

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

APPLICATION #: COA2019025
APPLICANT: OTR Adopt
OWNER: OTR Adopt
ADDRESS: **2017 Colerain Ave**
PARCELS: 184-0005-0027
ZONING: RM 0.7/Historic District Overlay
OVERLAYS: Dayton Street Historic District
COMMUNITY: West End
REPORT DATE: May 31, 2019
PRE HEARING: May 29, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) to demolish a one story rear non-contributing frame addition that is not part of the original construction.

Existing Conditions:

The project location is 2017 Colerain Avenue. The building is an Italianate brick residential building. The original historic building is 2 ½ story side gabled building. On the rear is a one story frame addition on a CMU foundation.

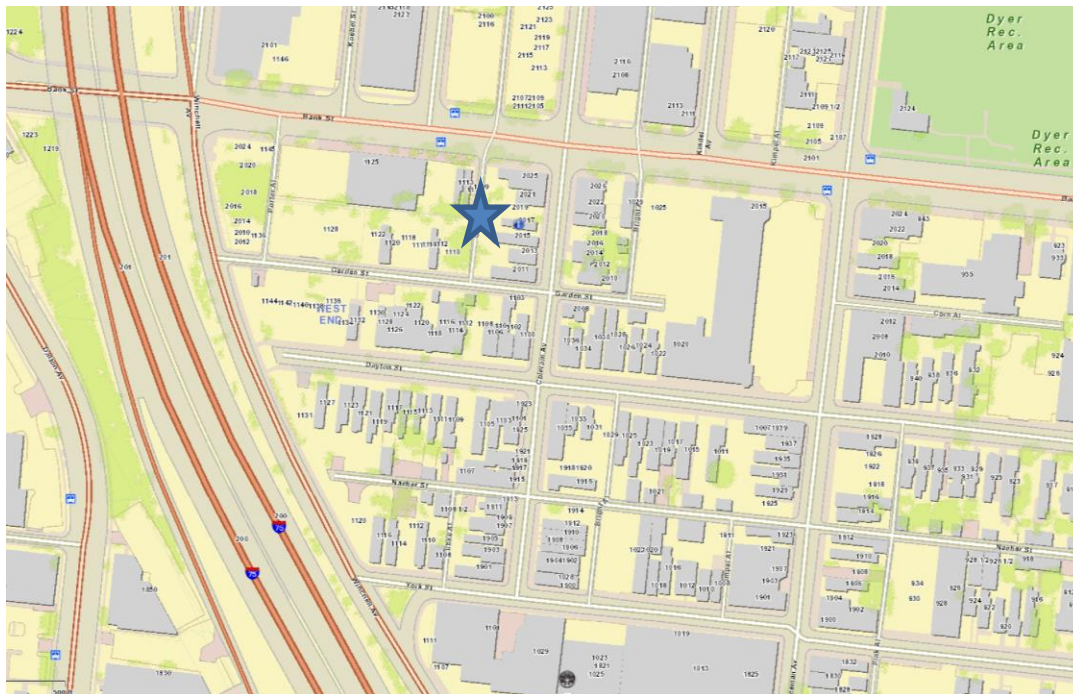


Figure 1: Map of 2017 Colerain Ave. Map provided by Cagis Maps.

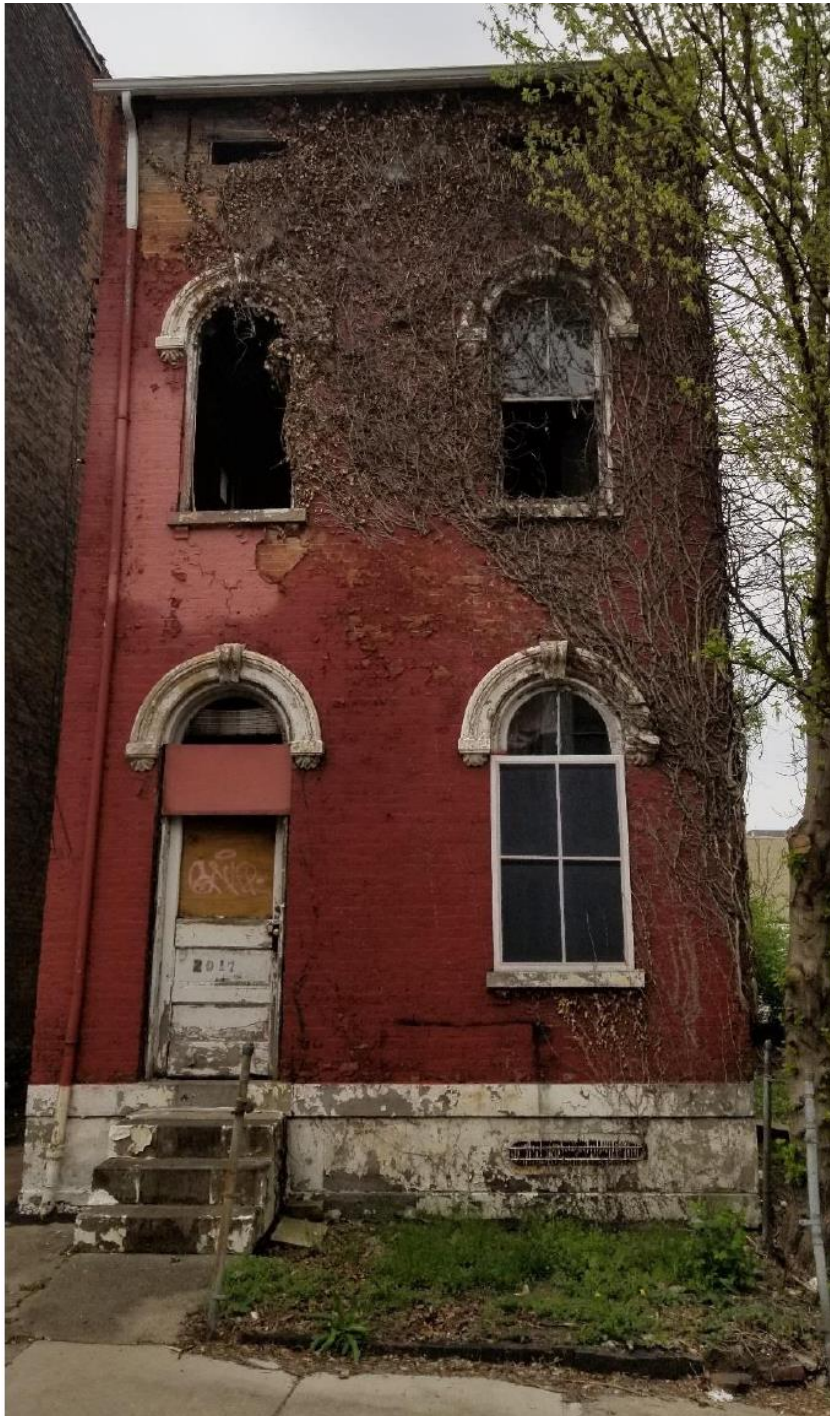


Figure 22017 Colerain Ave. The addition is outlined in red.

Proposed Conditions:

The proposal is to demolish the one story frame addition at the rear.

Previous Reviews: NA

Applicable Zoning Code Sections:

Zoning District: Section 1405 Residential Districts
HCB authority: Section 1435-05-4
Overlays: Dayton Street Historic District
Historic Landmark/Reg: Dayton Street Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Zoning Review

At this time there is not zoning relief required. The applicants plan to stabilize the building and market it for a new owner to fully rehabilitate the structure. The building is VBML compliant.

Staff comments on the Specific Guidelines for Demolition of Buildings:

The proposed demolition is for a concrete block garage addition that is on the rear of property. The Dayton Street Historic District does not have any guidelines as it relates to the demolition of buildings or inappropriate additions. The only guidelines in regards to demolitions are for the allowance for demolition of non-contributing buildings if they do not adversely affect the character.

After reviewing the pictures (please see attached pictures) with the applicant and doing a site visit to the property, we believe that the addition is a noncontributing portion of the building that will not adversely affect the character of the Historic District. The principal contributing building will remain and will be rehabbed.

The addition was built between 1922 and 1950 (after the period of significance for the district) and has wood siding a CMU foundation and is of different construction compared to the historic building. While the guidelines only list non-contributing buildings and not-additions, staff is of the opinion the removal of this addition is compatible with the guidelines as the removal of the addition will not negatively impact the main historic building and will not adversely affect the streetscape. The addition is not visible from the street.

The addition is in a poor and deteriorating state with rotted siding, a portion of the south façade is missing and it is not entirely attached to the building. There are no outstanding code violations for this property and Demolition has not been ordered by the Director of Buildings and Inspections.

The current owner acquired the building in 2014 and has not contributed to deteriorating condition of the building. The property owners have taken steps to clean up the property by removing vegetation and rubbish. The owners have also added a new roof and interior framing to stabilize the building.

The removal of the addition is necessary to repair the masonry in order to stabilize the property. The retention of the addition will negatively impact the stabilization of a contributing building within the district.

Other Considerations:

Prehearing Results: The applicants and owner were present.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for demolition of the rear 1 story frame addition of 2017 Colerain Ave based on the credible evidence provided by applicant in their submission dated April 5, 2019 and subject to the following condition:
 - (a) The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) That the Applicant and/or Property Owner has demonstrated that the addition a non-contributing addition to a contributing building within the Dayton Street District and its removal will not adversely affect the character of the building or district.
 - (c) That the demolition of the property will not adversely affect the character of the streetscape or of the historic district.

ADJUDICATION/DENIAL LETTER

Date: March 19, 2019

Location: 2017 Colerain Ave

Request: demolition

Zoning District: RM 0.7; Dayton Street Historic District

Applicant Name: OTR Adopt

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. 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 \$615.44 fee is required with the submission as well.** The next deadline is March 22, 2019 for the May 6, 2019 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 5th 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 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. \$ 615.44

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. _____
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- _____
- _____
- _____

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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



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

Office Use Only	
Application #:	_____
Date Accepted:	_____
<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: 2017 COLERAIN AVE, CINCINNATI, OH 45214
 Hamilton Co. Parcel ID No.: 184-0005-0027 Zoning District: RM 0.7
 Historic District: DAYTON STREET Overlay District: _____

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

Name: OTR ADOPT, INC
 Contact Person (if legal entity): ASHLEY FEIST
 Address: 1311 VINE ST
 City: CINCINNATI State: OHIO Zip Code: 45202
 Phone: 513-903-3529 E-mail: ASHLEY@OTRADOPT.COM

PROPERTY OWNER INFO SAME AS ABOVE

Name: _____
 Contact Person (if legal entity): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: 513-237-4449 E-mail: DANNY@OTRADOPT.COM

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction Alteration Demolition

Provide a very brief summary of the project:

WE WANT TO REMOVE THE REAR ADDITION, WE WILL BRACE THE BRICK THEN REMOVE THE ADDITION STARTING WITH ITS ROOF, THEN WALLS, THEN SUBFLOOR. WE WILL THEN FILL

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

THE FOUNDATION TO GRADE LEVEL.

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.

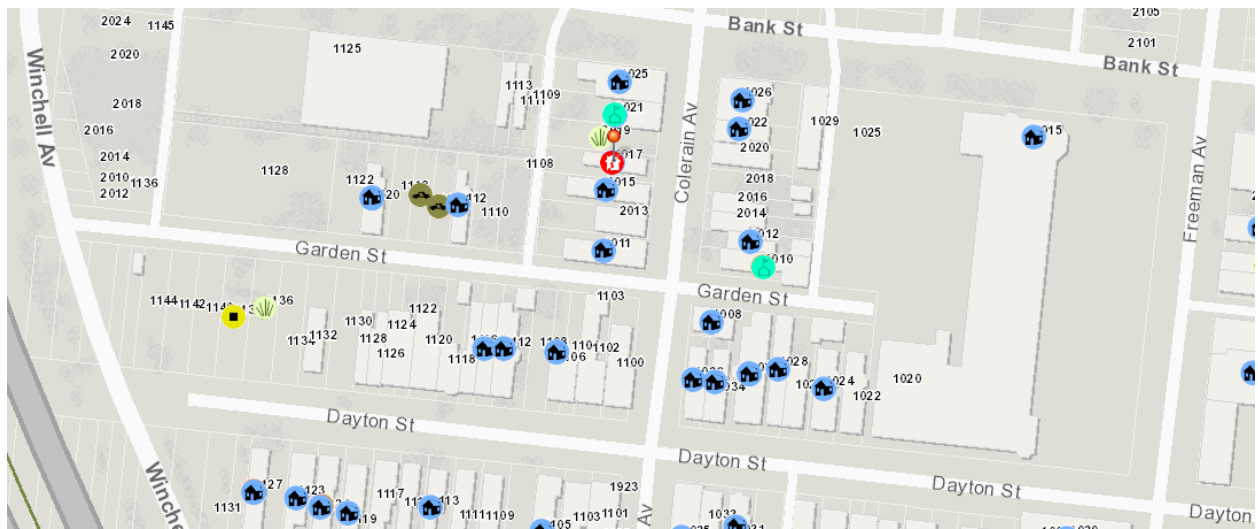
Applicant Signature: _____

Date: 4/5/2019

Architectural Drawings and Plans

- a. Architectural Plans
- b. Elevations
- c. Existing Site Plans
- d. Proposed Site Plans
- e. Labeled Photos

Context Map



2017 COLERAIN AVE.

Cincinnati, OH 45202

DRAWING INDEX

- S001 GENERAL STRUCTURAL NOTES
- S110 FIRST FLOOR FRAMING PLAN
- S120 SECOND FLOOR FRAMING PLAN
- S130 THIRD FLOOR FRAMING PLAN
- S140 ROOF FRAMING PLAN
- S310 SECTIONS

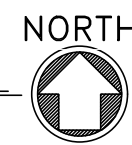
PROJECT INFORMATION

1. PROJECT DESCRIPTION PROJECT IS BUILDING STABILIZATION AND REPAIR OF AN EXISTING 3 STORY BUILDING IN OVER THE RHINE. THE BUILDING IS CURRENTLY VACANT. THIS IS AN APPLICATION FOR STABILIZATION & REPAIR ONLY. NOT FOR OCCUPANCY. STABILIZATION AND REPAIRS SHALL BE DONE BASED ON THE CITY OF CINCINNATI 13 POINT VACATED BUILDING MAINTENANCE STANDARDS (1101-79.4).
2. SCOPE OF REPAIR WORK
 - A. MASONRY REBUILD AND REPAIR
 - B. REPAIR/REBUILD WOOD FLOORS.
 - C. REMOVAL OF ALL INTERIOR DEBRIS.
3. PROJECT LOCATION 2017 COLERAIN AVE.
CINCINNATI, OHIO 45202
4. GOVERNING CODE: RESIDENTIAL CODE OF OHIO 2013

	EXISTING	PROPOSED
ROOF:	WOOD	WOOD
EXTERIOR BEARING:	MASONRY	MASONRY
INTERIOR BEARING:	MASONRY	MASONRY
INTERIOR PARTITIONS:	WOOD	WOOD
FLOOR:	WOOD	WOOD



LOCATION PLAN
NO SCALE



GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

RESIDENTIAL CODE OF OHIO 2013

CLASSIFICATION OF BUILDING STRUCTURE
CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD:

A. MINIMUM LIVE LOAD OR SNOW LOAD (P₁): 20 PSF*

* MINIMUM SNOW LOAD GOVERNED BY P₁ = 20 * I (PSF)

2. SNOW LOAD:

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

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

C. SNOW LOAD IMPORTANCE FACTOR I = 1.00

D. SNOW EXPOSURE FACTOR C_e = 1.0

E. THERMAL FACTOR, C_t = 1.00

3. FLOOR LOAD:

A. LIVE LOAD: 40 PSF

B. SUSPENDED ALLOWANCE 5 PSF

C. SPRINKLERS: 3 PSF

D. DUCTS, LIGHTS, MISC. MECHANICAL: 2 PSF

4. WIND LOAD:

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

B. WIND EXPOSURE B

C. WIND LOAD IMPORTANCE FACTOR I_w = 1.00

D. BASIC WIND VELOCITY PRESSURE, q_h = 12.6 PSF, WORKING STRESS UNFACTORED LOADS

E. INTERNAL GUST PRESSURE COEFFICIENT C_{gp} = 0.18, ENCLOSED BUILDING.

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

5. THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER. THE INTENT OF THESE DRAWINGS ARE FOR STABILIZATION ONLY. ANY FUTURE RENOVATION TO THE BUILDING BY OWNER WOULD REQUIRE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO BRING BUILDING UP TO CURRENT CODE.

6. THE OWNER AND ENGINEER HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.

7. THE CONTRACTOR IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.

8. THE CONTRACTOR IS TO PROTECT AND SAVE BUILDING ELEMENTS CONNECTED TO, OR ADJACENT TO, THOSE ELEMENTS WHICH ARE SLATED TO BE REMOVED.

9. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.

10. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/ OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.

11. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS THROUGHOUT THE WORK. ALL DEBRIS MUST BE REMOVED AND DISCARDED IN A SAFE AND LEGAL MANNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ANY ADDITIONAL MATERIALS, EQUIPMENT, AND PERMITS AND FOR ANY FEE, PENALTIES OR RENTAL COSTS ASSOCIATED WITH THE DEMOLITION WORK.

13. CONTRACTOR IS TO PROTECT THE BUILDING FROM THE ELEMENTS, THEFT AND VANDALISM AT ALL TIMES DURING WORK.

CONCRETE

1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.

2. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.

3. MATERIALS: (f'_c BASED ON 28 DAY UNLESS NOTED)

A. CONCRETE UNLESS NOTED: f'_c = 4000 PSI., NORMAL AGGREGATE.

B. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: f'_c = 4500 PSI. (4.5% TO 7.5% ENTRAINED AIR), MINIMUM PORTLAND CEMENT CONTENT = 520 #/CY, MAXIMUM WATER/CEMENTIOUS RATIO = 0.45.

4. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.

EXPANSION AND EPOXY ADHESIVE ANCHORS

EXPANSION ANCHORS:

1. EXPANSION ANCHORS SHALL BE MANUFACTURED BY ITW Rammed/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 HIT HY 270 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.

MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/MS&E 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

2. MATERIALS

A. FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATIBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.

B. MORTAR: ASTM C270 TYPE "O" TO MATCH WITH EXISTING MODIFIED ACCORDINGLY.

g. PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I, HYDRATED LIME: TYPE N.

b. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.

C. GROUT: ASTM C476. f'_c = 2000 psi, SLUMP 8" TO 10".

D. POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLAND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED.

3. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.

4. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.
5. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.
6. MASONRY WALL REPAIR

- A. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NECESSARY AT THE WEST SIDE (FRONT) OF THE BUILDING AS NEEDED.
- B. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS DAMAGED OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
- C. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY. ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.
- D. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
- E. UNPAINTED MASONRY AND STONE IS TO REMAIN UNPAINTED.
- F. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OF CONCRETE MASONRY, INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS

WOOD

5. MATERIALS:

A. FRAMING LUMBER:

1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.

2. 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

3. 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

4. ACQ-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

2. SHEATHING & SUBFLOORING: 48/24 APA RATED TONGUE & GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

3. ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

4. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA-PACIFIC CORPORATION, G-P LAM INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:

F_b = 2600 PSI BENDING

F_v = 285 PSI HORIZONTAL SHEAR

F_c = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN

E = 2,000,000 PSI MODULUS OF ELASTICITY

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

12" AND SMALLER MEMBERS:

• TWO-PIECE MEMBERS - 2 ROWS OF 16d COMMON NAILS AT 12" O.C.

• THREE PIECE MEMBERS - 2 ROWS OF 1/2" DIAMETER BOLTS AT 24" O.C. STAGGERED

14" AND LARGER MEMBERS:

• TWO-PIECE MEMBERS - 3 ROWS OF 16d COMMON NAILS AT 12" O.C.

• THREE PIECE MEMBERS - 2 ROWS OF 1/2" DIAMETER BOLTS AT 16" O.C. STAGGERED.

5. INSTALL TYPICAL FLOOR CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN EVERY JOIST SPACE TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS.

6. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PERTABLE 2304.9.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.

7. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED

8. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

9. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL ONE SIMPSON HS HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "RECOMMENDED FASTENING SCHEDULE".

10. BRIDGING IN ALL FLOOR AND CEILING JOISTS, INCLUDING MANUFACTURED WOOD I-JOISTS, SHALL BE 1"x3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM.

11. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.

12. DOUBLE JOISTS SHALL BE PROVIDED BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS.

PREPARED FOR: OTR ADOPT

2017 COLERAIN AVE STABILIZATION

2017 COLERAIN AVE, CINCINNATI, OH 45202

Drawing Title: GENERAL STRUCTURAL NOTES

Seal:



Proj. No.: 18806-04

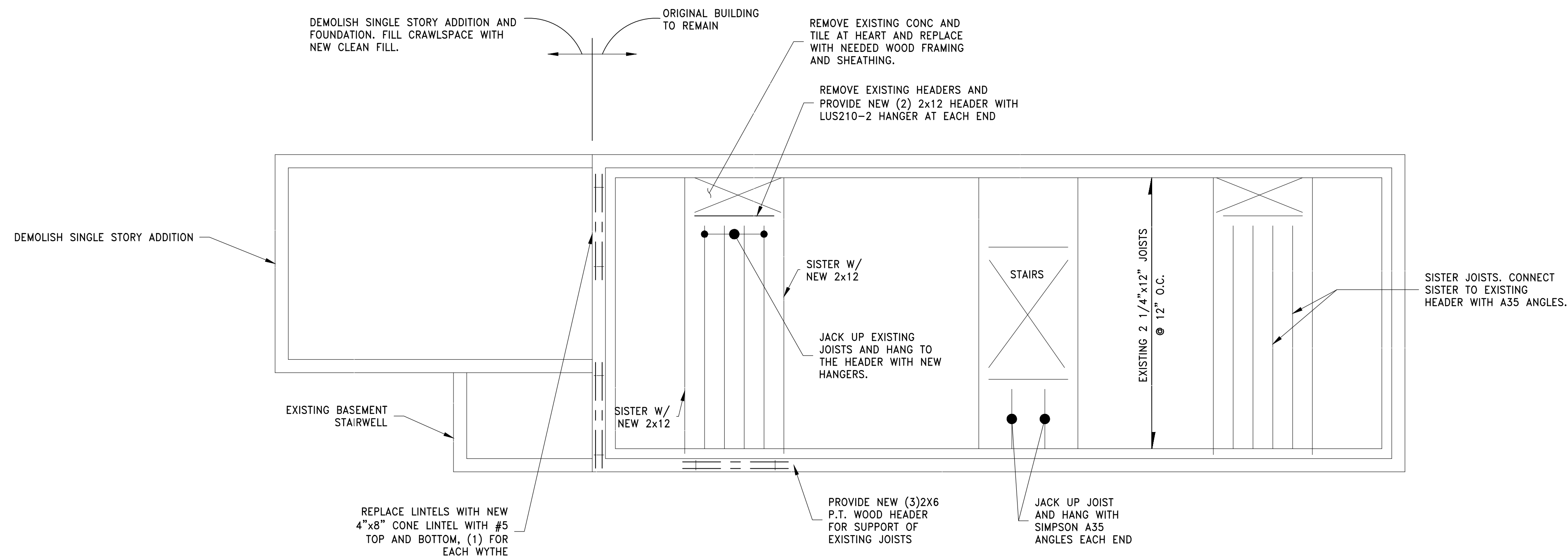
Design Team: KCJ/JTW

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STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY



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



PLAN NOTES:

1. DEMO & SHORING AS NEEDED TO COMPLETE ALL WORK.
2. BOARD UP ALL EXTERIOR BUILDING OPENINGS.
3. REPAIR, REPLACE AND TUCK POINT BRICK AS NEEDED ALL EXTERIOR SIDES.
4. REPAIR EXISTING STAIRS AS NEEDED.
5. REMOVE ALL DAMAGED, SATURATED OR SHOWING SIGNS OF BEING DETERIORATED WOOD JOIST, RAFTER & SHEATHING AT EACH LEVEL. MATCH JOIST SIZE & SPACING w/EXISTING. USE PRESSURE TREATED LUMBER AT 1ST FLOOR LEVEL WHERE WOOD CONTACT WITH EXISTING STONE FOUNDATION WALLS. NAIL w/(2) 16d @ 12"o.c. INSTALL NEW 3/4" APA PLYWOOD SHEATHING AT ALL LOCATIONS WHERE FLOORING OR ROOF SHEATHING HAS BEEN COMPROMISED.
6. INSPECT ALL WOOD INTERIOR LINTELS AT OPENINGS IN MASONRY WALLS, WHERE ROTTED REPLACE WITH PRECAST LINTELS WHERE WOOD HAS BEEN COMPROMISED BY ROT OR DECAY. (1) 4"x8" PRECAST CONE LINTEL FOR EACH 4" WYTHE OF BRICK MASONRY AS NEEDED.
7. INFILL ALL BASEMENT OPENINGS WITH USE OF 8" CMU. REINFORCE CMU w/#5 HORIZ BAR CENTERED IN FULLY GROUTED BOND BEAM UNIT @ 16"o.c. DOWEL SIDES OF OPENINGS FOR #4 BARS KEYED w/ HORIZ BOND BEAM. GROUT ALL BLOCK CELLS SOLID.
8. REMOVE EXISTING MASONRY CHIMNEY DOWN BELOW EXISTING ROOF LEVEL AND CAP CHIMNEY FLUE. POINT MASONRY JOINTS AS NEEDED.
9. REPAIR AND REPLACE GUTTERS AND DOWNSPOUTS THROUGHOUT, CONNECT TO EXISTING UNDERGROUND STORM.
10. PROVIDE HORIZONTAL WALL TIE CONSISTING OF SIMPSON DTTZ ANCHORS w/ 1/2" ALL THREAD ROD. ANCHOR TO WALL w/ 3/8"x5"x5" PLATE ON DECORATIVE CAST IRON STAR. SEE SECTION TWO AND TYPICAL DETAILS ON SHEET S310.
11. REMOVE ALL DRYWALL AND PLASTER FROM UNDERSIDE OF EXISTING FLOOR JOISTS TO FURTHER EVALUATE EXISTING JOISTS. REMOVE PLASTER & DRYWALL FROM ALL INTERIOR WOOD FRAMED WALLS.
12. AREAS HAVING VISIBLE WATER DAMAGE TO HAVE ALL EXISTING DRYWALL AND PLASTER FROM SURROUNDING AREA REMOVED FOR FURTHER EVALUATION OF EXISTING WATER DAMAGE. REPAIR AND REPLACE ANY COMPROMISED JOISTS, SHEATHING, AND BRICK AS NEEDED.

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Cincinnati, Ohio 45206
Ph: (513)396-8900

Structural Consultants
ADVANTAGE GROUP
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2017 COLERAIN AVE STABILIZATION

2017 COLERAIN AVE CINCINNATI, OH 45202

Drawing Title: FIRST FLOOR FRAMING PLAN

Seal:



Proj. No.: 18806.04

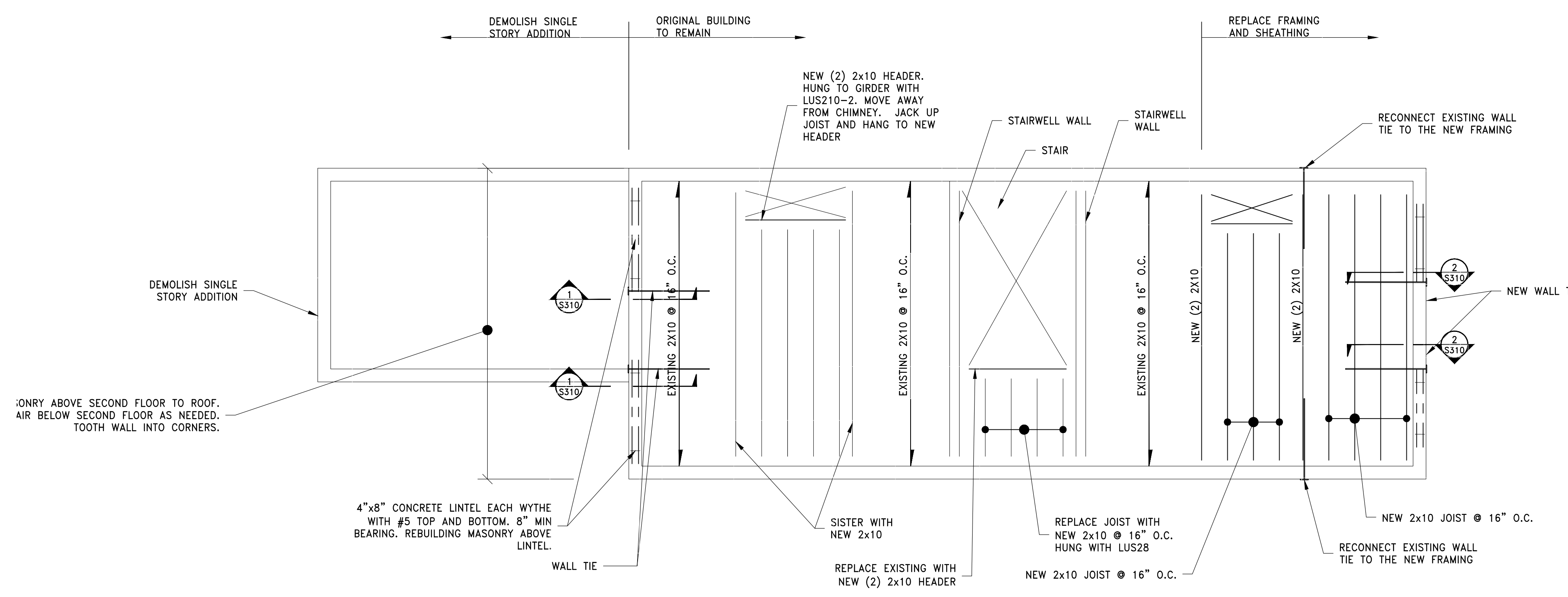
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SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

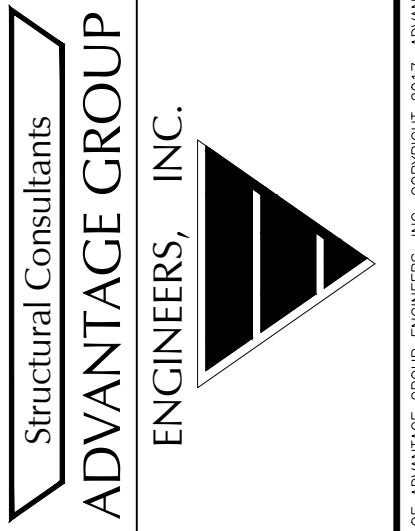


PLAN NOTES:

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7. INFILL ALL BASEMENT OPENINGS WITH USE OF 8" CMU. REINFORCE CMU w/#5 HORIZ BAR CENTERED IN FULLY GROUTED BOND BEAM UNIT @ 16"o.c. DOWEL SIDES OF OPENINGS FOR #4 BARS KEYED w/ HORIZ BOND BEAM. GROUT ALL BLOCK CELLS SOLID.
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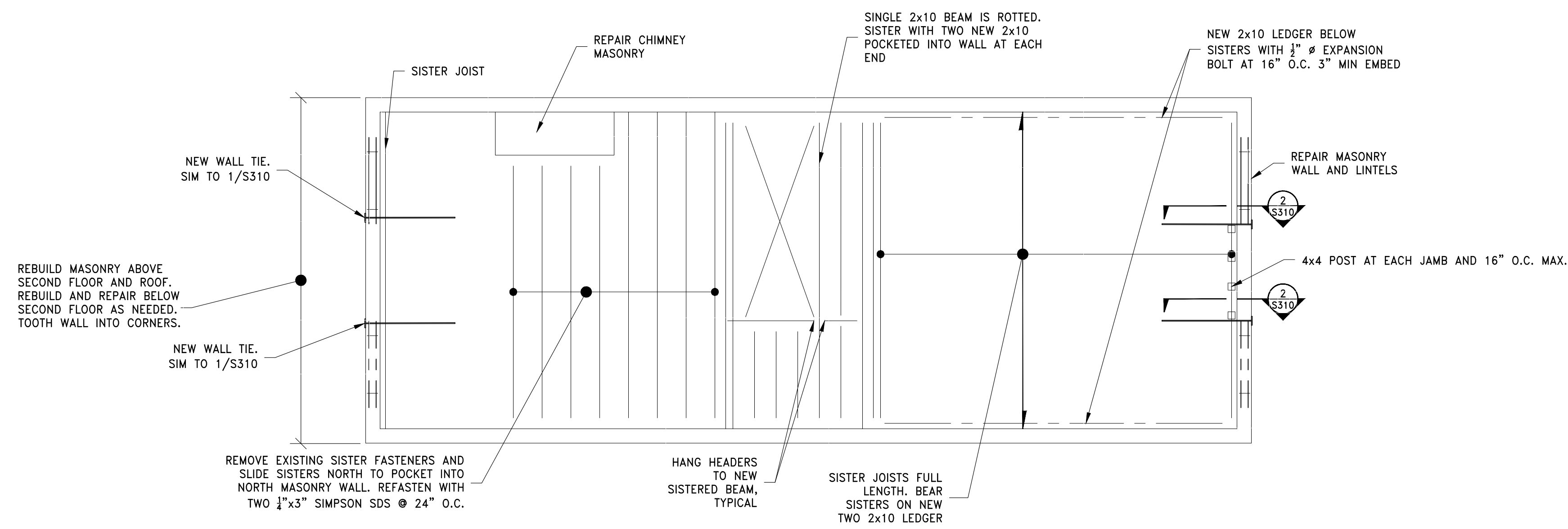
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Design Team: KCJ/JTW
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THIRD FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

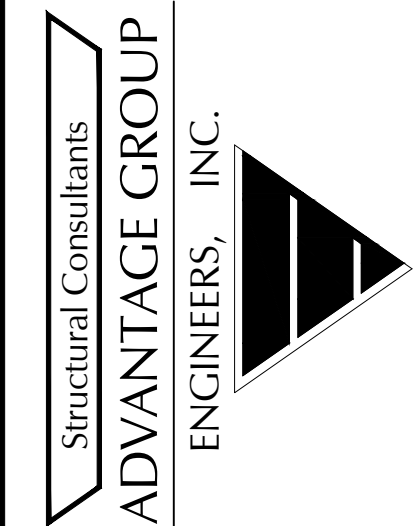


PLAN NOTES:

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Drawing Title: THIRD FLOOR FRAMING PLAN

PREPARED FOR: SSKG

Seal:



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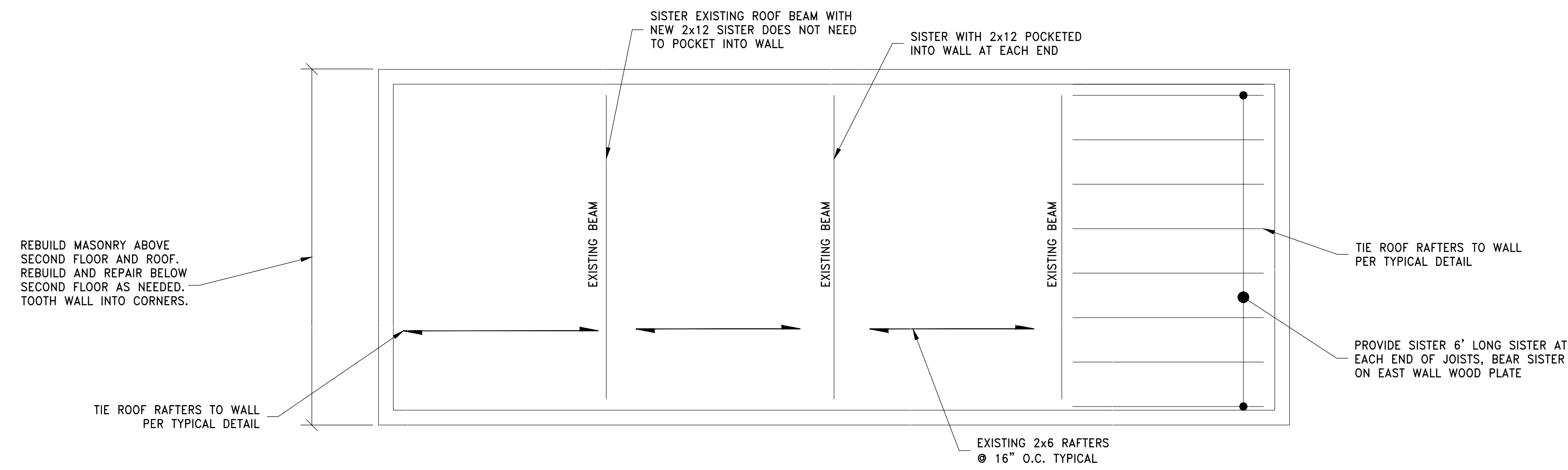
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ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

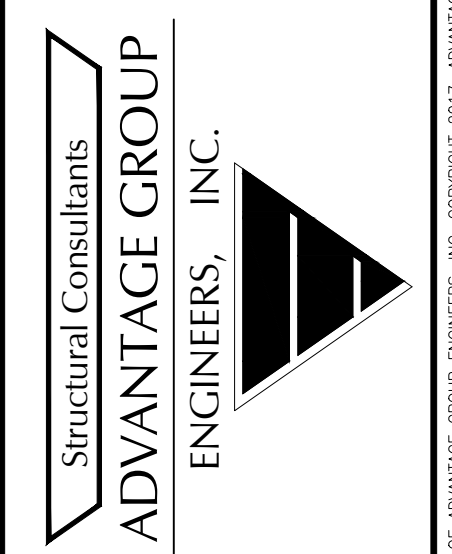


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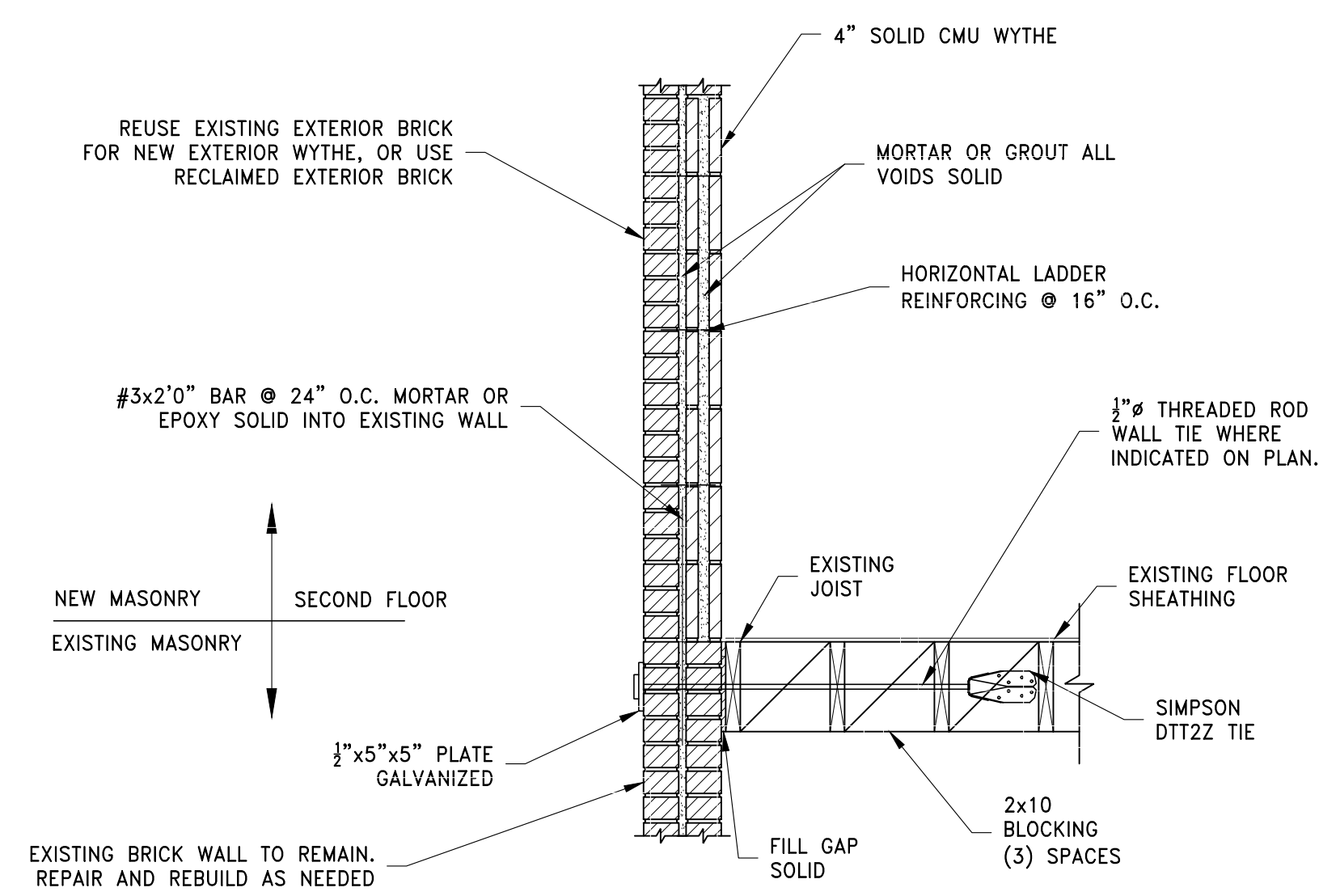
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PREPARED FOR: SSRG
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2017 COLERAIN AVE CINCINNATI, OH 45202
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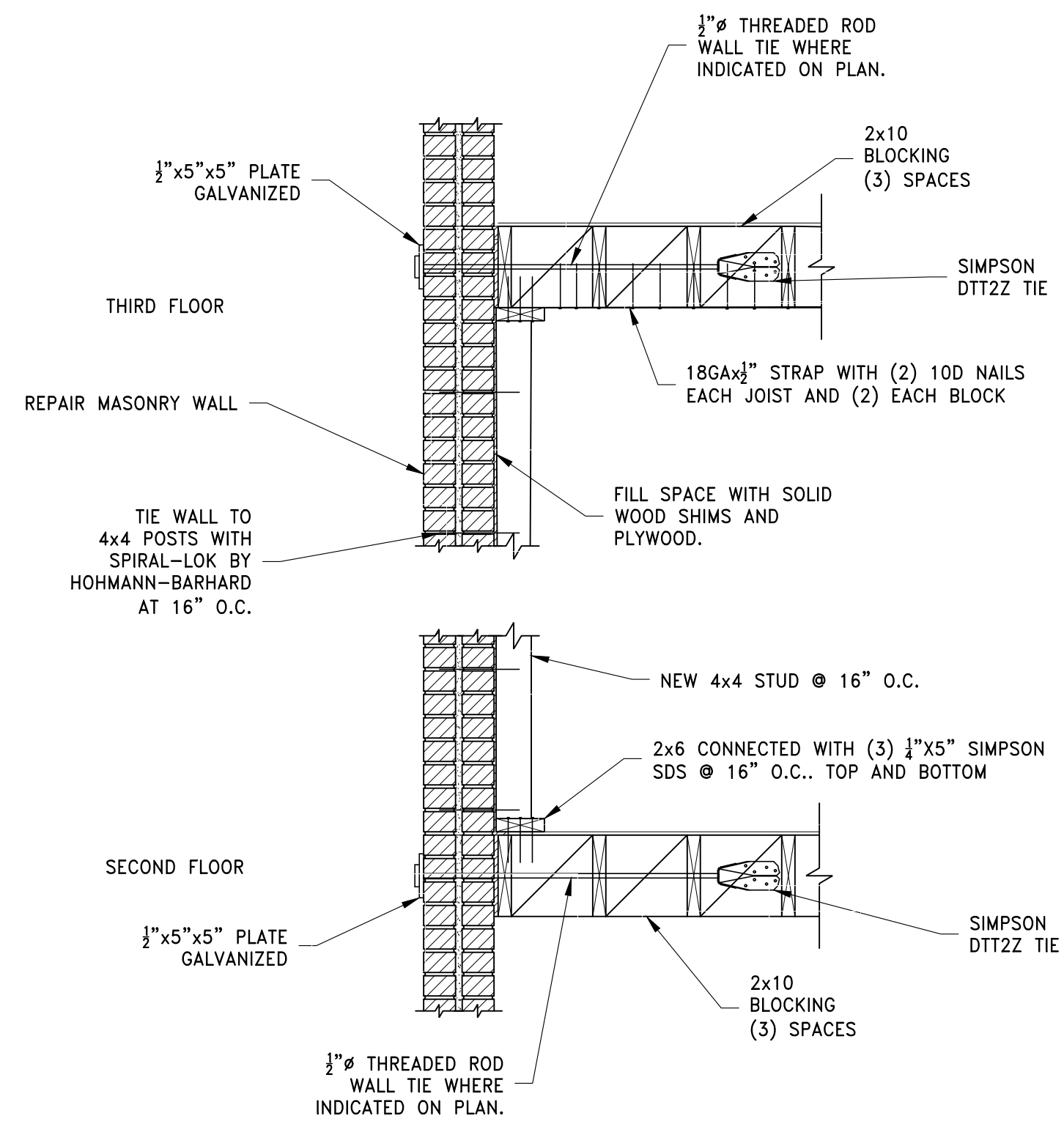


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Date:
Drawing No.

