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

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APPLICATION #: ZH20180098/ COA2018029  
APPLICANT: RDA Group Architects, Jonathan Schaaf  
OWNER: OTR Holdings  
ADDRESS: **1411 Elm Street**  
PARCELS: 081-0002-0262  
ZONING: CC-A  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 8, 2018  
HEARING DATE: June 18, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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

The applicant requires the following Zoning Relief:

1. **Section 1409-07 – Conditional Use** approval is required for ground-floor residential uses.

### **Existing Conditions**

The subject property is situated on the west side of Elm Street between its intersection with W. 14<sup>th</sup> Street on the south and Magnolia Street on the north in the Over-the-Rhine neighborhood. The property is currently vacant. Built ca. 1850, this vernacular building with Greek Revival influences is a 3-story masonry building featuring a stone foundation, brick bearing walls and a low-pitched roof. The first floor has a recessed entry flanked by pilaster and a pediment. Window opening have simple stone sills and slightly more decorative lintels. The building is three-stories on the front half with the rear at two stories. The building is set back slightly from the street with a porch stoop and low wall on the northern property boundary adjacent to Adrian Alley. A gateway is located on the south side of the lot at the front building line, separating the front from the side yard access to the rear. The building's most recent use was as a 3-family dwelling.

### **Proposed Conditions**

The applicant is proposing to renovate the building converting it from a 3-family dwelling to a single-family. As part of the renovation, the owners will add a rooftop deck to the rear 2-story bays and add a three-story addition at the rear of the building to house a single-bay 2-car garage with a lift system and studio/storage space above. The addition will be clad in brick veneer and painted to match the main house. The applicant also plans to install a "NanaWall" system on the south elevation wall within the courtyard. New aluminum-clad wood windows will be installed on all elevations except the primary, which will have the existing wood windows restored where possible. The fire escape on the north elevation will be removed and all exterior elevations will be restored and repainted.



Figure 1. Location of subject property in red. Image from CAGIS.



Figure 2. Image of subject property facing southwest ca. 2017. Image from Google.

Previous Reviews: N/A.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-A
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

Properties in the CC-A may have residential uses if that use is above the ground floor of a mixed-use building. The current proposal will convert the three-family building to a single-family use, which is technically a change of use per zoning. While the most recent use did utilize ground floor residential for one unit, changing the use from multi-family to single-family requires Conditional Use approval for ground floor residential. This will also eliminate the need for the property to rely on legal nonconforming status for any first floor residential space. Sanborn maps show that the property has always been used as a dwelling throughout its entirety with no commercial space on the ground floor (Figure 3). Two onsite parking spaces will be provided in the garage addition through a lift system.

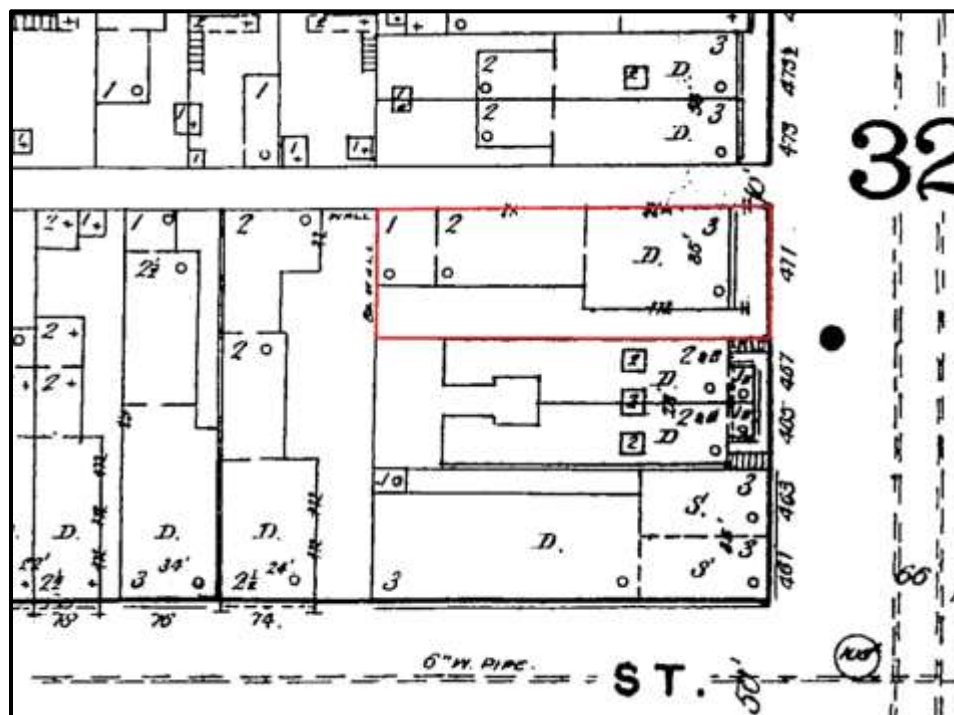


Figure 3. 1887 Sanborn Fire Insurance map showing subject property as a "Dwelling"

## **Standards for Conditional Use 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 renovation will continue the residential use of the building while reducing the number of units from three to one. As the property has always been residential without ground-floor commercial, granting the requested Conditional Use will maintain the historic use and feel of the property. The request is appropriate and in the interest of historic conservation.

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

The denial of the requested Conditional Use would result in requiring major work on the ground floor to add commercial space to a building that historically was always residential in nature. There are many other all-residential uses on this stretch of Elm Street and the east side of the block is zoned for Multi-Family Residential use (RM-1.2)

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

A COA is required for the proposed rear three-story addition, rooftop deck, NanaWall system and replacement windows.

### **Comments on Applicable Guidelines**

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines. The rear addition and the rooftop deck will not be highly visible from the primary street. Once an infill development is built on the adjacent vacant lot at 1413-1417 Elm, the addition and deck will be even less visible. The proposed NanaWall will be on the south elevation facing the interior courtyard and will not be visible from any street. Aluminum-clad wood windows by Pella are acceptable. Per the Over-the-Rhine Conservation Guidelines, additions should be evaluated through the guidelines on New Construction.

### **Applicable Guidelines**

#### **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.*
- 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.*

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.*
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.*

**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.*

**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.*

**Top:** *New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.*

The proposed addition does not feature a strong division between the base, middle and top, however this is consistent with most rear building additions found in the district. The top of the addition will feature a small metal parapet cap that will slightly overhang the rear wall. The primary subdivisions in the district occur on the principal façades. The proposed addition will be entirely on the rear of the property. This composition is appropriate for a non-principal elevation addition.

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 on the rear addition is a flat roof with a slight slope to the east with a low parapet. This roof shape is appropriate as it matches the original roof of the principal building with no overhang and the roof cannot be seen from the primary street frontage.

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

The windows proposed for the north elevation of the rear addition are traditional double hung aluminum clad wood of a 2:1 ratio and are taller than they are wide. The west elevation features faux infilled window openings with stone lintels and sills to provide some ornamentation on the otherwise blank wall. These windows and treatments are appropriate for the addition which faces an alley on the north and a paved parking area on the west. The garage door itself will be set back from the façade with a recessed entry to allow for a better turning radius. The garage door itself will feature paneled doors.

Other new openings include a “NanaWall” folding wall system on the ground level of the south elevation. The opening will be created at the location of three existing window openings and will be in a similar configuration, albeit with a larger opening. The wall faces the south courtyard and will not be visible from any street.

4. **Storefronts:**

The subject property is a residence and will not have a storefront.

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 properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.*

The proposed work will not alter the front or side setbacks of the property. The rear setback will be eliminated with the addition extending to the lot line. The building historically had a one-story addition on the rear (see Figure 3). The proposed addition will be built in the same approximate footprint; though will be taller at three-stories. This is appropriate for the district. A slight setback (8 inches) will be applied to the north side of the addition to allow for a better turning radius for the garage entry.

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 narrow rear addition will maintain an appropriate rhythm with window placement and verticality.

7. **Emphasis:** *New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings*

The rear addition will continue to provide a strong vertical emphasis. The addition itself is taller than it is wide, as are the windows.

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 existing principal building is three-stories tall on the front and two on the existing rear. The proposed addition of three stories is compatible with the original building and the surrounding.

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.*

Proposed materials include a brick veneer which will be painted and aluminum-clad wood windows. Materials are compatible with the architecture of the existing building and the district as a whole.

### 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 addition is compatible in character with the original building as it is a similar height and scale. The massing and similar sized punched window openings provide a design that relates to the original building as well as adjacent buildings. The addition does not over power the original building and is not highly visible from the Elm Street side of the property. The brick veneer material is compatible with the building and will be painted to match. Once more infill development occurs along the vacant lots on the north side of Adrian Alley, the addition will be less visible.

### Site Improvements

#### B. SPECIFIC GUIDELINES

3. **DECKS:** *Wood decks should be stained or painted. Rooftop decks should not be*

*highly visible from the principal façade. Metal balconies should not be discouraged.*

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be highly visible from street level. The deck will be located on the rear of the existing building. Following construction of the proposed addition, it will occupy the center of the building. The deck itself will be inset below the existing parapet. A black metal guardrail will be installed. The deck will not be visible from directly in front of the building. While, it will currently be visible from north on Elm Street, once an infill development is built on the vacant lots north of Adrian Alley, the visibility from Elm will be further reduced.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on May 30, 2018.

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

**Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. CONDITIONAL USE**

1. Section 1409-07 – **APPROVE – Conditional Use** approval for ground-floor residential use per plans submitted by RDA Group Architects dated 06/06/18.

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

1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

**II. CERTIFICATE OF APPROPRIATENESS**

- A. APPROVE** a Certificate of Appropriateness for 1411 Elm Street per plans submitted by RDA Group Architects dated 06/06/2018 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

1. That the property owner has demonstrated by credible evidence that the

proposal substantially conforms to the applicable conservation guidelines.



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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 1411 Elm Street COMMUNITY Over the Rhine  
 PARCEL ID(S) 081-0002-0262-00  
 BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) Historic Conserv. Overlay  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME RDA Group Architects CONTACT PERSON (if legal entity) Jonathan Schaaf  
 ADDRESS 7945 Washington Woods Drive CITY Dayton STATE OH ZIP 45459  
 EMAIL ghs@rda-group.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 937-610-3440


**Section 3. OWNER**  
 NAME OTR Holdings CONTACT PERSON (if legal entity) Robert Thornton  
 ADDRESS 1203 Walnut St. CITY Cincinnati STATE OH ZIP 45202  
 EMAIL rob.thornton1@gmail.com RELATIONSHIP TO OWNER (if not owner) Has property under contract to purchase from Owner  
 TELEPHONE 513.602.1165

**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)  
Alterations and addition to an existing three-story building. Convert from a three-family to a single family residence. Construct new three-story addition to the west. Conditional Use approval to continue to allow residential use on the ground floor as a single-family residence. Existing building is a legally non-conforming three-family that appears to have historically been entirely residential.

**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 JONATHAN SCHAAF Signature  Date 05/03/2018

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

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

<input type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: 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.



7945 Washington Woods Drive  
Dayton, Ohio 45459  
937 610 3440

May 3, 2018

City of Cincinnati  
Buildings & Inspections  
805 Central Avenue Suite 500  
Cincinnati, OH 45202

RE: 1533 Elm Street -Conditional Use [CC-A Over the Rhine Historic Conservation Overlay Zone]

To Whom it concerns,

This cover letter provides supporting documentation for the Conditional Use request for 1411 Elm Street. As part of the proposed renovation of the building, it will be converted into a single-family residence. The building appears to have historically been entirely residential in nature. Previous renovations created the existing three-family residence. The existing building is a legally non-conforming three-family. Conditional Use approval is sought to continue to allow residential use on the ground floor as a single-family residence. This will legally establish the use rather than relying on the previous legal non-conforming status.

This property is proposed to undergo a rehabilitation which will alter the building to create a single-family residence. The existing configuration has a residential unit on each floor, three in total. This project is in the public interest per 1445-13. The project will take the building back close to the original configuration and will rehab a currently vacant structure bringing it back into service. The project is compatible with the neighborhood; while the west side of Elm Street is zoned CC-A, the east side is zoned RM1.2. As such 100% residential use is compatible with the street. The map attached indicates current first floor commercial spaces located nearby along Elm Street. This illustrates that the street is predominantly residential, and this rehabilitation is in the character of the neighborhood. This project will remove a blighted structure and will improve the streetscape along Elm Street with other nearby revitalization projects. The redevelopment of the building and its addition will add value to the building, thereby increasing potential tax benefits to the City.

The project complies with the underlying zoning district, which permits residential [including first floor residential as a conditional use] and is harmonious with the general purpose and intent of the zoning code. The work is in compliance with the guidelines adopted for the CC-A zoning district. There will be no impact on the traffic around the subject property. The development poses no detriment to the streets or access. The Owner is providing off-street parking spaces in a garage located in the proposed addition. There are no adverse effects for public safety as a result of this request.

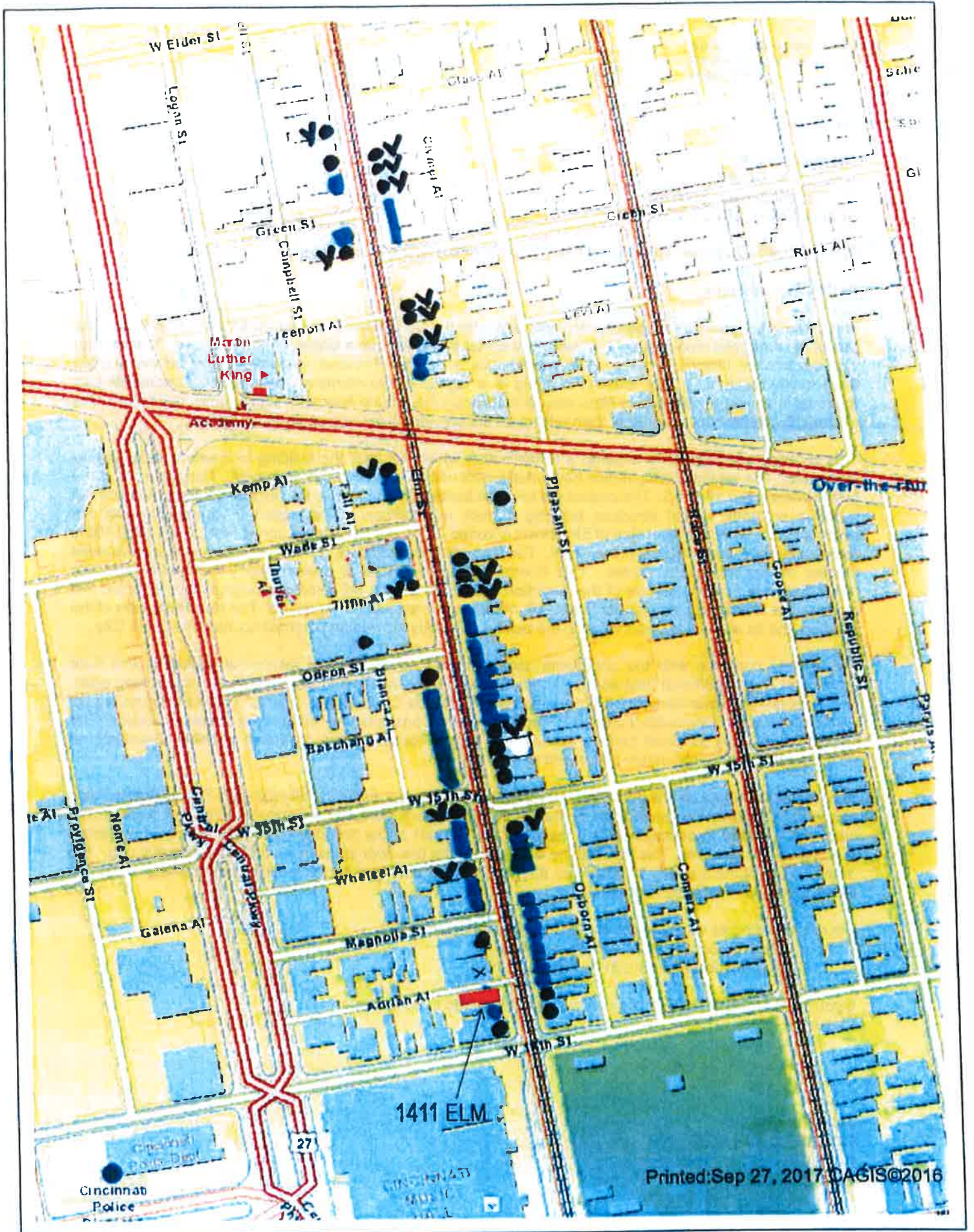
The Owner did not cause the non-conformity that requires the requested conditional use. The original building configuration appears to have been entirely residential and is currently entirely residential. The proposed work can be done in compliance with the OBC and as part of the proposed work, the safety of the entire building will be improved. The highest and best use for the first-floor space is continued residential use. The rehabilitation of the property will continue the positive momentum of the redevelopment activities along Elm Street and Over the Rhine in general.

We are including as witnesses to the hearing for this application:  
Jonathan Schaaf, RDA Group Architects  
Greg Snyder, RDA Group Architects

If you have any questions or comments, please feel free to contact me.  
Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Schaaf".

Jonathan Schaaf  
RA | LEED AP | RRO  
Principal  
RDA Group Architects



1411 ELM STREET - CONTEXT STUDY

- FIRST FLOOR COMMERCIAL
- ▼ VACANT
- FIRST FL. RESIDENTIAL

Printed: Sep 27, 2017 CAGIS©2016

## **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

**ADJUDICATION/DENIAL LETTER**

Date: 05/03/2018

Location: 1411 Elm Street

Request: Conditional Use - Rear Addition/ Roof Deck

Zoning District: CC-A/ Over-the-Rhine Historic Conservation Overlay Zone

Applicant Name: Greg Snyder

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires Zoning Relief and a Certificate of Appropriateness from the Historic Conservation Board for the proposed rear addition and rooftop deck as it is within a Historic Conservation Overlay Zone.

