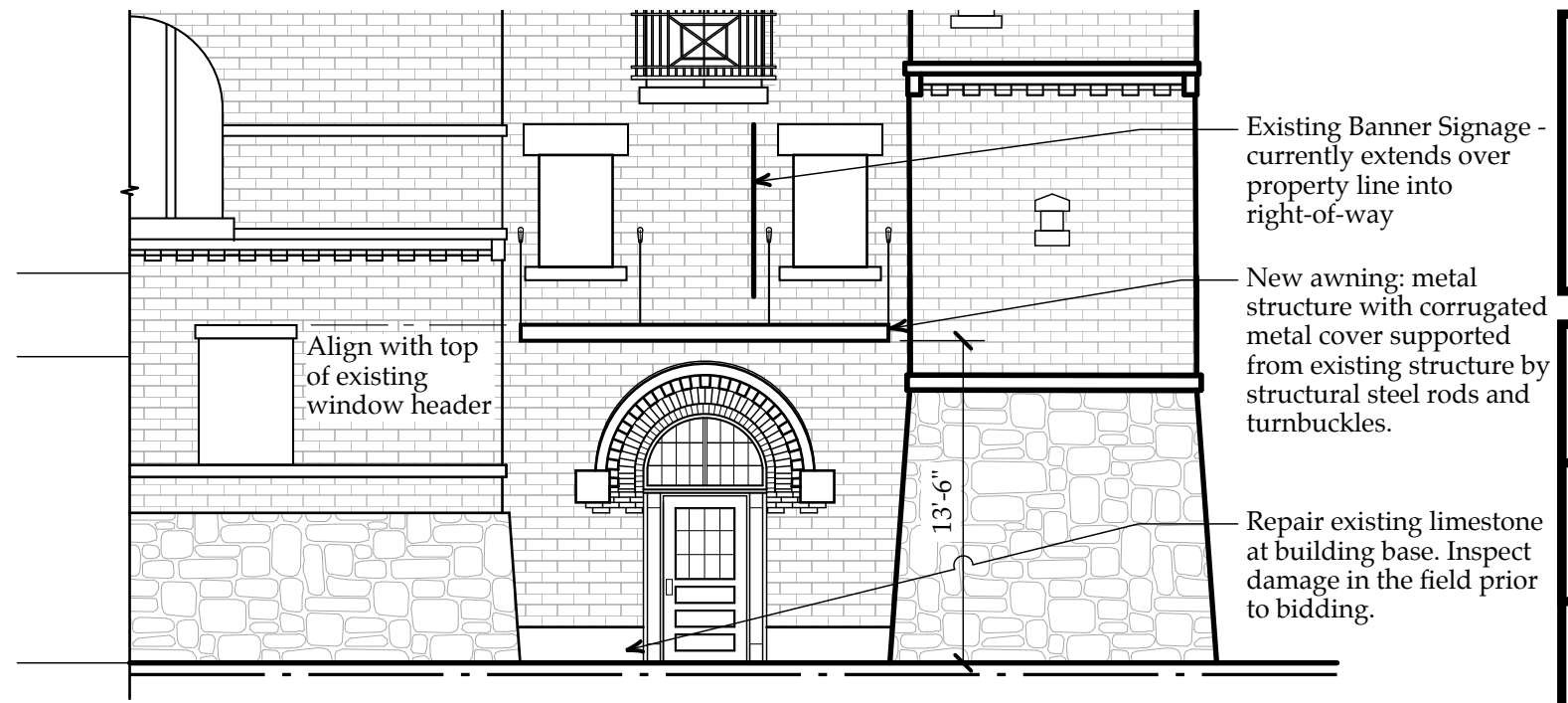
Existing concrete bridge span. Remove top 2-1/2" of material and slope toward ends with high point in the middle.

1/4"x6" steel plate secured to concrete bridge with 1/4"x4" steel bolts @ 16" o.c. with epoxy embed. Provide 1/4" weep holes drilled @ 3" o.c. Insure 2" minimum coverage of bolts.

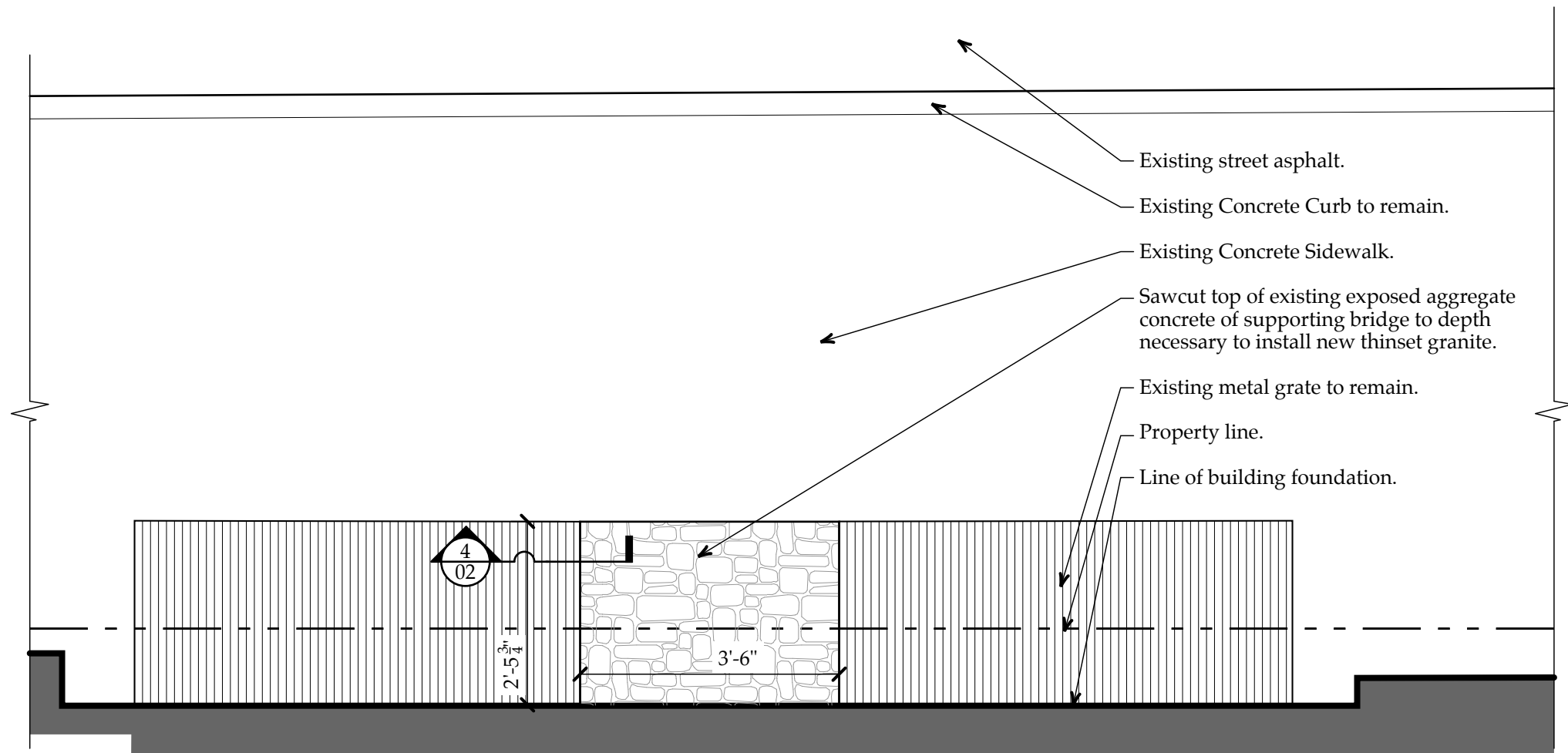
Spray applied bituminous coating.

Window well beyond.

**PAVING SECTION @ BRIDGE** 3  
1"=1'-0"



**PARTIAL WEST ELEVATION** 2  
1/8"=1'-0"



Existing street asphalt.

Existing Concrete Curb to remain.

Existing Concrete Sidewalk.

Sawcut top of existing exposed aggregate concrete of supporting bridge to depth necessary to install new thinset granite.

Existing metal grate to remain.

Property line.

Line of building foundation.

**NEW PAVING PLAN** 1  
1/2"=1'-0"

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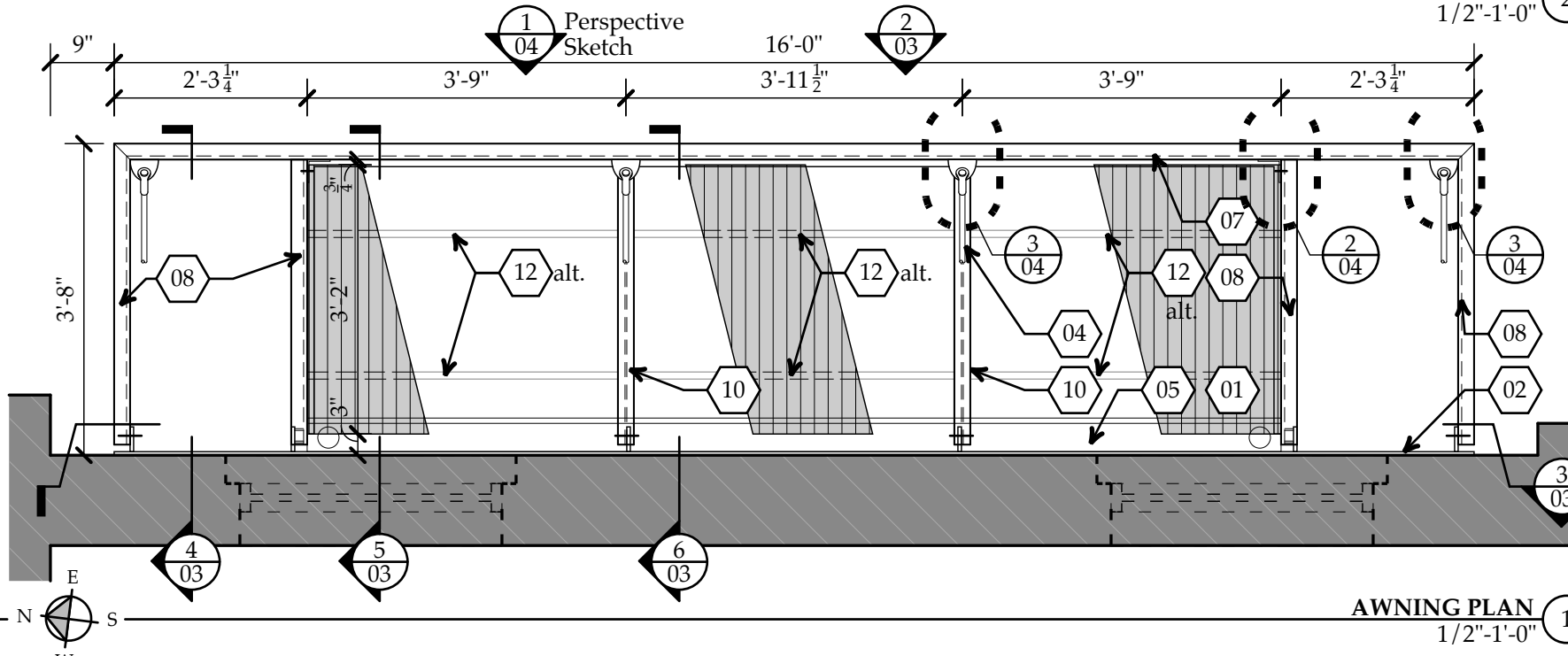
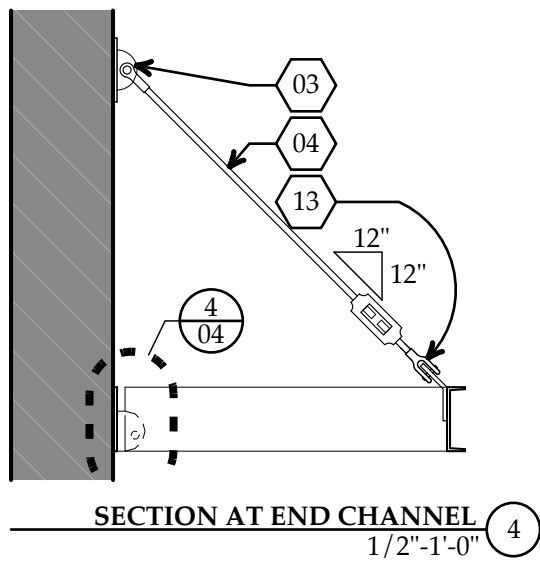
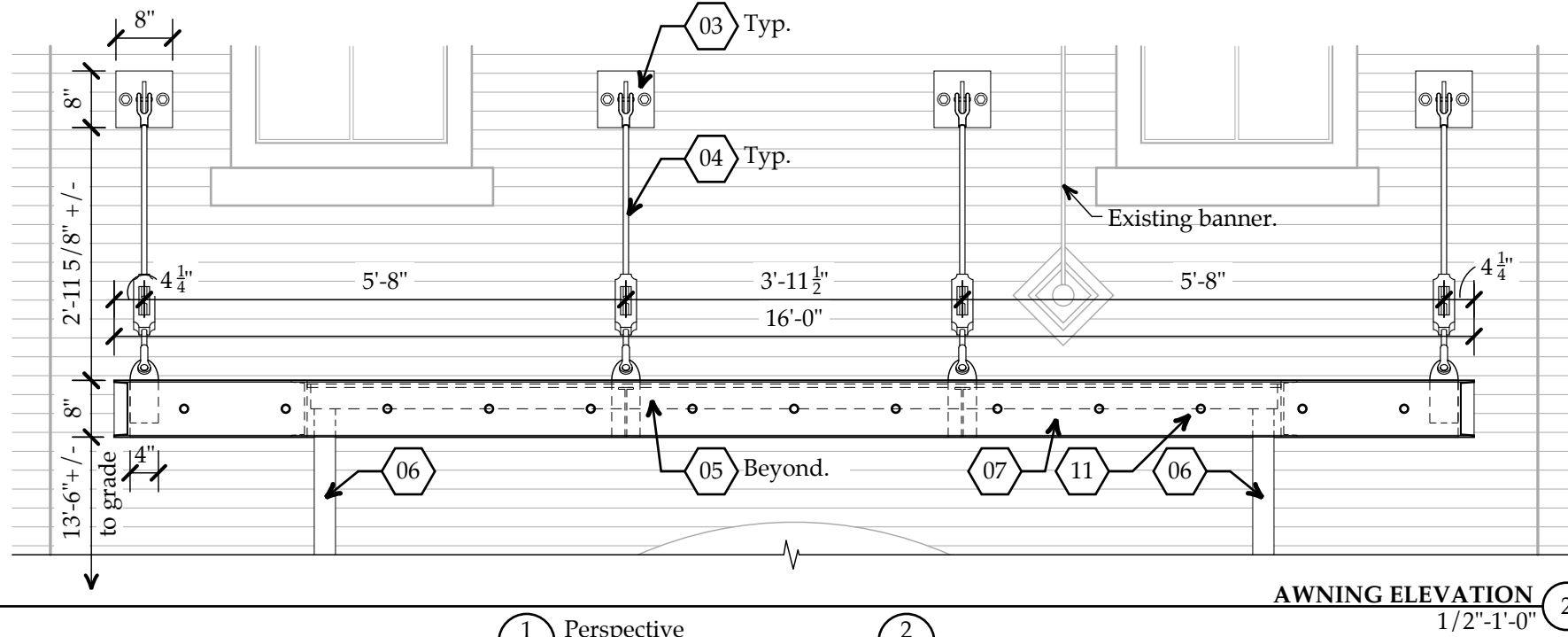
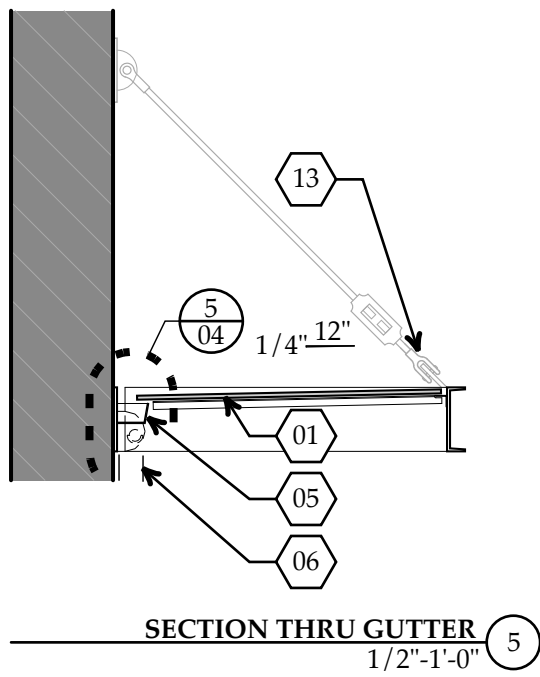
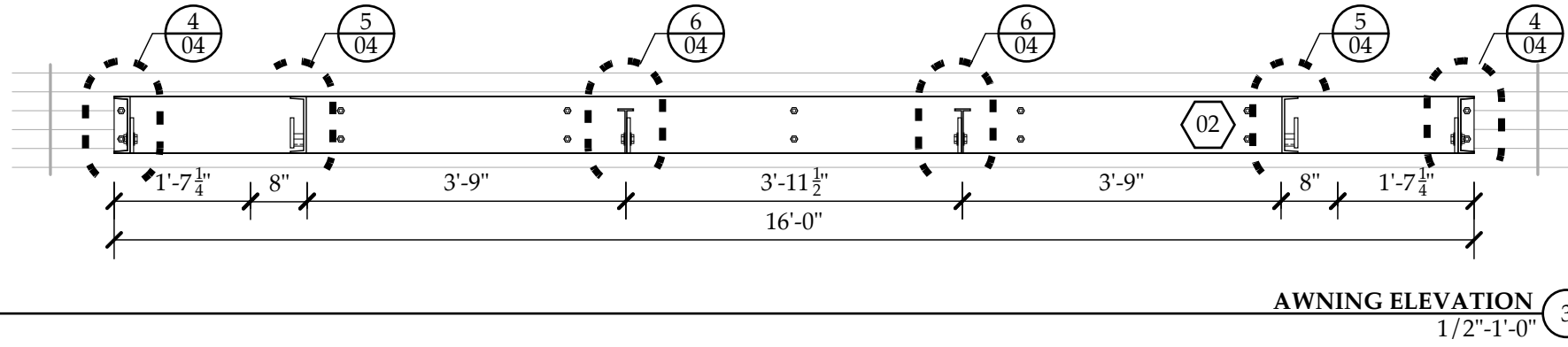
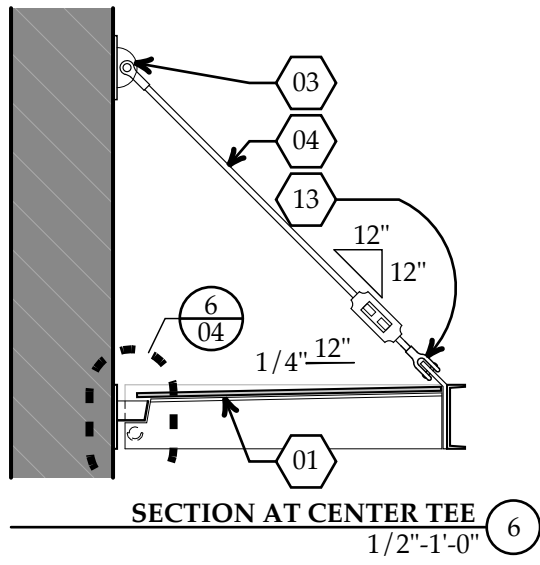
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1636 Chase Ave  
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**02**  
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**GENERAL NOTES**

A. All exposed metal shall be powdercoated. Color is matte black, to be approved by Owner.

01. 1/2" thick Tempered Glass resting on neoprene strip adhered to metal angles (size) welded to Face Channel and Downspout Channels. Slope @ 1/4" per foot to gutter.

01. (bid alternate) 26ga. 3/4" corrugated metal panel, 33 1/2" coverage. "Bridgersteel" or equal. Color: Black. All screws to be through perlin and not visible from below.

02. 1/2" continuous metal plate secured to masonry wall.

03. 1/2" gusset plate on interior and exterior side of wall with (2) 3/4" dia threaded rod through bolts. Washer and nuts on both sides.

04. 1" dia rod with clevis ends and turnbuckle.

05. 16ga. Continuous gutter integrated into metal support plate. High point at center; slope @ 1/4" per foot to downspouts.

06. 3" dia round downspout - material and finish to match awning.

07. Face-channel: Steel C8x11.5.

08. End-channel: Steel C8x11.5

09. Downspout Channel: Steel C8x11.5.

10. Center Tee: 3/8"x5" flange w/ tapir as required.

11. Decorative Rivet.

12. (bid alternate) Purlin: 1/4"x1"x2" welded to tees and end channels.

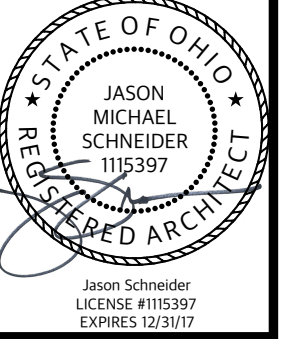
13. Gussets: 1/2" steel shop weld to C8x face channels, typ.

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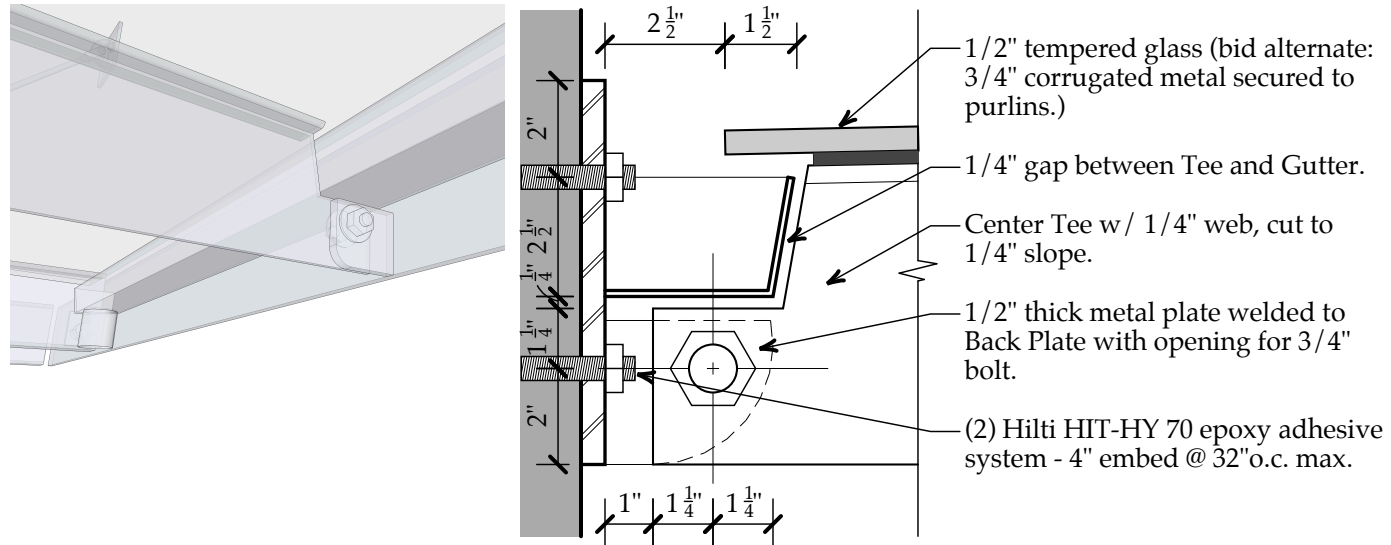
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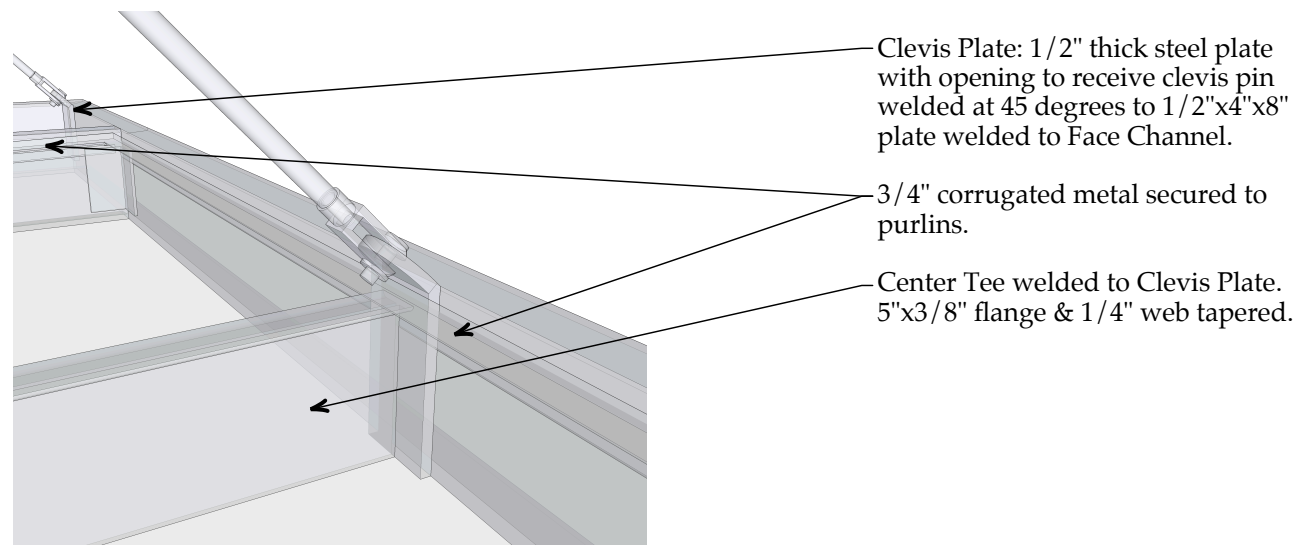
Exterior Awning for  
**OMS Photography**  
1636 Chase Ave  
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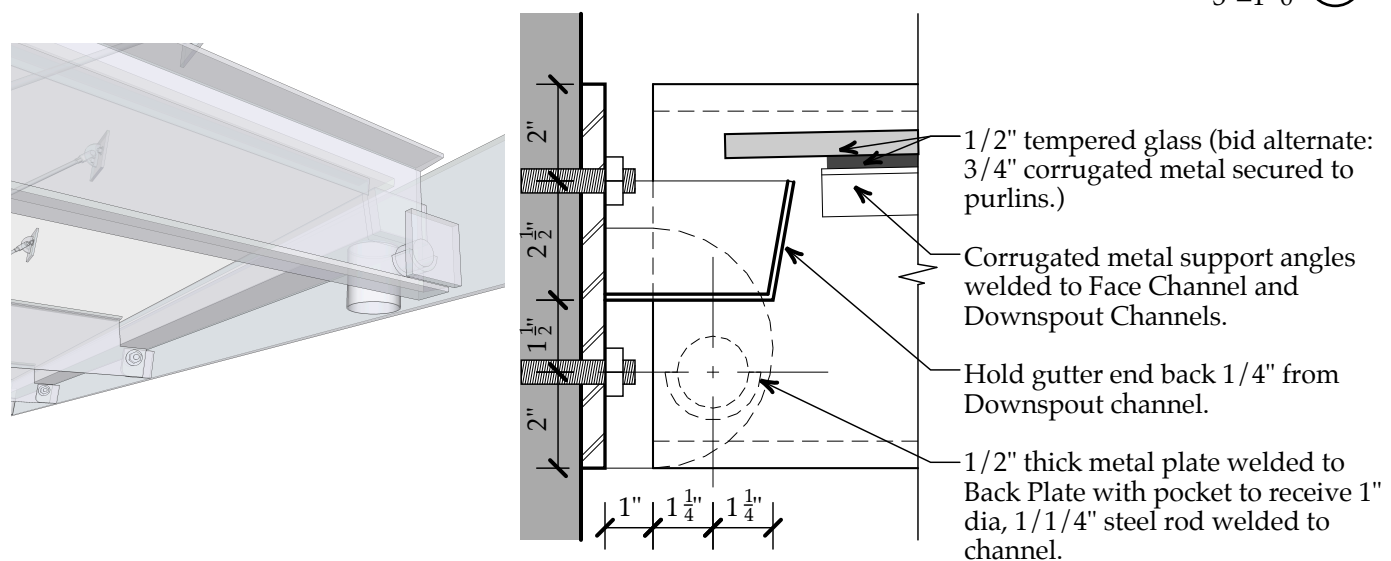
**03**  
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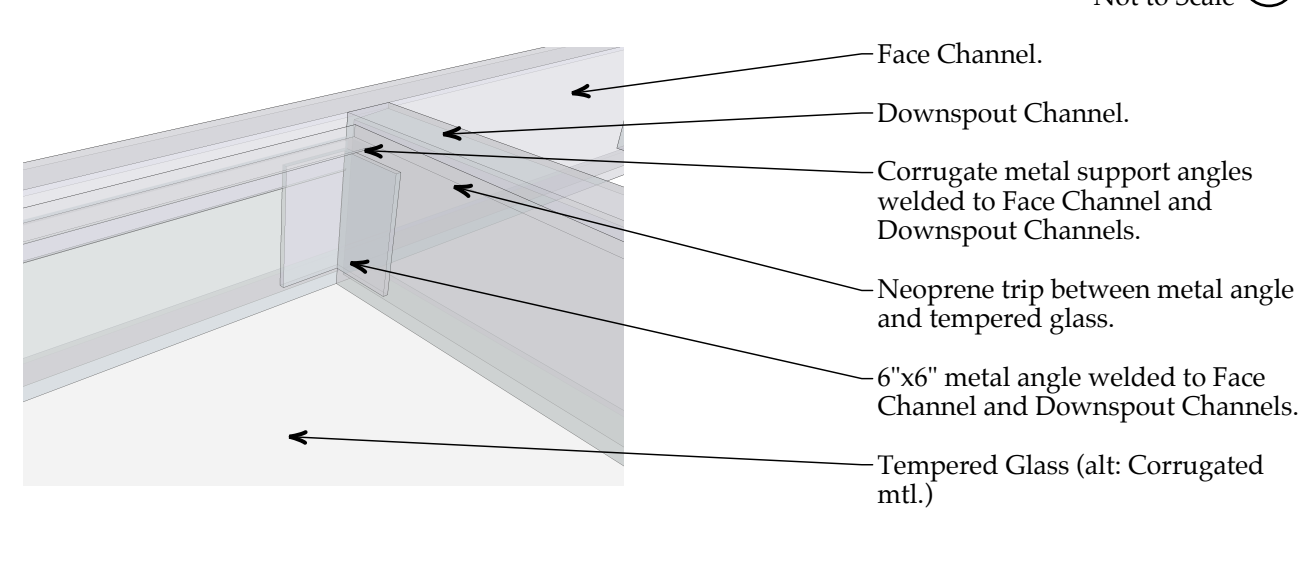
**CENTER TEE DETAIL** 6  
3"=1'-0"



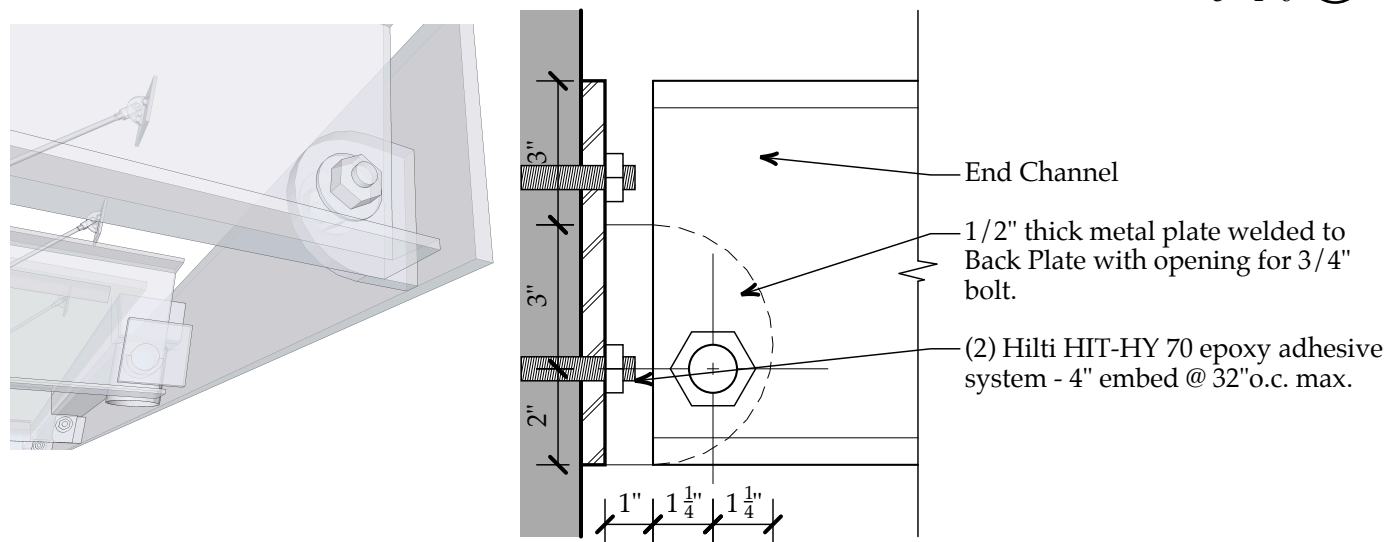
**CLEVIS / FRAME CONNECTION DETAIL** 3  
Not to Scale



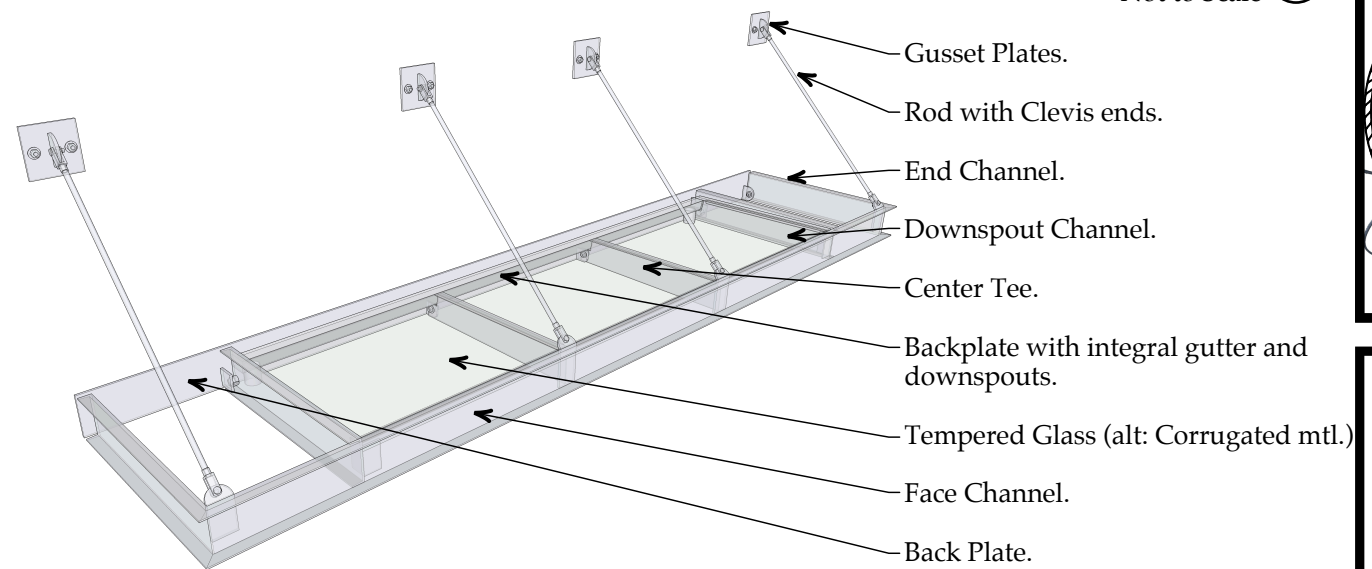
**DOWNSPOUT CHANNEL DETAIL** 5  
3"=1'-0"



**DOWNSPOUT JOIST / FACE CHANNEL CONNECTION** 2  
Not to Scale



**END CHANNEL DETAIL** 4  
3"=1'-0"



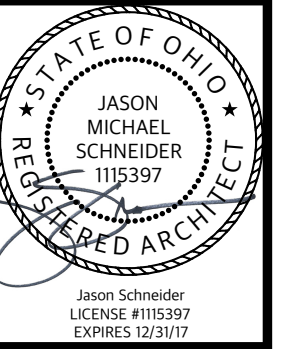
**AWNING PLAN** 1  
Not to Scale

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**04**  
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**GENERAL STRUCTURAL NOTES**

**GOVERNING CODE**

OHIO BUILDING CODE – 2011, BASED ON 2009 IBC

CLASSIFICATION OF BUILDING STRUCTURE  
CATEGORY II, TABLE 1604.5

**DESIGN LOADS**

1. ROOF LOAD:

1.1 MINIMUM LIVE LOAD OR SNOW LOAD (Pf) 20 PSF\*

\* MINIMUM SNOW LOAD GOVERNED BY  $P_f = 20 * I$  (PSF) WITH DRIFT CONSIDERATION.

2. SNOW LOAD:

2.1 GROUND SNOW LOAD,  $P_g = 20$  PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.

2.2 FLAT ROOF SNOW LOAD,  $P_f = 17$  PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.

2.3 SNOW LOAD IMPORTANCE FACTOR  $I = 1.00$

2.4 SNOW EXPOSURE FACTOR  $C_e = 1.0$

2.5 THERMAL FACTOR,  $C_t = 1.00$

4. WIND LOAD:

4.1 MAIN WINDFORCE - RESISTING SYSTEM: 90 MPH PER ASCE 7 (3-SECOND GUST).

4.2 WIND EXPOSURE B

4.3 WIND LOAD IMPORTANCE FACTOR  $I_e = 1.00$

4.4 BASIC WIND VELOCITY PRESSURE,  $q_h = 16.9$  PSF.

4.5 INTERNAL GUST PRESSURE COEFFICIENT  $G_Cp = 0.18$ , ENCLOSED BUILDING.

**THE WIND DESIGN PRESSURE  $P = qG_Cp - q_i(G_Cp_i)$  FOR MWFRS PER ASCE 7 SECTION 6.5.12.2.**

**CONSTRUCTION AND SAFETY**

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL 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 EPOXY ADHESIVE MANUFACTURED BY THE HILTI COMPANY. 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.

**STRUCTURAL STEEL**

1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.

2. FABRICATOR SHALL DESIGN CONNECTIONS AND, WHEN REQUESTED, SUBMIT CALCULATIONS TO AID THE ENGINEER IN REVIEW. UNLESS SPECIFIC END MOMENTS AND REACTIONS ARE INDICATED ON DRAWINGS, DESIGN AND FABRICATE CONNECTIONS TO RESIST SHEAR BASED ON THE MAXIMUM UNIFORM LOAD CAPACITY OF THE MEMBER FOR THE SPAN INCREASED BY 15%, BUT NO MORE THAN THE SHEAR CAPACITY OF THE MEMBER.

3. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.

4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1).

5. MATERIALS:

8.1 ROLLED **WIDE FLANGE** SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE,  $F_y = 50$  ksi.

8.2 ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.

8.3 TUBULAR SHAPES: ASTM A500, GRADE B.

8.4 PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.

8.5 BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.

8.6 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.

8.7 FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.

8.9 NON-SHRINK NON-METALLIC GROUT: CRD-C-621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS.

6. PAINT AND PROTECTION:

10.1 STRUCTURAL STEEL UNLESS NOTED: COORDINATE PAINTING REQUIREMENTS WITH ARCHITECT AND OWNER. SEE ARCHITECT DOCUMENTS. TOUCH UP AS NEEDED AFTER ERECTION.

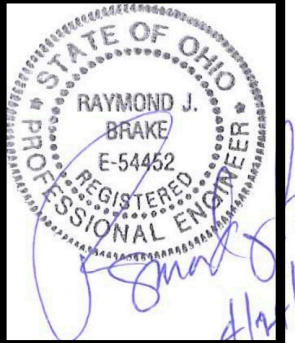
7. CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. ANY DEVIATIONS FROM THE ORIGINAL DESIGN INTENT SHALL BE APPROVED PRIOR TO SUBMITTING ANY SHOP SUBMITTALS. SUCH DRAWINGS WILL BE REJECTED.

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OMS Photography  
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05

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8 Dec. 2017

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

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APPLICATION #: ZHUV1807/ COA2018018  
APPLICANT: Maplewood & Kinsey LLC  
OWNER: same  
ADDRESS: **2415 Maplewood**  
PARCELS: 089-003-0130, 0131, 0132  
ZONING: RMX  
OVERLAYS: Kinsey Apartment Bldg. - Historic Landmark  
COMMUNITY: Mt. Auburn  
REPORT DATE: April 12, 2018  
HEARING DATE: April 23, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### Details of Zoning Relief Required:

1. **1405-07: Development Regulations.** RMX zones are permitted to have up to 3 dwelling units per site with a minimum lot area of 2500sf per unit. With the lot size the building would be able to have 4 units. The building currently has a configuration that has 7 units. The proposal is to create 14 units with 11 parking spaces. As there is currently 7 units, there is only an increase of 7 required parking spaces. **The applicant is required to have Use Variance for 14 units.**
2. 1424-29: Parking Lot Landscaping: Parking lots must provide a perimeter landscaping area of at least three feet in width. On the west edge, 0feet are proposed. **A variance of 3 feet is required.**

### Existing Conditions:

The subject property at 2415 Maplewood is known as the Kinsey Apartment Complex. This building is a Beaux Arts Style luxury style apartment complex built in 1905 in a neighborhood of mostly, what were originally, single family homes. The building is 3 full stories with a tall habitable attic and basement.

The original configuration of the apartment was 6, 2 bedroom units, 2 on each floor, with a possible laundry and servants living quarters in the attic. Each unit is approximately 2000 square feet. Over the years both the attic and a portion of the basement had been converted to living spaces with evidence of up to 7 units within the building.

The building is currently vacant and has been vacant for at least a decade. While the building has been vacant and does have significant renovations needed to bring it up to a livable condition, there are significant historic elements intact on both the exterior and interior.

**Proposed Conditions:**

The applicant is proposing to convert the building into a 14 unit apartment complex with 4 units on each of the first three floors and 2 units in the attic. The breakdown of the apartments will be 8, 2 bedroom units, 6 1 bedroom units.

The attic is a livable attic with both the height and space to make code compliant uses as well as the room to make a second staircase to connect to the existing front staircase within the building. .



Figure 1. Location of 2415 Maplewood Ave. Image courtesy of CAGIS.



Figure 2. View of 2415 Maplewood Ave. Image courtesy of Google.

**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential District
Variance Requests:	Section 14205	Development Regulations
Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Landmark Building</a>	COA Standard: <a href="#">Section 1435-09-2</a> COA;
Standard of Review		

**Zoning Analysis:**

The property as built would not comply with the underlying zoning as it was built as a 6 family and the RMX only allows up to a 3 family unit. The building is a large building with large individual units, around 2000 sf each. In analyzing the uses around the property, many of the houses have been subdivided. There are a lot of 2 bedroom apartments but they tend to range in size 600 sf to 1200 sf with top rents around \$900-\$1000 for a two bedroom. Staff could not find a comparable apartment within the neighborhood at 2000 sf.

The layout of each unit is also such that it caters to a different style of living than is desired for a student population that typically rents in this part of town due to the

proximity to the University. There is a formal foyer and separate dining room and parlors. This creates spaces and rooms that are not necessarily desired or highly usable spaces. The proposal breaks each existing 2000 sf unit into a smaller 1 bedroom unit at around 700 sf and a 2 bedroom unit at 1300 sf. These are still generous unit sizes compared to the market in the vicinity of the project. This proposal would also create 2 units in the attic. These would have 2 bedrooms and be a bit larger at about 1800 sf each.

The project will also create an 11 space parking lot at the rear of the lot. While this will not provide a space for every unit, but they are providing enough parking for the increase in units from the original density of the building and therefore meet the parking required. However in order to be able to provide this many spots in the size of the lot they will not be able to provide a landscape buffer of 3 feet. As the neighboring property is a large side lot that has both a driveway and an accessory structure association with the neighboring building, the parking lot will not be directly adjacent to another building.

#### **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 Kinsey Apartment Building is a unique luxury apartment in an early streetcar suburb of downtown. This building is an Individual Landmark in need to restoration and rehabilitation. The location of this apartment complex would afford it rents within \$.66sf-\$1/sf for rent. This limits the income potential for the building and therefore the revenue stream needed to support a \$1.2 million rehabilitation.*

- (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 deprive the property of all economically viable uses as 14 units is the number of units required for the property owner to make the required renovations. See g below for estimate on renovation costs.*

#### **§ 1445-16. –Use Variance Standards.**

No variance shall be granted to allow a use not permissible under the terms of the Zoning Code or the Land Development Code in the zoning district in which the property is located, unless the Zoning Hearing Examiner finds that the applicant for the use variance has demonstrated that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code or the Land Development Code is required and such hardship must be demonstrated by clear and convincing evidence as to the following criteria:

(a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district;

*The property was built as a multi-family. The building would not be economically viable as just a three family building. The building was built to function as a 6 family building. Due to the rents expected, the large units on each floor need to be subdivided and the attic space utilized in order to create a revenue stream large enough to support the expected rehabilitation costs. The attic will be able to have two means of egress through adding a staircase on the interior.*

(b)The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;

*This property is a unique property within the neighborhood. Most other buildings were built as single-family buildings that have been converted to multi-family buildings. According to the Auditors page the majority of properties directly adjacent to this building are currently 3 family dwellings, while on much smaller lots and in smaller buildings.*

(c)The hardship condition is not created by actions of the applicant;

*The building was built as a multi-family building and was never intended to be a 3 family unit.*

(d)The granting of the variance will not adversely affect the rights of adjacent property owners or residents;

*The granting of the property to increase its density and be used as a 14 unit apartment will not adversely affect the right of adjacent property owners. The property will provide the required parking. Further the parking on the street has availability, especially on the frontage of the building. A minimum of 6 cars would be able to be parking on both the front and side street frontages. With vacant lots on the street as well, the demand for parking will absorb additional on-street parking.*

(e)The granting of the variance will not adversely affect the community character, public health, safety or general welfare;

*The granting of the property to increase its density and be used as a 14 unit apartment will not adversely affect community character, public health, safety or general welfare. Rather the granting of this variance will permit the property to be properly rehabilitated and put back to use rather than being a large vacant building that is detracting from the community character and property values of adjacent properties.*

(f)The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and

*The building as designed does not fit within the base zoning which it is included, but providing an avenue for a historic landmark building to be rehabilitated supports the Historic Conservation Chapter of the Zoning Code.*

(g)The variance sought is the minimum that will afford relief to the applicant

### **Costs**

*The renovation costs at \$1.2 million with a purchase price of \$100,000 will need the rent from 14 apartments to make the project viable.*

*Income:*

*8 2 bedroom units at \$.83/sf (owner stated income based off his other rental units) to \$1/sf (City estimate)= \$8000-\$9600*

*6 1 bedroom units \$.83/sf (owner stated income based off his other rental units) to \$1/sf (City estimate)- \$3000-\$3600*

***Income= \$12,000-\$13,200***

### **Expenses**

*Mortgage: 30 year mortgage at 5%- \$6442*

*Taxes: estimate of \$20,000/year \$1600/month*

*10%/month for property management- \$1200-\$1320*

*1.5x monthly rate for property maintenance/year- \$1500-\$1650*

*Insurance at \$500/month.*

***Expenses: \$11,241-\$11512***

***Net Income: \$760-\$1688***

*This is a small margin and while the numbers are very rough estimates, this provides a scope that shows that minimum number of 14 units is needed to support the renovation costs.*

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

A Certificate of Appropriateness is not required at this time. All work discussed between the Urban Conservator at this time considered rehabilitation and would either be able to be approved at a staff level or would be considered maintenance and repair.