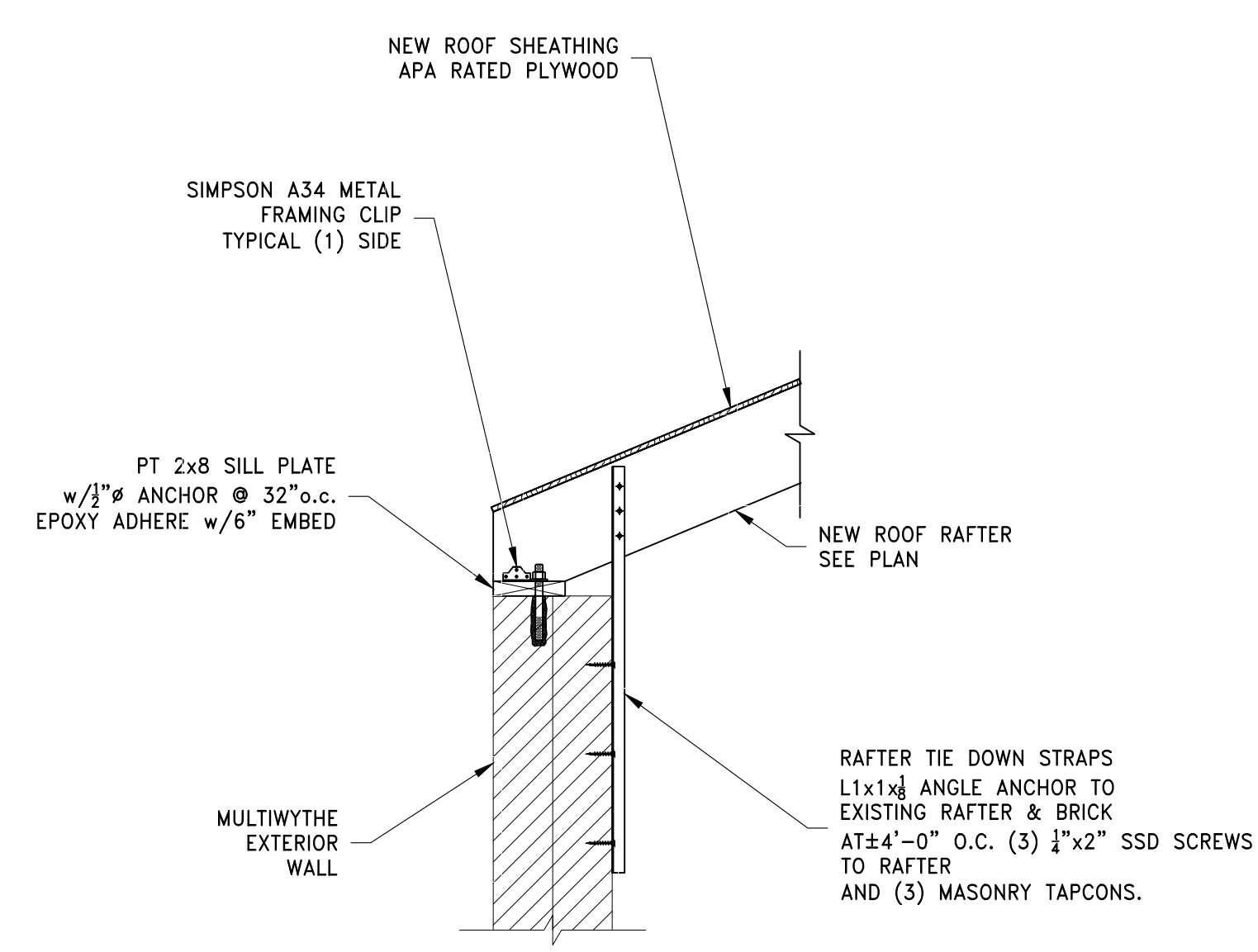
S140



SECTION 1
SCALE 3/4"=1'-0" S310



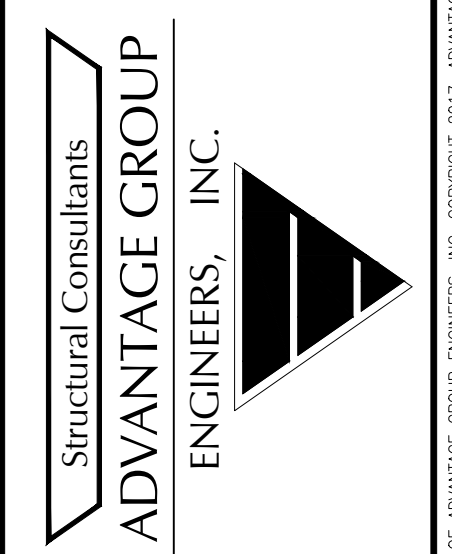
SECTION 2
SCALE 3/4"=1'-0" S310



TYPICAL RAFTER TIE DOWN AT ROOF
SCALE 3/4"=1'-0"

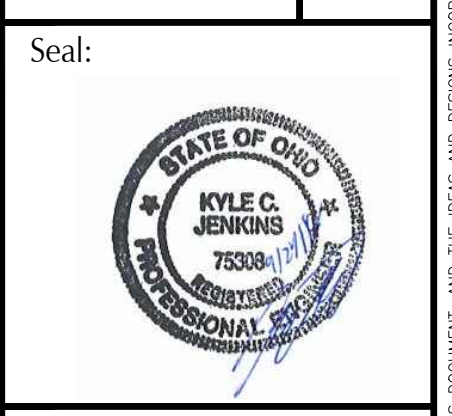
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Drawing Title: SECTIONS

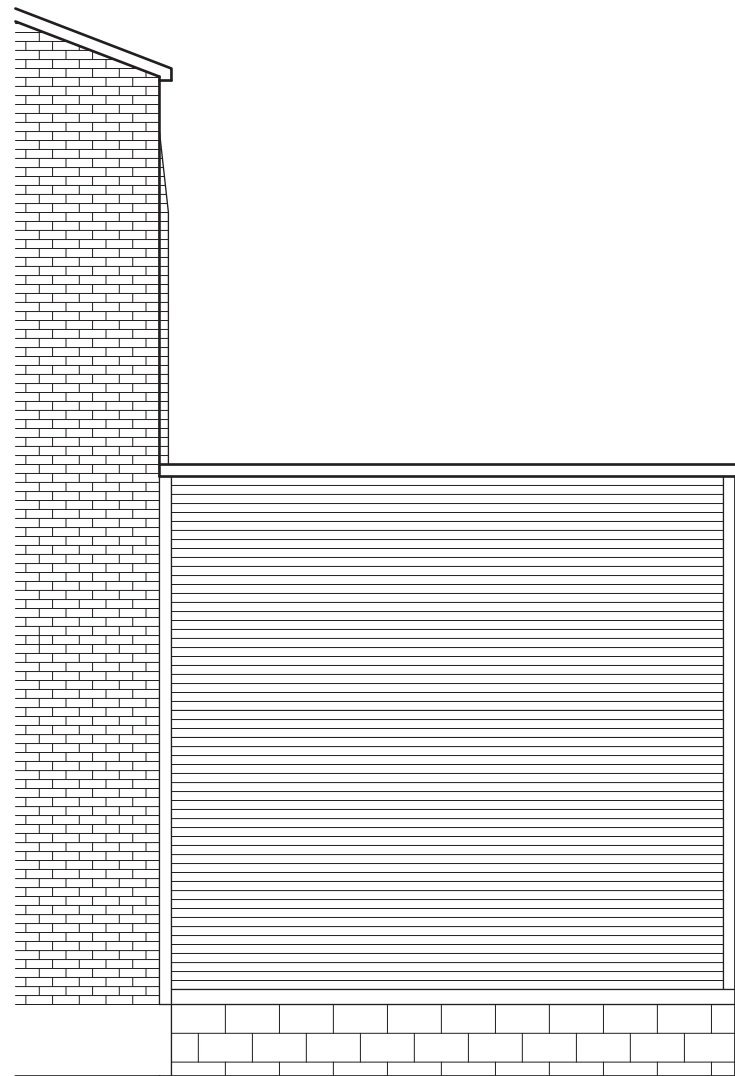


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Design Team: KCJ/JTW
Date:
Drawing No.

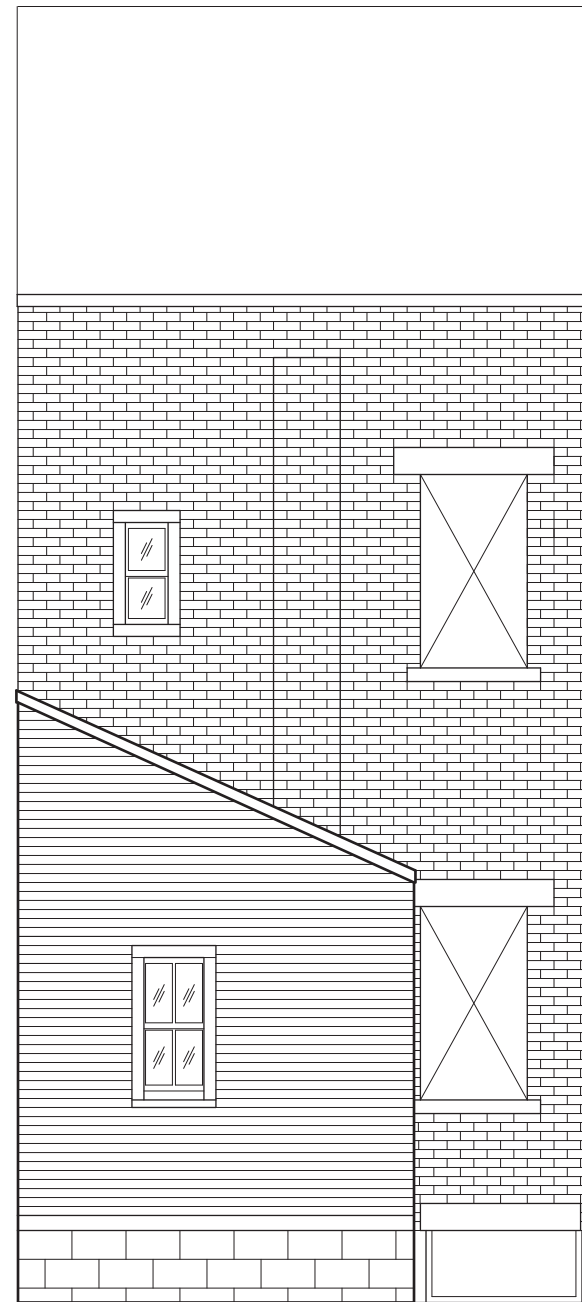
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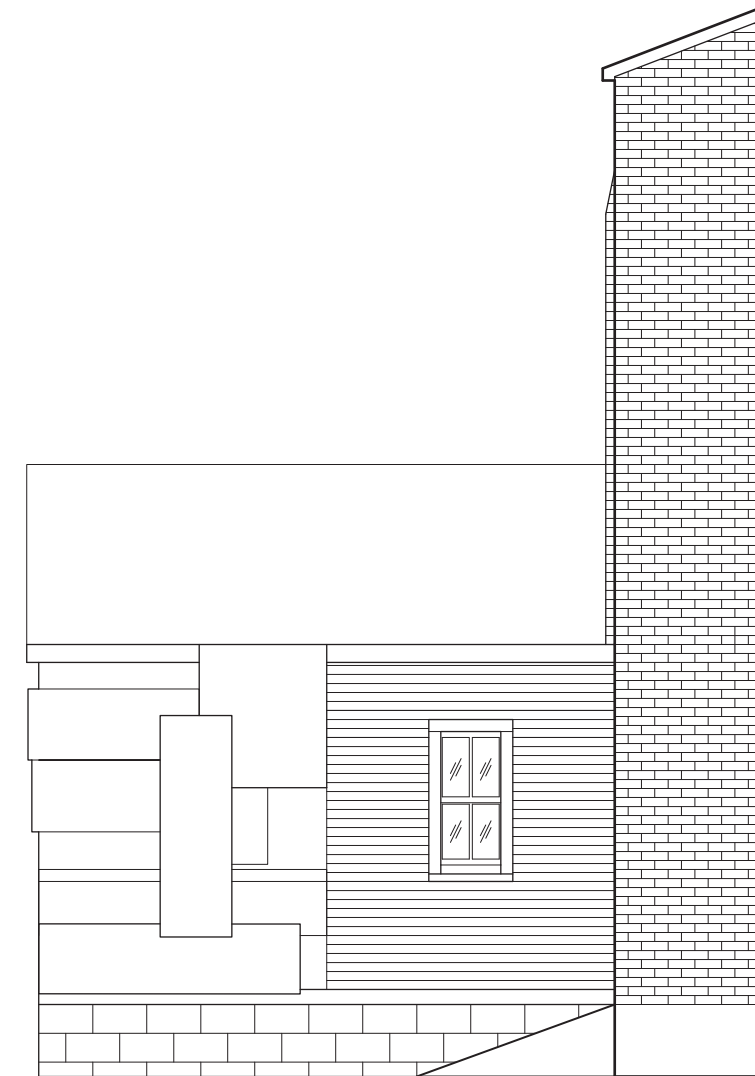
2017 COLERAIN ELEVATIONS



NORTH - SIDE ELEVATION



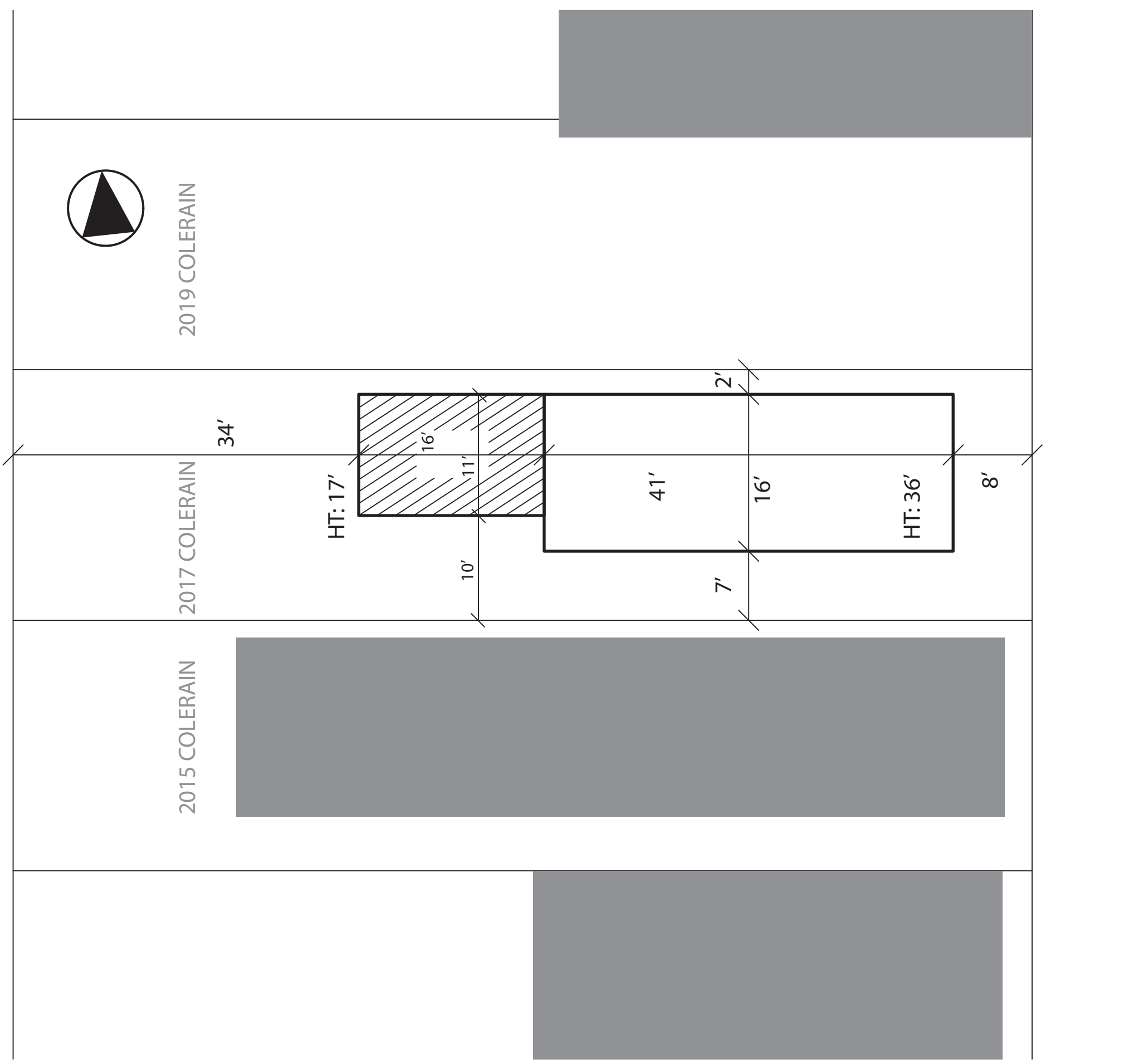
WEST - REAR ELEVATION



SOUTH - SIDE ELEVATION

EXISTING SITE PLAN

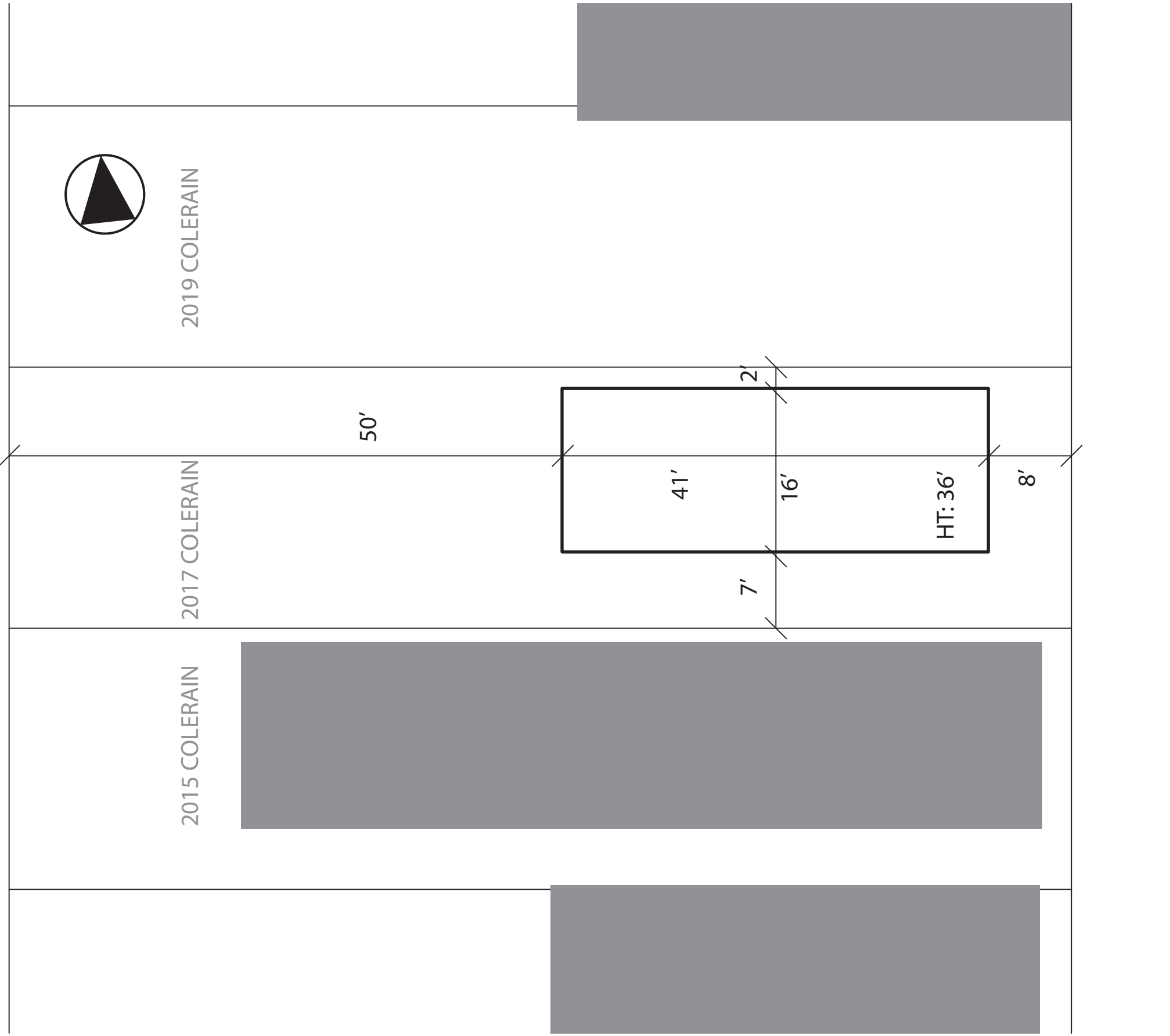
GIBSON ALLEY



COLERAIN AVE

PROPOSED SITE PLAN

GIBSON ALLEY



COLERAIN AVE

2017 Colerain Avenue: Labeled Photos



Figure 1 East facing facade



Figure 2 East and North facing walls



Figure 3 South facing wall, neighboring 2015 Colerain



Figure 4 North facing wall showing back addition



Figure 5 North facing side of rear addition



Figure 6 South facing side of rear addition



Figure 7 South facing side of rear addition where it meets the brick structure



Figure 8 West facing rear of addition



Figure 9 West facing rear of addition



Figure 10 Streetscape North of 2017 Colerain (left)



Figure 11 Streetscape South of 2017 Colerain (right)

Demolition Case Sheet
Documentation for the Demolition of Historic Properties
Historic Conservation Office

Section 1:

A property owner who wishes to demolish a local landmark or a building located in a local historic district must demonstrate to the Historic Conservation Board that they meet one of the following conditions.

1. Emergency Demolition
 - a. Must have a letter from the Director of Buildings and Inspections declaring it a Emergency Demolition in accordance with section 1435-09-5 of the City of Cincinnati Zoning Code.
2. Demolition of a Non-Contributing building or addition
 - a. Must be listed in the applicable guidelines as non-contributing or if not listed as non-contributing, must provide justification why the building should be considered non-contributing; and
 - b. The demolition will not adversely affect the streetscape.
3. The Demolition is for inappropriate addition or a non-significant portion of a building.
 - a. The demolition does not adversely affect significant parts of the building; and
 - b. The addition or non-significant portion highly is not highly visible from the street; or
 - c. The demolition will not adversely affect the streetscape.
4. The Demolition is due to an Economic Hardship. *If claiming Economic Hardship the applicant must answer all questions in Section 2.*
5. The demolition may be permitted through other conditions set forth in the applicable guidelines for the property.

Section 2:

A property owner who wishes to demolish a local landmark or a building located in a local historic district with claims of Economic Hardship must demonstrate to the Historic Conservation Board that there is no feasible and prudent alternative that would conform to the conservation guidelines and the applicant must also show that the strict application of the guidelines would deny the owner a reasonable rate of return on the real property and would amount to an economic hardship.

When an applicant claims that the strict application of the conservation guidelines would amount to an economic hardship, the applicant must submit answers to the following questions, in written form, to the Urban Conservator.

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased;
2. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous three (3) years;
3. Itemized operating and maintenance expenses for the previous three (3) years;
4. An itemized statement of the annual costs of all insurance on the property;
5. The value of significant interior and exterior improvements made after purchase;
6. Real estate taxes for the previous three (3) years;

7. Remaining balance on the mortgage of other financing secured by the property and annual debt service, if any, for the previous three (3) years;
8. The assessed value of the land and improvements thereon according to the three (3) most recent assessments;
9. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
10. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
11. Any state or federal income tax returns relating to the property for the last two years.
12. Any listing of the property for sale or rent, price asked and offers received if any;
13. Any real estate broker or firm engaged to sell or lease the property;
14. Proof of reasonableness of price or rent sought by the applicant;
15. Any advertisements placed for the sale or rent of the property;
16. The condition of the property when purchased;
17. All available reports, if any, on the structural condition of the property.
18. Any consideration by the owner as to profitable adaptive uses for the property;
19. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.
20. Annual cash flow, if any, for the previous two (2) years.
21. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of estimated market value and potential return on investment based on existing or all potential legal new uses, including cost estimates of rehabilitation, and supplementary new construction. The applicants must use fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area (including floor area per floor and total).
22. Consideration if partial use of the building would be able to gain a reasonable economic return on the building.
23. Consideration of economic incentives and/or funding available through the federal, state, city or private programs on the pro-formas for rehabilitation that would affect the potential return on investment the property.
24. Estimated market value and/or income from the property after the demolition of the structure or structures.
25. Statement from the owner of knowledge of landmark designation or potential designation at the time of acquisition.
26. Credentials of all professionals providing evidence including but not limited to structural engineering report, market values, rental rates, appraisals, construction cost estimates, and pro-formas.

Statement of Plans: 2017 Colerain Avenue

OTR A.D.O.P.T. acquired 2017 Colerain Ave in 2014. We added a new roof and interior framing to prevent the building from deteriorating further. Most all vegetation and rubbish have been removed from the yard. In order to fix the rear masonry, we need to remove the rear addition.

A.D.O.P.T. plans to stabilize the building after demolishing its back addition. We have bids in place to remove the rear addition, pending this hearing, then fix framing and masonry issues throughout the building. We then plan to market the property and transfer to someone who will fully renovate it within two years.

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

APPLICATION #: ZH20190087/COA2019027
APPLICANT: Caroline Snyder
OWNER: Caroline Snyder
ADDRESS: **430 W McMicken**
PARCELS: 096-0003-0160
ZONING: RM 2.0
OVERLAYS: Mohawk Bellevue Historic District; Hillside
COMMUNITY: Over the Rhine
REPORT DATE: June 6, 2019
HEARING DATE: June 17, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. Sec. 1433-17- Hillside Maximum Building Envelope/Rear Yard Setback. The required rear yard is 22 feet. A **Dimensional Variance** of 13'2" is required.

Nature of Request:

The applicant requests a Certificate of Appropriateness for the demolition of an existing rear one story addition and the construction of a new 2 story rear addition in approximately the same location. The rear addition required a rear yard setback variance based on the averaging of the base zoning and the property to the west.

Existing Conditions:

The existing property is a 2 family townhouse configuration. The building is 2 townhouses and the lot has been consolidated into one lot. The building is set back further from the street than the majority of the buildings along McMicken Ave. Along the street are 2 garages that are built into the side of the hill.

Proposed Conditions:

The proposal at 430 W McMicken Ave

1. Demolish the existing one story rear addition
2. Construction a new frame addition is approximately the same location as the previous addition.
3. The addition will be shorter than the main building.
4. The addition will be frame with wood siding to match the reveal of the main house. Windows will be installed on the rear.

Previous Review: NA



Figure 1: 430 W McMicken Ave. Pictures provided by Google Street Views.

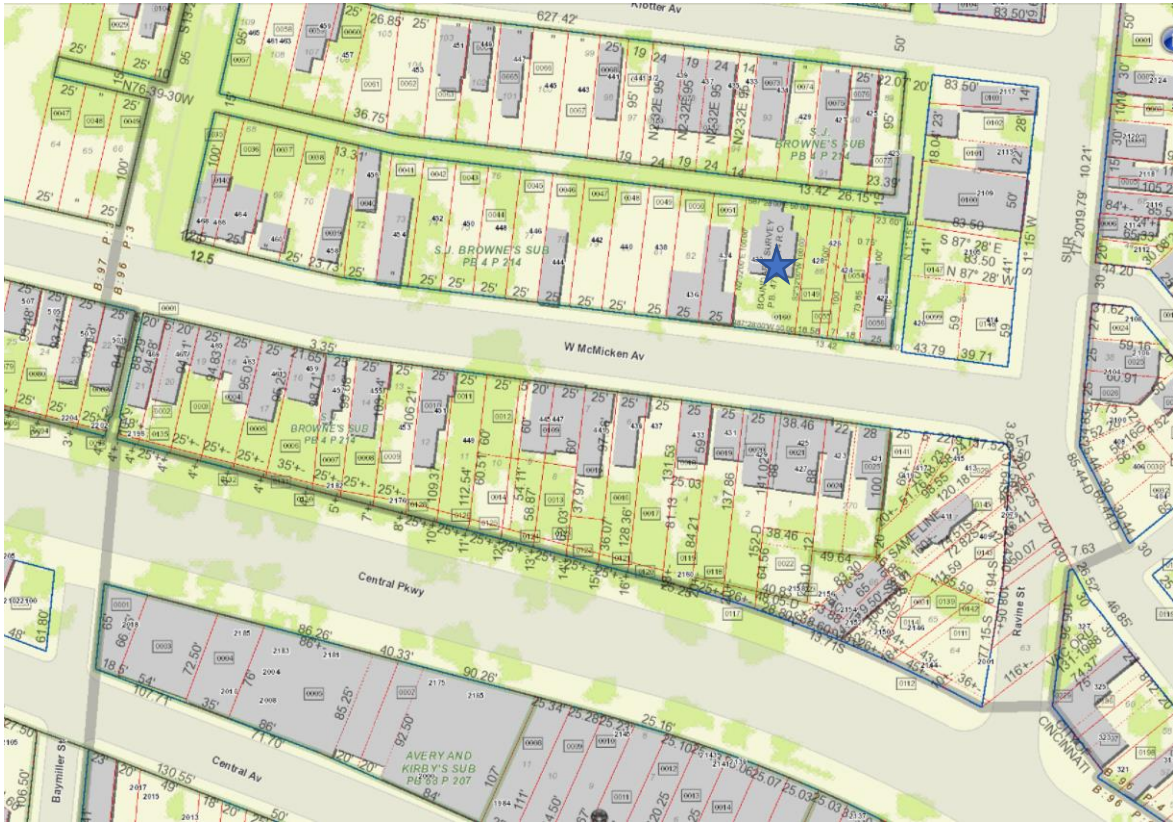


Figure 2: Map of 430 W McMicken Ave. Map provided by Cagis Maps

Applicable Zoning Code Sections:

Zoning District:	Section 1407	Residential
Variance Requests:	Section 1433	Hillside Overlay
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Mohawk Bellevue Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The proposed project is asking for 1 variance related to the rear yard setback. As this is in a hillside overlay, the zone the rear yard setback is established by averaging the setbacks of the 2 adjacent properties. As one of the properties is a vacant lot the base zone setback is established.

As the property has a unique circumstance in that the main building is set towards the rear rather than at the street line like the majority of the buildings along the street and that the placement of the new addition is approximately in the same location as the previous addition, staff is supportive of the request for the variance.

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 addition does not adversely affect the historic architecture of the building or the integrity of the Historic District. The main plumbing for the building is inside the addition, making a rehab more feasible and practical for the building.

- (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 deprivation of the request would not result in all economically viable uses being exhausted; however, it would make a rehab of the building impractical as locating plumbing and bathrooms in an existing building with existing walls and layouts would be much more difficult.

Standards for Variances per Section 1445-05-4

- (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

The property is a unique property within the district as it is set towards the rear of the property and not at the street side property line. This makes the rear yard difficult to comply with the averaging of setbacks. A

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

The applicants are requesting a rear addition on the existing historic building. As many of these buildings were built prior to indoor plumbing, putting modern facilities such as restrooms and kitchen plumbing lines within the addition makes rehabbing more practical. Many buildings within the district use additions to accomplish this and the request is for a similar request.

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

1. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is RM 2.0 within a hillside district. Other than the rear yard setback the property complies with the base zoning and overlay zone.
2. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
Staff is of the opinion the proposed work does substantially conform to the guidelines for the Mohawk Bellevue Conservation District. (Refer to Certificate of Appropriateness review below)
3. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
The proposed work conforms to the comprehensive plan through providing appropriate preservation of historic buildings.
4. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
Each unit has an off street parking in the existing garages along McMicken Ave. The garages are being rehabbed to include working garage doors to provide access.

8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed 2 story addition and use as a residential building are in keeping with the historic character of the neighborhood.
10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no anticipated adverse effects to the extent of access to fire, police or other public services.
11. **Blight.** The elimination or avoidance of blight.
The current property is a vacant building and the proposed project will be rehabilitating the building and putting it back into use and adding residents to the neighborhood.
12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcel.
13. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.
14. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the of the property
15. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.

Certificate of Appropriateness Review

Demolition

Demolition regulations for designated property in Cincinnati set forth in Chapter, Historic Conservation, of the Cincinnati Municipal Code. See particularly Section 741-13, Regulation of Alterations, Demolitions and Environmental Changes, and Section 741-15, Demolition. Generally, demolition of existing buildings is permitted if one of the following conditions exist:

1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency. See Section 741-21(c).
2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused for any use or a reasonable economic return from the use of all or part of the building or from the sale of the property proposed for demolition cannot be realized. See Section 741-13(h)(2).

3. The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board that the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organizational purposes and would amount to a taking of the owner's property without just compensation. See Section 741-13(h)(3).
4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

The demolition of the rear addition qualifies for demolition under condition 4. The rear addition is for a non-significant portion of the building, the rear addition. The removal of the addition will not adversely affect the original building and the removal of the addition will allow for a proper foundation to be built under the rear addition aiding in the overall health of the building.

Additions

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The proposed addition is compatible in character as it is using similar materials and will be painted the same color as the original building. The design of the addition is simple with few embellishments other than trim around the rear windows.

The addition does not overpower the original building. It is shorter than the main building and is set back from the sides. The new addition cannot be seen from the street.

Other work approved at a staff level: *New windows throughout the building are an appropriate replacement, new garage doors will be a carriage style garage door that is an appropriate design for the neighborhood and building. Final selection to be approved by the Urban Conservator.*

Other Considerations:

Prehearing Results: May 29, 2019. The hearing was attended by 2 neighbors.

Recommendation:

I. ZONING RELIEF

A. Sec. 1433-17: Hillside rear yard setback – APPROVE - Dimensional Variance – of 13’ 2” for the rear yard setback.

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

1. Such relief from literal implication of the Zoning Code will not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. The property is a unique property within the district as its historic structure is set towards the rear of the lot rather than at the front lot line.
3. The proposed addition is insubstantially larger than the addition to be removed.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application a Certificate of Appropriateness for the demolition of a one story rear addition and the construction on a 2 story rear addition at 430 W McMicken Ave per plans submitted by Caroline Snyder on June 4, 2019.

1. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.
2. The final carriage style garage door design to be approved by the Urban Conservator.
3. The nonconforming accessory garages shall not be converted into habitable living area without additional approvals or variances.
4. Owner shall specify on the building permit if this is intended to be attached single family structures. If so proper design of the building and subdivision is required.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Mohawk Bellevue Conservation District.
2. The addition is a simple addition and does not overwhelm the original historic building.

O.T.R. A.D.O.P.T. - Renovation Project

430 West McMicken Ave, Cincinnati, OH 45214

General Notes

- CONSTRUCTION AND SAFETY**
1. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
 2. 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 ARCHITECT/ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
 3. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
 5. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AS DESIGNED AND FUNCTIONING AS A UNIT.
 6. ALL FASTENERS USED WITH TREATED LUMBER SHALL BE COMPATIBLE WITH THE TYPE OF PRESSURE TREATMENT USED.
 7. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEM DESIGNS ARE NOT INCLUDING UNDER THIS COVER. MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS SHALL PROVIDE NECESSARY DRAWINGS FOR PERMIT AND CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL BONDING DETAIL AND LOCATION.

GENERAL NOTES (FRAMING)

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON PLAN BEFORE START OF CONSTRUCTION.
- ALL WOOD MATERIALS DESIGNED USING 2005 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- SUPPORT WALL SHEATHING AT ALL SEAMS WITH BLOCKING THE SAME SIZE AS WALL STUDS.
- WALL SHEATHING IS TO OVERLAP BANDBOARD.
- SEAL ALL JOINTS, PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE
- ALL FRAME DIMENSIONS ARE STUD TO STUD
- PROVIDE FIRE BLOCKING IN BALLOON FRAMED WALLS AND AT ALL DROPS.
- ALL SILL PLATES ATOP CONCRETE TO BE PRESSURE TREATED.
- ALL EXPOSED BOLTS & FASTENERS SHALL BE GALVANIZED, STAINLESS STEEL OR EQUAL MATERIALS.

FRAMING LUMBER:

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

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 = 2,600 PSI BENDING
- F_v = 285 PSI HORIZONTAL SHEAR
- F_c = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
- E = 2,000,000 PSI MODULUS OF ELASTICITY

GENERAL NOTES (FOUNDATION)

- ALL FOUNDATION WALLS ARE 8" W UNLESS OTHERWISE NOTED.
- ASSUMED SOIL BEARING CAPACITY: 2000 P.S.F.
- DROP BOTTOM OF INTERIOR FOOTINGS AT EXTERIOR WALL TO 30" MIN. BELOW FINAL GRADE CONDITIONS.
- CONCRETE PLACED WHEN THE OUTSIDE AIR TEMPERATURES IS BELOW 40°F SHALL BE PROTECTED IN ACCORDANCE WITH ACI 306.1-90, 308 R-88, ACI 301.1-99
- ALL STEEL REINFORCEMENT TO BE DETAILED, FABRICATED, AND INSTALLED IN ACCORDANCE WITH ACI DETAILING MANUAL. HORIZONTAL REINFORCING SHALL BE CONTINUED AROUND CORNERS WITH LAPS OR CORNER BARS.
- PROVIDE 6 mil POLYETHYLENE VAPOR BARRIER, JOINTS LAPPED 12" MINIMUM UNDER ALL INTERIOR CONCRETE SLABS
- SPRAY AND DRAPE WALLS WITH ONE LAYER 6 mil POLYETHYLENE VAPOR BARRIER.
- ALL WOOD IN CONTACT WITH CONCRETE SLAB/FOUNDATION TO BE PRESSURE TREATED.
- USE ANCHOR STRAPS OR ANCHOR BOLTS (MIN. 7" EMBEDMENT IN CONCRETE), AT 32" O.C. (8" OR 9" HIGH WALLS) AND WITHIN 12" ON EACH SIDE OF EACH CORNER, WHERE SILL PLATE IS SPLICED AND NO ANCHOR BOLT IS WITHIN 12" OF SPLICE (2) MIN. PER PLATE, PROVIDE 'SIMPSON VGC50 CAPSULE ADHESIVE WITH 1/2" X 9" THREAD ROD.

MINIMUM CONCRETE STRENGTH:

- FOOTING: 2,500 psi
- GARAGE SLABS AND EXTERIOR FLATWORK: 3,500 psi
- 5-7% AIR ENTRAINMENT
- 0.50 CEMENTITIOUS RATIO (NO CLASS-C IS ACCEPTABLE)

NOTE: ALL EXTERIOR CONCRETE TO BE SEALED W/ A REACTIVE, WATERBORNE SILANE-SILOXANE SEALER TO MEET ASTM-E-514, ASTM-C-672 MINIMUM.

Abbreviations

AFB	ABOVE FINISHED FLOOR	INSUL	INSULATION
AHJ	AUTHORITY HAVING JURISDICTION	INT	INTERIOR
ALUM	ALUMINUM	JAN	JANITOR
ARCH	ARCHITECT OR ARCHITECTURAL	JT	JOINT
BD	BOARD	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
B/	BOTTOM OF	MIN	MINIMUM
CG	CORNER GAURD	MTD	MOUNTED
CL	CENTER LINE	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CPT	CARPET	PL	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY	PLYWOOD
DEMO	DEMOLITION	PT	PAINT
DN	DOWN	PR	PAIR
DS	DOWNSPOUT	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	R	RISER
EA	EACH	REC	RECESSED
ELEV	ELEVATION	REQ'D	REQUIRED
ELEC	ELECTRIC OR ELECTRICAL	SF	SQUARE FEET OR FOOTAGE
EQ	EQUAL OR EQUALLY	SIM	SIMILAR
EXIST	EXISTING	STL	STEEL
FD	FLOOR DRAIN	STOR	STORAGE
FE	FIRE EXTINGUISHER	SUSP	SUSPENDED
FLR	FLOOR OR FLOORING	T/	TOP OF
FT	FOOT OR FEET	TBD	TO BE DETERMINED
FTG	FOOTING OR FOOTER	TYP	TYPICAL
GYP	GYPSPUM	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	VCT	VINYL COMPOSITE TILE
HORIZ	HORIZONTAL	VERT	VERTICAL
HR	HOUR	W/	WITH
HT	HEIGHT	WD	WOOD

Index of Drawings

Dwg. #	Drawing Name	Issue Date
A0.0	COVER SHEETS AND PROJECT INFORMATION	03.28.2019
A1.0	GARAGE PLANS AND ELEVATIONS	03.28.2019
A1.1	EXISTING AND PROPOSED FLOOR PLANS	03.28.2019
A2.0	EXISTING ELEVATIONS	03.28.2019
A2.1	PROPOSED ELEVATIONS	03.28.2019
A3.0	SECTIONS AND DETAILS	03.28.2019

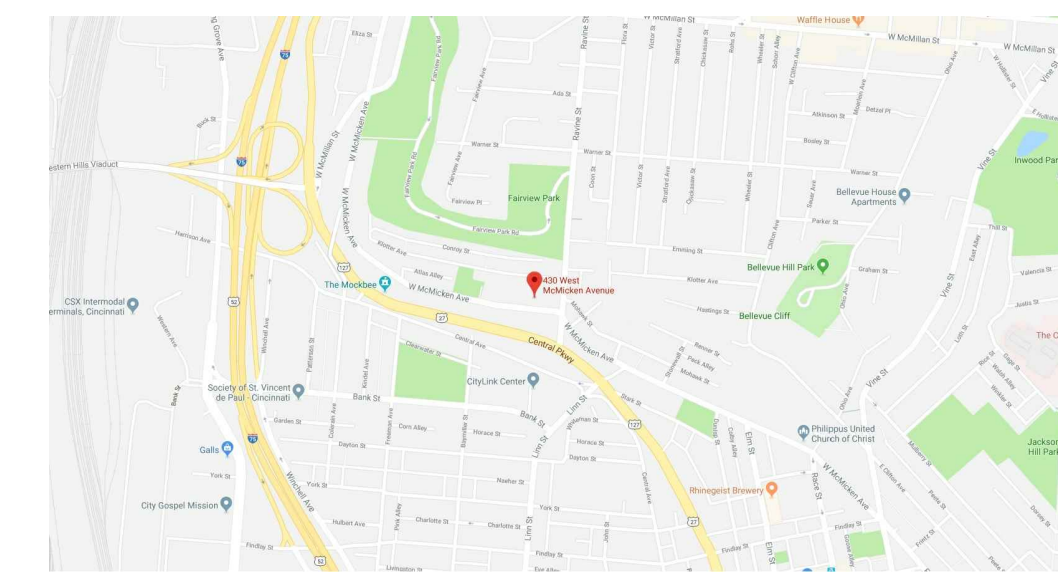
Codes and AHJ

Building Code:	2013 Residential Code of Ohio (2013 RCO & CBC)
Structural Code:	2011 Ohio Building Code (2009 IBC)
Plumbing Code:	2011 Ohio Plumbing Code (2009 IPC)
Mechanical Code:	2011 Ohio Mechanical Code (2009 IMC)
Electrical Code:	2011 NEC (NFPA 70)
Fire/Life Safety Code:	2011 Ohio Fire Code (2009 IFC)
Accessibility Code:	2011 Ohio Building Code (2009 ICC/ANSI A117.1 & ADAAG)

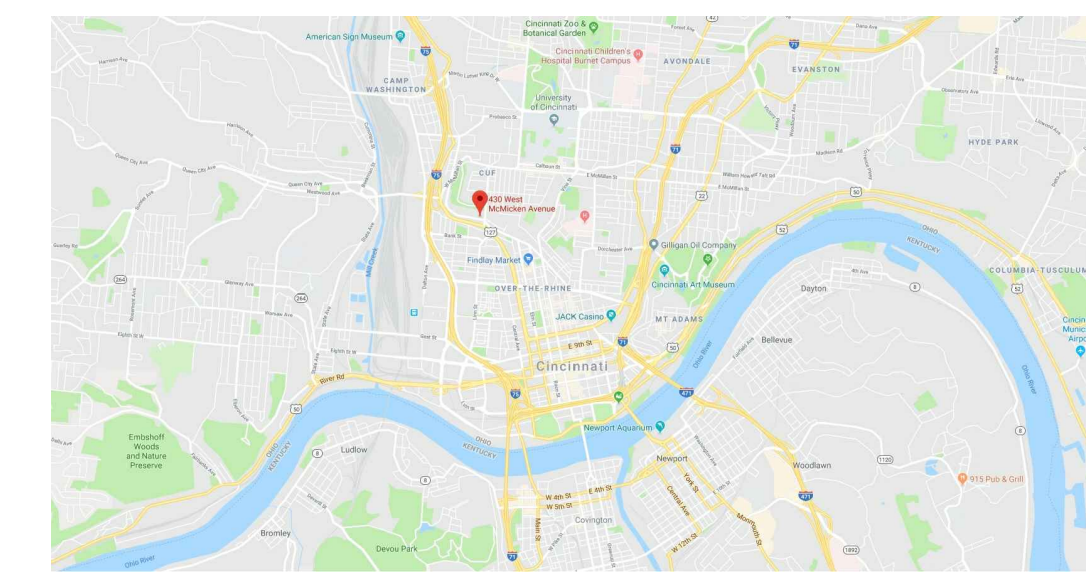
Authority Having Jurisdiction (AHJ):

City of Cincinnati - Permit Center
805 Central Avenue, Suite 500
Cincinnati, OH 45202
Robert Martin, Supervisor
Phone: 513.352.2456
Email: robert.martin@cincinnati-oh.gov