All documents under the "Historic Conservation Board Review" and "Required for all New Construction, Major Alterations and Additions" sections **that are checked** are a required part of the submission. The submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies of the application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the "Documents Required" Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is May 4, 2018 for the June 18, 2018 Historic Conservation Board Meeting.

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

1. Per **§1409-07**, Residential Uses are permitted only above the ground floor of a mixed-use building in the CC-A district. First-floor residential uses require **Conditional Use** approval.

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

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

Sincerely,



Douglas Owen

Zoning Plan Examiner

(p): 513-352-2441

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

OPTION AGREEMENT

OWNER: OTR HOLDINGS, INC.  
c/o 3CDC, 1203 Walnut Street, 4<sup>th</sup> Floor  
Cincinnati, Ohio 45202

OPTIONEE: Robert and Kendra Thornton  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY: The real property and improvements located at 1411 Elm Street. Legal description attached as Exhibit A.

OPTION PAYMENT: Optionee shall pay Owner Four Thousand Dollars (\$4,000) for the option purchase rights under this Option Agreement. This payment is refundable less Holding Costs (defined herein), but shall be credited against the Property purchase price if the option purchase right is exercised.

OPTION PURCHASE PRICE: If Optionee has satisfied, to Owner's satisfaction, the conditions to exercise the Option Agreement (below), Optionee shall have the right, exercisable from the date of this Option Agreement through and until June 5, (the "Option Period"), to purchase the Property for Two Hundred Twenty Thousand Dollars (\$220,000) plus full reimbursement to Owner of its Holding Costs (defined herein) of the Property. The Option Period may be extended by Owner in its sole discretion. If the Option Period is extended six months from the original effective date, the price to purchase the Property may be increased at Owner's sole discretion by a maximum of five percent (5%) of the option purchase price per quarter extended. If Owner does not increase the price at six (6) months, Owner reserves the right to increase the price in the future. Optionee's exercise of the option purchase rights shall be by a manually executed writing (no emails). The terms and conditions of purchase will be set forth in a Purchase Agreement substantially similar to attached Exhibit B. The closing shall occur no later than 60 days after Optionee exercises the option purchase rights, unless extended at Owner's sole discretion.

HOLDING COSTS: These include real property taxes and assessments on the Property, debt service incurred with respect to the Property, the cost of insuring the Property and certain Property maintenance and repair costs. The estimated monthly holding costs are One Thousand Three Dollars and Forty-Six Cents (\$1,003.46).

**CONDITIONS TO  
OPTION EXERCISE:**

Prior to Optionee's exercise of its option purchase rights, Owner must have received: (i) a development plan satisfactory to Owner for the Property, including drawings; (ii) substantiation satisfactory to Owner of project costs and of the availability to Optionee of funds adequate to fund all project costs; and (iii) a project development schedule satisfactory to Owner.

**INSPECTION, TITLE  
AND SURVEY:**

During the Option Period, Optionee may inspect the Property during Owner's regular business hours (M-F 8:30 a.m. – 6:00 p.m., Sat. 10:00 a.m. – 5:00 p.m.) to determine whether the Property is suitable and acceptable to Optionee. Soil, environmental and structural tests may be performed at Optionee's cost. Prior to entry onto the Property, Optionee (and any involved Optionee contractor) shall execute Owner's standard liability waiver. Any damage to the Property caused by Optionee or its contractors shall be promptly repaired at Optionee's expense. Optionee may also obtain a title commitment and an ALTA/ACSM survey, at Optionee's expense, during the Option Period.

**RISK OF LOSS:**

Owner shall insure the Property during the Option Period. If the Property is damaged or destroyed during the Option Period, either party may terminate this Option Agreement on notice to the other party.

**GOVERNING LAW:**

Ohio.

**NON-RECOURSE:**

This Option Agreement is non-recourse to Cincinnati Center City Development Corporation ("3CDC") and to the members, managers, directors, officers, agents and representatives of 3CDC.

**THE OPTIONEE AND THE OWNER HEREBY AGREE TO THE FOREGOING.**

OWNER:

OPTIONEE:

OTR HOLDINGS, INC.

Robert and Kendra Thornton

By: [Signature]  
Name: Lynn Field  
Title: VP  
Date: April 9, 2018

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 2018

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Auditor's Parcel No. 081-0002-0261**

**Property Address: 1411 Elm Street**

Situated in Cincinnati, Hamilton County, Ohio and more particularly described as follows:

All that certain lot of ground situate in the City of Cincinnati, County of Hamilton and State of Ohio, in the subdivision of lots made by Elisha Hotchkiss, John C. Avery and Ephriam Carter, dated April 29, 1839, and adopted by Adam S. Riddle, Master in Chancery, as the same is recorded in Deed Book 59, Page 601, Hamilton County, Records, being the following lot, viz:

Lot number Twenty-Two (2) in Square 1 of said subdivision, fronting on Elm Street, thirty (30) feet by ninety (90) feet deep at right angles to Elm Street, and bounded on the south by a ten (10) foot alley.





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: 1411 Elm Street Cincinnati Ohio, 45202  
 Hamilton Co. Parcel ID No.: 081-0002-0262-00 Zoning District: CC-A  
 Historic District: Over The Rhine Overlay District: \_\_\_\_\_

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

Name: RDA Group Architects, LLC  
 Contact Person (if legal entity): Greg Snyder  
 Address: 7945 Washington Woods Drive  
 City: Dayton State: Ohio Zip Code: 45459  
 Phone: 937-610-3440 E-mail: ghs@rda-group.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: OTR Holdings, Inc  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 203 Walnut Street 4th Floor  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513.602.1165 E-mail: Rob.thornton1@gmail.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
 Alterations and addition to existing three story building. Convert from three family to single family residence. Construct new three-story brick veneer addition to the west.  
 Off street parking provided in new garage on first floor of addition. New aluminum clad wood windows on all facades except Elm, where the existing wood windows will be restored  
 New roof deck on two-story section of existing building. Remove existing fire escape. Existing masonry to be restored and painted.

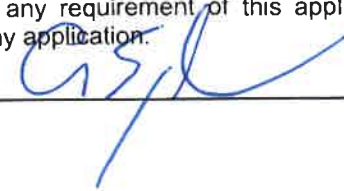
### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 Conditional Use approval to allow residential use on the ground floor as a single-family residence. Existing building is a legally non-conforming three-family.  
 The building appears to have historically been entirely residential in nature.

### 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:  RDA Date: 6/6/18

## CINCINNATI'S HISTORIC CONSERVATION OFFICE

### Documents Required for Review for

### Historic Conservation Board Review



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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

#### All Drawings and Plans must include the following

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

#### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

**Hillside Overlay Zone (CZC § 1433)**

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

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

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

**ADJUDICATION/DENIAL LETTER**

Date: 05/03/2018

Location: 1411 Elm Street

Request: Conditional Use - Rear Addition/ Roof Deck

Zoning District: CC-A/ Over-the-Rhine Historic Conservation Overlay Zone

Applicant Name: Greg Snyder

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires Zoning Relief and a Certificate of Appropriateness from the Historic Conservation Board for the proposed rear addition and rooftop deck as it is within a Historic Conservation Overlay Zone.

All documents under the "Historic Conservation Board Review" and "Required for all New Construction, Major Alterations and Additions" sections **that are checked** are a required part of the submission. The submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies of the application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the "Documents Required" Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is May 4, 2018 for the June 18, 2018 Historic Conservation Board Meeting.

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

1. Per **§1409-07**, Residential Uses are permitted only above the ground floor of a mixed-use building in the CC-A district. First-floor residential uses require **Conditional Use** approval.

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

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

Sincerely,



Douglas Owen

Zoning Plan Examiner

(p): 513-352-2441

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

OPTION AGREEMENT

OWNER: OTR HOLDINGS, INC.  
c/o 3CDC, 1203 Walnut Street, 4<sup>th</sup> Floor  
Cincinnati, Ohio 45202

OPTIONEE: Robert and Kendra Thornton  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY: The real property and improvements located at 1411 Elm Street. Legal description attached as Exhibit A.

OPTION PAYMENT: Optionee shall pay Owner Four Thousand Dollars (\$4,000) for the option purchase rights under this Option Agreement. This payment is refundable less Holding Costs (defined herein), but shall be credited against the Property purchase price if the option purchase right is exercised.

OPTION PURCHASE PRICE: If Optionee has satisfied, to Owner's satisfaction, the conditions to exercise the Option Agreement (below), Optionee shall have the right, exercisable from the date of this Option Agreement through and until June 5, (the "Option Period"), to purchase the Property for Two Hundred Twenty Thousand Dollars (\$220,000) plus full reimbursement to Owner of its Holding Costs (defined herein) of the Property. The Option Period may be extended by Owner in its sole discretion. If the Option Period is extended six months from the original effective date, the price to purchase the Property may be increased at Owner's sole discretion by a maximum of five percent (5%) of the option purchase price per quarter extended. If Owner does not increase the price at six (6) months, Owner reserves the right to increase the price in the future. Optionee's exercise of the option purchase rights shall be by a manually executed writing (no emails). The terms and conditions of purchase will be set forth in a Purchase Agreement substantially similar to attached Exhibit B. The closing shall occur no later than 60 days after Optionee exercises the option purchase rights, unless extended at Owner's sole discretion.

HOLDING COSTS: These include real property taxes and assessments on the Property, debt service incurred with respect to the Property, the cost of insuring the Property and certain Property maintenance and repair costs. The estimated monthly holding costs are One Thousand Three Dollars and Forty-Six Cents (\$1,003.46).

CONDITIONS TO  
OPTION EXERCISE:

Prior to Optionee's exercise of its option purchase rights, Owner must have received: (i) a development plan satisfactory to Owner for the Property, including drawings; (ii) substantiation satisfactory to Owner of project costs and of the availability to Optionee of funds adequate to fund all project costs; and (iii) a project development schedule satisfactory to Owner.

INSPECTION, TITLE  
AND SURVEY:

During the Option Period, Optionee may inspect the Property during Owner's regular business hours (M-F 8:30 a.m. – 6:00 p.m., Sat. 10:00 a.m. – 5:00 p.m.) to determine whether the Property is suitable and acceptable to Optionee. Soil, environmental and structural tests may be performed at Optionee's cost. Prior to entry onto the Property, Optionee (and any involved Optionee contractor) shall execute Owner's standard liability waiver. Any damage to the Property caused by Optionee or its contractors shall be promptly repaired at Optionee's expense. Optionee may also obtain a title commitment and an ALTA/ACSM survey, at Optionee's expense, during the Option Period.

RISK OF LOSS:

Owner shall insure the Property during the Option Period. If the Property is damaged or destroyed during the Option Period, either party may terminate this Option Agreement on notice to the other party.

GOVERNING LAW:

Ohio.

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This Option Agreement is non-recourse to Cincinnati Center City Development Corporation ("3CDC") and to the members, managers, directors, officers, agents and representatives of 3CDC.

**THE OPTIONEE AND THE OWNER HEREBY AGREE TO THE FOREGOING.**

OWNER:

OPTIONEE:

OTR HOLDINGS, INC.

Robert and Kendra Thornton

By: [Signature]  
Name: Lynn Field  
Title: VP  
Date: April 9, 2018

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 2018

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Auditor's Parcel No. 081-0002-0261**

**Property Address: 1411 Elm Street**

Situated in Cincinnati, Hamilton County, Ohio and more particularly described as follows:

All that certain lot of ground situate in the City of Cincinnati, County of Hamilton and State of Ohio, in the subdivision of lots made by Elisha Hotchkiss, John C. Avery and Ephriam Carter, dated April 29, 1839, and adopted by Adam S. Riddle, Master in Chancery, as the same is recorded in Deed Book 59, Page 601, Hamilton County, Records, being the following lot, viz:

Lot number Twenty-Two (2) in Square 1 of said subdivision, fronting on Elm Street, thirty (30) feet by ninety (90) feet deep at right angles to Elm Street, and bounded on the south by a ten (10) foot alley.



7945 Washington Woods Drive  
Dayton, Ohio 45459  
937 610 3440

May 3, 2018

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

RE: Certificate of Appropriateness  
1411 Elm Street

Members of the Historic Conservation Board,

Thank you for your review of the proposed rehabilitation at 1411 Elm Street. There is a single structure on the lot. The west portion is two stories. The east portion is three stories. The building is currently subdivided into three apartments. It is proposed to be converted from multifamily to a single-family residence. The exterior modifications and rehabilitation proposed include replacing all missing, deteriorated, and non-original existing windows with new appropriate windows in the existing openings, restoration of the existing wood windows on the Elm Street facades, masonry restoration, the creation of a roof terrace above the two-story portion, and a new three-story addition on the west end of the existing structure with a garage.

We are including as witnesses to the hearing for this application:  
Robert Thornton [Option Holder on property]  
Greg Snyder, RDA Group Architects

#### **Existing Building**

The project is located on the west side of Elm Street approximately mid-block at the intersection with Adrian Alley, which is to the north. The lot is approximately 90' deep x 30' wide. The existing east portion of the structure is 3-stories with a full basement, and the west portion of the structure is two stories. The structures are accessed from the Elm Street recessed entry and a side courtyard connected to Elm street via a first-floor exterior passageway. The exterior walls are solid masonry of varying thickness, with wood floor, roof, and partition wall framing. The building has a stacked stone foundation. The existing structure has a footprint of approximately 1,420 SF. The total square footage of the existing building is 4,260 square feet. The primary (east) façade is on Elm Street. The elevations are brick. Original windows are present primarily on Elm Street. There is an existing metal fire escapes on the north façade going to the third floor. The east portion of the structure's roof slopes monolithically toward the rear (east to west). The west portions roof slopes monolithically toward the courtyard (north to south) There are three existing chimneys total.

#### **General Project Information**

The building is currently vacant and Owned by OTR Holdings with an option to purchase by our client, Robert Thornton. Refer to the attached documentation. The scope of the project involves creation of a four-bedroom, three and a half bath single family residence. A conditional use is being requested to continue the historic use of the first floor as residential. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

#### **Parking**

There is no existing on-site parking. The project will include a new attached garage accessed from the alley capable of accommodating two cars via the use of a interior lift system.

#### **Addition**

A new three-story addition will be constructed on the western portion of the site. The addition is 14'-0" x 29'-4" oriented perpendicular to the alley. The addition will have a brick veneer. Windows and detailing will be consistent with the existing building, with punched openings typically. The height of the addition will be held below the highest point of the existing building. Floor lines and windows will align with those



RDA GROUP  
ARCHITECTS

7945 Washington Woods Drive  
Dayton, Ohio 45459  
937 610 3440

in the existing building. A double height garage will be accessed via an overhead garage door on the first floor facing the Alley. The garage door will be recessed from the primary façade to enable adequate turning room from the alley.

#### **Windows**

All existing non-original windows, boarded over windows, and deteriorated existing windows / remnants will be removed back to the original wood frames on all facades except for on Elm. New custom sized factory finished aluminum clad double windows will be installed throughout. The existing wood windows on the Elm Street façade will be retained and restored. New windows will be one-over-one sashes with double pane clear glass. The finish color is TBD. The new window will fit into the existing opening with no modification. Pella Windows Architectural Series windows are the basis of design. See attached for product information. Two existing window openings on the first floor will be modified to become doors.

#### **Masonry**

The existing masonry will be repointed as required to provide a weathertight condition. All existing painted brick will be prepped and painted. The new addition will have a brick veneer laid in a running bond and painted.

#### **Roofs**

The existing roof system will be retained and modified as required by the proposed work. On the west portion of the existing building, a new roof deck will be installed over the modified roof structure. The roof deck will be concealed behind the existing parapet. A new aluminum railing will be installed on the inside face of the parapet and will project above the existing roof line. The new addition to the west will have a low slope roof with a membrane over tapered insulation draining to a new gutter on the courtyard (east) side. The profile of the original roof lines will be maintained on the Alley and Elm street facades. All existing trim will be retained. Two existing chimneys will be retained.

Please also find enclosed plans, exterior elevations, site line studies and photos to document the proposed design and the buildings context. If you have any questions or comments, or require additional information, please feel free to contact me.