The only major exterior change at this point is not on the portion of the property that is zoning a Historic Landmark. The lot to the east that is under current ownership will need to be consolidated and meet appropriate screening.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on April 4, 2018

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

- I. **ZONING RELIEF**
- II. **1405-07: Development Regulations. APPROVE** a Use Variance to allow 14 units at 2415 Maplewood Ave with the following conditions.
- III. 1424-29: Parking Lot Landscaping: Approve **A variance of 3 feet on the west perimeter.**
- IV.
  - a. The lot, 089-0030-0130, 0131 and 0132 must be combined by Consolidation Plat recorded prior to building permits being issued.
  - b. The parking lot must be screened in accordance with 1425-27 of the Cincinnati Zoning Code.
  - c. The parking lot must include at least one tree per landscaping requirements of 1425-29.
- A. **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.
  3. It is necessary and appropriate to support the rehabilitation costs of the project.
  4. The building was originally built as a 6 family luxury apartment complex, an apartment style not currently supported by the market in the neighborhood.

**ADJUDICATION/DENIAL LETTER**

Date: 03/02/2018  
Location: 2415 Maplewood Avenue- Kinsey Apartments  
Request: Density Variance  
Zoning District: RMX/ Historic Landmark

Applicant Name: Mark Griesmer

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 Zoning Variance from the Historic Conservation Board as it is a Historic Landmark, The Kinsey Apartment Complex

All documents under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$900 fee is required with the submission as well.** The next deadline is March 9, 2018 for the April 23, 2018 Historic Conservation Board Meeting.

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

1. 1405-07: Development Regulations. RMX zones are permitted to have up to 3 dwelling units per site. The building currently has a configuration that has 7 units. The proposal is to create 14 units with 11 parking spaces. As there is currently 7 units, there is only an increase is 7 required spaces. The applicant is required to have Use Variance for the 14 units.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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 Review 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. \$ 900

#### 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

- 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
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**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](mailto: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  
[Beth.Johnson@Cincinnati-OH.gov](mailto:Beth.Johnson@Cincinnati-OH.gov)

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 2415 Maplewood Ave Cincinnati OH 45219  
 Hamilton Co. Parcel ID No.: 089-0003-0130-00, 089-0003-0132-00 Zoning District: RMX  
 Historic District: N/A Overlay District: N/A

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

Name: MAPLEWOOD & KINSEY, LLC  
 Contact Person (if legal entity): MARK GRIESMER  
 Address: 3914 Miami Rd Suite 311  
 City: Cincinnati State: OH Zip Code: 45227  
 Phone: 513.600.5897 E-mail: reddoor96@aol.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: \_\_\_\_\_  
 Contact Person (if legal entity): Mark Griesmer  
 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:  
 Divide 6-2 bedroom units (approx 2,000 sq ft each) into 12 units total so each will include a 2 bedroom unit and a 1 bedroom per unit. The exterior of the building will not be altered to accomodate these changes. Project intent is to restore the existing building to be a viable part of the community and offer affordable housing from a current boarded up blighted state.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 Current zoning limits units to 3 family. Need variance to change units to accomodate 14 units total.

### 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: 03/08/2018

Statement of intent on how the project meets the applicable Historic Conservation guidelines.

Applicant intends to conform with historic conservation guidelines. The exterior of the building will not be changed. All economically viable means working in coordination with the Urban conservator will be pursued to use like, conforming materials where replacement is necessary due to deterioration and safety.

Intent is to also preserve Interior features that have not been vandalized beyond repair, while converting the property to more appropriately sized luxury apartment units that will command market based rents in line with the neighborhood market.

Multiple developers have attempted to redevelop project and have not been able to make the economics work and property has therefore been blighted and vacant for over a decade. Variance is necessary to make the economics work and restore this building to being a vibrant part of Mt Auburn. If immediate restoration work is not begun, building may deteriorate beyond repair.



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](mailto:Boards@cincinnati-oh.gov)

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
 Case Number: \_\_\_\_\_

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

### Section 1. SUBJECT PROPERTY

ADDRESS 2415 Maplewood Ave COMMUNITY MT AUBURN  
 PARCEL ID(S) 089-0003-0130-00, 089-0003-0132-00  
 BASE ZONING CLASSIFICATION RMX/HISTORIC LANDMARK ZONING OVERLAY (if applicable) N/A  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME MAPLEWOOD & KINSEY, LLC CONTACT PERSON (if legal entity) MARK GRIESMER  
 ADDRESS 3914 MIAMI RD SUITE 311 CITY CINCINNATI STATE OH ZIP 45227  
 EMAIL REDDOOR96@AOL.COM RELATIONSHIP TO OWNER (if not owner) OWNER  
 TELEPHONE 513.600.5897

### Section 3. OWNER

NAME MAPLEWOOD & KINSEY, LLC CONTACT PERSON (if legal entity) MARK GRIESMER  
 ADDRESS 3914 MIAMI RD SUITE 311 CITY CINCINNATI STATE OH ZIP 45227  
 EMAIL REDDOOR96@AOL.COM RELATIONSHIP TO OWNER (if not owner) OWNER  
 TELEPHONE 513.600.5897

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

- Variance     Use Variance     Special Exception     Conditional Use
- Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission
- Urban Design Overlay District Permission     DD District Phased Development Approval

### Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

Divide 6-2 bedroom units (approx 2,000 sq ft each) into 12 units total so there will be a total of 6-2 bedroom units and 6-1 bedroom units. Restore the top floor that has 2 existing 2 bedroom units but not add additional units to the top floor. The exterior will not be altered to accomodate these changes. Project intent to restore a blighted building so affordable housing to the neighborhood.

### 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 MARK GRIESMER Signature \_\_\_\_\_ Date 0 3 0 8 1 8

**Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.**

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

<input type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Survey plats, site plans, or other accurate drawings 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 also be provided.
<input type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

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.

Application for Zoning Relief, Section 6, summary of reasons why relief should be granted.

Section 1. Project is in the public interest because the building has been a nuisance property, blighted and vacant since at least 2007. No other developer has been able to make an economically feasible rejuvenation work. Developer will rejuvenate building which will improve overall neighborhood with market based rent residents.

Section 2. Applicant will suffer unnecessary hardship if strict compliance with the Code is required.

- a. Property has been designated historic because it is an example of "luxury apartments". To maintain integrity of use of building, plan is to continue to be luxury apartments. Developer has renovated and owns and operates several other buildings in the immediate vicinity and is well aware that the top end of rents in the neighborhood for 2 bedroom apartments is \$1,000. Keeping building at 6 units will not support costs necessary for the \$1,200,000 renovation. Applicant intends to retain most existing interior details while converting building to 14 units.
- b. There are multiple examples within immediate vicinity of multi-family housing. The historic designation makes this unique to this property. It is the exception, not the rule. No other developer has been able to make the economics work on this property and so the property has continued to deteriorate and bring down neighboring property values. Property is salvageable, but time is against it as parts of façade are crumbling and in need of immediate repair.
- c. This hardship is not created by the actions of the applicant, quite the contrary. Applicant bought the property in 2017 and immediately began plans to renovate. Applicant has applied for and received CRA to renovate property using LEED. Roof was leaking, causing more damage to property and applicant fixed immediately upon acquiring, even before developer knew if CRA would be granted. Further, Developer has a vested interest and track record of Mt Auburn revitalization having taken three previous vacant, blighted multi-family properties (131 Kinsey, 135 Kinsey, 233 Gilman) and rejuvenated them to fully leased apartments at market rents. Applicant has another renovation currently underway at 225 Gilman.
- d. The granting of the variance will not adversely affect the rights of adjacent property owners or residents, and in fact will positively impact them by taking a blighted nuisance and returning it to desirable habitation. Additional parking will be added on land that is part of the parcel to minimize any impact on adjacent neighborhood street parking.
- e. The granting of the variance will improve the community character, public health, safety and general welfare by putting market rent residents into the community with a vested interest in the safety and character of the neighborhood. The Mt Auburn plan of 2012 for urban revitalization was written with intent of stimulating economic opportunities and

increased population. The plan outlines a goal to create a more livable neighborhood with a full spectrum of housing options. This project is consistent with and advance the community plan and vision.

- f. The variance will be consistent with the general spirit and intent of the zoning code as this has always been a residential apartment building and will be again, instead of a vacant nuisance
  
- g. The variance being sought is to keep the exterior the same and convert the interior to 14 units that will make the economics work to justify the \$1,200,000 plus investment in improving the overall neighborhood. Several other developers have tried to make the renovation numbers work and have not been able to. Applicant is confident that project will be complete and work economically while improving overall neighborhood and preserving a building that will deteriorate further unless action is taken immediately

**Letter of Support  
Of Request for Change of Use Variance**

**2415 Maplewood Ave. The Kinsey Building Cincinnati Oh, 45219**

This letter is asking for support of our request for a change in use variance to increase the number of apartments in the building to 14. The building is registered as a 6 unit building and has most recently been used as a 9 unit building utilizing the fourth floor for 2 units and the basement for one. We are proposing splitting the units on floors 1 through 3 creating 12 units instead of 6, using the fourth floor's two units, and not utilizing the basement for living quarters. The building's exterior will not be affected by these alterations. Parking of approximately 11 spots will be added in the rear of the building.

The variance is necessary for economic reasons. Three of the factors that make this project unique are:

- 1.) The building is very large for its current number of units-approximately 2,000 square foot per 2 bedroom unit
- 2.) The historical preservation repairs to the masonry, particularly the front balconies are unusual to most buildings
- 3.) The scope of updating and repair of the building due to the neglected status of the building

Our vision for this building is to restore it back to being a gem of the neighborhood. Our plans are also consistent with Mt. Auburn Plan 2012 for Urban Revitalization's overall goal for growth to "stimulate economic growth and increase population". This project will also help create a more livable neighborhood instead of a blighted property. Please sign to support the variance needed to make changes to the building.

2424 maplewood Ave      renter

Property address

owner/renter

I, Operele Lattimore support granting the change of use variance to  
Maplewood & Kinsey, LLC to renovate 2415 Maplewood Ave.

Adrian Sutton

Signature

date

**Letter of Support  
Of Request for Change of Use Variance**

**2415 Maplewood Ave. The Kinsey Building Cincinnati Oh, 45219**

This letter is asking for support of our request for a change in use variance to increase the number of apartments in the building to 14. The building is registered as a 6 unit building and has most recently been used as a 9 unit building utilizing the fourth floor for 2 units and the basement for one. We are proposing splitting the units on floors 1 through 3 creating 12 units instead of 6, using the fourth floor's two units, and not utilizing the basement for living quarters. The building's exterior will not be affected by these alterations. Parking of approximately 11 spots will be added in the rear of the building.

The variance is necessary for economic reasons. Three of the factors that make this project unique are:

- 1.) The building is very large for its current number of units-approximately 2,000 square foot per 2 bedroom unit
- 2.) The historical preservation repairs to the masonry, particularly the front balconies are unusual to most buildings
- 3.) The scope of updating and repair of the building due to the neglected status of the building

Our vision for this building is to restore it back to being a gem of the neighborhood. Our plans are also consistent with Mt. Auburn Plan 2012 for Urban Revitalization's overall goal for growth to "stimulate economic growth and increase population". This project will also help create a more livable neighborhood instead of a blighted property. Please sign to support the variance needed to make changes to the building.

268 McCormick Place

Property address

Rachel Strank

owner/renter

I, Rachel Strank support granting the change of use variance to Maplewood & Kinsey, LLC to renovate 2415 Maplewood Ave.

Rachel Strank

Signature

3/7/18

date

**Letter of Support  
Of Request for Change of Use Variance**

**2415 Maplewood Ave. The Kinsey Building Cincinnati Oh, 45219**

This letter is asking for support of our request for a change in use variance to increase the number of apartments in the building to 14. The building is registered as a 6 unit building and has most recently been used as a 9 unit building utilizing the fourth floor for 2 units and the basement for one. We are proposing splitting the units on floors 1 through 3 creating 12 units instead of 6, using the fourth floor's two units, and not utilizing the basement for living quarters. The building's exterior will not be affected by these alterations. Parking of approximately 11 spots will be added in the rear of the building.

The variance is necessary for economic reasons. Three of the factors that make this project unique are:

- 1.) The building is very large for its current number of units-approximately 2,000 square foot per 2 bedroom unit
- 2.) The historical preservation repairs to the masonry, particularly the front balconies are unusual to most buildings
- 3.) The scope of updating and repair of the building due to the neglected status of the building

Our vision for this building is to restore it back to being a gem of the neighborhood. Our plans are also consistent with Mt. Auburn Plan 2012 for Urban Revitalization's overall goal for growth to "stimulate economic growth and increase population". This project will also help create a more livable neighborhood instead of a blighted property. Please sign to support the variance needed to make changes to the building.

2424 Maplewood Ave

owner/occupant

Property address

owner/renter

I, Brian Oberer support granting the change of use variance to Maplewood & Kinsey, LLC to renovate 2415 Maplewood Ave.

Brian Oberer

3/7/2018

Signature

date



FRONT - EAST



2015  
HILSON  
SIDE

REAR - WES

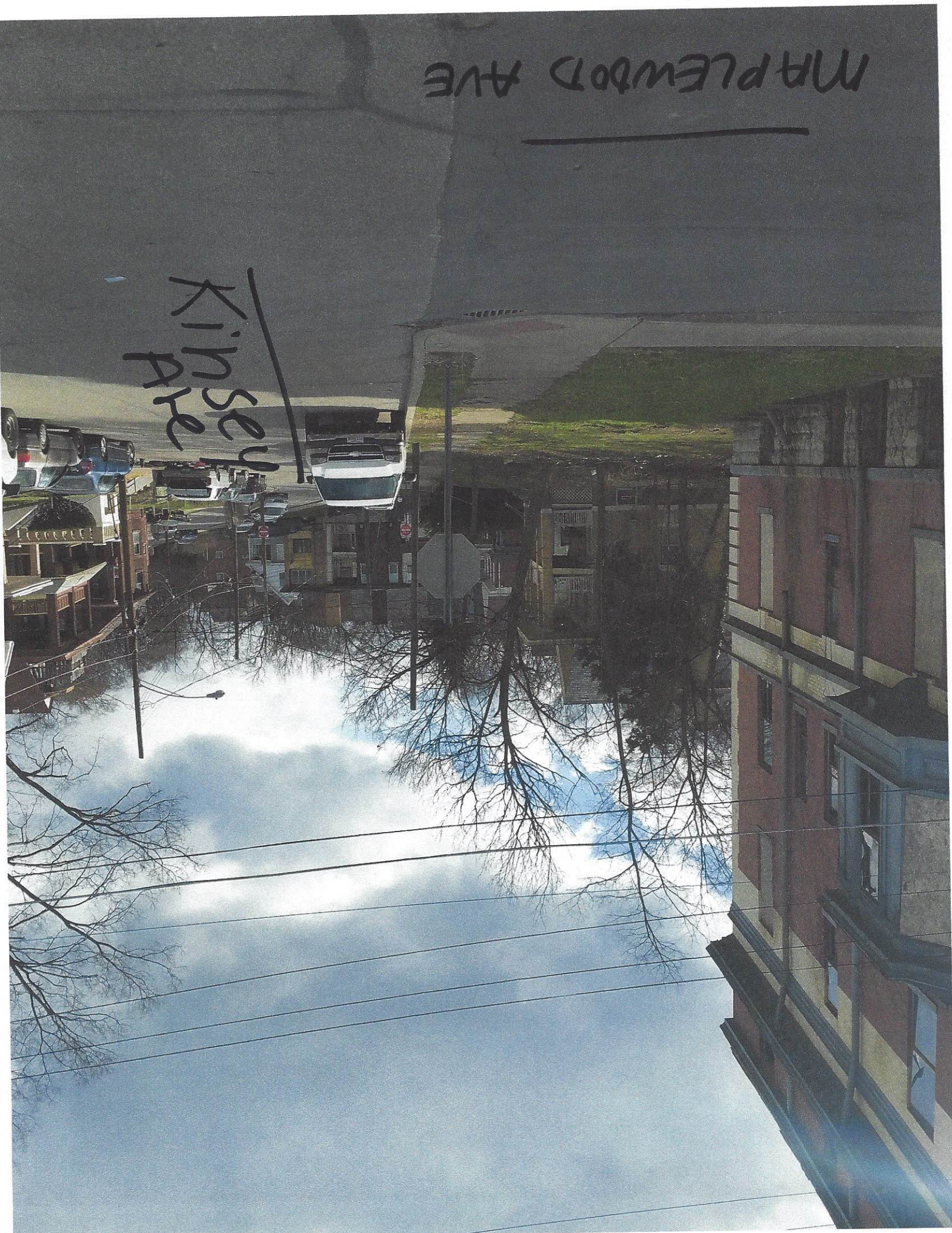




HANS SOUTH SIDE

MAPLEWOOD AVE

KINSEY AVE



MARLEWOOD  
Ave





# COUNTY AUDITOR ON-LINE

## Hamilton County Auditor Dusty Rhodes

138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - [dusty.rhodes@fuse.net](mailto:dusty.rhodes@fuse.net)

Online Property Access

[RETURN TO SEARCH LIST](#) Property 1 of 1

< First << Prev Next >> Last >

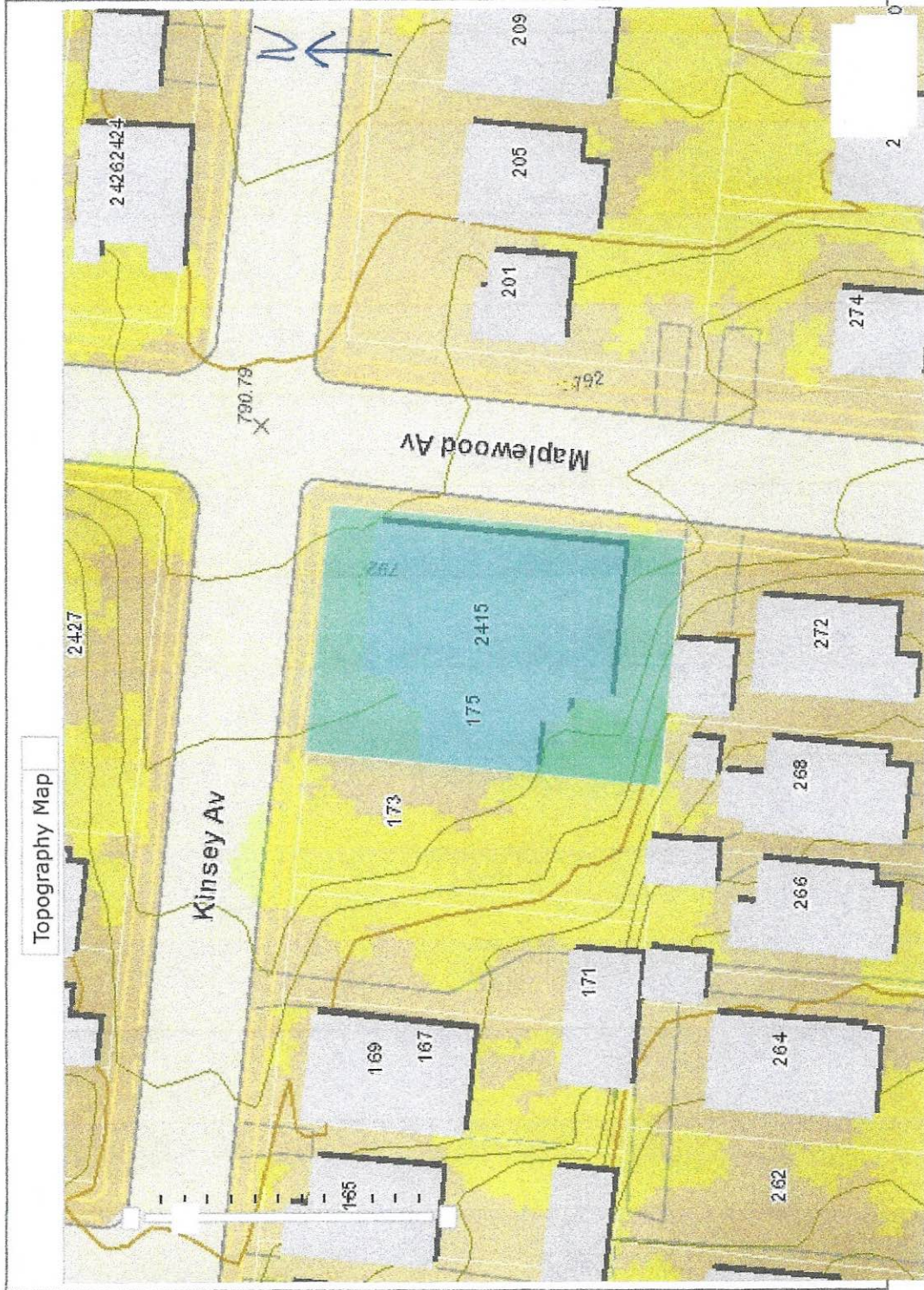
**Parcel ID**  
089-0003-0130-00

**Address**  
2415 MAPLEWOOD AVE

**Index Order**  
Parcel Number

**Tax Year**  
2017 Payable 2018

Topography Map



**I Want To...**

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

**View:**

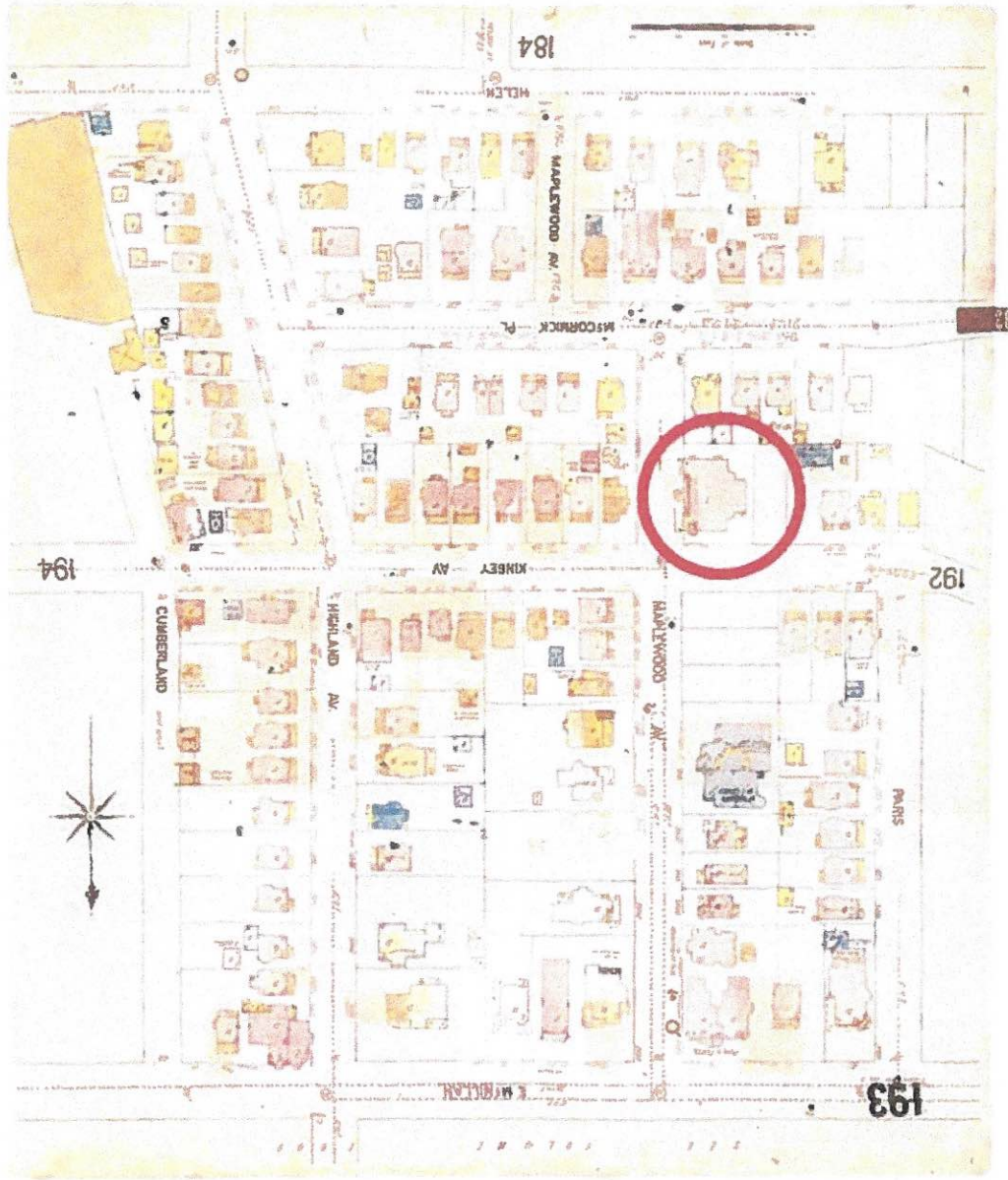
- Property Summary
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

**Print:**

- Current Page
- Property Report

*Building Height 46 FT.  
Total Height ASL 838*

Sandborn Map





**FOLD  
AND  
FORM**

Ed & Fern, LLC  
1118 Springfield Street  
Cincinnati, OH 45202  
(513) 978-1180

Maplewood Apartments Renovation  
Cincinnati, OH 45202  
**2415 Maplewood Ave.**

PRELIMINARY  
FOR REVIEW  
02.16.18

CHINA BENDITT  
SAP 12.2.17

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or by any means, electronic, mechanical, or  
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storage and retrieval system, without the  
written permission of Ed & Fern, LLC.

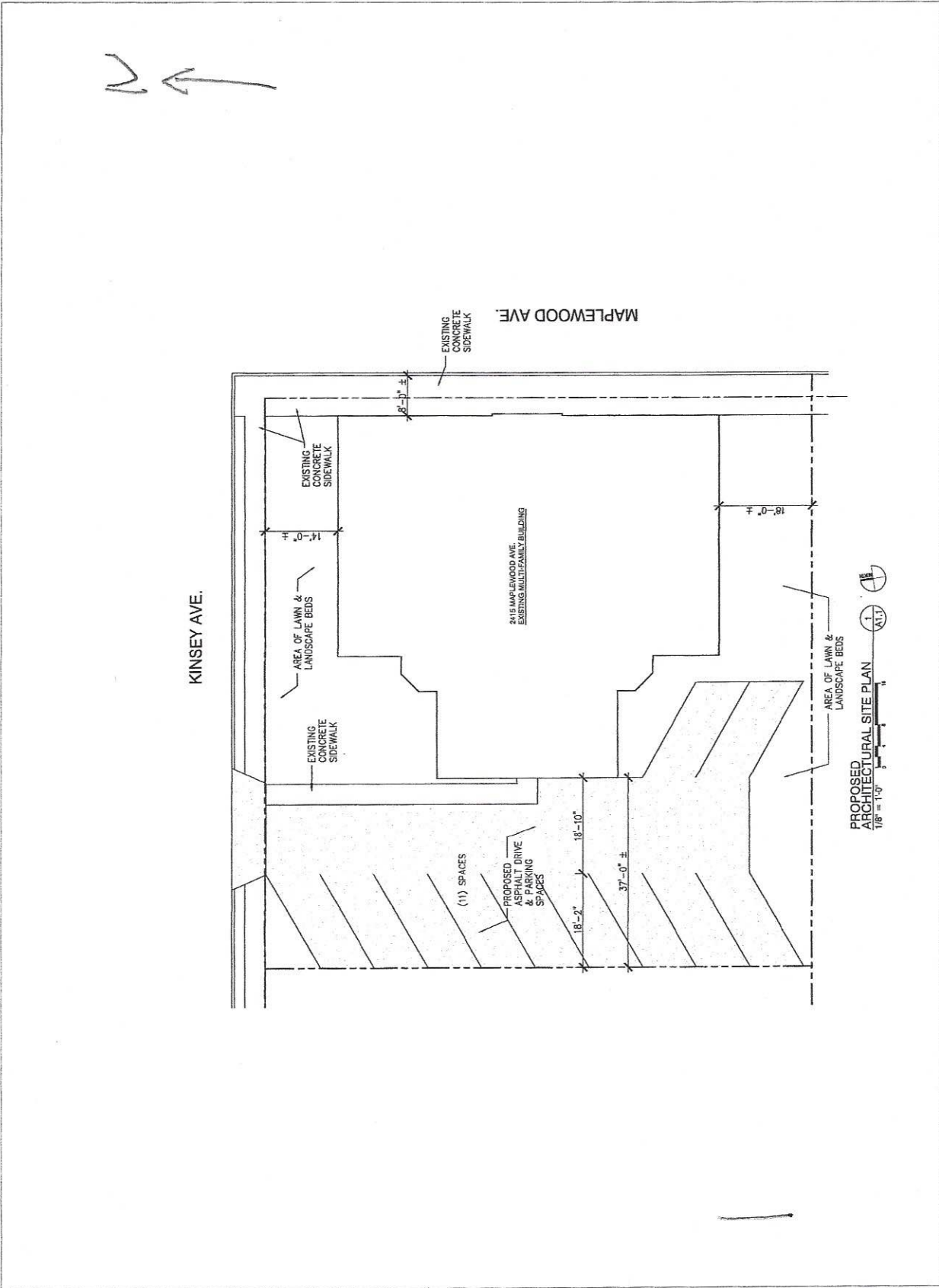
**Not For  
Construction**

NO. DESCRIPTION DATE

CONSUBMITAL 02/02/18

Sheet Title  
**SITE PLAN**  
Drawn By: PKJ | Project No.

**A1.1**



PROPOSED  
ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"









**FOLD  
AND  
AND  
FORM**

Field & Smith, LLC  
1715 Maplewood Street  
Cincinnati, Ohio 45202  
(513) 441-1140

Maplewood Apartments Renovation  
Cincinnati, OH 45202  
**2415 Maplewood Ave.**

PRELIMINARY  
FOR REVIEW  
02.16.18

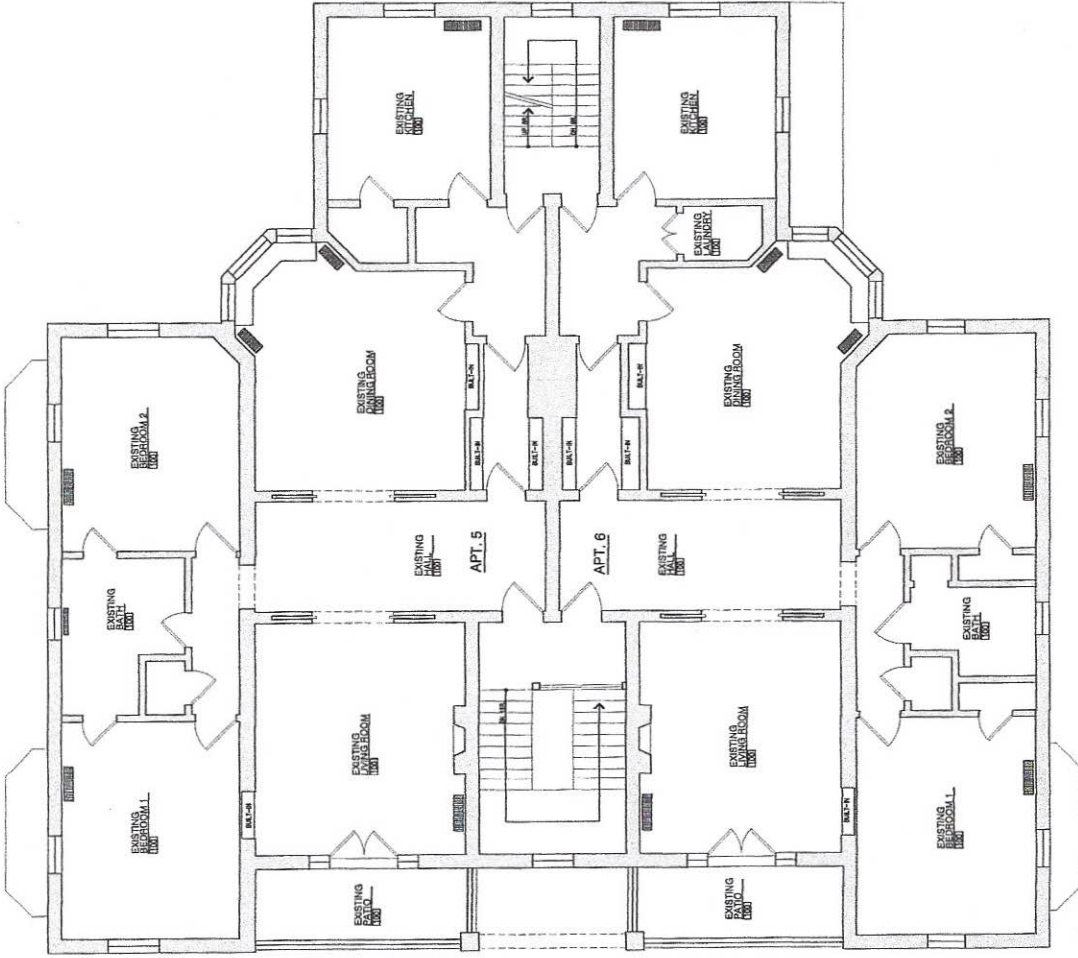
CHAMBERLAIN ENGINEERS  
10000 W. Chester Road  
Cincinnati, Ohio 45241  
(513) 763-1000

**Not For  
Construction**

NO. DESCRIPTION DATE  
COLLUMBIAL 02/09/18

Sheet Title  
**FLOOR PLANS**  
Discipline: Architecture

**A2.3**



EXISTING  
THIRD FLOOR PLAN  
1/4" = 1'-0"







# FOLD AND FORM

Feld & Form, L.L.C.  
 10000 Appleton Street  
 Suite #102  
 Cincinnati, OH 45202  
 (513) 778-9100

Maplewood Apartments Renovation  
 2415 Maplewood Ave.  
 Cincinnati, OH 45202

PRELIMINARY  
 FOR REVIEW  
 02.10.18

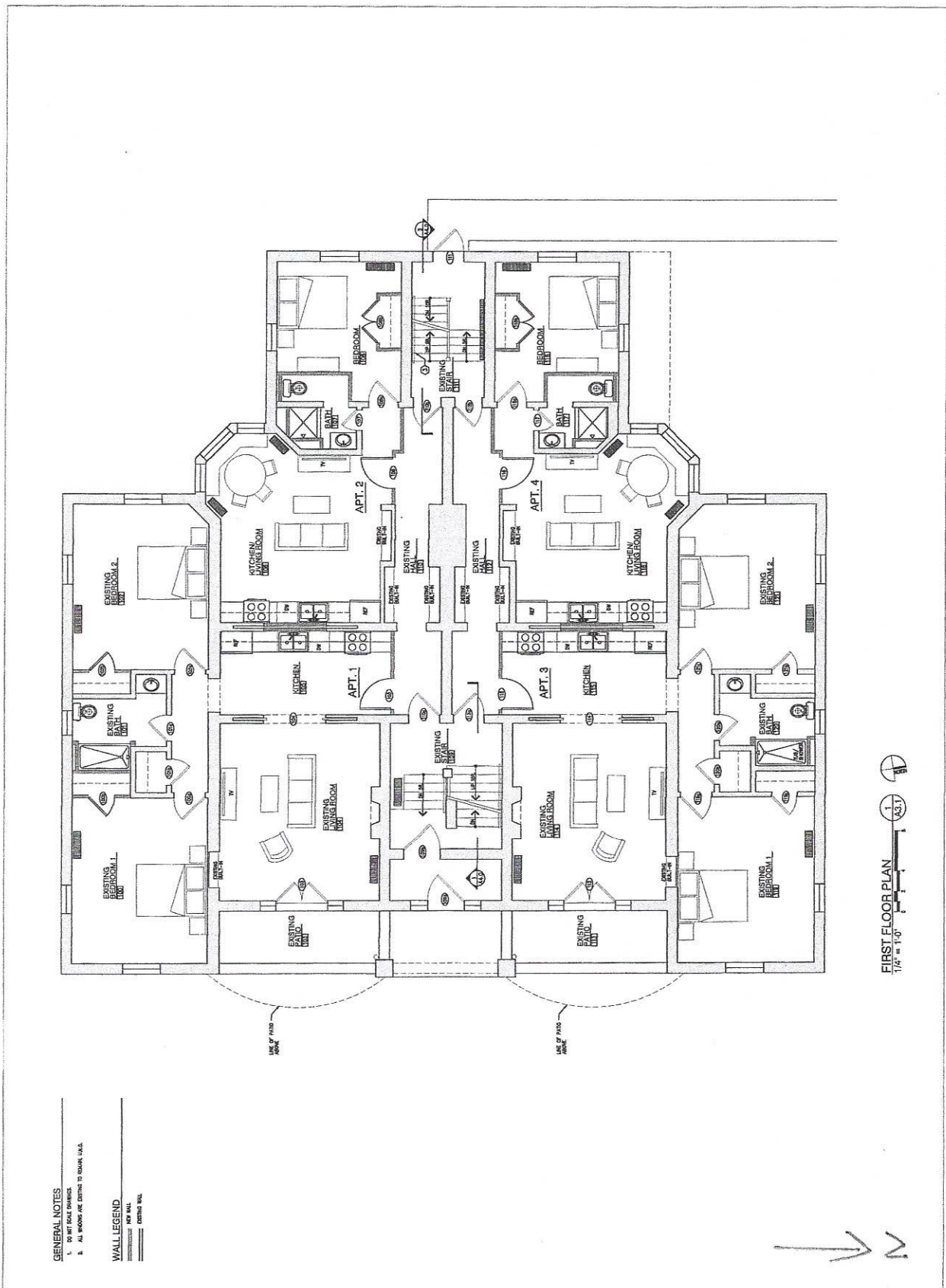
CHARLIE BUCKETT  
 CHAIRMAN  
 1507 W. 12TH ST.  
 CINCINNATI, OH 45202  
 (513) 778-9100

Not For  
 Construction

NO. DESCRIPTION DATE  
 COLLABORATOR: OLOPHIN

Sheet Title  
 FLOOR PLANS  
 Drawn By: JSS | Project No.:

A3.1



**GENERAL NOTES**  
 1. DO NOT SCALE DIMENSIONS.  
 2. ALL ROOMS ARE DESIGNED TO DRAIN UNITS.

**WALL LEGEND**  
 --- NEW WALL  
 --- EXISTING WALL

FIRST FLOOR PLAN  
 1/4" = 1'-0"  
 1

**FOLD  
AND  
FORM**

Paul & Ferns, LLC  
 2415 Maplewood Ave.  
 Cincinnati, OH 45202  
 513.263.1100

Maplewood Apartments Renovation  
 2415 Maplewood Ave.  
 Cincinnati, OH 45202

PRELIMINARY  
 FOR REVIEW  
 02/16/18

CHUCK DICKEY  
 513.263.1100

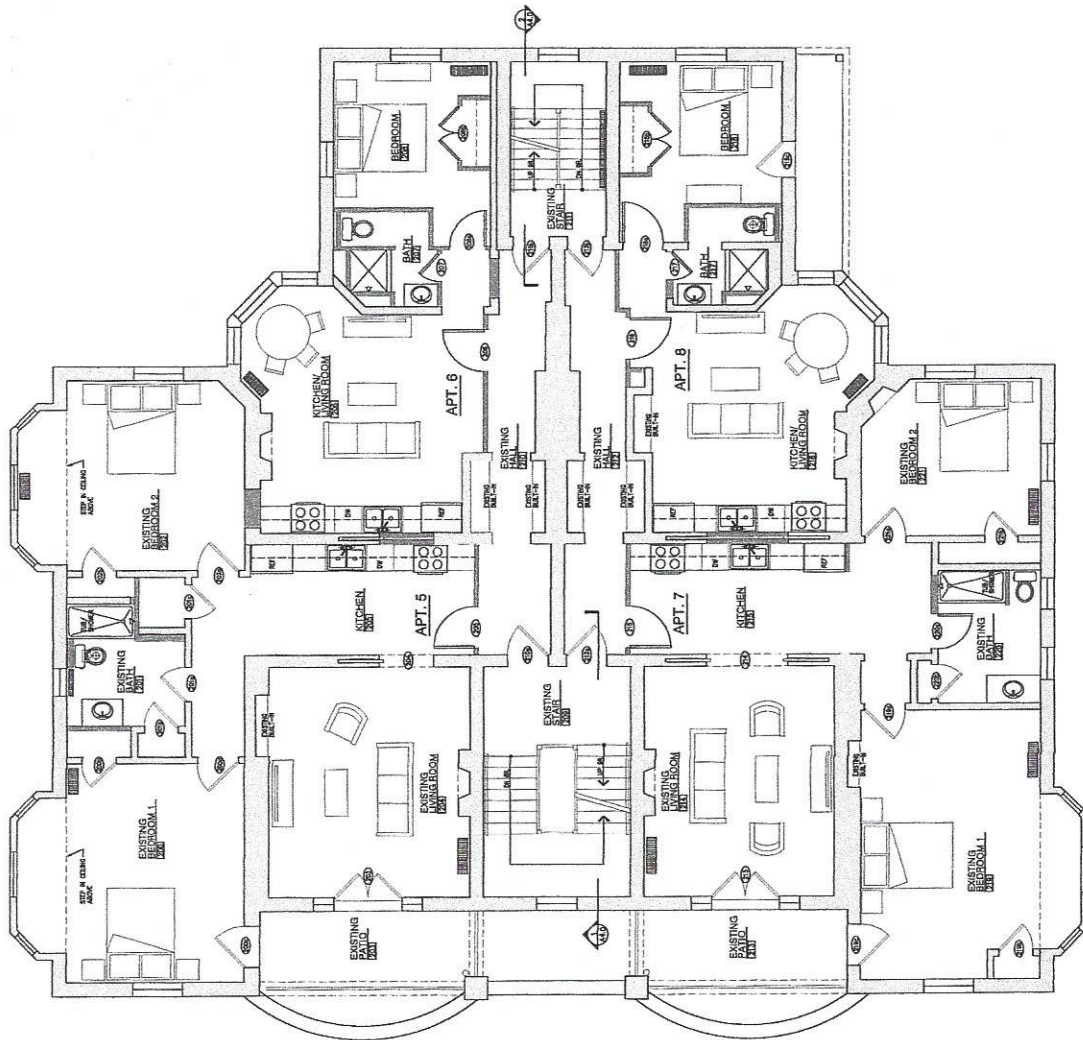
100% COMPLETE  
 02/16/18

Not For  
 Construction

NO. DESCRIPTION DATE  
 COLLEGIATE 02/16/18

Sheet Title  
**FLOOR PLANS**  
 Drawn By: J.S.C. | Project No.

A3.2



**GENERAL NOTES**  
 1. DO NOT SCALE DIMENSIONS  
 2. ALL WORKING ARE EXCEPT TO DIMAN, UNLESS

**WALL LEGEND**  
 --- NEW WALL  
 --- EXISTING WALL

SECOND FLOOR PLAN  
 1/4" = 1'-0"  
 1 A3.2



**FOLD  
AND  
AND  
FORM**

Gold & Eric, LLC  
118 Sandbar Street  
Cincinnati, Ohio 45202  
(513) 978-1190

Maplewood Apartments Renovation  
Cincinnati, OH 45202  
**2415 Maplewood Ave.**

PRELIMINARY  
FOR REVIEW  
02.16.18

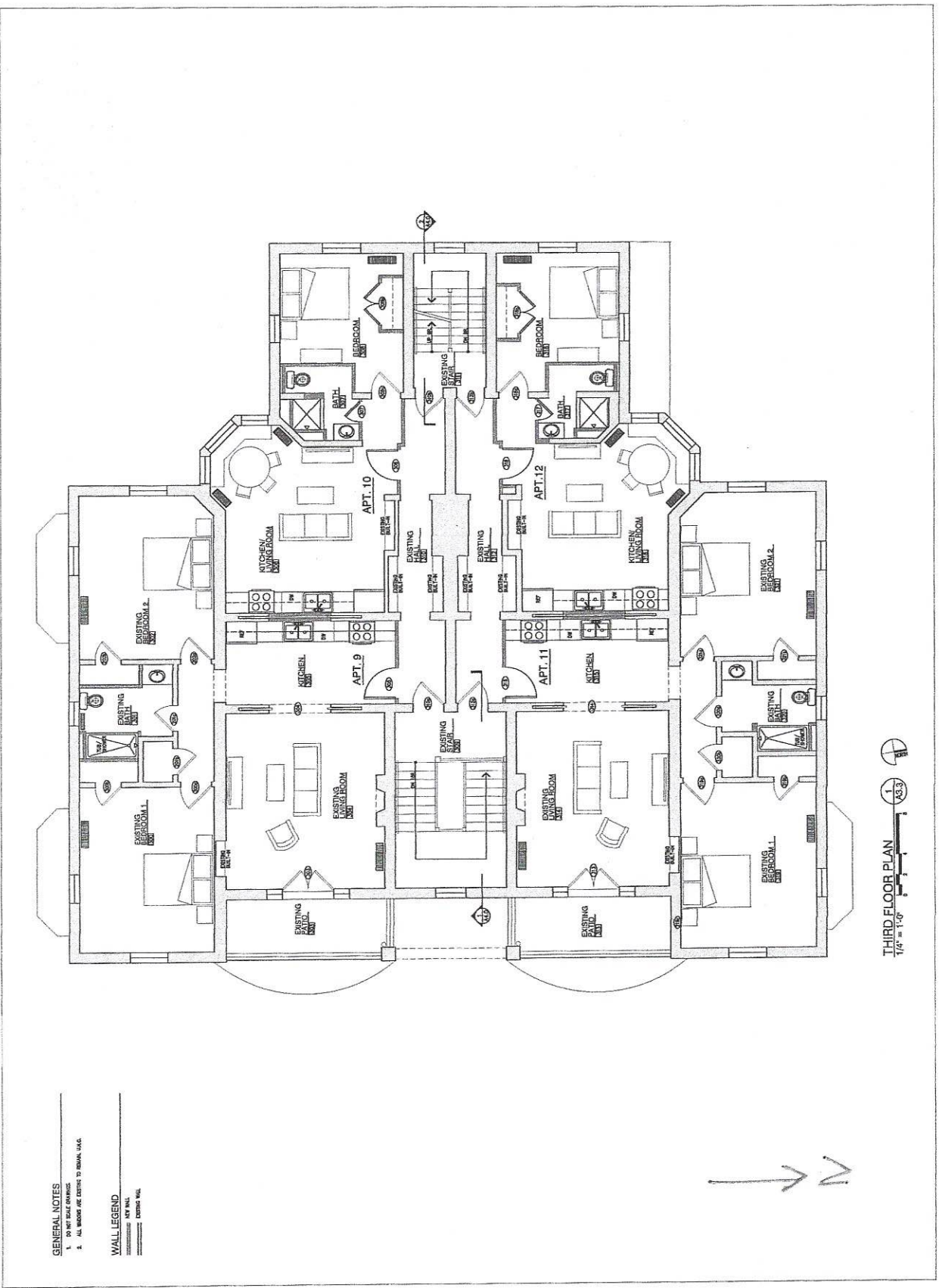
CHAD R. BUCKLEY  
ARCHITECT  
1000 W. 12th Street  
Cincinnati, OH 45202  
(513) 261-1111

**Not For  
Construction**

NO. DESCRIPTION DATE  
CDA MUNICIPAL 01.09.18

Sheet Title  
**FLOOR PLANS**  
Drawn By: JKB | Project No.

**A3.3**



**GENERAL NOTES**  
1. DO NOT SCALE DIMENSIONS  
2. ALL DIMENSIONS ARE EXCEPT TO REMAIN, UNLESS NOTED OTHERWISE

**WALL LEGEND**  
--- NEW WALL  
--- EXISTING WALL

THIRD FLOOR PLAN  
1/4" = 1'-0"  
1 A3.3



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

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APPLICATION #: ZH2018019/COA20180054  
APPLICANT: Jerry Reeves- Fold and Form  
OWNER: Scott Kunze  
ADDRESS: **310 Mulberry Street**  
PARCELS: 094-0006-0294  
ZONING: RM-0.7  
OVERLAYS: Over the Rhine Historic District and Hillside District  
COMMUNITY: Over the Rhine  
REPORT DATE: April 11, 2018  
HEARING DATE: Prehearing April 4, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for the construction of new single family home on Mulberry Street on a currently vacant lot.