Site Location Map

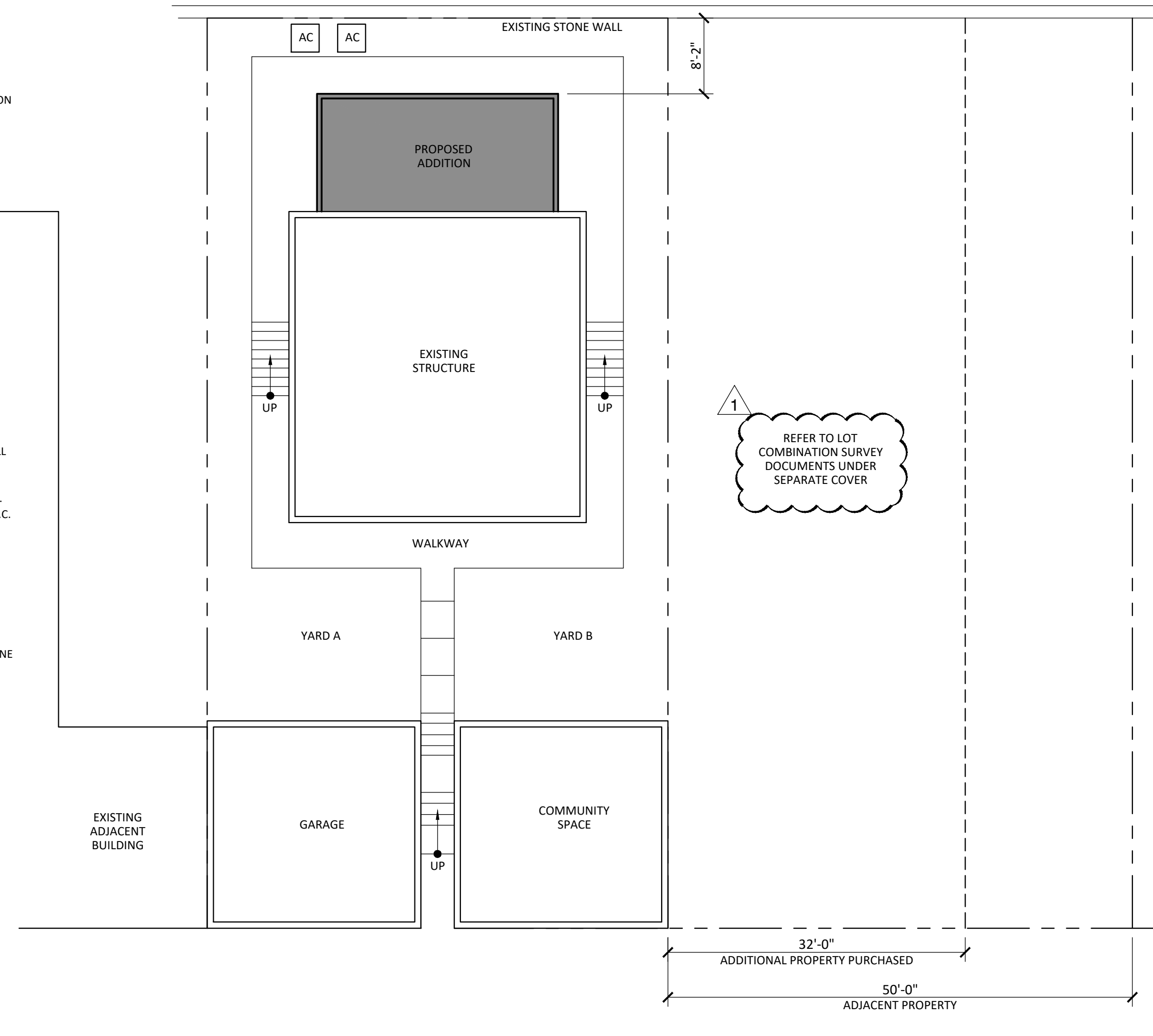


Vicinity Map

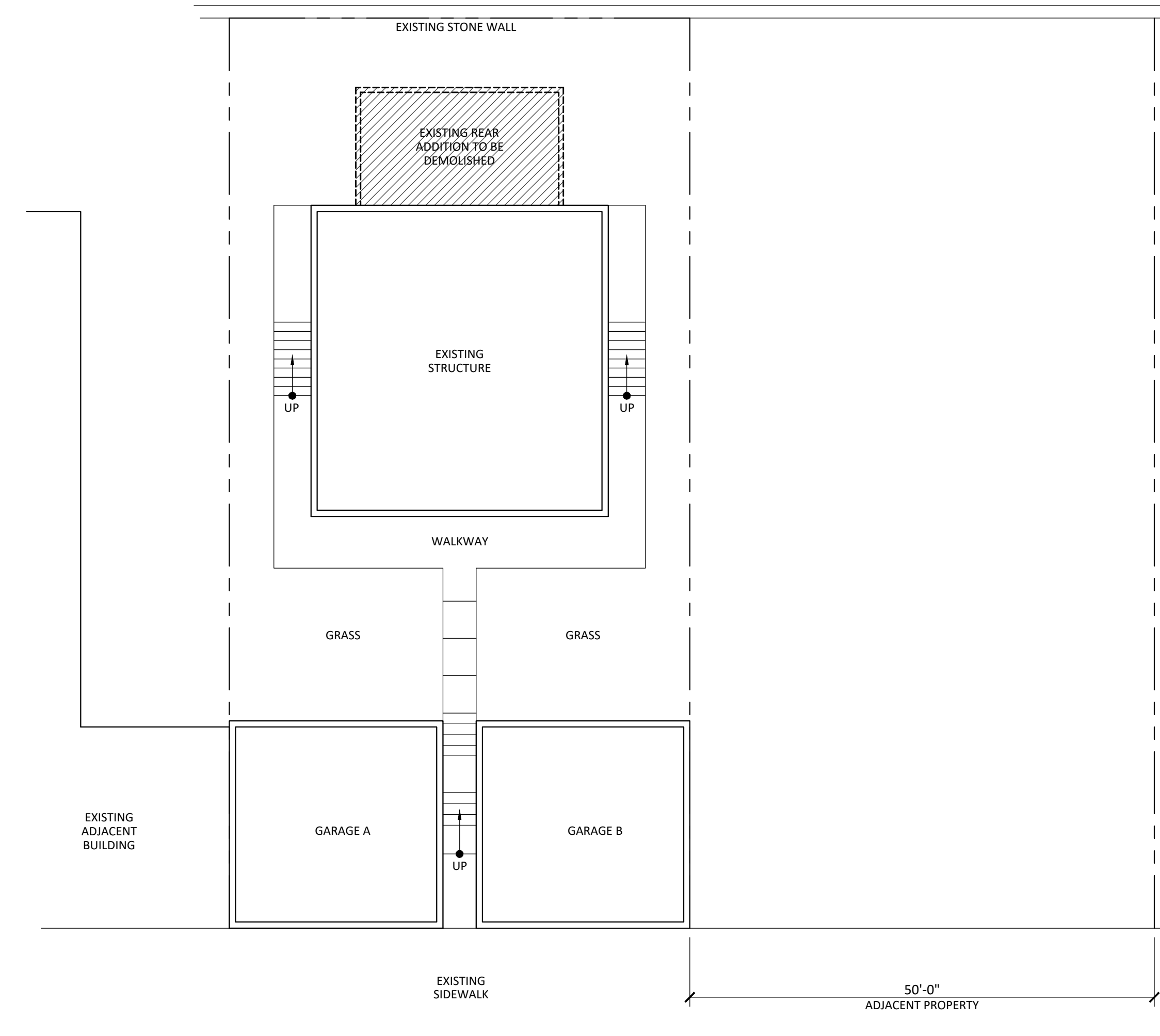
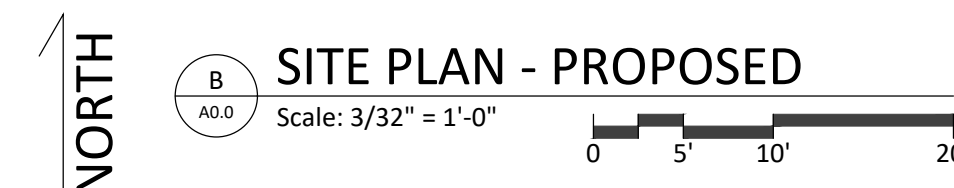


Project Scope of Work

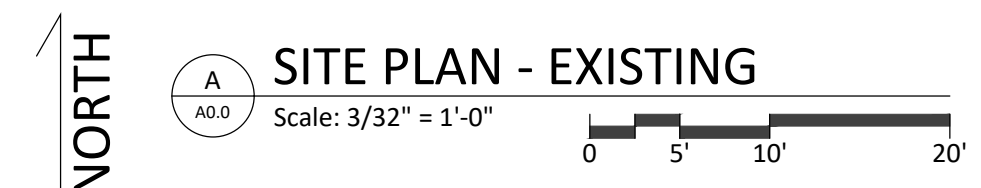
INTERIOR REMODEL OF EXISTING STREET LEVEL GARAGE AND EXISTING TWO-STORY RESIDENCE. EXISTING REAR ADDITION TO BE DEMOLISHED AND REPLACED WITH NEW ADDITION AS SHOWN ON DRAWING A1.1



WEST McMICKEN AVE



WEST McMICKEN AVE



O.T.R. A.D.O.P.T.
contact: Caroline Snyder
email: snyder.caroline@gmail.com
mobile: 650.400-2980



OTR ADOPT Project
430 W. McMicken Ave
Cincinnati, OH 45314

blue line project no.: 20180206

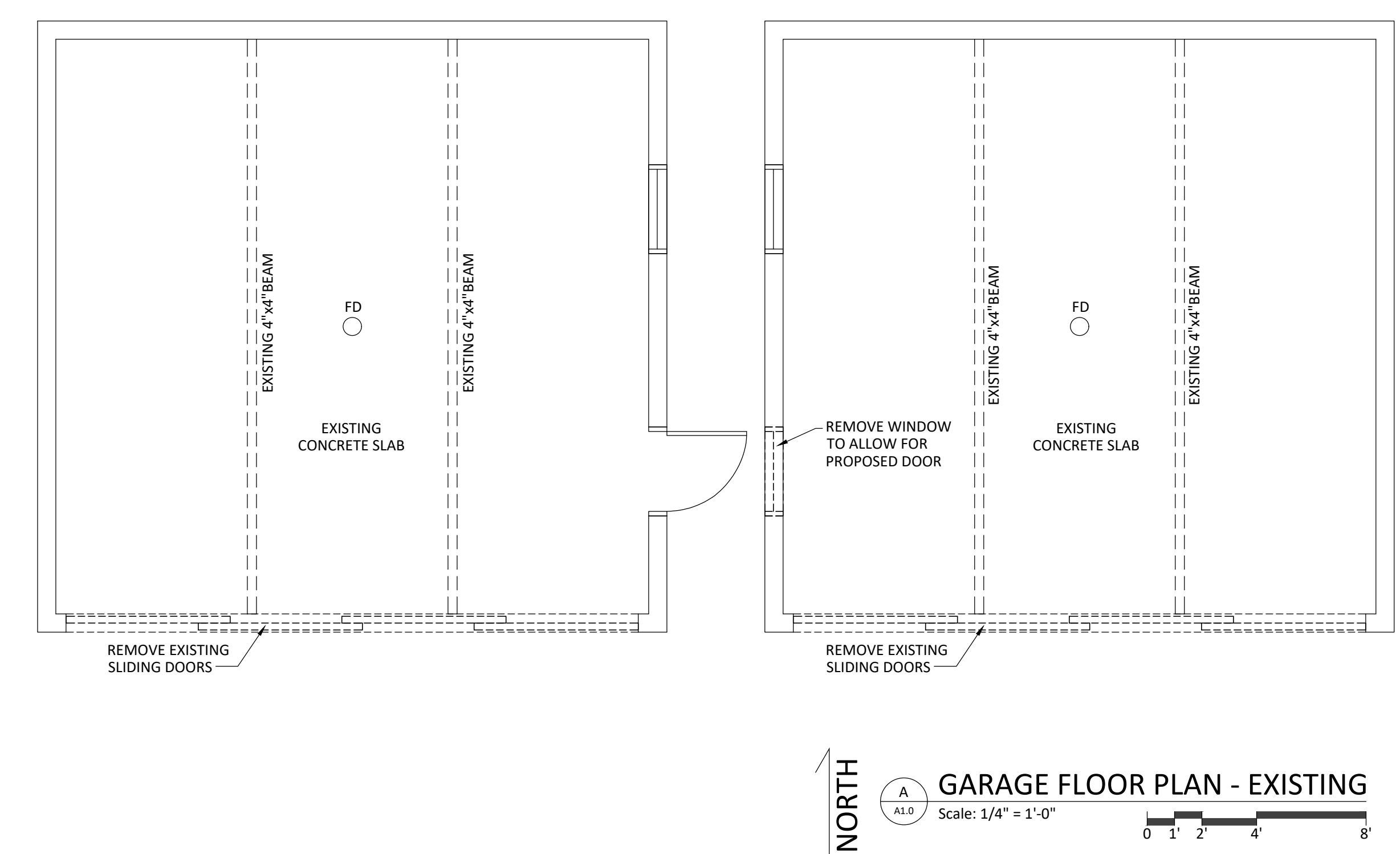
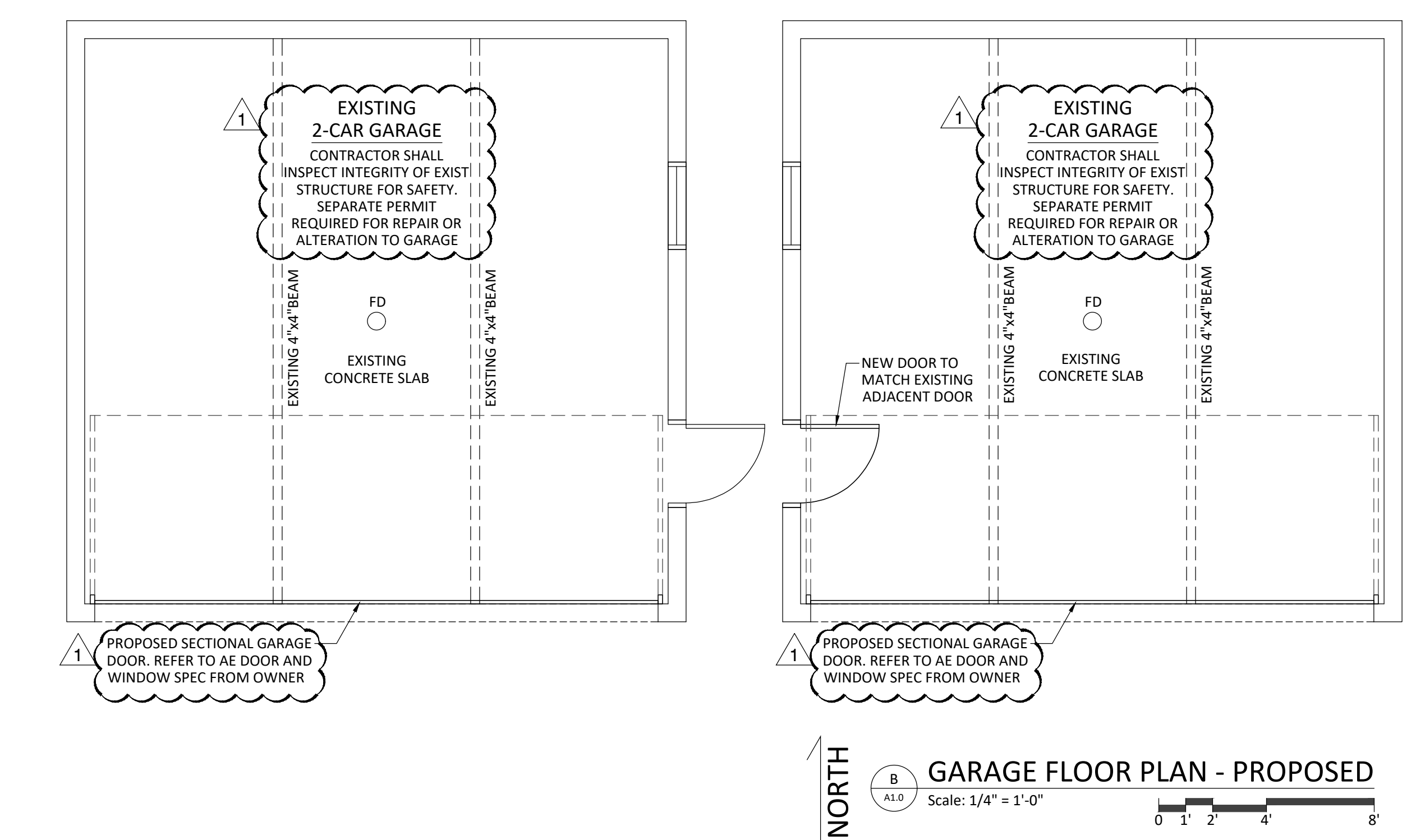
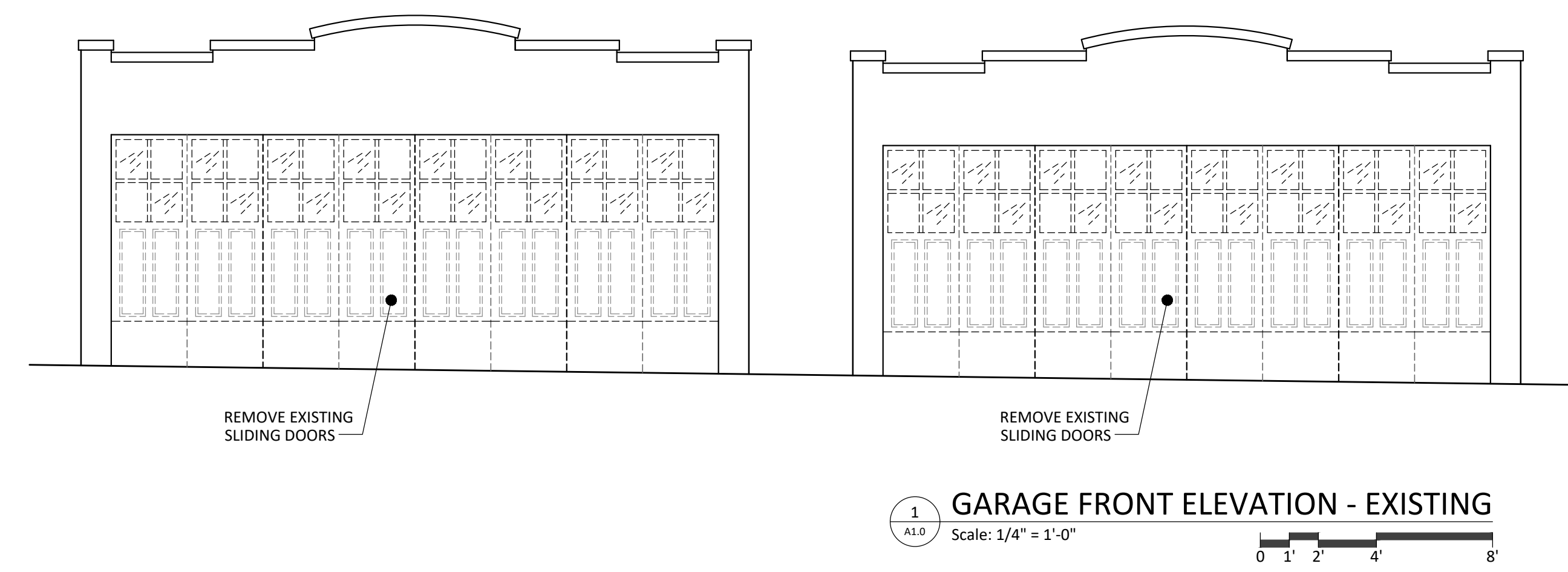
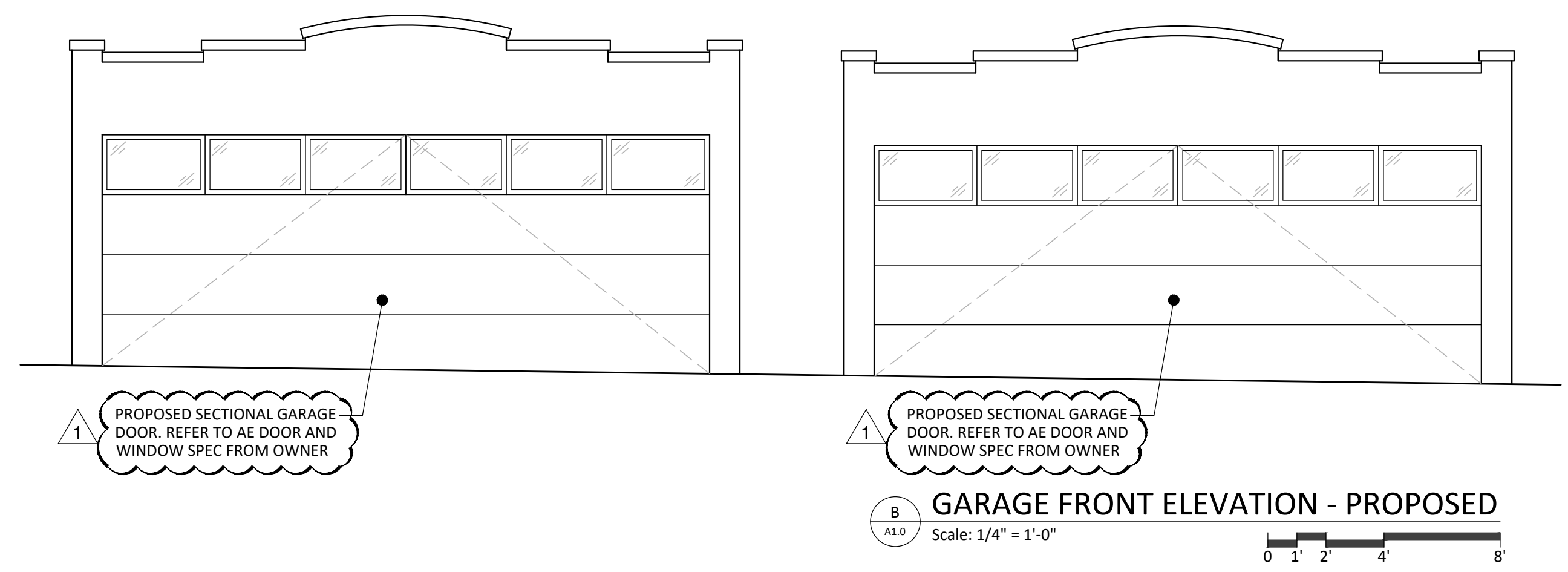
COVER SHEET
AND PROJECT
INFORMATION

A0.0

rev	date	description
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0	12-NOV-2018	ISSUED FOR PERMIT

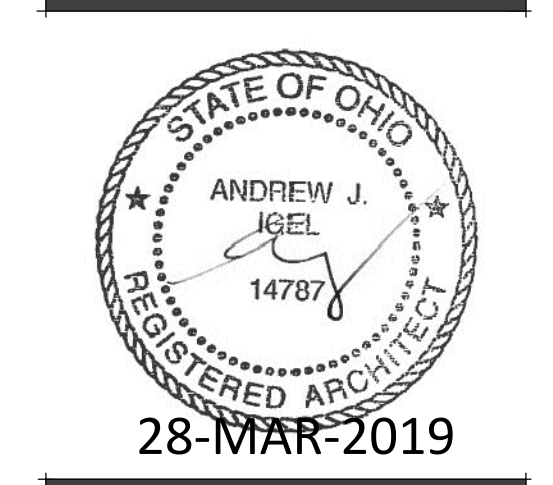
Construction Notes

1. CONTRACTOR SHALL INSPECT ALL EXISTING CONSTRUCTION TO REMAIN, POST-DEMOLITION, FOR DETERIORATION OF STRUCTURE, AND SHALL ALERT ARCHITECT/ENGINEER IF STRUCTURAL ELEMENTS APPEAR TO BE PROBLEMATIC TO THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE TO REMAIN.



rev	date	description
1	28-MAR-2019	PERMIT COMMENTS
0	12-NOV-2018	ISSUED FOR PERMIT

O.T.R. A.D.O.P.T.
contact: Caroline Snyder
email: snyder.caroline@gmail.com
mobile: 650.400-2980



OTR ADOPT Project
430 W. McMicken Ave
Cincinnati, OH 45314

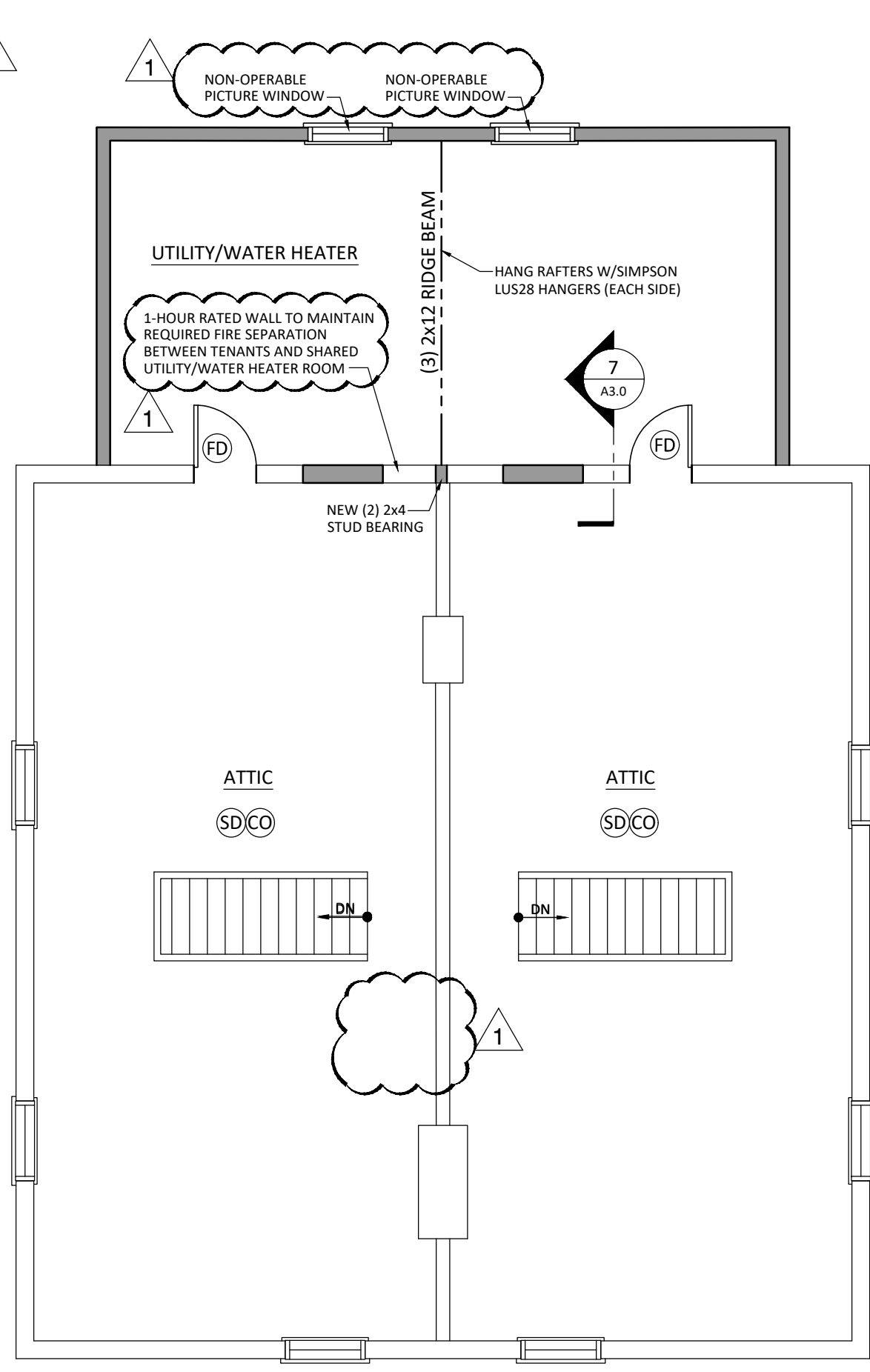
blue line project no.: 20180206

GARAGE
PLANS AND
ELEVATIONS

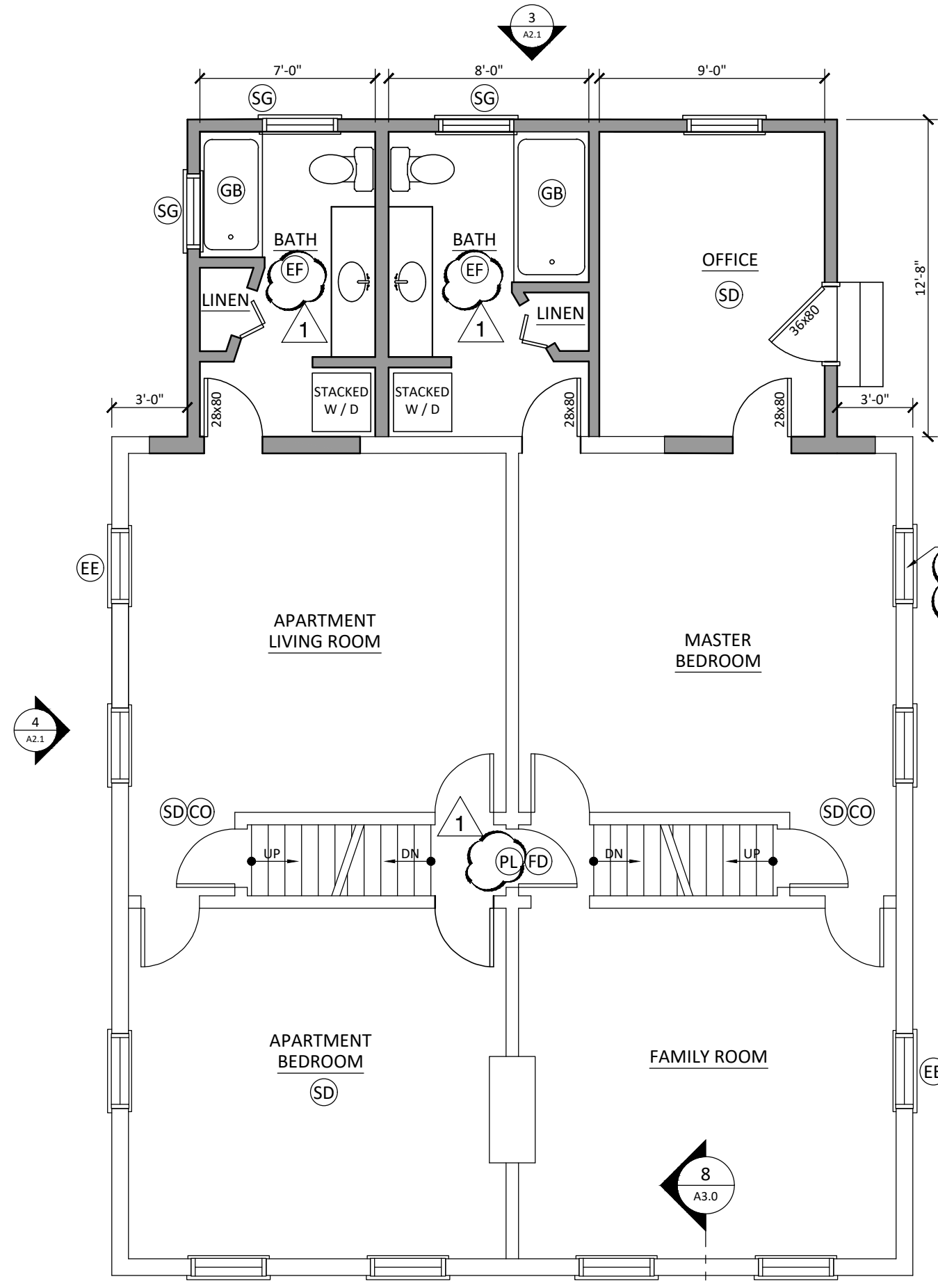
A1.0

Plan Review Notes

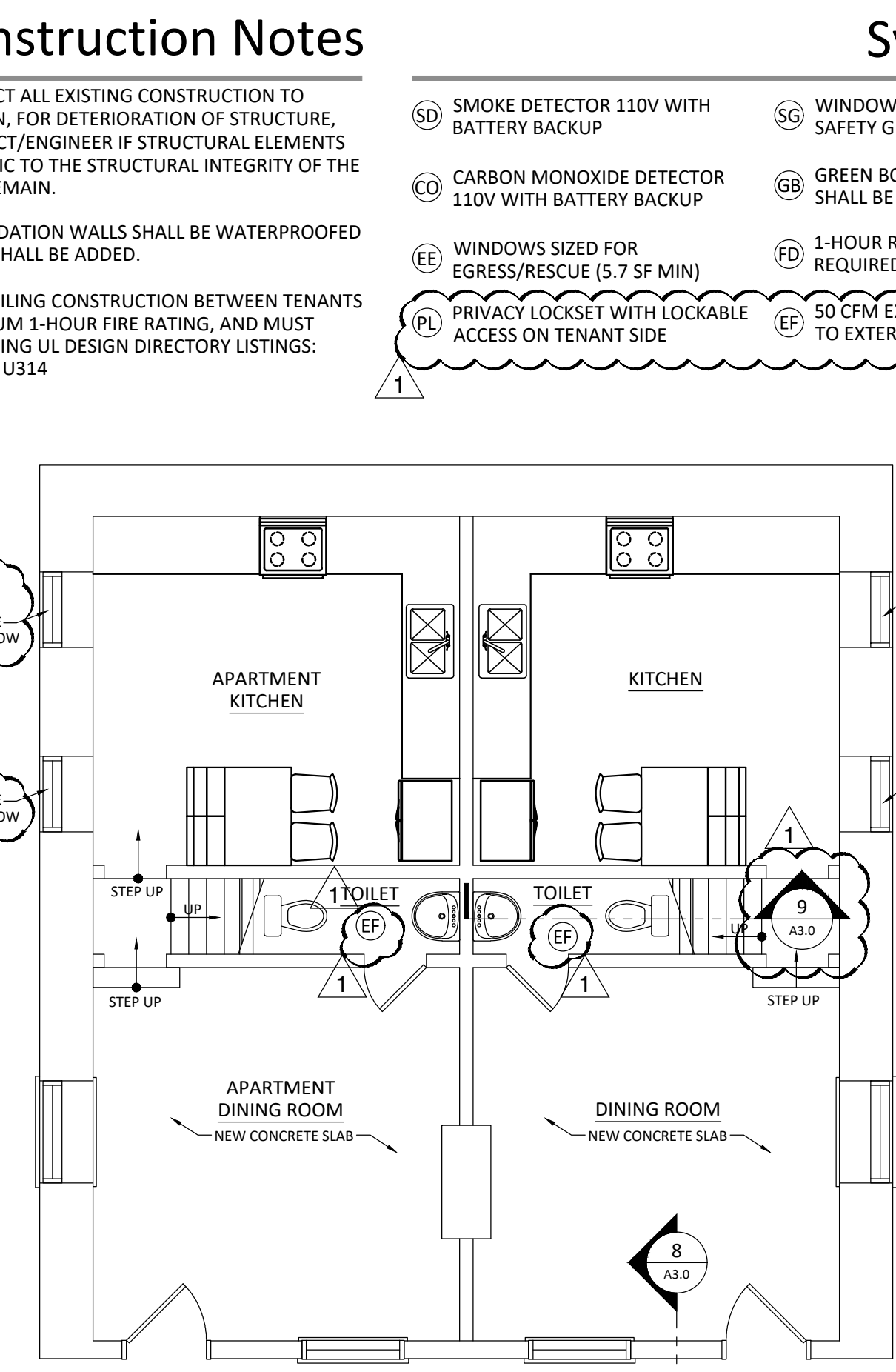
- 100% OF THE EXISTING BUILDING SHALL HAVE THE INSULATION ENVELOPE UPGRADED
- PROVIDE HANDRAILS ON ALL INTERIOR AND EXTERIOR STAIRS CONTAINING MORE THAN THREE (3) RISERS.
- GROSS INHABITABLE FLOOR AREAS:
FIRST FLOOR: 860 SQ.FT.
SECOND FLOOR: 1,300 SQ.FT.
ATTIC: 985 SQ.FT.
- LATERAL FORCE RESISTING SYSTEM IS DESIGNED AND MEETS THE CS-WSP BRACED WALL REQUIREMENT OF THE OHIO RESIDENTIAL CODE.
- EXTERIOR SHEATHING: AT EXTERIOR WALLS, PROVIDE APA RATED 7/16" MIN. SHEATHING, FASTEN WITH 8d NAILS @6"O.C. ALONG PANEL EDGES AND 12"O.C. IN FIELD.



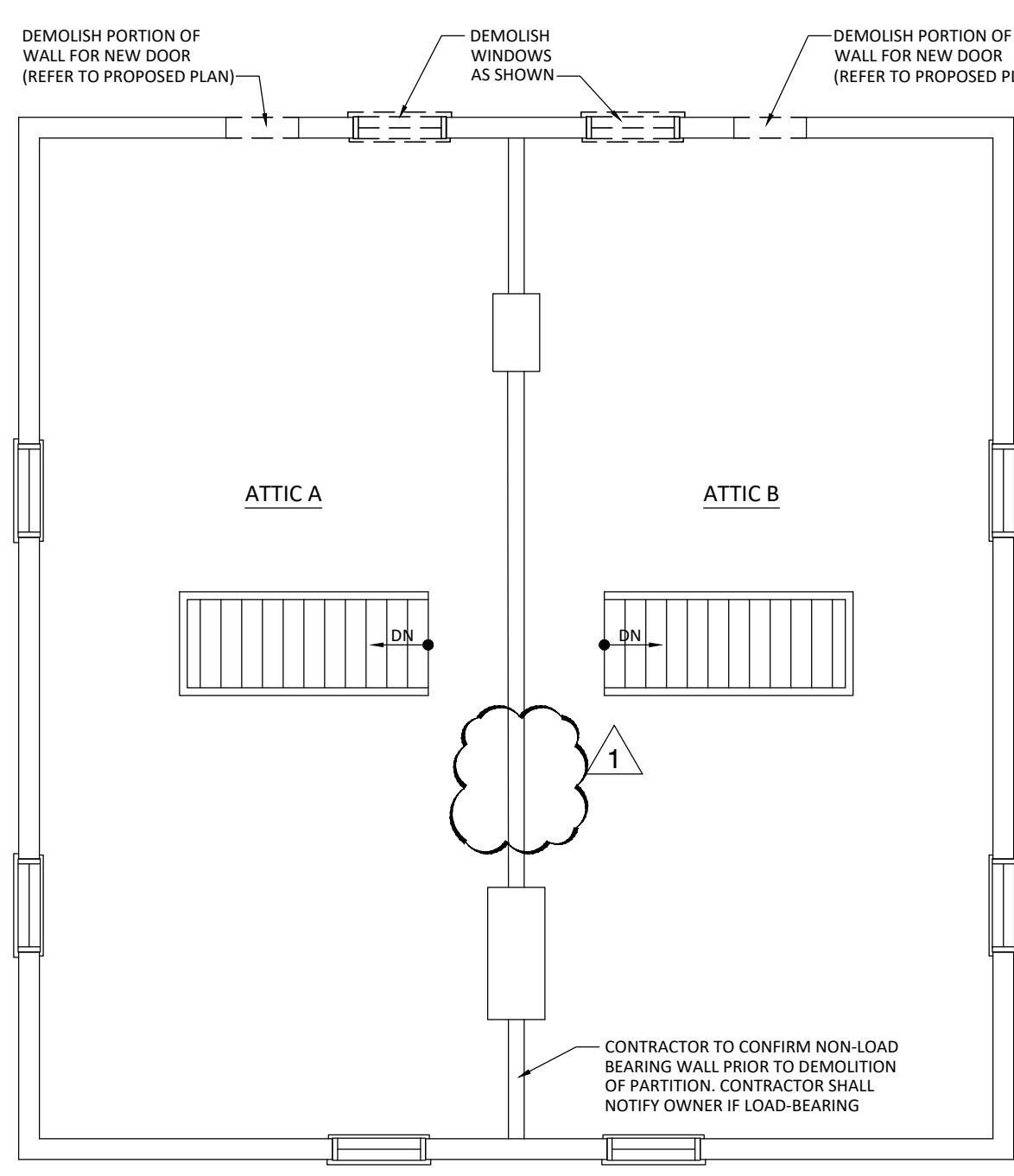
ATTIC FLOOR PLAN - PROPOSED
Scale: 3/16" = 1'-0"
NORTH



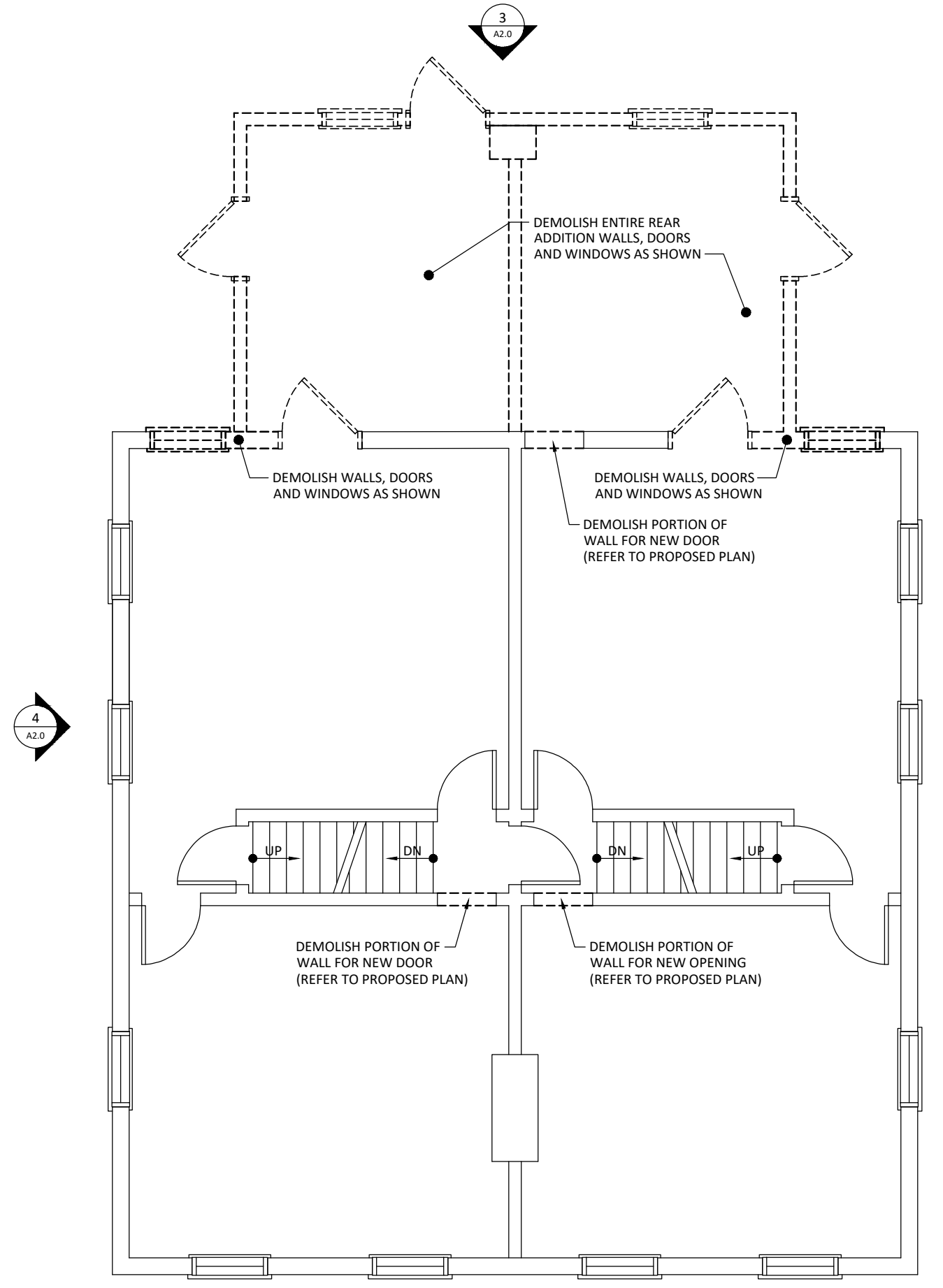
SECOND FLOOR PLAN - PROPOSED
Scale: 3/16" = 1'-0"
NORTH