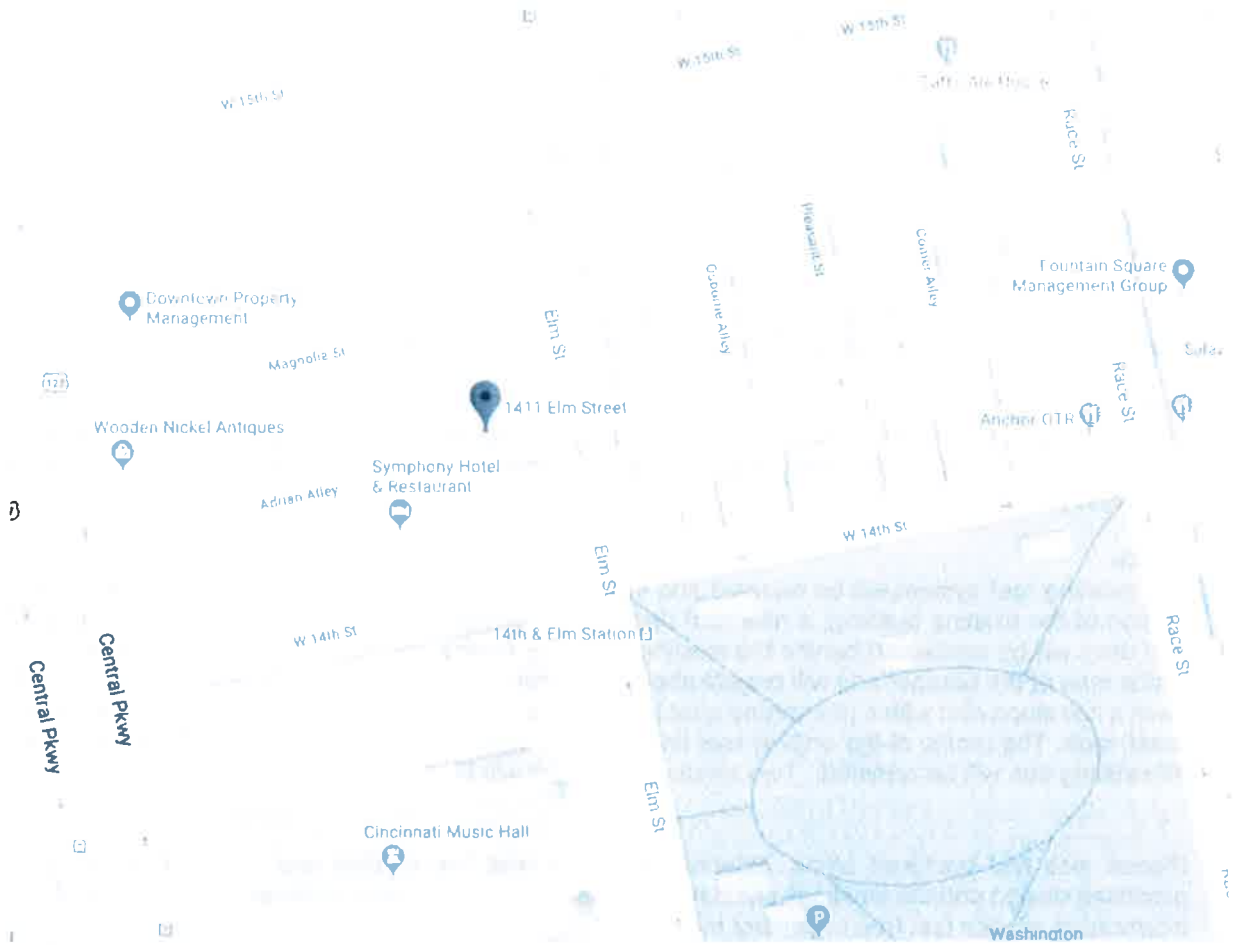
Sincerely,

Jonathan Schaaf  
RA | LEED AP | RRO  
Principal  
RDA Group Architects

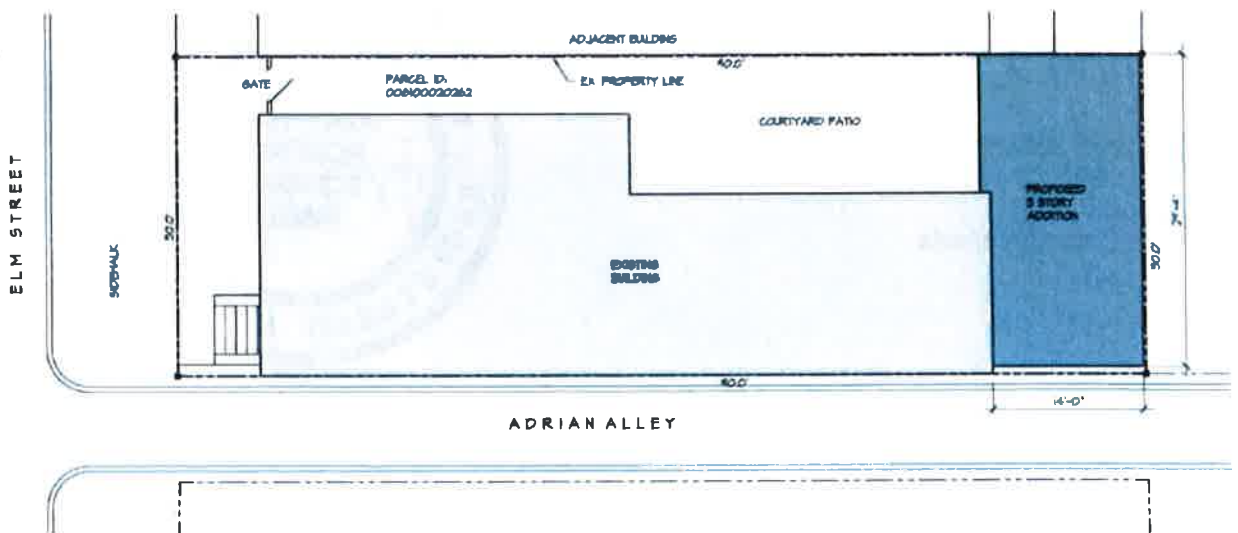




**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 937.610.3440



Vicinity Map



**PROPOSED SITE PLAN**

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

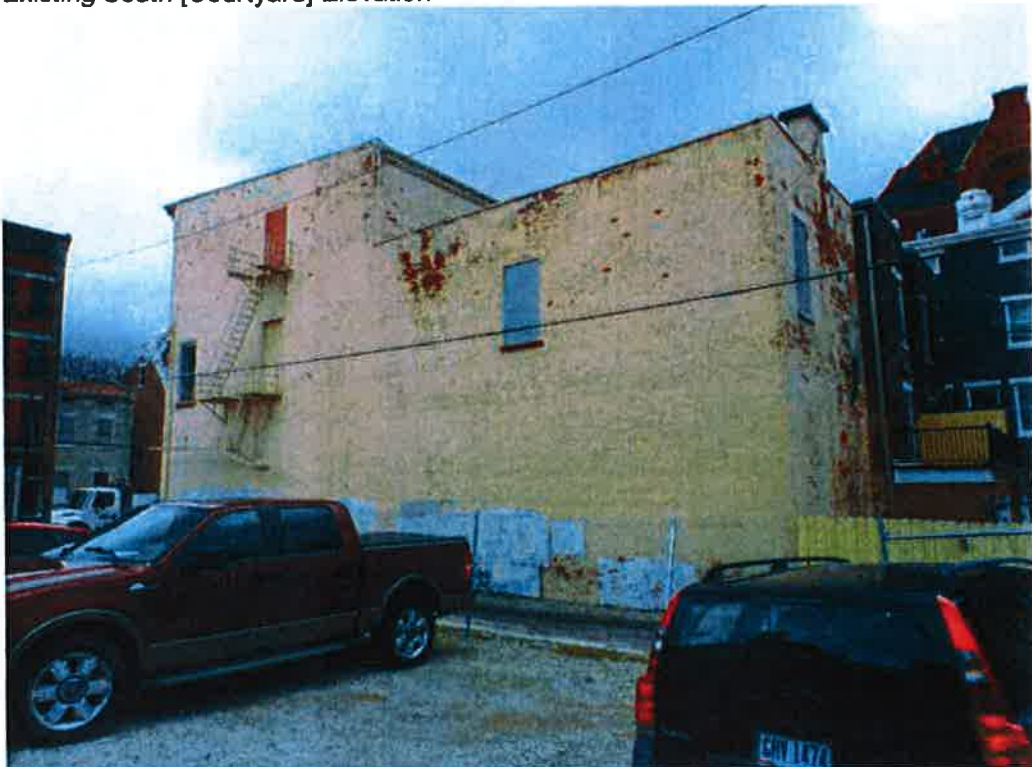




Existing East [Elm Street] Elevation



Existing South [Courtyard] Elevation



Existing North [Adrian Alley] Elevation



Existing West Elevation



14<sup>th</sup> St.

1411 Elm

Magnolia St.

15<sup>th</sup> St

Elm Street Streetscape from 14<sup>th</sup> – 15<sup>th</sup> Street looking West



GROUP  
ARCHITECTS

7945 Washington Woods Drive  
Dayton, Ohio 45459  
937.610.3440



View South from Elm Street



View East on Adrian Alley



**Proposed Roof Deck & Railing System**  
[example from neighboring building]



**Alley facing garage Addition**  
[Example from Odean Street building]

# View

PELLA'S FINEST RENDERING OF  
THE WINDOW-CRAFTING ART.



THE ARCHITECT SERIES® COLLECTION

# FEATURES



## View

### PROFESSIONAL VIEWS 4 - 5

Architects share their passion for Architect Series® products.

### NATURAL BEAUTY 6 - 11

The exquisite quality of Architect Series wood craftsmanship and hardware.

### TIMELESS AND TRUE 12 - 13

The details that make the standard made-to-order Architect Series product offering anything but standard.

### SPECIALTY VIEWS 14 - 15

Specialty windows with unique beauty and operational styles.

### CUSTOM-CRAFTED VIEWS 16 - 19

Custom sizes, shapes, colors and grille patterns to indulge your imagination.

### ATTENTION TO THE DETAILS 20 - 21

Purposeful innovations you'll appreciate every day.

### GRAND ENTRANCES 22 - 25

Creating curb appeal with Architect Series wood and premium fiberglass entry doors and Scenescape® doors.

### IMPECCABLY COORDINATED 26 - 31

Choose window and patio door features and options that reflect your home's unique sense of style.



## ENERGY PERFORMANCE

Pella's InsulShield® Low-E Glass Collection offers Pella's most innovative and energy-saving choices – and is designed to meet a variety of specific needs. Whatever your climate, Pella has the glass that's just right for you.

## GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS<sup>1</sup>

Inside your home, you can choose an interior grille color to seamlessly match the window or patio door frame – or you can make a unique design statement by choosing a grille color that contrasts with the frame. The exterior of your grilles will match the exterior cladding color.



**White**  
(with White painted exterior)



**Tan<sup>2</sup>**  
(with White painted exterior)



**Putty**  
(with White painted exterior)



**Brown<sup>3</sup>**  
(with White painted exterior)



**Ivory**  
(with White painted exterior)



**Harvest**  
(with White painted exterior)



**Cordovan**  
(with White painted exterior)



**Brickstone**  
(with tone stained exterior)



For more detailed information about Architect Series® entry doors, visit your local Pella Window and Door Showroom or [pella.com](http://pella.com).

<sup>1</sup> Grille patterns offered may vary per product. See specific product information for availability.  
<sup>2</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
<sup>3</sup> For specific interior/exterior grille color combinations, see your local Pella sales representative.  
<sup>4</sup> Tan and Brown available with matching exterior grille color only.

# Window and patio door DESIGN GUIDE

STANDARD  
OPTIONAL

## GLASS

### INSULSHIELD® LOW-E GLASS COLLECTION

- Advanced Low-E Insulating double-pane glass with argon<sup>1</sup>
- SunDefense™ Low-E insulating double-pane glass with argon<sup>1</sup>
- NaturalSun Low-E insulating double-pane glass with argon<sup>1</sup>
- Architect Series® triple-pane glass with argon<sup>1</sup> or krypton<sup>1</sup> (available with Advanced SunDefense or NaturalSun Low-E insulating glass)

### ADDITIONAL ENERGY-EFFICIENT GLASS OPTIONS

- HurricaneShield® impact-resistant glass
- Laminated glass (non-impact resistant)
- Gray-, Bronze- or Green-tinted glass<sup>2</sup>
- Obscure glass<sup>2,3</sup>

<sup>1</sup> Optional high-altitude Low-E insulating glass does not contain argon except with casement and awning windows.  
<sup>2</sup> Available with Advanced Low-E insulating double-pane glass with argon on select products.  
<sup>3</sup> Available with double- or triple-pane glass.

## INTERIORS

### WOOD TYPES

- Pine<sup>1</sup>
- Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple<sup>2</sup>

### INTERIOR FINISHES

- Unfinished Pine (ready for site finishing)
- Unfinished Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple<sup>2</sup>
- Prefinished stains and paints (Pine)
- Primed (Pine)

### INTERIOR TRIM

- Colonial, Craftsman, Provincial or Ranch

<sup>1</sup> Prices on Fir<sup>1</sup> and Monumental double hung windows available in Pine only.  
<sup>2</sup> For more information on wood type availability, contact your local Pella sales representative.

## EXTERIORS

### EXTERIOR FINISHES

- EnduraClad® protective finish
- EnduraClad Plus® protective finish
- Primed<sup>2</sup> (Mahogany or Pine)
- Unfinished<sup>2</sup> (Mahogany)

### EXTERIOR TRIM

- EnduraClad factory-applied trim

### ENDURA CLAD COLORS

- White, Tan, Putty or Brown
- Feature colors (see pages 28 - 29 for color listing)
- Custom colors<sup>3</sup>

<sup>1</sup> EnduraClad Plus is not available with all colors. See your local Pella sales representative for availability.  
<sup>2</sup> Not available on sliding patio doors or Pella Scenescape™ doors.  
<sup>3</sup> Please see your local Pella sales representative for specific details regarding Custom colors.

## HARDWARE

### COLORS/STYLES

- Champagne, White or Brown
- Bright Brass<sup>1</sup>, Satin Nickel<sup>1</sup> or Oil-Rubbed Bronze<sup>2</sup>
- Antique Brass or Chrome (hinged patio doors only)
- Rocky Mountain<sup>1</sup> Hardware (solid bronze)

### CRANK/LOCKS/SASH LIFTS

- SureLock® System with Unison Lock System (casement and awning windows only)
- Integrated crank with fold-away handle (casement and awning windows only)
- Cam-action lock, surface-mounted (double- or single-hung windows only)
- Historical spoon-style lock (double- or single-hung windows only)
- Sash lift<sup>1</sup> (casement or single-hung windows only)

<sup>1</sup> On hinged patio doors, Endura Hardware Collection offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at [pella.com/warranty](http://pella.com/warranty).  
<sup>2</sup> Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.  
<sup>3</sup> Dual sash locks and lifts are standard on large windows.

## EASY-CLEAN

- Double-hung windows and most casement and awning windows

## GRILLES<sup>1</sup>

### PERMANENT GRILLES

- 7/8", 1-1/4", 2" or custom Integral Light Technology® grilles (roomside wood and EnduraClad protective finish or wood exterior with aluminum spacer between)
- 3/4" aluminum grilles-between-the-glass® (interior colors: White, Tan<sup>2</sup>, Putty, Brown<sup>3</sup>, Ivory, Harvest, Cordovan or Brickstone. See your local Pella sales representative for exterior color options.)

### REMOVABLE ROOMSIDE WOOD GRILLES

- 3/4", 1-1/4", 2" or custom grilles (roomside wood only, no exterior)

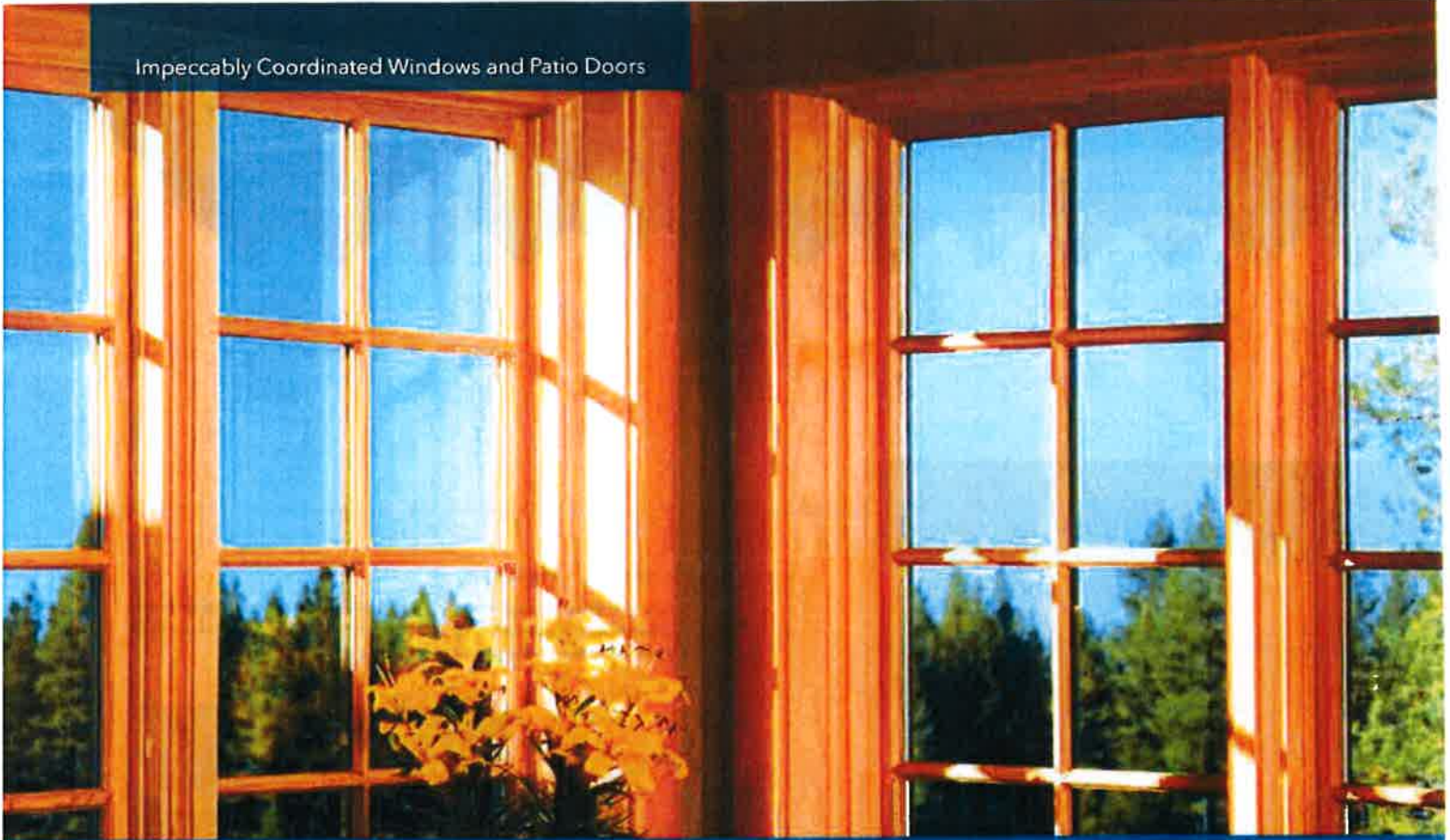
<sup>1</sup> Grille options vary by product.  
<sup>2</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
<sup>3</sup> Tan and Brown available with matching exterior grille color only.