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

1. 1421-07 Projections into Yards. 2.5 feet is permitted, a proposed 4 foot projection. **A 1.5 foot dimensional variance is required.**
2. 1433-17 (a) Hillside side yard. Required 3'5" setback based on the average left/west setback between 314 and 308 Mulberry. A 2' setback provided. **A dimensional variance of 1'5" is required.**
3. 1433-17(a) Hillside Rear Yard. Required 14'4" setback based on the average setback average between 314 and 308 Mulberry. A setback of 6'2" is provided. **A dimensional variance of 8'2" is required.**
4. 1433-17 (d) Hillside Front Height. The maximum height for a front height is 38'4" and the proposed height is 42'4". **A dimensional variance of 4' is required.**

### **Existing Conditions:**

310 Mulberry Street is a vacant parcel with an existing new construction infill buildings on either side of the property. The property is also in a hillside district and the front of the property sits on the down slope of the hill.



Figure 1: Map of 120 Mulberry Street. Map provided by Cagis Maps

**Proposed Conditions:**

The proposal at 310 Mulberry Street

1. Construct a single family home
2. The house will be clad in brick, fiber cement siding and painted cedar siding.
3. The building will be 27 feet wide and 41 feet deep with a 3 story frontage onto Mulberry Street.
4. It will have a garage door at the base and a front entrance at the street level.
5. There will be a front roof deck and a rear ground level deck.

**Previous Review:** NA

**Applicable Zoning Code Sections:**

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

**Zoning Analysis:**

The owner is proposing setbacks and height as outlined in the chart below. The chart also outlines the averaging calculations and relevant variances needed for setbacks and height.

	<b>308 Mulberry</b>	<b>314 Mulberry</b>	<b>Average</b>	<b>Proposed</b>	<b>Variance Needed</b>
<b>Left/West</b>	5'10"	1'	3'5"	2'	1'5"
<b>Right/East</b>	4'0"	4'0"	4'0"	4'0"	n/a
<b>Front/South</b>	7'6"	5'	6'3"	6'3"	n/a
<b>Rear/North</b>	15'2"	12'6"	14'4"	6'2"	8'2"
<b>Front Height</b>	37'6"	39'2"	38'4"	42'4"	4'
<b>Rear Height</b>	35'	39'2"	37'1"	37'1"	n/a
<b>Projections</b>	NA	NA	2'5"	4'	1.5'

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

- The setback requests and heights are for setbacks that are similar to neighboring properties and other properties in the vicinity as well as help the proposal meet the Historic District Standards.
- The lot is a pre-existing lot of record and is a pre-existing condition.

a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

*The underlying zoning is RM 0.7. The proposed use of the subject property does conform to the permitted uses within the zone. The setbacks, and front height do not conform.*

*The side setbacks are a minimum variance request and will not create a hardship on the existing properties with building code and openings, either existing or new.*

*The rear setback is for a deck. The main house has a setback within the permitted setback and only a small second floor deck is within required setback. With the properties to the rear on a hill above the property and Over-the-Rhine being a dense neighborhood, the deck placement and allowance for the variance is appropriate for the context.*

*The height is only required due to the roof deck and the proposed canopy. The actual wall at the front will be similar in height to both adjacent properties. Staff suggests a condition that the actual front wall cannot*

*The final variance request is for the front door canopy. The canopy is fully on the property owner's property and lines up with the edge of a retaining wall. This provides a covered spot for the entry way. This is a minimal projection into the yard and provides an interesting architectural element.*

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 substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)*

- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan through creating increased home ownership opportunities as well as providing for parking for the development.*  
*The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review the new infill is contextually sensitive and does not detract from the district.*
- 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 be impacted as it will be creating a use on currently vacant parcels but the project is providing off street parking and will not increase the on street parking demand. They are providing a parking garage that will allow for 2 cars to be parked while only taking up one space with the proposed curb cut.*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable.*
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable.*
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable.*
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed use of a single family townhouse development is an appropriate use within a residential area of the neighborhood.*
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic

conditions; or the development, usefulness or value of neighboring land and buildings.

*There is no anticipated adverse effect*

- k. **Blight.** The elimination or avoidance of blight.  
*This will provide a new use to a currently vacant and unimproved lot.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed work will increase the property value of the subject parcels.*
- 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 at the restaurant on the first floor and with the property management of the apartments.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes will increase due to the improved value of the significantly larger structure on the property.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed project.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.
  - *There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.*

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

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

*The proposed work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials.*

- (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 will not result in the deprivation of all economically viable uses.*

## **Certificate of Appropriateness Review**

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The proposal sits between two other infill/new construction buildings.

### **NEW CONSTRUCTION**

#### **Staff comments on the Specific Guidelines for New Construction:**

##### **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 currently vacant and an unimproved lot.*

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, but uses materials, massing and rhythm to influence the design choices.*

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.

*The building has a strong base using a garage door and a lintel to define the base. While garage doors are not a historic aspect on buildings, as there has been a bit on infill along Mulberry, this form has been introduced. Both the adjacent buildings have a garage door. The color of the door and the color of the base brick are similar so the door blends into the base of the building.*

*The base also incorporated a front door onto the property. While the entrance visually acts as a secondary mass, having the street presence with a small retaining wall and canopy help to define the entrance into the building.*

**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 with brick cladding and on the front punched openings on both the second and third floors. The windows are aligned vertically to give the façade a vertical emphasis. The windows while not having traditional lintels and sills have a projecting with a window frame style trim detail which gives a change of plane at each punched opening.*

*The middle of the secondary mass also has a strong vertical emphasis with larger windows and vertical oriented siding*

**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 of the front façade is defined by cast stone cornice. The cornice line provides the railing for the roof deck that is just back of the cornice. The*

*building has a setback/recess at the roof level to provide for an outdoor roof deck.*

**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 roofs are a shallow pitched shed roof. This roof form is common in the neighborhood on buildings 3 stories or more. The main distinction is the inclusion of a roof deck at the front that breaks the angle of the roof at the front. While visible from an angle and while visible from other right of ways due to the position of this on a hill, the roof deck is not highly visible and the projecting canopy adds a layer to the top creating a unique top to the building. This canopy visually incorporates the roof deck with the rest of the building rather than creating two visually distinct elements of the façade and roof deck.*

**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 wide (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 sash 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.

- 1. The windows substantially conform to the guidelines above. The windows are taller than they are wide and provide divisions which prevent a glass wall feeling.*
- 2. The windows are in punched openings with a two over two double hung window configuration.*
- 3. The windows trim work to create a more modern take on lintels and sills.*

**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 setback along Mulberry is appropriate. The majority of the building is slightly set back from the street similar to the two neighboring adjacent properties as well as other historic properties along Mulberry.*

*The edge of the property is retained with a short wall that defines the entrance.*

*The canopy that is provided at the entrance has a slated setback and isn't parallel to the sidewalk. While this triangle type canopy/awning form is not a historic form, this accent piece is a minor deviation from an overall massing and setback that is contextual. Often door hoods around entrances were more ornate to signify the entrance, and this piece is providing a similar notion to signify the entrance.*

**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 lot is bit larger than the average lot of 25 feet with a width of 33 feet. In order to accommodate for the larger lot size and also keeping the small side setbacks that are appropriate for Over-the-Rhine, their proposal has a standard 3 bay wide mass with a smaller entrance tower to the side. This entrance tower is set back slightly from the main mass to keep the 20-25 foot width consistent but also keeping an appropriate side setback.*

*The house has a secondary rhythm on the house through the punched openings on the second and third floors.*

**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 has many elements that help to create a strong vertical emphasis. The major elements include that the building is taller than it is wide and the*

*vertical alignment of the windows. There are also more subtle details, such as the vertical orientation of the siding on the tower.*

**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 height is appropriate to the site and the area. As the buildings are mostly three stories, the building is a similar height to the rest of the buildings along the street as well as the two adjacent buildings.*

**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 main building materials are modular gray brick, cast stone, and hardi-plank siding and aluminum clad windows.*

*While we traditionally see one main building material on all four sides of the building, wrapping the brick around the first third of each side in combination with the side setbacks will make the lap siding on the side and rear hardly visible.*

*The windows are an aluminum clad wood windows and trim work and cornice work is in hardi-board. These materials are all appropriate.*

### **Other Considerations:**

#### **Prehearing Results**

April 4, 2018- The applicant was present. There were no objections to the project.

**Comments Provided to Staff: NA**

### **Recommendation:**

- I. **ZONING VARIANCES:** based on the application for Zoning Relief for single family home at 310 Mulberry Street per the drawings submitted by Form and Fold Design dated 3/08/18.
  - A. 1421-07 Projections into Yards. **APPROVE.** A 1.5 foot dimensional variance to allow a one-story canopy over the entry door.
  - B. 1433-17 (a) Hillside side yard. **APPROVE** A dimensional variance of 1'5" to allow a 3'5" minimum lefty side yard.
  - C. 1433-17 (a) Hillside rear yard. **APPROVE** A dimensional variance of 8'2" to allow a 6'2" rear setback with the following condition
    - a. Only the deck as shown on the approved drawings will be permitted in the required setback.

- D. 1433-17 (d) Hillside Front Height. **APPROVE** A dimensional variance of 4 ft. to allow a total front elevation height of 42'4ft. with the following condition
- a. The front wall may not be permitted to be any taller than the height shown in the approved drawings.

E. **FINDING:** The Board makes this determination that per Section 1435-05-4:

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
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 Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **Approve** the application for Certificate of Appropriateness for a single family home at 310 Mulberry Street per the drawings submitted by Form and Fold Design dated 3/08/18 with the following conditions.

1. DOTE approves the curb cuts and access to the property.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

**ADJUDICATION/DENIAL LETTER**

Date: 03/08/2018

Location: 310 Mulberry Street

Request: Infill

Zoning District: RM 0.7/OTR Historic Conservation Overlay Zone; Hillside Overlay Zone

Applicant Name: Mr. Reeves

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 Zoning Relief and Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is March 9, 2018 for the April 23, 2018 Historic Conservation Board Meeting.

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

1. 1433-17 (a) Hillside Front Yard. Required 6'3" based on the average setback between 314 and 308 Mulberry. A 2'3" setback provided. **A dimensional variance of 4' is required.**
2. 1433-17 (a) Hillside Rear Yard. Required 14'4" setback based on the average setback between 314 and 308 Mulberry. A 6'2" setback provided. **A dimensional variance of 8'2" is required.**
3. 1433-17 (d) Hillside Front Height. The maximum height for a front height is 38'4" and the proposed height is 42'4". **A dimensional variance of 4' is required.**

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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 Review 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](mailto: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. \$ 606.0

### 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

- 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
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**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](mailto: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](mailto:Urban.Conservator@Cincinnati-OH.gov)

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 310 Mulberry St.  
 Hamilton Co. Parcel ID No.: 094-0006-0294-00 Zoning District: RM-0.7 Residential Multi-Family  
 Historic District: Over the Rhine Overlay District: Historic / Hill side

### PRIMARY CONTACT INFO PROPERTY OWNER OTHER Architect (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Fold and Form, LLC  
 Contact Person (if legal entity): Jerry Reeves  
 Address: 1118 Pendleton St. Suite 412  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-208-9627 E-mail: jrr@foldformdesign.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Scott Kunze  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 1925 Auburn Ave.  
 City: Cincinnati State: Ohio Zip Code: 45219  
 Phone: 216-210-1435 E-mail: KUNZES7@GMAIL.COM

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:

New single family residence on a vacant lot. The home will have 4 bedrooms and a (2) car garage.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

A variance is being requested for front and rear setbacks, as well as a front height variance.

### 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: 03/01/2018

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 310 Mulberry St. COMMUNITY Mt. Auburn  
 PARCEL ID(S) 094-0006-0294-00  
 BASE ZONING CLASSIFICATION RM0.7 ZONING OVERLAY (if applicable) Hillside/Historic  
 Non-Residential Project  Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME Fold and Form, LLC CONTACT PERSON (if legal entity) Jerry Reeves  
 ADDRESS 1118 Pendleton St Suite 412 CITY Cincinnati STATE OH ZIP 45202  
 EMAIL jrr@foldformdesign.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-208-9627

**Section 3. OWNER**  
 NAME Scott Kunze CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 1925 Auburn Ave. CITY Cincinnati STATE OH ZIP 45219  
 EMAIL Kunzes7@gmail.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 216-210-1435

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

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)  
New single family residence on vacant lot. The home will have (4) bedrooms and a (2) car garage.

**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 Jerry Reeves Signature Jerry Reeves Date 03/01/2018

# FOLDANDFORM

March 2, 2018

Mr. Rodney Ringer  
Zoning Administration, City of Cincinnati  
805 Central Ave. Suite 500  
Cincinnati, OH 45202

RE: 310 Mulberry St. Zoning Variance Request

Dear Mr. Ringer,

The attached drawings and documents propose the construction of a new single-family residence on the vacant lot at 310 Mulberry St., which is located in the OTR Historic District. The residence will have a garage / basement level with three stories of living space above and have approximately 2,839 square feet of living space. The lot width is 33'-0" and depth is 62'-8". The overall house width is 27'-0" and is 41'-0" deep. A deck and stair extends from the rear of the home another 9'-4".

We are requesting relief from the Zoning Code for below:

1405.07 Front Yard Setback. Refer to attached drawing sheet A1.1. The neighboring building at 308 Mulberry is setback 7'-6" and the neighboring building at 314 is setback 5'-0". By using averaging it establishes a 6'-3" setback at the proposed residence. We are requesting a variance of 4'-0" for a minimal roof covering, this reduces the setback to 2'-3". By granting this relief we are able to provide adequate cover at the Entry door, without adversely reducing the designed footprint of the building.

1405.07 Rear Yard Setback. Refer to attached drawing sheet A1.1. The neighboring building at 308 Mulberry is setback 15'-2" and the neighboring building at 314 Mulberry is setback 12'-6". By using averaging it establishes a 14'-4" setback at the proposed residence. We are requesting a variance of 8'-2" and reduce the setback to 6'-2". This will allow for a small deck on the living level and a stair to access the rear patio on grade, very similar to the deck and stair at 306 Mulberry St. By granting this relief the 41'-0" deep home can be constructed on the site with out adversely reducing the designed footprint of the building.

1405.07 Maximum Height

Refer to attached drawing sheet A5.0, Building Section 2/A5.0. The maximum allowed front building height based on averaging is 38'-4". We are requesting a height variance of 4'-0". The elevation drawing illustrates a small portion of the roof at the roof deck projects beyond the maximum envelope. By granting this variance the owners of this property would allow the use of a roof deck, which is a common element on many of the neighborhood homes.

Please also find supporting drawings the indicate compliance with the Base Development Requirements of the district. The excavation for the rear foundation wall will be a maximum of 7'-10" high. The lot area is 2057.5 square feet. The construction of this home on this vacant lot will replace what was a building constructed in the late 1800's with an unknown demolition date. We believe this new residence will revitalize the streetscape and begin to infill the many vacant lots along Mulberry Street.

Please feel free to call or email me with any comments or concerns.

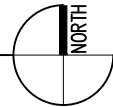
Sincerely,



Jerry Reeves  
Fold & Form Principal, LEED AP



VICINITY PLAN  
NTS



# FOLD AND FORM ARCHITECTURE

FOLD & FORM, LLC.  
1118 PENDLETON ST.  
SUITE 412  
CINCINNATI, OH.  
45202  
(513) 675-2243

New Single Family Residence:  
**Kunze Residence**  
310 Mulberry St.  
Cincinnati, Ohio 45202

SEAL

NO.	ISSUE DESCRIPTION	DATE
	COA SUBMITTAL	03.08.18

Sheet Title	
MODEL IMAGES	
Issued For Permit Date	
Scale	Drawn By

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306

308



310

PROPOSED SITE

314



316

318



320

322

324

**EXISTING PHOTOS**  
NTS

# FOLD AND FORM ARCHITECTURE

FOLD & FORM, LLC.  
1118 PENDLETON ST.  
SUITE 412  
CINCINNATI, OH.  
45202  
(513) 675-2243

New Single Family Residence:  
**Kunze Residence**  
310 Mulberry St.  
Cincinnati, Ohio 45202

SEAL

NO.	ISSUE DESCRIPTION	DATE
	COA SUBMITTAL	03.08.18

Sheet Title

MODEL IMAGES

Issued For Permit Date

Scale

Drawn By

16039

Kunze Residence

A2

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306 308 310 PROPOSED 314 316 318 320 322 324

SITE

**EXISTING STREETScape**  
NTS



WOOD DECK & STAIR TO GRADE LEVEL PATIO AT 306 MULBERRY ST.

RETAINING WALL AT PROPERTY LINE

**NEIGHBORHOOD PRECEDENT**  
NTS



BUILDING AT 309 MULBERRY 6" FRONT SETBACK

**NEIGHBORHOOD PRECEDENT**  
NTS

**FOLD AND FORM**  
ARCHITECTURE

FOLD & FORM, LLC.  
1118 PENDLETON ST.  
SUITE 412  
CINCINNATI, OH.  
45202  
(513) 675-2243

New Single Family Residence:  
**Kunze Residence**  
310 Mulberry St.  
Cincinnati, Ohio 45202

SEAL

NO.	ISSUE DESCRIPTION	DATE
	COA SUBMITTAL	03.08.18

Sheet Title

MODEL IMAGES  
Issued For Permit Date

Scale Drawn By

18039

Kunze Residence







BASIS OF BEARINGS:  
SURVEY OF RECORD BY  
DAVID COOPER (01/06/03)  
SOUTH LINE OF MULBERRY STREET BEING  
S 89°12'00"E

DEED OF RECORD

SEE BELOW

- LEGEND**  
STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:
- IP FOUND - 1/2"
  - ⊙ IP FOUND - 1"
  - IP SET - 5/8"
  - ⊙ IP SET - 1"
  - \* IRON PIPE FOUND
  - PK FOUND
  - MAG NAIL SET
  - ⊗ RR SPIKE FOUND
  - ⊗ RR SPIKE SET
  - CONC. MON. FOUND
  - ▲ HUB & TACK SET
  - ⊠ STONE FOUND
  - ⊗ CROSS NOTCH SET
  - ⊕ BENCH MARK
  - ▣ LATH SET ON-LINE

- ⊕ UTILITY POLE (UP)
- DRAIN
- ⊙ WATER VALVE (WV)
- CATCH BASIN
- ⊕ GAS VALVE (GV)
- ⊙ DOWNSPOUT
- ⊙ CLEANOUT (CO)
- PROPOSED GRADE
- - - EXISTING GRADE
- F-F-F- SILT FENCE
- G-G-G- GAS LINE
- W-W-W- WATER LINE
- S-S-S- SEWER
- X-X-X- FENCE
- E-E-E- ELECTRIC UTILITY
- ⊕ FIRE HYDRANT (FH)
- ⊙ MANHOLE

# SITE PLAN

SITUATE IN  
SECTION 13, TOWN 3, F.R. 2  
MIAMI PURCHASE  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO  
ALSO BEING  
PART OF LOTS 11 & 12  
DORSEY'S BLUE SUBDIVISION  
D.B. 82, PG. 418

ISSUED

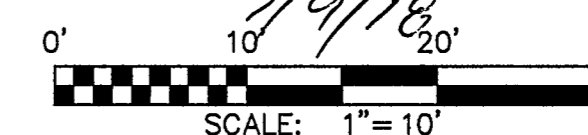
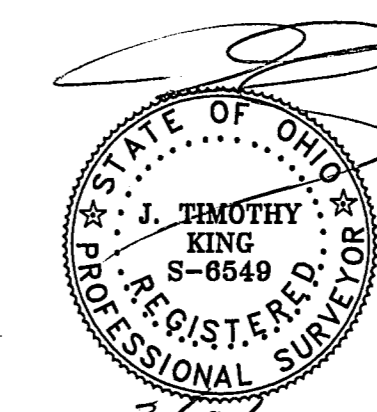
MAR 09 2018

J. T. King & Co. Inc.  
CIVIL ENGINEERS & SURVEYORS

AREA: 0.0475 ACRES (2068 SQ.FT.)

CITADEL BUILDING GROUP, LTD.  
O.R. 13020, PG. 1830

AUDITOR'S PARCEL: 094-0006-0294



3/09/18

J. T. KING & CO., INC.  
CIVIL ENGINEERS • LAND SURVEYORS  
9200 MONTGOMERY ROAD • SUITE "21b"  
CINCINNATI, OHIO 45242  
TELEPHONE: (513) 793-7867 FACSIMILE: (513) 793-7667

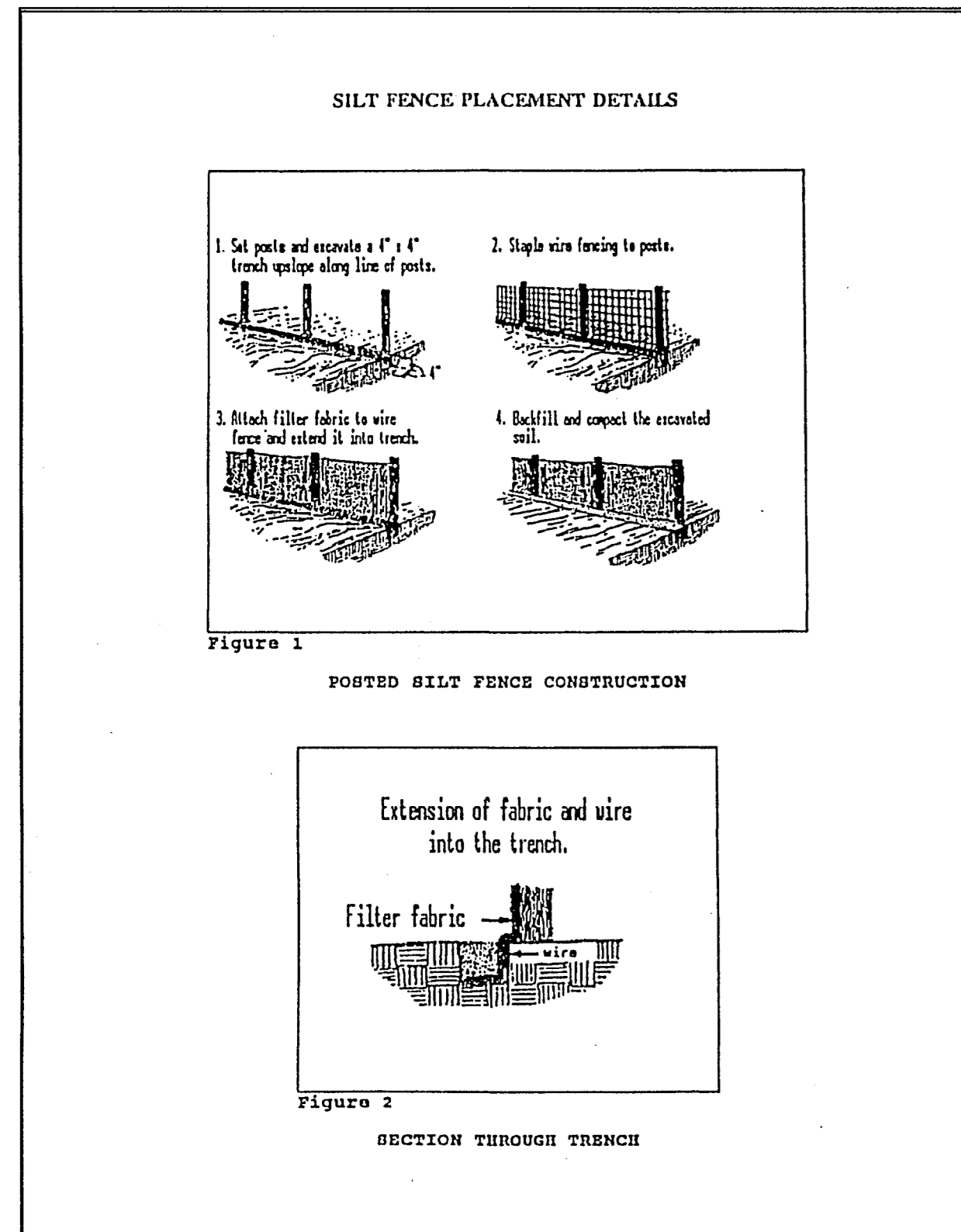
CITADEL BUILDING GROUP LTD.  
310 MULBERRY STREET  
CINCINNATI, OHIO 45202

APPROVED BY: J. T. K. DRAWN BY: NORDLOH DATE: 11/19/15 .CRD NAME: 15002.CRD

SCALE: 1"=20' DWG NAME: KEY\_310.DWG FILE No. 14111-S

### NOTES

- 1) EROSION CONTROL SHALL BE IN PLACE BEFORE STARTING CONSTRUCTION.
- 2) SANITARY LATERAL SHALL BE 6" SDR 35 PVC @ 2% MIN. GRADE.
- 3) ALL BARE SOIL SHALL BE SEEDED & MULCHED.
- 4) FACE OF FOUNDATION WILL NOT SHOW MORE THAN THREE (3) FEET OF EXPOSED CONCRETE AT FRONT OF HOUSE.
- 5) ZONING = RM-0.7  
(SEE ENVELOPE CALCULATIONS)
- 6) TAP PERMIT AND FEES ARE REQUIRED FROM MSD
- 7) A PLUMBING PERMIT, FEES AND INSPECTION ARE REQUIRED FROM THE CITY OF CINCINNATI PLUMBING SECTION FOR ALL PLUMBING WORK.
- 8) IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
- 9) FOOTERS ARE TO REST ON UNDISTURBED SOIL.
- 10) DRIVE APRON AND WALK SHALL BE 7" THICK, CLASS 'C' CONCRETE, 4,000 PSE.

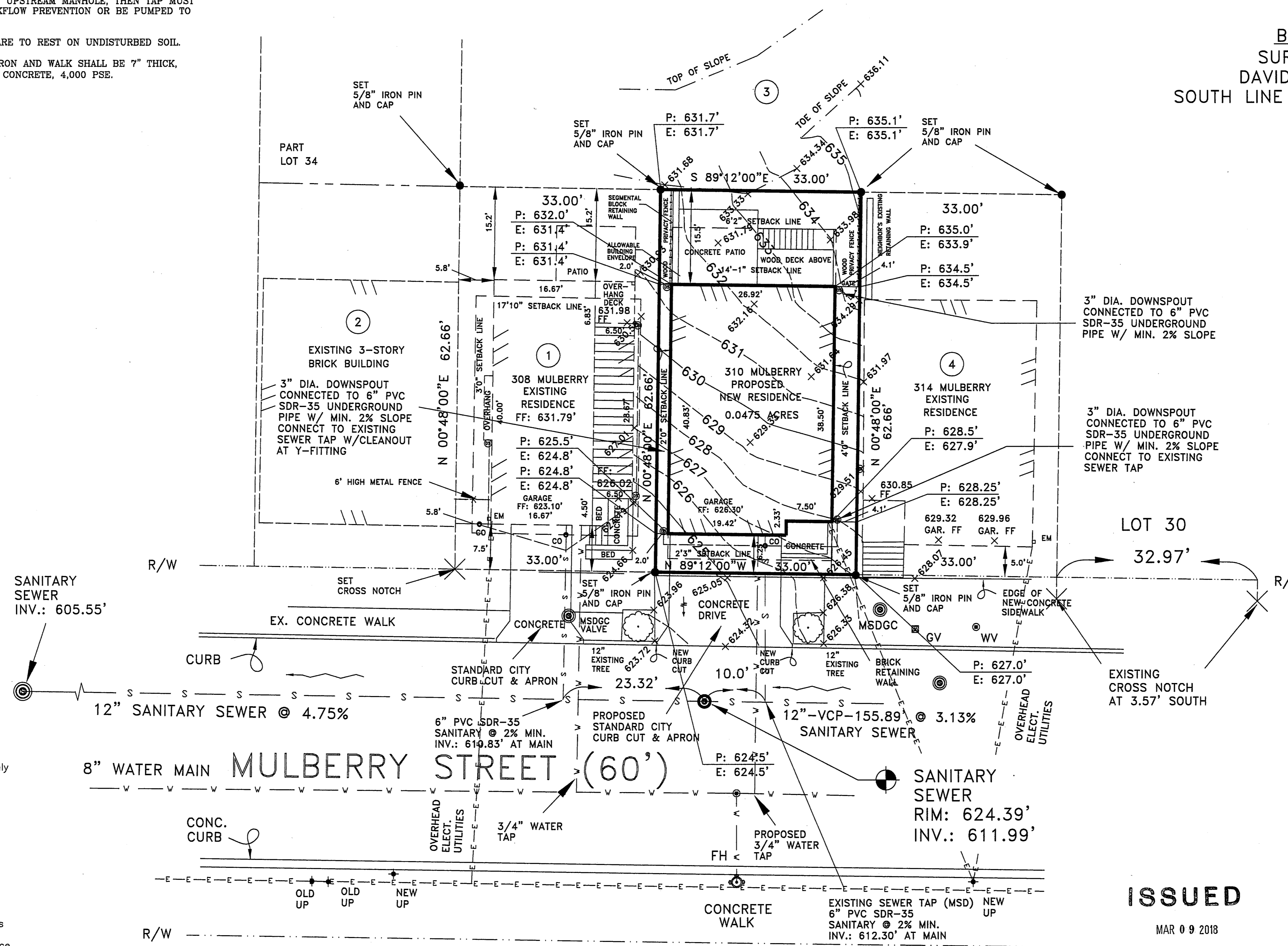


Silt Fence: This sediment barrier utilizes standard strength or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected.

1. The height of a silt fence shall not exceed 36 inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
4. A trench shall be excavated approximately 4 inches wide and 4 inches deep along the line of posts and upslope from the barrier.
5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1 inch long. Tie wires to hog rings. The wire shall extend into the trench a minimum of 2 inches and shall not extend more than 36 inches above the original ground surface.
6. The Standard Strength Filter fabric shall be stapled or wired to the fence, and 8 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
7. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item No. 6 applying.
8. The trench shall be backfilled and soil compacted over the filter fabric.
9. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

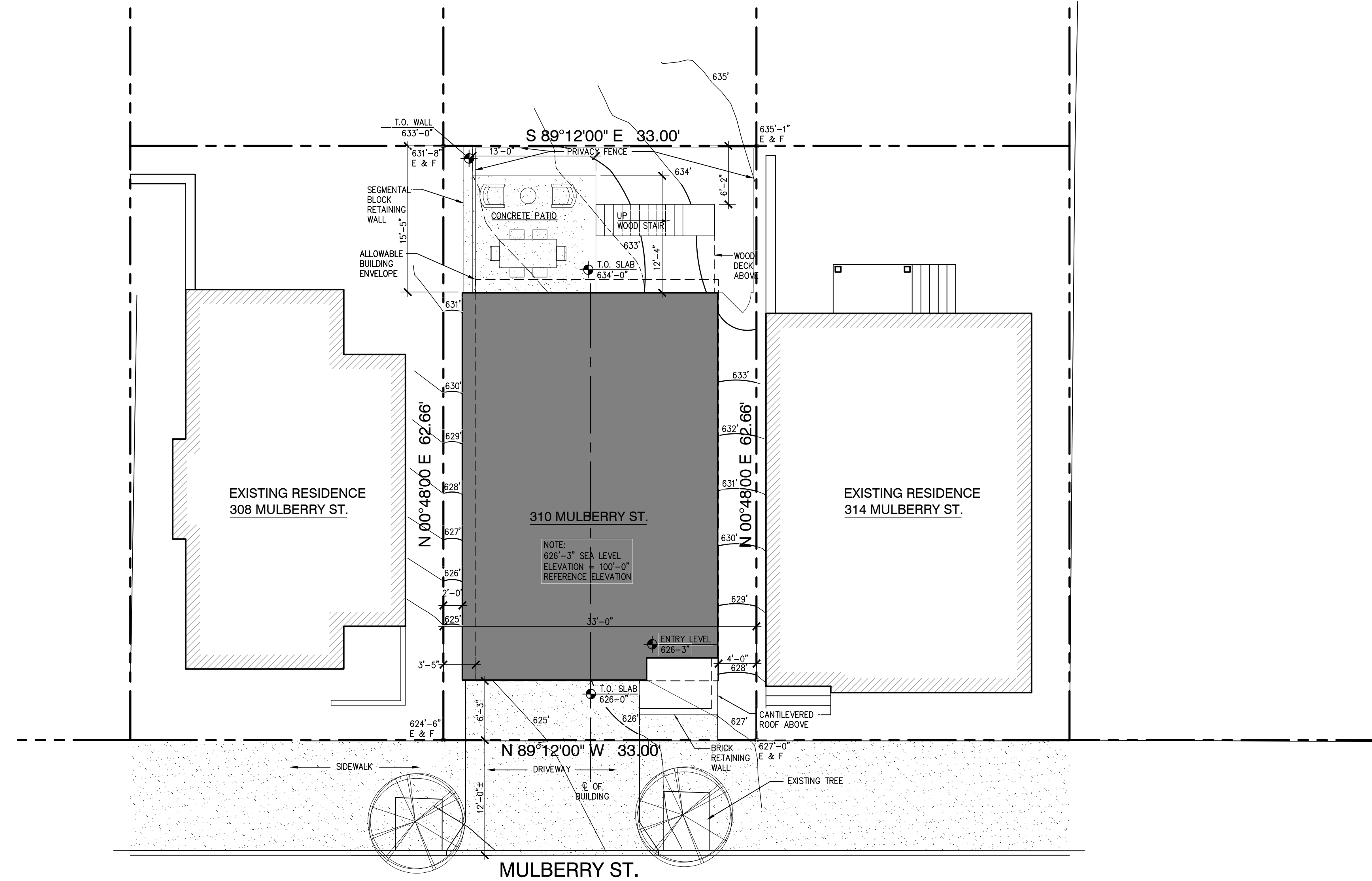
### Maintenance

1. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
2. Should the fabric on a silt fence of filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
4. Any sediment deposits remaining in place after the silt fence of filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

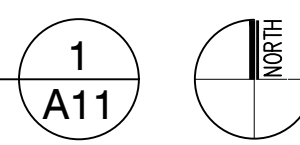


- 1) CITADEL BUILDING GROUP, LTD.  
O.R. 13020, PG. 1830 (0.0475 ACRES)  
AUDITOR'S PARCEL: 094-0006-0293
- 2) REGINALD & STEPHANIE WILLIAMS  
O.R. 12753, PG. 584 (0.0475 ACRES)  
AUDITOR'S PARCEL: 094-0006-0241
- 3) CITADEL BUILDING GROUP, LTD.  
O.R. 10342, PG. 2305  
O.R. 10416, PG. 2121  
AUDITOR'S PARCEL: 094-0006-0011  
AREA: 0.1423 ACRES
- 4) CONRAD CROSS & ASHLEY TEUSINK-CROSS  
O.R. 13072, PG. 1328 (0.0475 ACRES)  
AUDITOR'S PARCEL: 094-0006-0295

310 ENVELOPE CALCULATION				
SETBACK	308	314	310 AVERAGE	310 PROPOSED
FRONT YARD	7'-6"	5'-0"	6'-3"	2'-3" (4'-0" VARIANCE AT ENTRY ROOF)
LEFT YARD	5'-10"	1'-0"	3'-5"	2'-0" (VARIANCE NOT REQUIRED PER ADJUDICATION LETTER)
RIGHT YARD	4'-0"	4'-0"	4'-0"	4'-0"
REAR YARD	15'-2"	12'-6"	14'-4"	6'-2" (8'-2" VARIANCE)

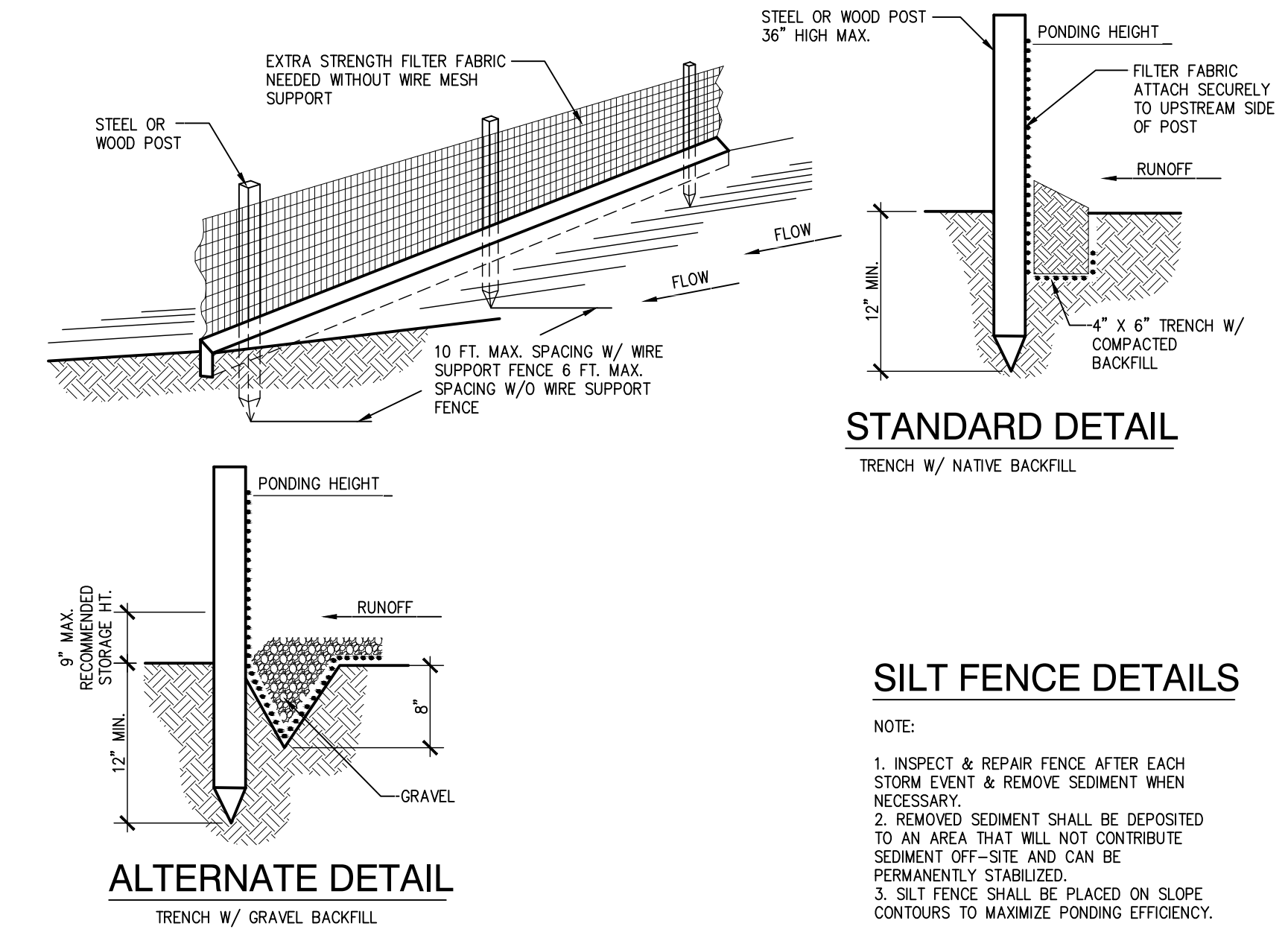


**ARCHITECTURAL SITE PLAN**  
1/8" = 1'-0"



**310 ENVELOPE CALCULATION**

SETBACK	308	314	310 AVERAGE	310 PROPOSED
FRONT YARD	7'-6"	5'-0"	6'-3"	2'-3" (4'-0" VARIANCE AT ENTRY ROOF)
LEFT YARD	5'-10"	1'-0"	3'-5"	2'-0" (VARIANCE NOT REQUIRED PER ADJUDICATION LETTER)
RIGHT YARD	4'-0"	4'-0"	4'-0"	4'-0"
REAR YARD	15'-2"	12'-6"	14'-4"	6'-2" (8'-2" VARIANCE)



NOTE:  
1. INSPECT & REPAIR FENCE AFTER EACH STORM EVENT & REMOVE SEDIMENT WHEN NECESSARY.  
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.  
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

NO.	DESCRIPTION	DATE
COA SUBMITTAL		03.08.18

**CONCRETE**

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-96, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW.

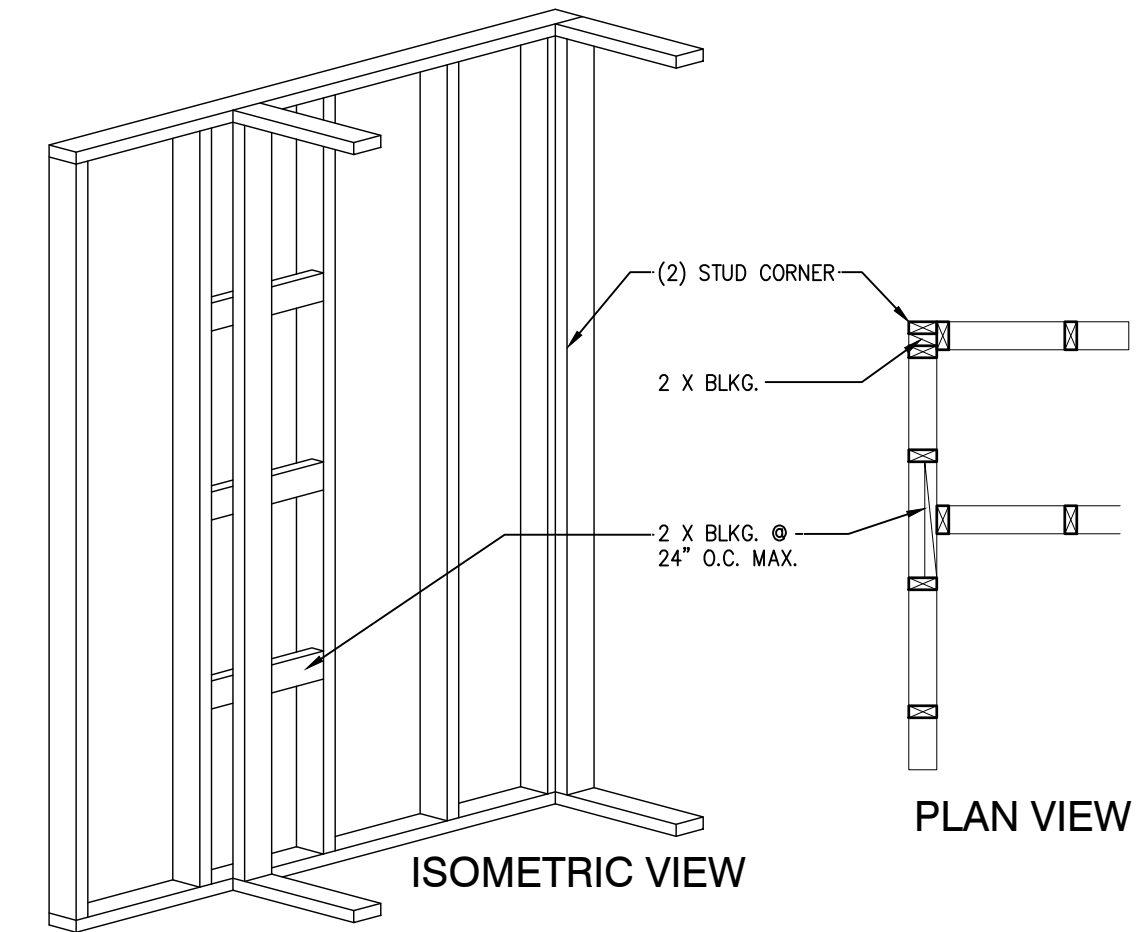
- MATERIALS: (f<sub>c</sub> BASED ON 28 DAY UNLESS NOTED OTHERWISE)
  - CONCRETE UNLESS NOTED: f<sub>c</sub> = 4000 PSI, NORMAL AGGREGATE.
  - CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: f<sub>c</sub> = 4500 PSI, (5% TO 7% ENTRAINED AIR), MINIMUM CEMENT CONTENT = 520 #/CY, MAXIMUM WATER / CEMENTIOUS RATIO = 0.45
  - CONCRETE FOR INTERIOR FLOOR SLABS: f<sub>c</sub> = 4000 PSI AT 28 DAYS, 1800 AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301-96 TABLE 4.2.2.1, WATER NOT PERMITTED TO BE ADDED AT THE SITE, HARDWARE ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENT RATIO = 0.50.
  - CONCRETE FOR FOUNDATION WALLS WITH EXTERIOR EXPOSURE: f<sub>c</sub> = 4000 PSI, (5% TO 7% ENTRAINED AIR), MAXIMUM WATER/CEMENT RATIO = 0.50. THE CEMENT PORTION OF THE MIXTURE SHALL BE 30% FLY ASH OR SLAG, & SHALL BE LOCALLY EXTRACTED, PROCESSED, AND MANUFACTURED WITHIN 500 MILES OF THE SITE. REFER TO LEED REQUIREMENT MR 2.2.
  - CONCRETE FOR FOOTINGS: f<sub>c</sub> = 3000 PSI.
  - REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED
  - ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.
- WHEN THE AIR TEMPERATURE IS LESS THAN 40 deg. F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50 deg AND 70 deg. F FOR 7 DAYS.
- AT CORNERS AND INTERSECTIONS OF WALLS AND FOOTINGS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACINGS AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ADJUTING WALL OR FOOTINGS. BARS SHALL HAVE EMBEDMENT OF 30 DIAMETERS (18" MIN.).
- LAP SPLICE REINFORCING BARS 48 DIAMETERS UNLESS OTHERWISE NOTED.
- ALL CAST-IN-PLACE CONCRETE WALLS SHALL BE PLACED CONTINUOUSLY WITH NO COLD JOINTS AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS.
- CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1-90 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R-88 "COLD WEATHER CONCRETING".
- CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305R-91 "HOT WEATHER CONCRETING". USE FIGURE 2.1.5 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.
- NOT USED
- MACHINE TROWEL INTERIOR FINISH FLOOR SLAB AND CURE USING "CURE AND SEAL" TYPE CURING COMPOUND MEETING FEDERAL SPECIFICATION TT-C-00800, VOC COMPLIANT, 30% MINIMUM SOLIDS CONTENT. FOR EXTERIOR APPLICATIONS USE LIGHT BROOM FINISH AND ACRYLIC BASED CURING COMPOUND.
- FLOOR SLAB-ON-GRADE SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES PER ASTM E-1155 AND ACI 117:
  - FINISH TO A FLOOR FLATNESS (FF) OF 20 AND FLOOR LEVELNESS (FL) OF 17.
- SEE ARCHITECTURAL DRAWINGS FOR VAPOR BARRIER REQUIREMENTS. VAPOR BARRIER SHALL BE PLACED OVER COMPACTED GRANULAR SUBBASE AND SEAL ALL JOINTS.
- CONTROL JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 10'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1. CONTROL JOINTS SHALL BE SAWN AND SHALL BE A MAXIMUM OF 1/4 OF THE SLAB THICKNESS DEEP. THE CONTROL JOINT SHALL BE SAWN AS SOON AS THE SAW BLADE CAN CUT THE CONCRETE WITHOUT DISPLACING THE AGGREGATE.
- WHERE BRITTLE FLOOR FINISHES ARE TO BE APPLIED TO FLOOR SLABS, COORDINATE CONTROL JOINT LOCATIONS WITH FLOOR FINISH JOINT LOCATIONS AND ARCHITECT.