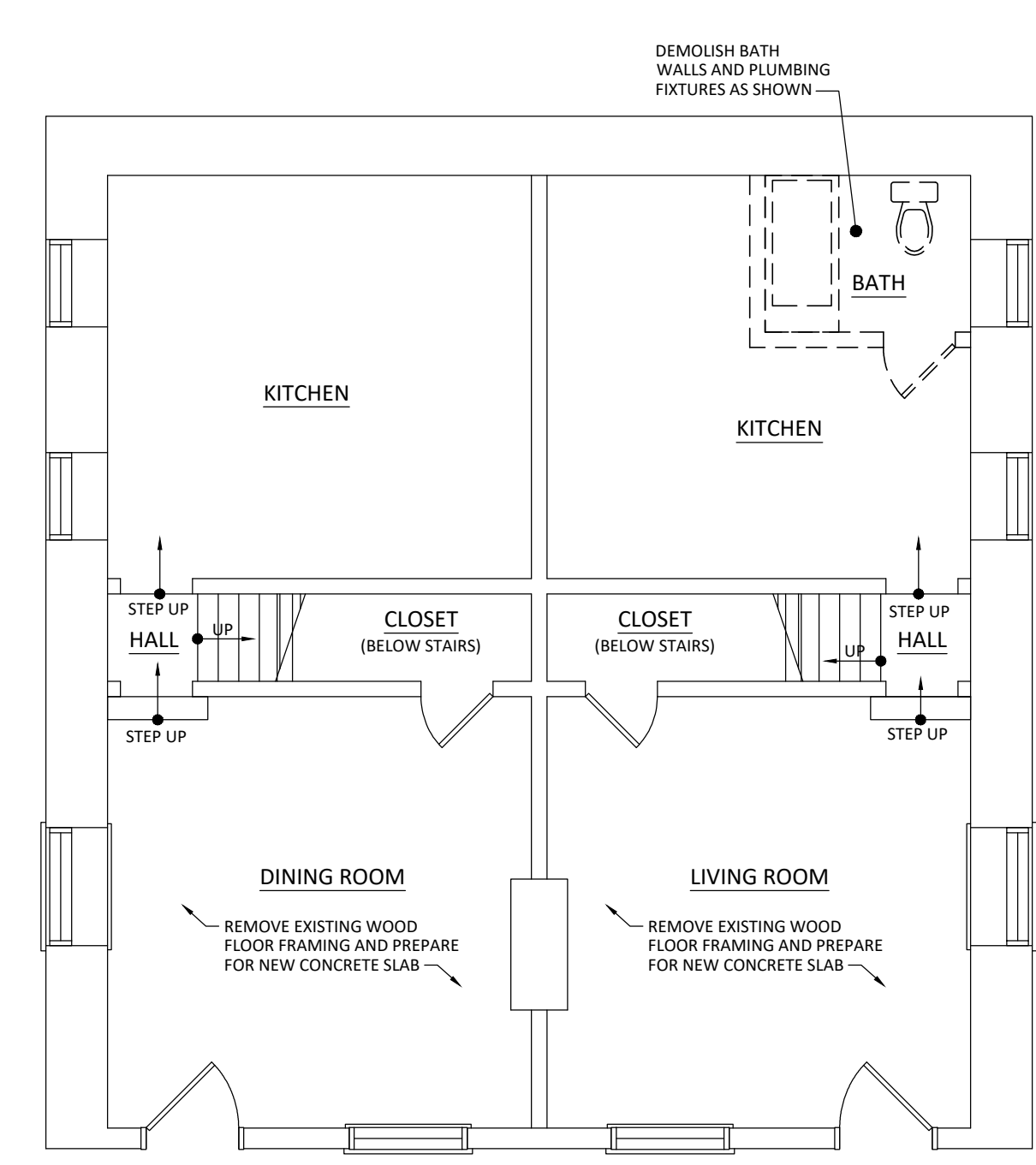
FIRST FLOOR PLAN - PROPOSED
Scale: 3/16" = 1'-0"
NORTH



ATTIC FLOOR PLAN - EXISTING/DEMO
Scale: 3/16" = 1'-0"
NORTH



SECOND FLOOR PLAN - EXISTING/DEMO
Scale: 3/16" = 1'-0"
NORTH



FIRST FLOOR PLAN - EXISTING/DEMO
Scale: 3/16" = 1'-0"
NORTH

Construction Notes

- CONTRACTOR SHALL INSPECT ALL EXISTING CONSTRUCTION TO REMAIN, POST-DEMOLITION, FOR DETERIORATION OF STRUCTURE, AND SHALL ALERT ARCHITECT/ENGINEER IF STRUCTURAL ELEMENTS APPEAR TO BE PROBLEMATIC TO THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE TO REMAIN.
- EXISTING BASEMENT FOUNDATION WALLS SHALL BE WATERPROOFED AND FOUNDATION DRAIN SHALL BE ADDED.
- PARTITIONS AND FLOOR/CEILING CONSTRUCTION BETWEEN TENANTS SHALL MAINTAIN A MINIMUM 1-HOUR FIRE RATING, AND MUST CONFORM TO THE FOLLOWING UL DESIGN DIRECTORY LISTINGS:
PARTITIONS: UL U305 or U314
FLOOR/CEILING: UL L512

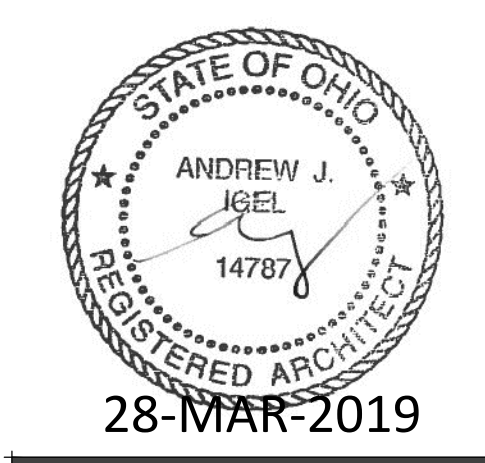
Symbols Legend

- SD SMOKE DETECTOR 110V WITH BATTERY BACKUP
- CG CARBON MONOXIDE DETECTOR 110V WITH BATTERY BACKUP
- EE WINDOWS SIZED FOR EGRESS/RESCUE (5-7 SF MIN)
- PL PRIVACY LOCKSET WITH LOCKABLE ACCESS ON TENANT SIDE
- SG WINDOWS REQUIRING SAFETY GLAZING
- GB GREEN BOARD (MOISTURE RESISTANT DRYWALL) SHALL BE INSTALLED AROUND SHOWER
- FD 1-HOUR RATED FIRE DOOR TO MAINTAIN REQUIRED FIRE SEPARATION BETWEEN TENANTS
- EF 50 CFM EXHAUST FAN. ROUTE EXHAUST PIPING TO EXTERIOR

blueprinting
drafting, LLC
555 Common Wealth Drive, Cincinnati, OH 45244
email: contact@blueprinting.com
phone: 513.282.8200
www.blueprinting.com

rev	date	description
1	28-MAR-2019	PERMIT COMMENTS
0	12-NOV-2018	ISSUED FOR PERMIT

O.T.R. A.D.O.P.T.
contact: Caroline Snyder
email: snyder.caroline@gmail.com
mobile: 650.400-2980



OTR ADOPT Project
430 W. McMicken Ave
Cincinnati, OH 45314

blueprint project no.: 20180206

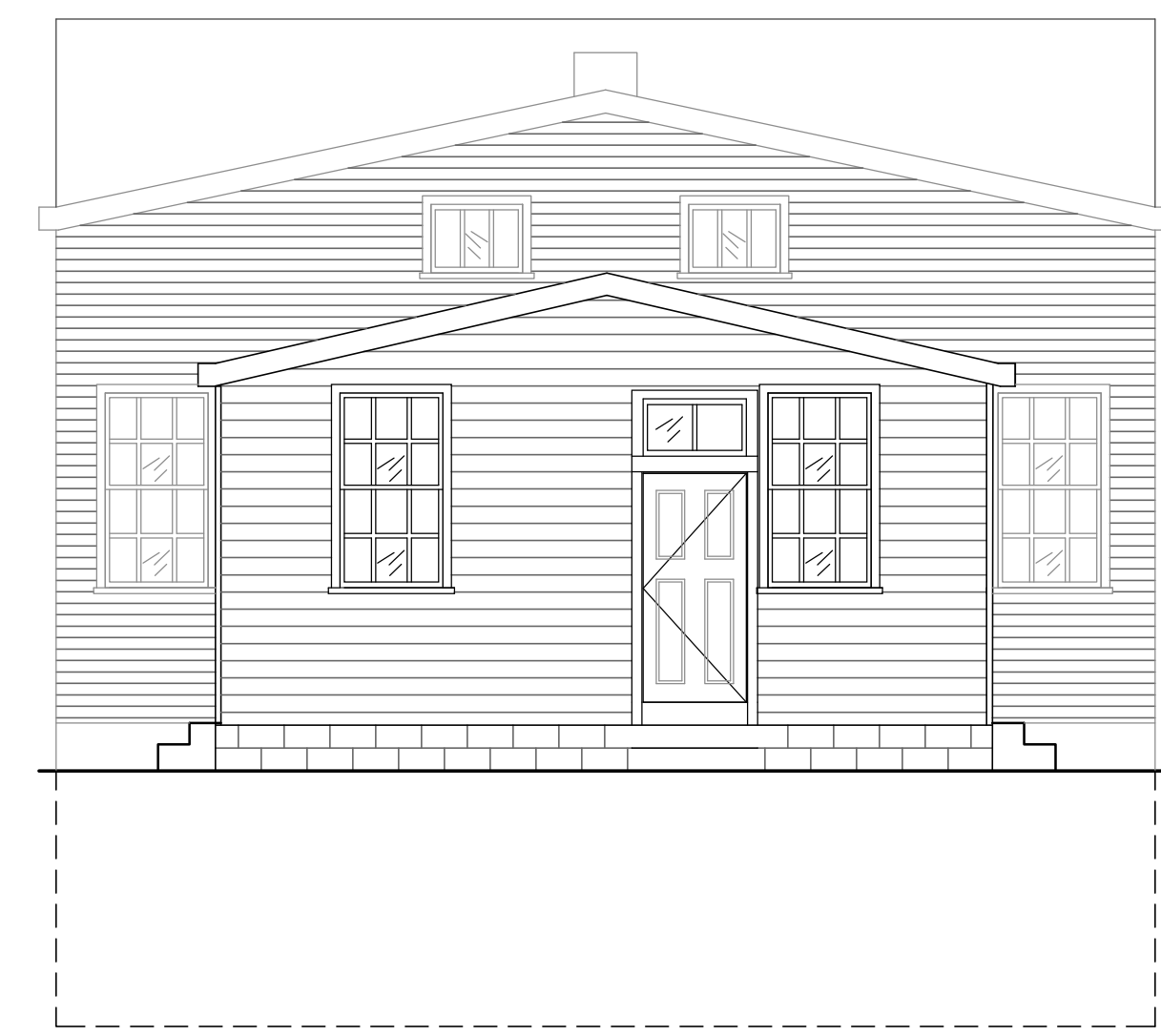
EXISTING AND PROPOSED FLOOR PLANS

A1.1

FULL SIZE DRAWING TO BE PLOTTED AT 24"x36" FOR INDICATED DRAWING SCALE TO BE ACCURATE



4 WEST ELEVATION - EXISTING
 Scale: 3/16" = 1'-0"
 0 2' 4' 8' 16'



3 NORTH ELEVATION - EXISTING
 Scale: 3/16" = 1'-0"
 0 2' 4' 8' 16'



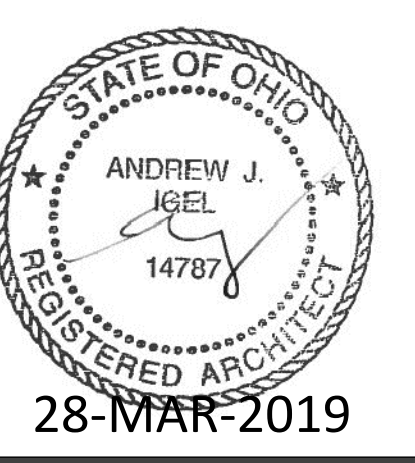
2 EAST ELEVATION - EXISTING
 Scale: 3/16" = 1'-0"
 0 2' 4' 8' 16'



1 SOUTH ELEVATION - EXISTING
 Scale: 3/16" = 1'-0"
 0 2' 4' 8' 16'

rev	date	description
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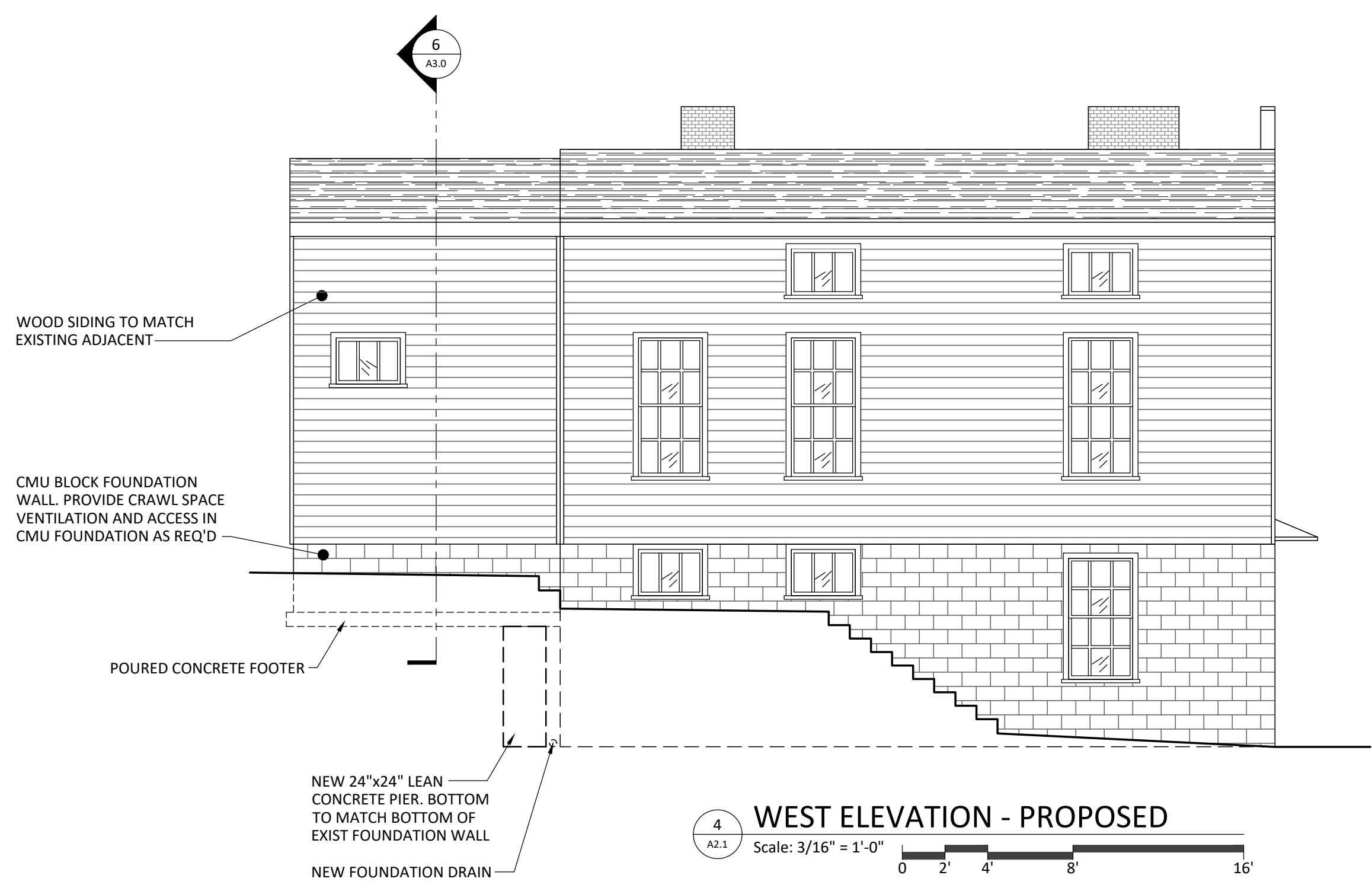
28-MAR-2019

OTR ADOPT Project
 430 W. McMicken Ave
 Cincinnati, OH 45314

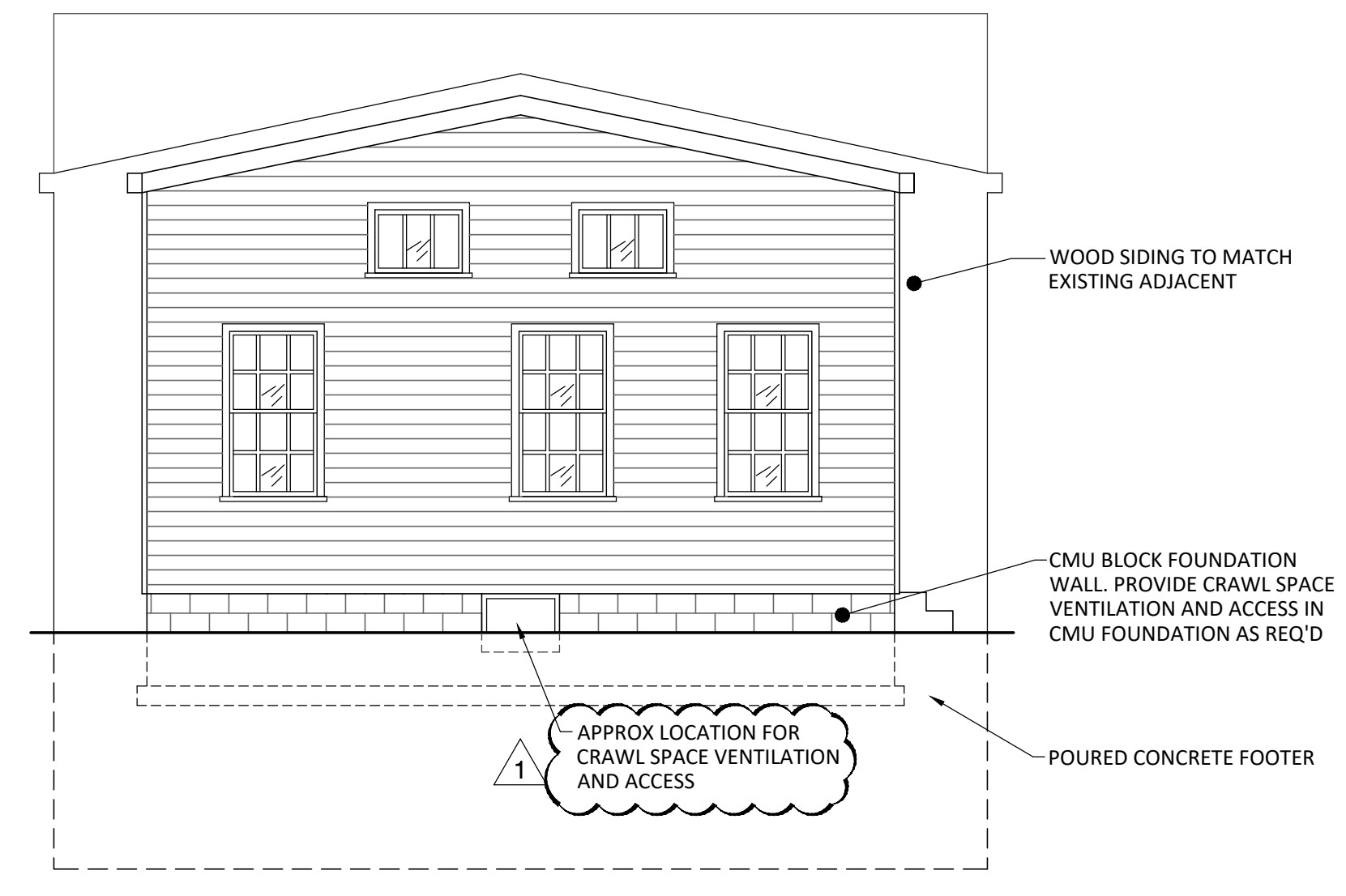
blue line project no.: 20180206

EXISTING
 ELEVATIONS

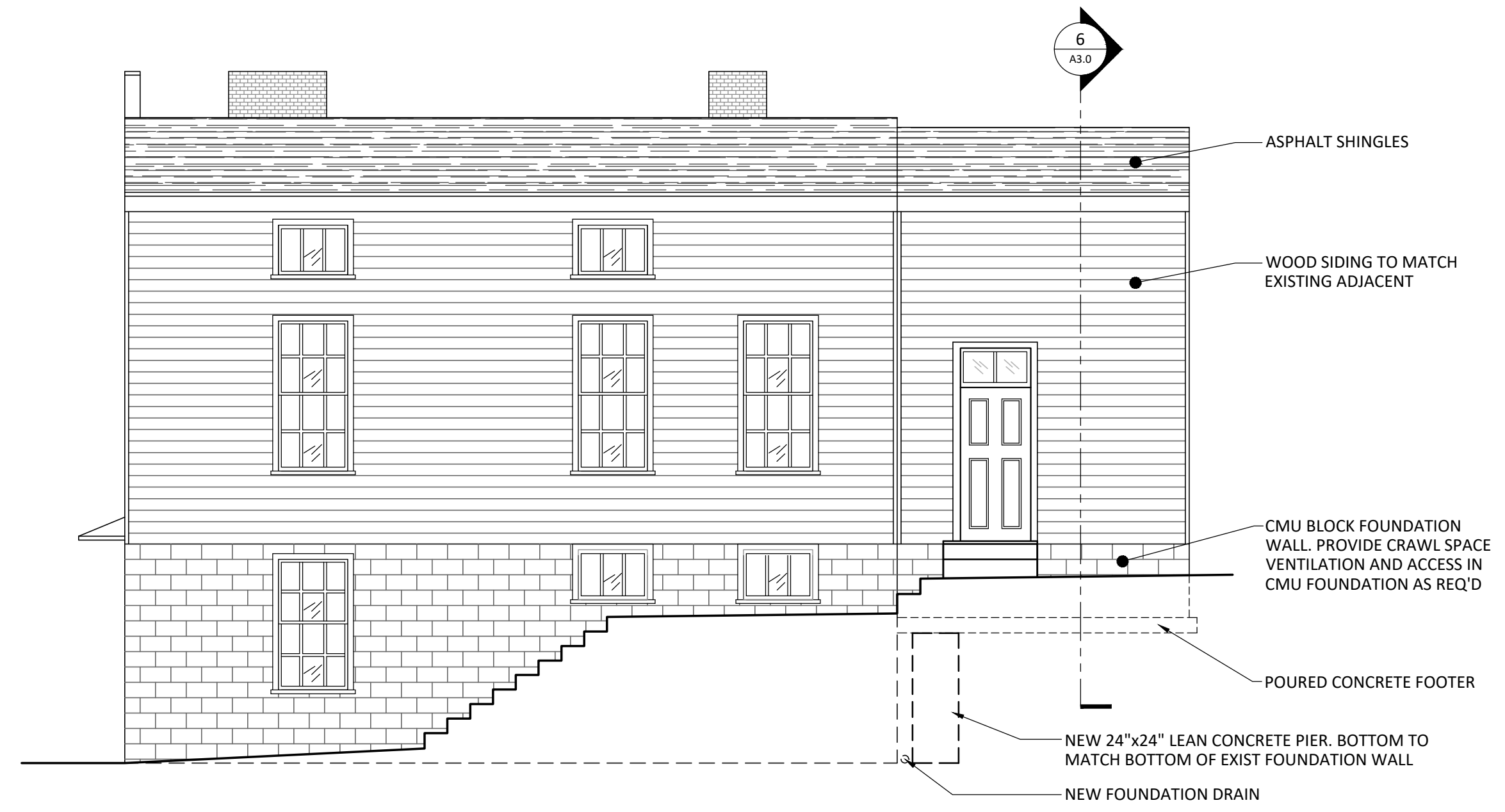
A2.0



4 WEST ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"
0 2' 4' 8' 16'



3 NORTH ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"
0 2' 4' 8' 16'



2 EAST ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"
0 2' 4' 8' 16'



1 SOUTH ELEVATION - PROPOSED
Scale: 3/16" = 1'-0"
0 2' 4' 8' 16'

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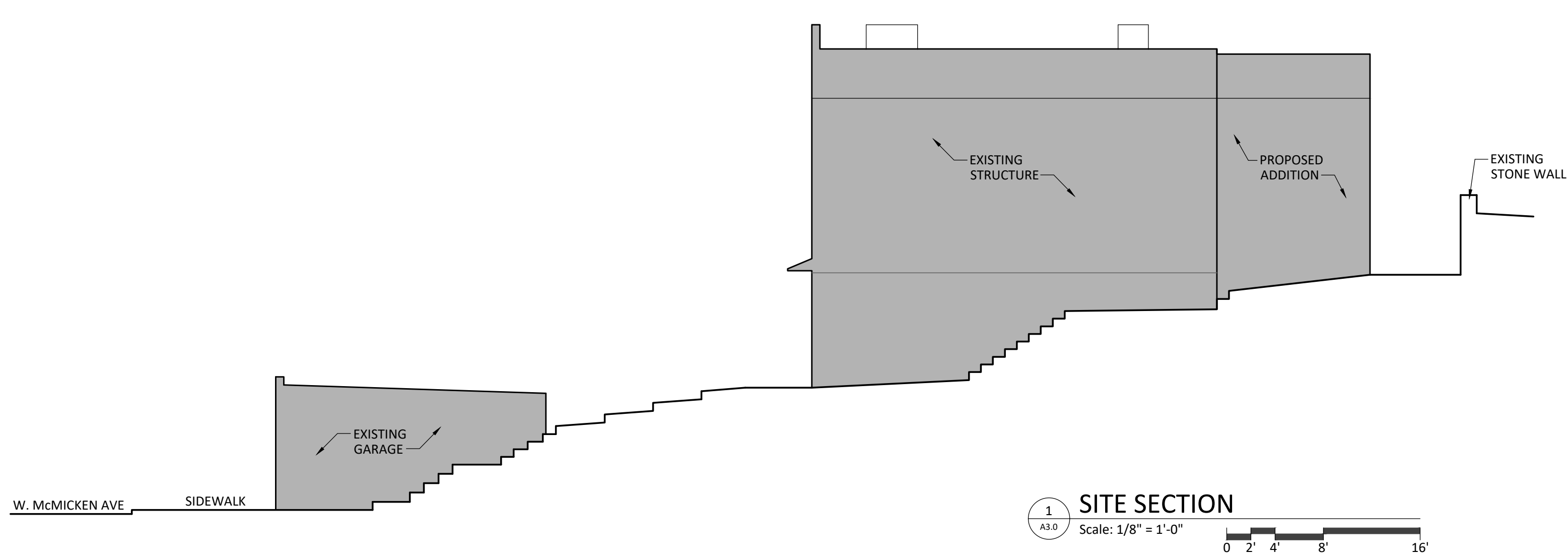
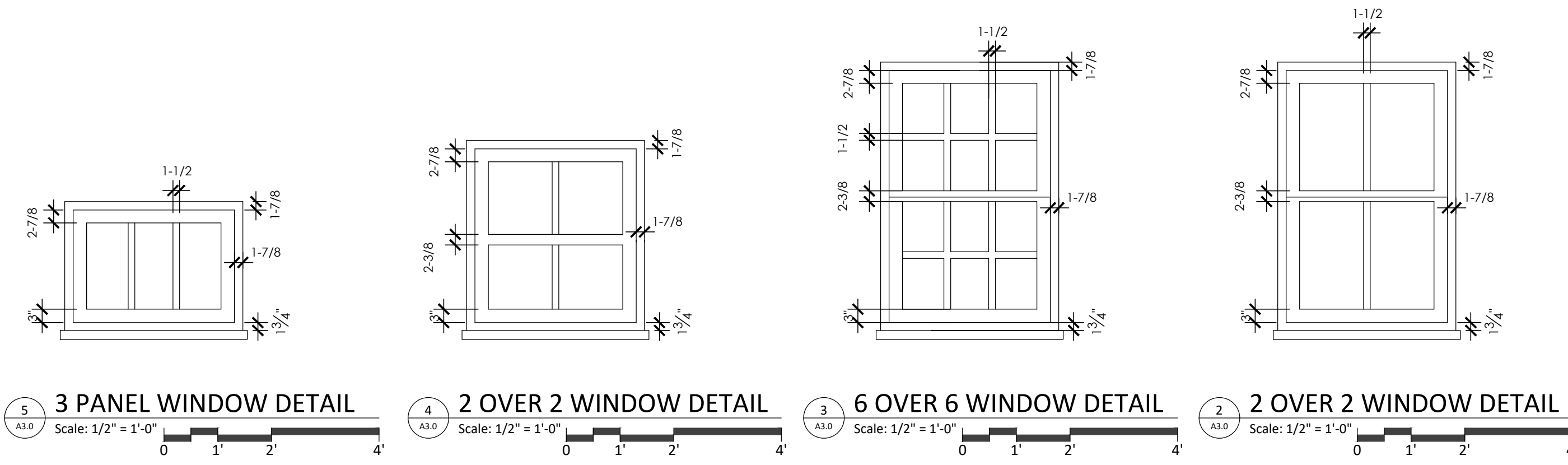
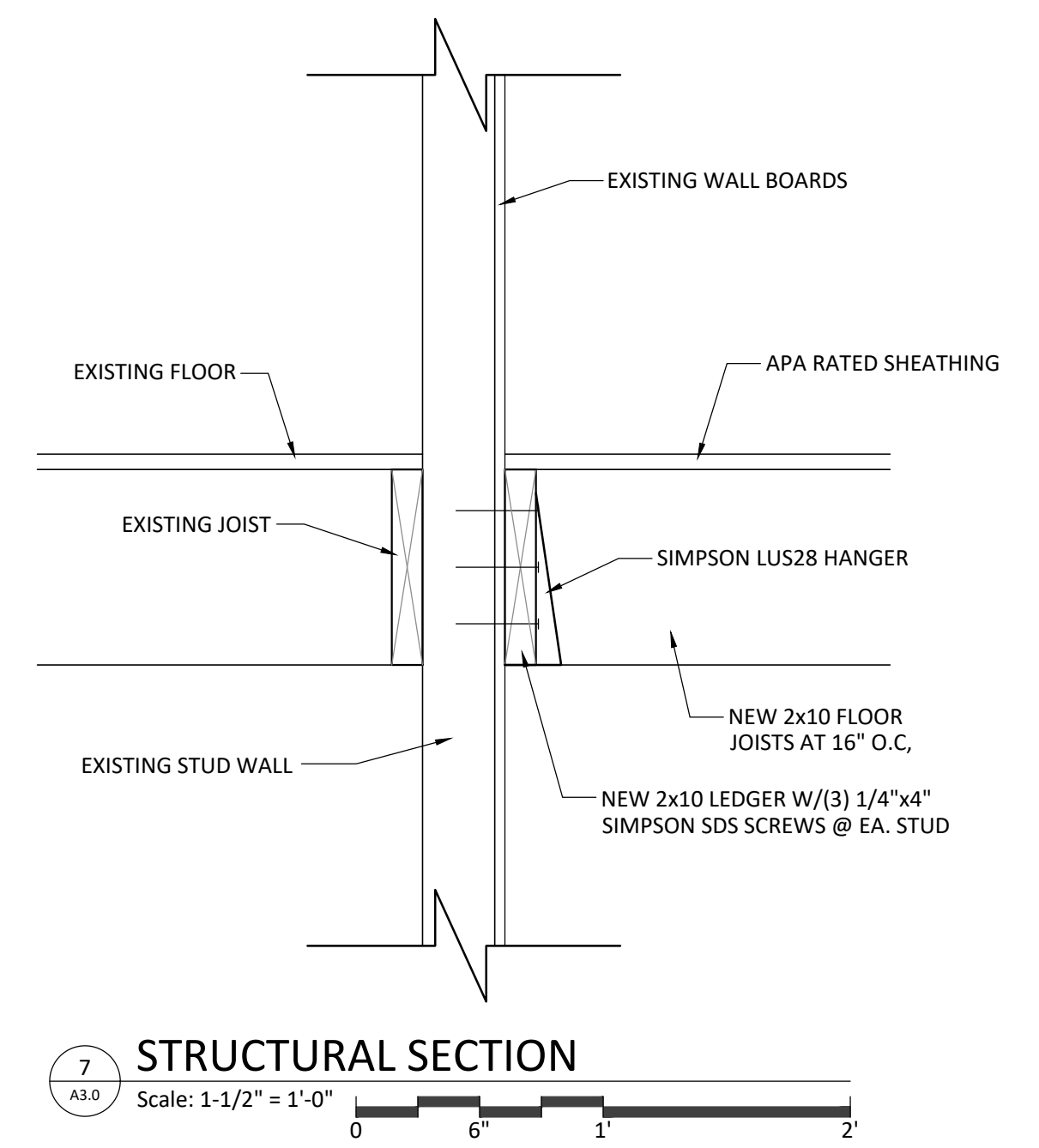
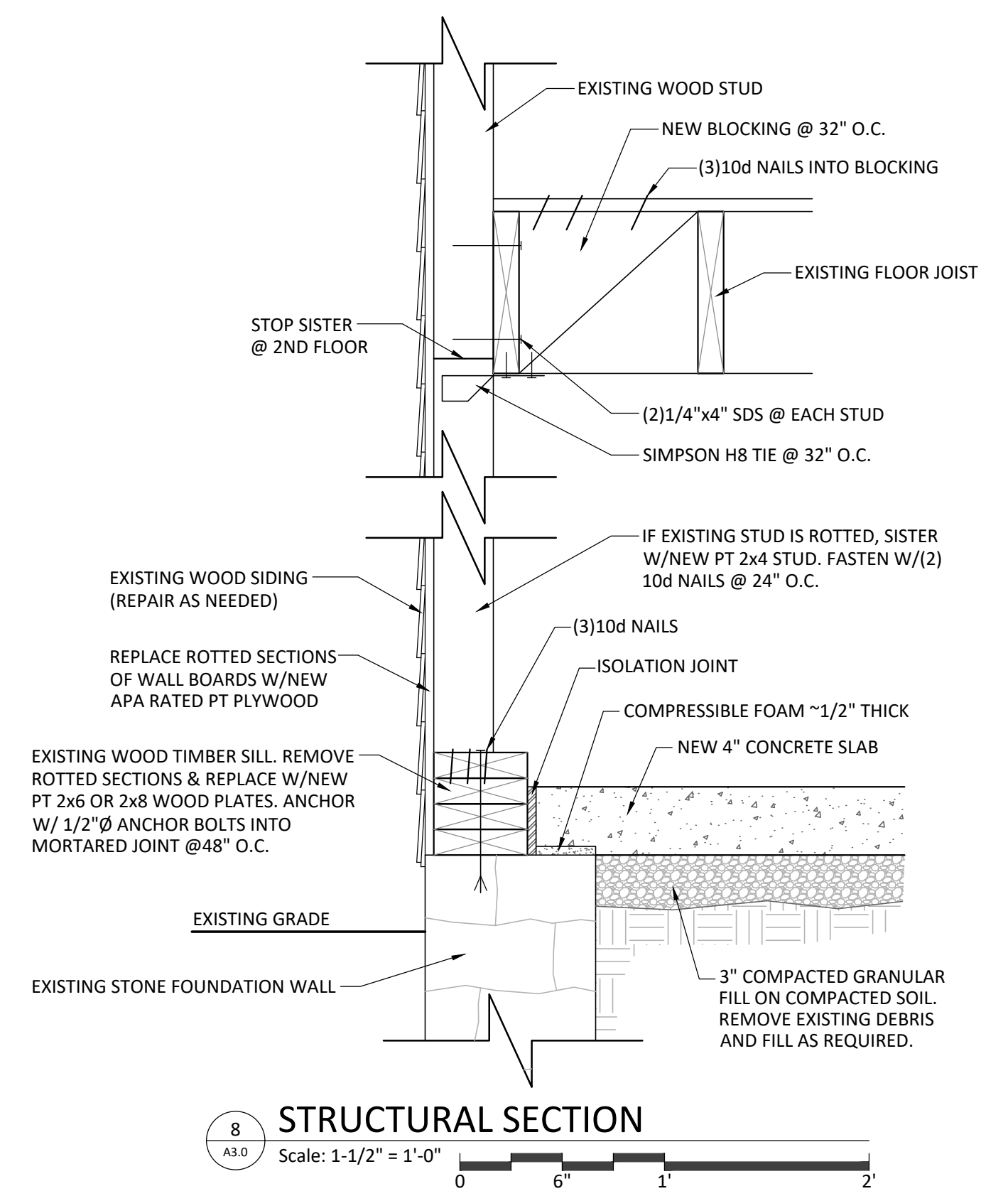
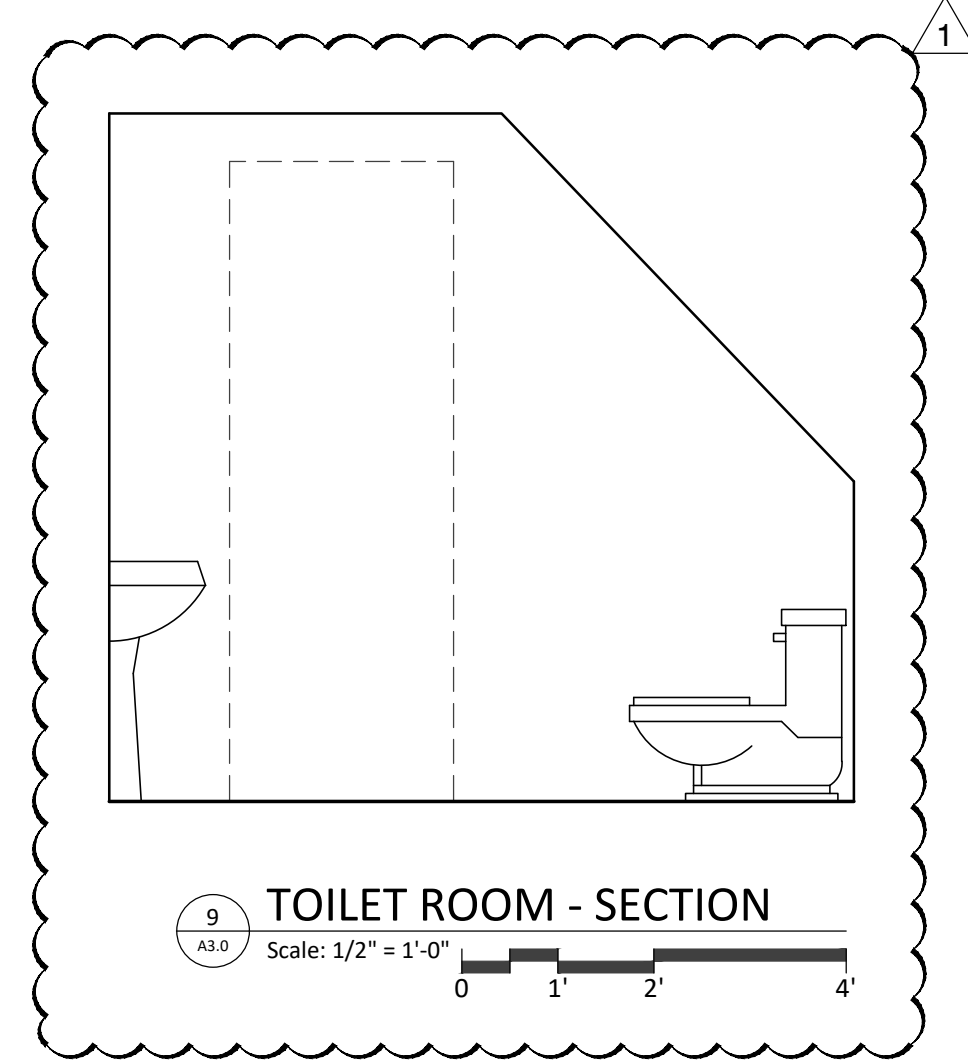
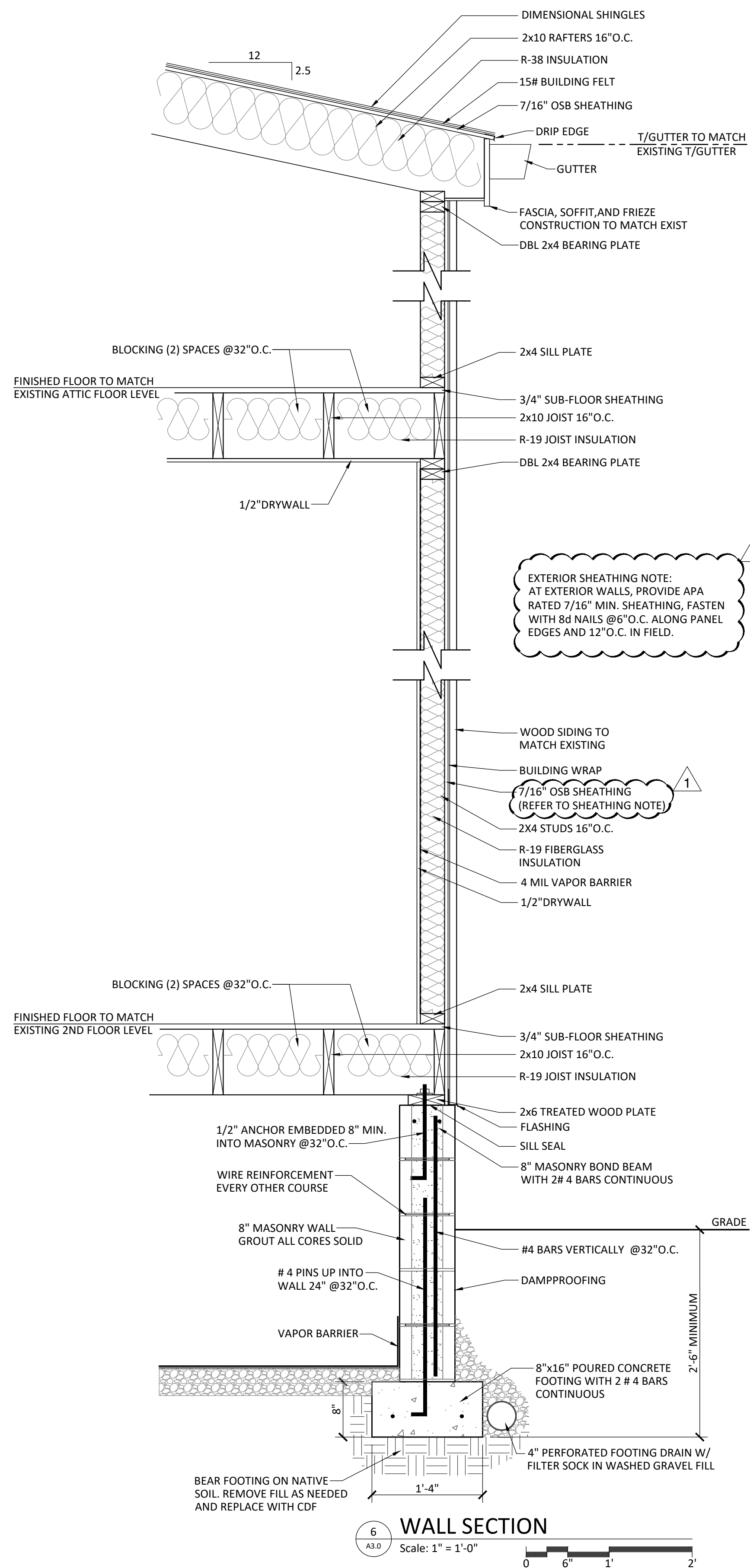


OTR ADOPT Project
430 W. McMicken Ave
Cincinnati, OH 45314

blueline project no.: 20180206

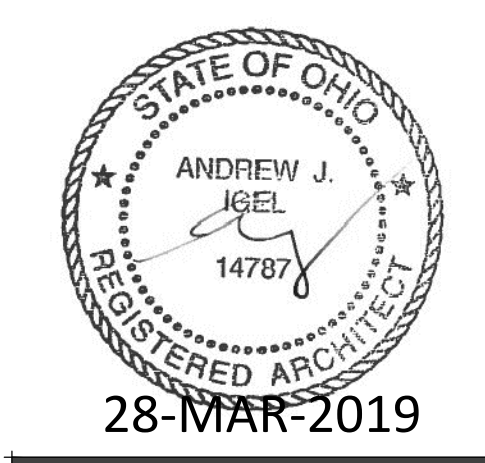
PROPOSED
ELEVATIONS

A2.1



rev	date	description
1	28-MAR-2019	PERMIT COMMENTS
0	12-NOV-2018	ISSUED FOR PERMIT

O.T.R. A.D.O.P.T.
contact: Caroline Snyder
email: snyder.caroline@gmail.com
mobile: 650.400-2980



OTR ADOPT Project
430 W. McMicken Ave
Cincinnati, OH 45314

blue line project no.: 20180206

SECTIONS AND DETAILS

A3.0

Statement of Intent, in accordance with Guidelines for Mohawk-Bellevue NBD Historic District:

To rehabilitate a seriously dilapidated structure to correct a blighted condition and recreate a structure far more compatible with the community; to return it to its historic character; to owner-occupy one residential unit and make available to the community a second unit; and to faithfully use the same but repaired fenestration, siding, and trim details, repainted (from the current black) to a color more respectful of the community. We will work with Staff to provide a historically appropriate design for garage doors, if proposed doors are deemed inappropriate.

The proposed addition has approximately the same footprint as the existing, and the roofline of this addition will be a bit lower than at the front of the house to differentiate it.

Zoning Hearing Examiner Application for Zoning Relief, Section 6:

The Project proposes to replace the existing one-story rear addition with a two story section, approximately the same footprint. The second story will house normal modern residential mechanical equipment never before associated with this structure, will be slightly lower than the rest of the roofline to differentiate it, and will not be visible from the street.

The Project proposes to rehabilitate a seriously dilapidated structure to correct a blighted condition and recreate a structure far more compatible with the community, per Chapter 1445, Section 13, General Standards: Public Interest, paragraphs (h) and (k). Furthermore, this Project clearly serves the public interest, as it will make available to the community a fully restored residential unit. The non-conforming existing rear setback, not caused by the current owner, constitutes a special circumstance causing the strict application of zoning code to be unreasonable, per Chapter 1445, Section 15, Standards for Variances, paragraph (a).