## SCREENS<sup>1</sup>

- InView™
- Vivid View® high-transparency screen
- Rollscreen® retractable screen (casement windows and sliding patio doors only)
- Self-closing top-hung screen (sliding patio doors only)

<sup>1</sup> Screen options vary by product.  
<sup>2</sup> ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

## Impeccably Coordinated Windows and Patio Doors



### GRILLE PATTERNS<sup>1</sup>

Pella offers an attractive variety of grille types and unlimited patterns to enhance your home's design. Pella can create a custom grille pattern for you, or you can even design one yourself



9-Lite Prairie



14-Lite Prairie



Traditional



Top Row



Cross



New England



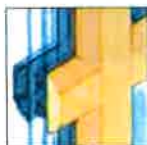
Victorian



Custom  
(equally divided)

### PERMANENT GRILLES

Integral Light Technology<sup>®</sup> grilles have a historically correct appearance, but provide modern energy efficiency. They are permanently bonded to the inside and outside of the window with a nonglare spacer in between to create the illusion of individual panes of glass. Or choose grilles between-the-glass that are permanently sealed between the panes of glass, creating a smooth glass surface that's easier to clean. See the photos shown on the opposite page for the grille interior colors available.



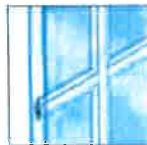
2" Integral Light  
Technology Grilles



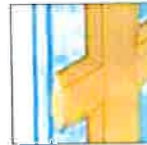
1-1/4" Integral Light  
Technology Grilles



7/8" Integral Light  
Technology Grilles



3/4" Aluminum Grilles  
Between-the-Glass<sup>®</sup>



2" Roomside  
Wood Grilles



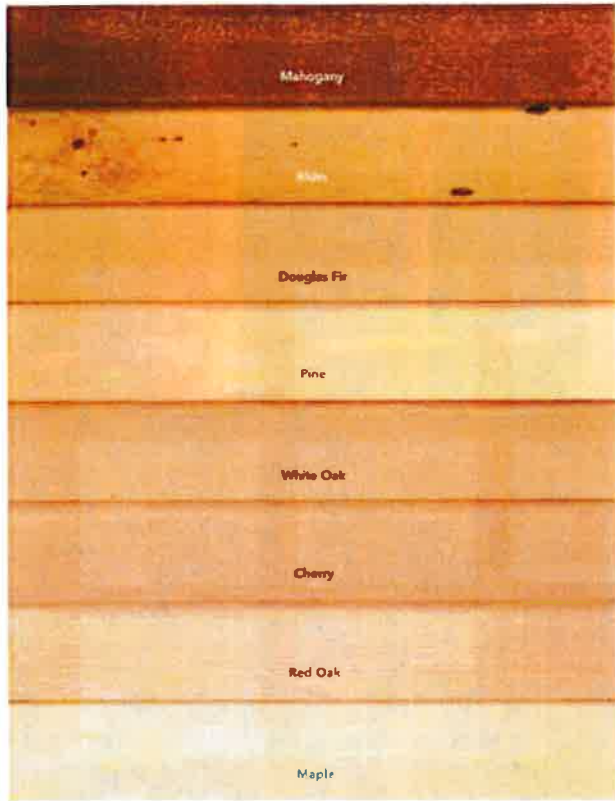
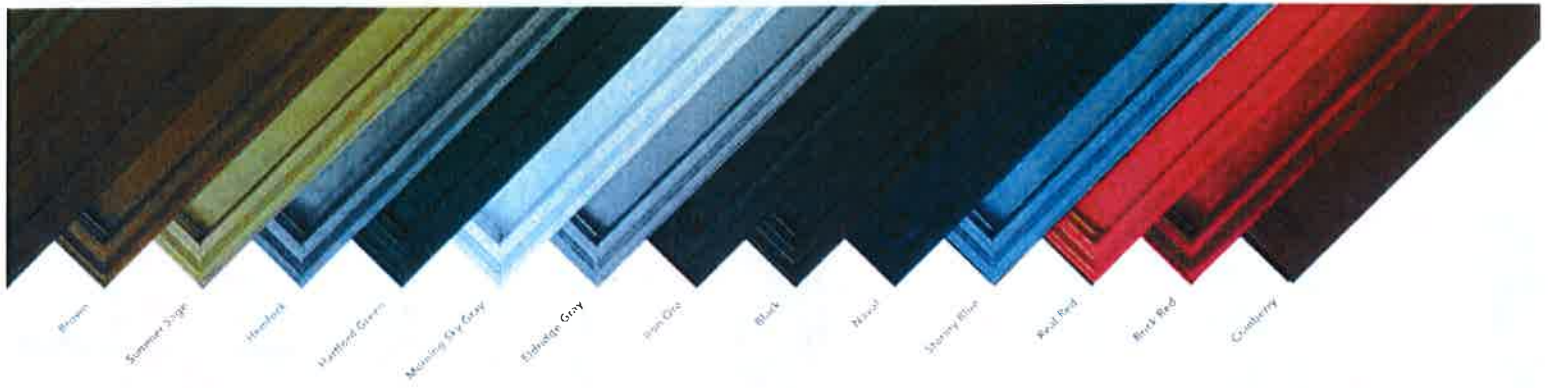
1-1/4" Roomside  
Wood Grilles



3/4" Roomside  
Wood Grilles

### REMOVABLE ROOMSIDE GRILLES

These roomside wood grilles are easily removed when you need to clean the glass.



**WOOD TYPES**

Mahogany, Alder, Douglas Fir, Pine, White Oak, Cherry, Red Oak or Maple interiors.<sup>3</sup> Your Architect Series<sup>®</sup> window or patio door can be made from your choice of today's most desirable woods – so it will tastefully complement your home's other interior finishes.

**PREFINISHED INTERIORS**

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to complement the color of other wood in your home or one of today's popular shades of white paint for a fresh, bright look.



**PELLA<sup>®</sup> HARDWARE FINISHES**



<sup>1</sup> See your local Pella sales representative for availability.  
<sup>2</sup> Oil-Rubbed Bronze is a hand-applied finish. Exterior Hardware Collection finishes come with a 10-year warranty. See written warranty for complete details and limitations.  
<sup>3</sup> Oil-Rubbed Bronze is a hand-applied finish that will develop a patina over time and may require periodic maintenance.  
<sup>4</sup> Finish is extra charge only.  
<sup>5</sup> NOTE: Because of differing finishes, actual colors may vary from those shown.

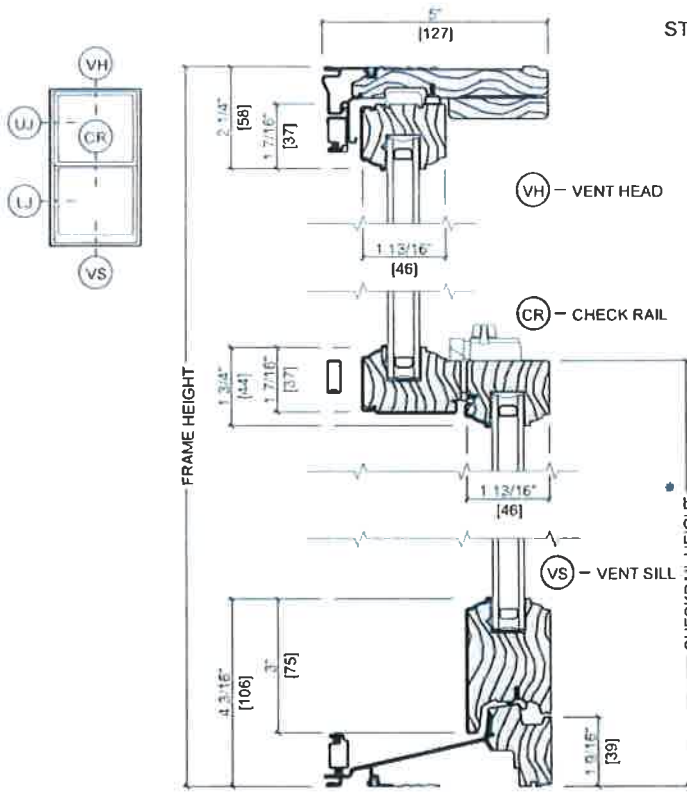
**For more detailed information about Architect Series entry doors, visit your local Pella Window and Door Showroom or [pella.com](http://pella.com).**



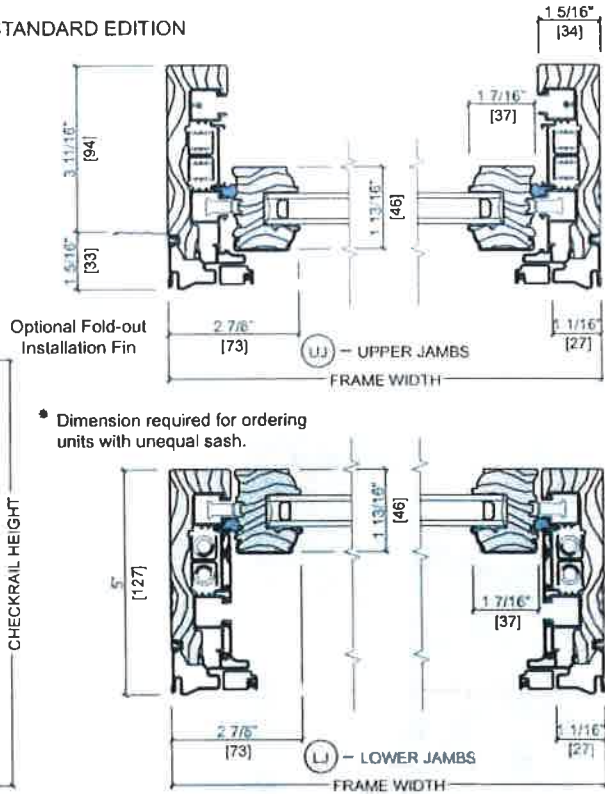
### UNIT SECTIONS

#### Aluminum-Clad Exterior

#### SE Double-Hung



#### STANDARD EDITION



Scale 3" = 1' 0"

All dimensions are approximate

**PREMIUM SERIES**

by

Exceptional durability, energy efficiency, strength, quiet operation and appearance, inside and out.

**CHOOSE A GARAGE DOOR THAT ENHANCES YOUR HOME.**

Galvanized and pre-painted steel is bonded and molded to Intellicore® or polyurethane foam for exceptional durability, energy efficiency, strength, quiet operation and appearance, inside and out. 1-3/8" or 2" thick with a thermal break, depending on the model. Choose from a wide range of design options to create a garage door that fits your budget and enhances your home's curb appeal

**Overview**

Classic™ Collection

**PREMIUM SERIES**

- Three-layer insulated sandwiched steel construction (steel + insulation + steel)
- Two thickness options, 1 3/8" and 2"
- Two insulation options: polystyrene or Intellicore®
- R-Values range from 6.5 - 18.4
- Three panel designs to choose from: Elegant Long (shown here), Short or Flush
- Eight factory finish paint colors or Ultra-Grain® stained wood look
- Click on Construction or Design Options for more Information
- WindCode rated available

**ADD ONE OF OUR MANY WINDOW OPTIONS FOR THAT CUSTOM TOUCH**

Classic or decorative, Clopay has a window option to complement your home. You can choose from classic windows in single pane glass, Plexiglas or obscure glass for extra privacy. Or you can customize your residential garage door by adding a designer touch from our line of decorative windows and inserts. [Learn more](#)

### LIFTMASTER® ELITE SERIES™

Clopay recommends the LiftMaster® Elite Series opener for these garage doors.

## Construction



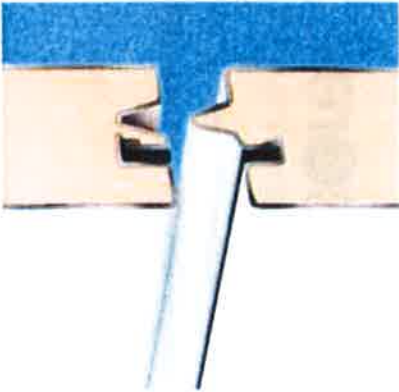
- 2" or 1-3/8" Insulation provides superior R-values.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Bottom weatherseal in a rust-proof aluminum retainer helps prevent elements from entering garage.
- Weather-tight tongue-and-groove section joints help seal out wind, rain and snow.
- Galvanized steel hinges attached to backup plates are durable, reliable and secure.
- Nylon rollers are smooth and quiet.
- Prepainted white end stiles and interior steel backing create a clean, finished appearance.
- Inside/outside step plates and grip handles make doors easy and safe to operate.

**intellcore**  
insulation technology

Garage 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. [Read More.](#)

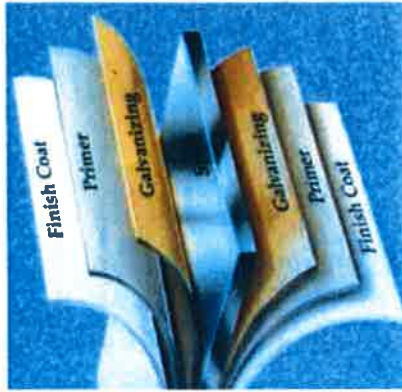
### GREATER ENERGY EFFICIENCY

Thermal break separates the interior from the exterior skin to improve energy efficiency and comfort.



### RUST-PREVENTION SYSTEM

Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment, and a baked-on primer and top coat.



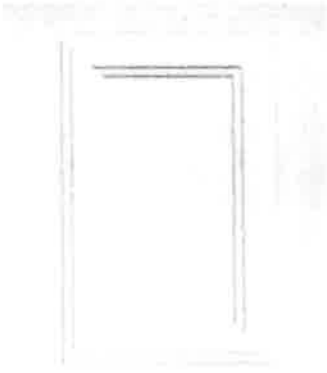
### Design Options

#### TOP SECTIONS

#### SOLID TOP SECTIONS



Decorative panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb..



### COLORS



- \*Not available in all models
- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Available In Medium or Cherry finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® painted door has a stucco texture to create a more natural woodgrain appearance.
- Ultra-Grain is not available on flush panel doors.

### Brochure



Units at River East, Chicago, Ill.  
AluWall® Folding System 50/50 energy efficient,  
narrow profile, aluminum framed system  
Builder: Group 90 Management





# NanaWall

Arizona Desert Residence, Scottsdale, CA  
NanaWall Folding System SL45 narrow profile,  
aluminum framed system, open corner  
Architect: Resonant Design



East Hampton Village Residence, Fringe NY  
NanoWall Folding System WAG7 aluminum clad,  
solid wood framed system  
Architect: Fred Smith Architect



NanaWall Products		Max Panel Height	Max Panel Width	Unlimited Opening Widths	Mounting		No Floor Track Required	Inswing / Outswing Possible	Inswing / Outswing in Same Unit
					Top-Hung	Floor Supported			
<b>FOLDING SYSTEMS</b>									
<b>ALUMINUM</b>									
SL45	9' 6" (2900 mm)	3' 7" (1100 mm)							
SL60	9' 6" (2900 mm)	3' 3" (1000 mm)							
SL70	12' (3650 mm)	4' (1220 mm)							
SL73	10' (3050 mm)	3' 2" (965 mm)							
SL80/81	10' (3050 mm)	3' 3" (1000 mm)							
SL82	8' 2" (2500 mm)	3' 3" (1000 mm)							
<b>WOOD AND CLAD</b>									
WD65	10' (3050 mm)	3' 3" (1000 mm)							
WD66	9' 10" (3000 mm)	3' 3" (1000 mm)							
WA67	9' 10" (3000 mm)	3' 3" (1000 mm)							
<b>SLIDING SYSTEMS</b>									
<b>ALUMINUM</b>									
HSW60	12' (3650 mm)	4' * (1220 mm)							
<b>WOOD</b>									
HSW66	10' (3050 mm)	4' * (1220 mm)							
HSW66 SwingSlide	10' (3050 mm)	4' * (1220 mm)							

\* 5' (1550 mm) for certain applications



# NanaWall Features & Options

## Standard 50 Finishes for Aluminum and Clad Systems

50 standard and over 200 colors available in powder coat and anodized finishes as well as PVDF Kynar for select systems. For accurate color swatch examples, please request our Powder Coating Finish Options brochure.

### STANDARD POWDER COAT OPTIONS



### Custom Color Matching Available

(non-metallic colors only)  
(Available with an upcharge)

## Glazing Area Options

- Glazing options include insulated, low-E, argon filled triple insulated low-E, bird protection glass, turtle glass, Heat Mirror, impact, and other specialty glass.
- Custom layouts with horizontal mullions, simulated divided lites, inserts, and high bottom rails are possible.

## Wood Finish Options for WD65, WD66, and WA67

Standard woods include Douglas Fir, Pine, Spruce, and Meranti. Oak, Sapeli Mahogany and other specialty woods are available upon request. Please consult NanaWall for additional costs. For accurate wood representation, please request our Wood & Finish Options brochure.

### SELECT WOOD FINISH OPTIONS



\*Available with upcharge

## Hardware Options

The standard locking hardware is compatible with a wide array of commercially available handle sets and escutcheon plates to match any design style.



# Performance Features for Aluminum Framed Folding Systems

## Weather Resistance

Double gaskets provide weather resistant comfort. The superior thermal break design maximizes interior energy efficiency whatever the weather extreme.

## Panel Heights and Widths

NanaWall Opening Glass Walls are custom made in the United States or Germany to your requirements and specifications.

## Long-Term Performance

Built-in adjustment and compensation points ensure continued ease of operation if some building settling occurs.

## Folding Systems

- Panel heights up to 12' (3660 mm) and widths of 4' (1220 mm) are possible depending on configuration and model.

## Multi-Point Locking

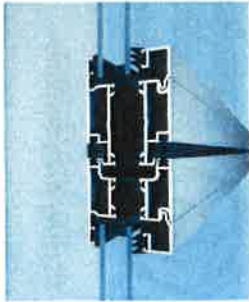
Concealed multi-point locking operates with the turn of a handle. The top and bottom shoot bolts have approximately a 1" (25 mm) throw for maximum security.