**FOUNDATIONS**

- FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. ELEVATION AND BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
- FOUNDATION DESIGN IS BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS (I.E. CONDITIONS THAT ARE CONSISTENT WITH THE PARAMETERS ASSUMED FOR THE DESIGN) AND MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- CONCRETE AND THE REINFORCING STEEL FOR TRENCH FOOTINGS SHALL BE PLACED AS SOON AS IS PRACTICAL AFTER THE TRENCH IS EXCAVATED NO COMPLETE EXCAVATIONS SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
- NOT USED
- NOT USED
- ALL FOOTINGS SHALL BEAR ON LEVEL (SLOPE NOT TO EXCEED 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MINIMUM SOIL BEARING PRESSURE OF 3000 PSF BELOW STRIP FOOTINGS AND 3000 PSF BELOW ISOLATED COLUMN FOOTINGS.
- COMPACTION:
  - ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.
  - ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.
  - BACKFILL AGAINST WALLS.
    - BACKFILL ALONG INTERIOR FACE OF FOUNDATION WALLS SHALL BE:
      - CLAYEY MATERIAL COMPACTED IN 6" LIFTS TO 95% STANDARD PROCTOR DENSITY OR CONCRETE WITH A COMPRESSIVE STRENGTH OF f<sub>c</sub> = 500 PSI OR
      - WELL GRADED GRANULAR MATERIAL COMPACTED IN 6" LIFTS, AT THE BOTTOM OF THE GRANULAR BACKFILL PLACE A 4" DIA. PERFORATED FOUNDATION DRAIN PIPE. PROVIDE A POSITIVE SLOPE TO DAYLIGHT OR TO SUMP.
    - BACKFILL ALONG EXTERIOR FACE OF SHALLOW WALL FOUNDATIONS SHALL BE:
      - COMPACTED CLAYEY MATERIAL, COMPACT TO 95% STANDARD PROCTOR DENSITY OR
      - COMPACTED GRANULAR MATERIAL WITH 4" DIAMETER FOUNDATION DRAIN PIPE AT THE BOTTOM OF THE GRANULAR MATERIAL PROVIDE A POSITIVE SLOPE TO DAYLIGHT OR TO SUMP.
  - FILL BELOW FLOOR SLABS: TOP 12" OF SUBBASE BELOW INTERIOR FLOOR SLAB SHALL BE PROOF ROLLED TO 98% STANDARD PROCTOR DENSITY PRIOR TO PLACEMENT OF SLAB. PROVIDE 4" COMPACTED LAYER OF GRANULAR BASE MATERIAL BELOW SLAB.
  - PROVIDE ENGINEERED FILL OR LOW STRENGTH CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.
  - ALL AREAS WITHIN THE FOOTPRINT OF THE BUILDING, INCLUDING UTILITY TRENCHES, MUST BE FREE OF ANY WET AND/OR SOFT AREAS PRIOR TO PLACEMENT OF FILL MATERIAL OR SLAB.
  - SEAL UTILITY TRENCH AT THE EXTERIOR FOUNDATION WALL BY USING A COMPACTED CLAYEY BACKFILL OR LEAN CONCRETE TO CREATE A DAM TO PREVENT ENTRY OF WATER.
  - FINISH GRADE SHALL SLOPE AWAY FROM BUILDING. TYPICAL.

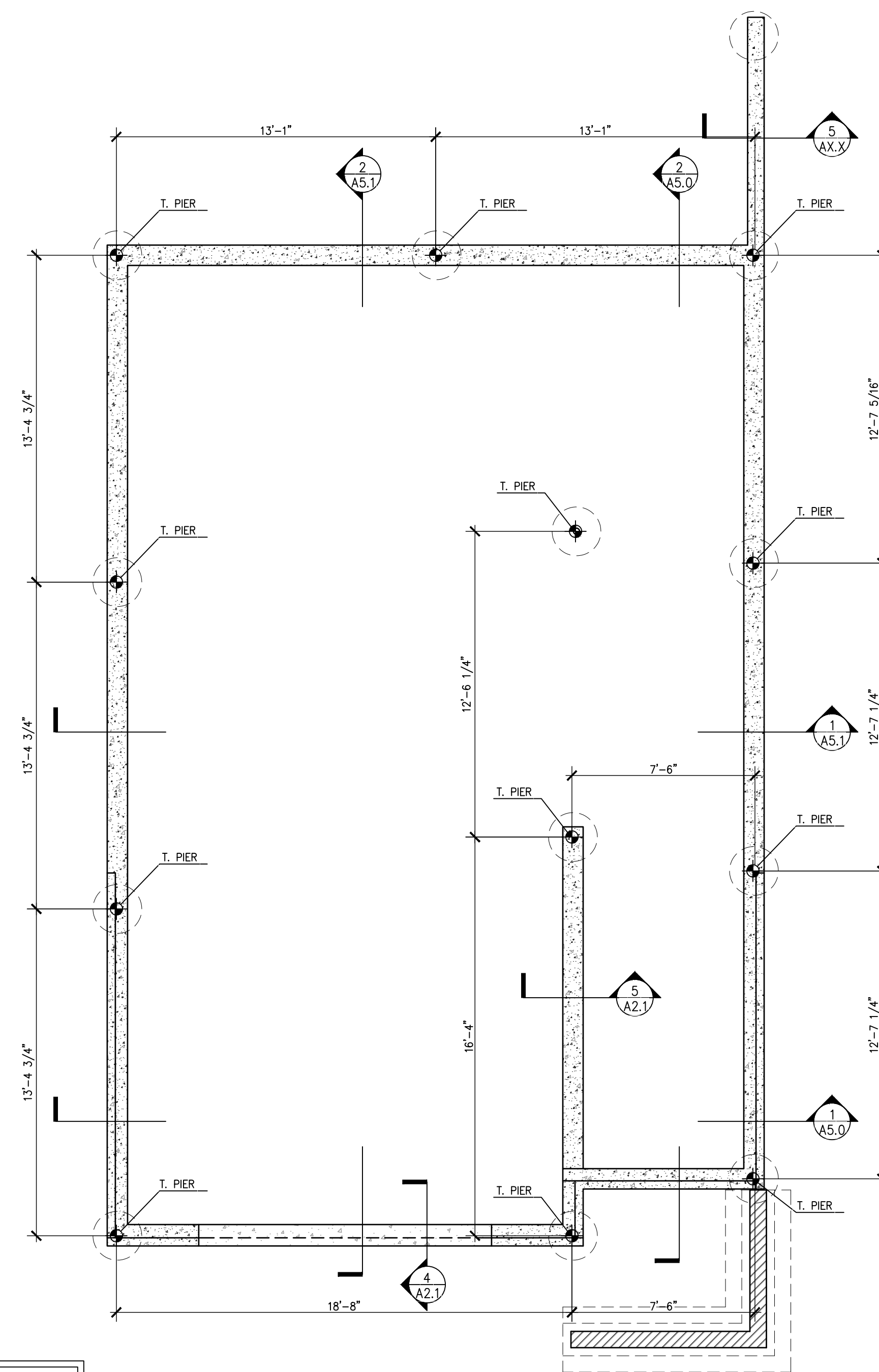
**SHEAR WALL NOTES**

- FASTEN SHEATHING AT 6" O.C. ALONG INTERMEDIATE VERTICAL STUDS.
- PROVIDE HORIZONTAL BLOCKING AT ALL HORIZONTAL PANEL EDGES OF APA RATED SHEATHING (NOT REQD. FOR GYPSUM SHEATHING WALLS).
- APA RATED SHEATHING SHALL HAVE A MINIMUM THICKNESS OF 15/32".
- GYPSUM SHEATHING SHALL HAVE A MINIMUM THICKNESS OF 1/2".

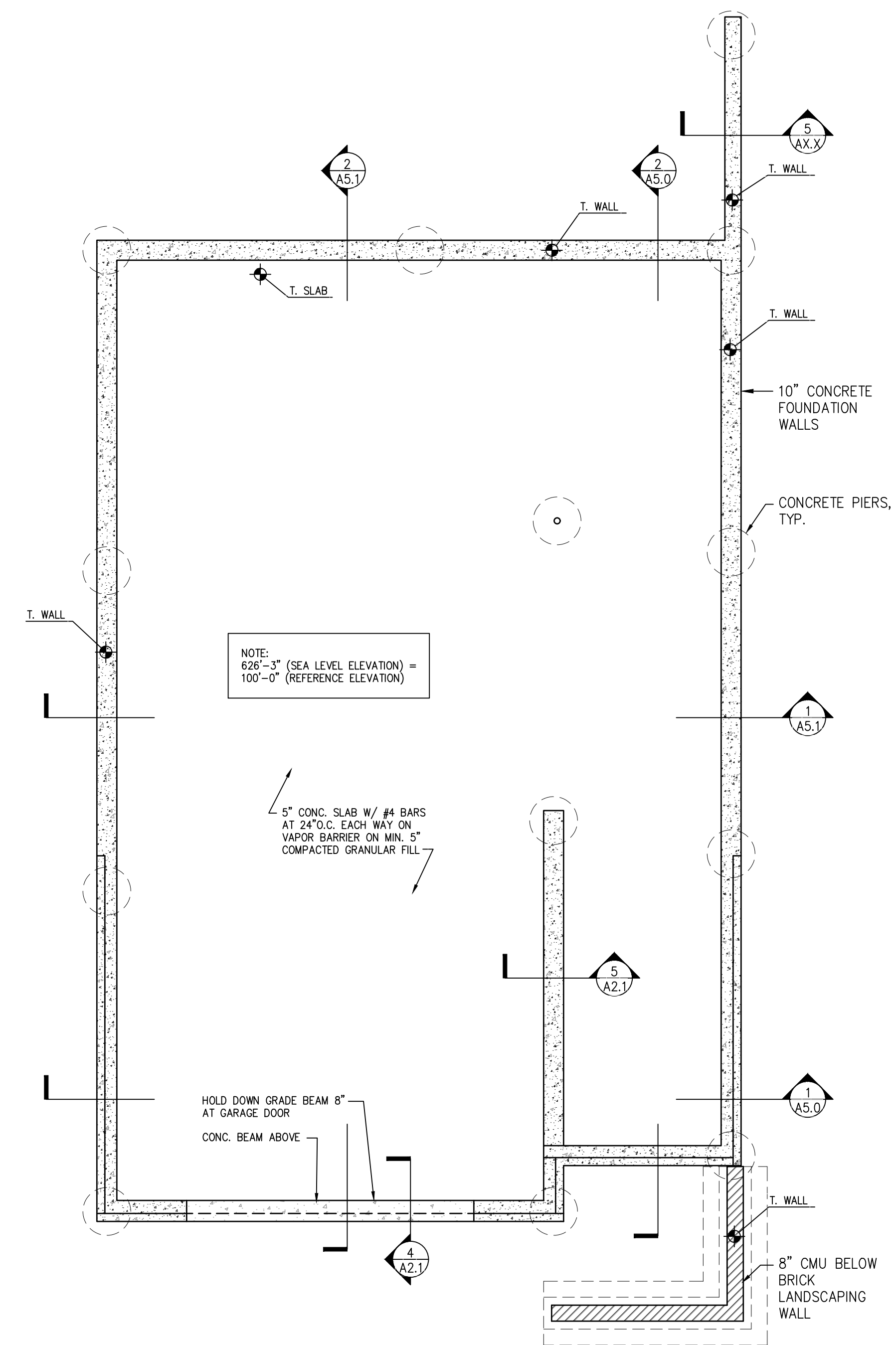


**TYPICAL FRAMING DETAILS**  
NO SCALE

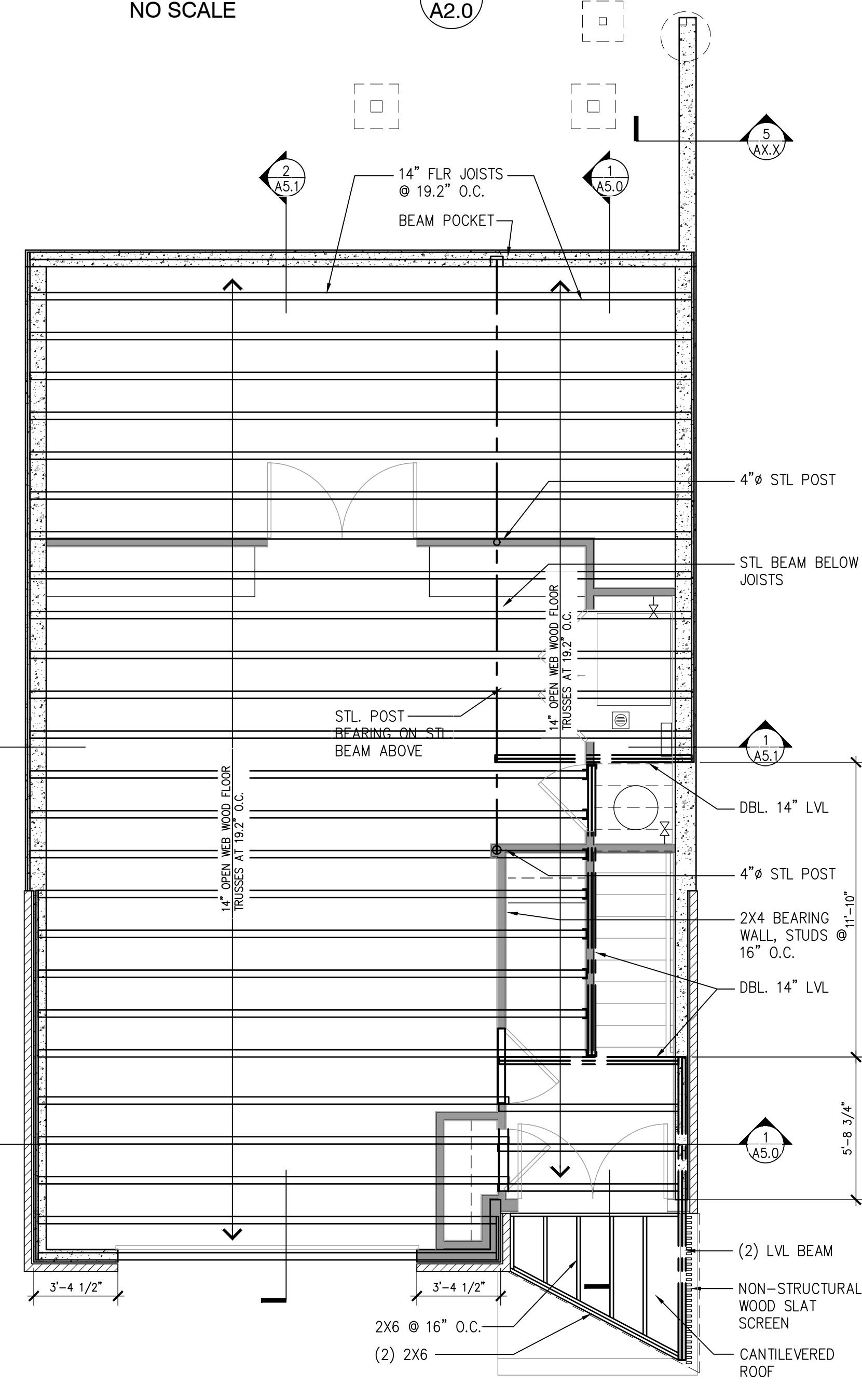
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**PIER PLAN**  
1/4" = 1'-0"

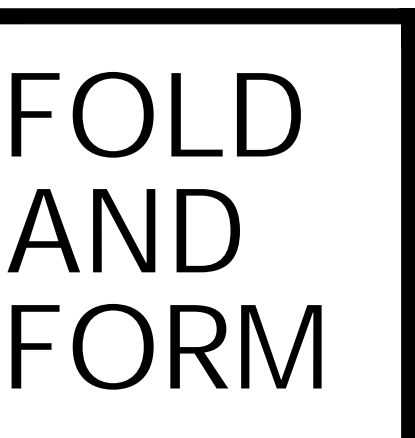


**FOUNDATION PLAN**  
1/4" = 1'-0"



**FIRST FLOOR FRAMING PLAN**  
1/4" = 1'-0"

**NOTE:**  
REFER TO GEOTECHNICAL REPORT PREPARED BY CARDNO, JUNE 30 2014. THE REPORT IS A PART OF THESE PROJECT DRAWINGS.



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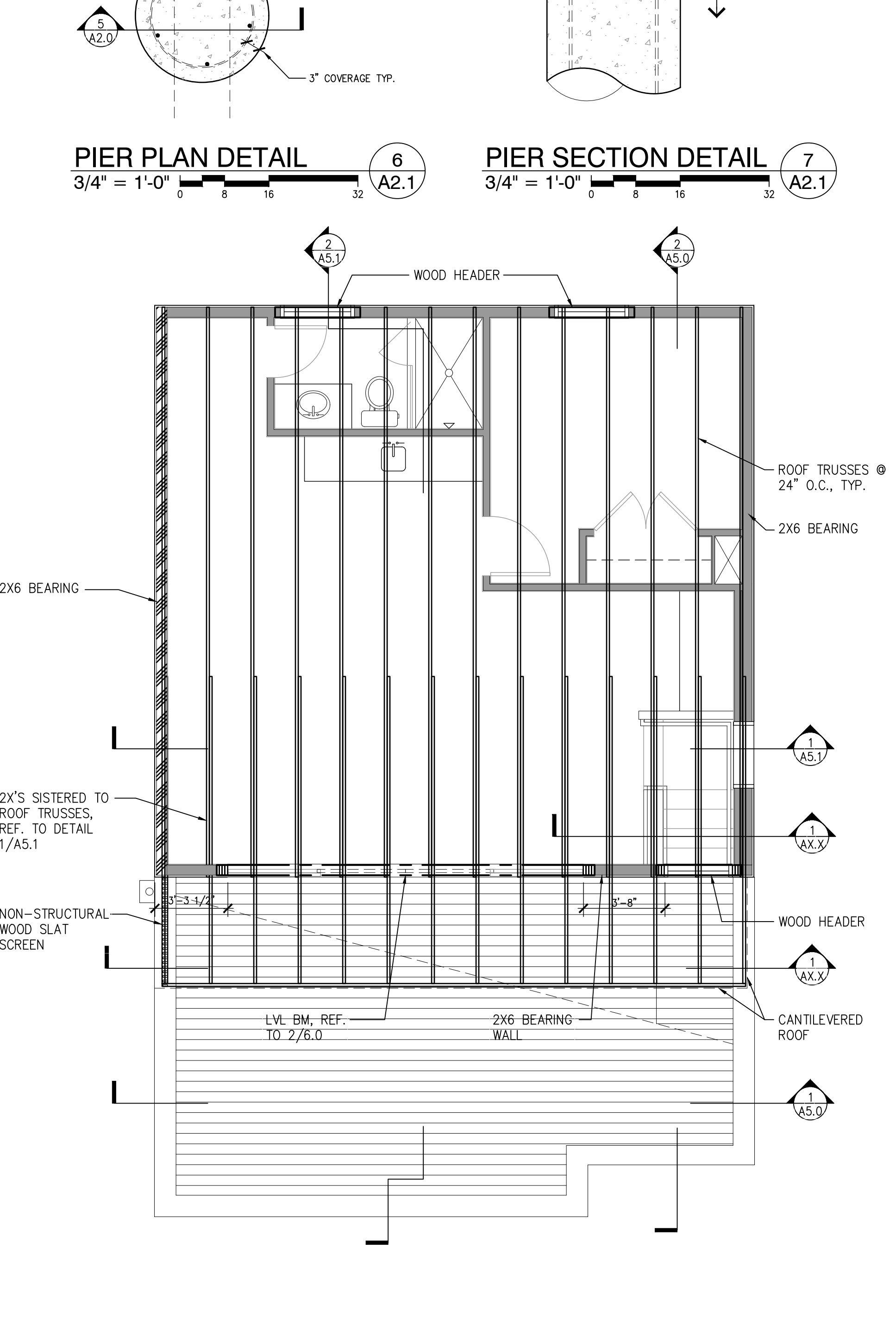
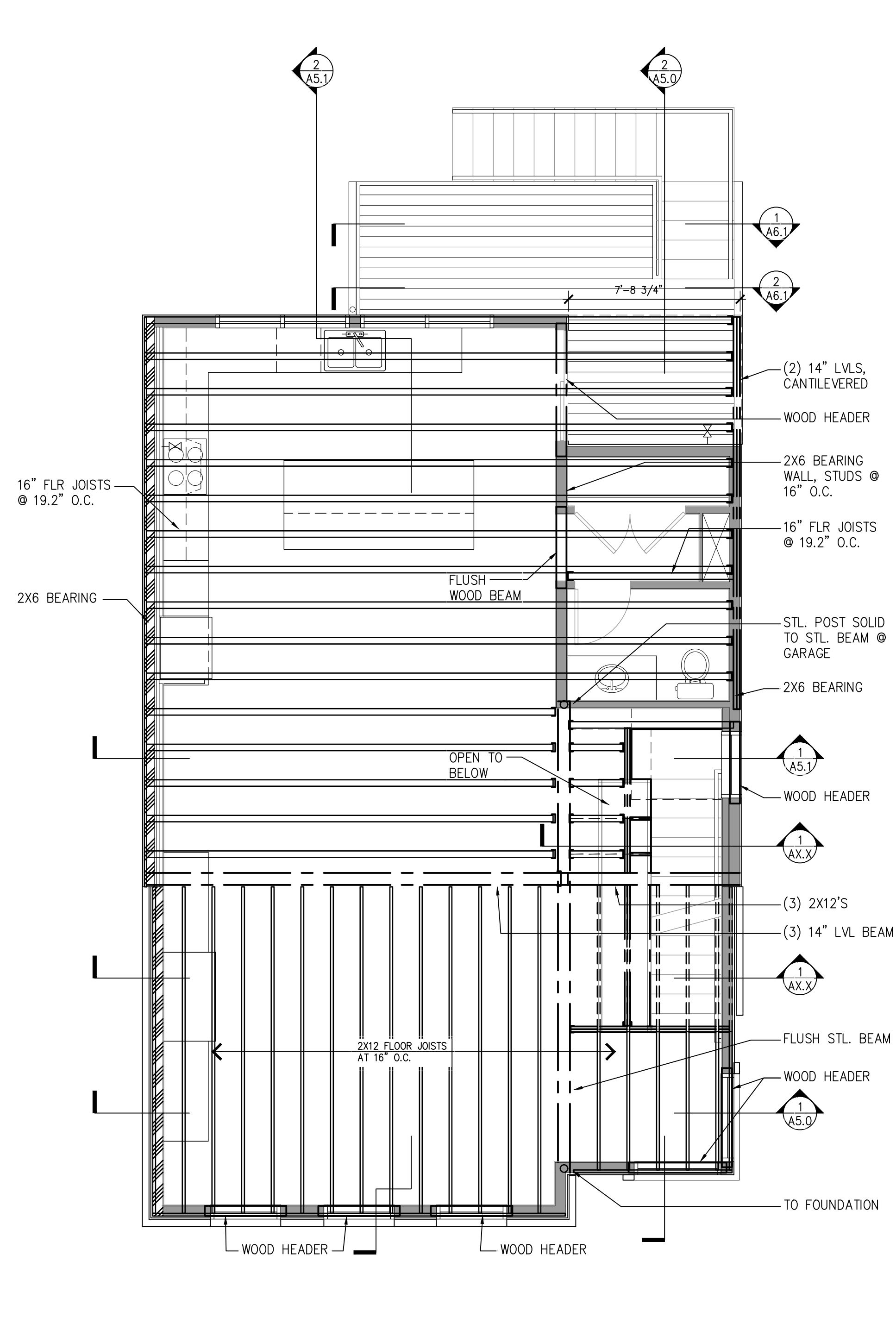
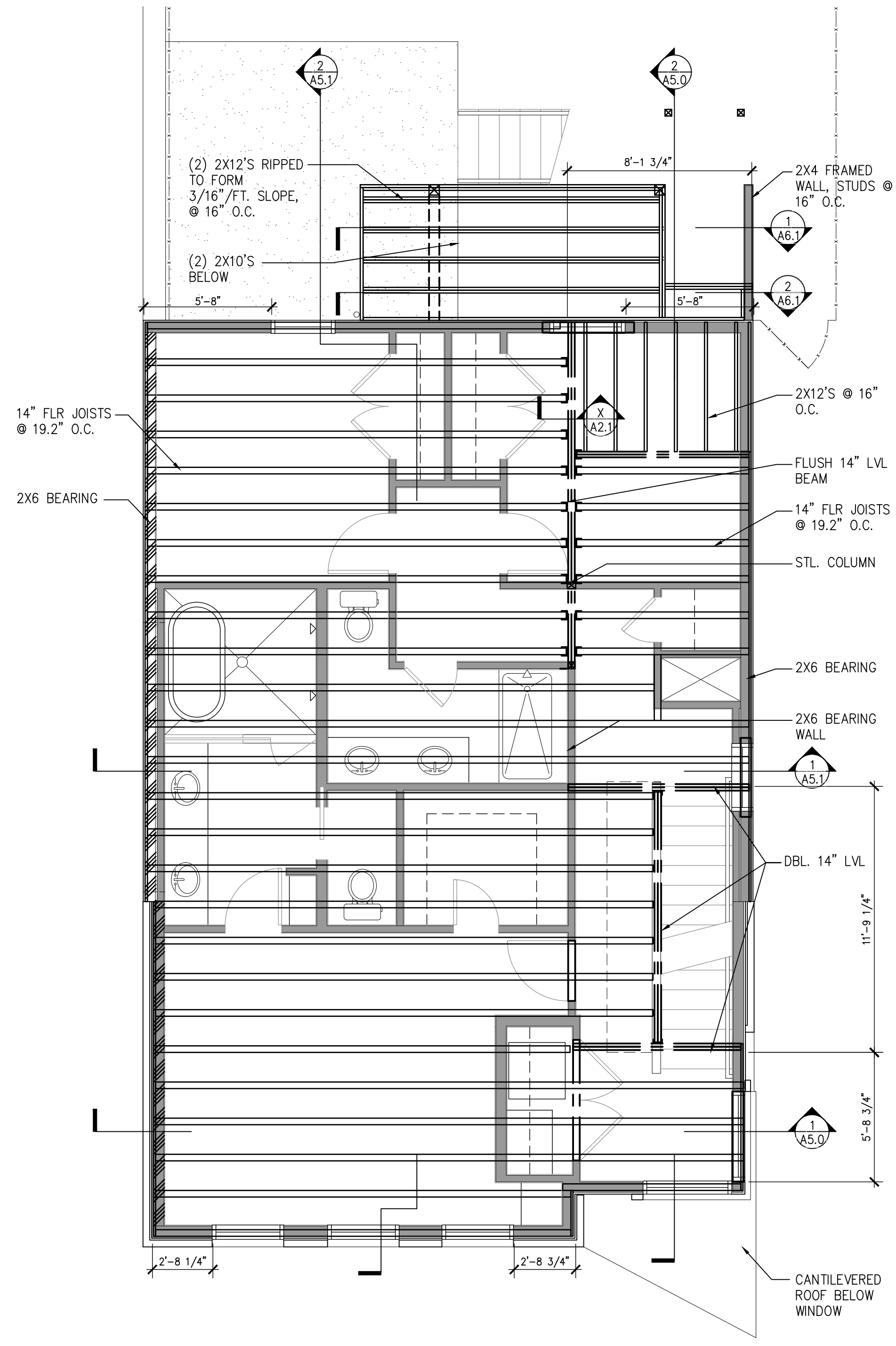
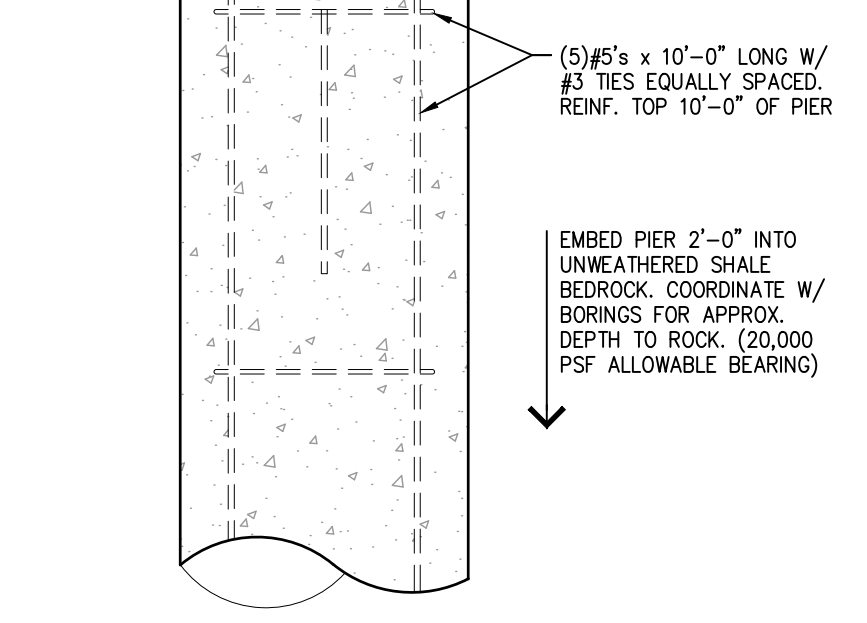
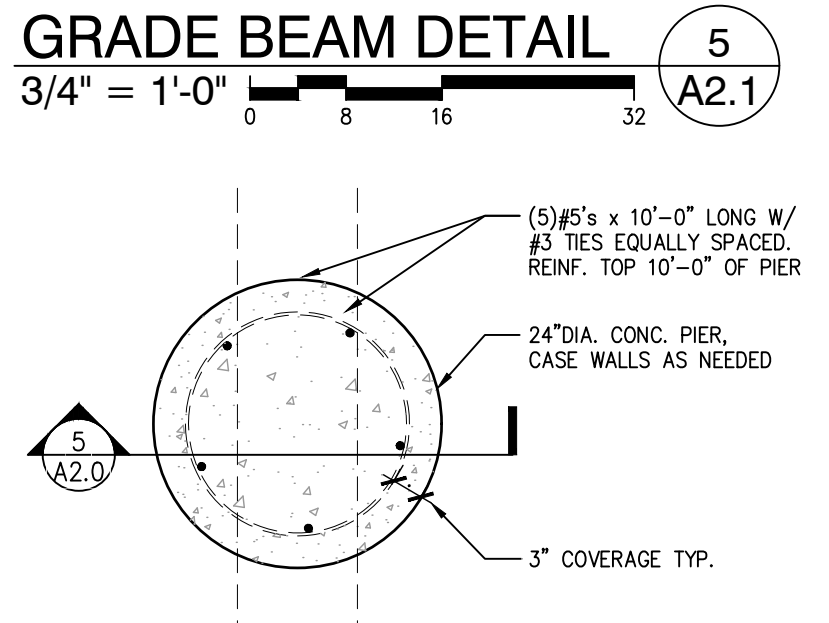
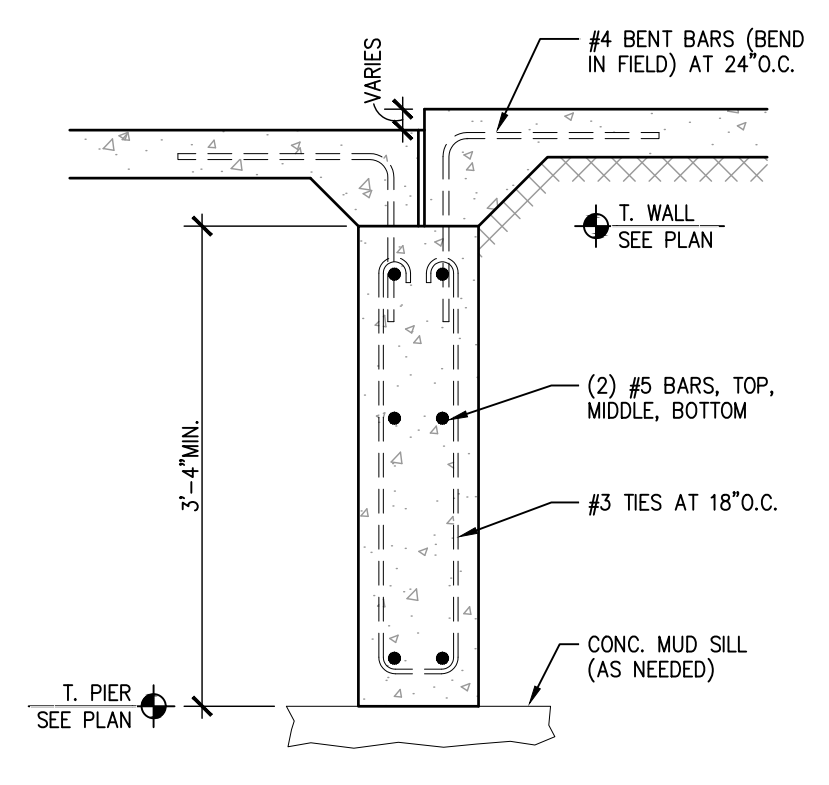
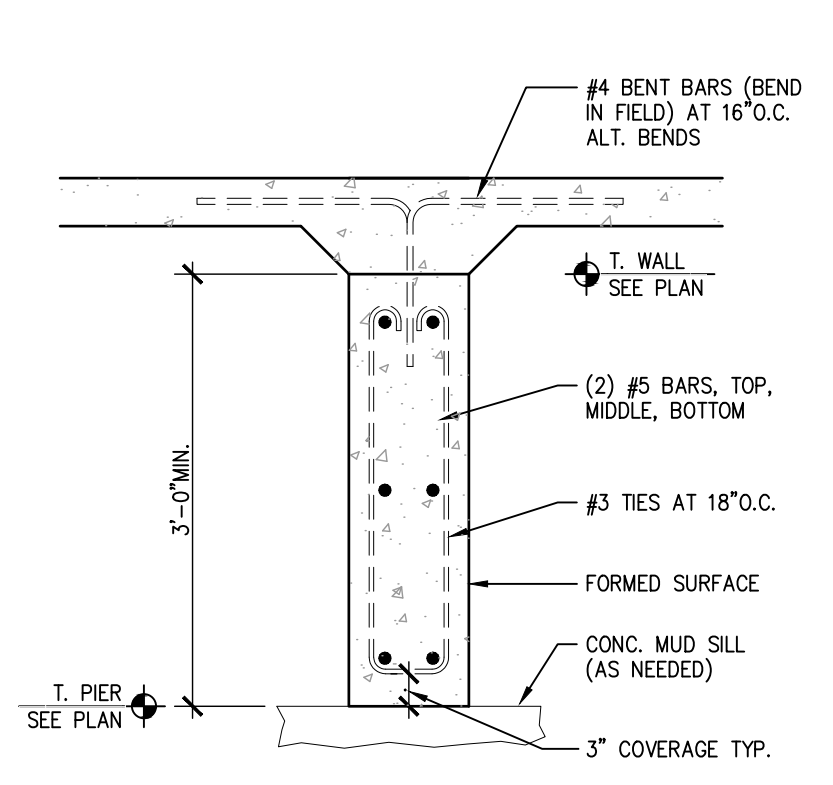
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Sheet Title:  
**FRAMING PLANS**  
Drawn By: Project No.

**WOOD**

- MATERIALS:
    - FRAMING LUMBER:
      - 2x8 AND LARGER: NO.1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
      - 2x4 AND 2x6: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
      - CCA OR C2C PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
    - ROOF SHEATHING: 3/4" APA RATED ROOF SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8D NAILS AT 6"OC. AT PANEL EDGES AND 12"OC. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
    - WALL SHEATHING: 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL PLYWOOD SHEARWALLS SHALL BE NAILED WITH 8D NAILS AT 6"OC. AT PANEL EDGES AND 12"OC. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
    - PLYWOOD SHEATHING NOT NOTED AS PLYWOOD SHEAR WALL SHALL BE NAILED WITH 8D NAILS AT 6"OC. AT PANEL EDGES AND 12"OC. AT INTERMEDIATE SUPPORTS. ADHESIVE FOR GLED AND NAILED PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
    - LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL. GANG- LAM LVL AND TIMBER MAX LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
 

$F_b$	= 2925 PSI BENDING.
$F_v$	= 280 PSI HORIZONTAL SHEAR.
$F_{c\perp}$	= 880 PSI COMPRESSION PERPENDICULAR TO GRAIN.
$E$	= 2,000,000 PSI MODULUS OF ELASTICITY.
  - UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PER TABLE R-402.3A, "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
  - ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
- NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH.
- ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) TWO ROWS OF 16D NAILS AT 12"OC. FOR BEAM DEPTHS LESS THAN 12 INCHES. FOR DEPTHS GREATER THAN 12 INCHES, THROUGH-BOLT WITH 1/2" DIAMETER BOLTS AT 12"OC. STAGGERED TOP AND BOTTOM.
- WOOD TRUSSES:
  - ALL WORK TO CONFORM TO "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES" (TP1-85) OR "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES" (PCT-80) BY TRUSS PLATE INSTITUTE INC.
  - UNLESS NOTED OTHERWISE, ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS AS SHOWN IN THE DESIGN LOAD SECTION OF THESE NOTES.
  - SHOP DRAWINGS ARE REQUIRED AND SHALL BEAR THE DESIGNER'S ENGINEERING SEAL (IN STATE OF PROPOSED PROJECT), SHOW ALL DESIGN AND FABRICATION DATA, TEMPORARY AND PERMANENT BRACING REQUIREMENTS, AND HANDLING AND ERECTION INSTRUCTIONS. SHOP DRAWINGS SHALL CLEARLY SHOW PERMANENT BRACING REQUIREMENTS FOR WEB COMPRESSION MEMBERS. AN ERECTION PLAN LOCATING ALL TRUSSES SHALL BE PROVIDED.
  - ALL TRUSSES SHALL BE BRACED DURING ERECTION PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES, HB-91" BY THE TRUSS PLATE INSTITUTE, UNLESS MORE STRICT BRACING IS REQUIRED BY THE TRUSS MANUFACTURER. THIS BRACING SHALL REMAIN AS PERMANENT BRACING. BRACING IN THE PLANE OF THE TOP CHORD MAY BE REMOVED WHEN THE TOP CHORD IS LATERALLY BRACED BY PLYWOOD SHEATHING.
  - BOTTOM CHORD OF WOOD TRUSSES SHALL BE DESIGNED AS UNBRACED FOR A LENGTH EQUAL TO THE SPACING BETWEEN BOTTOM CHORD BRACES. BOTTOM CHORD BRACES SHALL BE SUPPLIED BY TRUSS MANUFACTURER.
- PROVIDE A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS ON ALL WOOD FRAMING MEMBERS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD RESISTING ELEMENTS TO THE FOUNDATION USING ONLY SIMPSON STRONG-TIE BRAND CONNECTORS HOT-DIPPED GALVANIZED WITH ZMAX (G185). INSTALL ALL CONNECTORS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL CONNECTORS SHALL BE INSTALLED IN ADDITION TO THE NORMAL NAILING REQUIREMENTS IN THE "RECOMMENDED FASTENING SCHEDULE."
- CONNECT ALL WOOD ROOF RAFTERS AND TRUSSES TO TOP PLATES USING ONE "SIMPSON" H5 CONNECTOR AT EACH MEMBER AT EACH BEARING LOCATION, UNLESS NOTED OTHERWISE.
- NOT USED
- NOT USED
- CONNECT 2x WOOD SILL PLATE TO FOUNDATION USING 5/8" DIAMETER ANCHOR BOLTS (EMBEDDED A MINIMUM OF 12") WITH "SIMPSON" LBP 5/8 2X2 WASHER NOT TO EXCEED 30" O.C. WITH AN ANCHOR BOLT WITHIN 12" OF THE END OF EACH SILL PLATE.
- NOT USED
- NOT USED
- USE PROTECTO WRAP PROTECTO PREMIUM ENERGY SILL SEALER (OR APPROVED EQUAL) UNDER ALL SILL PLATES ON THE CONCRETE FOUNDATION AS A SELF-ADHESIVE AIR AND MOISTURE SILL BARRIER.



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**FRAMING PLANS**  
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**DOOR SCHEDULE**

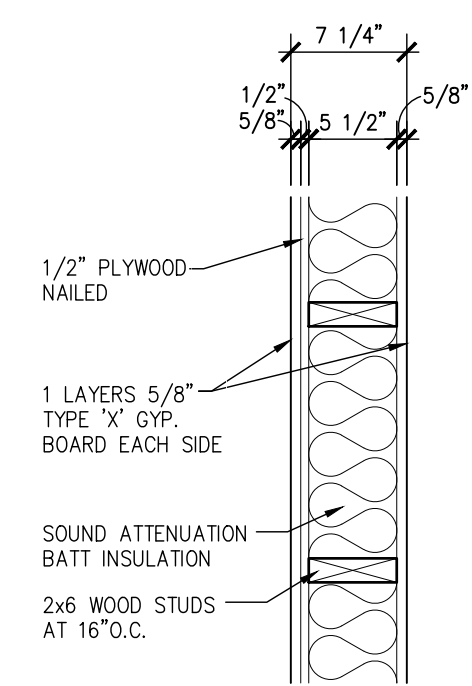
- 001 2868 INSULATED 20 MIN. FLUSH METAL DOOR - PAINT
- 002 3068 SOLID CORE FLUSH WOOD DOOR SLAB - WALNUT, STAIN
- 100 3080 SOLID WOOD BARN DOOR - STAIN
- 101 3480 SOLID WOOD BARN DOOR - STAIN
- 102 2468 SOLID CORE FLUSH WOOD POCKET DOOR - STAIN
- 103 2480 SOLID CORE FLUSH WOOD DOOR - STAIN
- 104 2468 SOLID CORE FLUSH WOOD POCKET DOOR - STAIN
- 105 3068 SOLID CORE FLUSH WOOD DOOR - STAIN
- 106A 2868 SOLID CORE FLUSH WOOD DOOR - STAIN
- 106B (2)2068 SOLID CORE FLUSH WOOD DOORS - STAIN
- 107 3068 ALUM. / GLASS PATIO DOOR W/ TRANSOM WINDOW
- 203 2468 SOLID CORE FLUSH WOOD DOOR - STAIN
- 204 2068 SOLID CORE FLUSH WOOD DOOR - STAIN
- 205 (2)1668 SOLID CORE FLUSH WOOD DOOR - STAIN
- 206 5080 ALUM. / GLASS SLIDING PATIO DOOR
- 301A 6068 ALUM. / GLASS SLIDING PATIO DOOR
- 301B 6068 ALUM. / GLASS SLIDING PATIO DOOR
- 302A 2868 SOLID CORE FLUSH WOOD DOOR - STAIN
- 302B 2468 SOLID CORE FLUSH WOOD DOOR - STAIN
- 303 2468 SOLID CORE FLUSH WOOD DOOR - STAIN

**GENERAL NOTES**

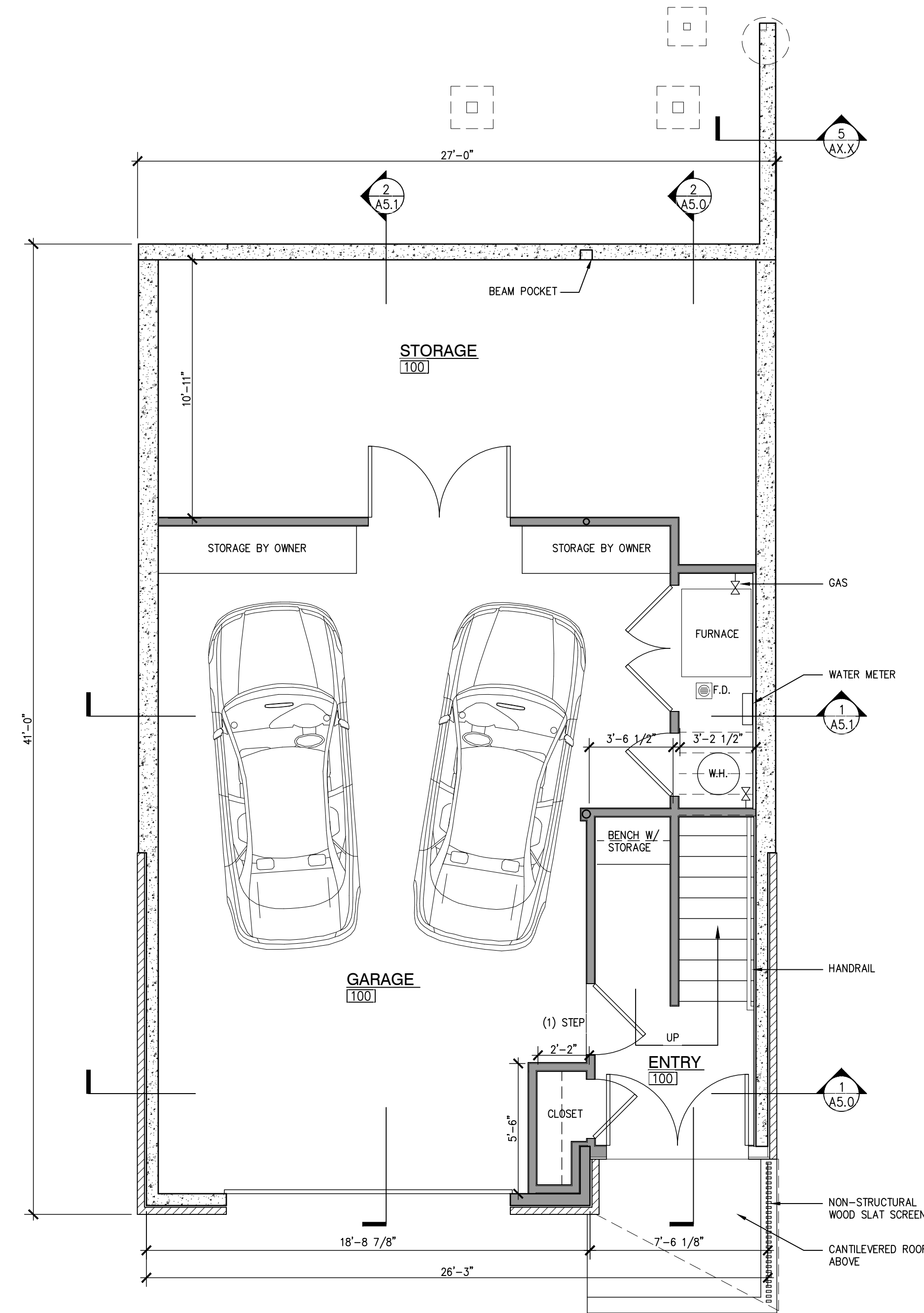
1. DO NOT SCALE DRAWINGS.
2. DIMENSIONS:  
AT EXTERIOR WALLS TAKEN FROM OUTSIDE FACE OF FOUNDATION TO INSIDE FACE OF STUD  
ALL OTHER DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE (WITH 'FIN.' DESIGNATION)  
WINDOWS AND DOORS ARE DIMENSIONED TO THE CENTERLINE OF OPENING  
CONTACT ARCHITECT IF THERE IS ANY QUESTION OR DISCREPANCY IN DIMENSIONING AND LAYOUT OF BUILDING ELEMENTS
3. SOUNDS BATT INSULATE ALL BATHROOM WALLS
4. TYPICAL INTERIOR PARTITION WALLS ARE 2x4 STUDS AT 16"O.C. W/ 1/2" GYP. BOARD AT EXPOSED FACES UNLESS NOTED OTHERWISE. PROVIDE 1/2" CEMENT BOARD AT TILE WALLS.
5. TILE IN SHOWER ENCLOSURE TO EXTEND TO CEILING
6. PROVIDE RUBBER MEMBRANE IN TILE SHOWER FLOOR TO EXTEND UP WALL MIN. 4", SEAL INTO DRAIN FLANGE ASSEMBLY