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



South elevation



East elevation



North elevation



West elevation



North side of street



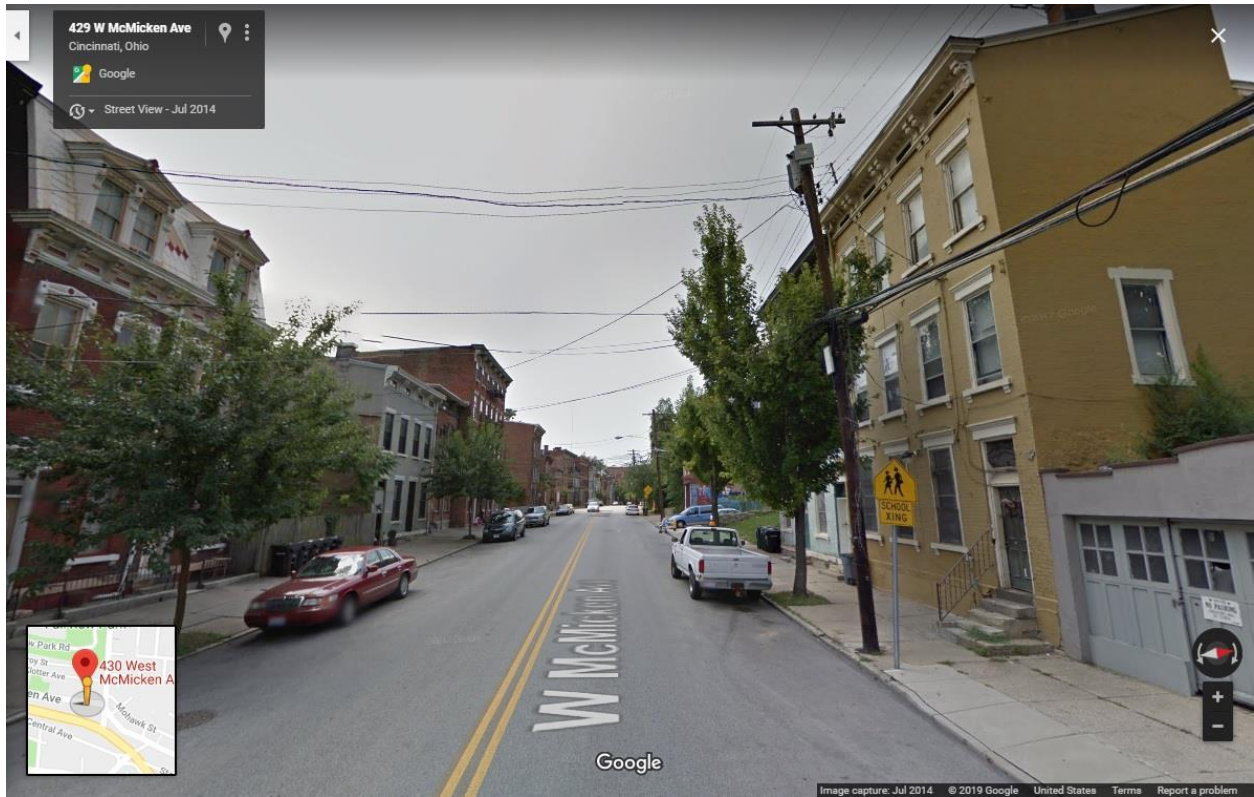
Looking north from above



South side of street



Looking south from above



Street view looking west



Street view looking east



Cole Engineering Solutions

356 Dry Creek Rd.
Cold Spring, KY. 41076
(859) 781-0784 (O)
(859) 781-0400 (F)

May 8, 2019

Caroline Snyder
206 Hastings Street
Cincinnati, OH 45219

Re: 430 West McMicken Avenue
Project #201901.185

Dear Ms. Snyder,

On May 7, 2019, we visited the above-mentioned site. We did so at your request for the purpose of assessing performing a preliminary geotechnical assessment. For the purpose of this report, we have assumed that the front of the building faces south, see photo #1 in Appendix A. All photos referenced in this report are located in Appendix A. Appendix A is essential to this report and should be kept with the main body of text in order for the text to maintain its coherency.

OBSERVATIONS

The existing building is a two-story building house with a basement, see photo #2. The exterior grade slopes from high at the rear to low at the front, there is a 7'-6" grade change from the front of the building to the rear of the building, see photo #3. The grade at the rear of the building slopes gradually downward from of the rear of the property to the back of the building. A stone and mortar retaining wall is 20'- 2" to the north from the back of the building, see photo #4. The stone retaining wall is 7'-8" high. The grade to the north (behind the stone retaining wall) is approximately level for 15' to 20' to the north. The general construction of the existing building consists of stone and mortar foundation walls

Cole Engineering Solutions

356 Dry Creek Rd. – Cold Spring, KY. 41076
(859) 781-0784 – Jcole@colengineering.com
<http://colengineering.com>

which support wood stud bearing walls and wood framed floors. The second floor wood stud bearing walls support a wood framed roof.

The site surface conditions and cuts in the soil indicate the soil type is clay with small to medium sized rock fragments. There is some debris and rubble remaining from the prior addition demolition work. The stone foundation wall has a northward batter of 1-3/4" horizontally over four feet vertically.

CONCLUSIONS AND RECOMMENDATIONS

Based on our observations, we believe the soil conditions will support foundation bearing of 1,500 lbs./sf. We recommend the final foundation design include details to step the foundation downward from the north to the south. There is nothing to indicate that the soil has been destabilized and we believe a standard reinforced concrete footing and reinforced concrete or CMU foundation wall is appropriate for the new addition.

We recommend that a licensed professional engineer be hired to perform the final design of the footings and foundation walls. After engineered drawings are created, they can be provided to contractors for bid procurement. After bids have been received and evaluated, a contractor can then be selected to execute the repairs. As a full-service design firm, we are fully capable of designing this repair. We respectfully request to be considered for any design work which you may elect to pursue.

LIMITATIONS

Our evaluation is based on the visible evidence observed at the time of our visit and the application of generally accepted principles of structural engineering. We performed a visual examination only. No subsurface investigation or materials testing has been performed as a part of this report.

The conclusions and recommendations of this report represent my opinion of the existing conditions reviewed in this report, and there is no claim, either stated or implied, that all

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<http://colengineering.com>

conditions were observed. We reserve the right to change our opinion if additional information beyond what is addressed in this report comes to light in the future. We are not responsible for the conclusions, opinions, or recommendations made by others based on the information included in this report or for future changes in conditions. This report is not to be considered a guarantee of condition and no warranty is implied. We trust that this information will be suitable for your needs. If we can be of further assistance, please do not hesitate to call.

Very truly yours,



Jeffrey A. Wiater, P.E. (OH PE# 61130)

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(859) 781-0784 – Jcole@colengineering.com
<http://colengineering.com>

COACHMAN[®]

collection

4-LAYER CONSTRUCTION



America's Favorite Garage Doors[®]



*Model CGU/CG/GD12 with ARCH3 Windows.
Shown with Sandtone Steel Base
and Standard White Composite Overlays;
Standard Spade Handles and Step Plates.*

COACHMAN[®] collection

The Coachman[®] Collection gives your home classic elegance while complementing your home's architectural style. With four distinctive series, the Coachman Collection offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality—masterful in the details and innovative in design—and it's only from Clopay.

4-Layer Construction


intellcore[®]
insulation technology

Warmer. Quieter. Stronger.

Coachman[®] Collection doors featuring Intellcore[®] insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellcore[®] is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



Composite overlay with beveled coped edge and center groove creates a detailed carriage house look.

CGU MODELS		CG MODELS		CD MODELS		
	2" POLYURETHANE INSULATION	EFFICIENCY 18.4 R-VALUE	2" POLYSTYRENE INSULATION	EFFICIENCY 9.0 R-VALUE	1 3/8" POLYSTYRENE INSULATION	EFFICIENCY 6.5 R-VALUE

Calculated door section R-value is in accordance with DASMA TDS-163.



Model CGU/CG/CD11 with SQ24 Windows.
 Shown with Standard White Steel Base and
 Standard White Composite Overlays;
 Standard Spade Handles and Step Plates.

the look of WOOD the ease of STEEL®

Colors

STEEL BASE DOOR COLORS



Standard White Almond Desert Tan Sandtone

COMPOSITE OVERLAY COLORS



Standard White Almond Desert Tan Sandtone

Due to the printing process, colors may vary.

- Composite overlays and steel base are available in Standard White, Almond, Desert Tan and Sandtone. Overlay and steel base colors can be mixed to achieve desired look.
- Coachman® Collection doors can be painted using a high-quality exterior latex paint.

IMPORTANT: When painting your door, we require use of either a pre-approved paint or paints having a Light Reflective Value (LRV) of 38 or higher. Use of other paints will void the door's warranty.

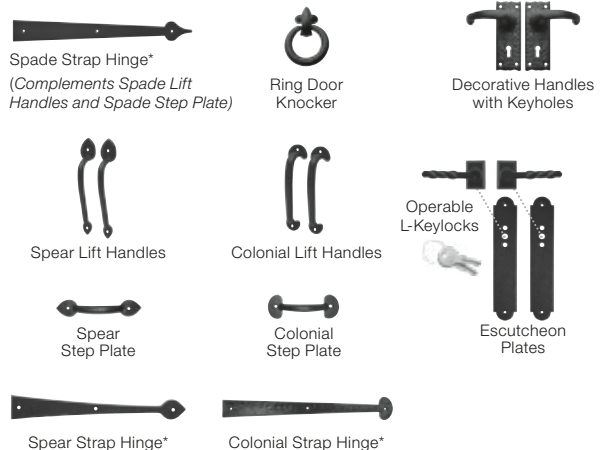
A list of pre-approved paints can be found at <http://info.garagedoors.com/lrv>

Decorative Hardware

STANDARD



OPTIONAL



**Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.*

Model CGU/CG/CD13 with REC14 Windows.
 Shown with Standard White Steel Base
 and Standard White Composite Overlays;
 Standard Spade Handles and Step Plates.

Series ONE

SERIES ONE of the Coachman® Collection proves that in simplicity, there is sophistication. Architectural home designs such as Mission, Shaker, Country and Prairie look beautiful with the understated elegance of this classic look. Your choice of rectangular, square, arched windows or a solid top section provides that finishing touch.

SERIES ONE DESIGNS

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 11														

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 12														

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 13														

9' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or clopay.com for additional sizes.

Model CGU/CG/CD21 with ARCH3 Windows.
 Shown with Standard White Steel Base and
 Standard White Composite Overlays;
 Standard Spade Handles and Step Plates.



Series TWO

SERIES TWO of the Coachman® Collection complements homes with American Country flair. With full or half crossbuck panels and your choice of rectangular, square or arched window styles, it's a classic style that looks as good with Irish Country Pine as it does with Texas Hill Country Chic.

SERIES TWO DESIGNS

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 21														

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 22														

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 23														

9' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or clopay.com for additional sizes.

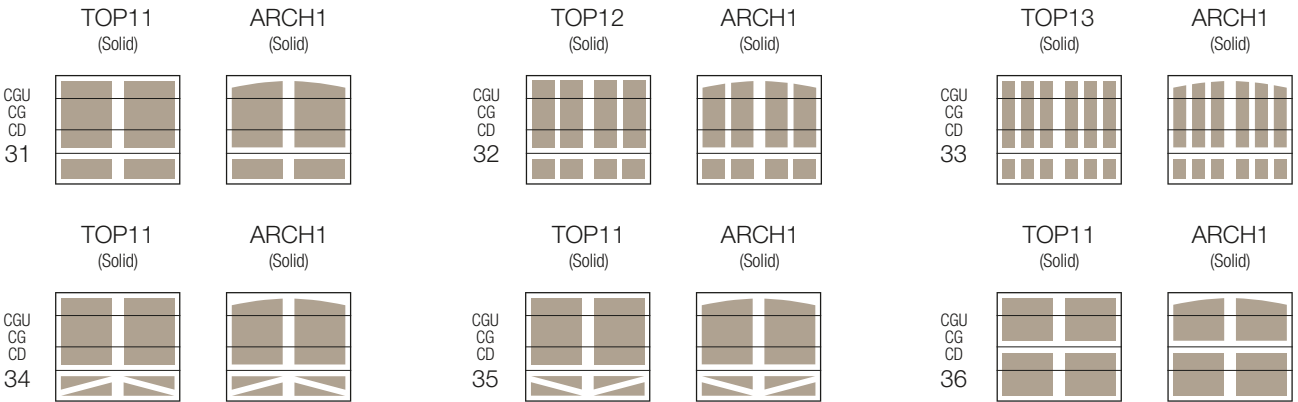
Model CGU/CG/CD31 with ARCH1 (Solid) Top Section.
 Shown with Sandtone Steel Base and
 Standard White Composite Overlays;
 Optional Spear Lift Handles and Step Plates.



Series THREE

SERIES THREE of the Coachman® Collection delivers solid good looks and is designed to work exceptionally well with today's Country French and Victorian style homes. Fully enclosed to provide maximum privacy, with optional crossback bottom panels and square or arched top sections, this series is the architect's choice for a variety of home styles.

SERIES THREE DESIGNS



9' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or clopay.com for additional sizes.

*Model CGU/CG/CD42 with TOP12 (Solid) Top Section.
Shown with Desert Tan Steel Base and Desert Tan Composite Overlays;
Optional L-Keylocks with Escutcheon Plates and
Standard Spade Step Plates.*



Series FOUR

SERIES FOUR of the Coachman® Collection is designed specifically for a cleaner, more contemporary look. Clean, simplistic and aesthetically pleasing designs without horizontal lines allow the garage to blend well with surrounding architecture while still retaining the hallmark carriage house appearance unique to Coachman® Collection doors.

SERIES FOUR DESIGNS

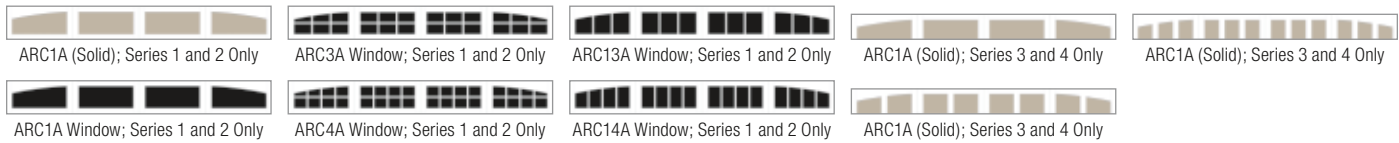
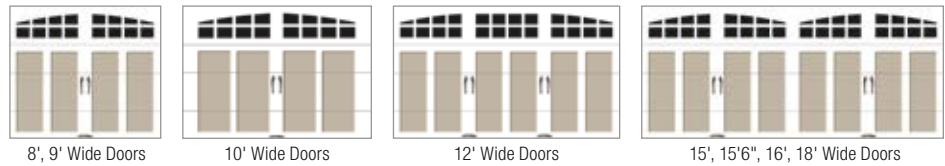
	TOP11 (Solid)	ARCH1 (Solid)		TOP12 (Solid)	ARCH1 (Solid)		TOP13 (Solid)	ARCH1 (Solid)
CGU CG CD 41			CGU CG CD 42			CGU CG CD 43		

9' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or clopay.com for additional sizes.

Additional Sizes & Windows

Shown at right are common width configurations using 7' high Model CGU/CG/CD12 with ARCH4 windows as an example.

Shown below are additional window/top section options for double car doors.



To visualize on your home, go to www.clopaydoor.com/DIS/garage-door-imagination-system.aspx

Windows are available single pane or insulated in clear, frosted, seeded and rain designs.

Additional charges for optional glass apply.



Additional Features

- Standard doors available in four carriage house design series and 15 different models. Custom designs and sizes also available. See your Clopay® Dealer for details.
- Woodgrain embossed, insulated, galvanized steel base door painted front and back for a virtually maintenance-free door. See Colors.
- Windows with complete overlay and true arch designs are available in double strength or obscure glass. Models CGU/CG also available with insulated glass.
- Patented clip-in window grilles are removable for easy cleaning.
- Available with 2" Intellicore® polyurethane (R-value 18.4), 2" bonded polystyrene (R-value 9.0) or 1-3/8" bonded polystyrene (R-value 6.5) insulation and thermal break.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- WINDCODE®: 1-3/8" CD Models are available through W5 (single car) WINDCODE and 2" CG Models are available in W5 (double car)/W6/W8 WINDCODE. Some restrictions apply. See your Clopay Dealer for details.
- Product complies with 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less (IECC, Section C402.5.2).

Warranties



A FOCUS ON green

Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Coachman® Collection helps conserve natural resources by providing a durable, reliable, low-maintenance, energy efficient door with environmentally safe insulation. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

For more details on Clopay's green practices visit

clopaydoor.com/green

Size Availability

Some width and height restrictions. See your Clopay Dealer for details.

DOOR HEIGHTS	Series 1, 3 & 4	Series 2 – Design 21	Series 2 – Designs 22 & 23	
		6'0" to 16'0" in 3" increments	6'0" to 8'0" in 3" increments and 8'6", 9'0", 9'6", 10'0"	6'0" to 10'0" in 3" increments
DOOR WIDTHS	Designs 11, 12, 13, 31, 32, 33, 36, 41, 42, 43	Design 21	Designs 22 & 23	Designs 34 & 35
	Model CD 6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"
	Models CG & CGU 6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0", 20'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0", 20'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0"



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

APPLICATION #: ZH20190086/COA2019026
APPLICANT: Platte Architecture and Design
OWNER: 1814 Central LLC
ADDRESS: **1814 Central Parkway**
PARCELS: 096-0005-0021
ZONING: CC-A
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: June 04, 2019
HEARING DATE: June 17, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting zoning relief and a Certificate of Appropriateness for construction of a new one-story commercial building and related outdoor patio. The establishment will be an Eating and Drinking Establishment as a Principal Use, brewery, distillery as accessory Production Uses and an Outdoor Area as an accessory use. The project requires Zoning Relief detailed below.

Details of Zoning Relief Required:

1. Sec. 1419-21(c) - **Conditional Use** - Limited or Full Service Restaurants and Drinking Establishment Outdoor Areas – Maximum Size. Allowing for a 9,971 sq. ft. Outdoor Area, which exceeds 50% of the indoor area which is 4,900 sq. ft.
2. Sec. 1419-21(e) - **Conditional Use** - Limited or Full Service Restaurants and Drinking Establishments Outdoor Entertainment – The property is within 500 feet of a residential area.
3. Sec. 1421-33(b) - **Dimensional Variance** – 2 ft. height variance to Maximum Height and 50% opacity variance to allow an 8 ft. tall, 100% opaque fence within the front yard in a commercial district.
4. Sec. 1427-37 - **Numerical Variance**. Sign Standards. The applicant is proposing 2 wall signs along Central Avenue, one sign is permitted.
5. Sec. 1427-37 - **Locational Variance**. Sign Location on a non-street facing ground sign along Henry/Branch Street. As the width defines the right of way as an alley, a locational variance is required.

Existing Conditions:

The project consists of 6 parcels that are tax consolidated. There is an existing building on 4 of the parcels and the other 2 parcels are paved. The property is a unique property within Over the Rhine as it has a one story Tudor Revival building from 1927 that is at the street level of Central Parkway and the original frame warehousing building at the Henry/Branch Street level. This building is a contributing structure to the Over-the-Rhine Historic District and while it is not a Victorian building that is the predominate style within the district, it is within the period of significance for the district. The portion of the project site to the north of the building is a paved lot. The level of this lot is about 12 feet below the sidewalk/street level of Central Parkway. The rear of the property abuts Henry/Branch Street; however, this street is not a legal street width and therefore this is not considered a double frontage lot.

Proposed Conditions:

The proposal at 1814 Central Parkway

1. Construct a new 1 story addition to the existing building at the Central Parkway side. This addition will be connected via basement to the existing building and the basement will be open and visible from the Henry/Branch Street level.
2. Build an 8 foot fence along the Central Parkway side and a 6 foot fence along the Henry/Branch Street facade
3. Create an outdoor space in the existing parking lot area to expand the capacity of a taproom associated with the brewery and distillery.

Previous Review: NA



Figure 1: 1814 Central Parkway. Pictures provided by Google Street Views.



Figure 2: 1814 Central Parkway from Branch Street. Pictures provided by Google Street Views.



Figure 3: Map of 1814 Central Ave. Map provided by Cagis Maps

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1419	Eating and Drinking establishments
	Section 1427	Fence Standards
	Section 1433	Sign Standards
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The proposed project is asking for 2 Conditional Uses related to their outdoor courtyard and 3 variances related to the fence and signage of the project. The use is an Eating & Drinking Establishment is permitted as are the accessory Production Uses for Brewery and Distillery. The Outdoor Area is also an accessory use; however, the size and outdoor entertainment need conditional use approvals.

This property is currently 6 parcels that are tax consolidated. These parcels will be required to be merged by a Plat Consolidation Plat that is recorded at the county combining all 6 parcels into 1 parcel. The zoning analysis and zoning relief considerations are based on these parcels all being considered 1 parcel.

In the analysis in this report, staff will often refer to the Tudor Revival building and the new building. This is for discussion purposes as the intent of the design is that the new construction on the lot will appear with its own identity and as a separate building from Central Parkway while functionally and physically connected as one building.

Conditional Use - Size of the outdoor space.

The first request concerns the size of the Outdoor Area. The property is located approximately 485 feet from an RMX zoning district, and the outdoor space is over 50% larger than the interior. The interior space open to the public is 4,900 sf. The exterior space is 9,971 sf, or 200+-% larger. The area is currently a paved area and underneath the paved area is a public sewer main with restrictive easements. The property owner is restricted to building at either the very front or very rear of the property. This makes a larger building impractical and the use of the majority of the lot as an open space is the most practical and economical use for the space.

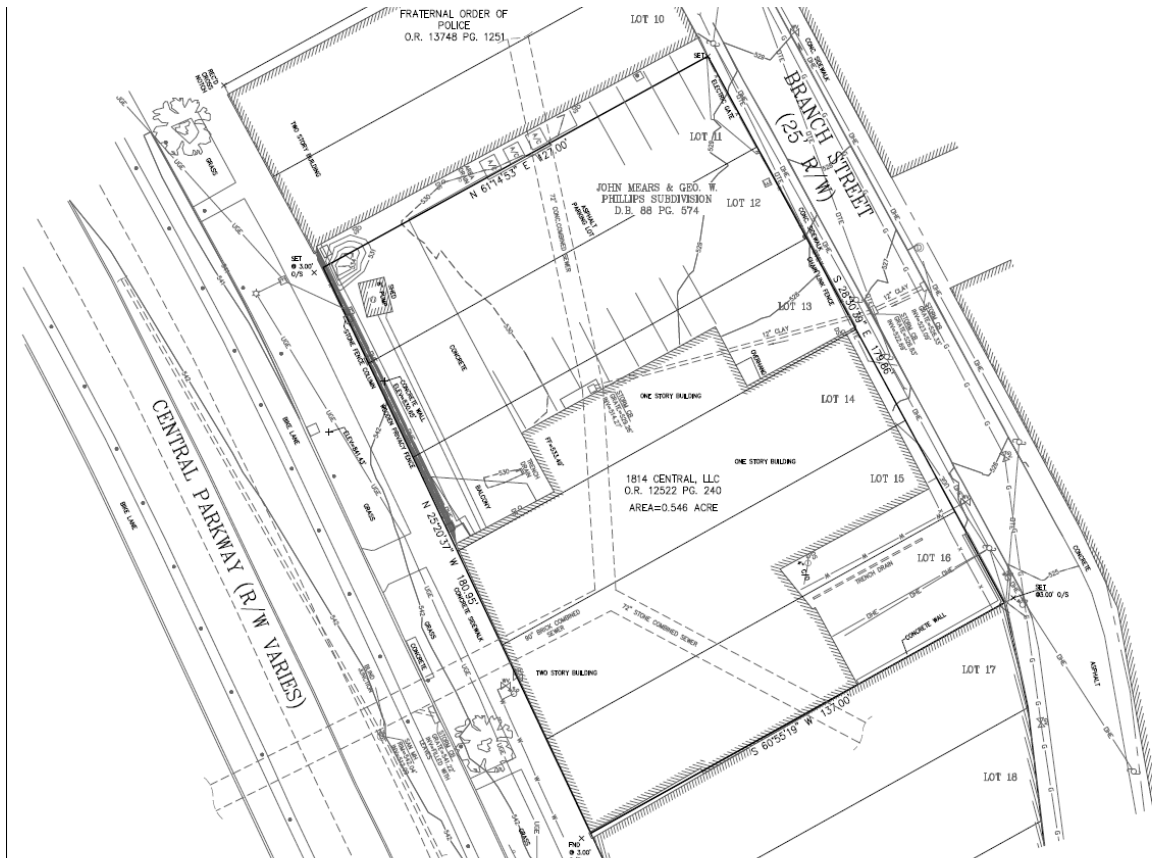


Figure 4: Alta Survey showing the sewer line running through the middle of the property. Map provided by applicant.

Conditional Use - Outdoor Entertainment

The second request is for Outdoor Entertainment permitted within 500 feet of a residential district. The residential district is to the northwest of the property and is an RMX District approximately 485 ft away. The applicant makes many good points regarding the sound from the venue not being a potential nuisance. The stage and origin of the music would be 12 feet under Central Parkway, thus underground. There will be more soundproofing, and building built thus blocking the pathway of sound westward. Central Parkway is a busy thoroughfare with traffic noise. The stage will also be inside, however there are large doors along the wall to the interior space which make the sound emanating from the stage accessible to the outdoor area, projecting northward. Additionally, the zoning district east of the property can allow for conversion of the existing buildings to mixed use residential buildings.

While all of these are valid points, staff has set a standard policy, that the HCB has concurred with in previously situated similar cases. When outdoor entertainment other than background ambient music is proposed, such as live music, as a required documentation for the consideration of the Conditional Use approval, a sound study for the site, demonstrating the ambient sound levels and then the proposed sound levels has been provided to demonstrate that the development proposal does not automatically trigger noncompliance with Chapter 909 Community Noise. Knowing that

a project with live music may generate sound levels of 100-120 decibels, lack of understanding of the potential situation and having base line date pre- and post-Outdoor Entertainment makes it difficult to assure neighbors that the proposed sound levels will be compliant or will potentially create, an adverse effect.

Staff initially requested a sound study on 5.21.19 after an initial review of the submission and again reiterated that we could not recommend approval at the prehearing on 5.29.19 without a sound study evidence demonstrating the compliance could be achieved as proposed. Staff has not received a sound study, but the applicant has suggested via email that they would like to request an approval with a condition that the Outdoor Entertainment shall not be permitted unless a sound study is performed once the venue is built and additional sound proofing mechanisms are added and the sound study shows the Noise Ordinance would not be violated.

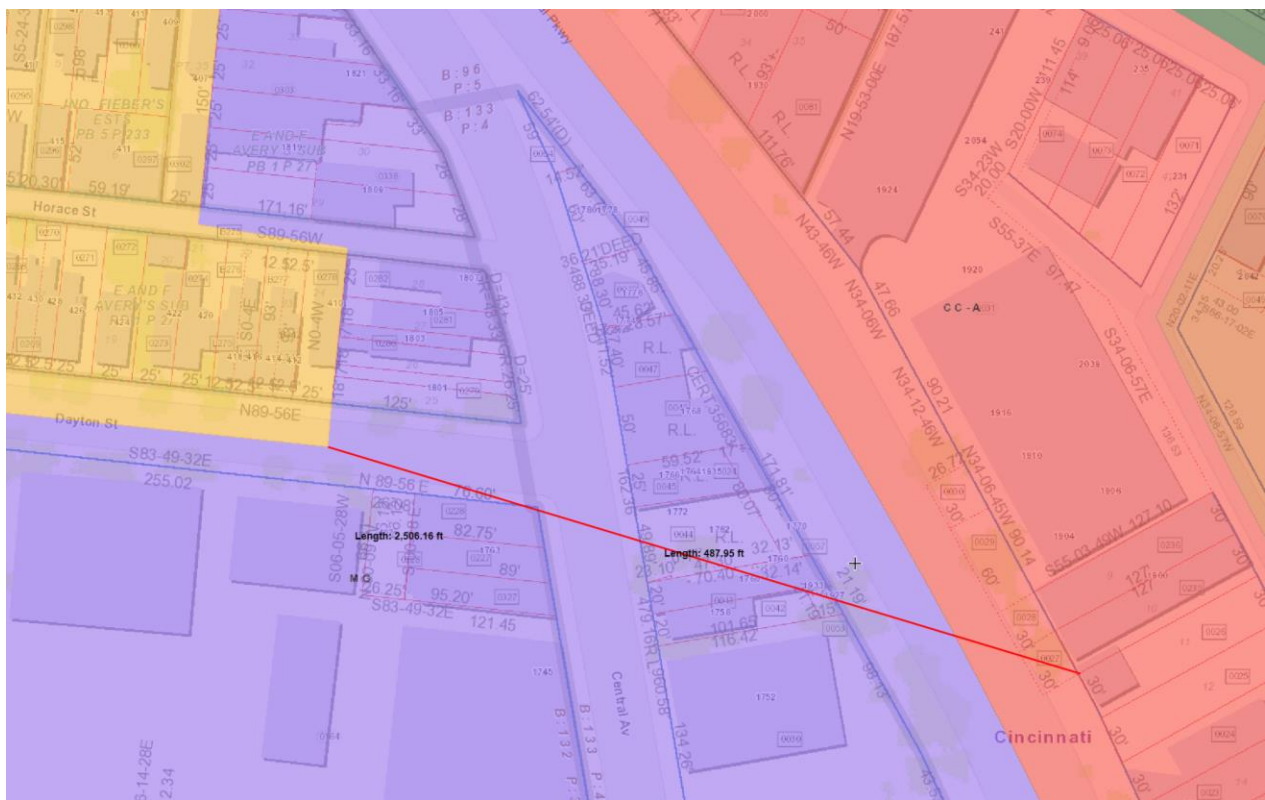


Figure 5: Map showing the property and its location to an RMX facility.

Dimensional Variance Fence, Height and Opacity

The applicant is requesting a variance to allow for an 8 foot fence along Central Parkway, a portion of the fence to the north of the new building will have a less than 50% opacity to screen the mechanical units. An 8-foot fence is requested at this location in order to provide a stronger barrier into the site as protection from the grade change and to enclose the outdoor area.

Numerical Variance Signs

The applicant is also requesting 2 wall signs along the front of the property on Central Parkway. As this is one establishment, they are permitted one wall sign. As there are 2 entrances, one to the venue site and one to the office, having 2 signs to distinguish the entrances is an appropriate and necessary request. The total size for the signs combined is well below the maximum signage area for the site when combined.

Locational Variance Sign

The applicant is also requesting a sign along the fence on Henry/Branch Street. While this is labeled a street, the dimensions define this right of way as an alley, which is not afforded rights to signage. A sign in this location requires a locational variance. As the sign would be on the fence it would be considered a ground sign. This sign type is permitted in the CC-A. Staff is supportive of a sign along the fence as long as it is a maximum of 36 square feet which is the maximum ground sign size permitted in the adjacent zone UM. This size is also within the limits of the maximum sign area permitted per the base zoning when added together with the 2 signs requested along Central Parkway.

Standards for Variances per Section 1435-05-4

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

The proposed work will fill a significant void in the urban fabric where a current non-contributing and non-complying fence is currently located. While a fence will be installed for a portion of this void, the fence is appropriate and is a taller fence providing significant street presence.

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

The applicants have not demonstrated that the proposed project is the only project that would create an economically viable use as they have not studied every type of use allowed under the zoning code. However, in regard to the outdoor area with the limitations on building on the lot, an outdoor area is one of the few uses that would provide an economic use.

Standards for Variances per Section 1445-05-4

- (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

There are 4 circumstances that create a unique situation at this property.

- 1) *A majority of the open portion of the property is 12 feet below street grade therefore making the request for an 8 foot fence for security and safety purposes necessary.*
- 2) *There is a sewer line and easement though the middle of the property which make building on the lot difficult. Therefore, asking for a request for outdoor area and outdoor entertainment appears appropriate.*
- 3) *While the project is reusing the historic building, as a way to preserve the building's integrity on the interior and exterior, a new building and entrance location are being designed, therefore a request for 2 signs is required.*
- 4) *The project will be attracting customers from both the Central Parkway side as well as the Over-the-Rhine side. Therefore, making the request for a sign along the Henry/Branch Street side of the property appropriate as long as it is contextual with that permitted with adjacent property owners.*

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

The applicants are requesting an outdoor area, which is a common use associated with eating and drinking establishments within the Over-the-Rhine District in the CC-A zone.

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

1. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is CC-A. The proposed use of the subject property does conform to the base zoning. The size of the outdoor space, outdoor entertainment, fence and signage does not comply to the zoning code.
2. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
Staff is of the opinion the proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)
3. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
The proposed work conforms to the comprehensive plan through providing infill development and adaptive reuse of a historic building.

4. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
Parking is not a required for developments within the Urban Parking Overlay Zone. However, the capacity of the Outdoor Area is approximately 675 occupants per building code calculations. If not located within Over the Rhine, the site would require 119 parking spaces, 66 of those attributable only for the large Outdoor Area.
The owner of the building and business proprietor has been working with adjacent and near by parking lot owners to secure parking for events. A letter has been supplied by the property owner of 1916 Central Parkway who will be providing an area for parking the proposed project in their 2 story garage and surface lot at their building that has approximately 100 spots that during hours that the facility isn't open would be able to be used by OTR Stillhouse.
5. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
None required.
6. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
None Required
7. **Hours of Operation.** Operating hours of the venue are compatible with adjacent land uses and illustrated below. They are compliant with Sec. 1419-21(g):
T-Th 3pm-11pm
F 3pm-12am
Sat 12pm-12am
Sun 12pm-9pm
These hours are similar to other eating and drinking establishments in the district.
8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use as a 1 story commercial building is an appropriate use and the form along this section of Central Parkway which is mostly 1 story low-rise buildings. The architecture of this section is varied and not the typical Victorian Architecture of the rest of the neighborhood. It is more in keeping with the larger industrial structures north of Liberty Street. The land use is consistent with the surrounding properties.
9. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

N/A

10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no anticipated adverse effects to the extent of access to fire, police or other public services. In regards to sound, a finding of an adverse effect is still up for question without a proper sound study to determine 1) base level/ambient noise that is existing in the area 2) anticipated level of noise at the RMX zoning boundary with live music at the venue, with background ambient music at a venue, other amplified sound.
11. **Blight.** The elimination or avoidance of blight.
The current property is a combination of office space, warehouse, and a parking lot. The proposed project will be improving the lot and adding an additional building along Central Parkway to provide another pedestrian oriented use and presence along the street.
12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
13. **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 commercial space.
14. **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.
15. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.

Certificate of Appropriateness Review

The project will be required to get a COA for the following

- 1) Demolition of a portion of the existing building
- 2) Construction of a new complex which includes a new building with a roof deck and canopy, outdoor area with hard and soft landscaping
- 3) New façade work on a wall in the outdoor area
- 4) Fence

DEMOLITION

Demolition regulations for designated property in Cincinnati set forth in Chapter, Historic Conservation, of the Cincinnati Municipal Code. See particularly Section 741-13, Regulation of Alterations, Demolitions and Environmental Changes, and Section 741-15, Demolition. Generally, demolition of existing buildings is permitted if one of the following conditions exist:

1. Demolition has been ordered by the Director of Buildings and Inspections for public safety because of an unsafe or dangerous condition which constitutes an emergency. See Section 741-21(c).
2. The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused for any use or a reasonable economic return from the use of all or part of the building or from the sale of the property proposed for demolition cannot be realized. See Section 741-13(h)(2).
3. The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board that the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organizational purposes and would amount to a taking of the owner's property without just compensation. See Section 741-13(h)(3).
4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.

The project is requesting the demolition of a portion of the existing structure that is on the interior of the lot. This section of the building is a non-original addition and does not contribute to the streetscape. Staff is supportive of the demolition request.

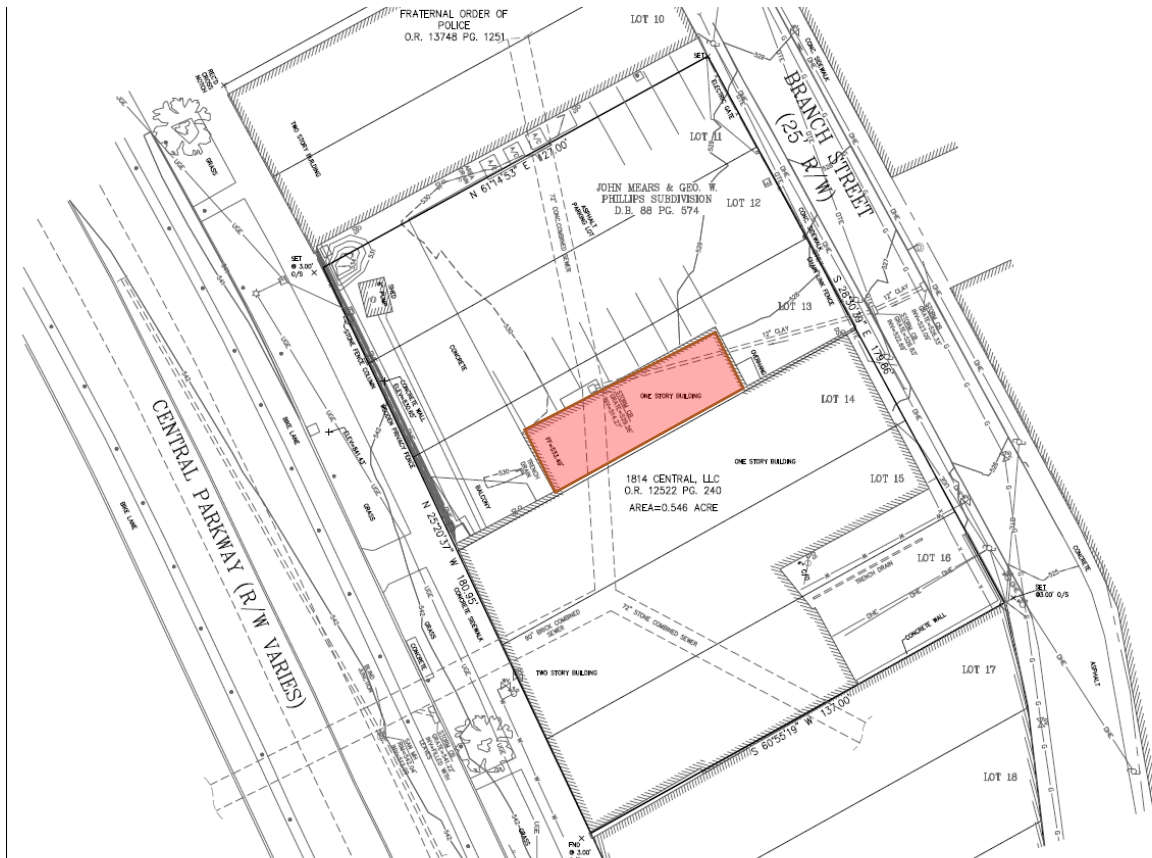


Figure 5: Alta Survey with the 1 story addition that is proposed for demolition.

NEW CONSTRUCTION

The Over the Rhine Historic Conservation Design Guidelines gives direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when looking at appropriate infill design is the block that the parcel is on and especially adjacent properties. The guidelines are also written based on the predominate building form and type in the neighborhood, the 3-5 story Italianate residential or mixed use building that Over-the-Rhine is known for. This section of Central Parkway is an anomaly to the neighborhood. The context is defined by low rise, 1 story buildings of mixed contributing status and mixed dates, most from the 1920s on. The styles along this section of Central Parkway include Tudor Revival, Mid Century Commercial, Art Deco, and vernacular warehouse.

While this is an addition to an existing building and will operated as one complex with the Tudor Revival Building, The design of the building aims to be different from the building as to create an individual identity for the building as it will be the main public entry point along Central Parkway to the Outdoor Area and taproom venue and the Tudor Revival Building will be administrative offices.



Figure 6: Street context. The site is highlight by the red arrow.

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 a mostly vacant lot that is currently operated as parking.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

This infill development does not replicate the existing buildings and through the applicant's narrative they explain how they used the existing buildings to inform their design.

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 is a one-story building with a commercial feel. Both the buildings on either side of the site have simple stone bases and are not a typical retail building. The proposed building has a simple block base.

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 of the building is defined by a large 4 part vertical oriented window with transoms. This form is informed to the large window on the Tudor Revival building as well as the smaller windows that are all vertically oriented. This window takes up about half of the frontage and the other half is cladding and a sign.

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.

As this is a one story commercial building, the typical 3 part composition is not as easy to accomplish; however, the applicants have provided a simple horizontal banding at the top to provide some definition to the top.

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

The roof is a simple flat roof which is appropriate for this portion of the neighborhood. While the Tudor Revival is defined by an exaggerated steep front gabled form, the rest of the buildings on the block are low rise buildings with flat roofs.

Behind the building fronting on Central Parkway a canopy will be built and will provide a shed roof form to the rear. This form is an appropriate form and the canopy will provide a sense of massing to the building as well. It will give the sense from Central Parkway that the building is deeper into the lot.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings

are taller and wider (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

As discussed above the window opening that defines the middle is an appropriate window opening for the Central Parkway Façade.

On the interior of the property a new façade treatment with large glass paneled garage doors on the façade facing into the courtyard are new openings in a formally covered wall. As this is a warehousing type building, large garage door style openings are appropriate. These will be visible from Henry/Branch Street; however, this street is only 18 feet wide and acts as an alley way as most of the buildings on the street have their rear frontages and loading areas along this street. Garage doors are a common form along alleys and in particular here.

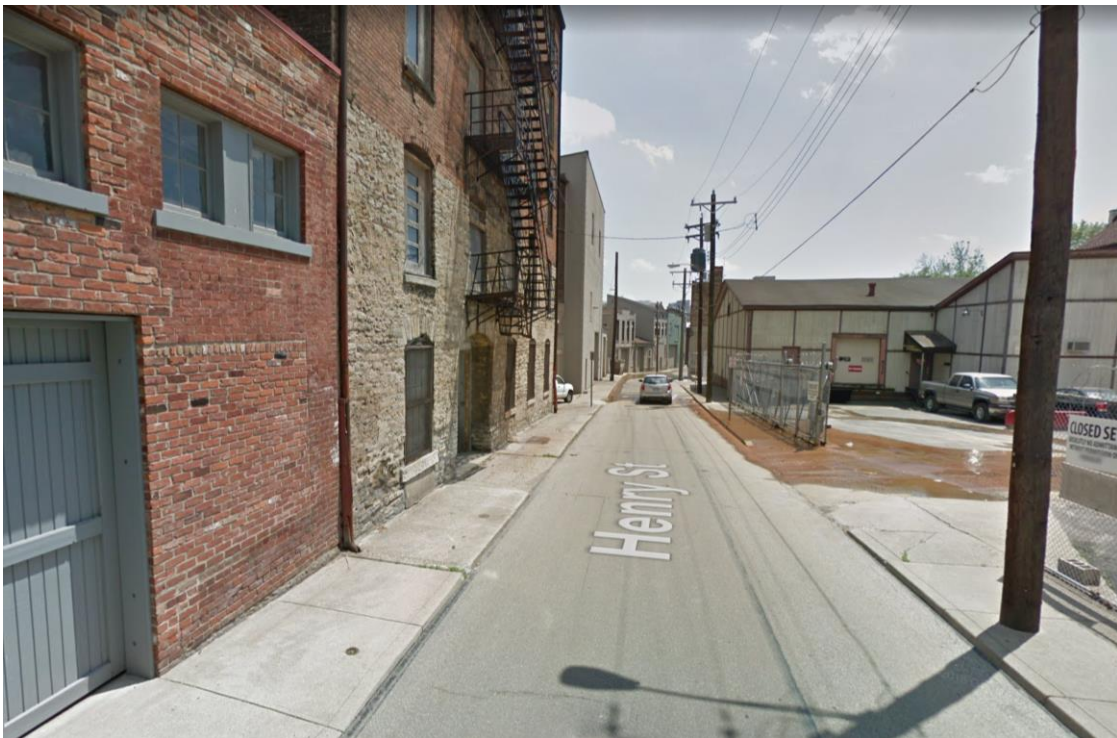


Figure 7: Henry/Branch Street view. Image provided by Google Street Views.

4. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches

This doesn't specifically apply to this building since both this building and the other buildings along this block do not have a 19th Century Storefront form in a mixed-use building. This building does have a storefront but the design of the windows, as stated above, is based on the form of the windows on the Tudor Revival.

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.

Along the Central Parkway frontage, the building is set at the property line. Most of the block also is zero lot line from side property line to side property line. While the proposed building only takes up a portion of the frontage towards the middle of the lot, the application does propose a fence along the rest of the frontage to create a continuity and street side "wall" effect.

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 rhythm of the block is not consistent with multiple different building types and a few long stretches of blank walls. The width of the proposed building and the two widths of the fence section break up the street side into approximately 3 sections that are all a similar width of the main gable front section on the Tudor Revival Building.

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.

This block is not a typical block or typical architecture of Over-the-Rhine and the buildings lack a vertical emphasis. As the building are low-rise 1-2 story buildings and they are wider than they are tall, most of them have a horizontal appeal in the overall form; however there are elements within each building that do create some vertical emphasis, be it tall peaks on the Tudor Revival or the prominent vertically oriented arched opening on the Art Deco FOP building to the north. This building's overall form is horizontal, but the storefront detail and the fence slates/pickets all provide a sub-emphasis of a verticality.

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The building is a one story 15 foot tall building. This section of Central Parkway is defined by tall one story 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.

As stated above, this section of Central Parkway is an anomaly in styles, but also materials. The Tudor Revival has stucco, stone, and brick, the Art Deco FOP has stone and terra cotta, and Mid Century Modern buildings have metal and brick. The proposal is either for a metal or fiber cement panel in a common bond or running bond pattern with panels that are 18 inches by 6 feet. Having a pattern with the panels takes the context of the existing texture of the masonry from the existing building and incorporated that pattern, while at a larger scale, into the new



Figure 8: Image of the proposed siding pattern provided by the applicant.

building. The applicant has stated that in the following regarding the siding in an email to staff:

“The intention is the panels will be oriented horizontally and divided in a running or common bond. The specific product and dimensions may change slightly, but the current proposed panels will be approximately 1’-6” X 6’-0”. The horizontal and vertical joints will be a small reveal. A portion of the cladding on the lower and rear elevations may change in panel height to add variety to the longer expanses of cladding.”