## Single Track Sliding Systems

- Panel heights up to 12' (3660 mm) and widths of 4' (1220 mm) are possible depending on configuration and model. **Panel widths of up to 5' (1525 mm) x 10' (3050 mm) are also possible.**

## Swing Door Options

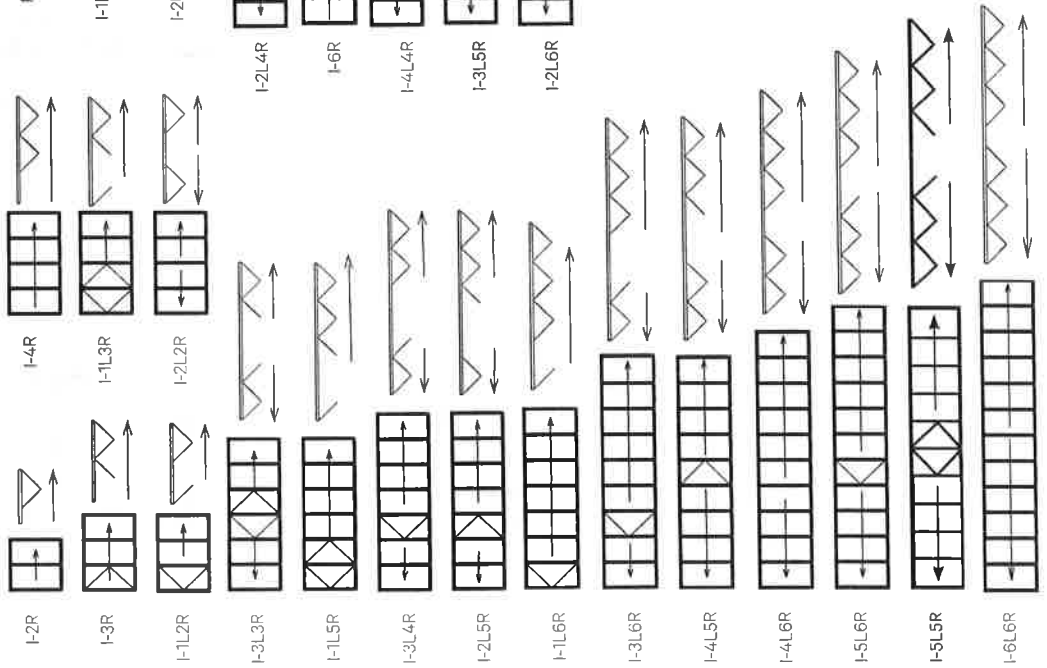
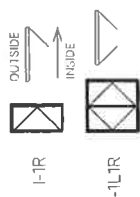
Convenient swing entry doors may be hinged to a side jamb or be configured within the chain of panels.



## Over 50 Standard Configurations

System configurations are possible with inward and outward openings. For easy entry/egress, locking swing panels may be attached to a side jamb or attached to the end of a chain of bi-fold panels.

### MODEL:



### Legend:

- Indicates folding direction
- Indicates single swing panel
- Indicates pair of swing doors
- I=Inward Opening A=Outward Opening

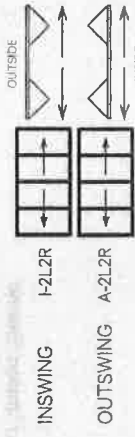
Visit [NanaWall.com](http://NanaWall.com) and search FOLDCONFIG for configuration examples



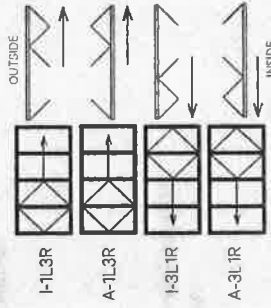
## 4-Panel Folding System Basic Configurations

Similar configurations are possible with other numbers of panels

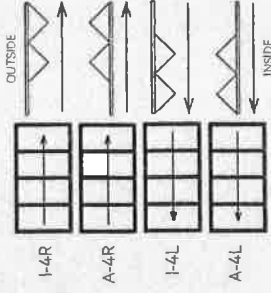
### SYMMETRIC SOLUTION



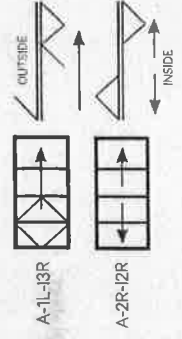
### PAIR OF SWING DOORS SOLUTION



### ALL PANELS FOLDING TO ONE SIDE

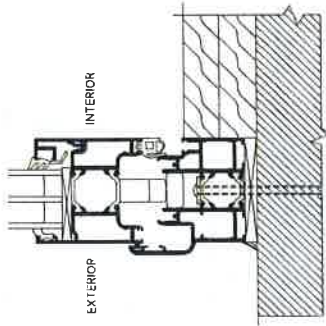


### INWARD / OUTWARD

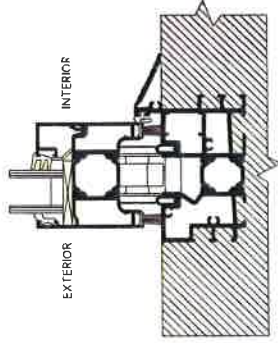


## Sill Options\*

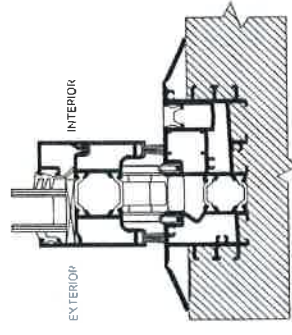
**Higher Weather Performance Sill**  
(inswing)



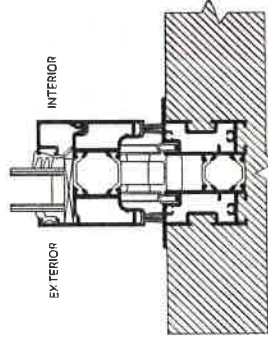
**Intermediate Sill**  
(outswing)



**Low Profile Saddle Sill**  
(inswing or outswing)



**Flush Sill**  
(outswing)



Most NanaWall systems can be configured for either inward or outward openings.

## Performance—NFRC tested and labeled (with higher weather performance sill)



**U-Value** as low as 0.17  
(R-Value of 5.88)



**Air Infiltration** as low as:  
@1.57 psf: 0.02  
@6.24 psf: 0.07



**Water Rating** as high as:  
No uncontrolled water entry at 12 psf



**Design Wind Load** as high as:  
Positive @70 psf  
Negative @100 psf



**Outdoor / Indoor Sound Transmission**  
OITC up to 35

\*Testing results vary per system. Please consult NanaWall or see the NanaWall Architectural Binder for actual test data for each model and configuration.

\* Shown are SL60 sill examples. Similar sill options are available on most systems. Please contact NanaWall or see the NanaWall Architectural Binder for available options.

# NanaWall

Mauu Residence, Wailea, HI  
NanaWall Feilding System W/1007 aluminum clad,  
solid wood framed system  
Contractor: Gallop Design



Petaluma Valley Residence, Petaluma Valley CA.  
NanaWall Folding System, SLE60 energy efficient,  
narrow profile, aluminum framed system  
Architect: Carl Heisey





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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 1411 Elm Street COMMUNITY Over the Rhine  
 PARCEL ID(S) 081-0002-0262-00  
 BASE ZONING CLASSIFICATION CC-A ZONING OVERLAY (if applicable) Historic Conserv. Overlay  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME RDA Group Architects CONTACT PERSON (if legal entity) Jonathan Schaaf  
 ADDRESS 7945 Washington Woods Drive CITY Dayton STATE OH ZIP 45459  
 EMAIL ghs@rda-group.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 937-610-3440

**Section 3. OWNER**  
 NAME OTR Holdings CONTACT PERSON (if legal entity) Robert Thornton  
 ADDRESS 1203 Walnut St. CITY Cincinnati STATE OH ZIP 45202  
 EMAIL rob.thornton1@gmail.com RELATIONSHIP TO OWNER (if not owner) Has property under contract to purchase from Owner  
 TELEPHONE 513.602.1165

**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)  
Alterations and addition to an existing three-story building. Convert from a three-family to a single family residence. Construct new three-story addition to the west. Conditional Use approval to continue to allow residential use on the ground floor as a single-family residence. Existing building is a legally non-conforming three-family that appears to have historically been entirely residential.

**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 JONATHAN SCHAAF Signature  Date 05/03/2018

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

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

<input type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: 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.



7945 Washington Woods Drive  
Dayton, Ohio 45459  
937 610 3440

May 3, 2018

City of Cincinnati  
Buildings & Inspections  
805 Central Avenue Suite 500  
Cincinnati, OH 45202

RE: 1533 Elm Street -Conditional Use [CC-A Over the Rhine Historic Conservation Overlay Zone]

To Whom it concerns,

This cover letter provides supporting documentation for the Conditional Use request for 1411 Elm Street. As part of the proposed renovation of the building, it will be converted into a single-family residence. The building appears to have historically been entirely residential in nature. Previous renovations created the existing three-family residence. The existing building is a legally non-conforming three-family. Conditional Use approval is sought to continue to allow residential use on the ground floor as a single-family residence. This will legally establish the use rather than relying on the previous legal non-conforming status.

This property is proposed to undergo a rehabilitation which will alter the building to create a single-family residence. The existing configuration has a residential unit on each floor, three in total. This project is in the public interest per 1445-13. The project will take the building back close to the original configuration and will rehab a currently vacant structure bringing it back into service. The project is compatible with the neighborhood; while the west side of Elm Street is zoned CC-A, the east side is zoned RM1.2. As such 100% residential use is compatible with the street. The map attached indicates current first floor commercial spaces located nearby along Elm Street. This illustrates that the street is predominantly residential, and this rehabilitation is in the character of the neighborhood. This project will remove a blighted structure and will improve the streetscape along Elm Street with other nearby revitalization projects. The redevelopment of the building and its addition will add value to the building, thereby increasing potential tax benefits to the City.

The project complies with the underlying zoning district, which permits residential [including first floor residential as a conditional use] and is harmonious with the general purpose and intent of the zoning code. The work is in compliance with the guidelines adopted for the CC-A zoning district. There will be no impact on the traffic around the subject property. The development poses no detriment to the streets or access. The Owner is providing off-street parking spaces in a garage located in the proposed addition. There are no adverse effects for public safety as a result of this request.

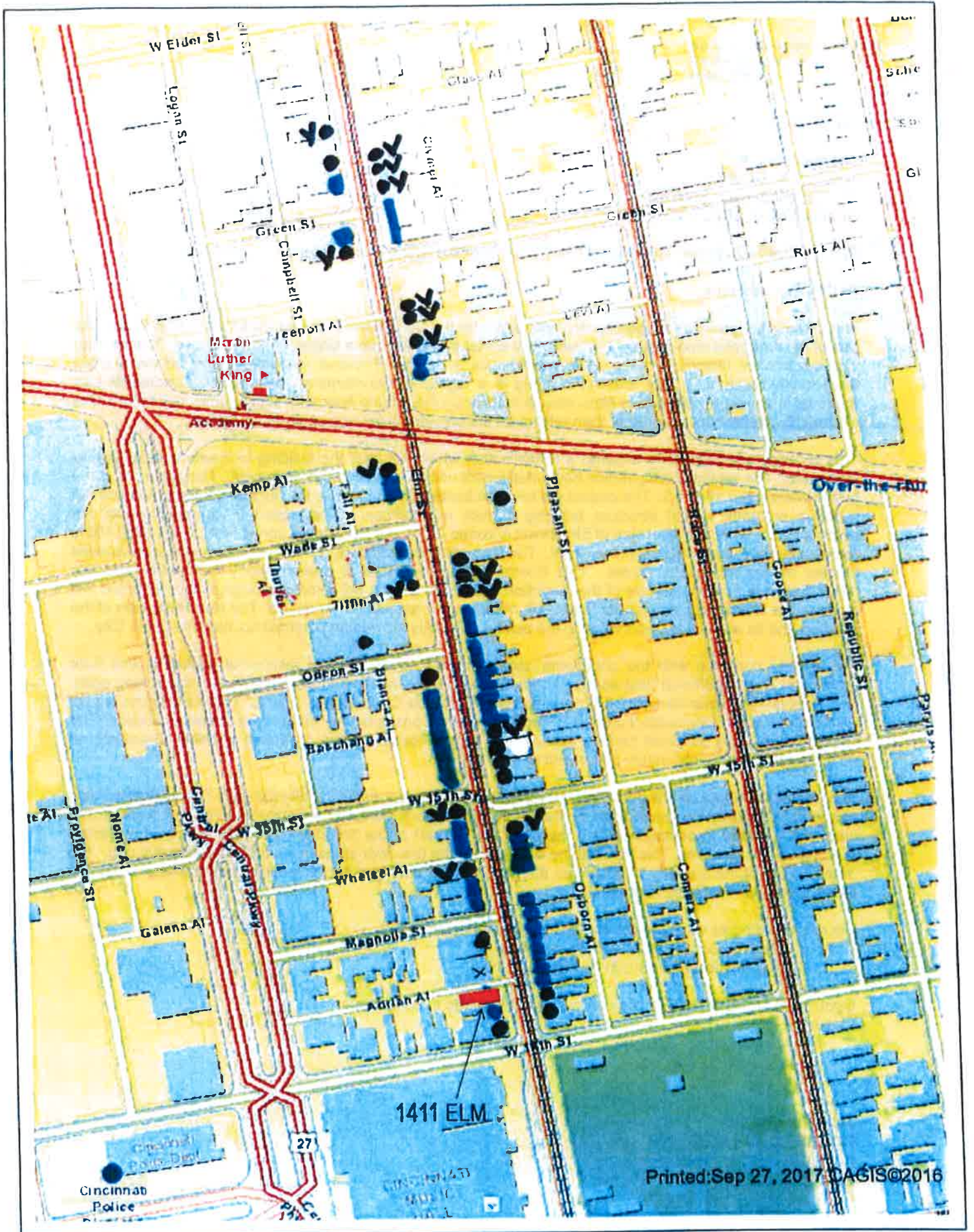
The Owner did not cause the non-conformity that requires the requested conditional use. The original building configuration appears to have been entirely residential and is currently entirely residential. The proposed work can be done in compliance with the OBC and as part of the proposed work, the safety of the entire building will be improved. The highest and best use for the first-floor space is continued residential use. The rehabilitation of the property will continue the positive momentum of the redevelopment activities along Elm Street and Over the Rhine in general.

We are including as witnesses to the hearing for this application:  
Jonathan Schaaf, RDA Group Architects  
Greg Snyder, RDA Group Architects

If you have any questions or comments, please feel free to contact me.  
Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Schaaf".

Jonathan Schaaf  
RA | LEED AP | RRO  
Principal  
RDA Group Architects



1411 ELM STREET - CONTEXT STUDY

- FIRST FLOOR COMMERCIAL
- ▼ VACANT
- FIRST FL. RESIDENTS

## **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

**ADJUDICATION/DENIAL LETTER**

Date: 05/03/2018

Location: 1411 Elm Street

Request: Conditional Use - Rear Addition/ Roof Deck

Zoning District: CC-A/ Over-the-Rhine Historic Conservation Overlay Zone

Applicant Name: Greg Snyder

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires Zoning Relief and a Certificate of Appropriateness from the Historic Conservation Board for the proposed rear addition and rooftop deck as it is within a Historic Conservation Overlay Zone.

All documents under the "Historic Conservation Board Review" and "Required for all New Construction, Major Alterations and Additions" sections **that are checked** are a required part of the submission. The submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies of the application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the "Documents Required" Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is May 4, 2018 for the June 18, 2018 Historic Conservation Board Meeting.

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

1. Per **§1409-07**, Residential Uses are permitted only above the ground floor of a mixed-use building in the CC-A district. First-floor residential uses require **Conditional Use** approval.

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

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

Sincerely,



Douglas Owen

Zoning Plan Examiner

(p): 513-352-2441

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

OPTION AGREEMENT

OWNER: OTR HOLDINGS, INC.  
c/o 3CDC, 1203 Walnut Street, 4<sup>th</sup> Floor  
Cincinnati, Ohio 45202

OPTIONEE: Robert and Kendra Thornton  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY: The real property and improvements located at 1411 Elm Street. Legal description attached as Exhibit A.

OPTION PAYMENT: Optionee shall pay Owner Four Thousand Dollars (\$4,000) for the option purchase rights under this Option Agreement. This payment is refundable less Holding Costs (defined herein), but shall be credited against the Property purchase price if the option purchase right is exercised.

OPTION PURCHASE PRICE: If Optionee has satisfied, to Owner's satisfaction, the conditions to exercise the Option Agreement (below), Optionee shall have the right, exercisable from the date of this Option Agreement through and until June 5, (the "Option Period"), to purchase the Property for Two Hundred Twenty Thousand Dollars (\$220,000) plus full reimbursement to Owner of its Holding Costs (defined herein) of the Property. The Option Period may be extended by Owner in its sole discretion. If the Option Period is extended six months from the original effective date, the price to purchase the Property may be increased at Owner's sole discretion by a maximum of five percent (5%) of the option purchase price per quarter extended. If Owner does not increase the price at six (6) months, Owner reserves the right to increase the price in the future. Optionee's exercise of the option purchase rights shall be by a manually executed writing (no emails). The terms and conditions of purchase will be set forth in a Purchase Agreement substantially similar to attached Exhibit B. The closing shall occur no later than 60 days after Optionee exercises the option purchase rights, unless extended at Owner's sole discretion.

HOLDING COSTS: These include real property taxes and assessments on the Property, debt service incurred with respect to the Property, the cost of insuring the Property and certain Property maintenance and repair costs. The estimated monthly holding costs are One Thousand Three Dollars and Forty-Six Cents (\$1,003.46).

**CONDITIONS TO  
OPTION EXERCISE:**

Prior to Optionee's exercise of its option purchase rights, Owner must have received: (i) a development plan satisfactory to Owner for the Property, including drawings; (ii) substantiation satisfactory to Owner of project costs and of the availability to Optionee of funds adequate to fund all project costs; and (iii) a project development schedule satisfactory to Owner.