**KEY NOTES LEGEND**

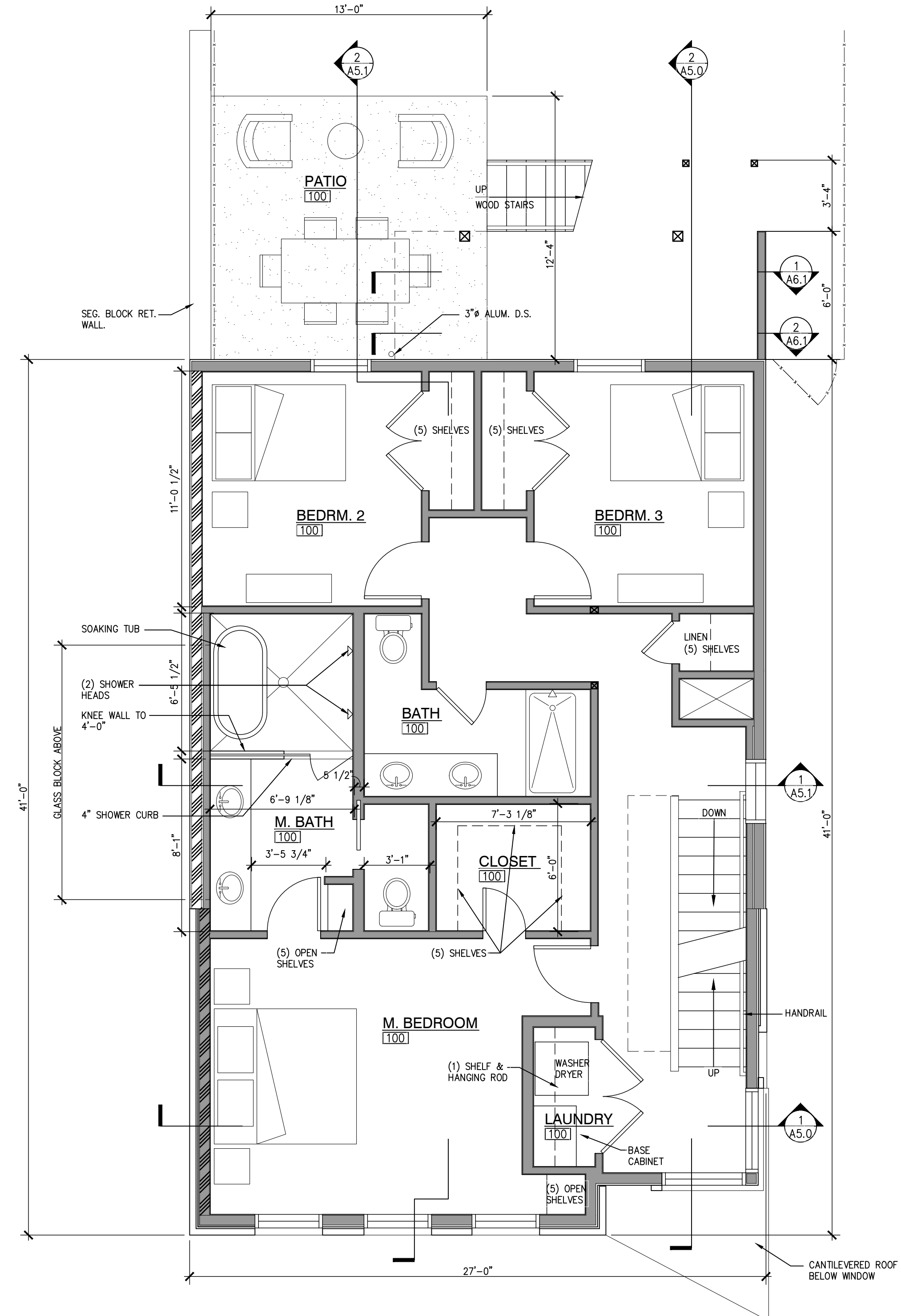
- 1 4" TILE CURB
- 2 2'-0" WIDE x 7'-0" HIGH TEMP. GLASS SHOWER DOOR W/ 1'-9" x 7'-0" TEMP. GLASS SIDE PANEL
- 3 RECESSED IN WALL MEDICINE CABINET
- 4 BUILT-IN WALL SHELVING
- 5 (2) 12" DEEP WALL SHELVES W/ (1) CLOSET ROD
- 6 WASHING MACHINE WATER & DRAIN CONNECTION BOX W/IN WALL
- 7 VENT DRYER TO EXTERIOR W/ 4"DIA. RIGID METAL DUCTWORK
- 8 EGRESS WINDOW WITH MIN. 5.7 SF CLEAR OPENING AREA AND MIN. CLEAR HEIGHT OF 24" AND MIN. CLEAR WIDTH OF 20"
- 9 WINDER STAIRS TO HAVE MIN. 9" TREAD DEPTH MEASURED 12" FROM INSIDE WINDING EDGE
- 10 COMBUSTION & INTAKE AIR LINES FOR FURNACE, RUN W/IN FLOOR STRUCTURE
- 11 FROST PROOF HOSE BIBB AT 18" AFF
- 12 GAS SHUT OFF VALVE
- 13 METAL DRAIN FAN AT FURNACE
- 14 FLOOR DRAIN
- 15 40 GAL. GAS WATER HEATER, VENT TO EXTERIOR W/ EXPANSION TANK
- 16 36" RANGE W/ EXHAUST HOOD VENTED TO EXTERIOR OF BUILDING
- 17 3" PVC RADON VENT PIPE TO 12" ABOVE ROOF
- 18 ONE-HOUR RATED EXTERIOR WALL, BASED ON UL DESIGN #305, 5/8" TYPE X EXTERIOR GYP BOARD ON 2x6 STUDS AT 16"O.C. W/ 5/8" TYPE X INTERIOR GYP PANELS



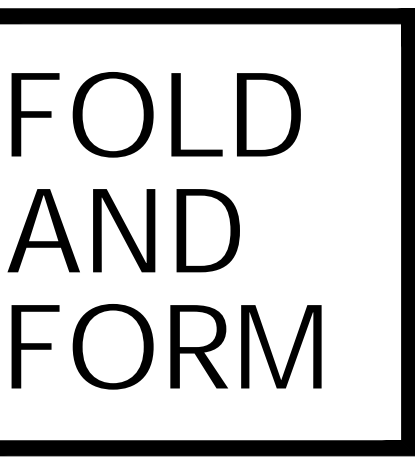
**WALL TYPE - 1  
STAIR SHAFT WALL**  
(1) HOUR RATED WALL  
UL# U305



**GARAGE LEVEL PLAN**  
1/4" = 1'-0"  
Scale: 0 2 4 8  
North arrow pointing up.



**FIRST FLOOR PLAN**  
1/4" = 1'-0"  
Scale: 0 2 4 8  
North arrow pointing up.



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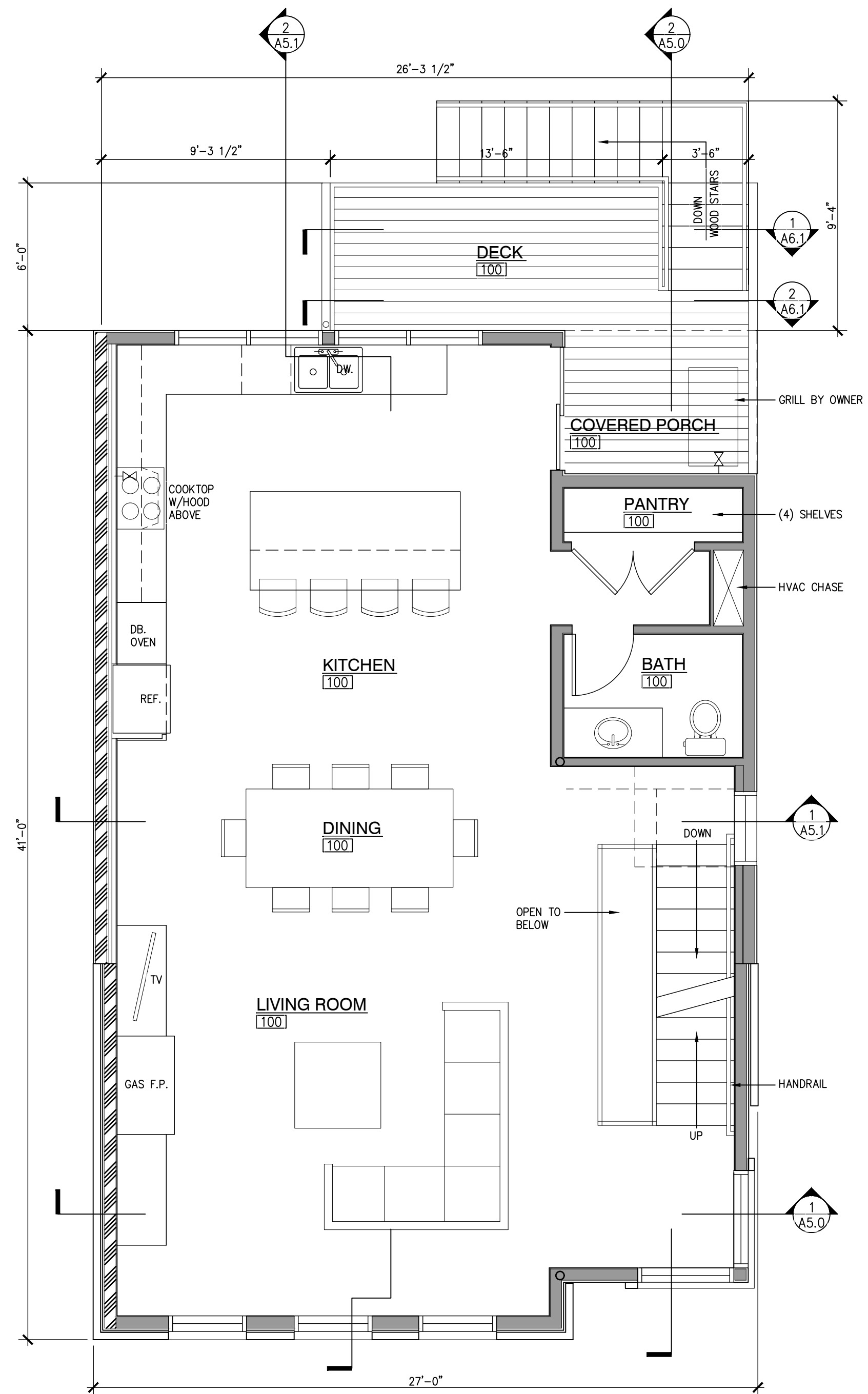
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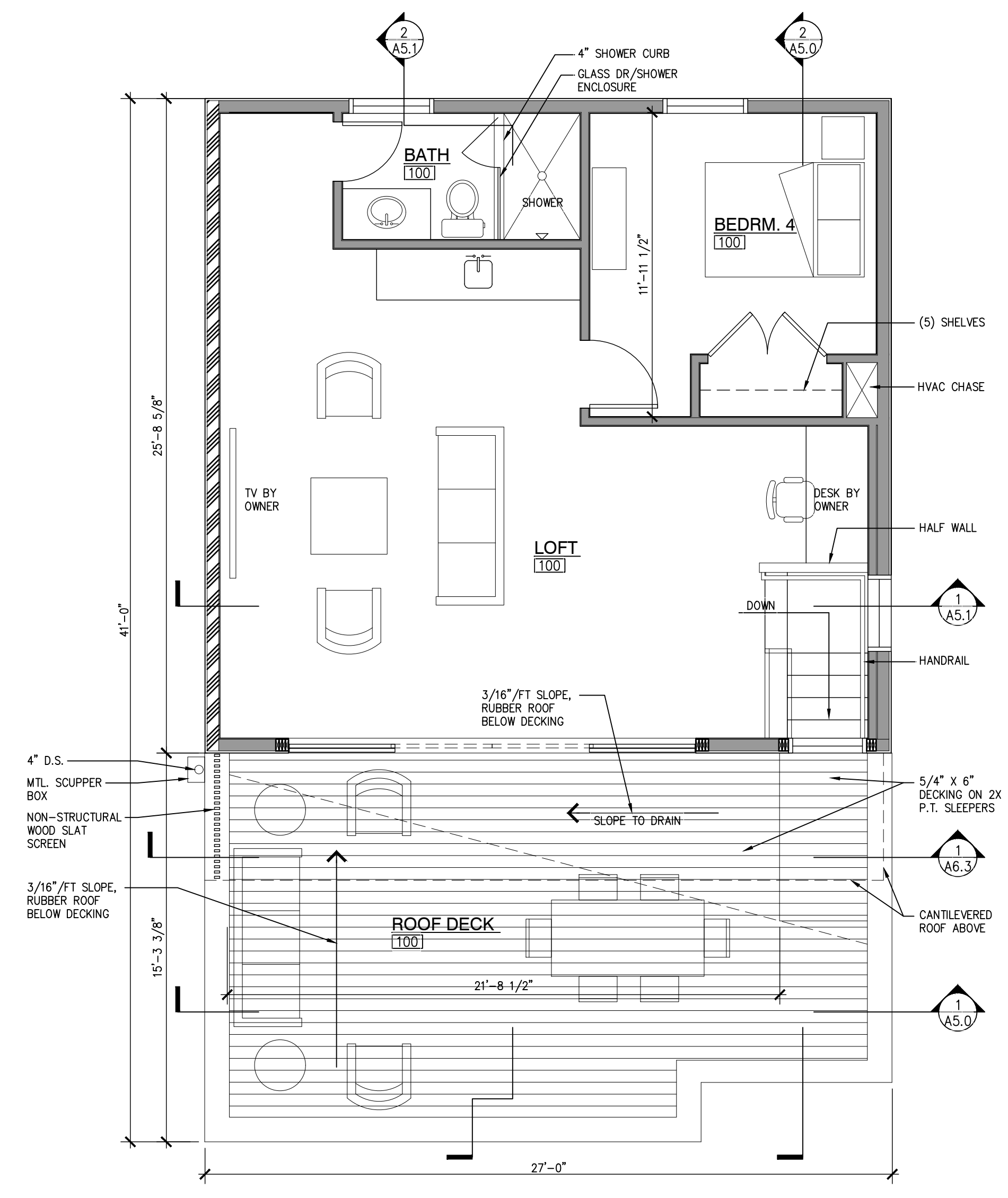
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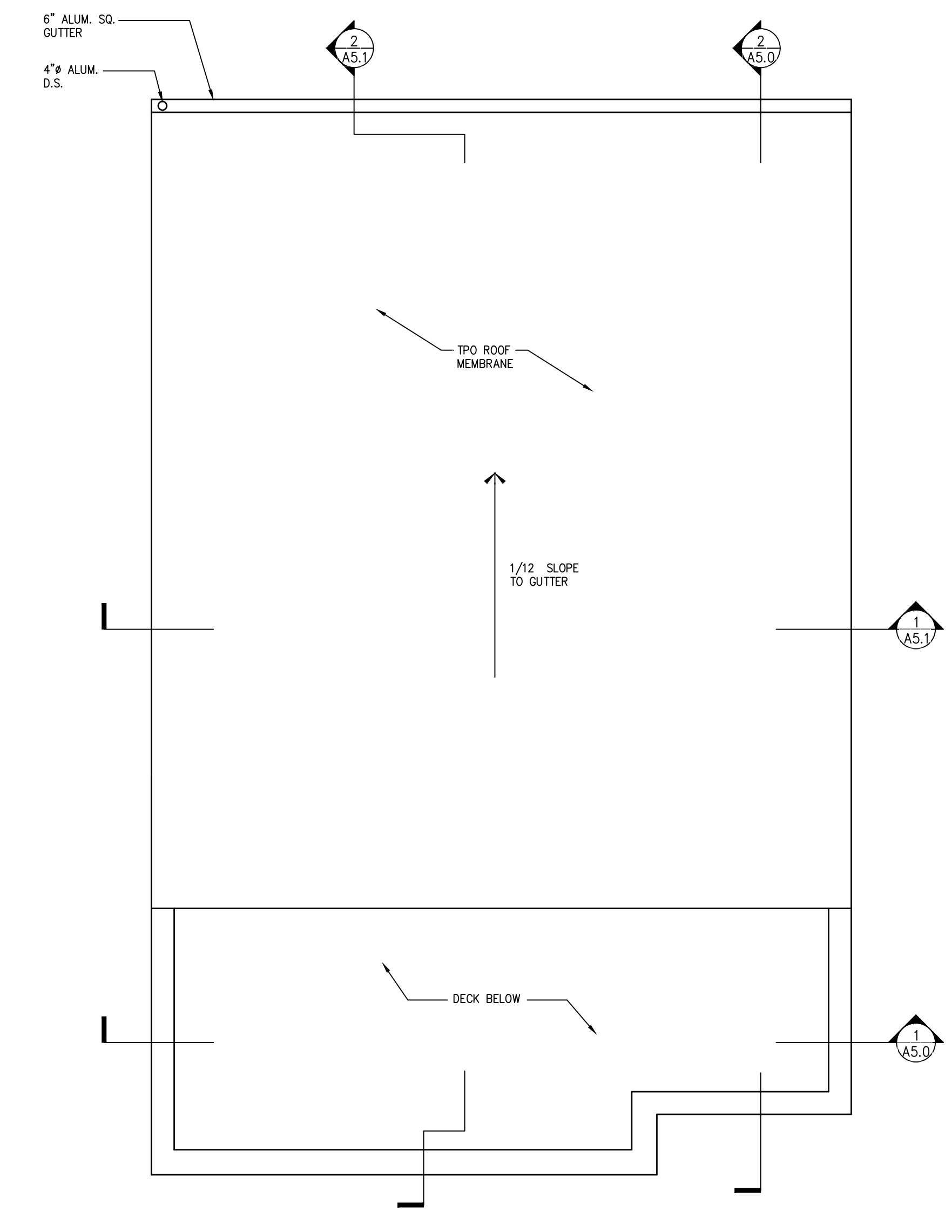
Sheet Title:  
**FLOOR PLANS**  
Drawn By: Project No.



**SECOND FLOOR PLAN**  
1/4" = 1'-0"

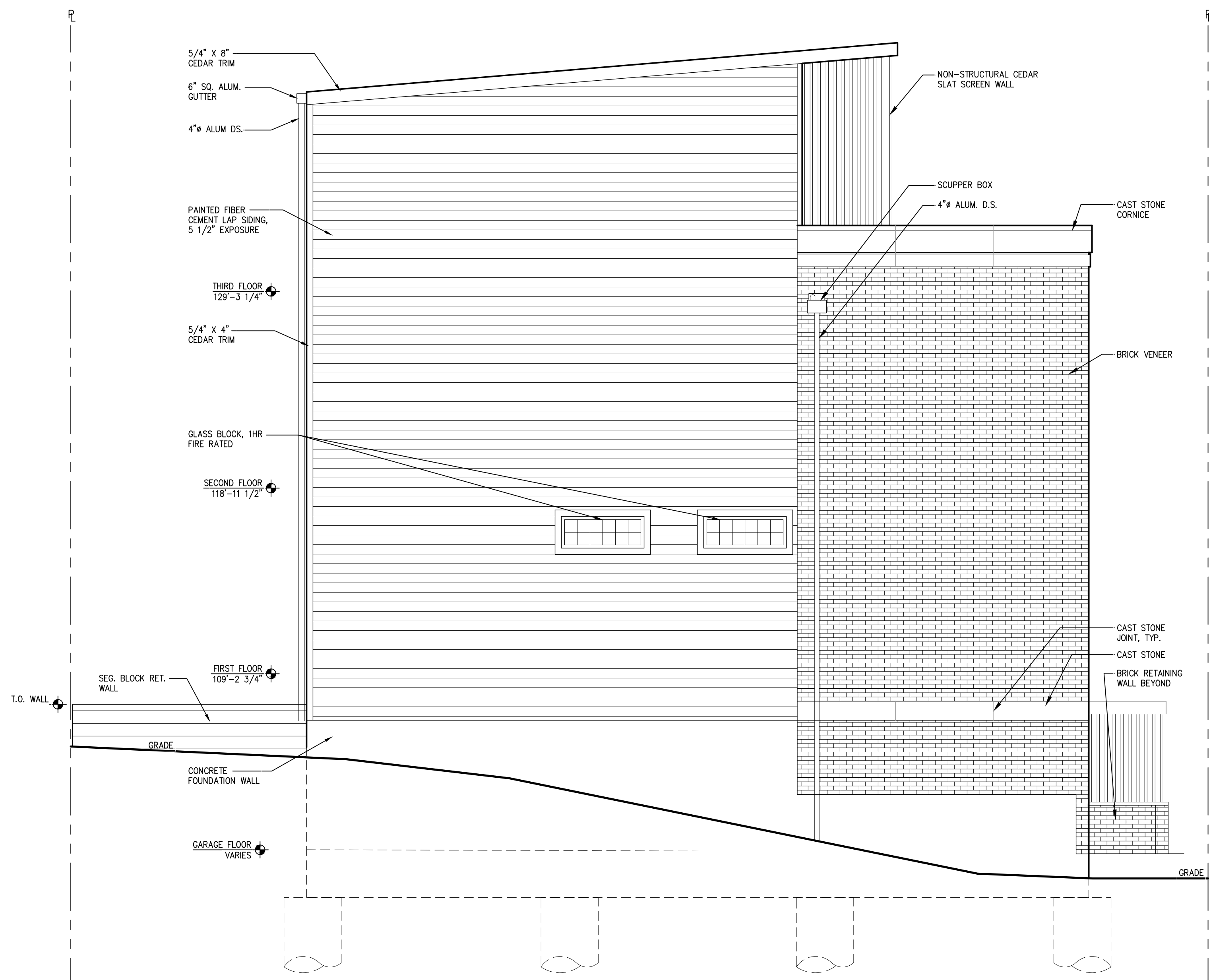


**THIRD FLOOR PLAN**  
1/4" = 1'-0"



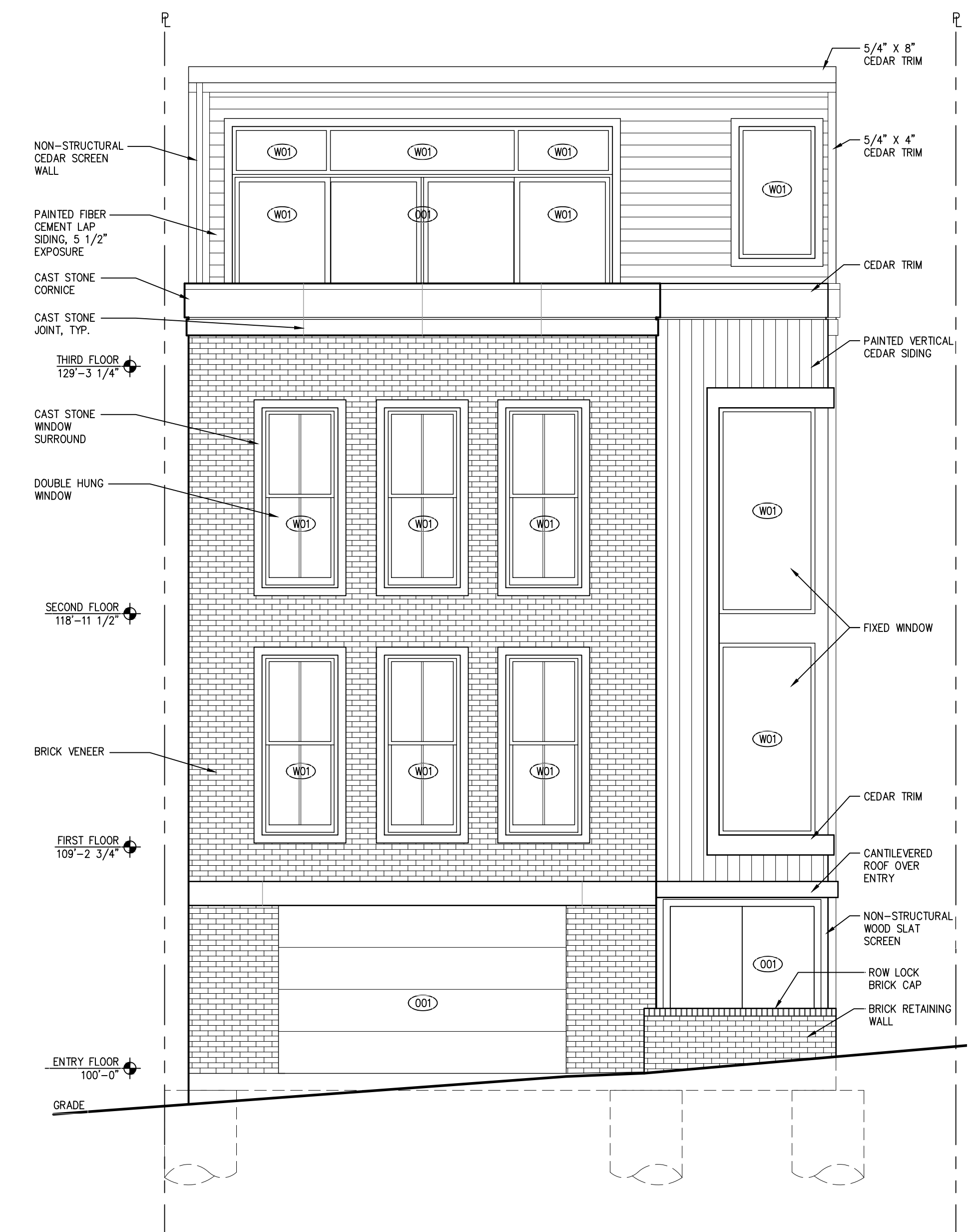
**ROOF PLAN**  
1/4" = 1'-0"

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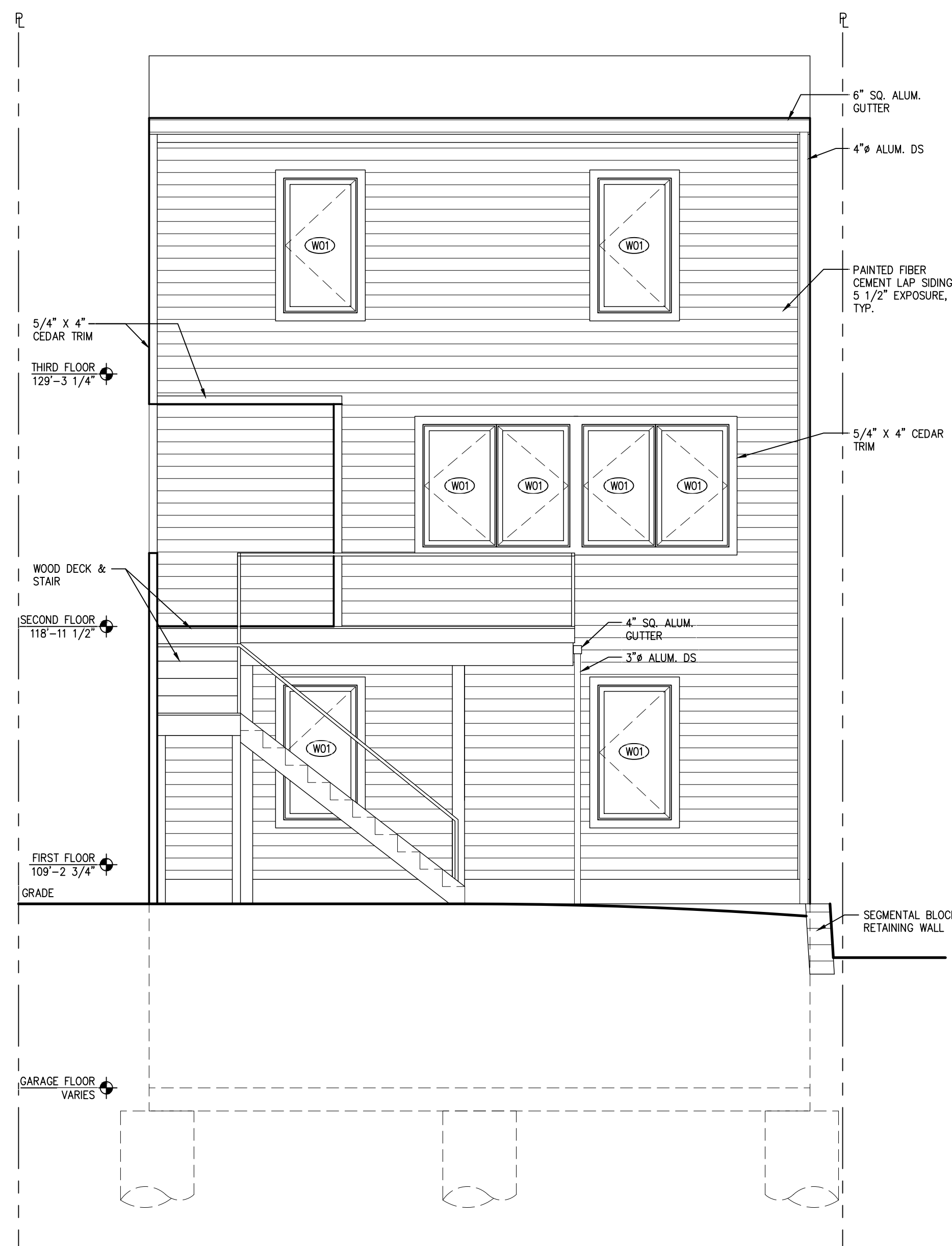
**WEST ELEVATION**  
1/4" = 1'-0"  
0 2 4 8

NOTE:  
626'-3" (SEA LEVEL ELEVATION) =  
100'-0" (REFERENCE ELEVATION)



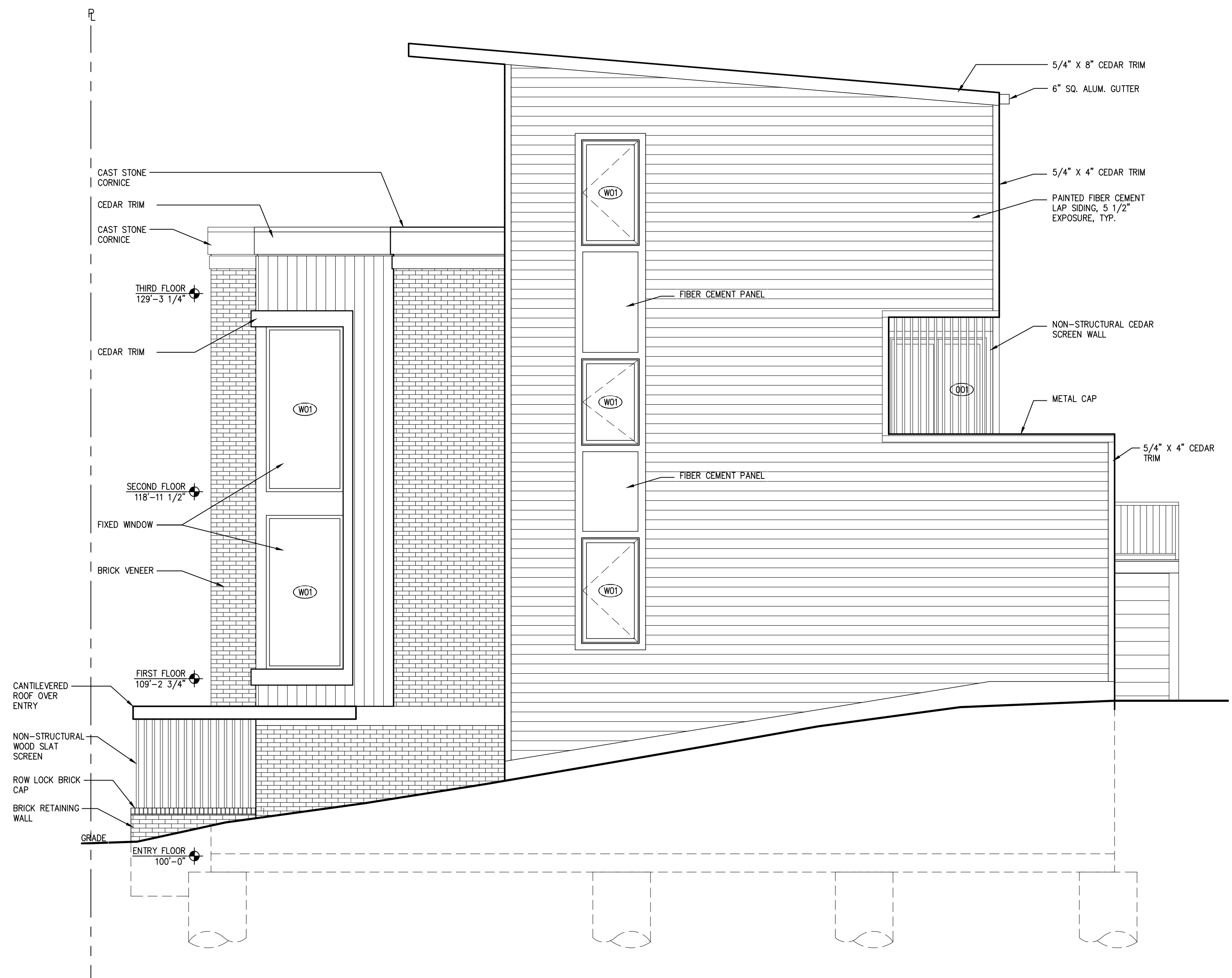
**SOUTH ELEVATION**  
1/4" = 1'-0"  
0 2 4 8

NOTE:  
626'-3" (SEA LEVEL ELEVATION) =  
100'-0" (REFERENCE ELEVATION)



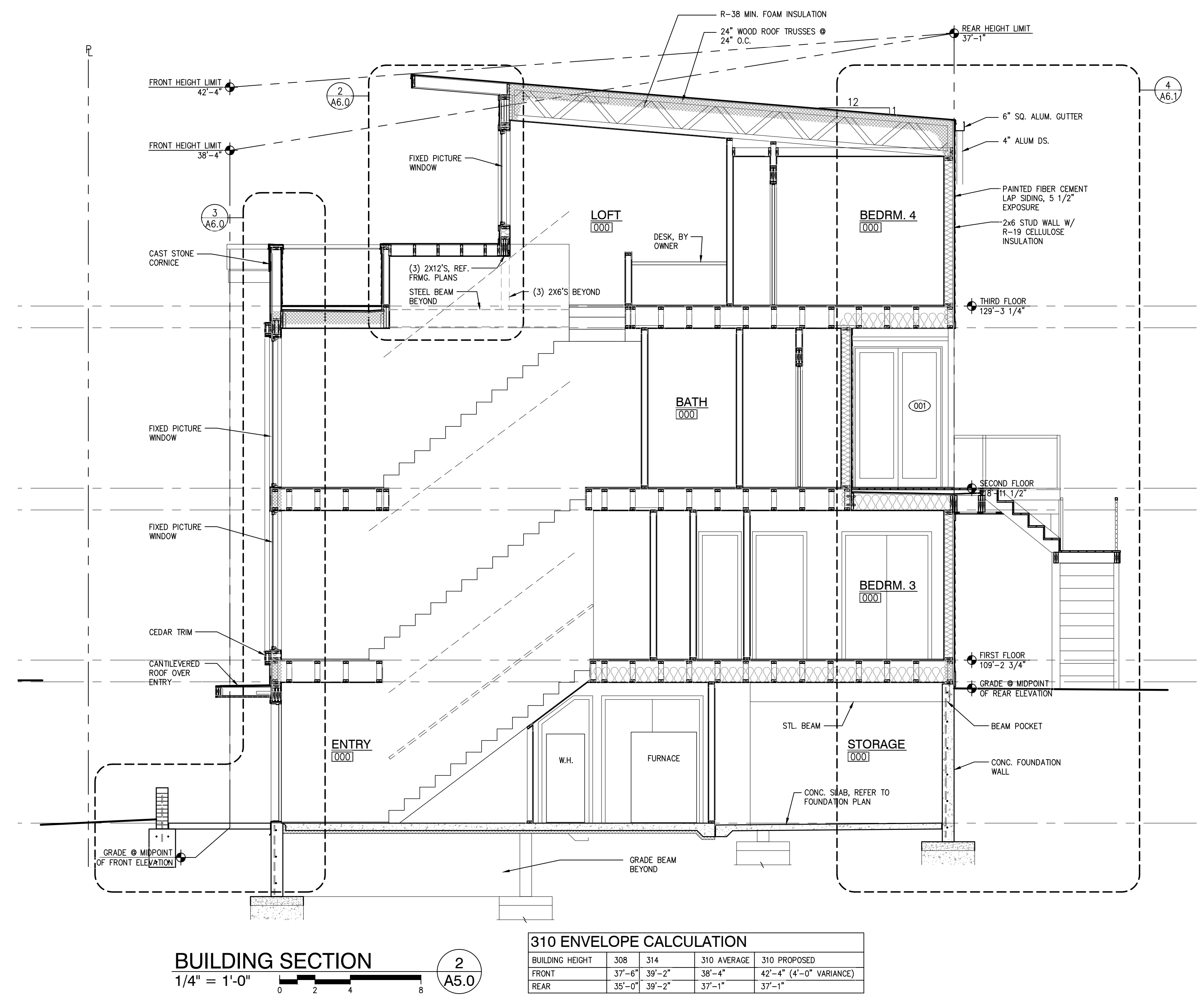
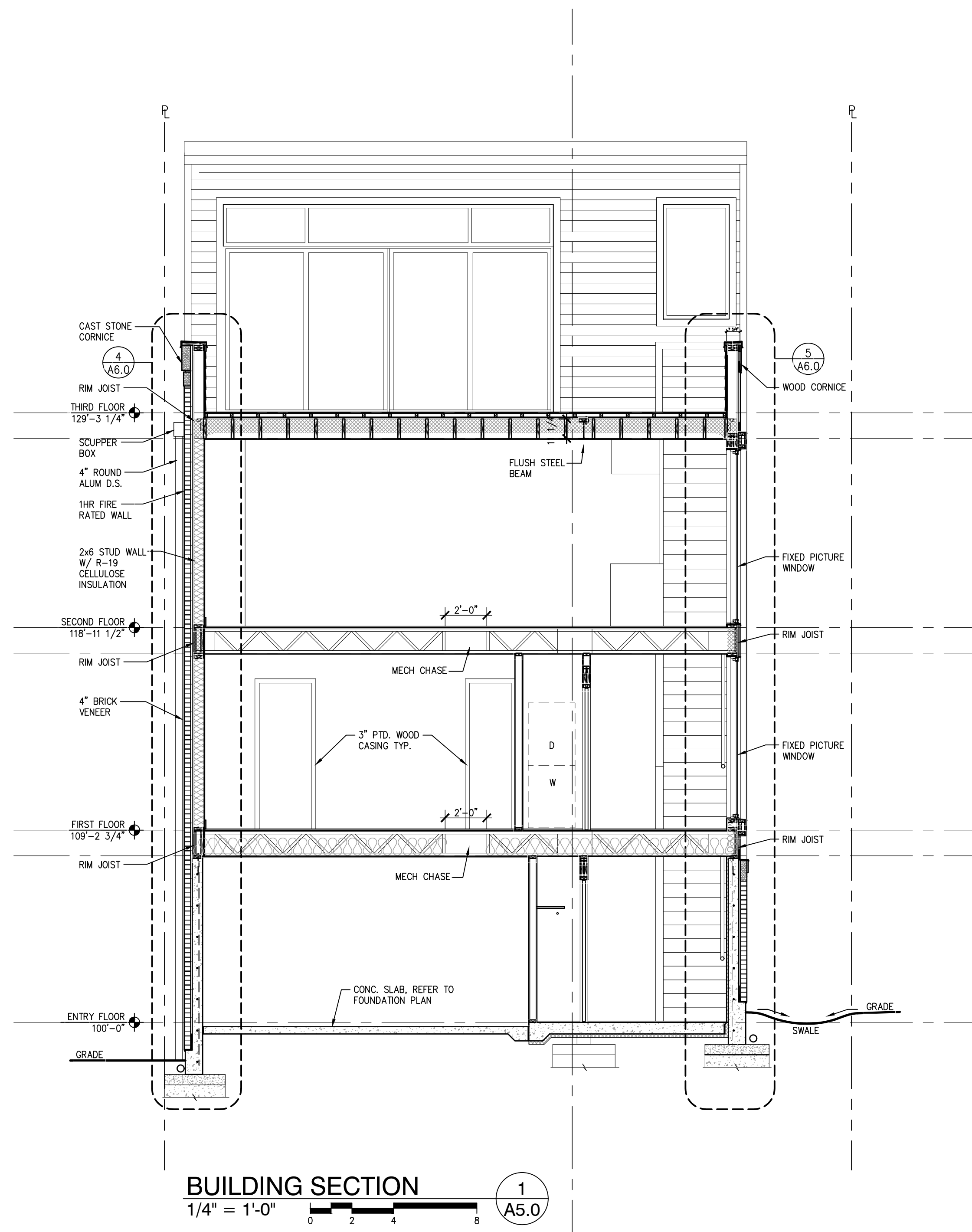
**NORTH ELEVATION**  
1/4" = 1'-0"  
0 2 4 8

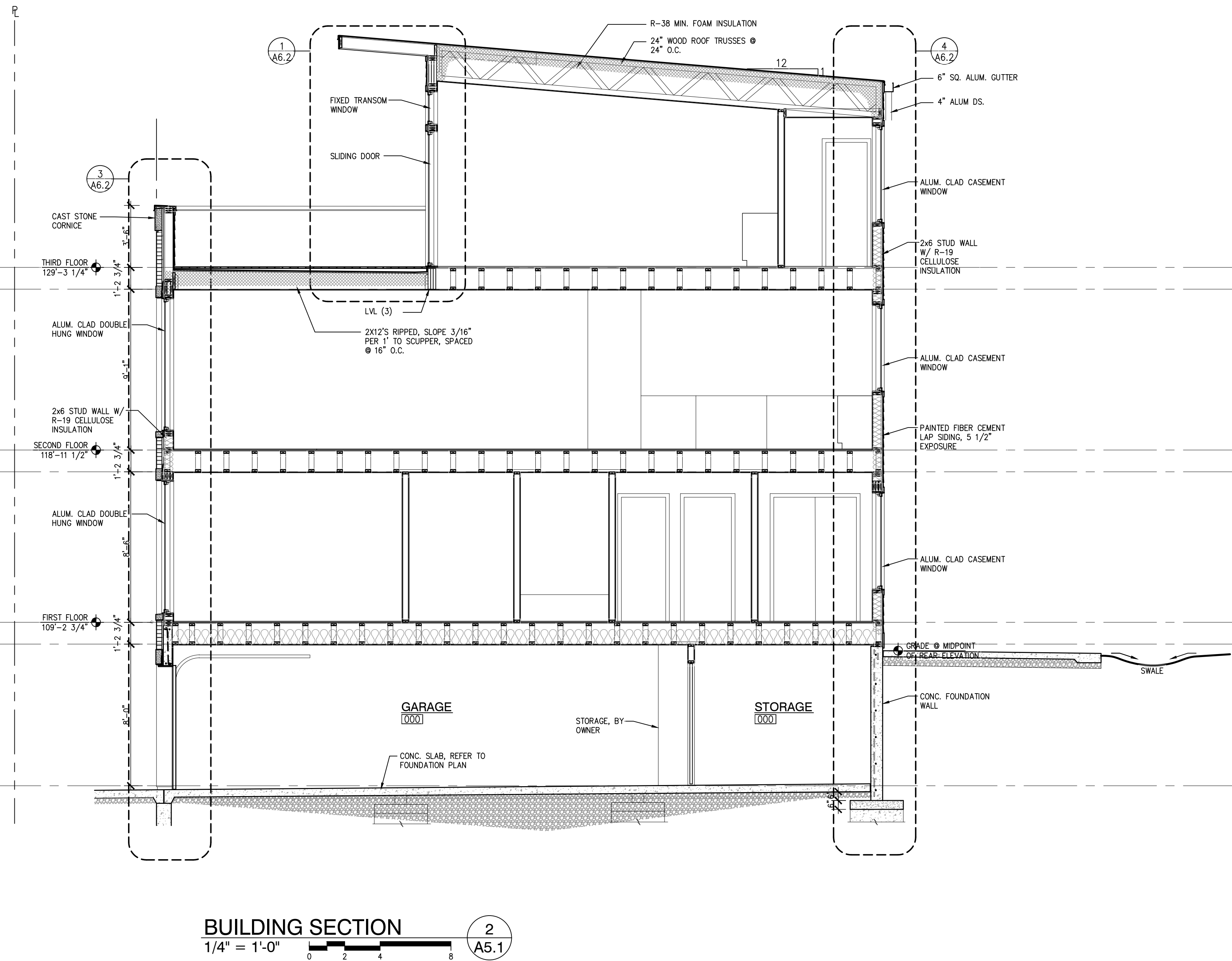
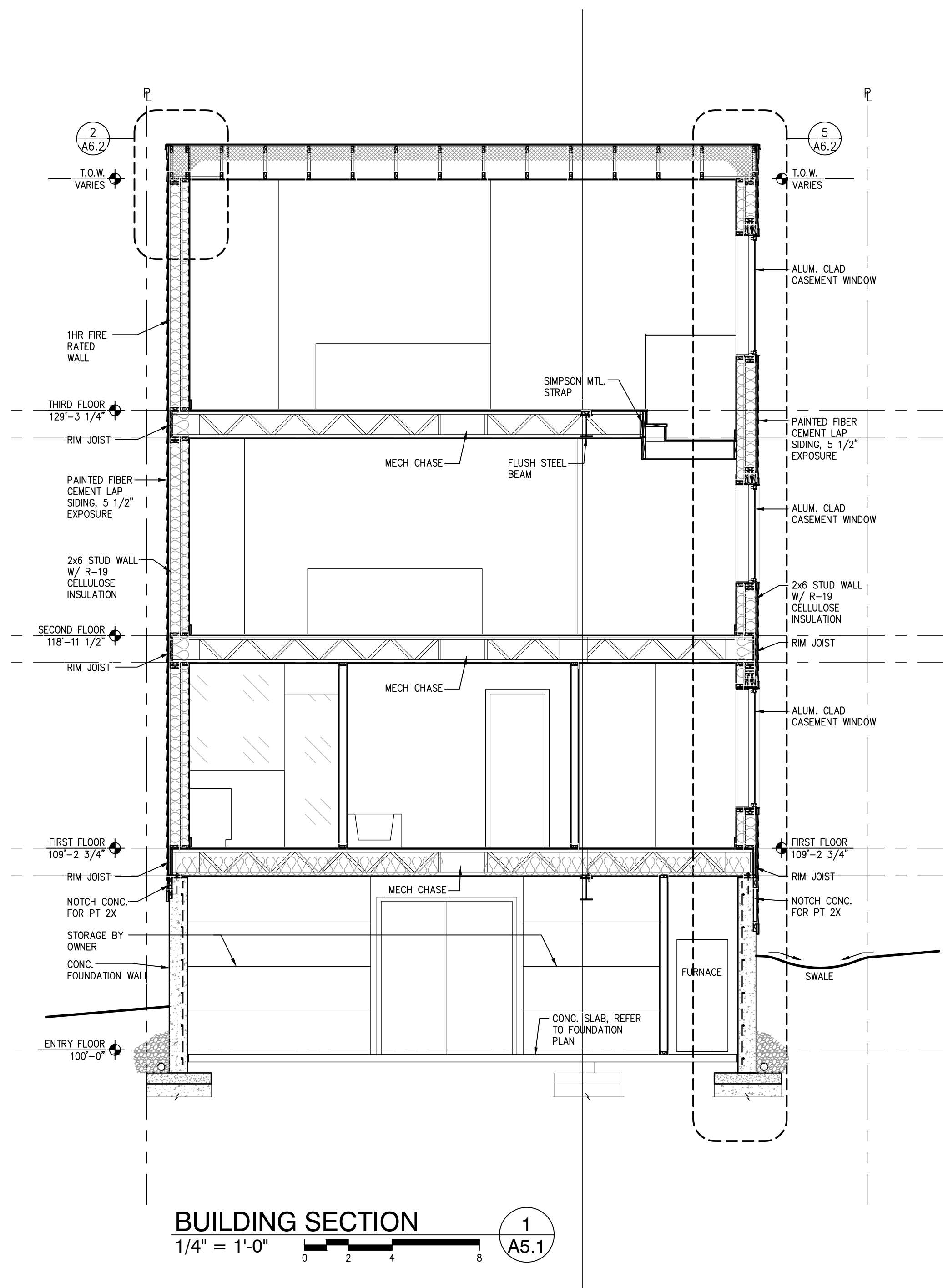
NOTE:  
626'-3" (SEA LEVEL ELEVATION) =  
100'-0" (REFERENCE ELEVATION)