REHABILITATION

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

The applicant has worked with staff to provide an appropriate solution to the fence. The original request was for a plain board vertical picket along the entire Central Parkway street frontage that was not part of the building. The applicant has changed the request to an appropriate fence type as it is a metal picket fence and entry gate to the south of the new building. This is a typical design seen on other projects in OTR. North of the building is the mechanical yard, so the desire is block this from view and staff supports the larger pickets that still provide a bit of day lighting but a more solid fence to block the mechanicals from view.

Other Considerations:

Prehearing Results: May 29, 2019. The meeting was attended by the applicants.

Comments provided to staff: 2 letters of support have been proved to staff. The letters are included.

Recommendation:

I. ZONING RELIEF

The following recommendations are proposed for the project proposed at 1814 Central Ave per the drawings submitted by Plate Architects dated June 5, 2019.

- A. Sec. 1419-21(c) – APPROVE - Conditional Use - Limited or Full Service Restaurants and Drinking Establishment Outdoor Areas – Maximum Size.** Allowing for a 9,971 sq. ft. Outdoor Area, which exceeds 50% of the indoor area which is 4,900 sq. ft. and subject to the following conditions:
1. The applicant shall combine all parcels by a Consolidation Plat prior to issuance of building permits.
- B. Sec. 1419-21(e) - APPROVE - Conditional Use - Limited or Full Service Restaurants and Drinking Establishments Outdoor Entertainment – The property is within 500 feet of a residential area subject to the following conditions:**
1. A Certificate of Occupancy will not be issued until a sound study is completed, demonstrating ambient and typical live concert sound levels of between 100-120 decibels.
 - a. Sound measurements shall be conducted for live events locating amplification where anticipates for such entertainment to occur.
 - b. Sound measurements shall comply with the measurement protocols of Sec. 909-3 of Community Noise.
 - c. Sound measurements shall demonstrate sound thresholds are not exceeding maximum decibel levels for the properties immediately adjacent to the site.
 - d. If the sound study fails to demonstrate compliance with Chapter 909, live Outdoor Entertainment shall be prohibited.
 2. Property shall participate in the Periodic Property Inspection Program per the requirements of Sec. 110-44. If property is found to violate the Outdoor Entertainment conditions of approval, or exceed the requirements of Chapter 909, on three or more occasions within a twelve month period, such can be grounds for the Zoning Administrator to revoke this conditional use approval.
- C. Sec. 1421-33(b) – APPROVE - Dimensional Variance – 2 ft. height variance to Maximum Height and 50% opacity variance to allow an 8 ft. tall, 100% opaque fence within the front yard in a commercial district.**
- D. Sec. 1427-37 – APPROVE - Numerical Variance.** Sign Standards. The applicant is proposing 2 wall signs along Central Avenue, one sign is permitted.

E. Sec. 1427-37 – APPROVE - Locational Variance. Sign Location on a non-street facing ground sign along Henry/Branch Street and subject to the following conditions:

1. The maximum sign area shall not be more than 36 feet. The applicant is proposing a ground sign attached to the fence along Henry/Branch Street.

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

1. Such relief from literal implication of the Zoning Code will not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. A large portion of the open property is not able to be built upon due to a sewer line and easement.
3. The property has a unique condition with a significant grade change from Central Parkway to the rest of the lot.
4. The applicant has pledged to verification of a sound study prior to the Zoning Administrator granting permission for the Outdoor Entertainment to be occur.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application a Certificate of Appropriateness for a new commercial building, and related outdoor space, canopy, fence, and façade changes at 1814 Central Parkway with the following conditions

1. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.
2. The colors of the building materials will be approved by staff prior to the building permit being issued.
3. The signs will not be permitted to be internally illuminated or Neon and shall require separate building permits.
4. The rear fence must be stained or painted.
5. The existing curb cut along Central Parkway shall be removed per the recommendation of DOTE.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.
2. The location of the building and the surrounding context is unique within Over-the-Rhine and the context is not defined by the typical Victorian/Italianate building, thus allowing shorter buildings contextual to the immediate surroundings.



The Southwest Ohio Region
WORKFORCE INVESTMENT BOARD

May 29, 2019

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

Dear Ms. Johnson:

RE: OTR Stillhouse

My name is Sherry Kelley Marshall and I am the President & CEO of the Southwest Ohio Region Workforce Investment Board (SWORWIB) which is responsible for the performance of the OhioMeansJobs Center at 1916 Central Parkway, Cincinnati, OH. 45214 and operated by Hamilton County Job and Family Services as our procured contractor for workforce services at this location.

We consider ourselves to be very fortunate to have this 45,000 sq. ft., three story building with a two-level parking structure and another flat lot behind our building to serve the community with a strong location, and also partnership with all 40 library branches. We are good and cooperative operators and neighbors to a variety of other organizations with whom we partner related to use of the OMJ Center services and shared use of our parking lots and our neighbors' spaces/lots when events require collaboration on parking lot use. We are very pleased to work with our neighbors, River of Life Church, Fraternal Order of Police, individual homeowners near us in the back area and OTR Stillhouse. OTR Stillhouse has also been a good partner when they have employment needs and connect to the OMJ Center for outreach to interested jobseekers.

OTR Stillhouse has also been an idea-leader as they were the first to suggest the parking use agreements promoting shared space accommodation and open communications with all the operations near our location. She also promoted our participation with the Film Commission for one of their "backlot" events helping to introduce the OhioMeansJobs Center to literally hundreds of folks who had not understood where we are located and what services we provide to the community.

Michelle Hobbs is somewhat of a creative genius that I have come to learn through a variety of efforts she has shared and we have worked on together. We know she is organizing to expand her venture on Central Parkway which we fully support, have a parking use agreement to provide unique parking access and believe will further improve relationships on this stretch of Central Parkway and across OTR and the West End.

Sincerely,


Sherry Kelley Marshall
President & CEO

June 4, 2019

Ms. Michele Hobbs
OTR Stillhouse
2017 Branch St
Cincinnati, OH 45214rties

Re: Sound emanations study

Michele:

This is to confirm that we are working on a sound study for your property, which will predict the sound levels at Dayton Street residential properties resulting from your entertainment shows.

We have just received building plans from you and a verbal description of your plans for onsite live entertainment. We have access to CAGIS mapping and satellite photos.

I was out of town last week and returned to the office today. We will begin work on your project this week, and will contact you if we have additional questions regarding your plans.

At your service,

SPECTRA TECH LTD



Richard J. Lemker
President / Lead Consultant

Consultants in matters of Acoustics - Sound - Noise & Vibration Control - Impact Isolation

PROJECT DESIGN - ONSITE TESTING

ADJUDICATION/DENIAL LETTER

Date: April 24, 2019

Location: 1814 Central Avenue

Request: Addition and Zoning Relief

Zoning District: CC-A; Over-the-Rhine Historic District.

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a historic landmark.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. 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 \$615.44 fee is required with the submission as well.** All hearing dates and deadlines are posted on the city's website at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>.

Your will request will does not comply with the following sections of the Cincinnati Zoning Code

1. 1419-21 (c) Maximum Size. Within 500 feet of a residential district boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public. The outdoor area is over 300% greater than the indoor area and will require a Conditional Use
2. 1419 (e) Entertainment. Within 500 feet of a residential district boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited unless conditional use approval is obtained. The property is 485 Feet from an RMX zoning district. A Conditional Use will be 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 5th 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

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. \$ 615.44

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

- Location of trash storage and Utilities

- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. _____
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- Provide schedule and type of proposed entertainment on the patio. _____
- _____
- _____

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only

Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 1814 CENTRAL PARKWAY COMMUNITY OVER-THE-RHINE

PARCEL ID(S) 0916-0005-0021-00

BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) DTR Historic

Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Platte Architecture & Design CONTACT PERSON (if legal entity) Melissa Reddy

ADDRESS 1810 CAMPBELL ALLEY STE 300 CITY CINCINNATI STATE OH ZIP 45202

EMAIL melissa@plattedesign.com RELATIONSHIP TO OWNER (if not owner) Architect

TELEPHONE 513 871 1850 x1010

Section 3. OWNER

NAME 1814 Central LLC CONTACT PERSON (if legal entity) Michele Hobbs

ADDRESS 1814 Central Parkway CITY Cincinnati STATE OH ZIP 45214

EMAIL michele@otrstill RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE house.com 513-884-8696

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)

Renovations and addition to existing buildings to accommodate distillery, brewery, public house with stage, small retail area, and outdoor seating area with open air glass canopy. Also includes white box space for future kitchen. Cond Use needed for outdoor entertainment.

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 Melissa M Reddy Signature Melissa Reddy Date 5 / 3 / 2019

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 checked="" type="checkbox"/>	Submit three (3) copies and one (1) digital copy of the documents listed below. *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input checked="" type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input checked="" 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 checked="" 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 checked="" 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 checked="" 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: Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING CONDITIONAL USE APPROVAL

Applicants requesting approval a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:
 - a. the conditional use is specifically listed in the applicable zoning district use regulations;
 - b. the project meets any limitations specifically listed in the applicable zoning district use regulations; and
 - c. the project’s location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood



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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1814 Central Parkway
 Hamilton Co. Parcel ID No.: 096-0005-0021-00 Zoning District: CC-A
 Historic District: Over-The-Rhine Overlay District: Urban Parking Overlay

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

Name: Platte Architecture + Design
 Contact Person (if legal entity): Melissa Reddy
 Address: 1810 Campbell Alley, Suite 300
 City: Cincinnati State: OH Zip Code: 45202
 Phone: (513) 871-1850 E-mail: melissa@plattedesign.com

PROPERTY OWNER INFO SAME AS ABOVE

Name: 1814 Central LLC
 Contact Person (if legal entity): Michele Hobbs
 Address: 1814 Central Parkway
 City: Cincinnati State: OH Zip Code: 45202
 Phone: 513-884-8696 E-mail: michele@otrstillhouse.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
Renovations and addition to existing buildings to accommodate distillery, brewery, public house with stage, small retail area, and outdoor seating area with open air glass canopy. (Also includes white box space for future commercial kitchen.)

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:
Conditional Use for outdoor entertainment.

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: Melissa Reddy Date: 4/22/19

PLATTE

architecture + design

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

June 4, 2019

Beth Johnson
Urban Conservator
City of Cincinnati, 11 Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: 1814 Central Parkway

Dear Ms. Johnson:

This letter serves to describe and promote the proposed modifications and addition to the property at 1814 Central Parkway (and 2017 Branch Street). The project is seeking both historic Certificate of Appropriateness as well as zoning approval for Conditional Uses for outdoor entertainment space. Thank you for your consideration, guidance, and the opportunity to present to the Historic Conservation Board for review and approval. Revisions have been added to this letter as of June 4, 2019.

1814 Central Parkway is a contributing resource in the Over-the-Rhine Historic District and includes a 1.5 story Tudor-Revival building facing Central Parkway as well as two warehouse structures along Branch Street. The complex was built in the 1920s for William Miller & Sons construction company. The site is situated between Central Parkway and Branch Street. (For additional building context, please see attached Section 106 Review packet.)

The proposed project includes renovations to existing structures to accommodate a brewery, distillery, public house and stage; an addition to provide a street presence on Central, site access, future retail space, restrooms and a white box space for future kitchen and outdoor bar; and an open turf-covered outdoor yard with a glass and metal canopy structure above a portion.

The Tudor building contains offices and will remain substantially as is, with minimal modifications to the side exit door to maintain egress to the right-of-way at Central Parkway. The basement of this building and the south warehouse structure will become the Brewery and Distillery. The east side of the southern warehouse will be modified for a central overhead door opening. The north warehouse will become the Public House. The later addition (circa 1950s) on the north side of the northern warehouse is failing and will be removed. This face of the northern warehouse will be modified to contain multiple overhead doors that open to the open yard. The panel siding on both warehouse buildings is not original and will be removed and replaced with metal or cement-fiber siding paneled cladding (not lapped).

The Central Parkway property line consists of a wooden fence with three stone piers over a retaining wall. This fence and retaining wall separate the Central Parkway sidewalk from the ground level of the open yard, which is approximately 12'-0" below the sidewalk. The fence will be removed, and a 2-story addition will be built along the Central Parkway property line to provide access to the site, with one story at the lower yard level and the other above at the level of the Central Parkway sidewalk.

The lower story of this addition will include restrooms and a white-box space for a future kitchen and outdoor bar. The roof of the lower addition will be an entry deck at Central Parkway sidewalk level. This entry deck will be separated from the street with an 8'-0" high vertical metal picket fence and gate. The upper story of the addition is a small 15'-0" high volume that will serve as a visible street frontage. This volume will hold future retail and tasting room for the distillery and brewery. A small mechanical yard will be located to the north of the upper addition, screened by an 8'-0" high vertical metal slat fence. A set of stairs leads down from the entry deck towards the open outdoor yard and the main doors of the public house building.

A portion of this outdoor space will be covered by a glass and metal canopy. The existing chain link fence with razor-wire along the east property line will be removed and replaced with a new wooden fence and gates. These gates will provide primary pedestrian access from Branch Street and nearby parking lots. Parking accommodations, though not required, have been secured for customer use in nearby parking lots. (See attached letter of support from SWORWIB.)

The Public House will also serve as an entertainment venue. The interior stage will have an operable overhead door to the yard that can be opened for outdoor-facing performances.

Outdoor Entertainment is a listed Conditional Use in CC-A zoned sites. Per 1419 (e), within 500 feet of a residential district, Conditional Use approval is also required. Also, per 1491-21 (c), within 500 feet of a residential district, the maximum size of the outdoor area may not exceed 50% of the indoor area accessible to the public unless a Conditional Use is approved. (The Public House, restroom area, circulation, and upper level retail space is approximately 4,900 sf. The proposed outdoor yard combined with upper roof deck is much larger, at 9,971 sf, or 204% of the indoor public space.)

The nearest residential district is along Dayton Street. The southeast corner of this RMX district is approximately 485 feet from the northwest corner of the project site. A few aspects of the design and context support the request for Conditional Approvals:

- At the northwest corner of the property, the proposed plans include a small mechanical yard between the neighboring property to the north and the Central Parkway retail frontage. This mechanical yard and the new building addition will serve to separate the outdoor entertainment function further from the residential zone, *effectively* providing more than 500'-0" of distance to the outdoor entertainment space.
- The 500'-0" range crosses over Central Parkway, a busy thoroughfare.
- The 12'-0" difference in elevation from Central Parkway to the grade level of the open yard provides further separation and blocking of sound.
 - [Per CAGIS and site survey, Open Yard is ~530' above sea level, Central Parkway is ~542' above sea level, southeast corner of Dayton Street RMX district is ~534' above sea level]
- A sewer easement runs through the site, and so permanent enclosed construction cannot be built over that easement. Without allowing outdoor entertainment space, this area would not be usable except for parking.
- The proposed project will enliven this section of Central Parkway and encourage pedestrians to move further around the neighborhood.

Response to “General Standards; Public Interest” per 1445-13:

(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 or the Land Development Code, as applicable.

Site is in CC-A district. Permitted Uses include: Drinking Establishments, Restaurants, Offices, Indoor and Small-Scale Entertainment, Retail Sales, Production and Distribution.

Outdoor and Large-Scale Entertainment are accounted for as Conditional Uses, pending zoning approval.

(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 project adheres substantially to the Historic Guidelines for Over-the-Rhine. (These guidelines are addressed in the next section of this letter.)

(c) *Plans.* The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

The proposed project supports goals of Plan Cincinnati and would contribute to the 2013 Brewery District Master Plan.

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

Central Parkway is more than adequately sized for this project.

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

The built elements of this project buffer the property to the west/northwest and south. The adjacent FOP building with no south-facing openings borders the site to the north. The uses to the east are industrial in nature and should not be significantly impacted.

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

No buffer yards are required.

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

Operating Hours of the distillery and brewery will be in line with nearby production uses, and operating hours of the public house will peak at times different than the manufacturing uses. Proposed Public House operating hours are as follows:

- T-Th 3pm – 11pm
- F 3pm – 12am
- Sat 12pm – 12am
- Sun 12pm – 9pm

Type of programming and frequency of proposed entertainment are as follows:

The house band will perform on Sunday late afternoon and Wednesdays 6 to 9pm. Proposed live weekend music will be least two Saturdays per month, typically from 8pm to 11pm. Outdoor programming will be more diverse than just music, and may include art auctions, flea markets,

Sunday mid-day children's karaoke, food festivals etc. The entertainment here will aim to serve the Findlay Market customer base.

(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 project is commercial with a production component and relates to uses in the adjacent area.

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

N/A

(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.

Access to the site is improved from both Central Parkway and Branch Street.

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

The wooden fence that currently lines the west edge of the property will be removed, and the proposed work will be more open, approachable, and useful. The large chain link auto gate with razor wire on the east property line will be removed and a new pedestrian-friendly fence and gates will be installed.

Portions of the existing façades of warehouse are in poor condition and will be re-clad with a durable material.

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

This project will directly generate goods in this part of the neighborhood through the distillery and brewery. The operation of the public house and future kitchen will also contribute to economic activity.

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

Temporary construction jobs will be created. Permanent jobs inside the brewery and distillery, public house, future retail, and future kitchen will be created. Entertainment jobs will be created.

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

Tax valuation is expected to increase.

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

The open lot is largely unbuildable due to a sewer easement line, so the proposed use as an outdoor space is the best economic option for the owner. This project will allow the owners to produce, serve and sell their goods and generate revenue through entertainment and events.

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

This project provides a public amenity and promotes walkability and social interaction of residents and visitors.

Response to Over-the-Rhine Historic District Conservation Guidelines:

The following section refers to the proposed addition, focusing primarily on the upper level or retail frontage portion as viewed from Central Parkway.

1. Composition

The new retail building will meet the sidewalk and surrounding roof deck with a band of burnished concrete block to correlate in scale to the stone base on the Tudor building. The middle will consist of glass storefront and a field of paneled siding. The top will have a narrower accent band of paneled siding and metal coping.

2. Roofs

The retail frontage will have a low slope roof with no overhang, sloping towards the interior of the site. The roof of the lower level will be a roof deck level with the sidewalk at Central Parkway. There will also be a glass and metal canopy structure over a portion of the open yard.

3. Window Openings

N/A

4. Storefronts

The retail frontage will have a set of storefront windows along the sidewalk. (The main entrance to this structure will be inside the gate on the south elevation of the upper addition. The east face of the upper addition will have two overhead doors that open to the deck and yard below.) An accent band of paneled siding will extend around the building at the top of the storefront height.

5. Setback

The retail frontage will be built along the edge of the west property line. Fences will hold the edge along the remainder of the property line. The gate section will be set back to allow for out-swinging egress that is clear of the right-of-way.

6. Rhythm

The screened open space to the north of the retail frontage is reserved for mechanical space and maintenance access (for an on-site well below this structure), and the space to the south will be the primary pedestrian access to the site from Central Parkway. The building is pulled away from the Tudor building to avoid obscuring the side elevation, roofline and windows.

The Tudor building has a rhythm of two dominant gabled peaks along Central Parkway with lower eaves in between. Looking at the whole length of the site together, the composition of the addition and fence abstractly continues the rhythm by adding one more raised volume with a line of fence mimicking the lower eave height between.

There is no discernable rhythm of existing structures either individually or collectively in this area of the district.

7. Emphasis

This section of Central Parkway contains many long horizontal building volumes. In the proposed addition, fence, and gate, the horizontal length is broken up by the sections of building, gate, or fence, each with smaller elements that highlight the vertical. Further, the retail frontage is intended to be subordinate to the Tudor building while tying in to the identity of the open yard and re-clad warehouse beyond/below.

8. Height

The retail frontage is one story above the sidewalk with a parapet, approximately 15'-0" high, which is within a story from the buildings on either side and across the street.

9. Materials

The Tudor building on the southwest edge of the site comprises stone, half-timber with plaster infill, shake siding and clay tile roof. This building is a stylistic anomaly in the neighborhood. The adjacent façade to the north comprises stone with decorative cornice and banding.

The proposed addition will be clad with simple metal or cement fiber panel cladding to relate to the new cladding proposed on the rear warehouse structures. This addition is the point of entry to the rest of the site beyond from Central, and is intended to relate to the identity of the Public House. The mechanical screen and privacy screens will be constructed of vertical metal fencing and gates, similar to those found throughout OTR and along Central.

Thank you for your consideration of this project. It is with great enthusiasm that we help to shape and improve another piece of the Over-the-Rhine fabric. Please contact me if you have questions or require additional information.

Sincerely,

Melissa Reddy, AIA

Platte Architecture + Design



The Southwest Ohio Region
WORKFORCE INVESTMENT BOARD

May 29, 2019

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

Dear Ms. Johnson:

RE: OTR Stillhouse

My name is Sherry Kelley Marshall and I am the President & CEO of the Southwest Ohio Region Workforce Investment Board (SWORWIB) which is responsible for the performance of the OhioMeansJobs Center at 1916 Central Parkway, Cincinnati, OH. 45214 and operated by Hamilton County Job and Family Services as our procured contractor for workforce services at this location.

We consider ourselves to be very fortunate to have this 45,000 sq. ft., three story building with a two-level parking structure and another flat lot behind our building to serve the community with a strong location, and also partnership with all 40 library branches. We are good and cooperative operators and neighbors to a variety of other organizations with whom we partner related to use of the OMJ Center services and shared use of our parking lots and our neighbors' spaces/lots when events require collaboration on parking lot use. We are very pleased to work with our neighbors, River of Life Church, Fraternal Order of Police, individual homeowners near us in the back area and OTR Stillhouse. OTR Stillhouse has also been a good partner when they have employment needs and connect to the OMJ Center for outreach to interested jobseekers.

OTR Stillhouse has also been an idea-leader as they were the first to suggest the parking use agreements promoting shared space accommodation and open communications with all the operations near our location. She also promoted our participation with the Film Commission for one of their "backlot" events helping to introduce the OhioMeansJobs Center to literally hundreds of folks who had not understood where we are located and what services we provide to the community.

Michelle Hobbs is somewhat of a creative genius that I have come to learn through a variety of efforts she has shared and we have worked on together. We know she is organizing to expand her venture on Central Parkway which we fully support, have a parking use agreement to provide unique parking access and believe will further improve relationships on this stretch of Central Parkway and across OTR and the West End.

Sincerely,


Sherry Kelley Marshall
President & CEO

1820 Central Parkway 106 Review Addendum

April 2019

Michele Hobbs

513-884-8696

Knox Joseph Distillery

OTR Stillhouse



1820 Central Parkway

OTR Stillhouse. Distillery & Public House

“Central Parkway and The Making of a "Grand Boulevard" = Adventures in the Subway and Street Improvements Digitization Project by Angela Vanderbuilt

Central Parkway was completed and opened to the public in October, 1928. Unfortunately, with the failure to complete the subway and the later construction of the Millcreek Expressway parallel to the Parkway (and ultimately the construction of I-75 which severely limited accessibility to the area), the importance of the Parkway as a front for major civic and commercial buildings was lost to the riverfront. Residential development did not occur as expected, either. Very few buildings have been constructed along the Parkway over the past decades, with the exception of the Kroger Company headquarters and the School for Creative and Performing Arts among the few. Restoration and adapted reuse of some buildings contemporary with the Parkway’s construction has seen a rise, but mainly as residential centers consisting of small studio apartments and condominiums. Central Parkway, especially the section north of the Plum Street elbow, has endured a roller coaster ride of economic and civic hardships and recoveries, but with no significant upswing on the horizon.”

1820 Central Parkway is the building in front of The OTR Stillhouse at the Knox Joseph Distillery. The primary business entrance, activity and visible to the public area is on 2015 Branch Street but no such address exists on the Hamilton County Auditors site. Branch St is a secluded alley.

The property/project location is 1814 - 1820 Central Parkway and is in fact one of the sections North of Central Parkway that the above statement references. In this addendum I will do my best to explain my project within the existing structure. I have been working on this project for over 4 years and was just told in mid April that an SBA loan will trigger a 106 Review by the Ohio Historic Preservation Office.

“Only the East side of Central Parkway is in OTR and the buildings on the West are not desirable.”

While the East side of Central Parkway is in historical Over the Rhine, the West side is not. When thinking about historical significance, all one need to do is look across the street and recognize we adding value to the area.

Family Dollar Across the Street looking from front entrance



Office Building with aluminum windows looking left from front entrance.

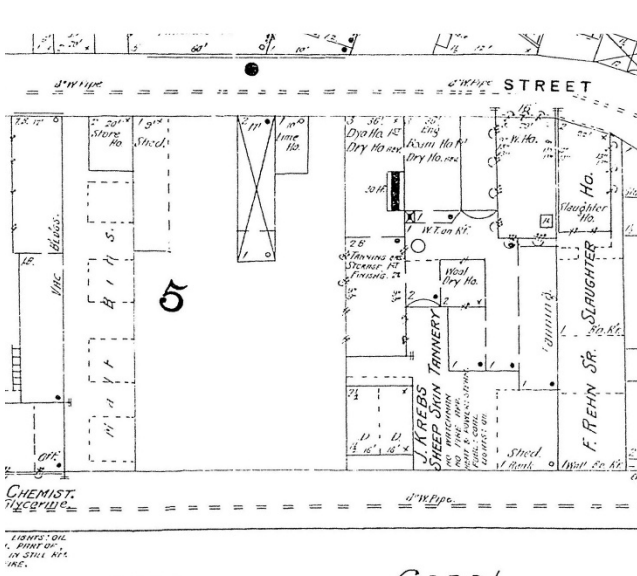


An additional note is that we are making no changes to the existing structure that was added to the front of the original barn. This is an image of the top of the barn in 1921. The Miami Canal had been drained and dug out to build the subway that never was used or even opened. Central Parkway was built over top of the subway. The original barn's roof in this picture protrudes at street level.



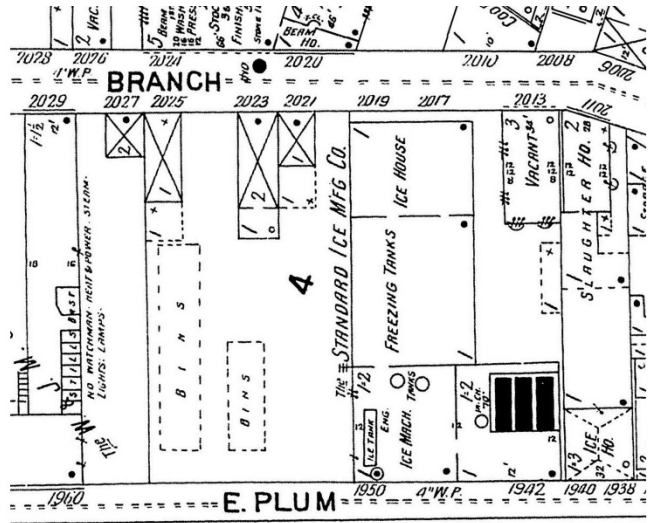
The arrow shows the top of the barn. None of the buildings in this image are part of the current view of Central Parkway. In 1926 W.H. Miller built a Home/Office in front of the barn in this picture, forever covering the original structure.

The composite of the Sanborn maps below records the property's transitions and by the 1930 map you can see the home/office built in front of the barn. You can also see that the "bump out" was added around 1950 to the lower level that has an entrance on Branch St. This bump out is not part of the original structure and is being removed because the Stormwater Division of Greater Cincinnati MSD must repair a large sewer pipe that is presumed collapsed beneath the bump out.



1891

Canal

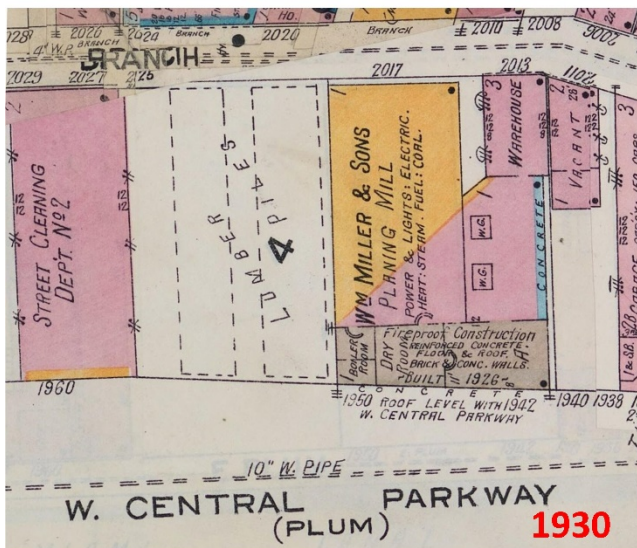


MIAMI

CANAL

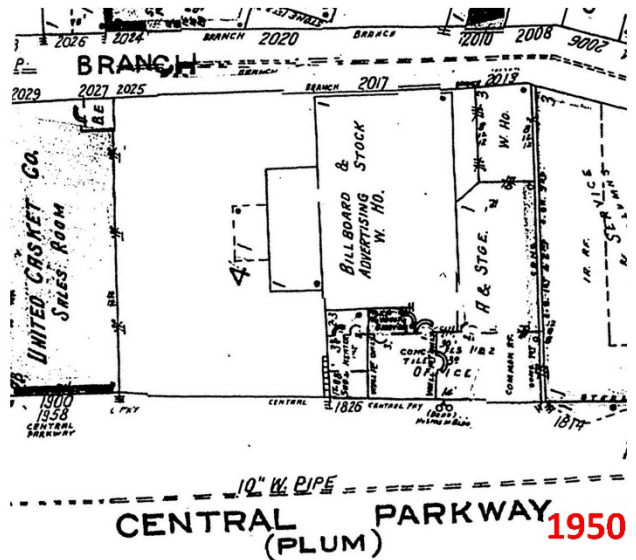
1904

W. PLUM



1930

W. CENTRAL PARKWAY (PLUM)



1950

CENTRAL PARKWAY (PLUM)

In this image you see the bump out addition is in danger of collapsing. This was uncovered when MSD inspected sewer systems in our area because of run off and sewer backup on Branch Street. The ground inside the bump out is sinking.



The original barn has been modified over the years on the Branch Street side in addition to the added bump out. There has been cheap cladding added to cover up the wood exterior, the windows have been covered and are no longer seen from the exterior, garage doors and metal man doors have been added as well. The back has a chain link razor wire fence.



The Branch Street entrance is banked by a boarded up building that has an auto repair shop on the first floor and a CMU building that operates as a processor of spent beer grains.



This is the back side of the building where a auto repair shop operates. Branch Street is considered a secluded alley.



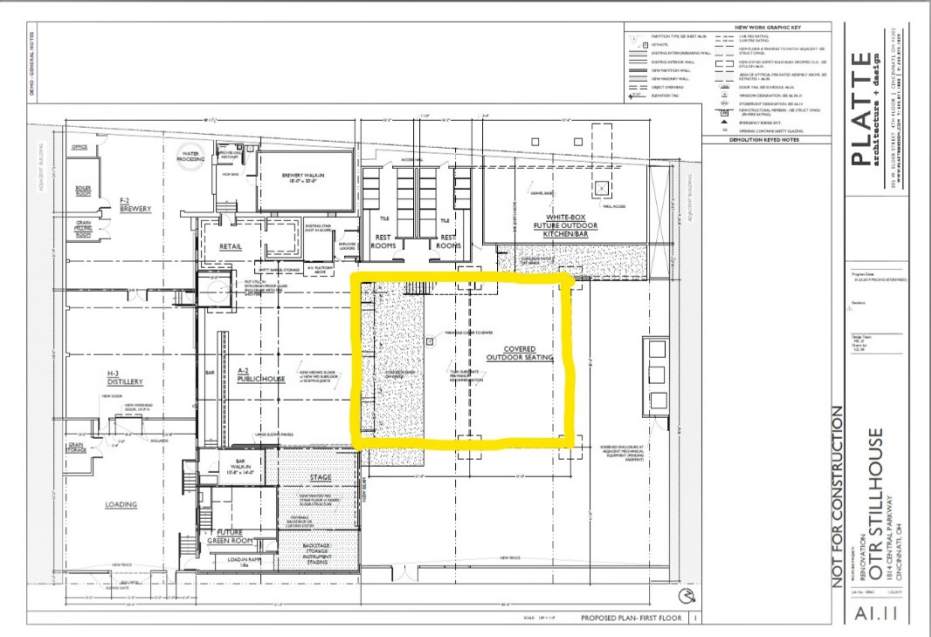
The interior has had structural improvements sometime in the 1980's that do not match the integrity of the original building. We are not disturbing any of the original structural beams or integrity of the original building. There have been multiple floor boards nailed over top of the joists over the years. They were deemed unsafe and removed. The original floor and roof structure is intact and staying as is.



The fence that was erected in the 1980's will be removed and the existing deck will be extended. This is the only new construction on the sight. It will provide an entrance from Central Parkway with steps that will get patrons to the main Branch street level. There will be no changes to the 1926 structure interior or exterior. Underneath the deck will be restrooms and a possible future kitchen. The blacktop parking lot will be replaced with a turf system allowing an estimated 72,000 gallons of rain water to filter back into the earth rather than run off to the sewer system. The building directly abutting our Branch street entrance has vinyl siding.



The OTR Stillhouse is a public house in a non residential area in OTR home to manufacturing and lite industrial business. An outdoor awning allows the show to continue in the event of rain. A similar awning attached to an outside deck and building in OTR is the outside bar and deck metal awning at Kaze, 1400 Vine St.



The Property is in a Federal Opportunity Zone.

OTR STILLHOUSE
1814 Central Parkway
(also referred to as 2015 Branch Street)
Documentation for Historic Conservation Review

DRAWING INDEX

- 1 - Drawing Index
- 2 - Context Map
- 3 - Site Context - Central Parkway
- 4 - Site Context - Branch Street
- 5 - ALTA Survey

- 6 - Existing Site Plan
- 7 - Proposed Site Plan
- 8 - Existing Elevations
- 9 - Existing Elevations
- 10 - Proposed Elevations
- 11 - Proposed Elevations

- 12 - Existing Lower Level Plan
- 13 - Existing Mezzanine Level Plan
- 14 - Existing Upper Level Plan
- 15 - Existing Roof Plan
- 16 - Proposed Lower Level Plan
- 17 - Proposed Mezzanine Plan
- 18 - Proposed Upper Level Plan
- 19 - Proposed Roof Plan

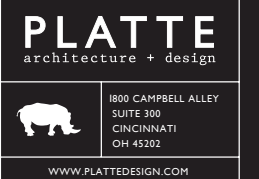
- 20 - Site Diagram - Existing + Demolition
- 21 - Site Diagram - Proposed
- 22 - Site Diagram - Complete
- 23 - Front Renderings
- 24 - Fence Precedent Images
- 25 - Conditional Use Diagram

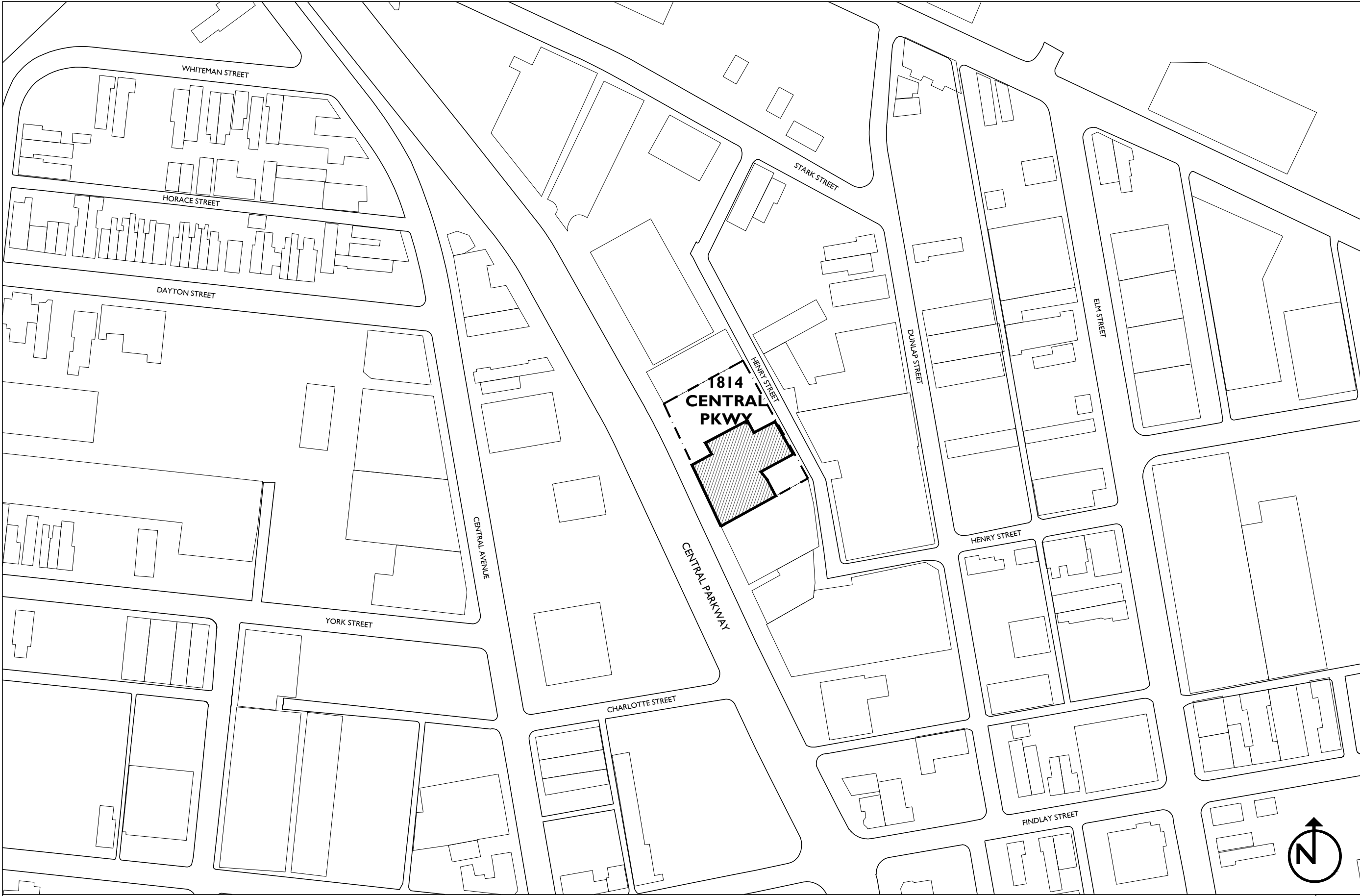
1814 Central Parkway
Cincinnati, OH 45214

OTR STILLHOUSE

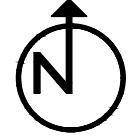
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June 5, 2019





SCALE: 1/128" = 1'-0"



CONTEXT MAP

I

1814 Central Parkway
Cincinnati, OH 45214

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June 5, 2019

PLATTE
architecture + design

1800 CAMPBELL ALLEY
SUITE 300
CINCINNATI
OH 45202

WWW.PLATTEDESIGN.COM



**CENTRAL PARKWAY
ACROSS FROM SITE (FACING WEST)**



1916 CENTRAL PKWY

1900 CENTRAL PKWY

**1814 CENTRAL PARKWAY
PROPOSED OTR STILLHOUSE SITE
(FACING EAST)**

1806 CENTRAL PKWY

1802 CENTRAL PKWY

CENTRAL PARKWAY - EXISTING STREETScape CONTEXT

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Looking SW



Looking SW



Looking NW

BRANCH STREET - EXISTING CONDITIONS

1814 Central Parkway
Cincinnati, OH 45214

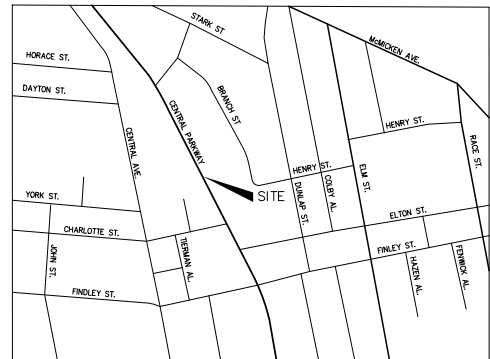
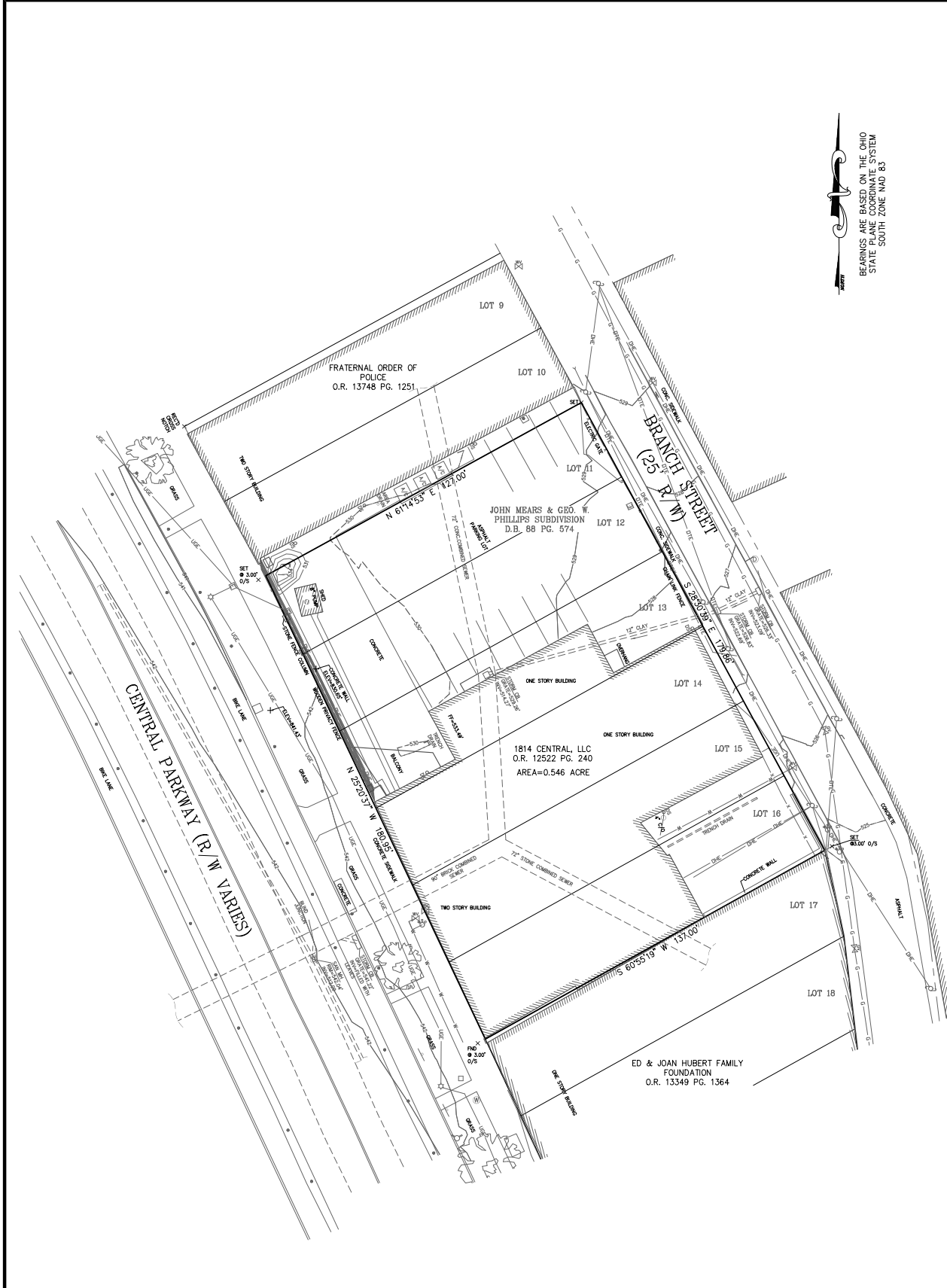
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LEGEND

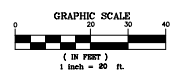
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ANCHOR POLE
- LIGHT POLE
- UTILITY POLE
- GROUND LIGHT
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- BOLLARDS
- NO PARKING SIGN
- MAIL BOX
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE BOX
- WATER VALVE MANHOLE
- POST INDICATOR VALVE
- GAS LINE
- GAS METER
- GAS VALVE
- GAS VALVE BOX
- UTILITY MANHOLE
- SEWER MANHOLE
- STORM MANHOLE
- DITCH OR CREEK
- GUARDRAIL
- FENCE LINE
- R/W FENCE LINE
- SET CROSS NOTCH

REVISIONS

DATE	#	ITEM

CARDINAL
ENGINEERING
LAND SURVEYING
ONE BLOCK ROAD
VALER, KENTUCKY 41071
PHONE: (859) 581-0600
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>



Legal Description
0.546 Acre

Situated in Section 19, Township 3, Fractional Range 2, Miami Purchase in the City of Cincinnati, Hamilton County, Ohio, being all of all of the land conveyed to 1814 Central, LLC in O.R. 12522 Pg. 240 and part of Lots 11-16 of John Mears and George W. Phillips Subdivision as recorded in Deed Book 88 Page 574, the boundary of which is more particularly described as follows:

BEGINNING at the northeast corner of Lot 17 of the John Mears and George W. Phillips Subdivision in the west right of way line of Central Parkway, witnessed by a cross notch set, North 60°55'19" West a distance of 3.00 feet;

Thence along the north line of Lot 17, South 60°55'19" West a distance of 137.00 feet to a point in the east right of way line of Central Parkway, witness a cross notch found, South 60°55'19" West a distance of 3.00 feet;

Thence with said right of way line, North 25°20'37" West a distance of 180.95 feet to a point in the southerly line of Lot 10 of John Mears and George W. Phillips Subdivision, witness a cross notch set, South 61°14'53" West a distance of 3.00 feet;

Thence with the south line of said Lot 10, North 61°14'53" East a distance of 127.00 feet to a cross notch set in the west right of way line of Branch Street;

Thence with the west line of Branch Street, South 28°30'39" East a distance of 179.86 feet to the POINT OF BEGINNING.