**INSPECTION, TITLE  
AND SURVEY:**

During the Option Period, Optionee may inspect the Property during Owner's regular business hours (M-F 8:30 a.m. – 6:00 p.m., Sat. 10:00 a.m. – 5:00 p.m.) to determine whether the Property is suitable and acceptable to Optionee. Soil, environmental and structural tests may be performed at Optionee's cost. Prior to entry onto the Property, Optionee (and any involved Optionee contractor) shall execute Owner's standard liability waiver. Any damage to the Property caused by Optionee or its contractors shall be promptly repaired at Optionee's expense. Optionee may also obtain a title commitment and an ALTA/ACSM survey, at Optionee's expense, during the Option Period.

**RISK OF LOSS:**

Owner shall insure the Property during the Option Period. If the Property is damaged or destroyed during the Option Period, either party may terminate this Option Agreement on notice to the other party.

**GOVERNING LAW:**

Ohio.

**NON-RECOURSE:**

This Option Agreement is non-recourse to Cincinnati Center City Development Corporation ("3CDC") and to the members, managers, directors, officers, agents and representatives of 3CDC.

**THE OPTIONEE AND THE OWNER HEREBY AGREE TO THE FOREGOING.**

**OWNER:**

**OPTIONEE:**

**OTR HOLDINGS, INC.**

**Robert and Kendra Thornton**

By: [Signature]  
Name: Lynn Field  
Title: VP  
Date: April 9, 2018

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_, 2018

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Auditor's Parcel No. 081-0002-0261**

**Property Address: 1411 Elm Street**

Situated in Cincinnati, Hamilton County, Ohio and more particularly described as follows:

All that certain lot of ground situate in the City of Cincinnati, County of Hamilton and State of Ohio, in the subdivision of lots made by Elisha Hotchkiss, John C. Avery and Ephriam Carter, dated April 29, 1839, and adopted by Adam S. Riddle, Master in Chancery, as the same is recorded in Deed Book 59, Page 601, Hamilton County, Records, being the following lot, viz:

Lot number Twenty-Two (2) in Square 1 of said subdivision, fronting on Elm Street, thirty (30) feet by ninety (90) feet deep at right angles to Elm Street, and bounded on the south by a ten (10) foot alley.



A RENOVATION FOR THE:

# Thornton Residence

1411 ELM STREET  
CINCINNATI, OHIO 45202

## SHEET INDEX

- T1.1 PROJECT INFORMATION / SITE PLAN
- D1.1 DEMOLITION PLANS
- D1.2 DEMOLITION PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A2.3 EXTERIOR ELEVATIONS
- A2.4 EXTERIOR ELEVATIONS
- A2.5 SIGHT-LINE STUDY

## BUILDING AREA

BASEMENT EXISTING	1,420 S.F.
FIRST FLOOR EXISTING	1,420 S.F.
FIRST FLOOR ADDITION	356 S.F.
SECOND FLOOR EXISTING	1,420 S.F.
SECOND FLOOR ADDITION	444 S.F.
THIRD FLOOR EXISTING	848 S.F.
THIRD FLOOR ADDITION	444 S.F.
THIRD FLOOR ROOFTOP DECK	512 S.F.

## DIVISION I GENERAL PROJECT REQUIREMENTS

- THE GENERAL CONTRACTOR SHALL EXAMINE ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO CONSTRUCTION FOR ACCURACY AS SHOWN WITH THE INTENT OF THESE DRAWINGS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF CONDITIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE ARCHITECT IS IN NOT RESPONSIBLE FOR THE QUALITY OR QUANTITY OF THE WORK, FIELD INSPECTION, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, REVIEWING COPIES OF REQUISITIONS RECEIVED FROM SUBCONTRACTORS AND MATERIAL SUPPLIERS AND OTHER DATA REQUESTED BY THE OWNER TO SUBSTANTIATE THE CONTRACTOR'S RIGHT OF PAYMENT, OR FOR ASCERTAINING HOW OR FOR WHAT PURPOSE THE CONTRACTOR HAS USED MONEY PREVIOUSLY PAID ON ACCOUNT OF THE CONTRACT SUM.
- CONTRACTOR SHALL COORDINATE ALL SPECIFIC SCOPE OF WORK ITEMS WITH THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING BETWEEN WORK OF OTHER TRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. THE ARCHITECT AND THE CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLIGENCE OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- CONTRACTOR TO INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- ALL FINAL FINISHES AND SELECTIONS SHALL BE MADE BY THE OWNER. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC.
- ALL WORK SHALL CONFORM TO ALL LOCAL BUILDING CODES, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- DIMENSIONING:
  - ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
  - ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
  - ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
  - ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
  - DO NOT SCALE DRAWINGS.
  - REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
  - FIELD VERIFY ALL EXISTING DIMENSIONS.
- THE DRAWINGS AND DETAILS IN THIS SET OF DOCUMENTS MAY INDICATE TYPICAL CONDITIONS THAT MAY VARY FROM ACTUAL CONSTRUCTION. CONSULT WITH BUILDER'S CONTRACT FOR ADDITIONAL INFORMATION/ DETAILS ON SPECIFIC WORK ITEMS IN PROJECT.
- PLUMBING, MECHANICAL, & ELECTRICAL SYSTEMS ARE DESIGN-BUILD SYSTEMS BY LICENSED CONTRACTORS. CONTRACTORS SHALL PROVIDE ALL DESIGN AND DOCUMENTS REQUIRED FOR OBTAINING PERMITS. VERIFY EXACT PLACEMENT OF ALL ROUGH-INS, INSTALLATIONS AND BLOCKING THAT MAY BE REQUIRED. COORDINATE ALL SUB-CONTRACTOR INSTALLATIONS.

## WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- ===== EXISTING WALL TO REMAIN
- ===== NEW 2X4 WOOD BEARING WALL
- ===== NEW 2X4 WOOD FRAME WALL
- ===== NEW 2X4 WOOD FRAME EXTERIOR WALL WITH BRICK VENEER
- ===== NEW CONCRETE FOUNDATION WALL

- ⊕FD FLOOR DRAIN
- ⊙ SMOKE DETECTOR - 120V W/ BATTERY BACKUP
- ⊙ CARBON MONOXIDE DETECTOR - 120V W/ BATTERY BACKUP
- ⊕ EXHAUST FAN - VENT DIRECT TO EXTERIOR
- ⊕ WINDOW TYPE KEY
- 2/B DOOR OPENING WIDTH
- SECTION TAG
- ELEVATION TAG

## ABBREVIATIONS

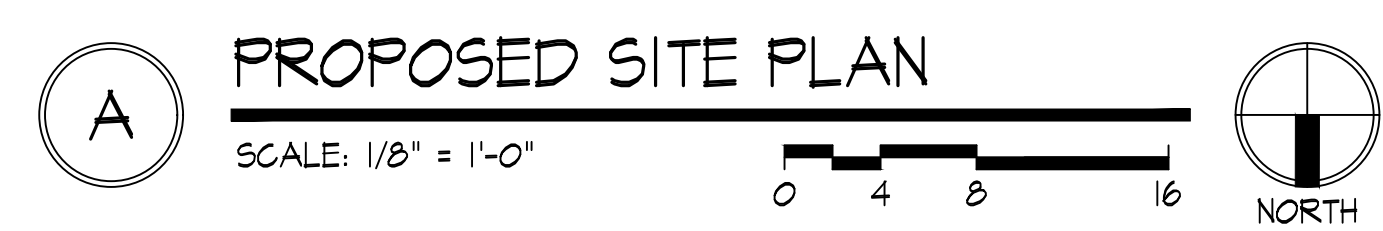
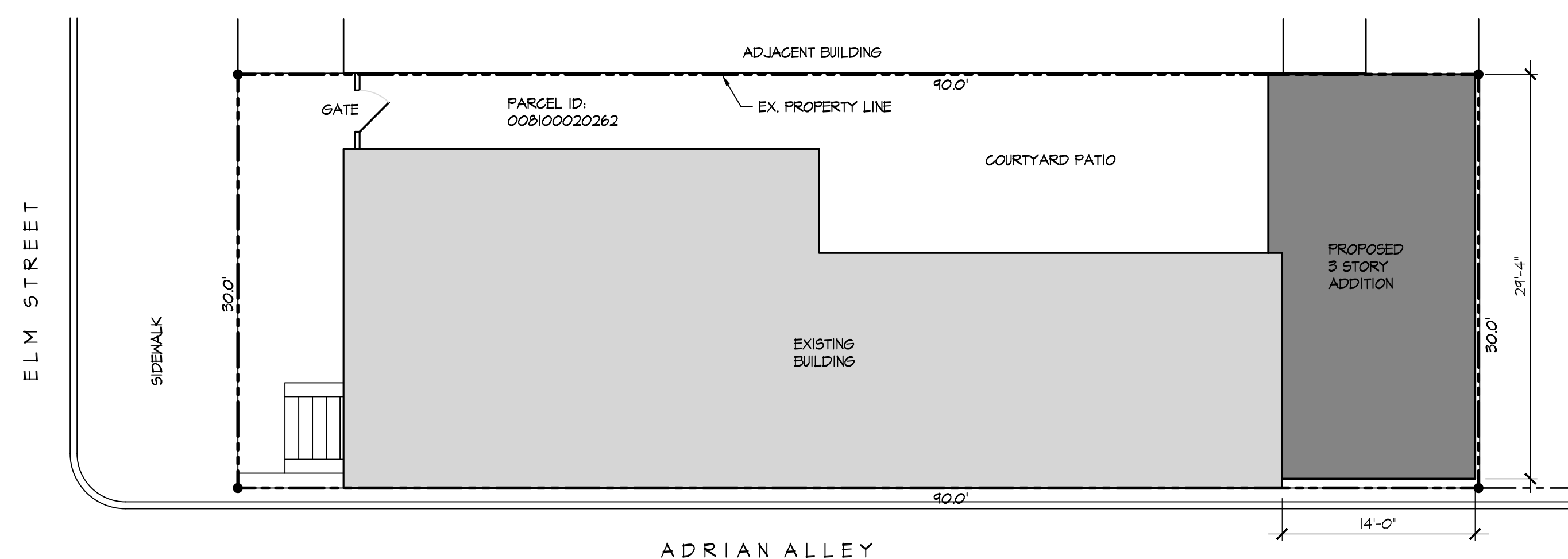
ADAAG	AMERICANS WITH DISABILITIES ACT
AFF	ACCESSIBILITY GUIDELINES
ALUM	ABOVE FINISH FLOOR
BLKG	ALUMINUM
BET	BLOCKING
BRG	BETWEEN
BTM	BEARING
CL	BOTTOM
CLG	CAST IN PLACE
CT	CENTERLINE
CLR	CEILING
COL	CERAMIC TILE
CPT	CLEAR
CONG	COLUMN
CMU	CARPET
CONT	CONCRETE
CJ	CONCRETE MASONRY UNIT
DF	CONTINUOUS
DIA	CONTROL JOINT
DS	DRINKING FOUNTAIN
DTL	DIAMETER
DW	DOWNSPOUT
ELEV	DETAIL
EQ	DISH WASHER
FD	ELEVATION
FDN	EQUAL
FE	FLOOR DRAIN
FF	FOUNDATION
FIN	FIRE EXTINGUISHER
FSE	FINISH FLOOR
FTG	FINISHED
FV	FOOD SERVICE EQUIPMENT
GA	FOOTING
GYP BD	FIELD VERIFY
GC	GAUGE
HM	GYPSUM BOARD
HOR	GENERAL CONTRACTOR
MAX	HOLLOW METAL
MECH	HEIGHT
MO	HORIZONTAL
MTD	MAXIMUM
NIC	MECHANICAL
NTS	MASONRY OPENING
OC	MOUNTED
OPG	NOT IN CONTRACT
PTD	NOT TO SCALE
RAD	ON CENTER
REF	OPENING
RD	PAINTED
QT	RADIUS
RO	REFRIGERATOR
ATG	ROOF DRAIN
SIM	QUARRY TILE
SM	ROUGH OPENING
SPEC	ACOUSTIC TILE CEILING
SS	SIMILAR
SO	SHEET METAL
T.O.	SPECIFICATION
TYP	STAINLESS STEEL
WVF	SQUARE
	TOP OF
	TYPICAL
	WELDED WIRE FABRIC

## SITE PLAN NOTES:

- LOCATE BUILDING, DRIVES, UTILITIES, ETC. WITHIN THE BUILDING SETBACKS AS APPLICABLE. COORDINATE ALL LOCAL BUILDING AND ZONING REQUIREMENTS.
- OWNER OR CONTRACTOR SHALL CONFIRM ANY SITE SPECIFIC BUILDING OR ZONING REQUIREMENTS, DEED RESTRICTIONS, COVENANTS, DEVELOPMENT STANDARDS, ETC. PRIOR TO THE START OF CONSTRUCTION.
- COORDINATE AND FINALIZE FINAL SITING OF BUILDING WITH EXISTING SITE CONDITIONS.
- PROVIDE CONNECTIONS TO ALL UTILITIES AS REQUIRED, COORDINATE TRENCH LOCATIONS, ROUTING, ETC. WITH LOCAL REQUIREMENTS.
- CONTRACTOR SHALL DETERMINE FINAL GRADE ELEVATIONS WITH EXISTING GRADES. COORDINATE CUT/FILL TO MINIMIZE EXCESS DIRT REMOVAL. MAINTAIN ALL NATURAL DRAINAGE ON SITE.
- SLOPE GRADE AWAY FROM RESIDENCE, MIN. 6" WITHIN THE FIRST 10'-0" FROM BUILDING. MAINTAIN NATURAL POSITIVE DRAINAGE.
- SEED/SOD ALL DISTURBED LAND AREA AS REQ'D.
- CONTRACTOR TO INSTALL EROSION CONTROL AT THE START OF CONSTRUCTION AND MAINTAIN THROUGHOUT DURATION OF THE PROJECT.

## DIVISION 2 EXISTING BUILDING CONSTRUCTION

- FOUNDATION: STACKED STONE
- EXTERIOR WALLS: MULTI-WYTHE MASONRY, INTERIOR PLASTER FINISHES
- INTERIOR WALLS: 2x WOOD FRAMING W/ PLASTER FINISHES
- FLOOR FRAMING: 2x WOOD JOISTS W/ WOOD SUB-FLOOR/FINISH FLOOR OVER
- INTERIOR FINISHES: PLASTER/GYPSUM BOARD
- ROOF FRAMING: 2x WOOD RAFTERS W/ WOOD SHEATHING, LOW SLOPE ROOF SYSTEM



**RDA GROUP ARCHITECTS**

7945 Washington Woods Drive  
Dayton, Ohio 45459  
O: 937.610.3440  
F: 937.610.3441

STATE OF OHIO  
JONATHAN ROBERT SCHAAF  
REGISTERED ARCHITECT  
#14503  
Expiration Date 12/31/2019

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A RENOVATION FOR THE  
**Thornton Residence**  
1411 ELM STREET  
CINCINNATI, OHIO 45202

Print Record

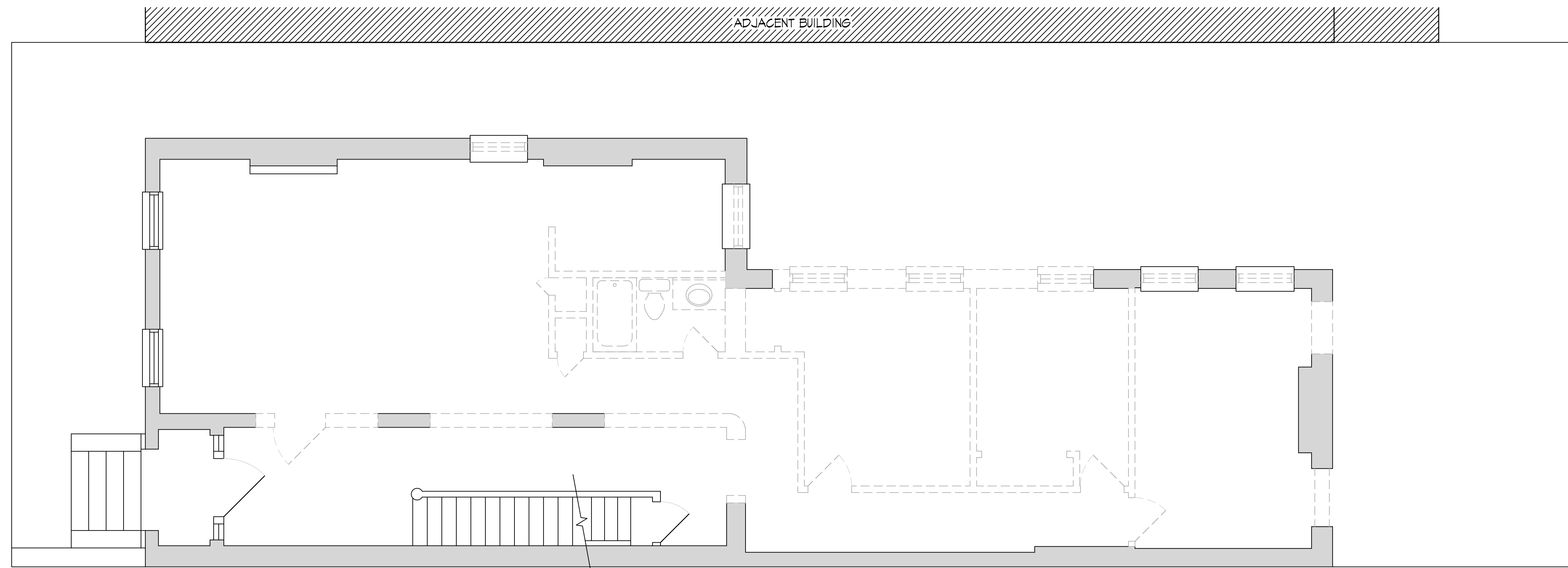
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05/04/18 HCB  
06/06/18 HCB FINAL