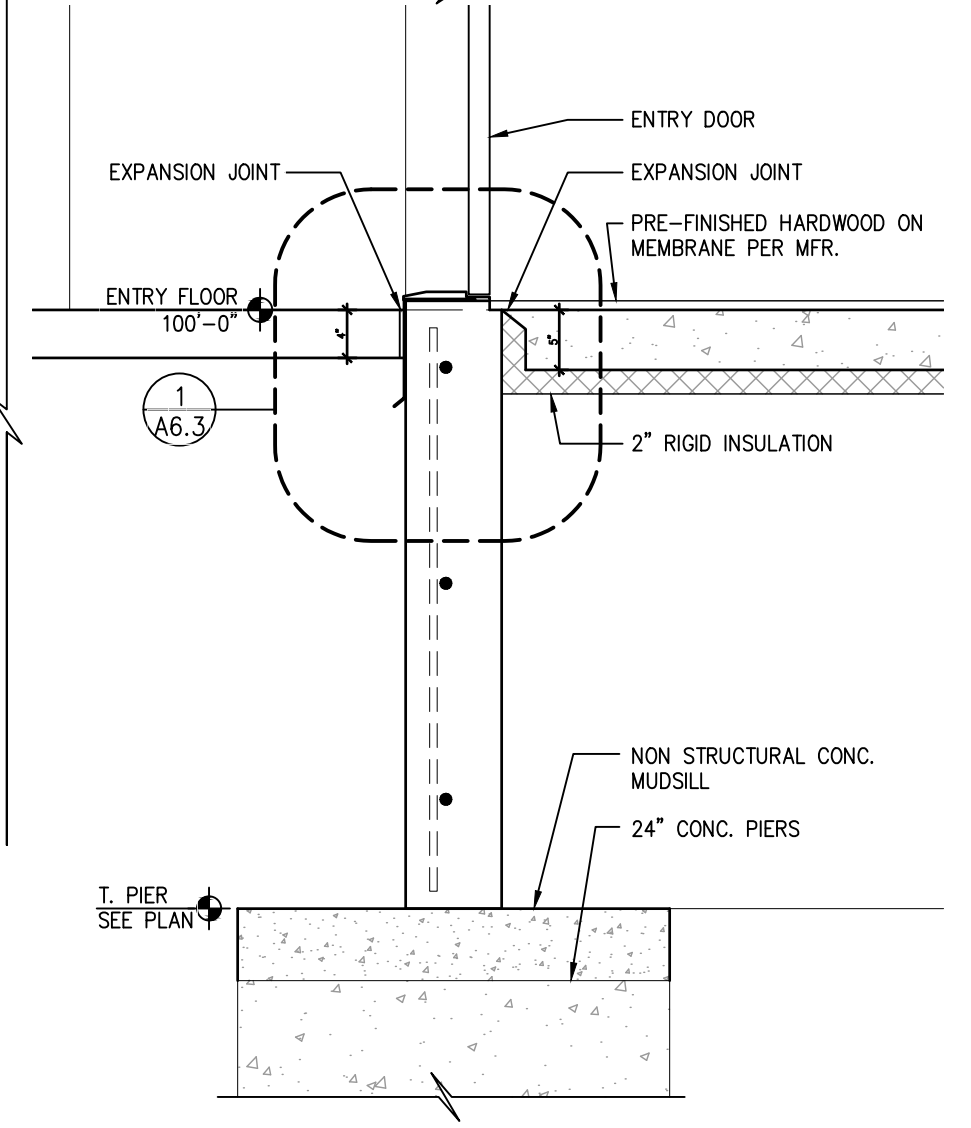
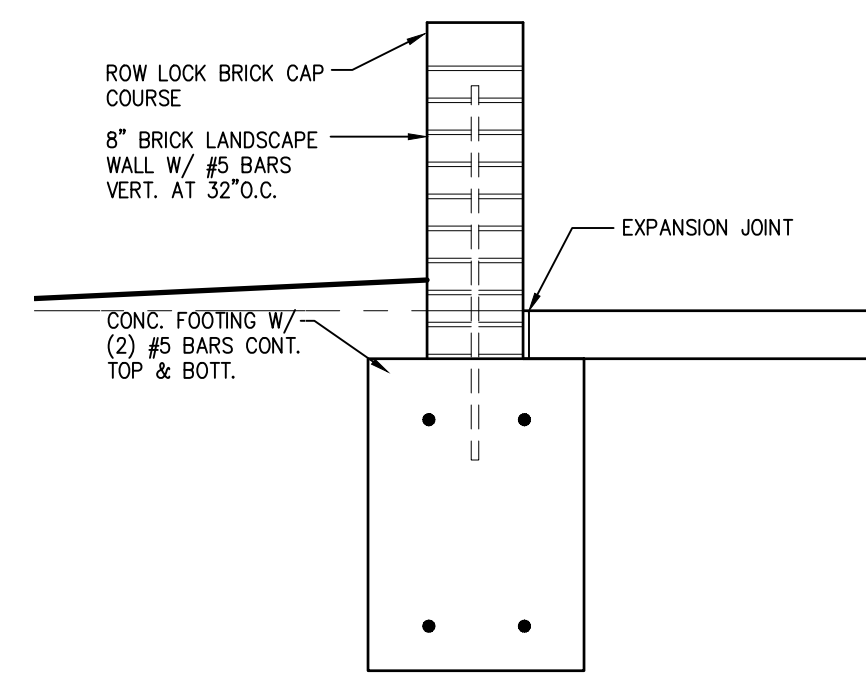
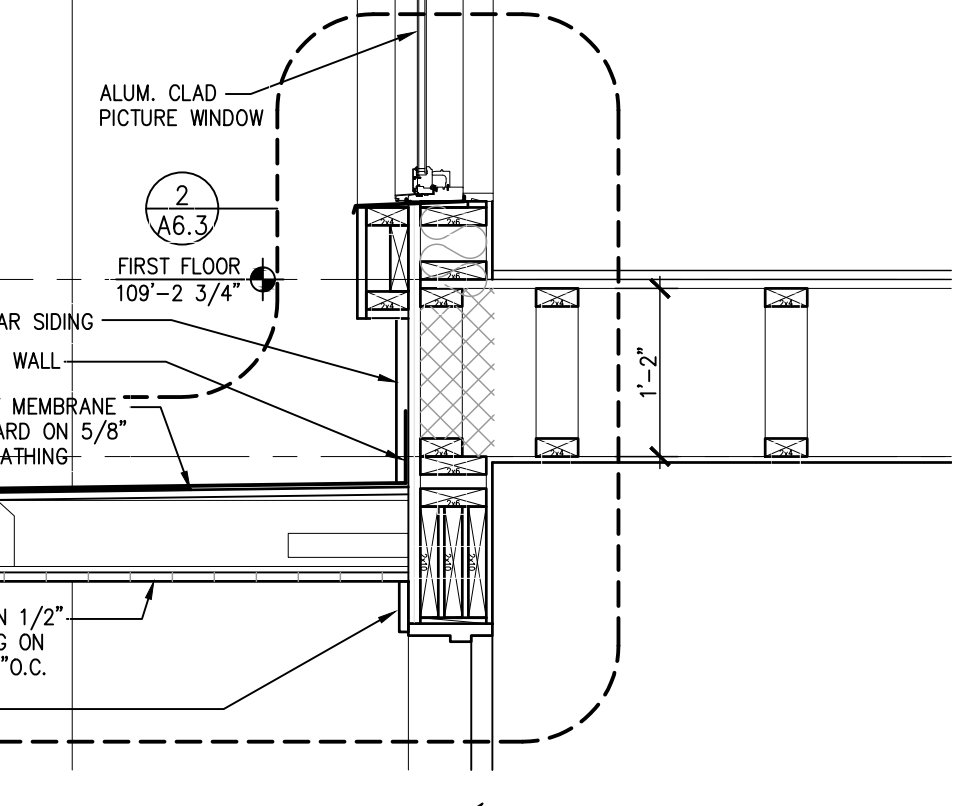
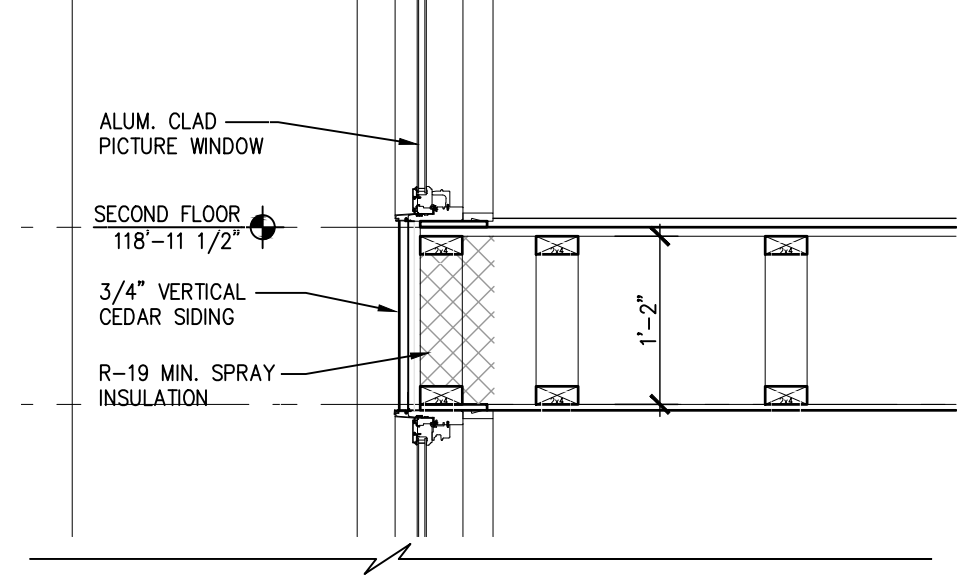
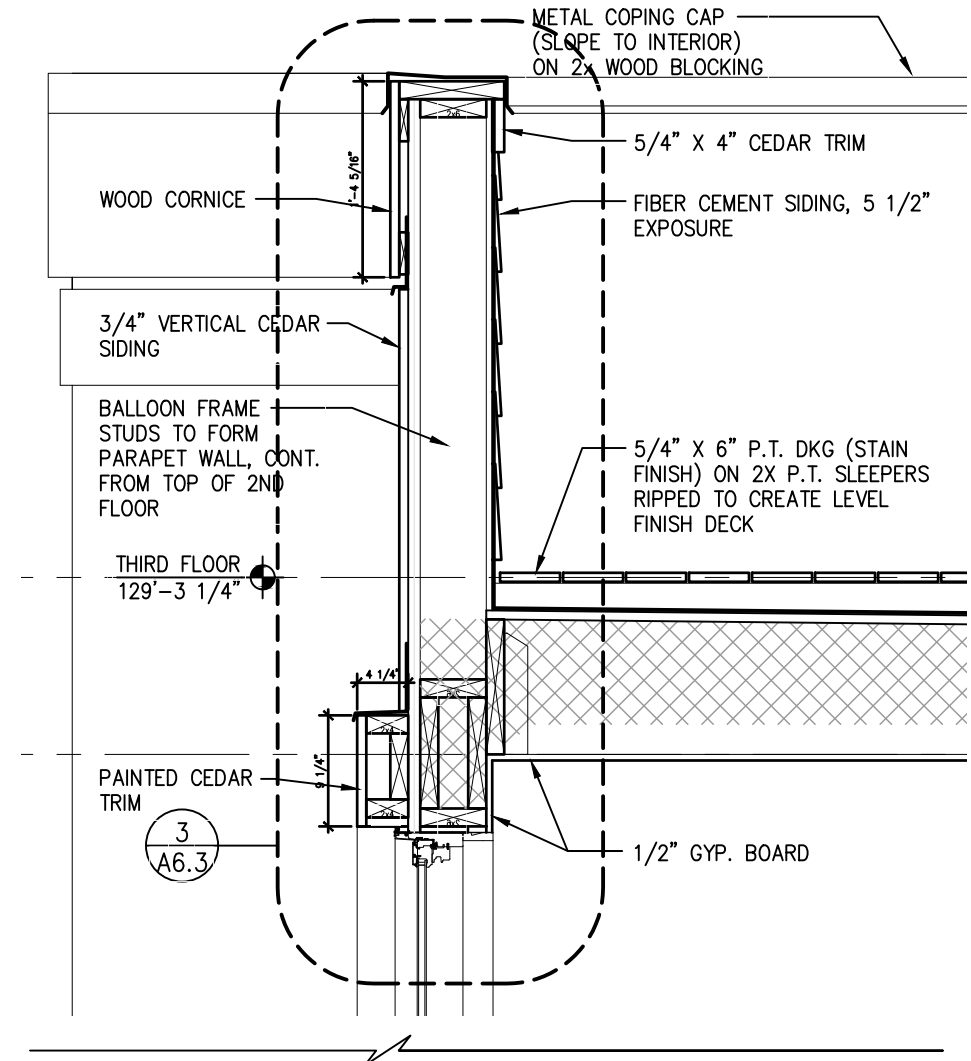
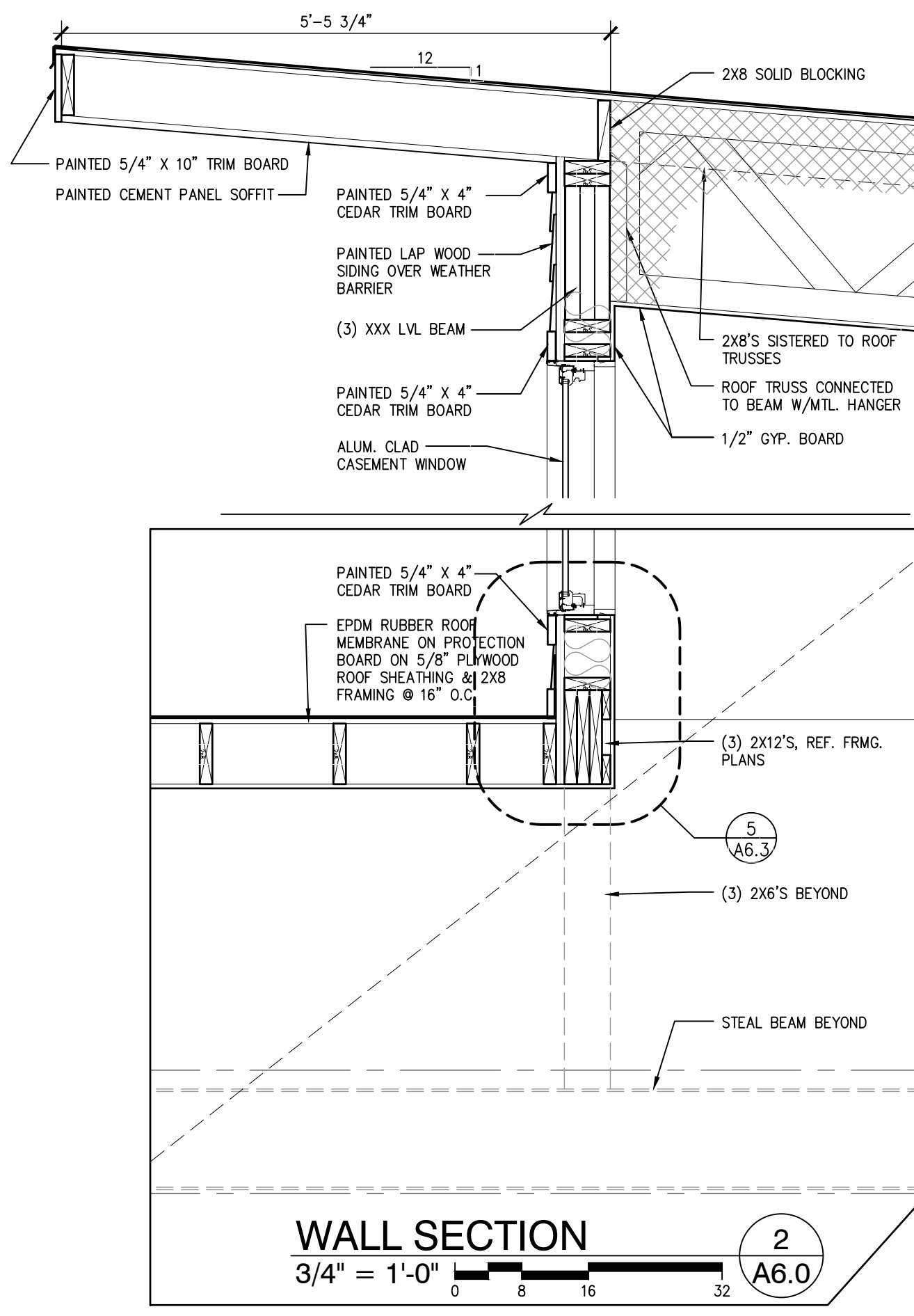


**EAST ELEVATION**  
1/4" = 1'-0"  
0 2 4 8

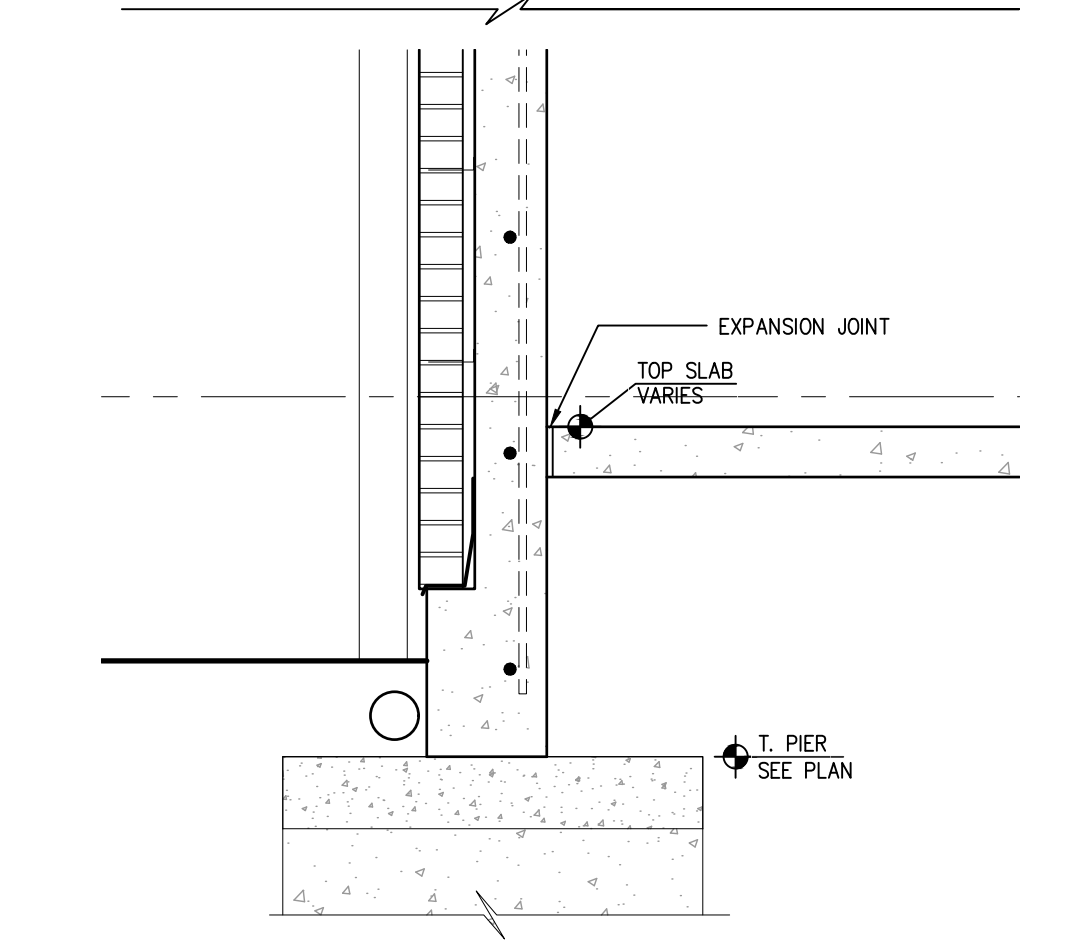
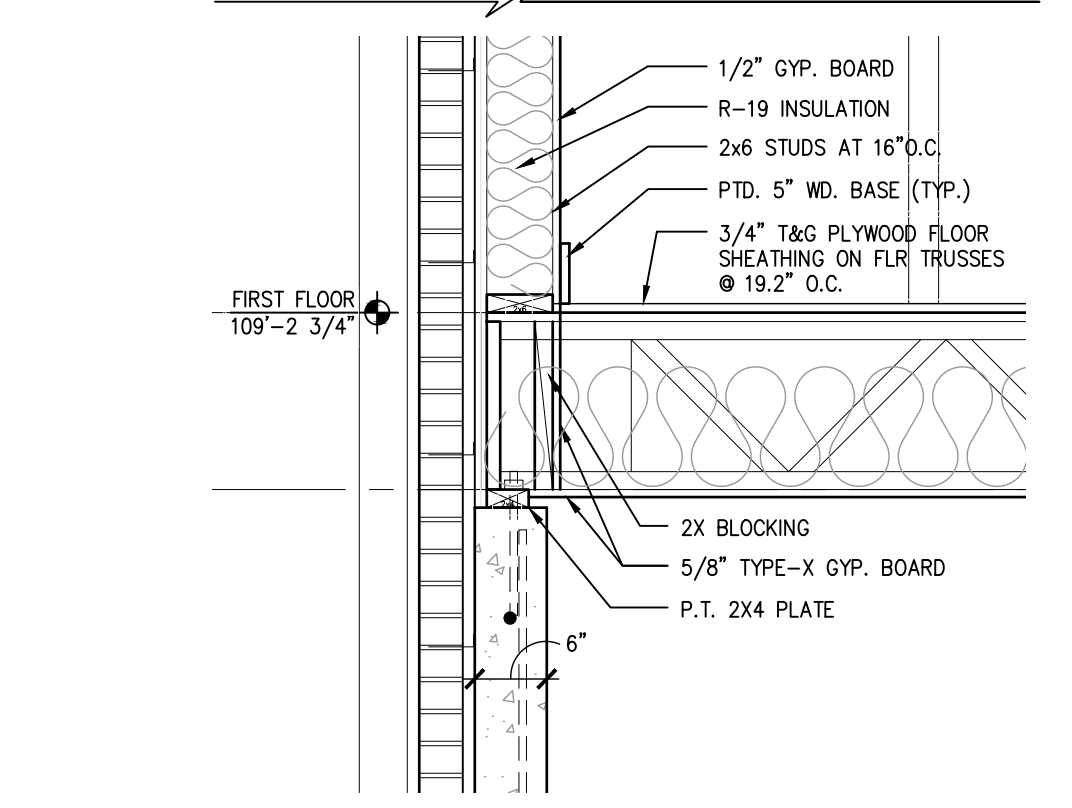
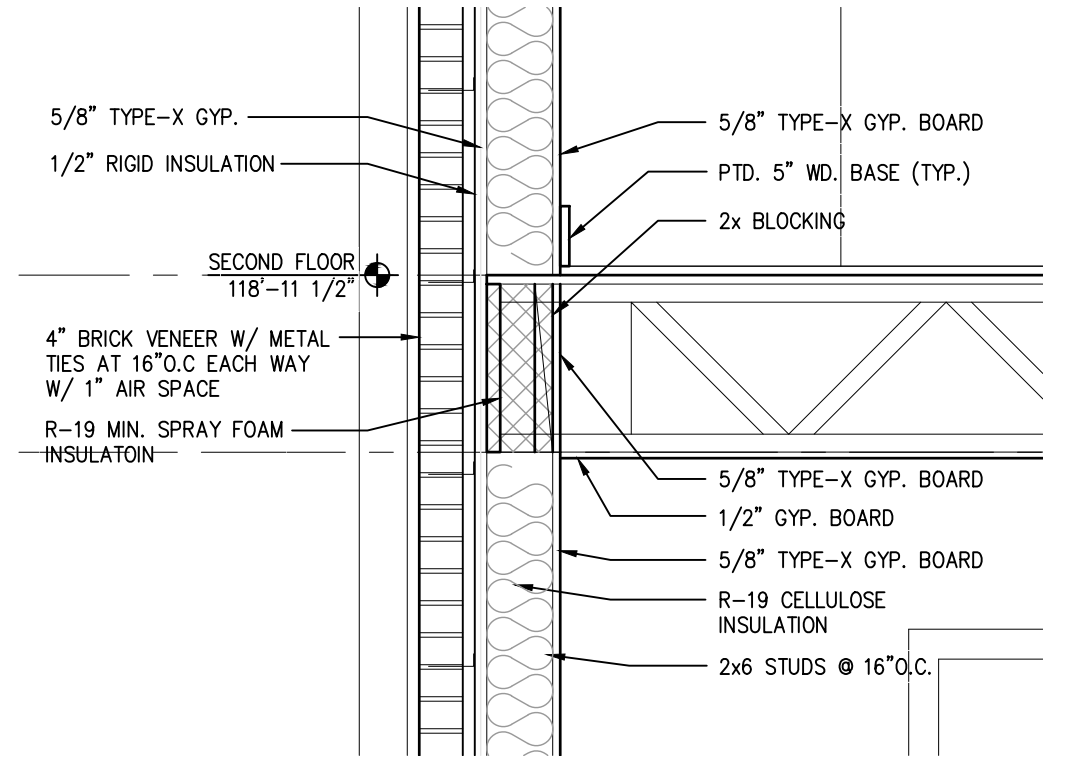
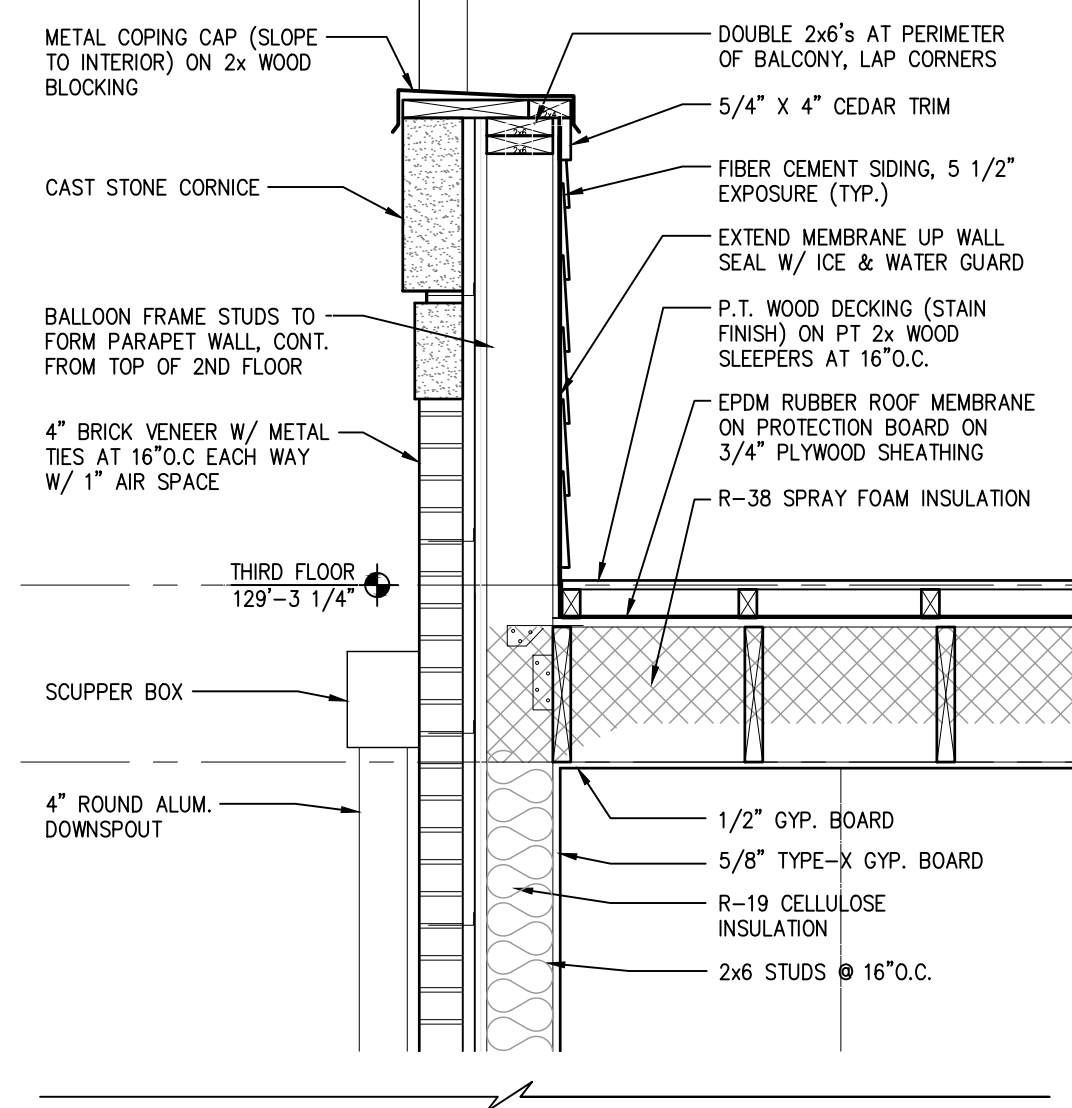
NOTE:  
626'-3" (SEA LEVEL ELEVATION) =  
100'-0" (REFERENCE ELEVATION)



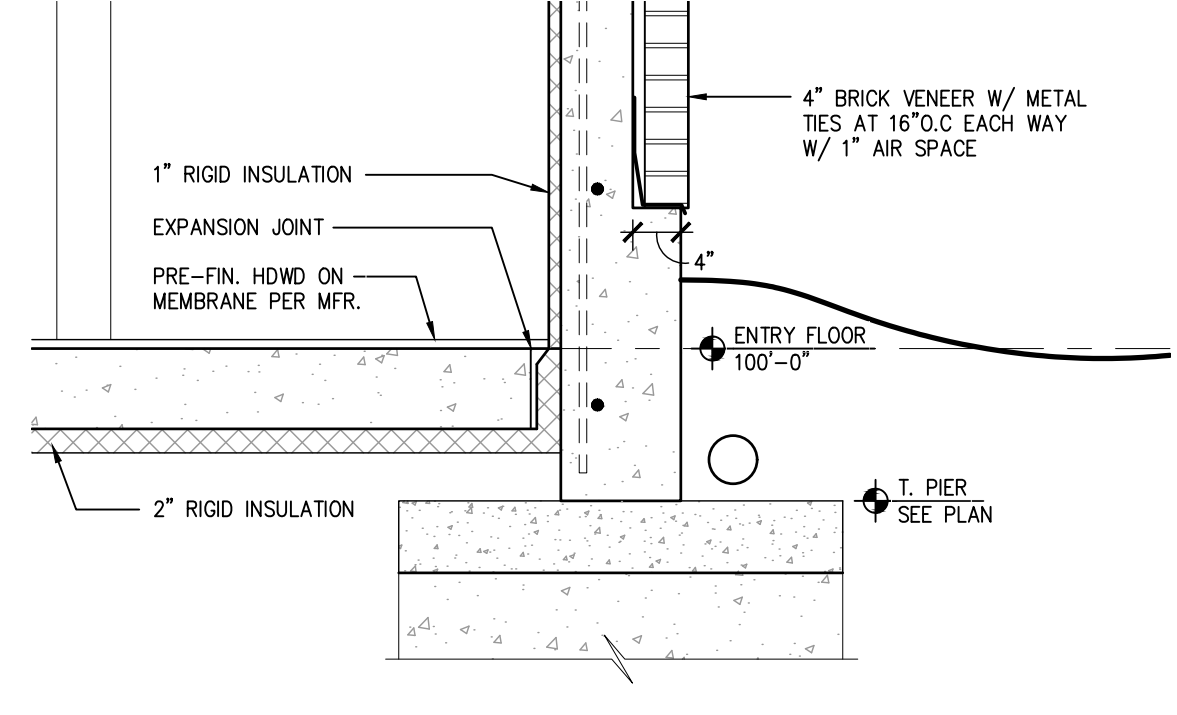
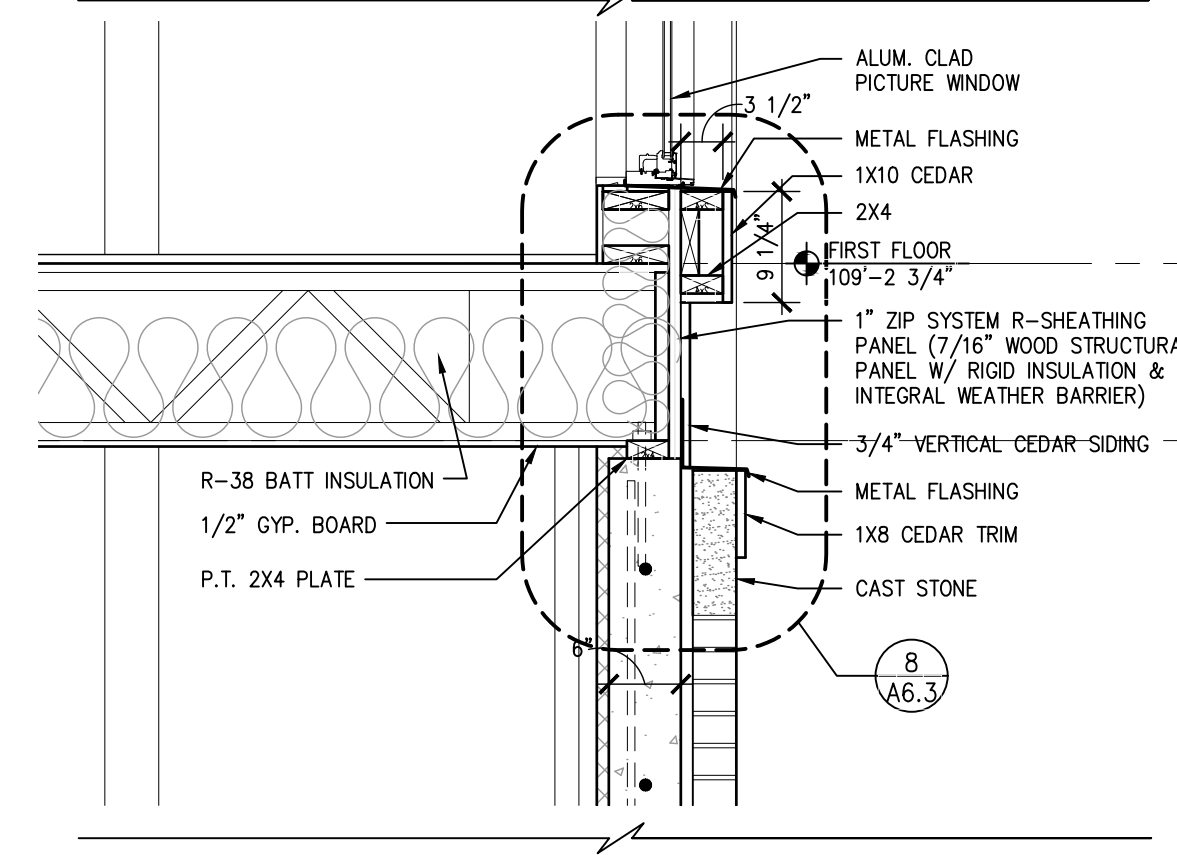
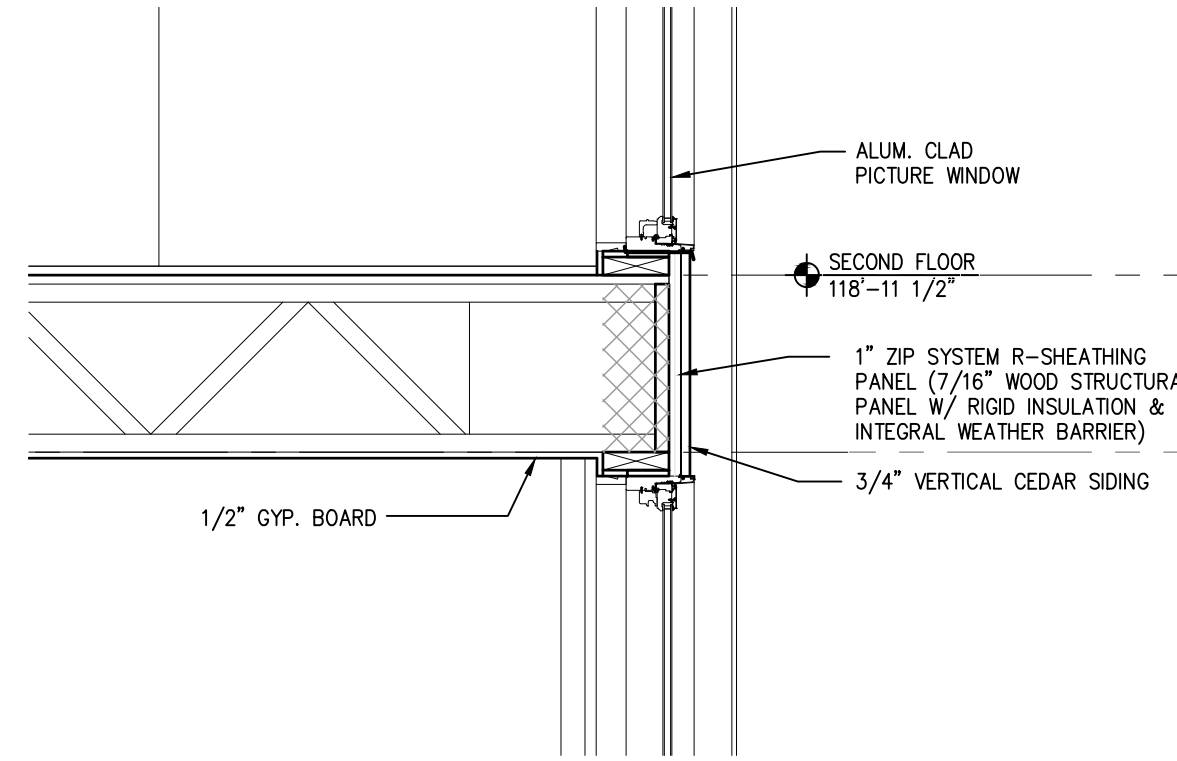
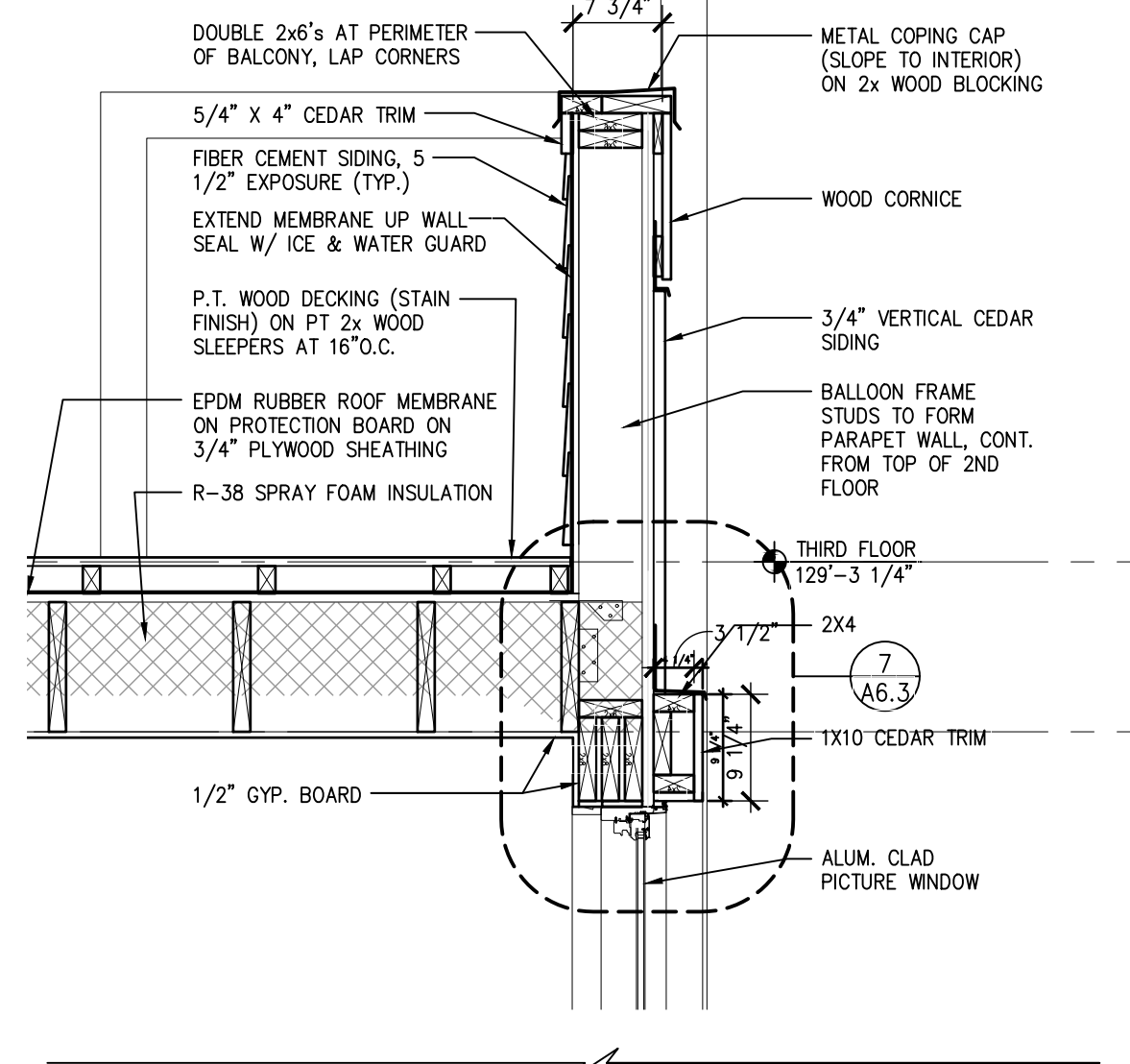




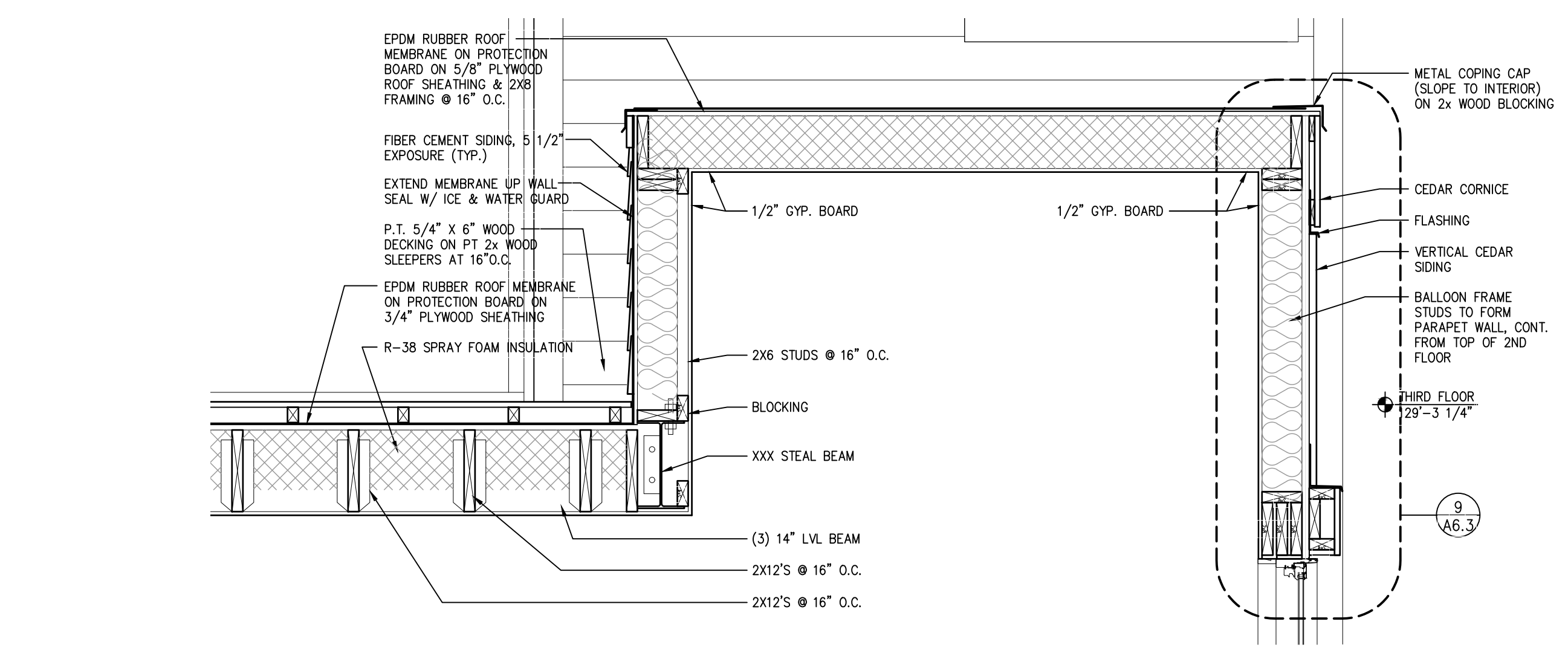
**WALL SECTION 3**  
3/4" = 1'-0" 0 8 16 32 A6.0



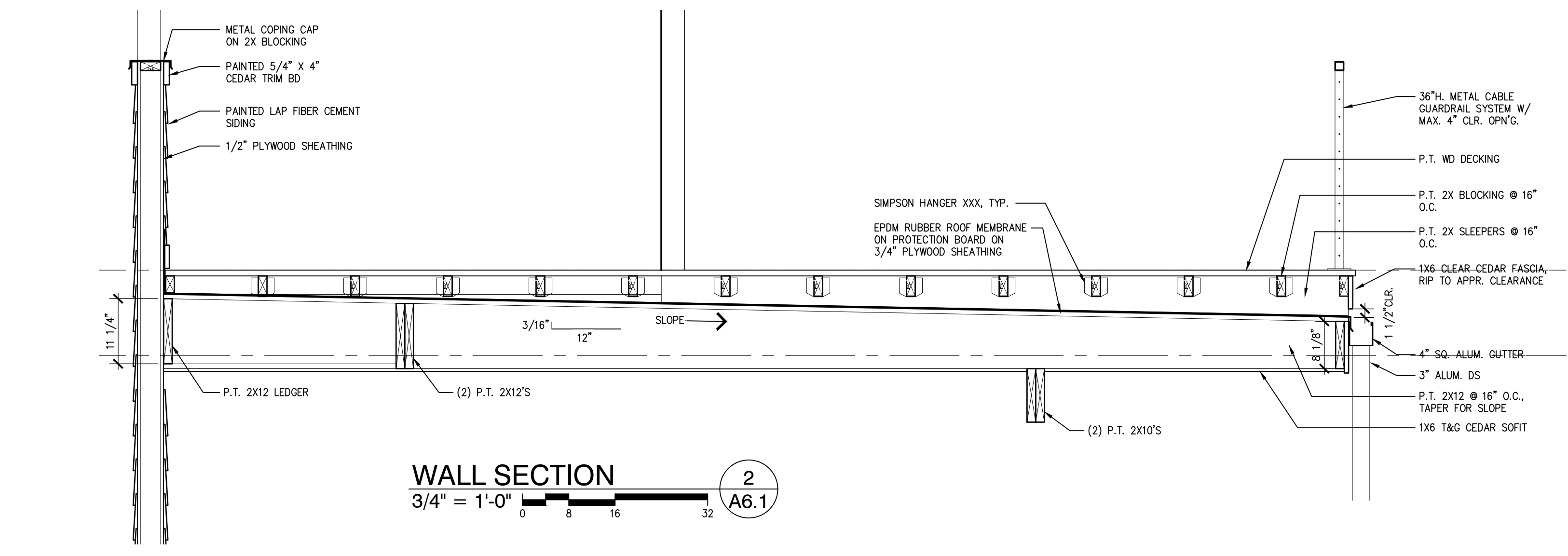
**WALL SECTION 4**  
3/4" = 1'-0" 0 8 16 32 A6.0