Containing 0.546 acres of land more or less.

Said description being the result of a field survey by Cardinal Engineering Corporation under the direct supervision of Daniel K. York, PLS #8729 on November 27, 2018.

The bearings of this description are based on the state plane coordinates, Ohio South 3402 (NAD83).

- NOTES:**
1. ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 2. SOURCE DOCUMENTS ARE AS NOTED.
 3. EVIDENCE OF OCCUPATION IS AS SHOWN.
 4. THERE ARE 11 DESIGNATED PARKING SPACES.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART II
EFFECTIVE DATE: JANUARY 30, 2014

14. Time Warner Cable Commercial and Office Buildings Easement Agreement, as evidenced by document recorded at O.R. 8817, Page 5102, Hamilton County, Ohio Records. (LIES ON OR OVER THE SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTED)

15. Covered concrete storage area appears to encroach 1.7 feet into adjoining property to the northwest, as noted on survey dated January 27, 2014 performed by Tri-state Location Services, Inc. (COVERED CONCRETE STORAGE AREA WAS DEMOLISHED AND REMOVED, NO LONGER LIES ON OR OVER THE SURVEYED PROPERTY)

FLOOD ZONE INFO:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF 0.2% CHANCE FLOOD) AS SHOWN ON FEMA FLOOD MAP FOR HAMILTON COUNTY, MAP NUMBER 39061C0332F, EFFECTIVE DATE, FEBRUARY 16, 2012.

CERTIFICATE OF SURVEYOR:

TO: 1814 CENTRAL LLC, AN OHIO LIMITED LIABILITY COMPANY; NORTH SIDE BANK AND TRUST COMPANY, THEIR SUCCESSORS AND ASSIGNS; AND CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A & B), 7(A), 7(B), 7(C), 8, 9, 10(A) AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 27, 2018.

Daniel K. York
DANIEL K. YORK KENTUCKY P.L.S. NO. 8729
DATE 12/4/18
× CROSS NOTCH FOUND OR SET AS NOTED

PROJECT: 1814 CENTRAL PARKWAY
OTR STILLHOUSE ALTA & UTILITIES

CLIENT: KNOX JOSEPH DISTILLERY
2015 BRANCH STREET
CINCINNATI, OHIO 45214

DRAWN BY: KMD
CHECKED BY: DKY
PROJECT MANAGER: DKY

SEAL
DANIEL K. YORK
S-8729
REGISTERED PROFESSIONAL SURVEYOR

PROJECT NO. 18-156
SCALE 1" = 20'
DATE 11/28/2018
SURVEY
SHEET 1 OF 1

1814 Central Parkway
Cincinnati, OH 45214

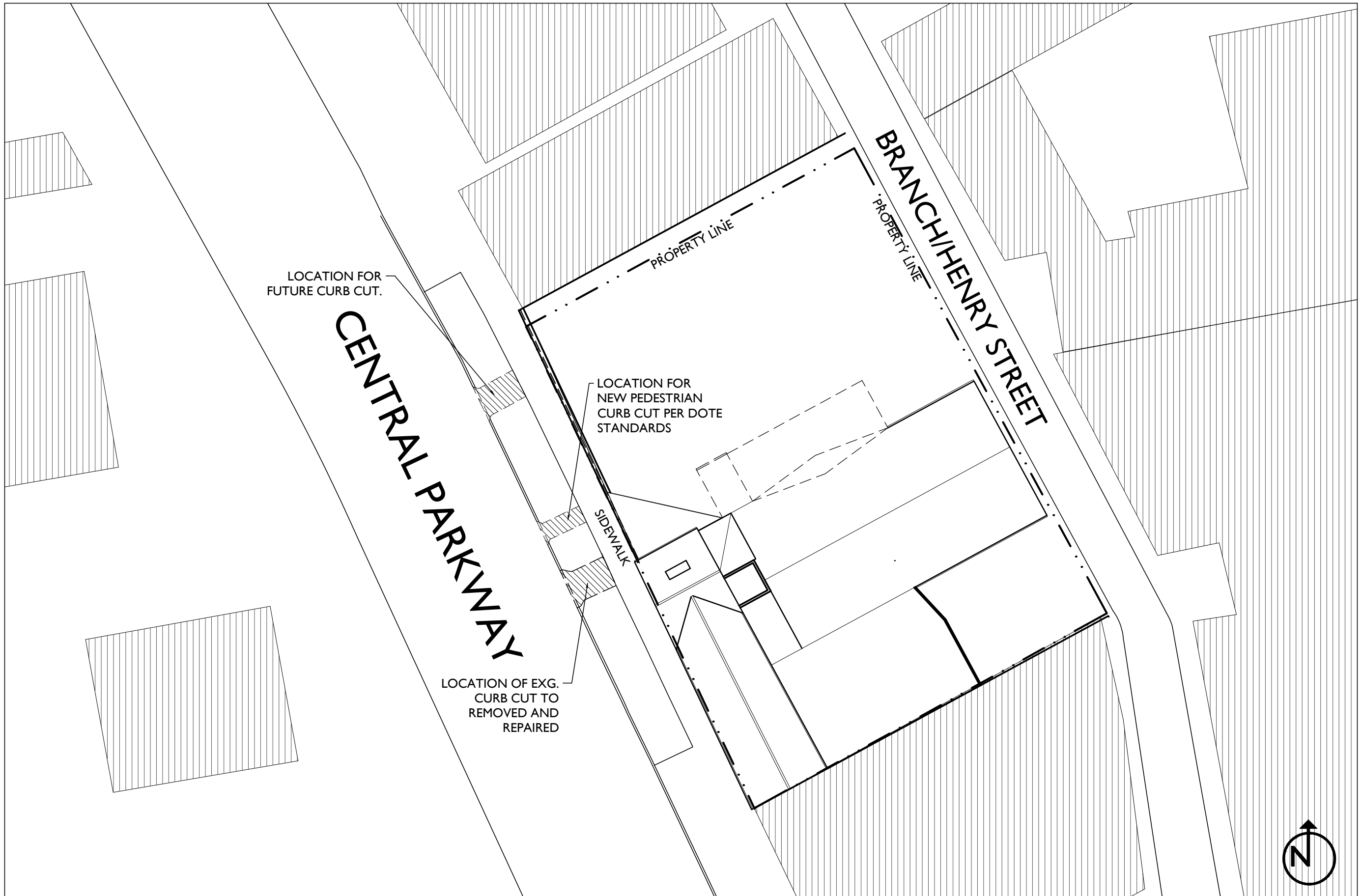
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SCALE: 1/32" = 1'-0"

SITE PLAN - EXISTING CONDITIONS

I

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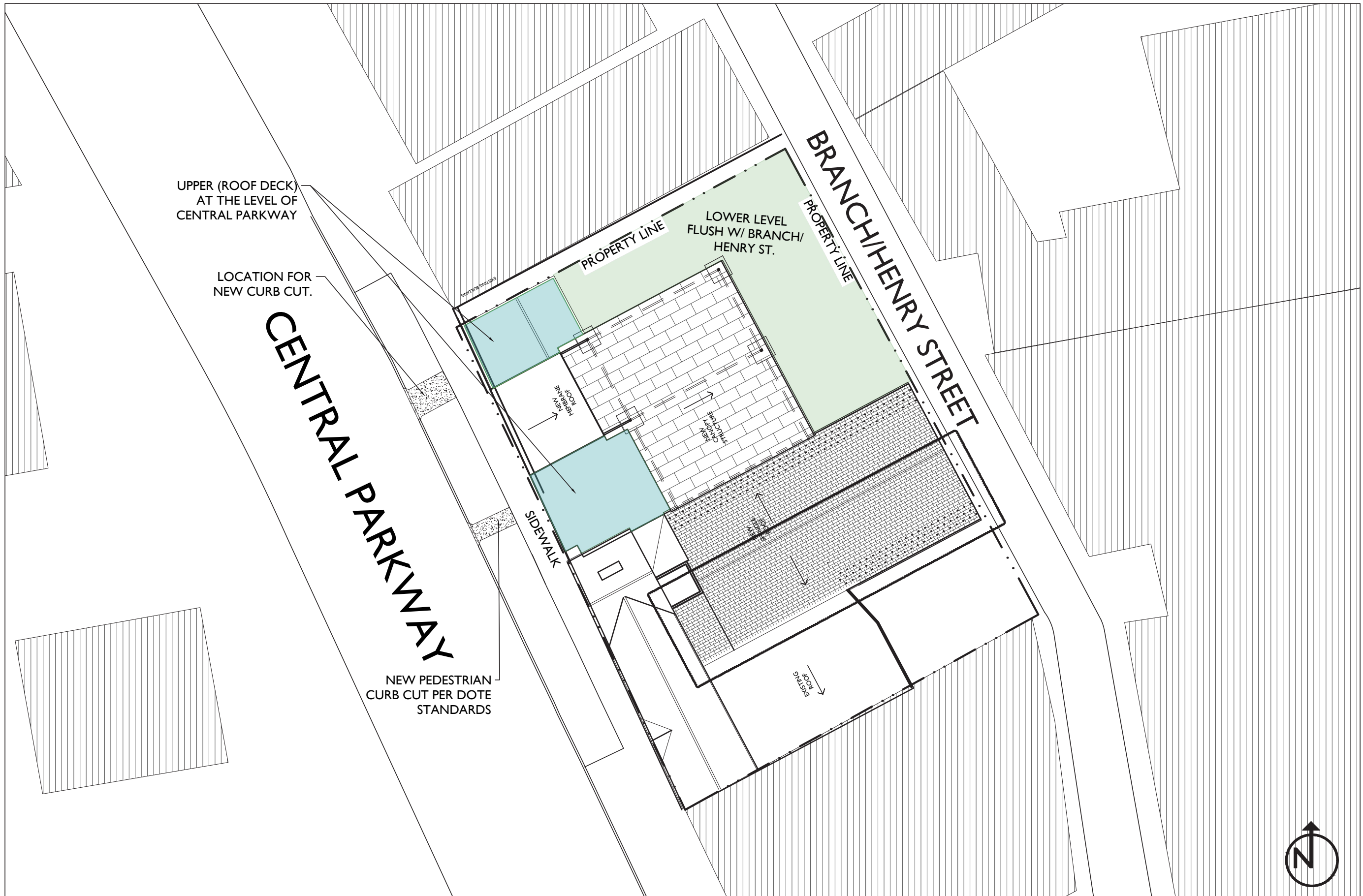
June 5, 2019

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SUITE 300
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OH 45202

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UPPER (ROOF DECK)
AT THE LEVEL OF
CENTRAL PARKWAY

LOCATION FOR
NEW CURB CUT.

CENTRAL PARKWAY

NEW PEDESTRIAN
CURB CUT PER DOTE
STANDARDS

PROPERTY LINE

LOWER LEVEL
FLUSH W/ BRANCH/
HENRY ST.

PROPERTY LINE

BRANCH/HENRY STREET

BRICK ROOF

BRICK ROOF

SIDEWALK

BRICK ROOF



SCALE: 1/32" = 1'-0"

SITE PLAN - PROPOSED

I

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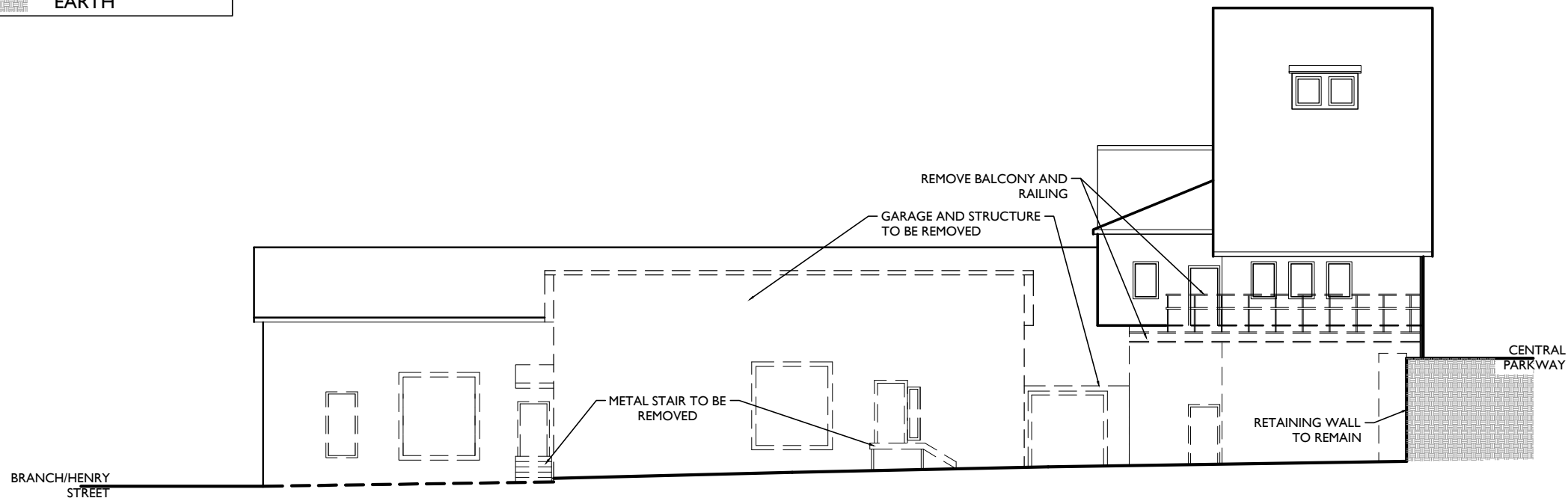
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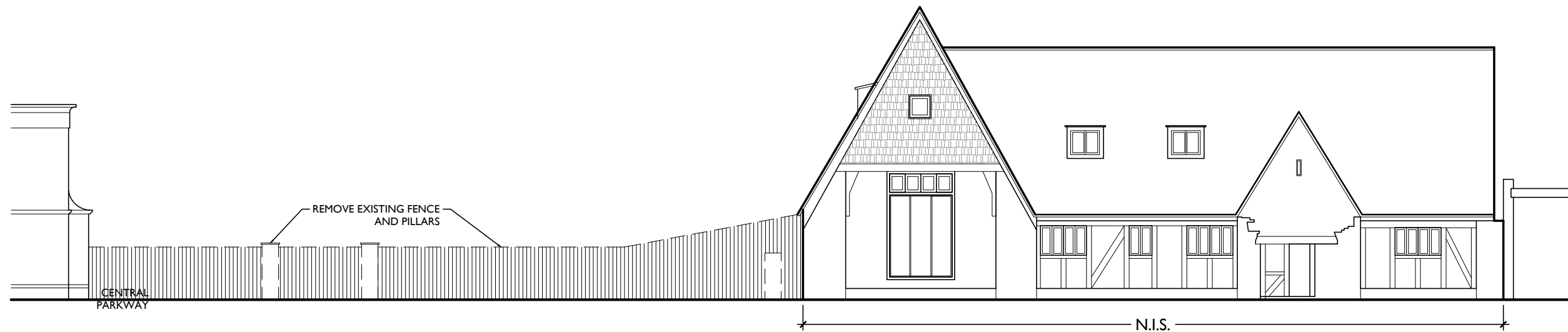
KEY	
---	DEMO
- - -	N.I.S. NOT IN SCOPE
▨	EARTH



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

EXISTING NORTH (SIDE) ELEVATION

2



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

EXISTING WEST (FRONT) ELEVATION (FACING CENTRAL PKWY)

1

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


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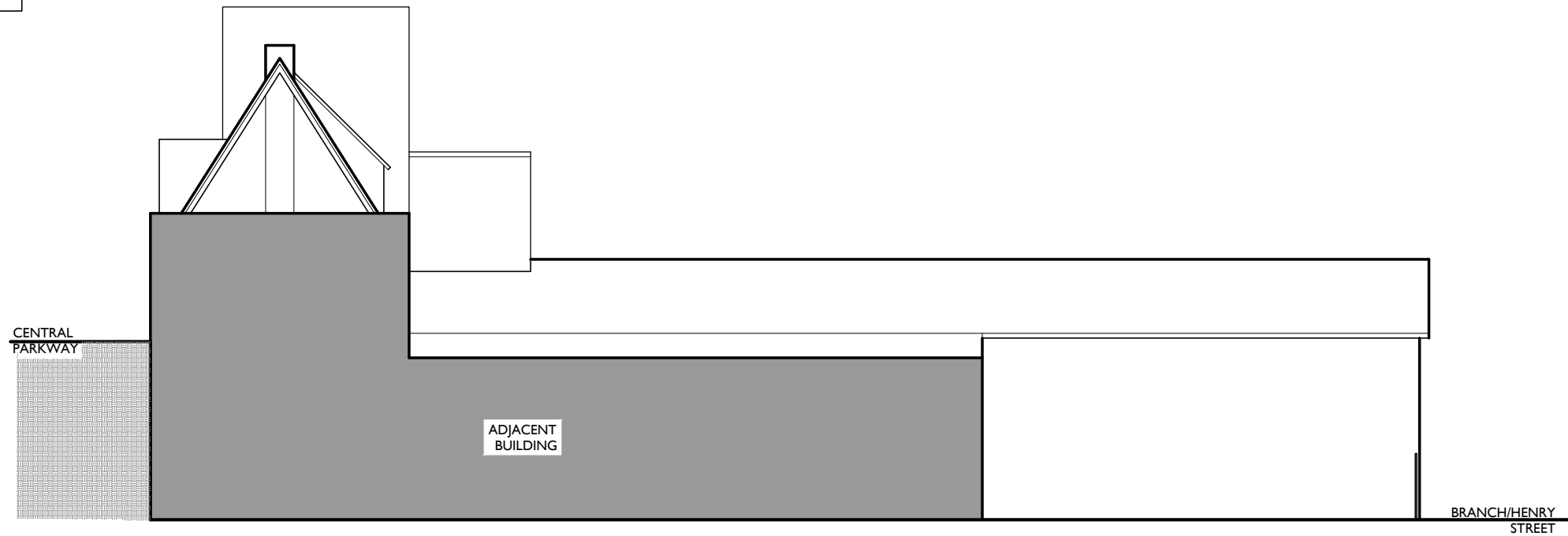
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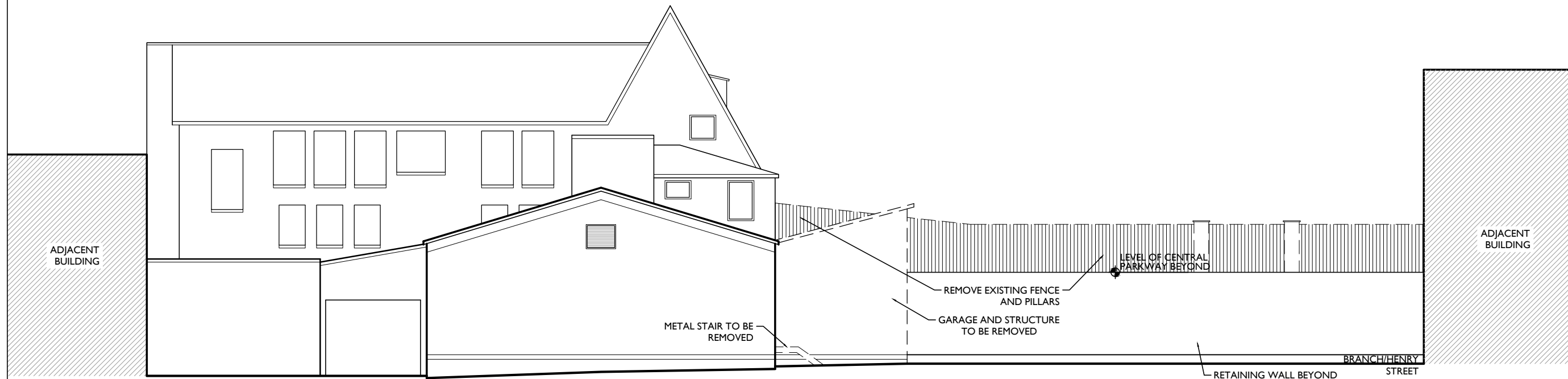
KEY	
	DEMO
	N.I.S. NOT IN SCOPE
	EARTH



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

EXISTING SOUTH (SIDE) ELEVATION

4



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

EXISTING EAST (REAR) ELEVATION (FACING BRANCH/HENRY ST.)

3

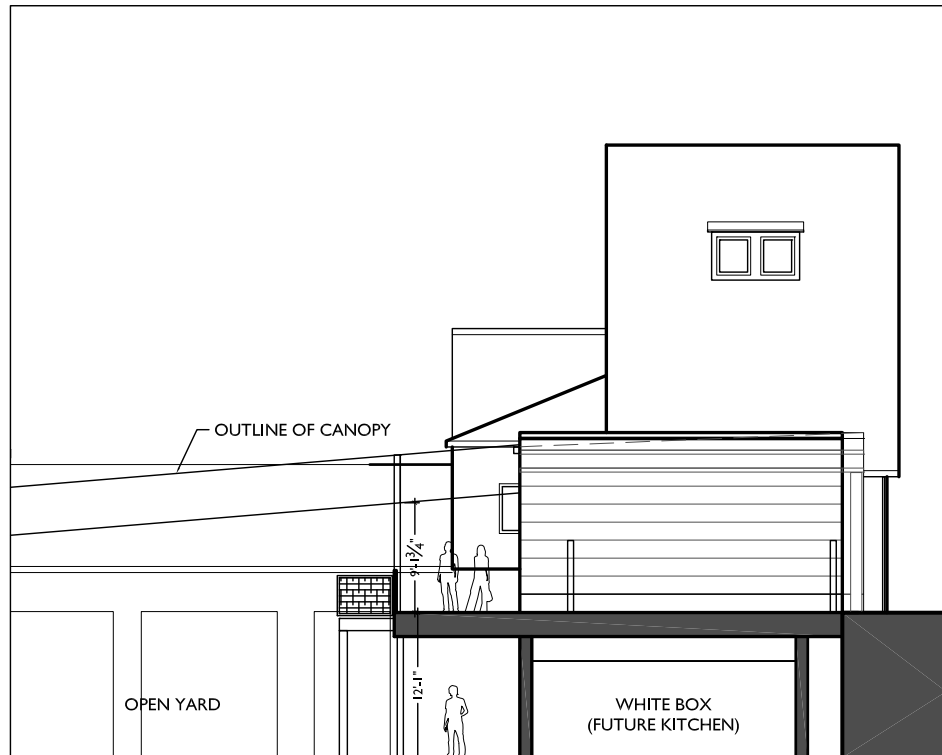
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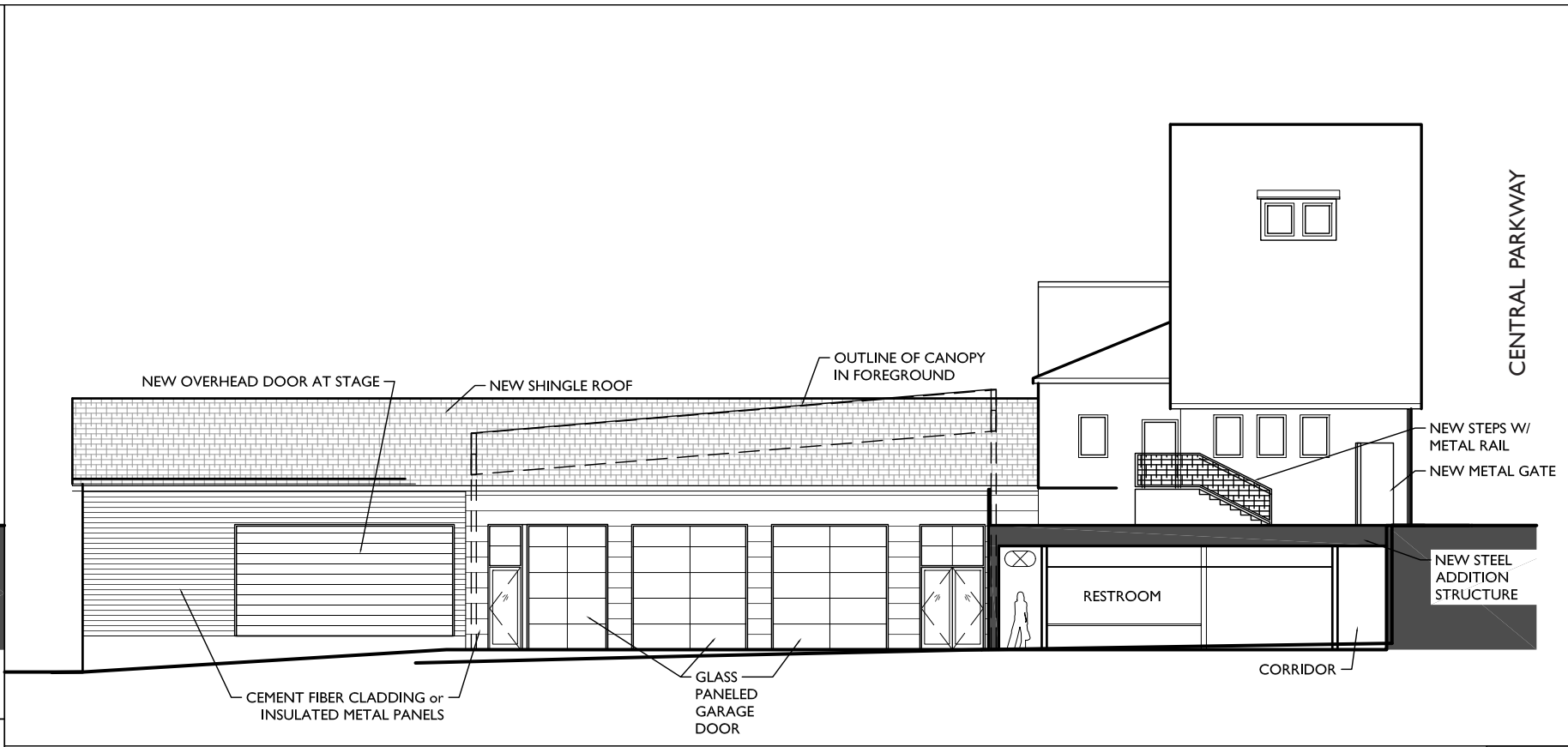
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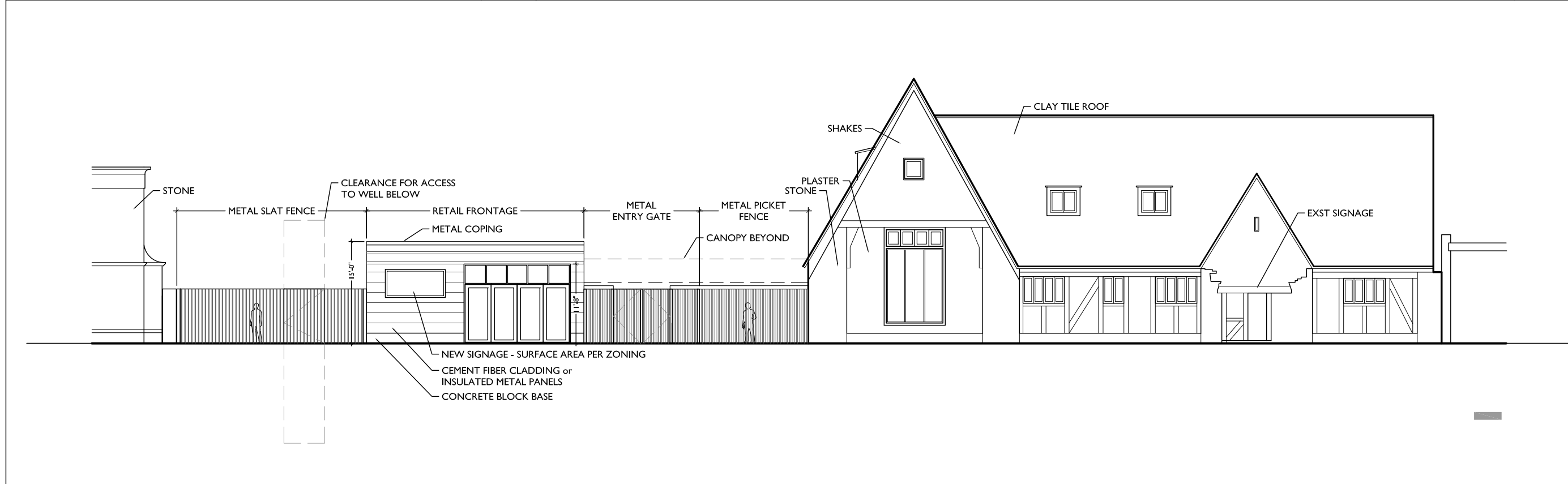
SCALE: 1/16" = 1'-0"

**UPPER ADDITION
NORTH (SIDE) ELEVATION** 3



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

PROPOSED NORTH (SIDE) ELEVATION 2



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

PROPOSED WEST (FRONT) ELEVATION (FACING CENTRAL PKWY) 1

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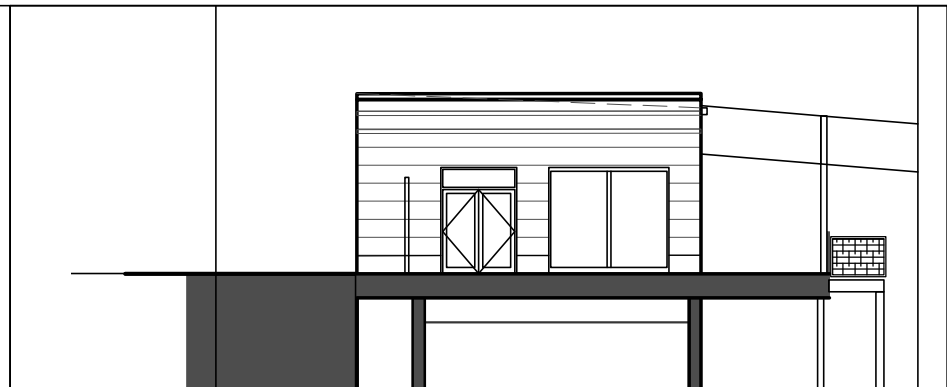
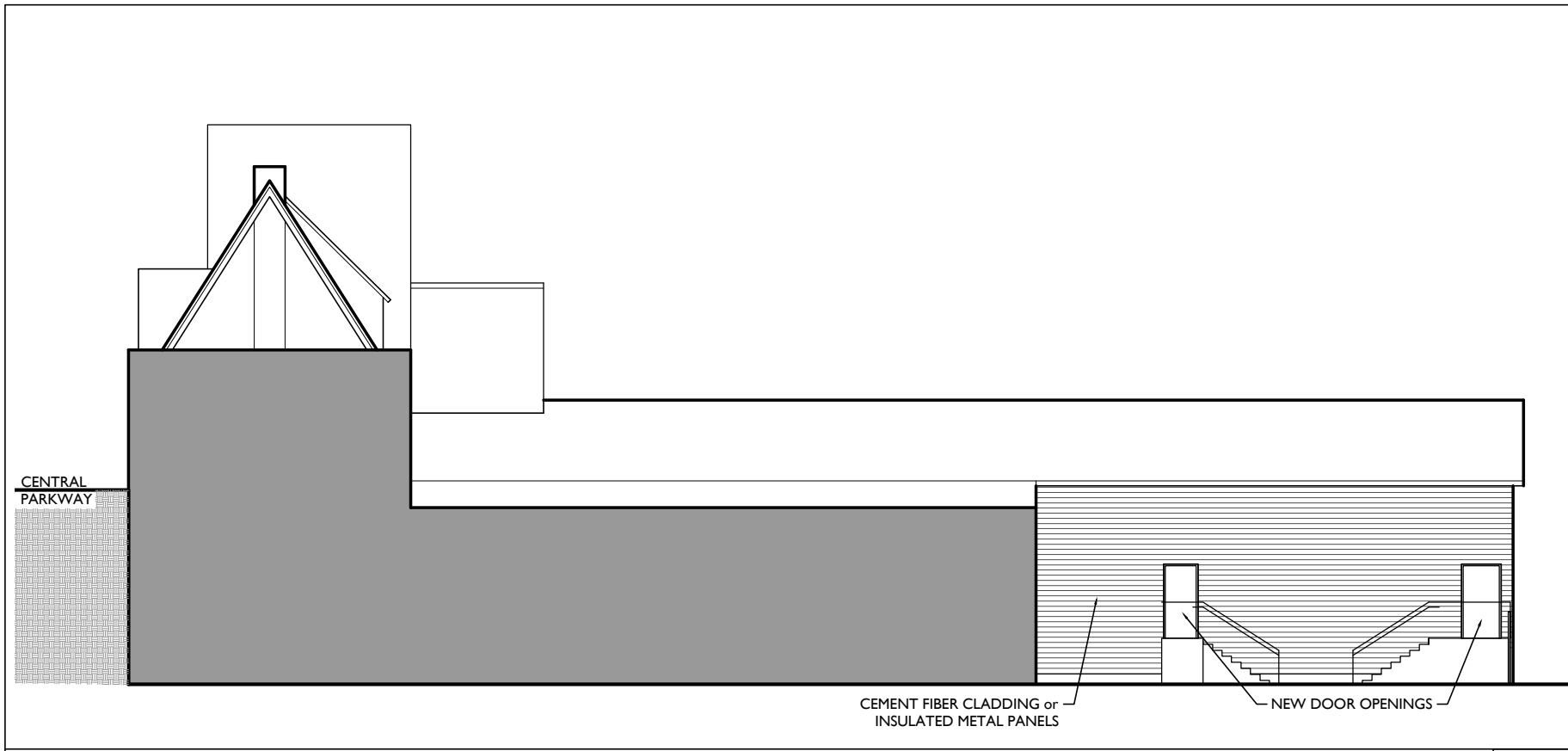
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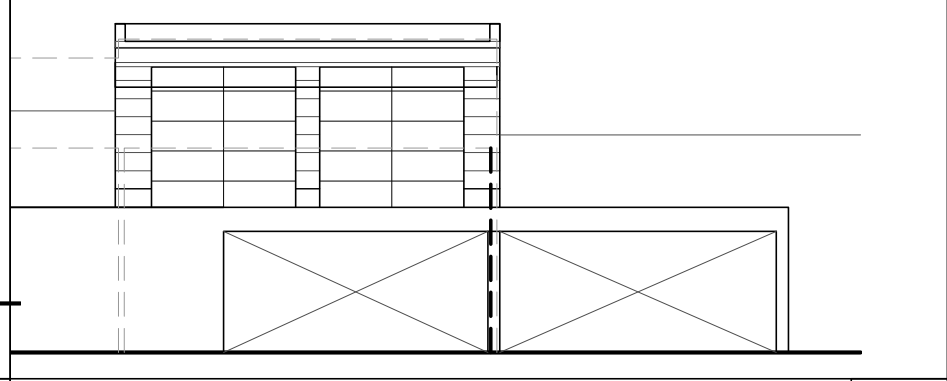
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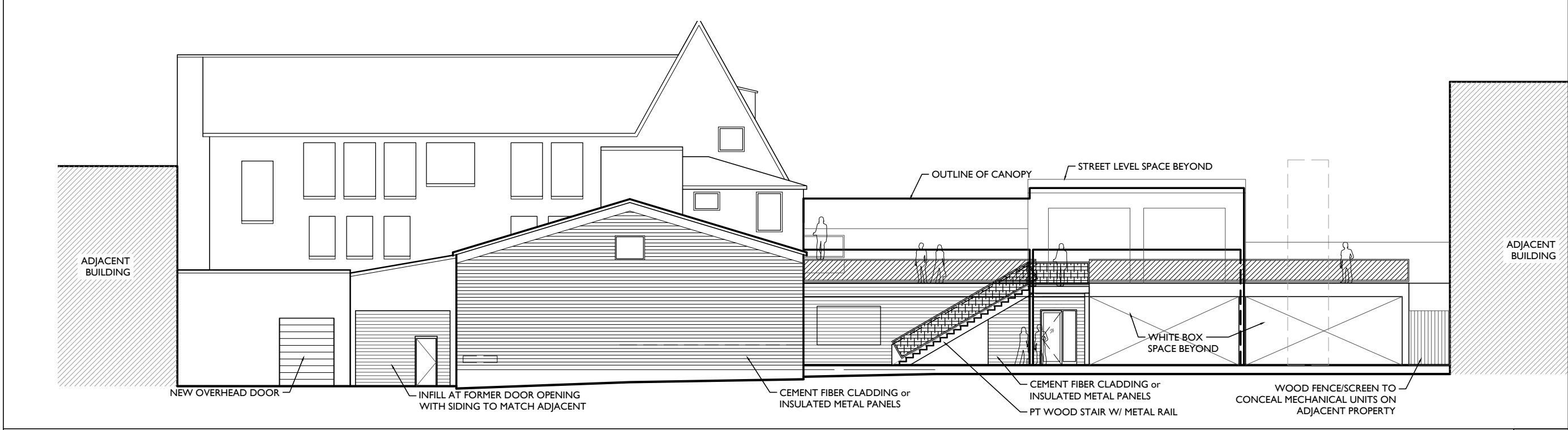


SCALE: 1/16" = 1'-0" SOUTH-UPPER ADDITION 7



SCALE: 1/16" = 1'-0" EAST - UPPER ADDITION 5

SCALE: 1/16" = 1'-0" PROPOSED SOUTH (SIDE) ELEVATION 6



SCALE: 1/16" = 1'-0" PROPOSED EAST (EAST) ELEVATION 4

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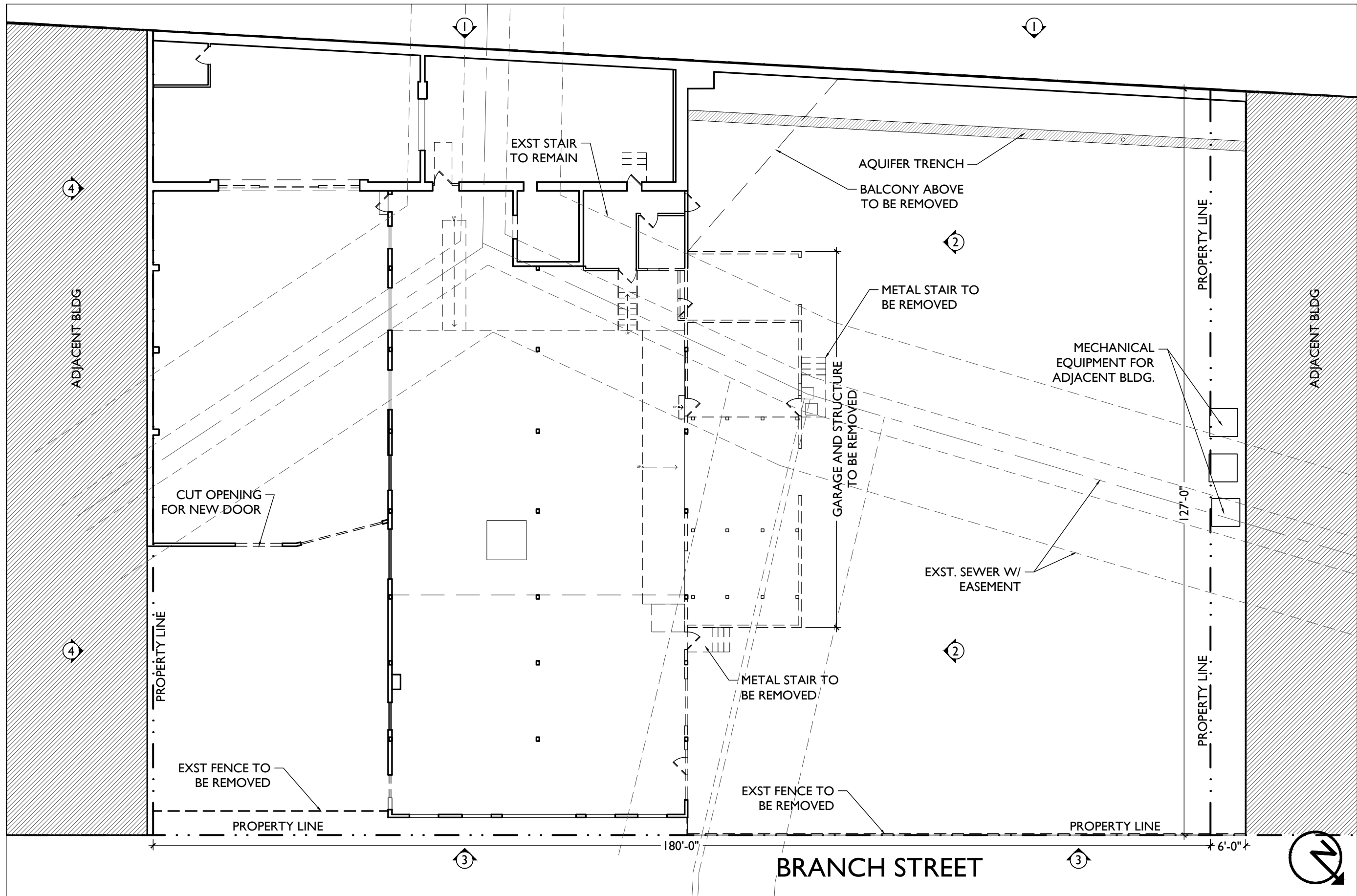
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SCALE: 1/16" = 1'-0"

EXISTING LOWER LEVEL PLAN

I

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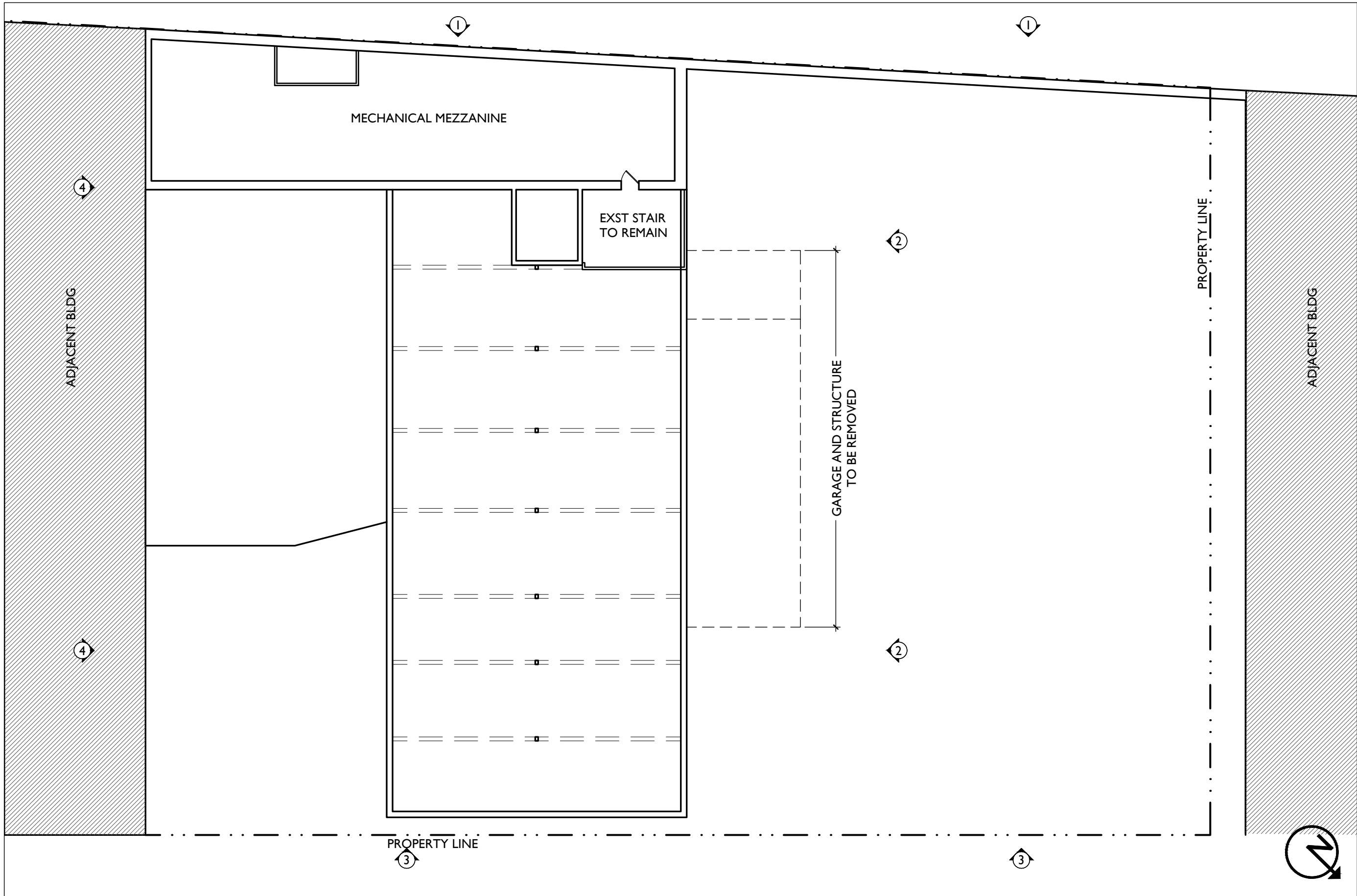
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SCALE: 1/16" = 1'-0"