Project Number  
2018-044

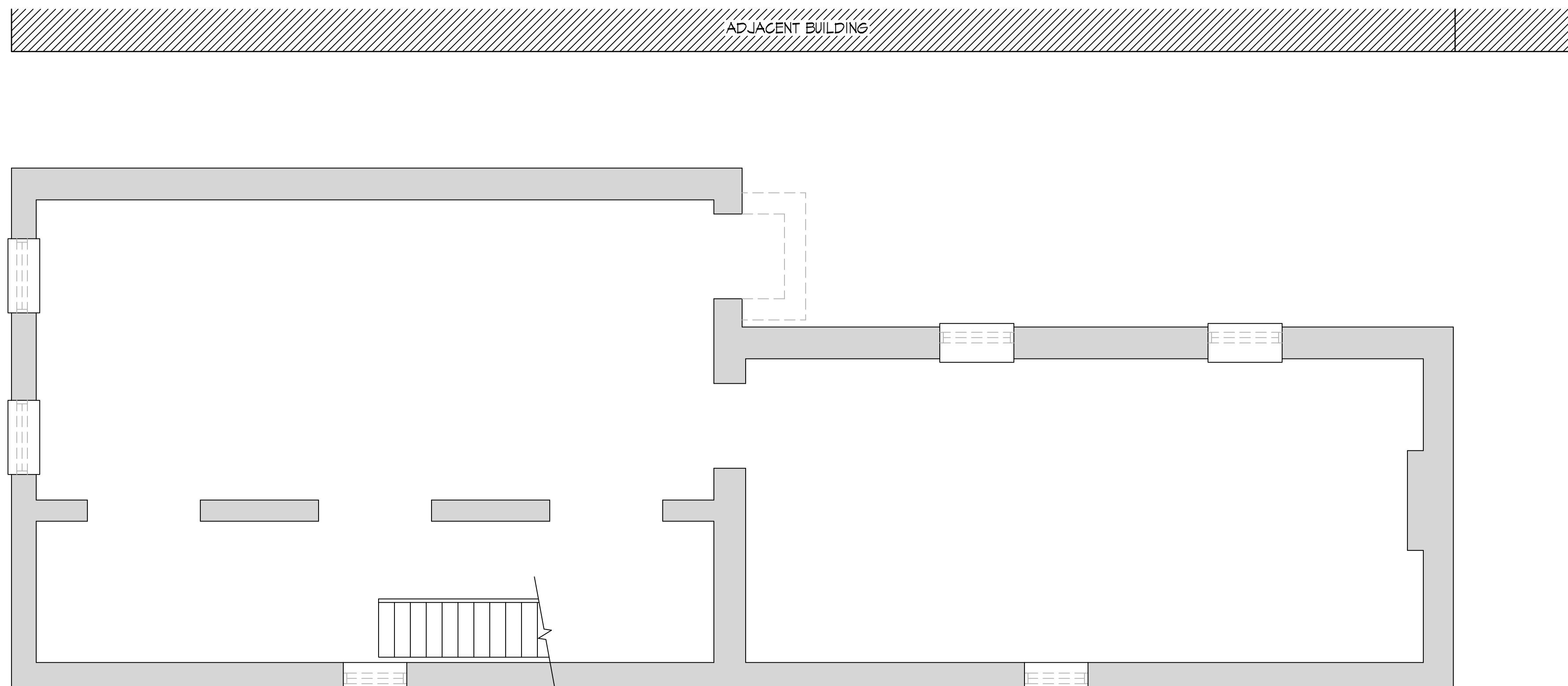
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JUNE 6, 2018

Sheet Title  
PROJECT INFORMATION  
SITE PLAN

Sheet Number  
T1.1



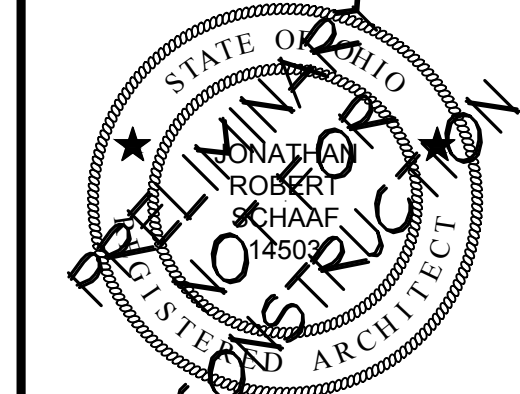
**B** EXISTING / DEMOLITION  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8 NORTH



**A** EXISTING / DEMOLITION  
BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
0 2 4 8 NORTH

**RDA**  
GROUP  
ARCHITECTS

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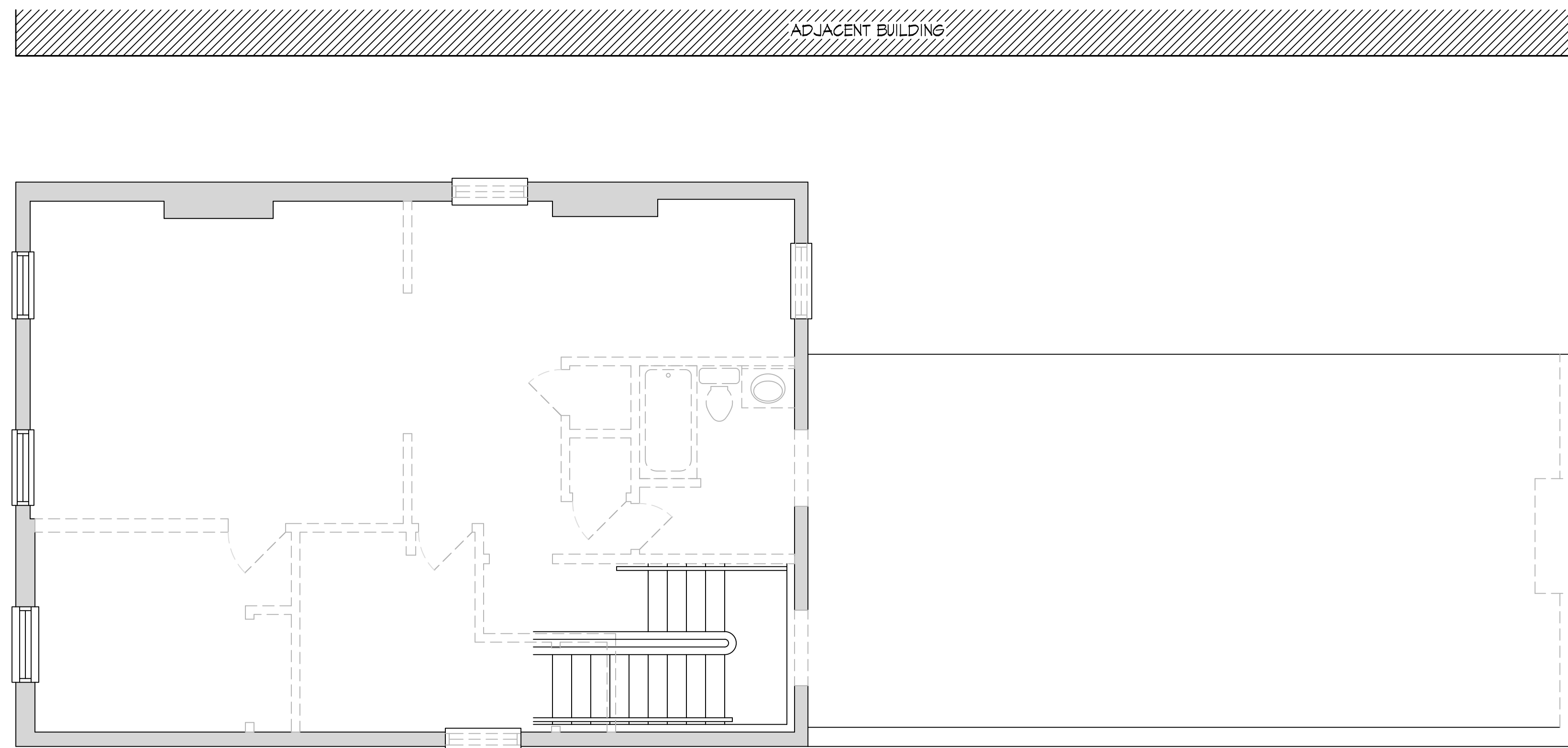
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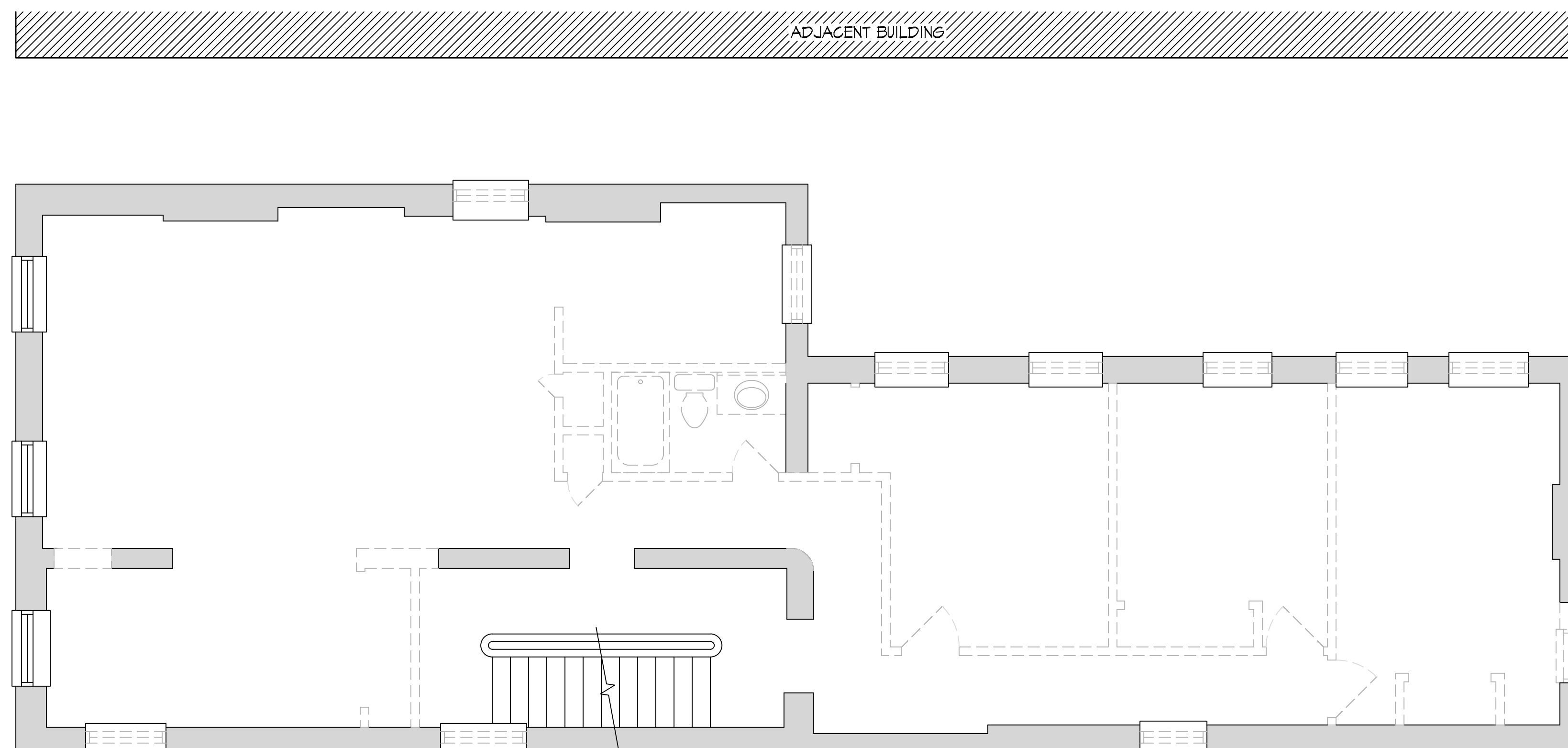
EXISTING/DEMOLITION  
FLOOR PLANS

Sheet Number

DI.1



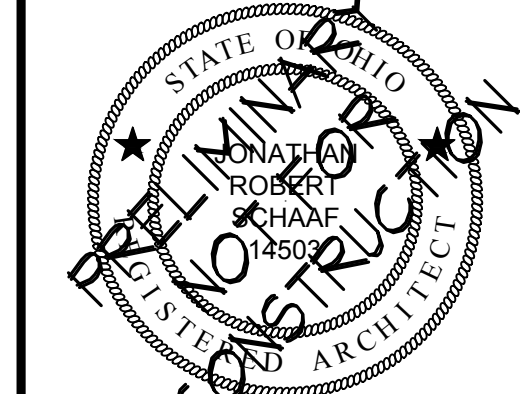
**B** EXISTING / DEMOLITION  
THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**A** EXISTING / DEMOLITION  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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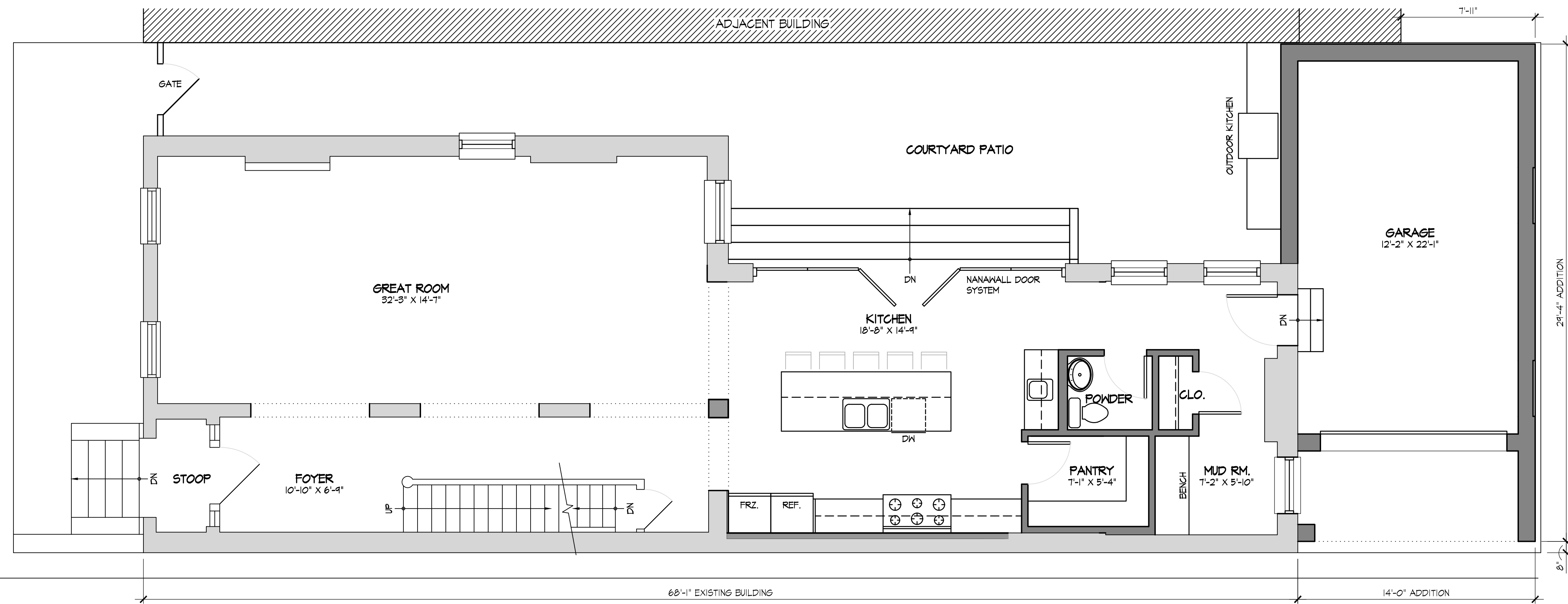
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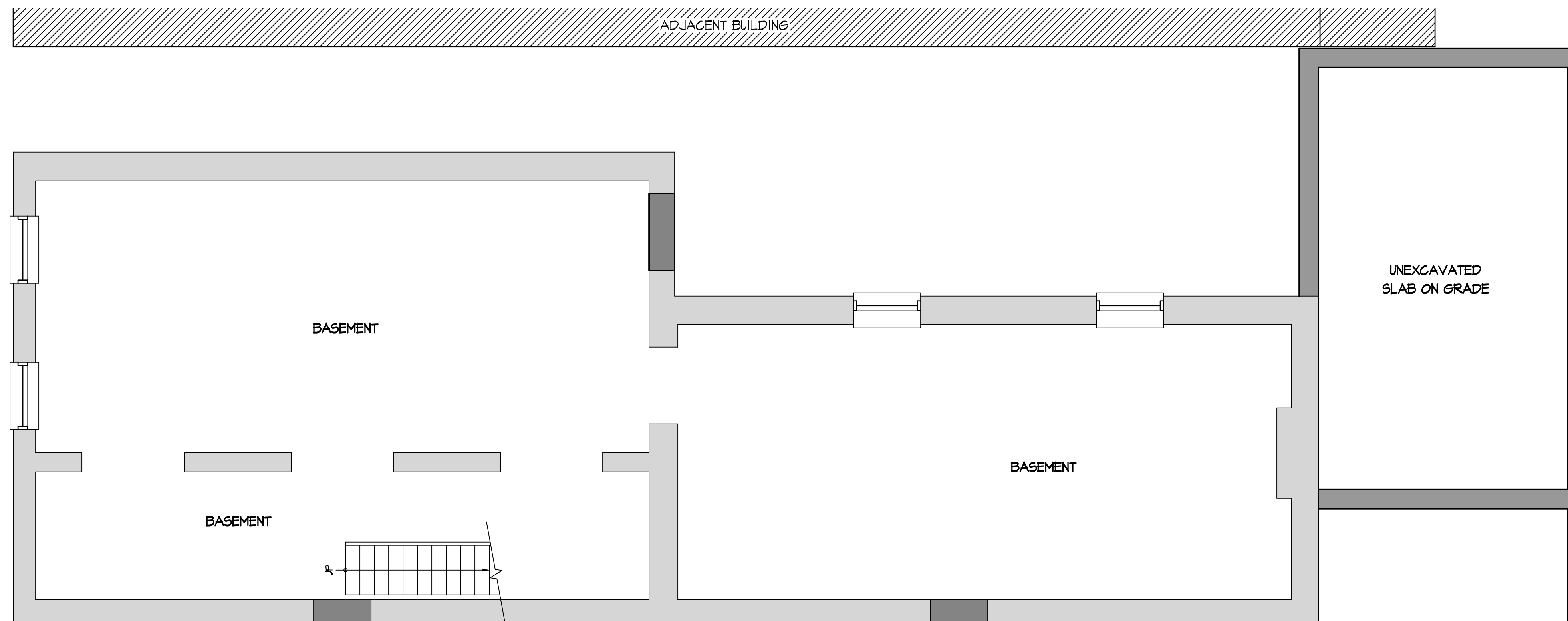
EXISTING/DEMOLITION  
FLOOR PLANS