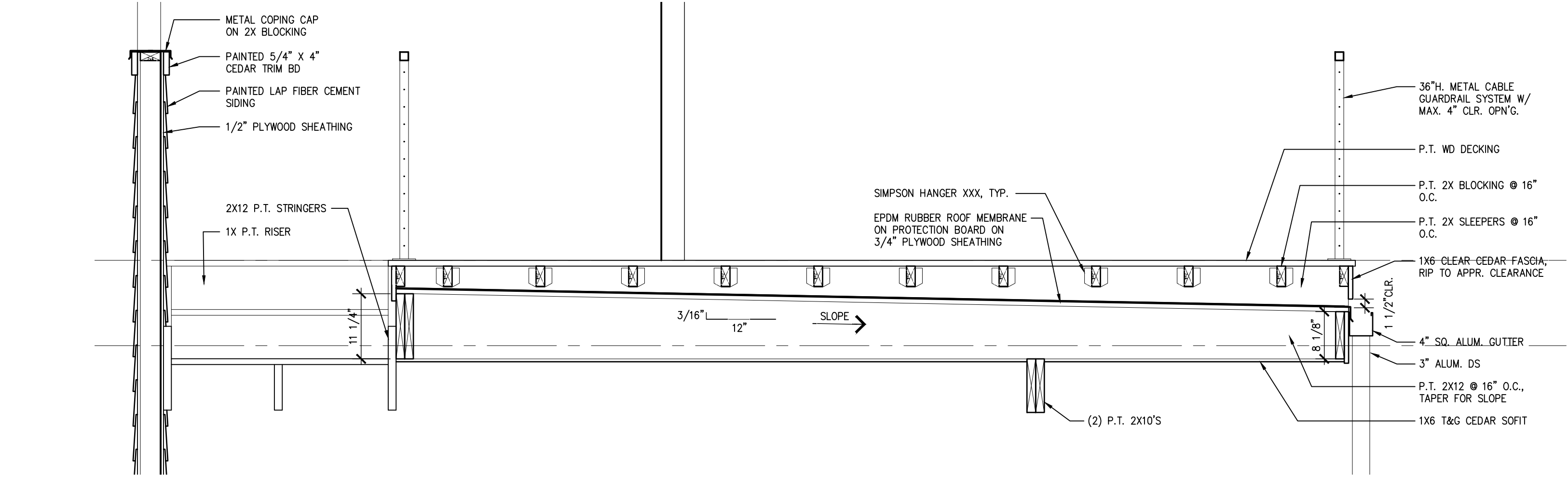
**WALL SECTION 5**  
3/4" = 1'-0" 0 8 16 32 A6.0



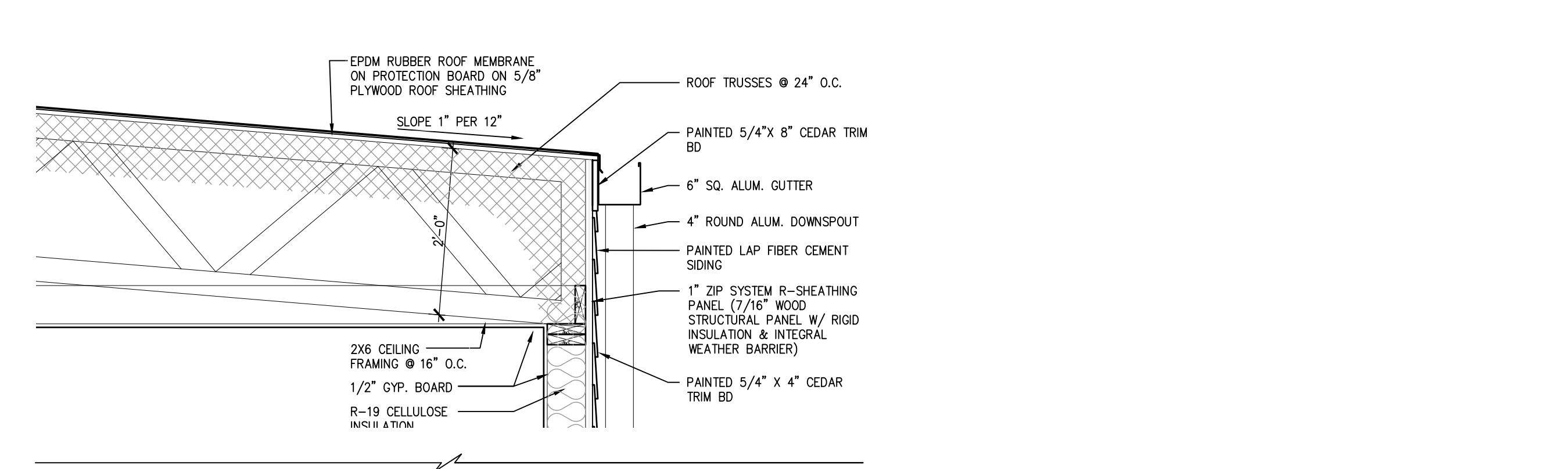
**WALL SECTION 3**  
3/4" = 1'-0"  
0 8 16 32  
A6.1



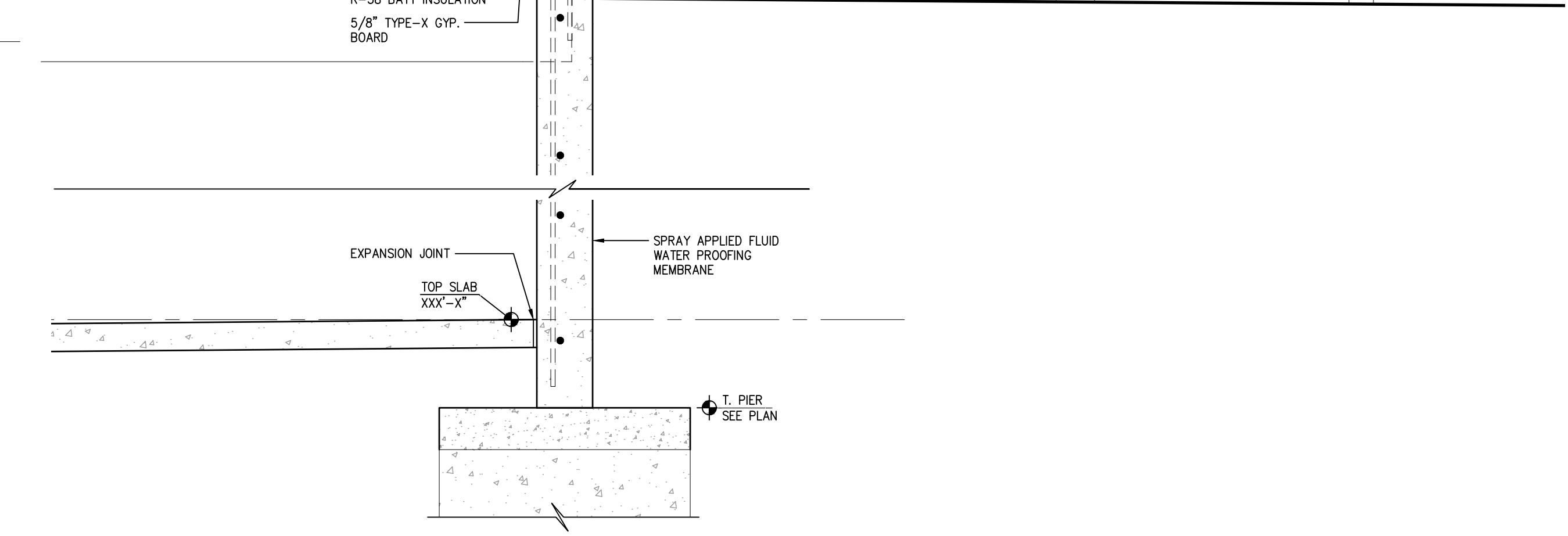
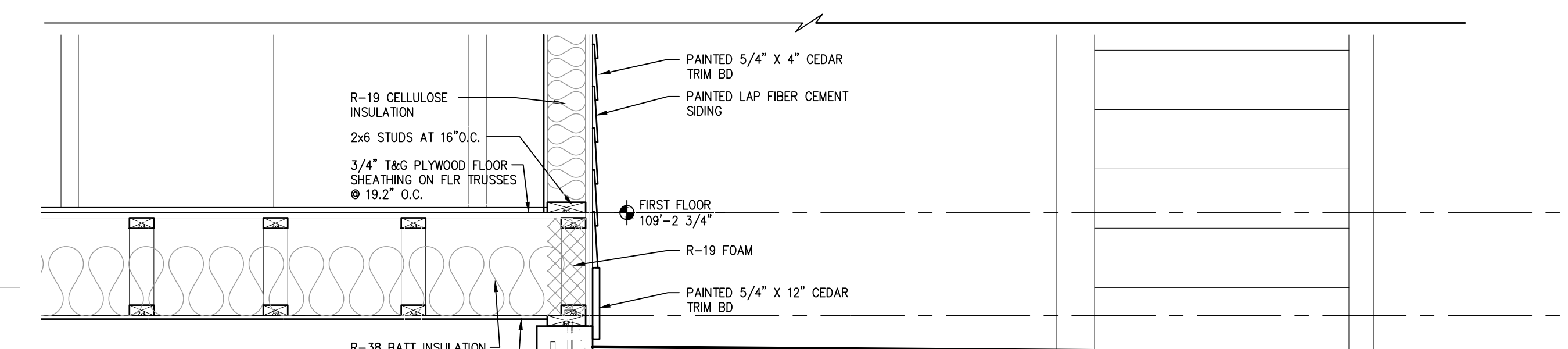
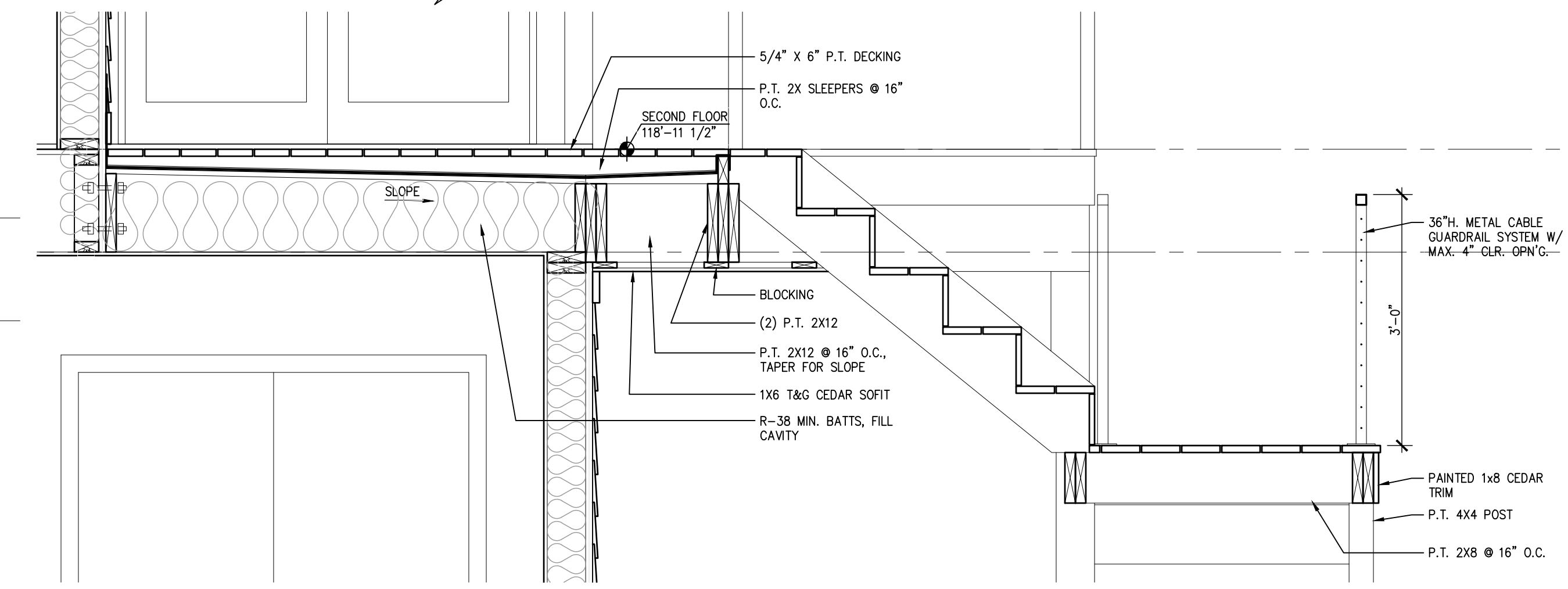
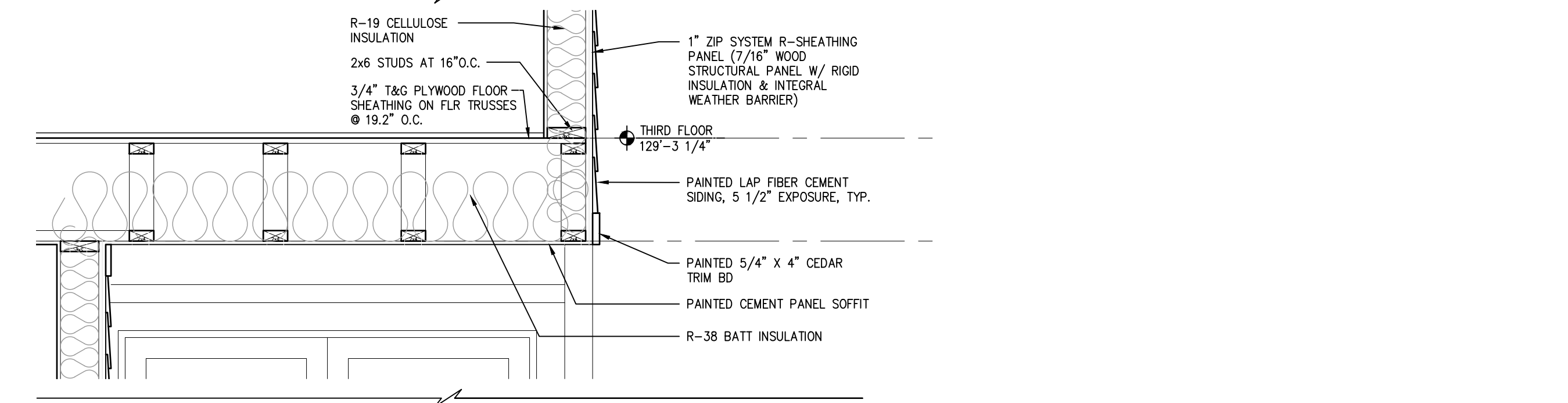
**WALL SECTION 2**  
3/4" = 1'-0"  
0 8 16 32  
A6.1

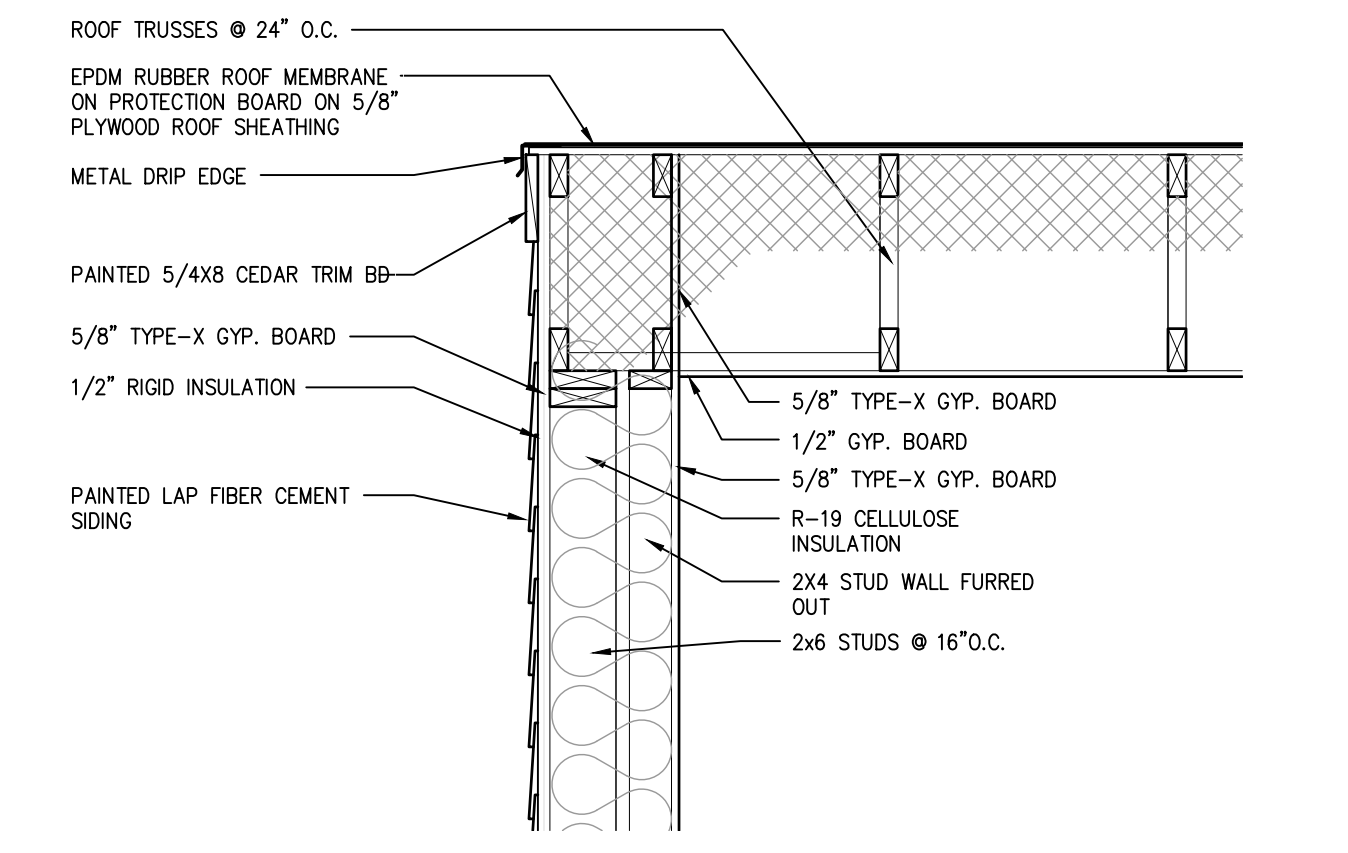


**WALL SECTION 1**  
3/4" = 1'-0"  
0 8 16 32  
A6.1

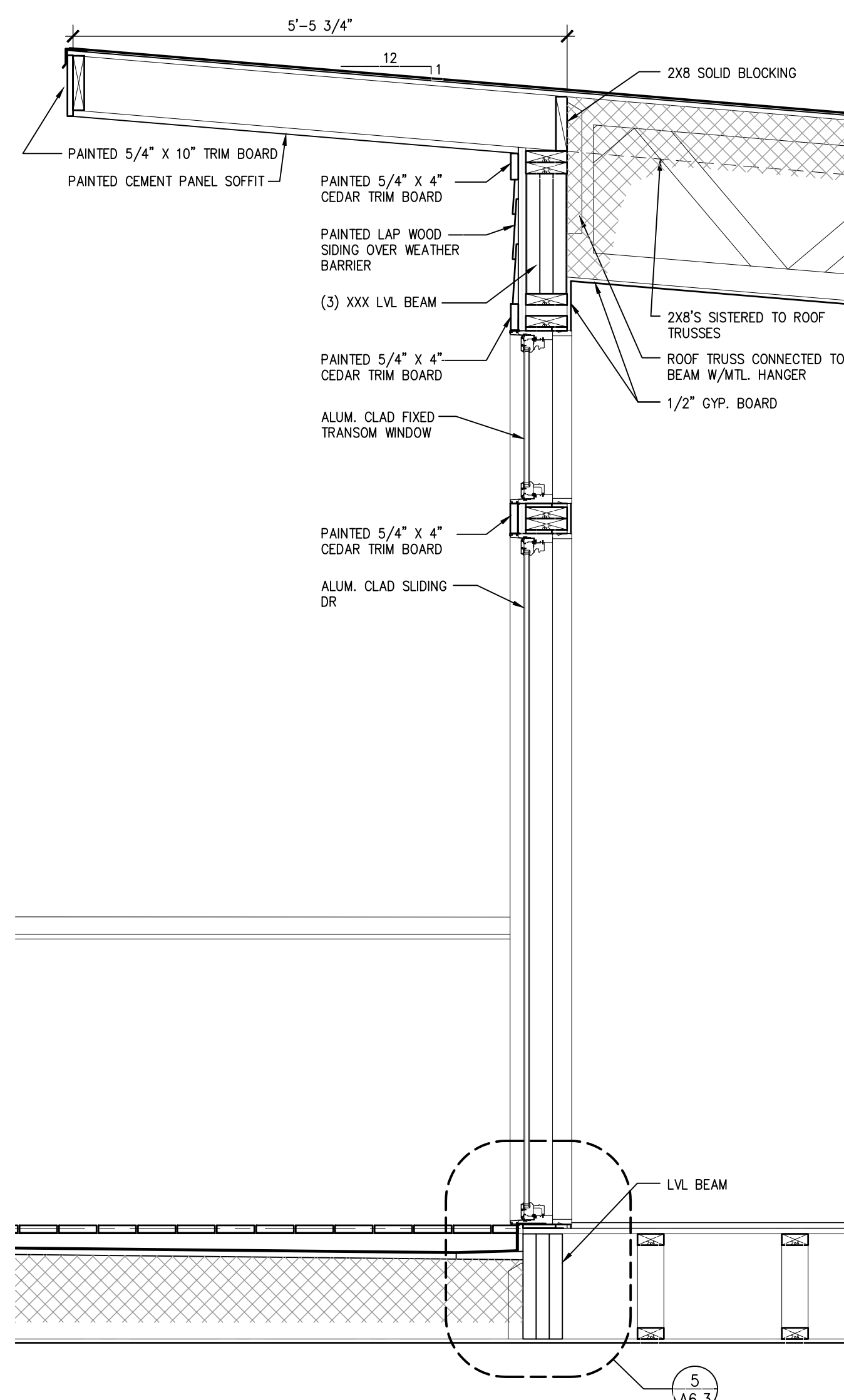


**WALL SECTION 4**  
3/4" = 1'-0"  
0 8 16 32  
A6.1

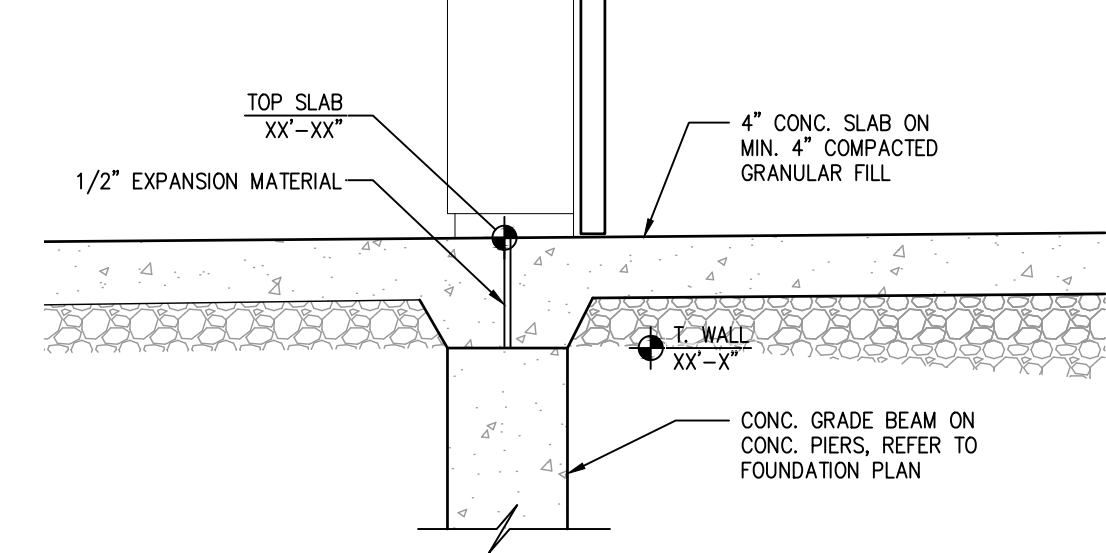
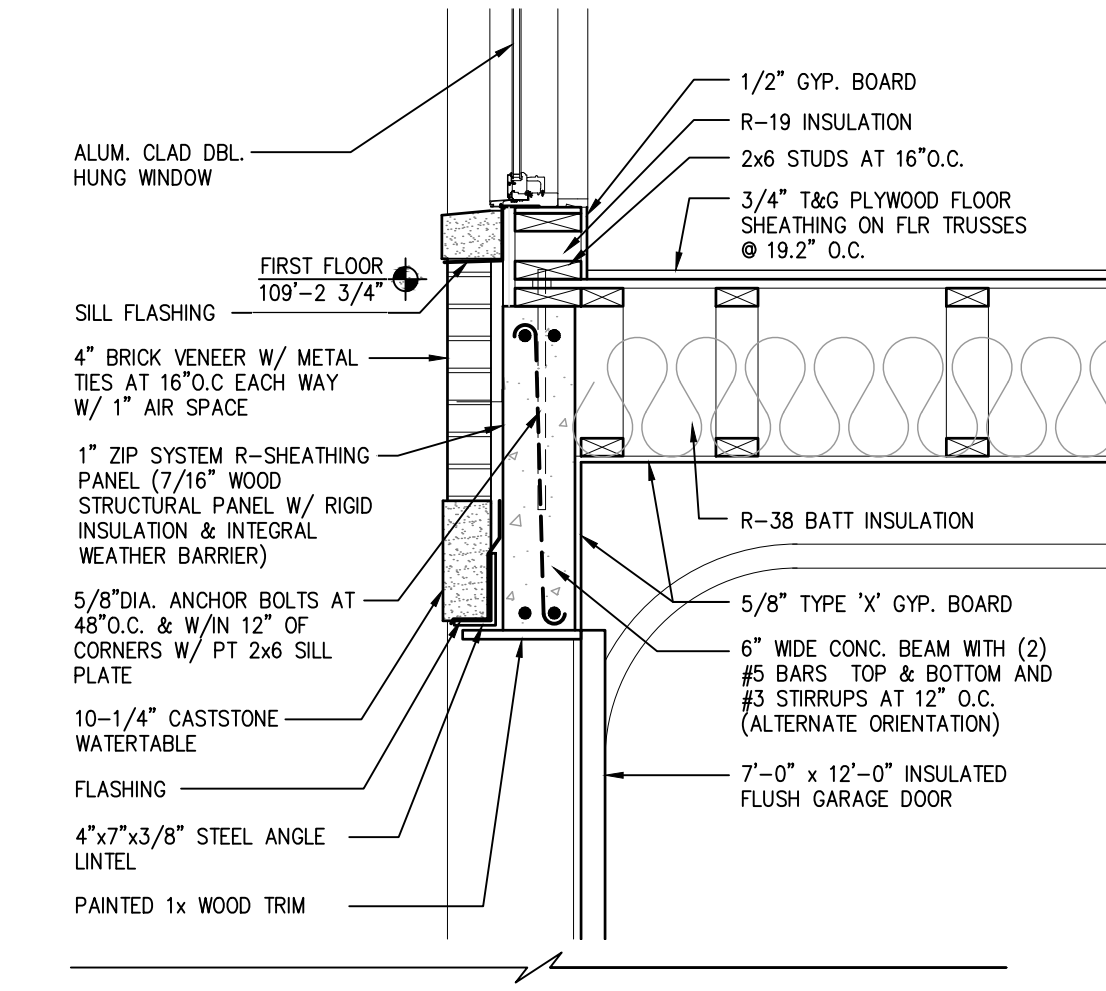
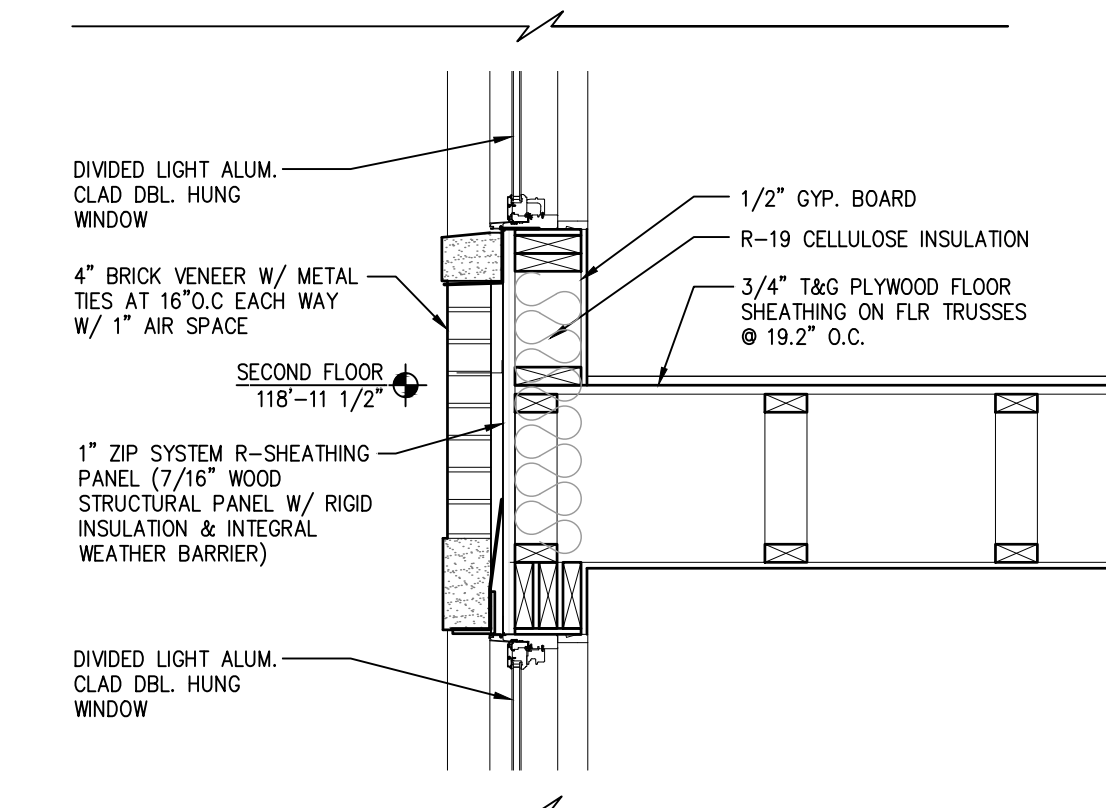
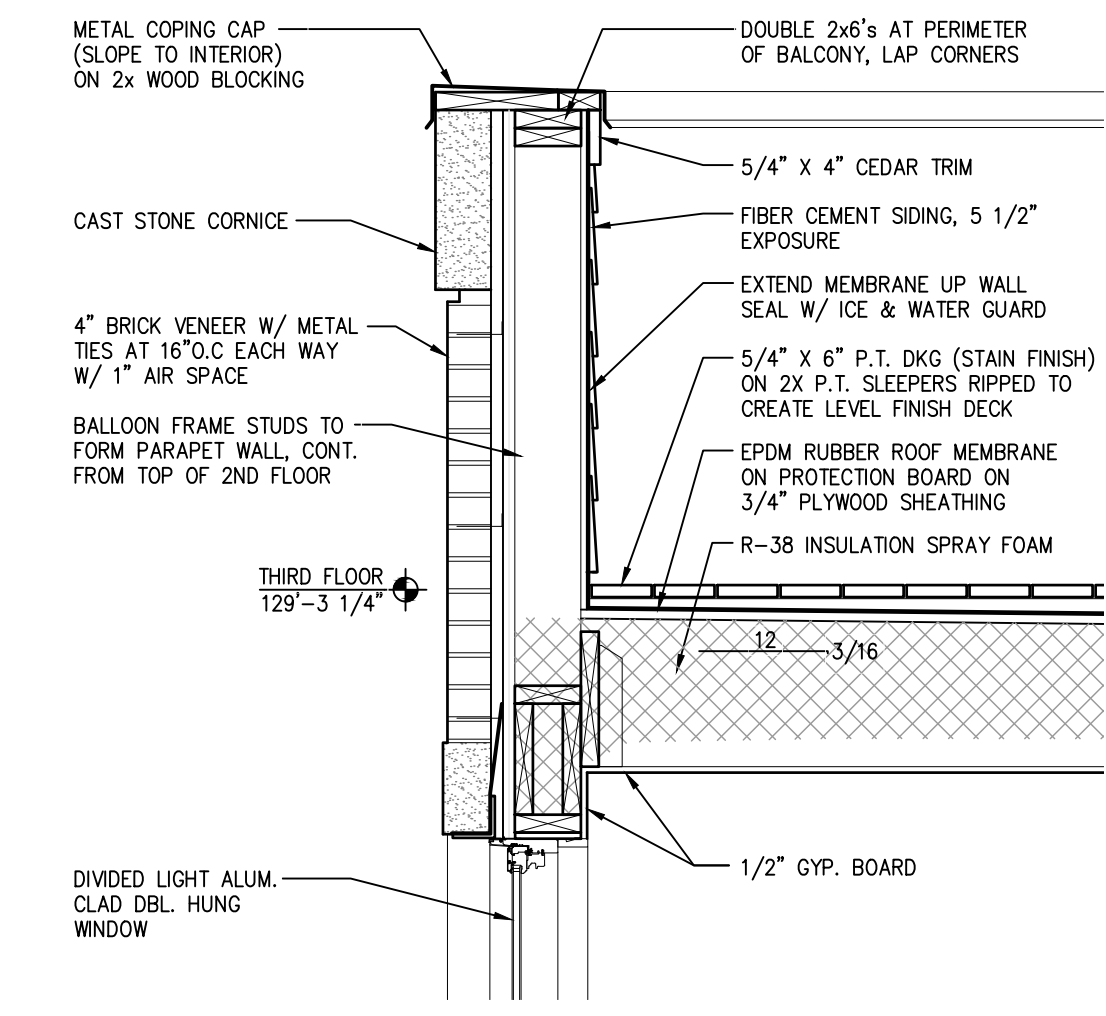




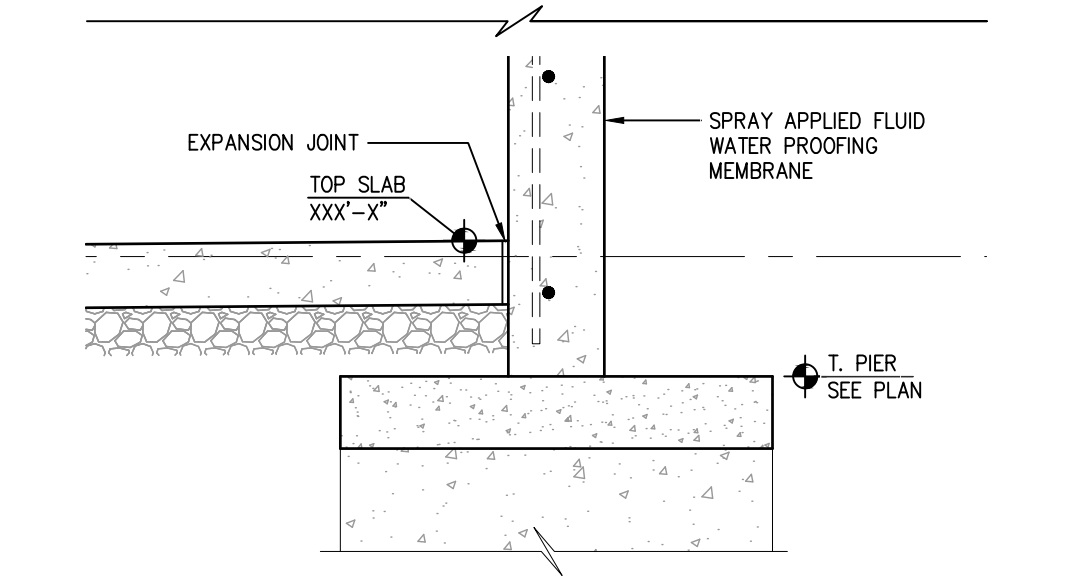
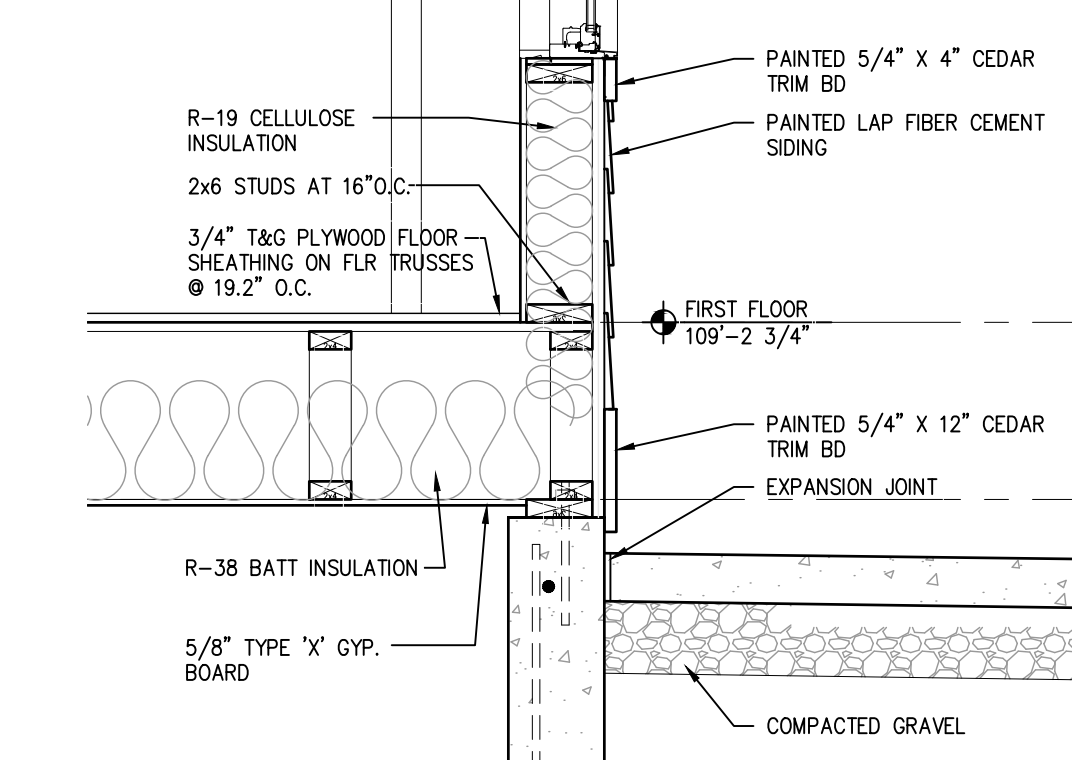
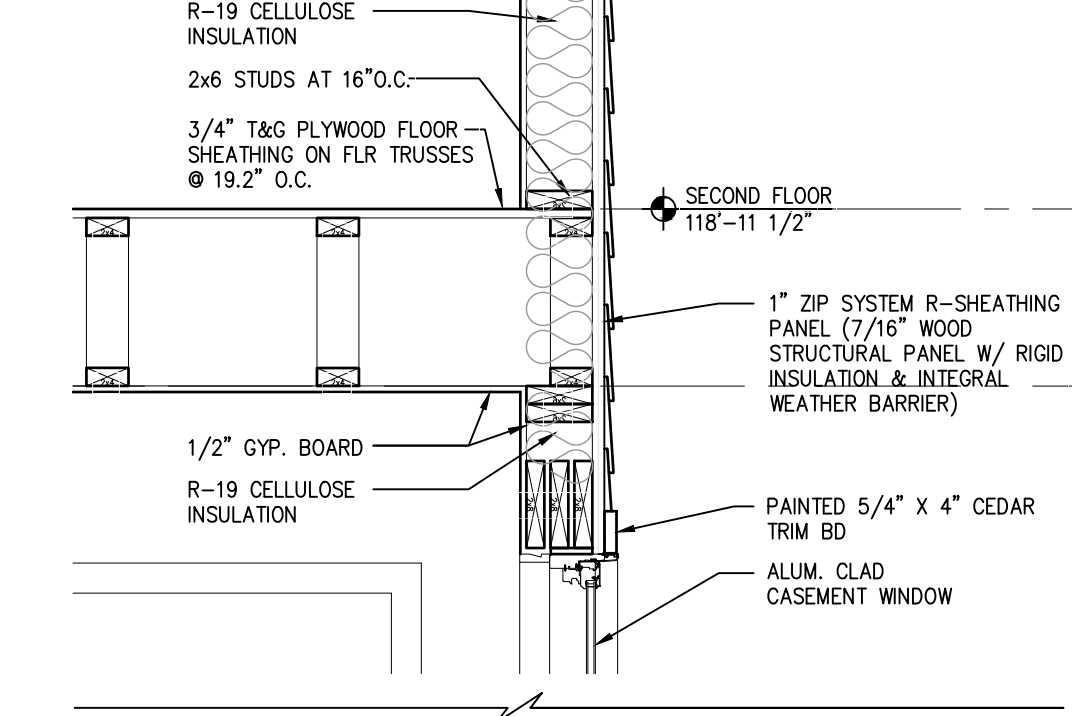
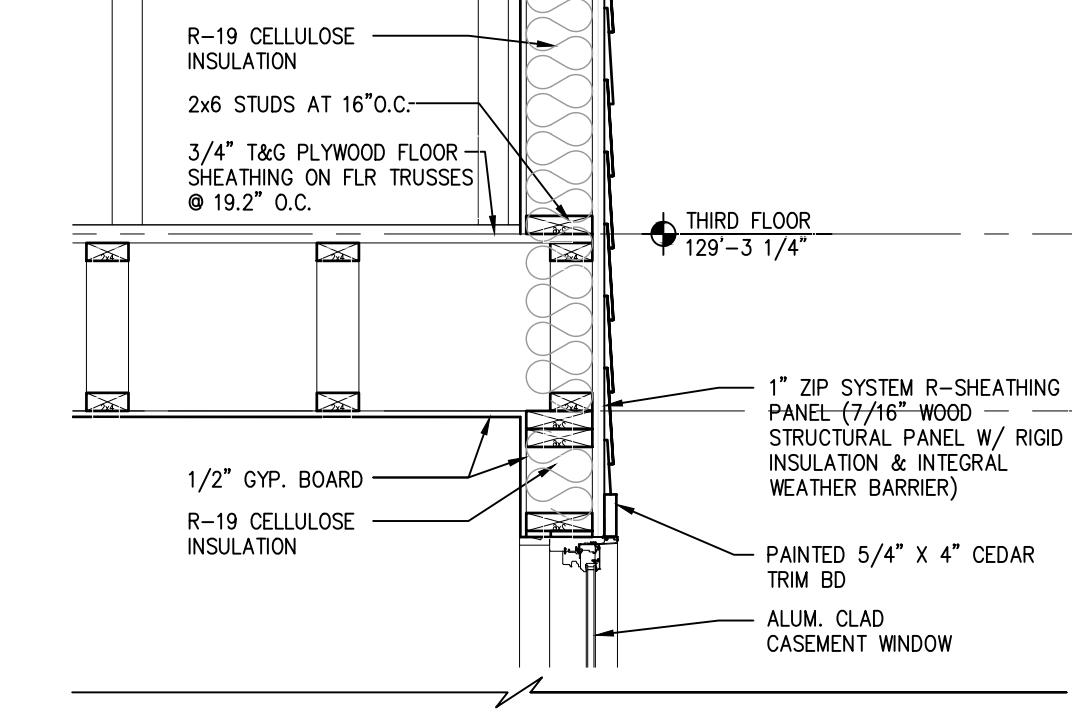
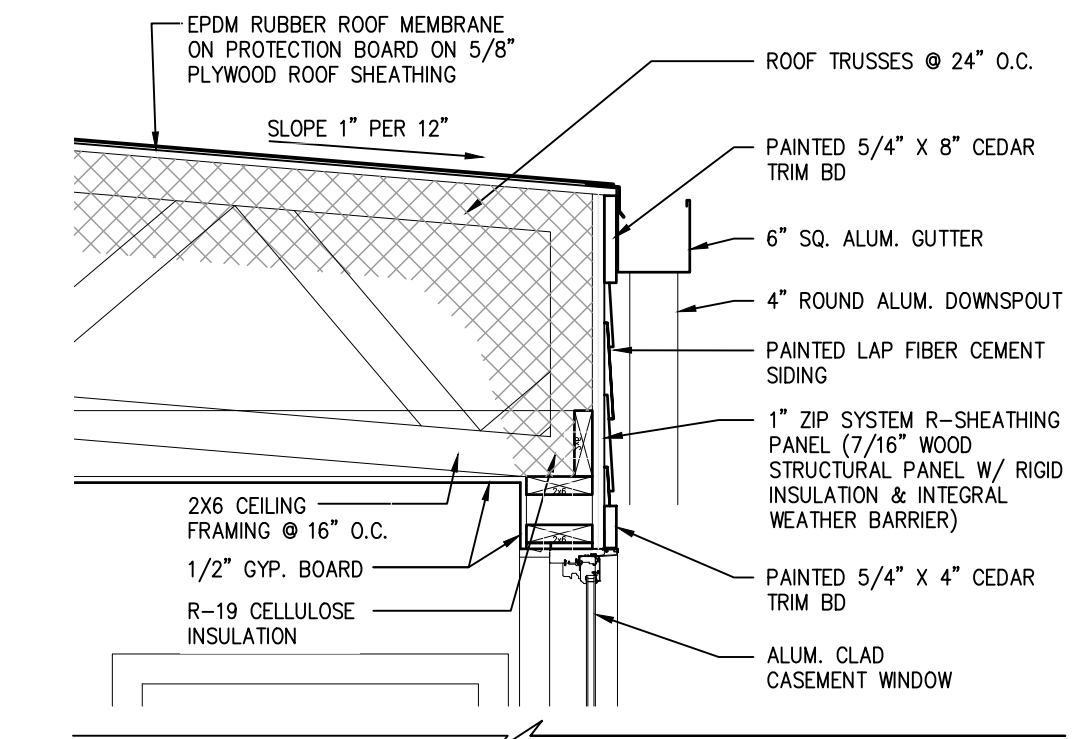
**WALL SECTION 2**  
3/4" = 1'-0"  
0 8 16 32 A6.2