EXISTING MEZZANINE FLOOR PLAN

I

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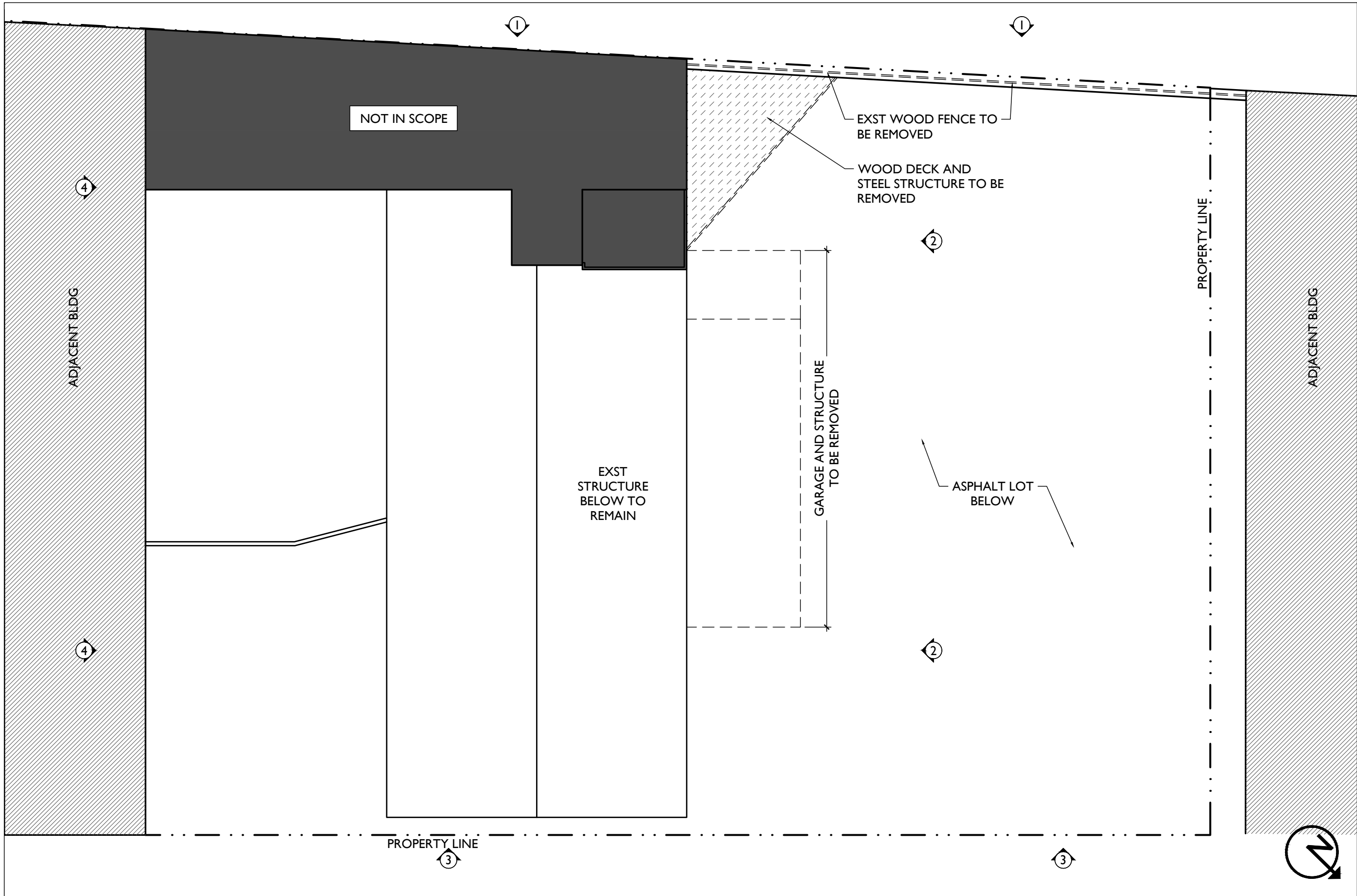
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SCALE: 1/16" = 1'-0"

EXISTING UPPER FLOOR PLAN



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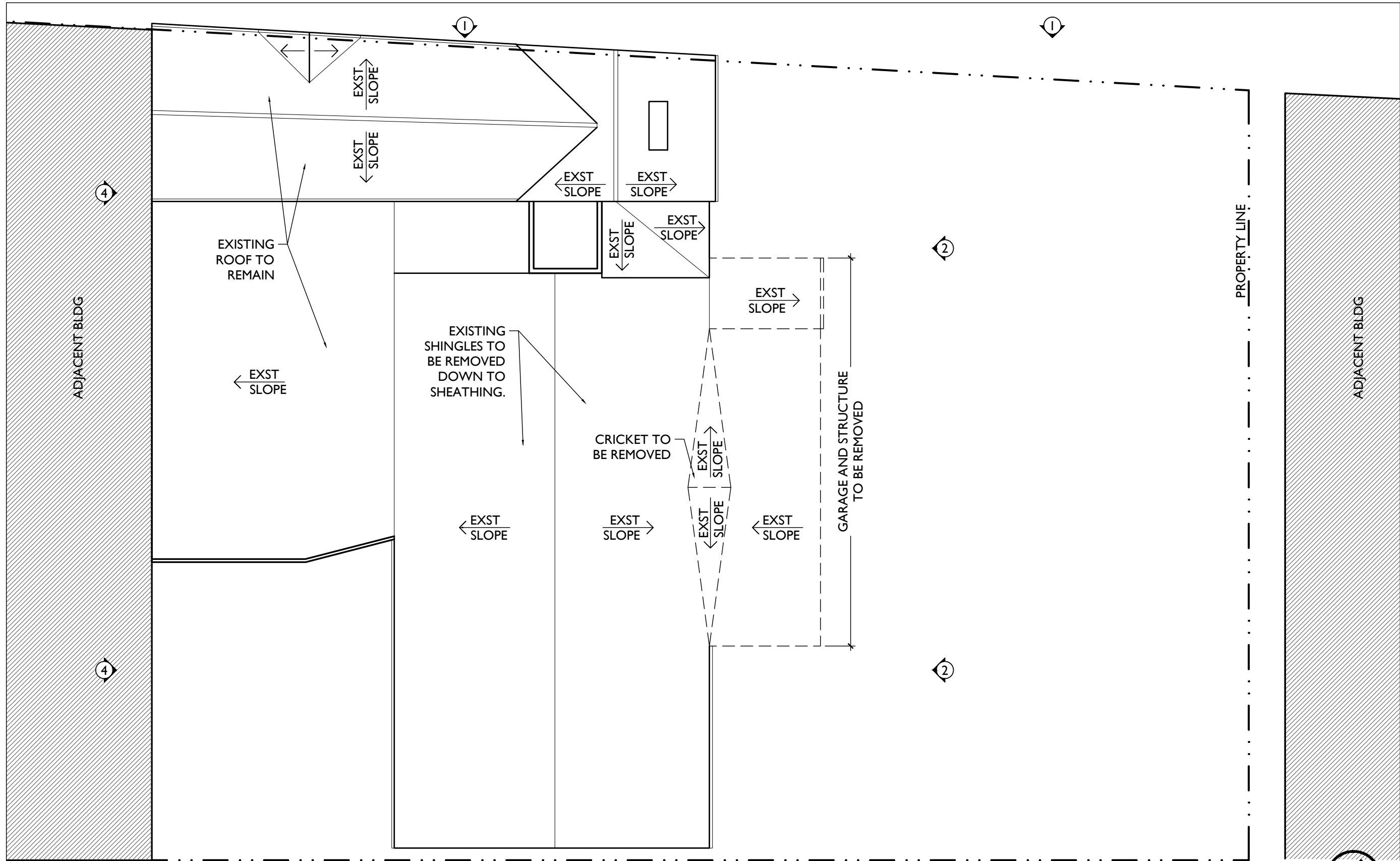
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SCALE: 1/16" = 1'-0"

EXISTING ROOF PLAN



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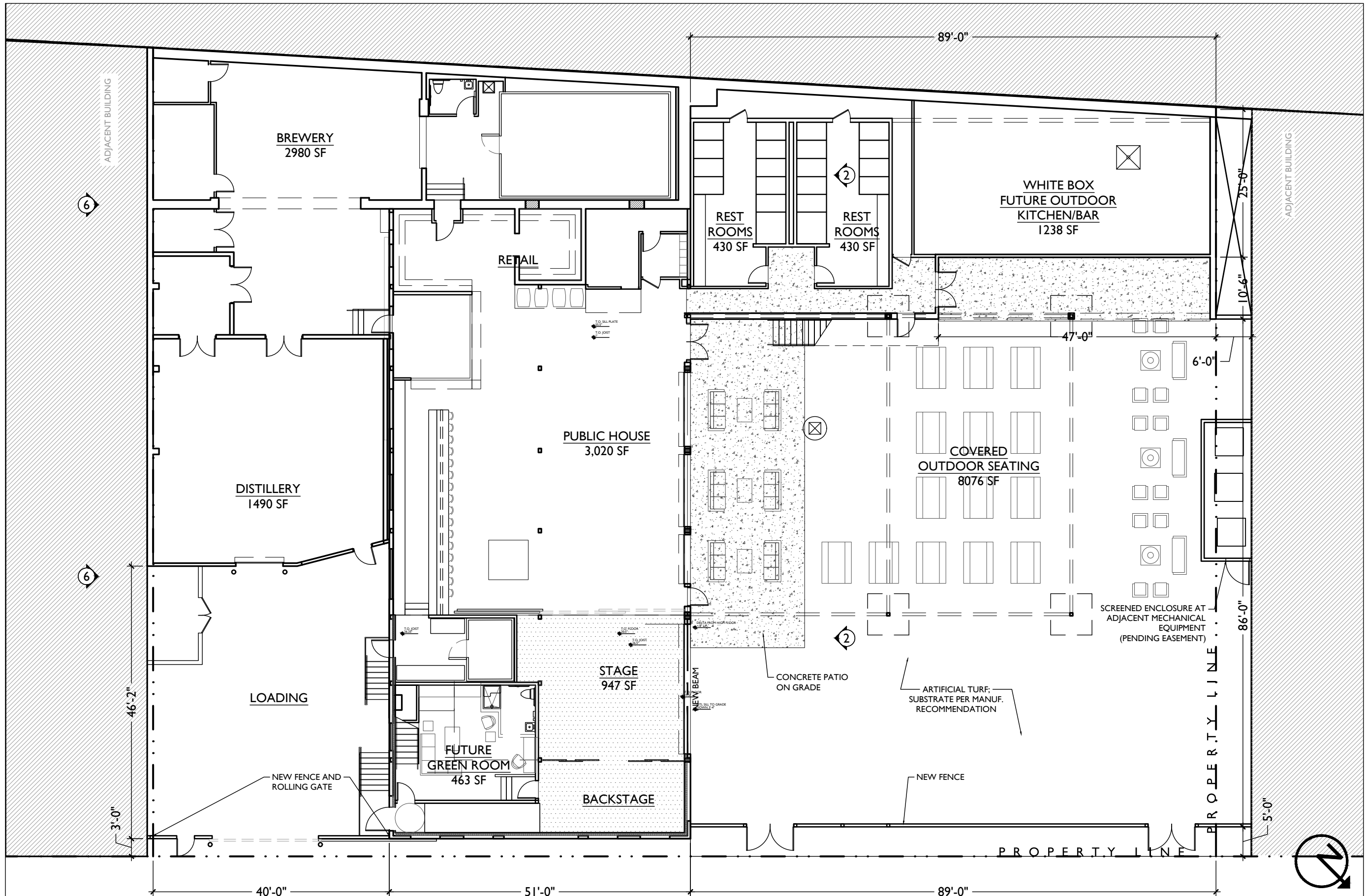
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SCALE: 1/16" = 1'-0"

PROPOSED LOWER LEVEL PLAN

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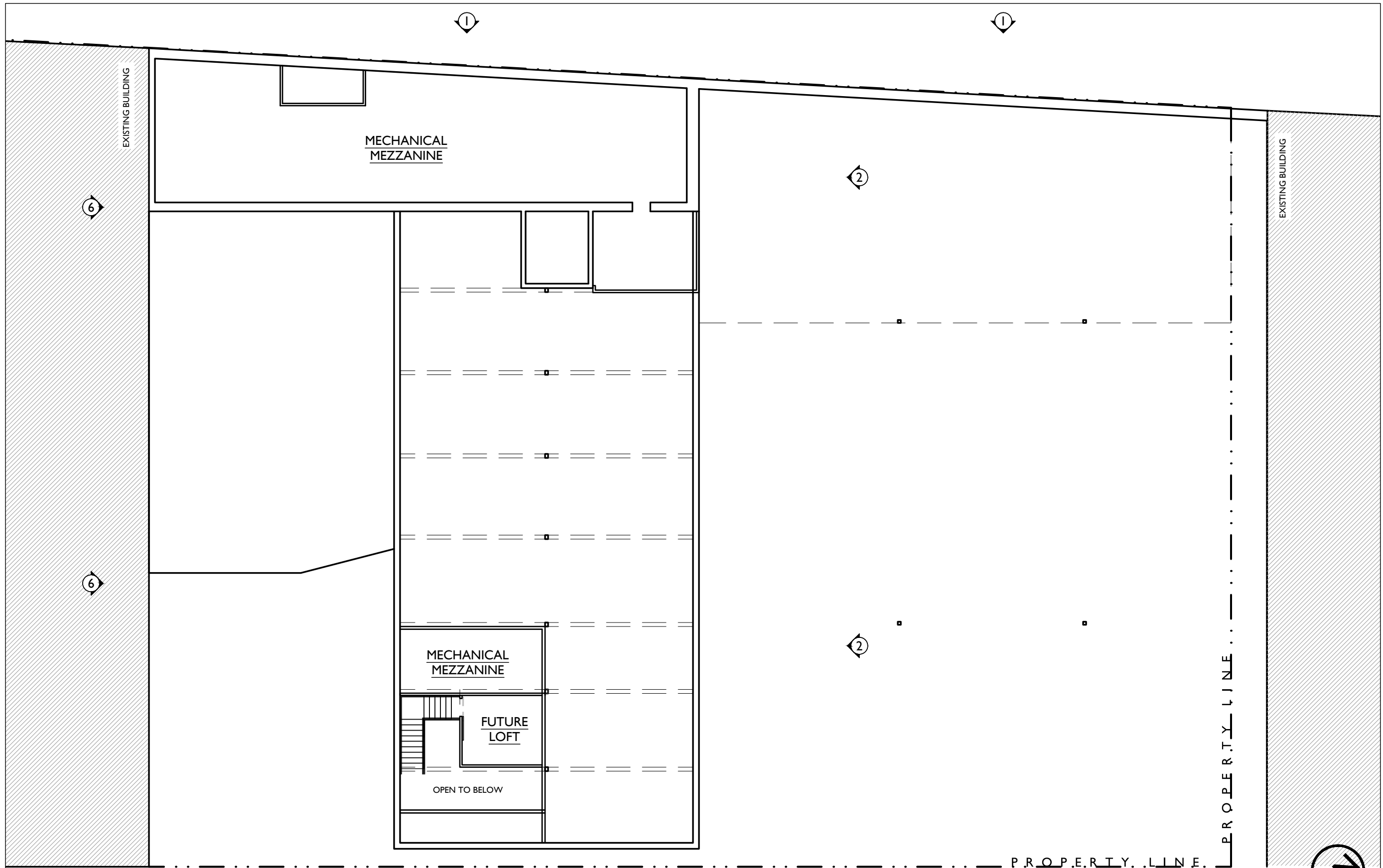
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SCALE: 1/16" = 1'-0"

PROPOSED MEZZANINE PLAN

1

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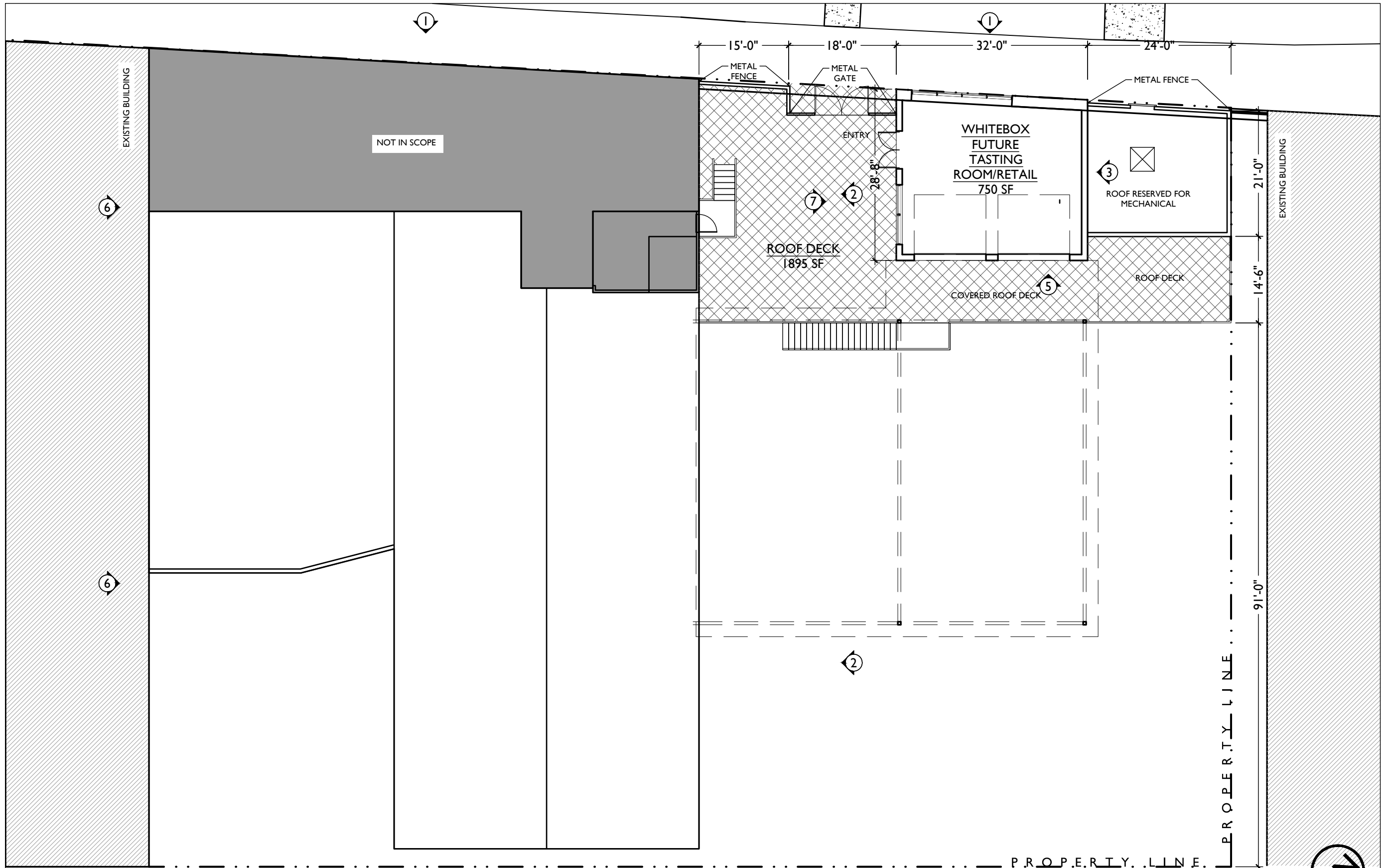
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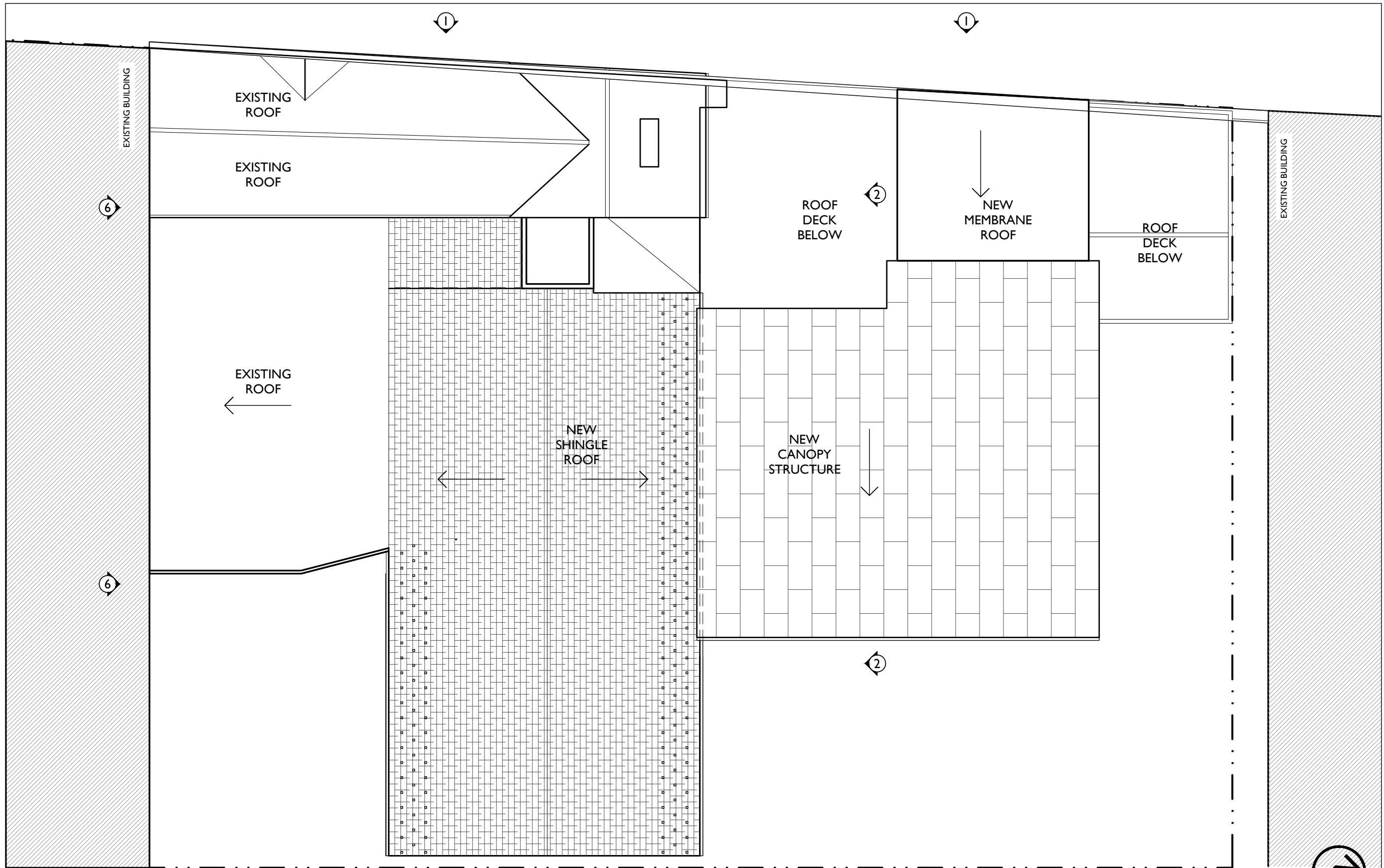
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SCALE: 1/16" = 1'-0"

PROPOSED ROOF PLAN

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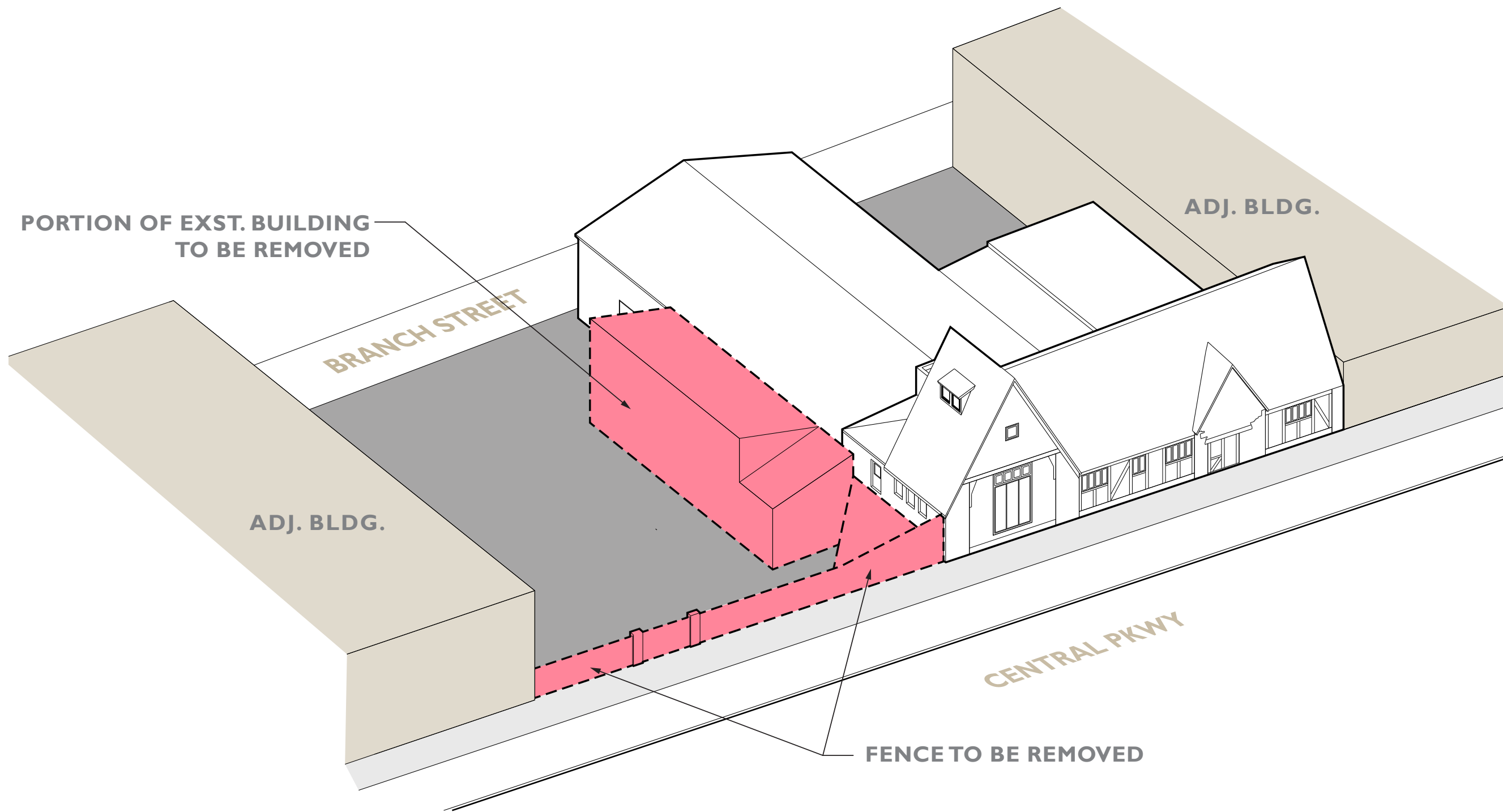
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SITE DIAGRAM - EXISTING AND DEMOLITION

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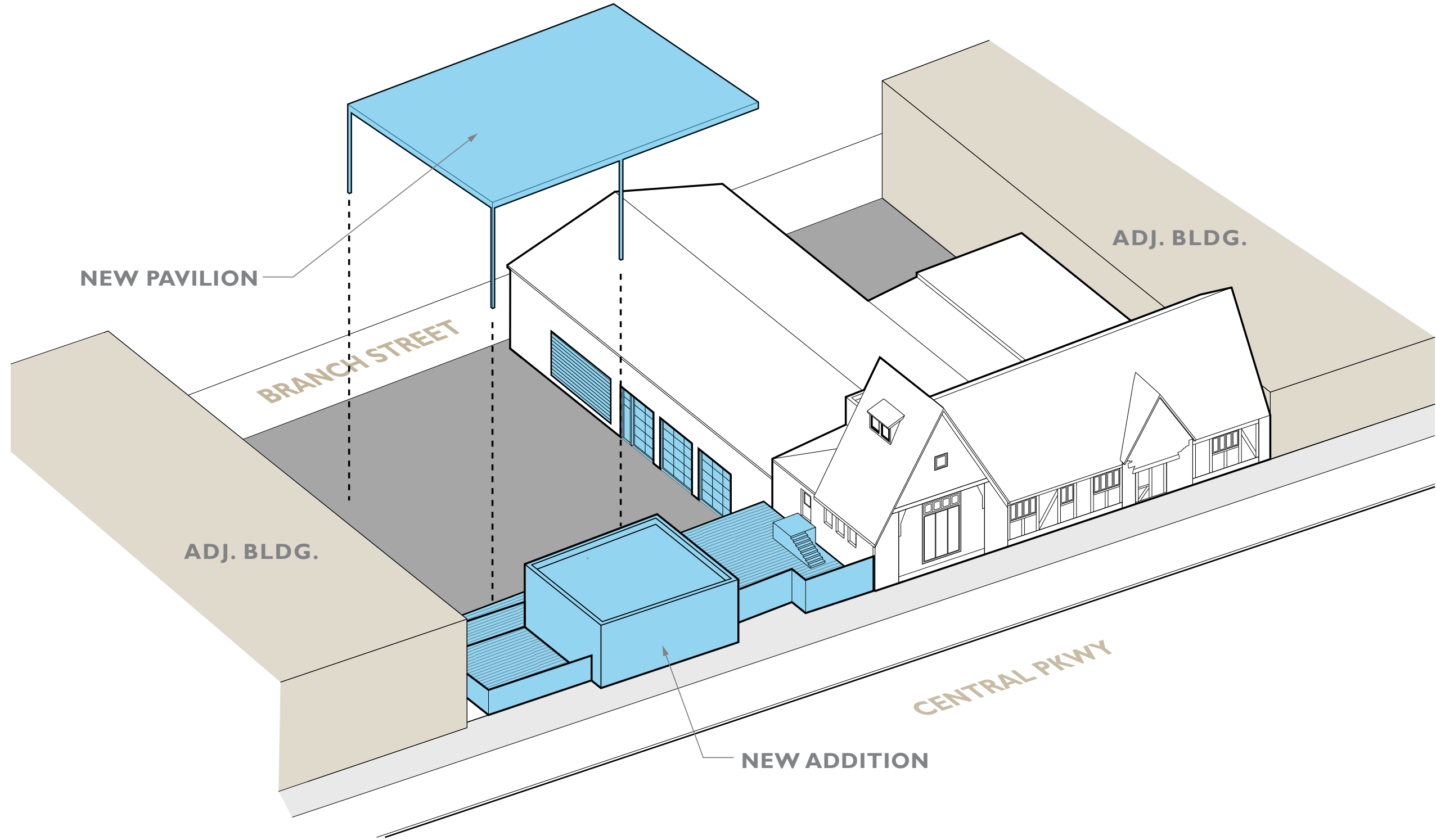
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SITE DIAGRAM - PROPOSED ADDITIONS/ALTERATIONS

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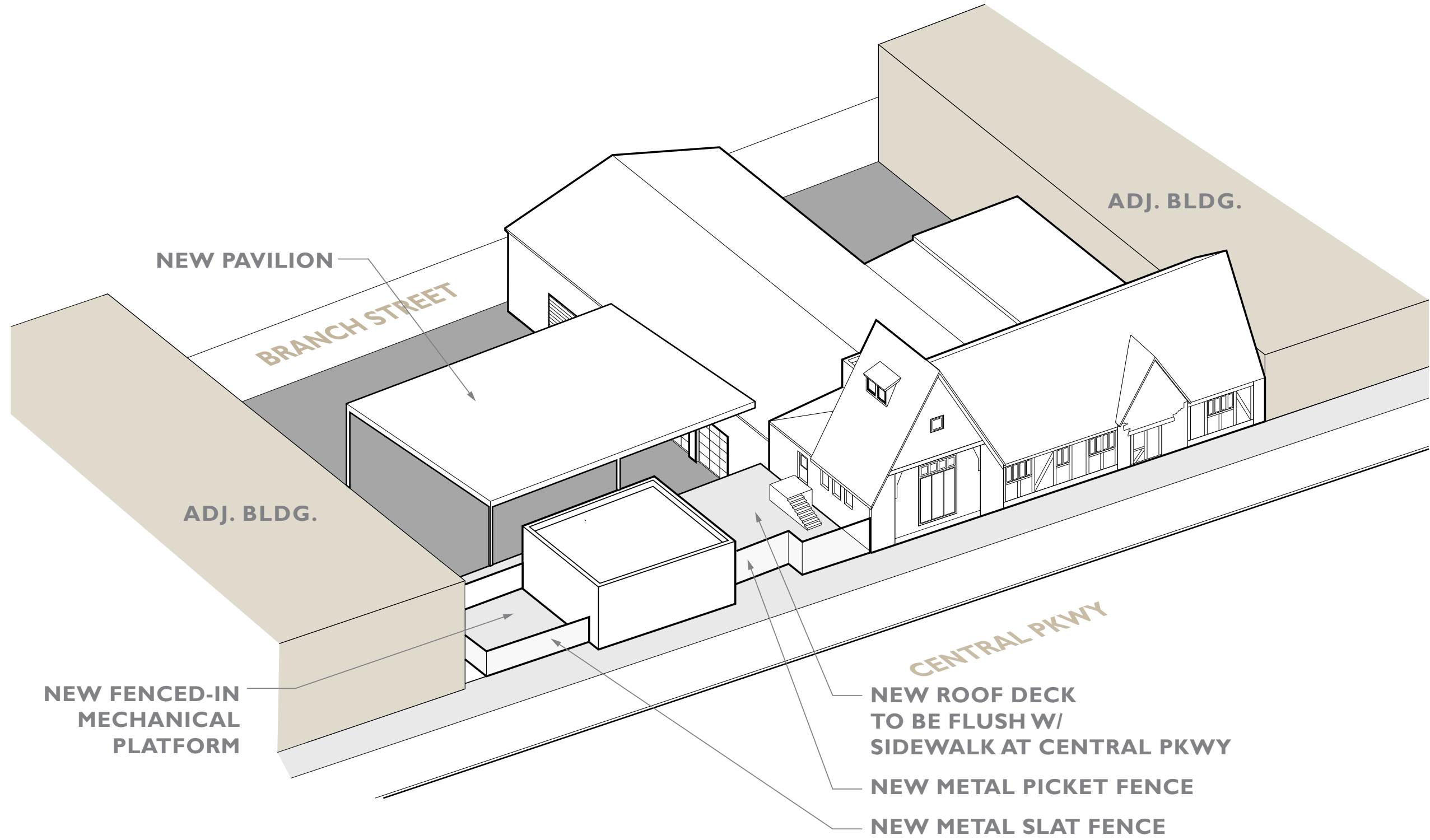
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SITE DIAGRAM - COMPLETE

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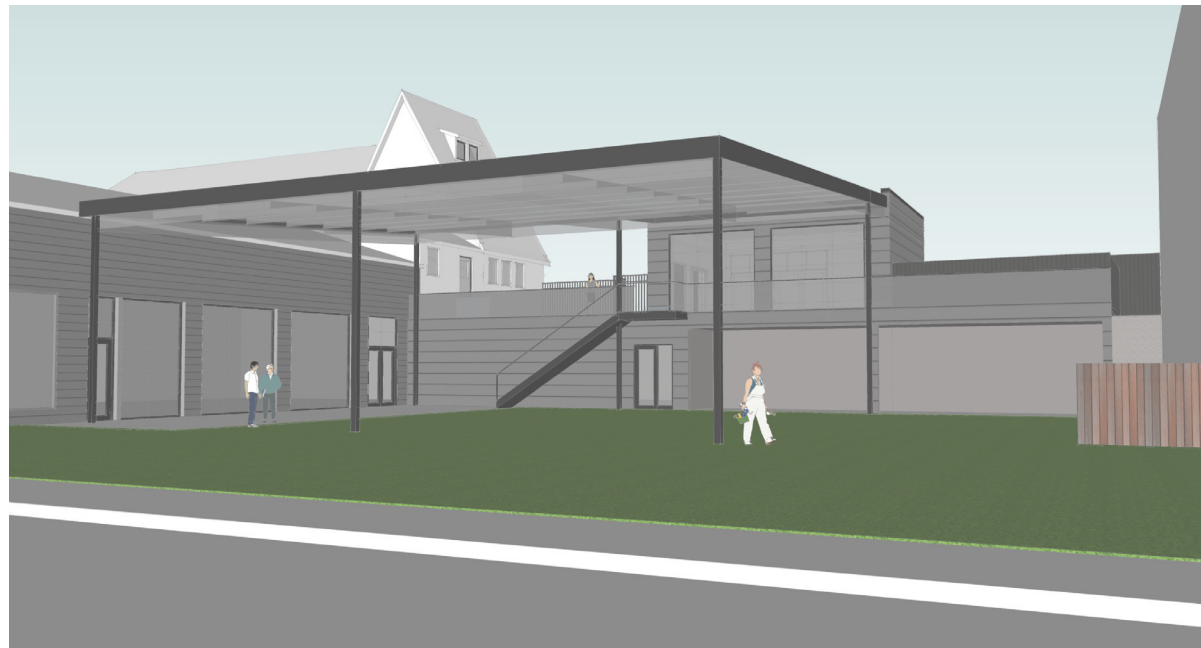
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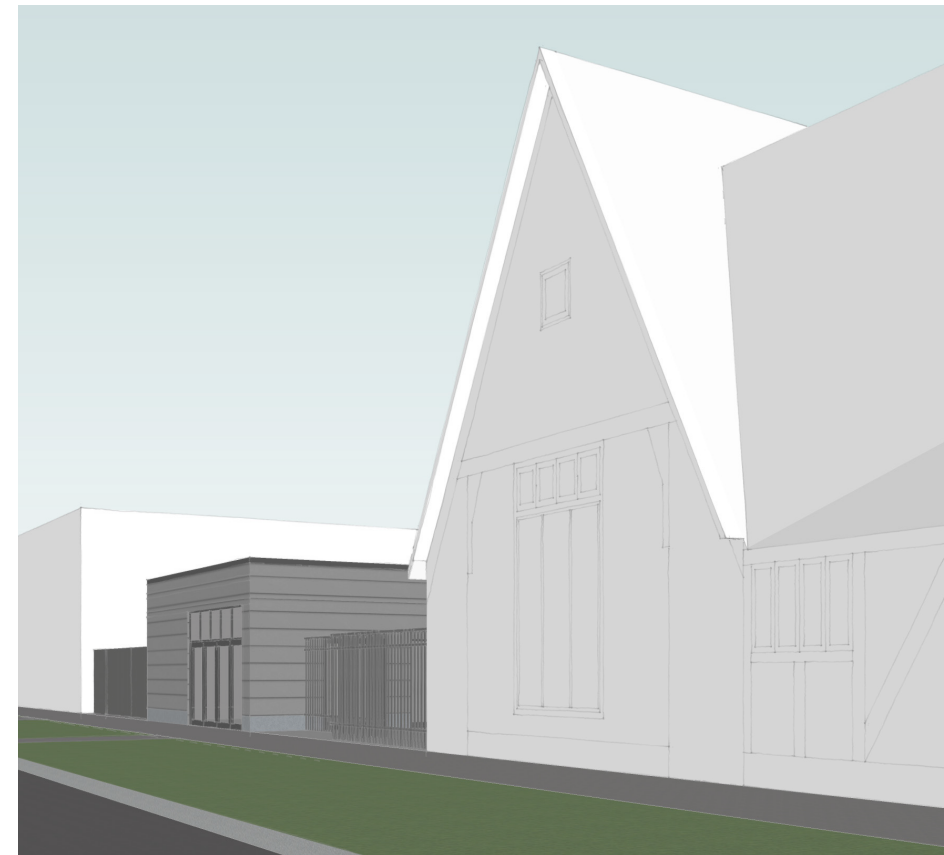
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FRONT RENDERING - NW Corner Looking SE



REAR RENDERING - NE Corner Looking SW
(Branch St. fence not shown)



FRONT RENDERING - Looking NE

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FENCE PRECEDENTS



Metal Horizontal Slat



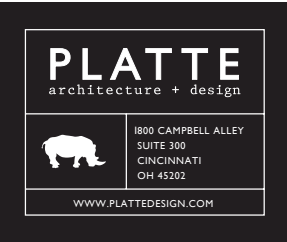
Metal Vertical Picket

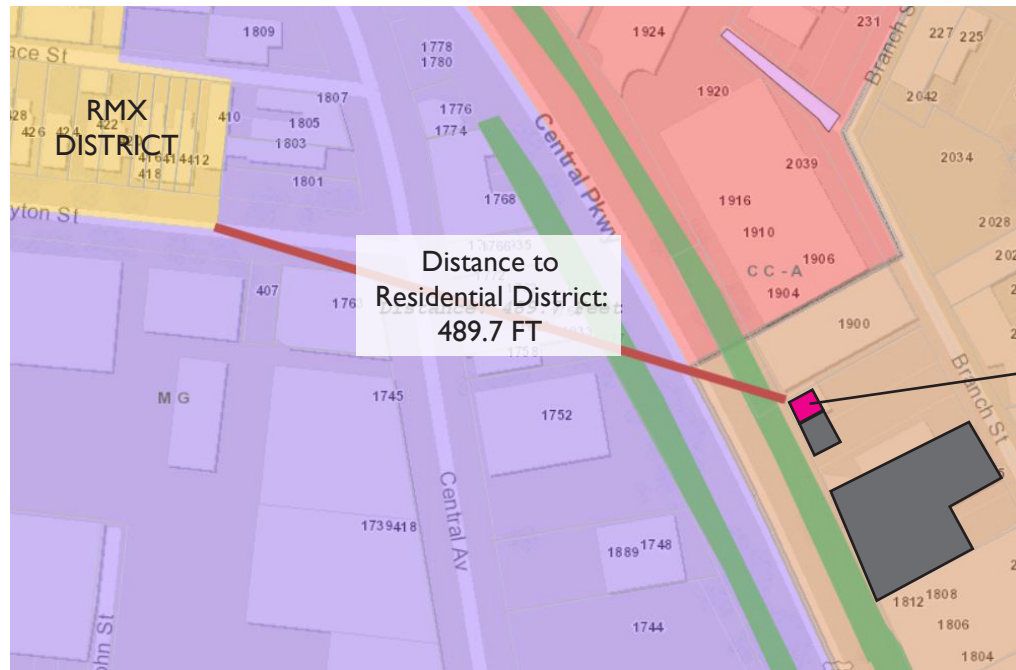
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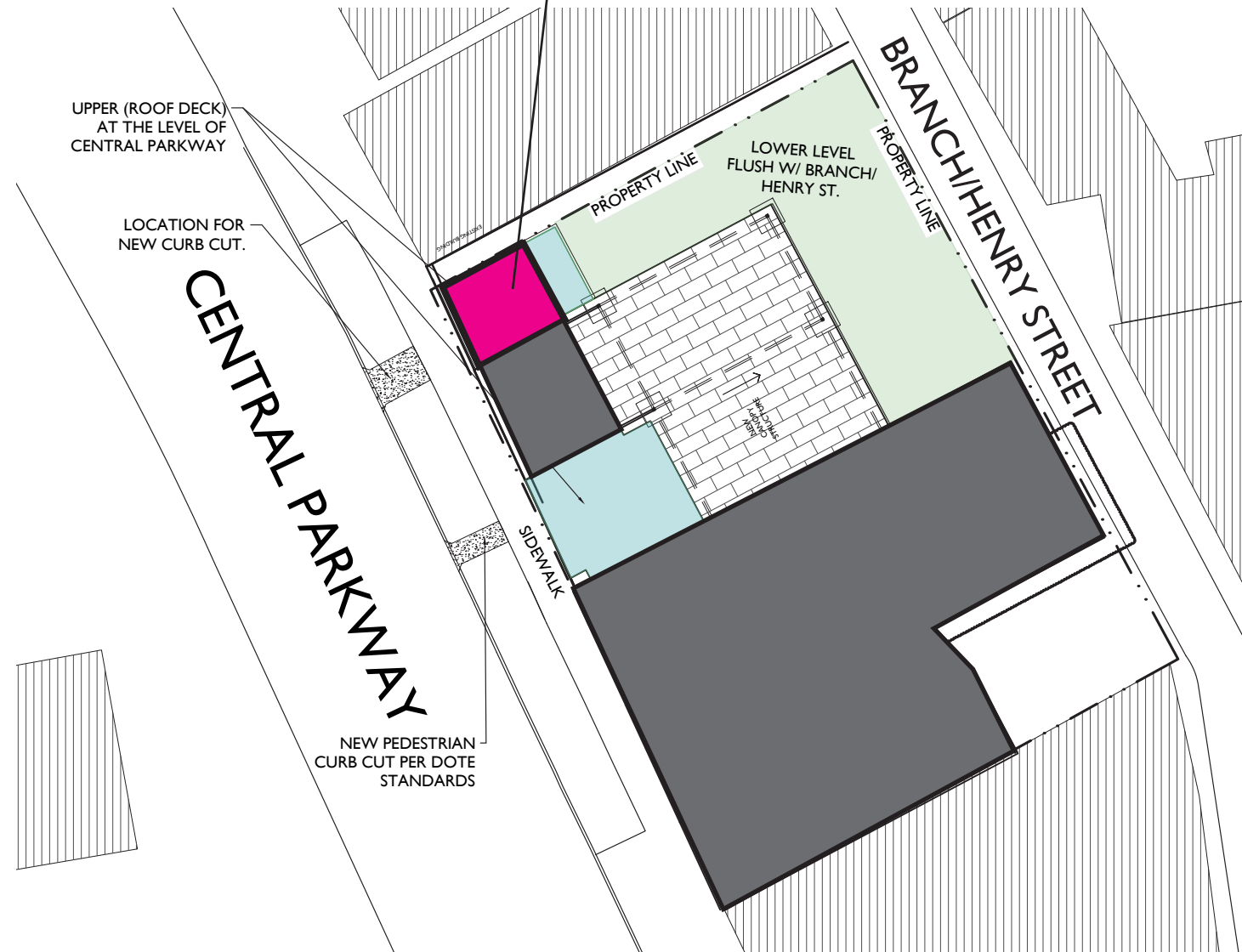
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**CONDITIONAL USE:
Outdoor Entertainment**

Only portion of Property within 500 ft boundary of residential district is unoccupied mechanical space



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