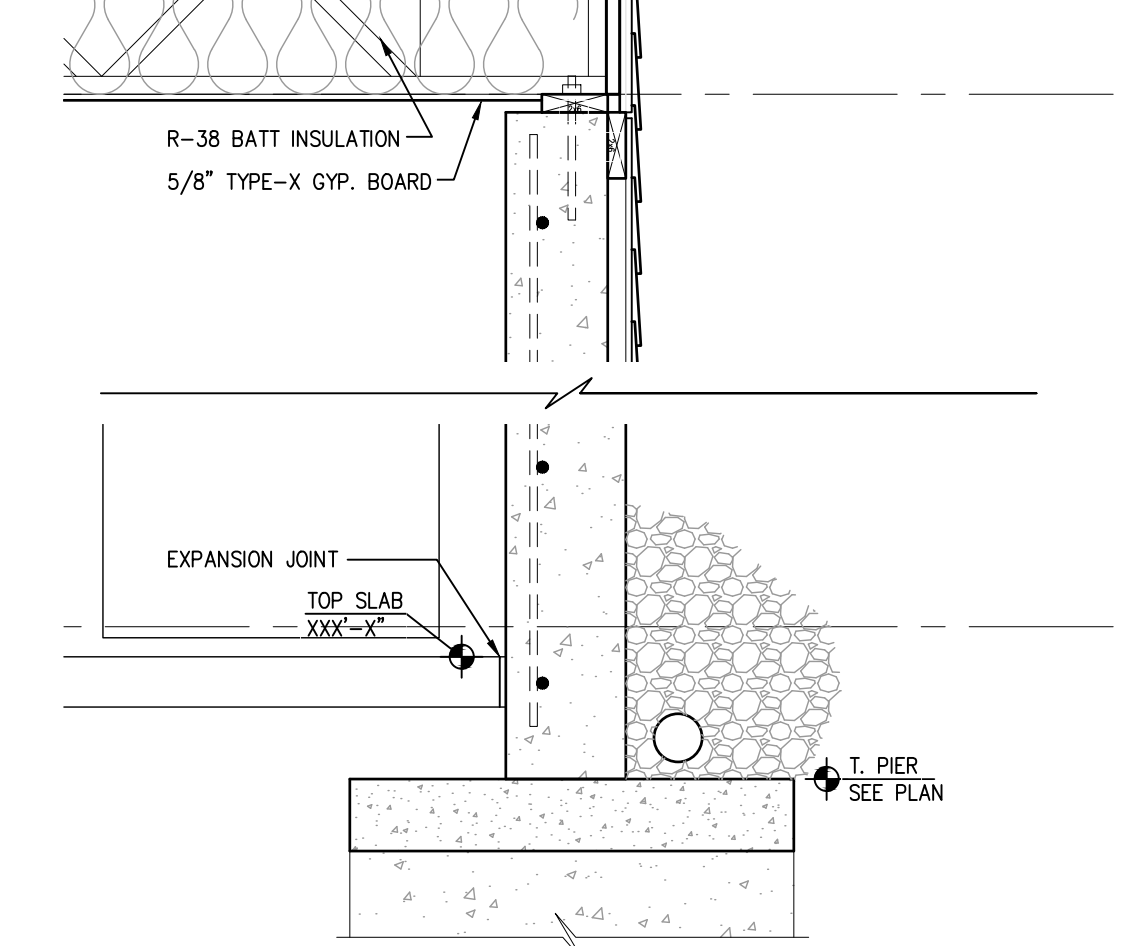
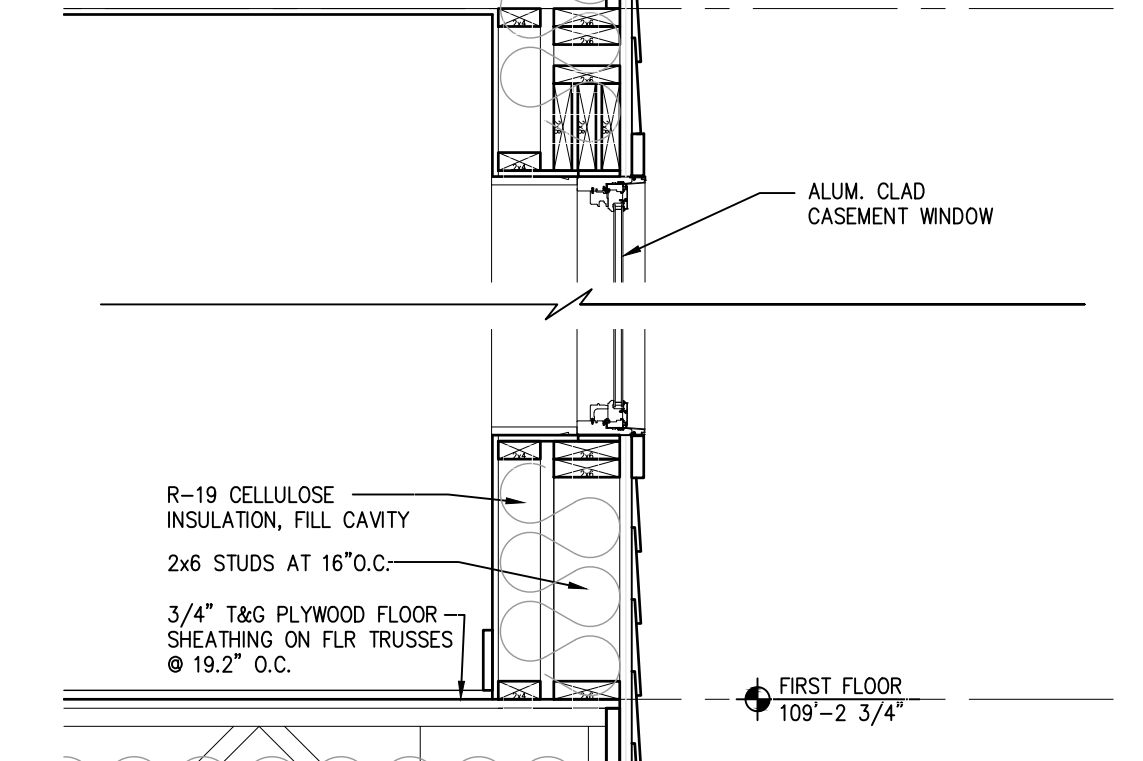
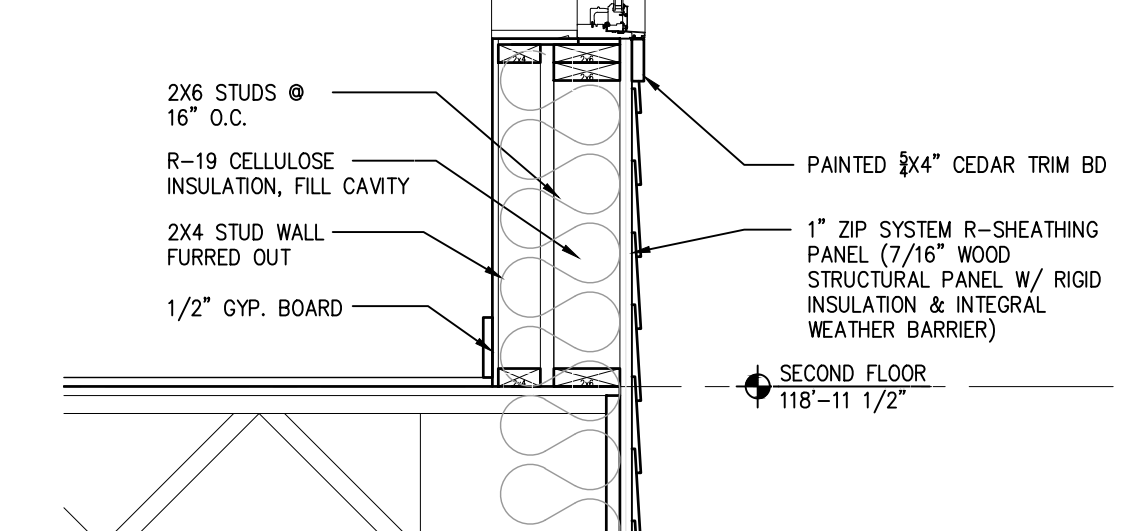
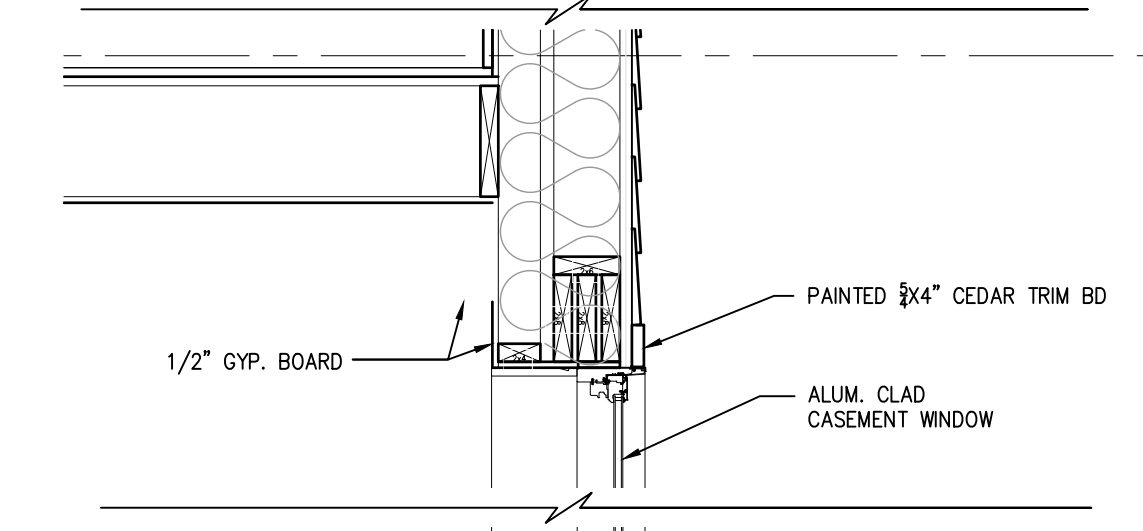
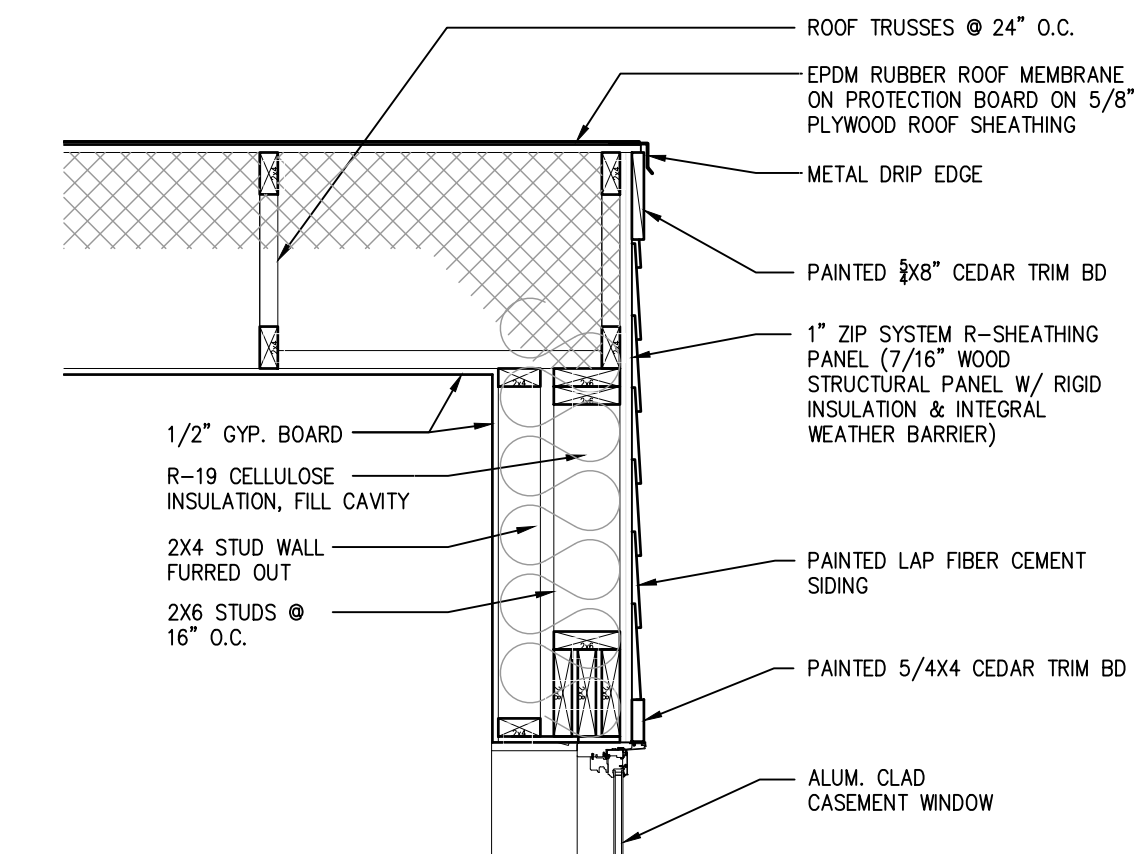
**WALL SECTION 1**  
3/4" = 1'-0"  
0 8 16 32 A6.2



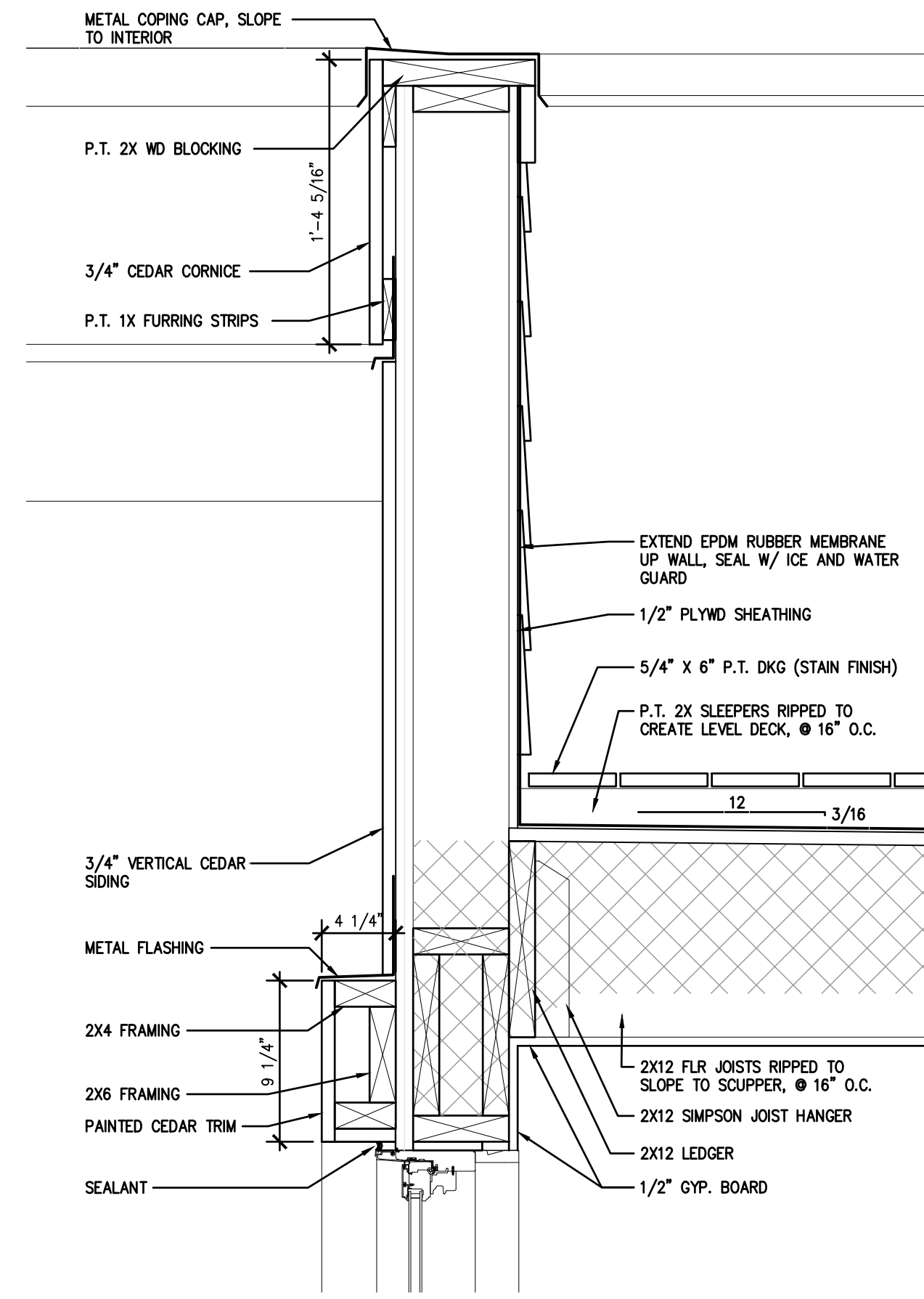
**WALL SECTION 3**  
3/4" = 1'-0"  
0 8 16 32 A6.2



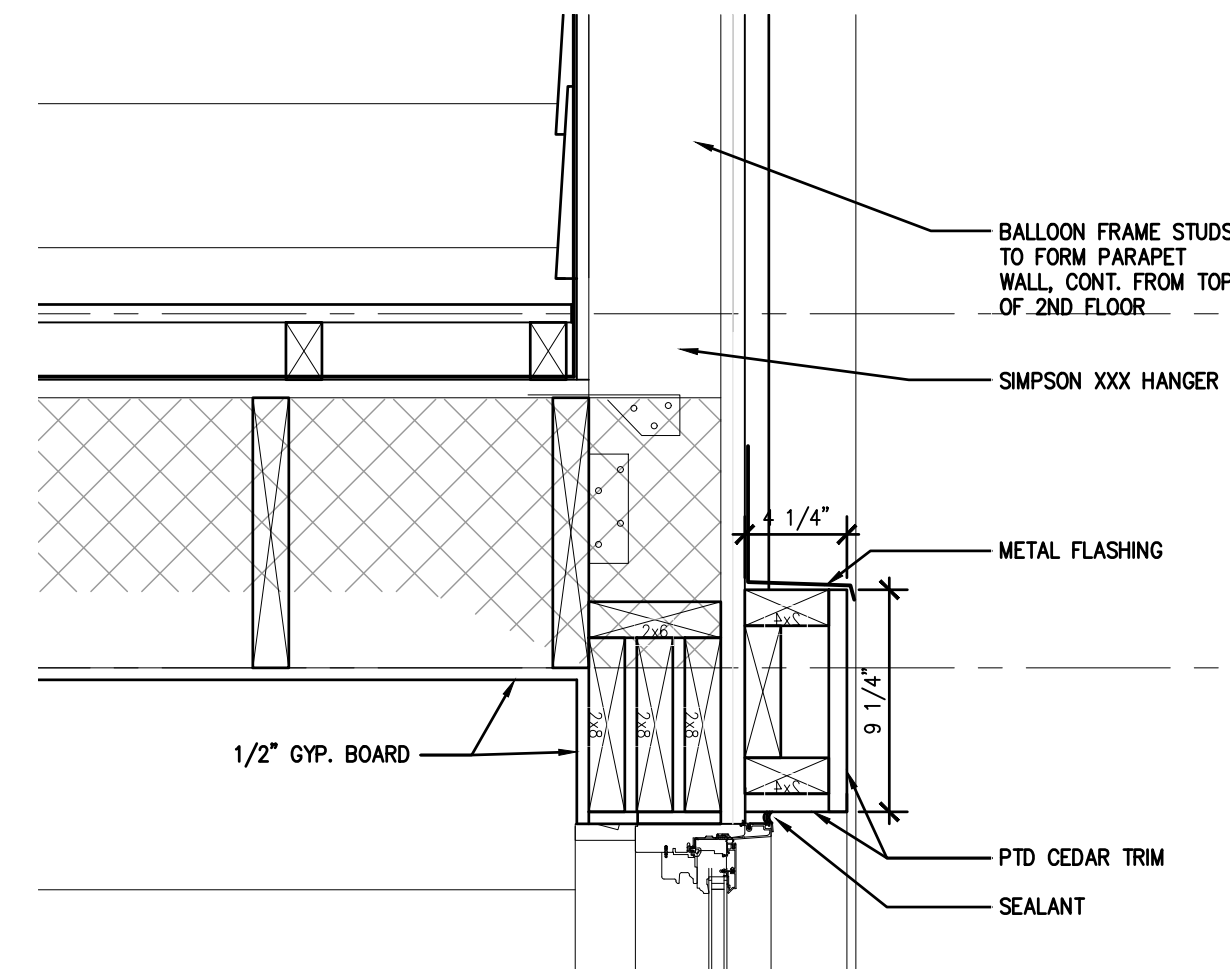
**WALL SECTION 4**  
3/4" = 1'-0"  
0 8 16 32 A6.2



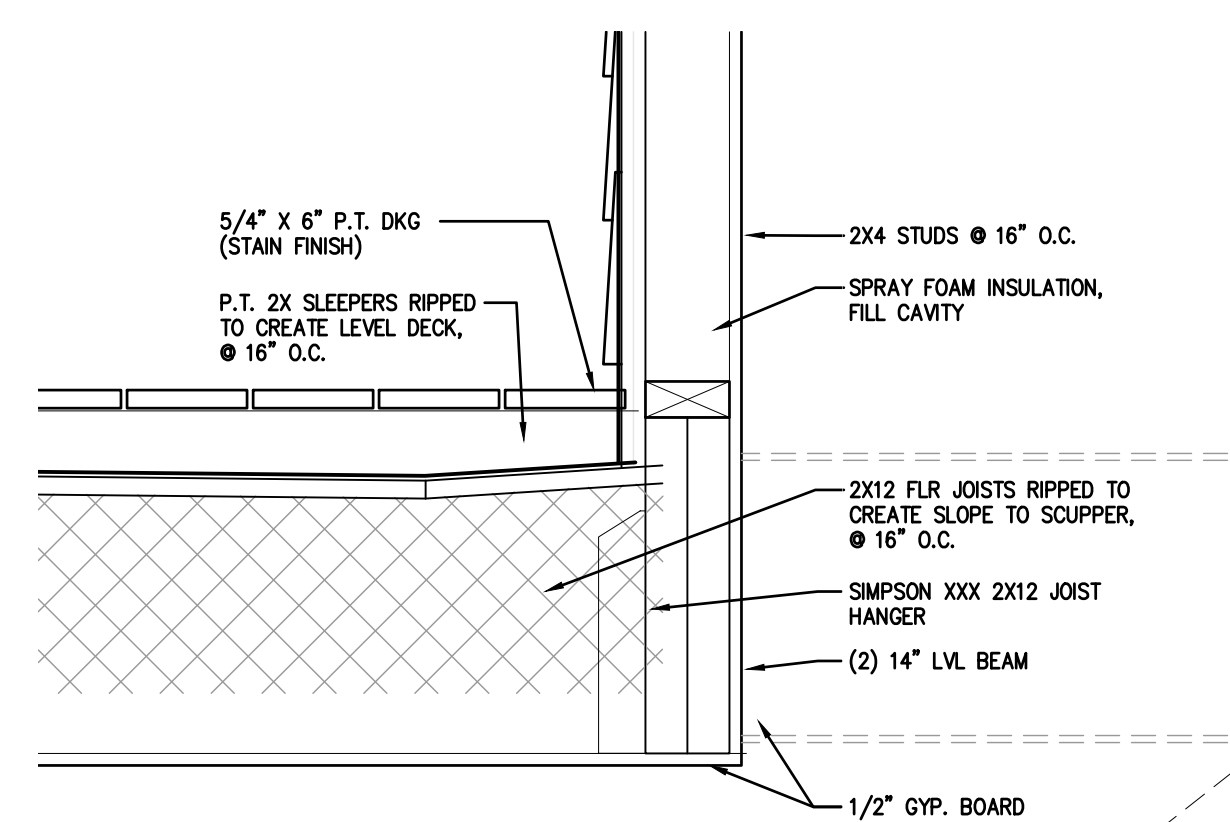
**WALL SECTION 5**  
3/4" = 1'-0"  
0 8 16 32 A6.2



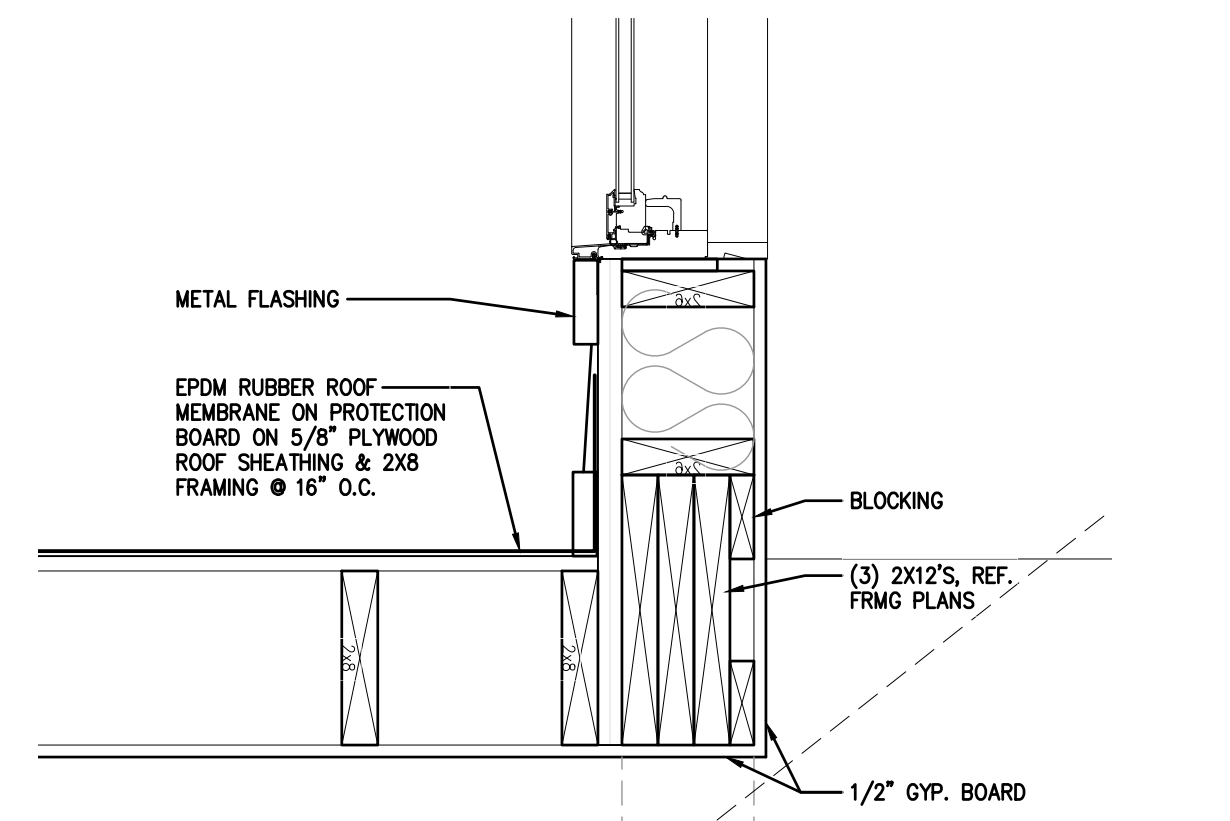
DETAIL 3  
1-1/2" = 1'-0"



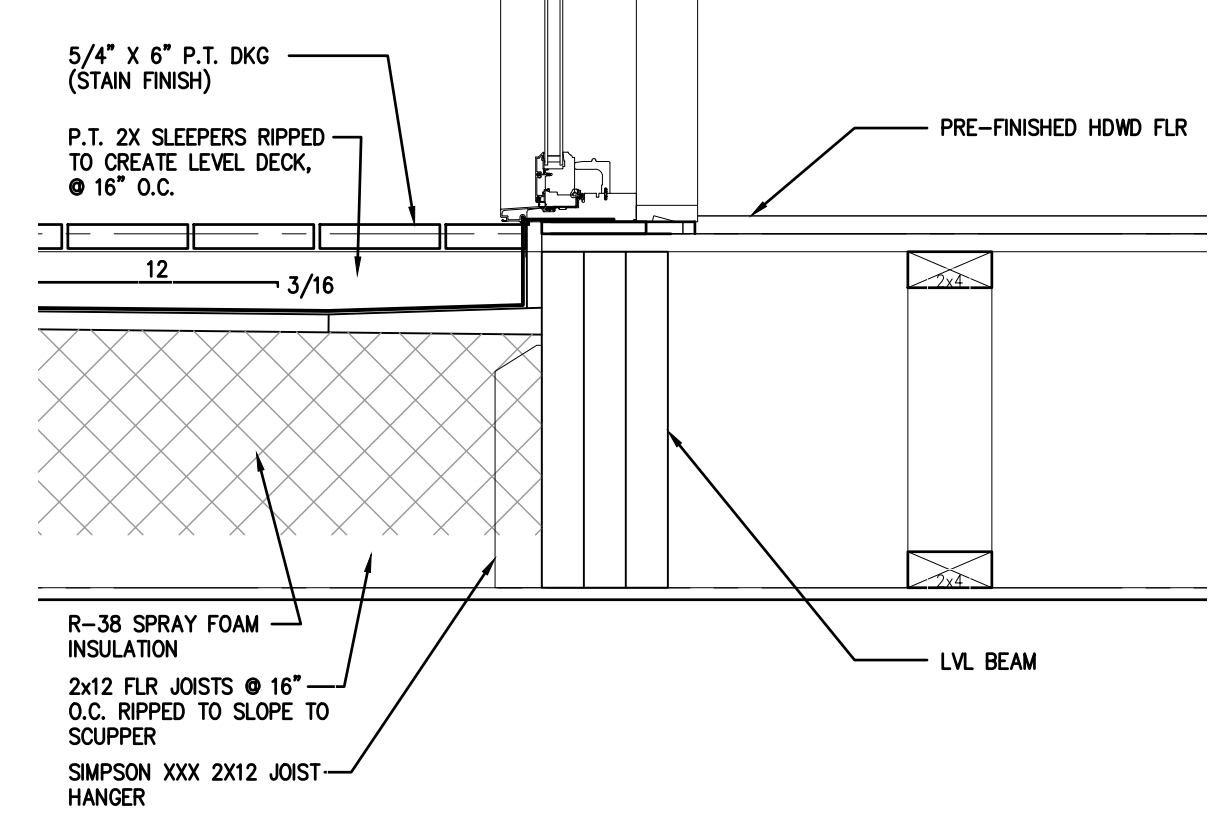
DETAIL 7  
1-1/2" = 1'-0"



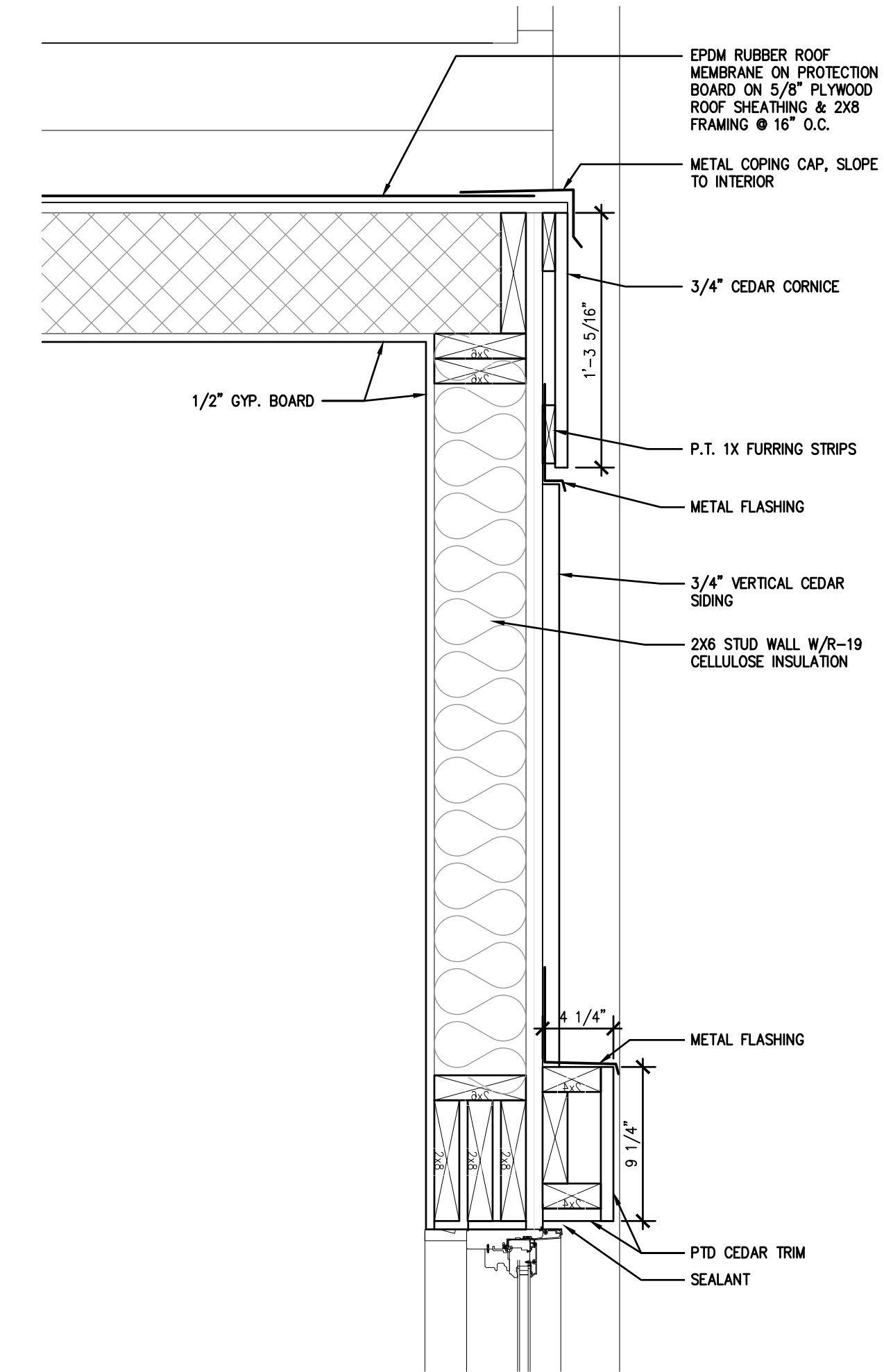
DETAIL 6  
1-1/2" = 1'-0"



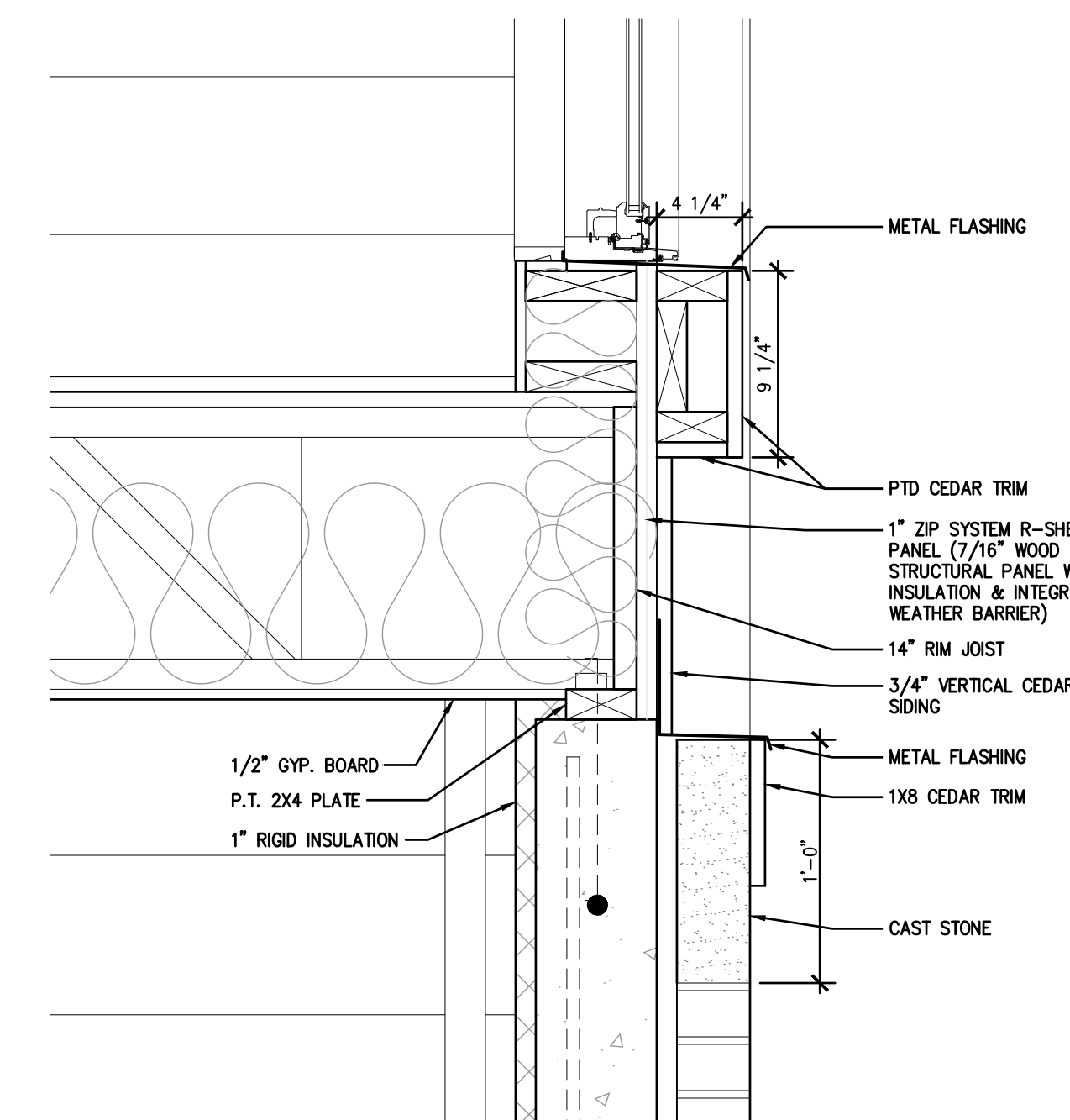
DETAIL 5  
1-1/2" = 1'-0"



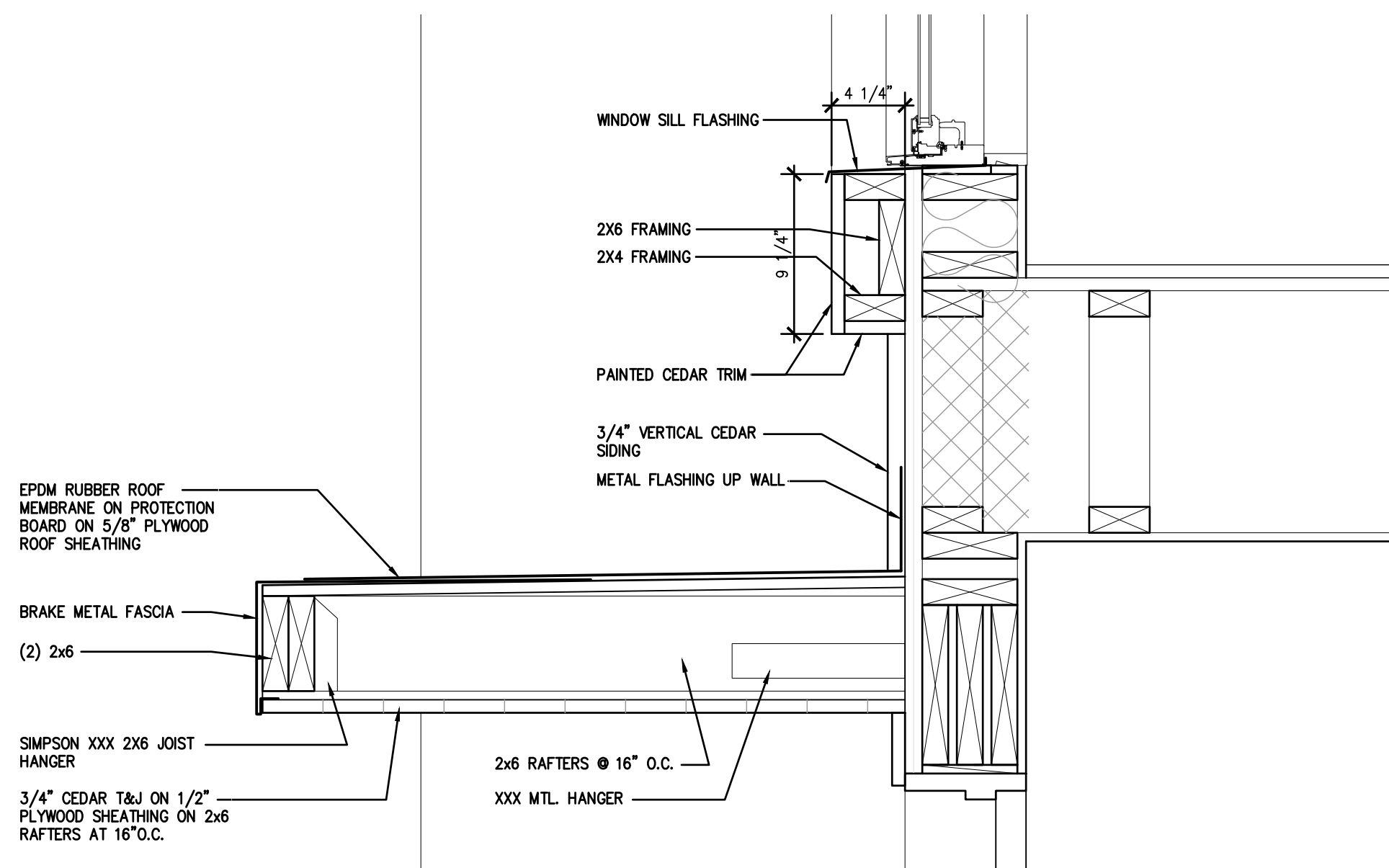
DETAIL 4  
1-1/2" = 1'-0"



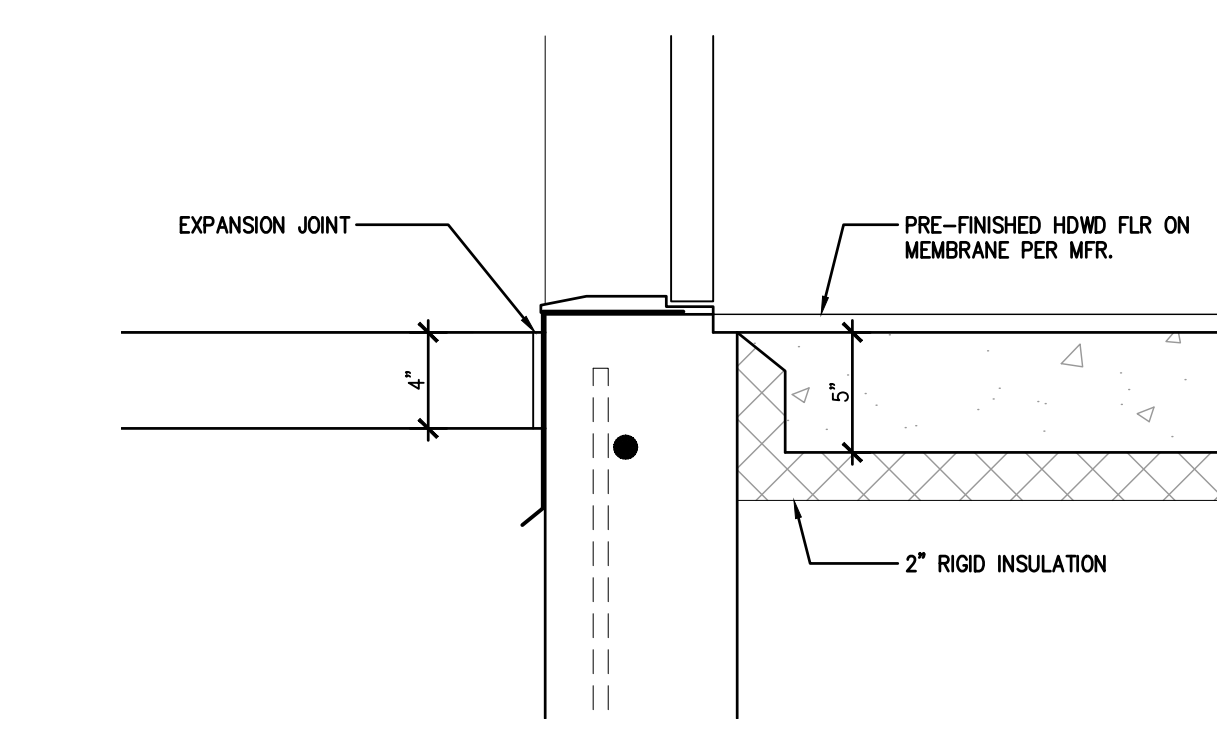
DETAIL 9  
1-1/2" = 1'-0"



DETAIL 8  
1-1/2" = 1'-0"



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



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



## Double-Hung Windows

Andersen® E-Series double-hung windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series double-hung window is made to your exact specifications, giving you unmatched freedom.



### DURABLE

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister\*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

**OPTIONS & ACCESSORIES**

- Energy-efficient & decorative glass options
- HarborMaster® systems for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

**EXTERIOR COLOR OPTIONS**



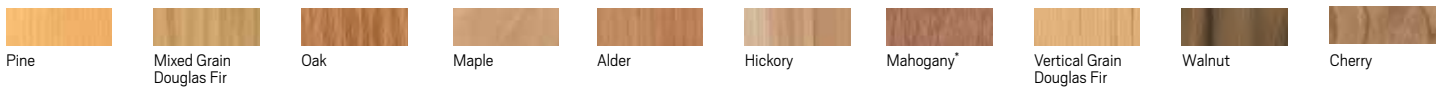
**Anodized Finishes**



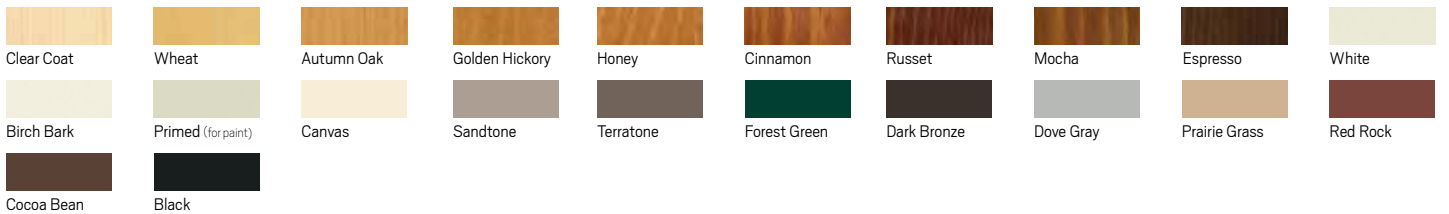
Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

**INTERIOR OPTIONS**

**Wood Species**



**Interior Finishes & Painted Options**



**HARDWARE FINISHES**

**Sash Locks**



**Optional Sash Lifts**



\*The mahogany name is representative of non-endangered African mahoganies.  
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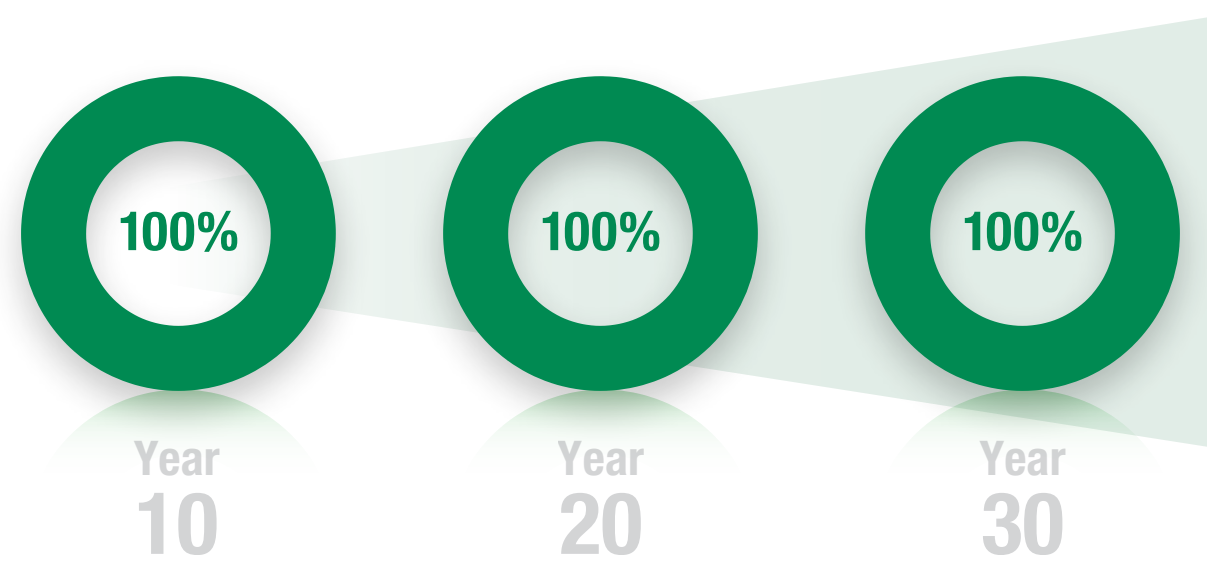


For more information, visit [andersenwindows.com/e-series](http://andersenwindows.com/e-series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).

# Warranty

## James Hardie Non-Prorated Warranty Coverage



Protect your home with America's #1 brand of siding backed by an exceptional warranty. Unlike other brands, James Hardie doesn't prorate our siding warranty coverage.\* We stand behind our siding 100% for 30 years.

\*ColorPlus Technology finishes and HardieTrim boards come with 15-year limited warranties.



Make every home  
**AN EXPRESSION OF YOUR CHARACTER.**



**SMOOTH**

*Countrylane Red*

<b>Thickness</b>	5/16 in.					
<b>Length</b>	12 ft. planks					
<b>Width</b>	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
<b>Exposure</b>	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
<b>ColorPlus Pcs./Pallet</b>	324	280	252	210		
<b>Prime Pcs./Pallet</b>	360	308	252	230	190	152
<b>Pcs./Sq.</b>	25.0	20.0	16.7	14.3	12.5	9.3

**Available Colors**



[View all HardiePlank Lap Siding Products](#)

\*9.25 in. only available primed.

\*\*12 in. only available primed and in select areas.