Sheet Number

**D1.2**



**B** PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8 NORTH



**A** PROPOSED BASEMENT FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 0 2 4 8 NORTH

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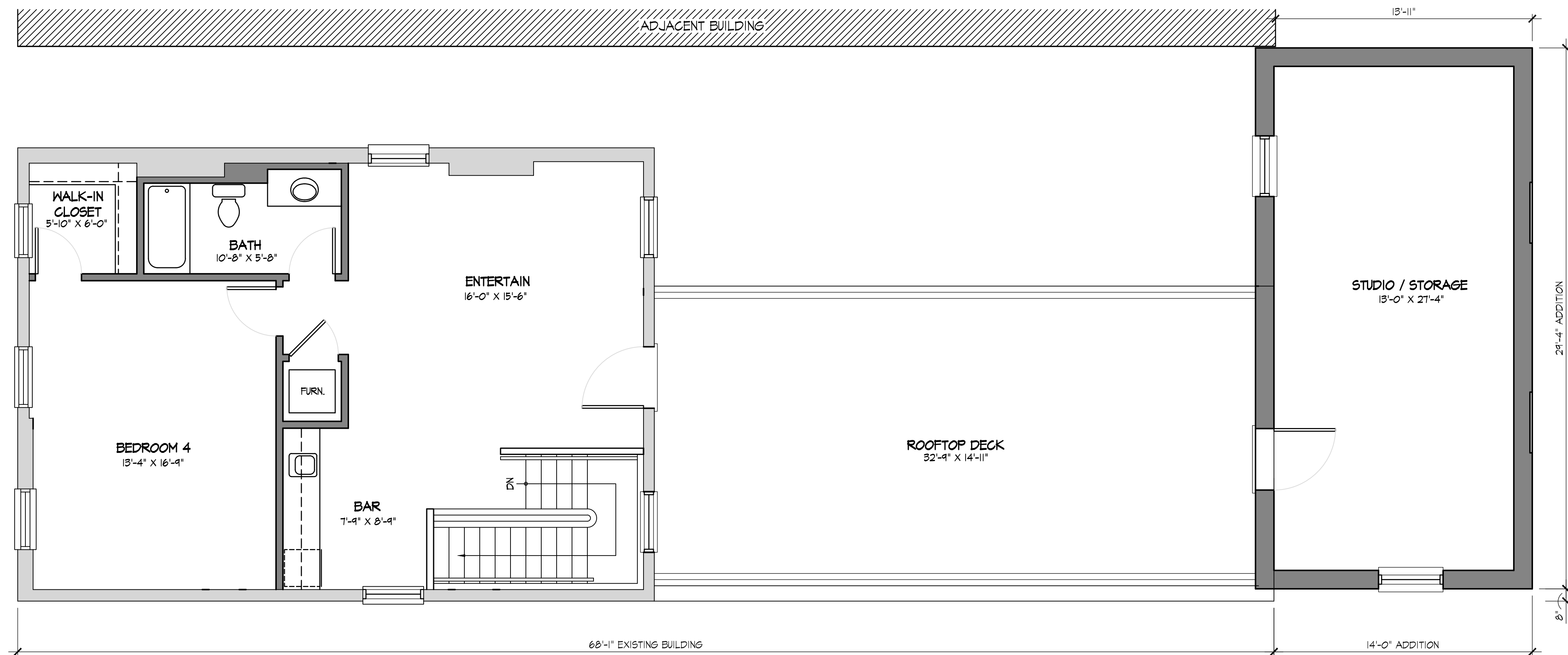
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 JONATHAN ROBERT SCHAAF  
 ARCHITECT  
 #14503  
 EXPIRES 12/31/2019

Jonathan Robert Schaaf #14503  
 Expiration Date 12/31/2019

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Project Number
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Date
JUNE 6, 2018
Sheet Title
PROPOSED FLOOR PLANS
Sheet Number
<b>A1.1</b>

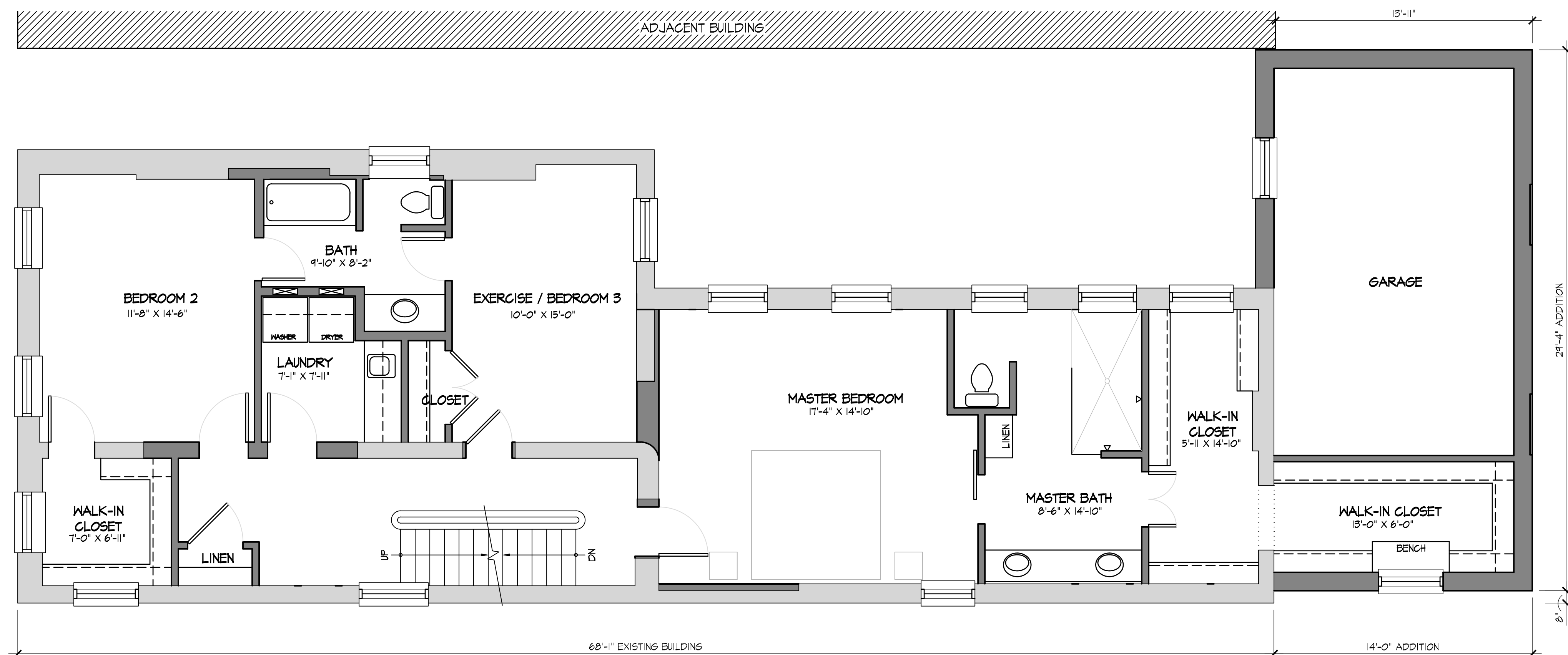


**B** PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2 4 8

NORTH



**A** PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2 4 8

NORTH

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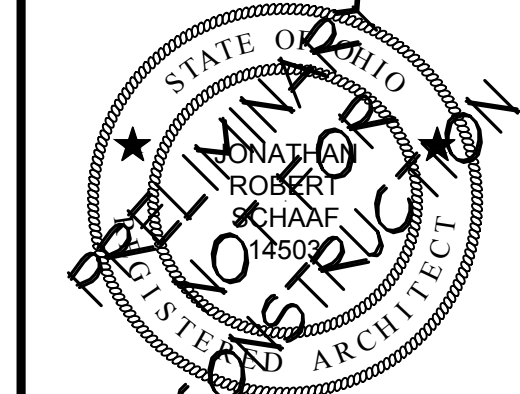
STATE OF OHIO  
JONATHAN ROBERT SCHAAF #14503  
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503  
Expiration Date 12/31/2019

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Project Number
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Date
JUNE 6, 2018
Sheet Title
PROPOSED FLOOR PLANS
Sheet Number
<b>A1.2</b>



Jonathan Robert Schaaf #14503  
Expiration Date 12/31/2019

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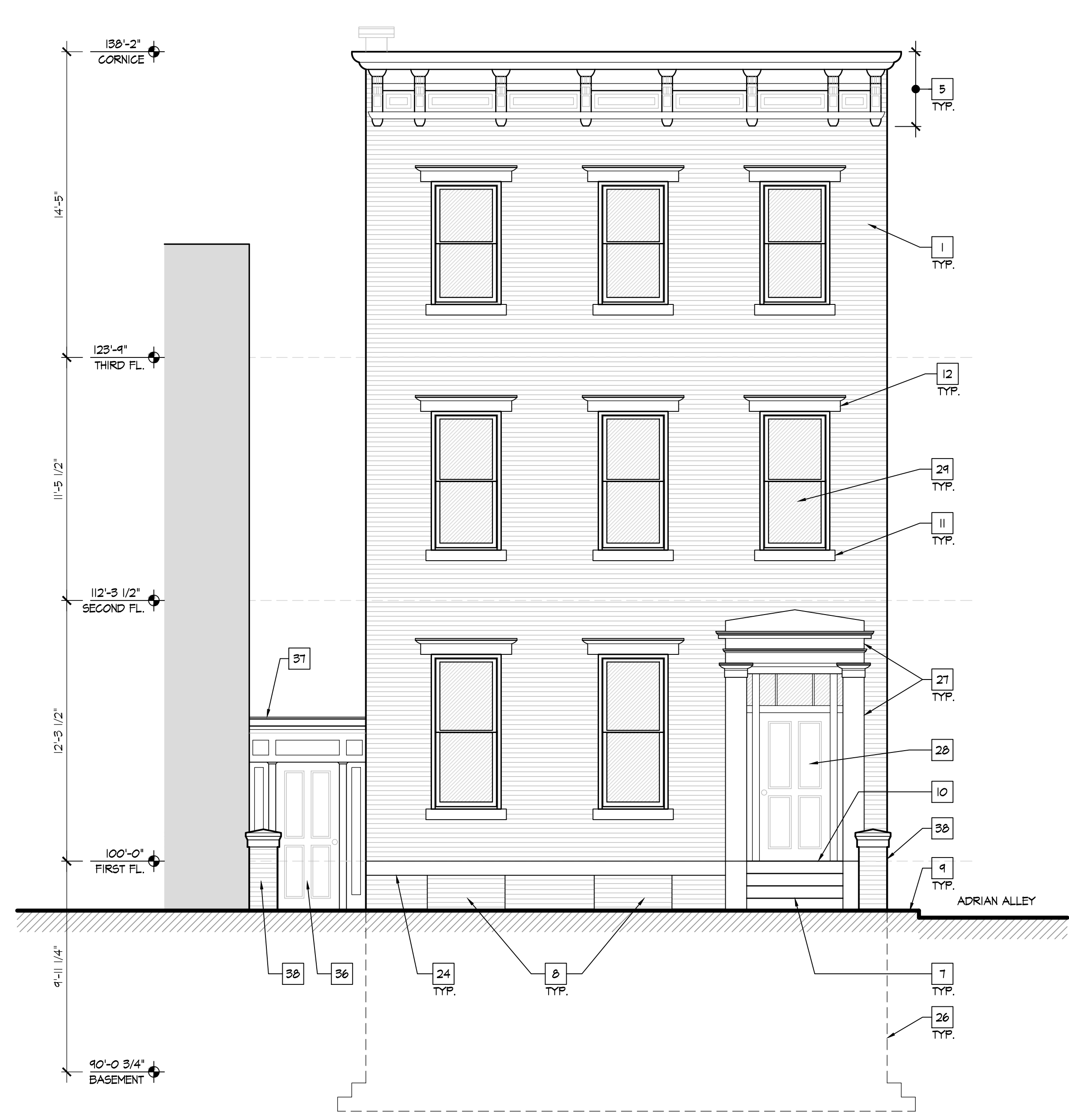
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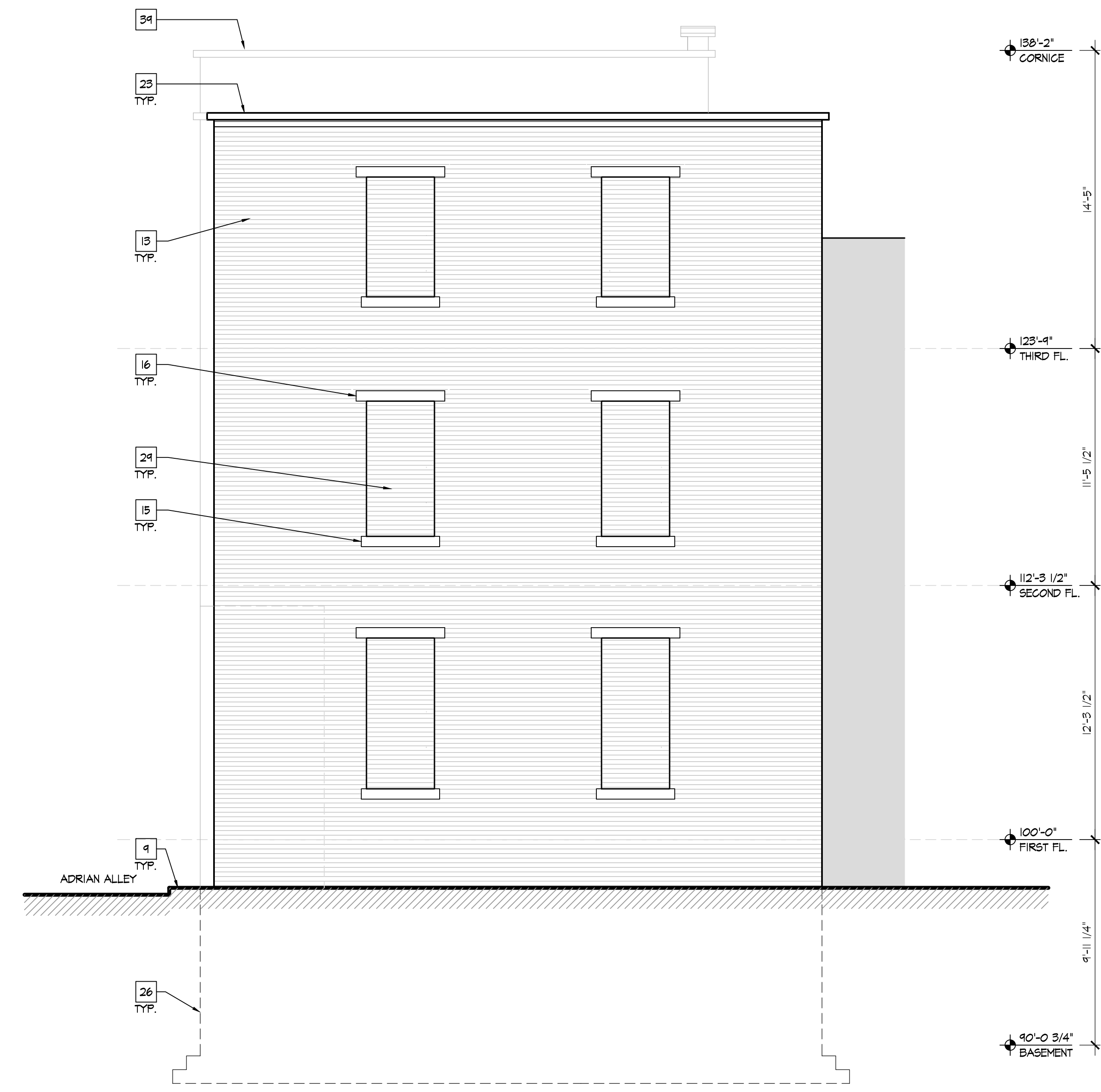
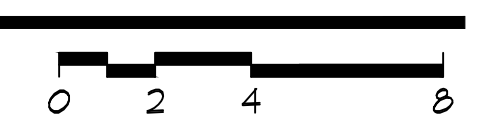
EXTERIOR ELEVATIONS

Sheet Number

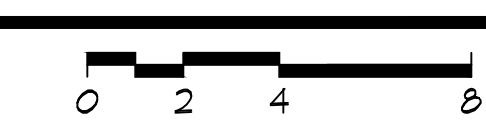
A2.1



**A EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**B WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

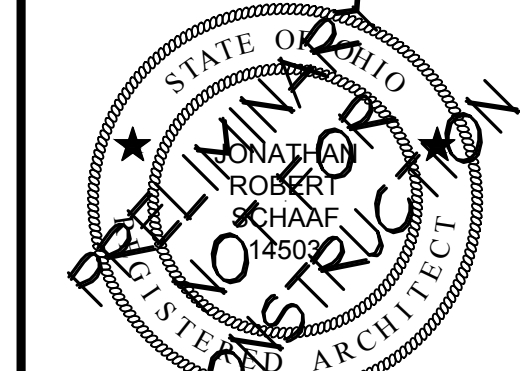


**GENERAL NOTES**

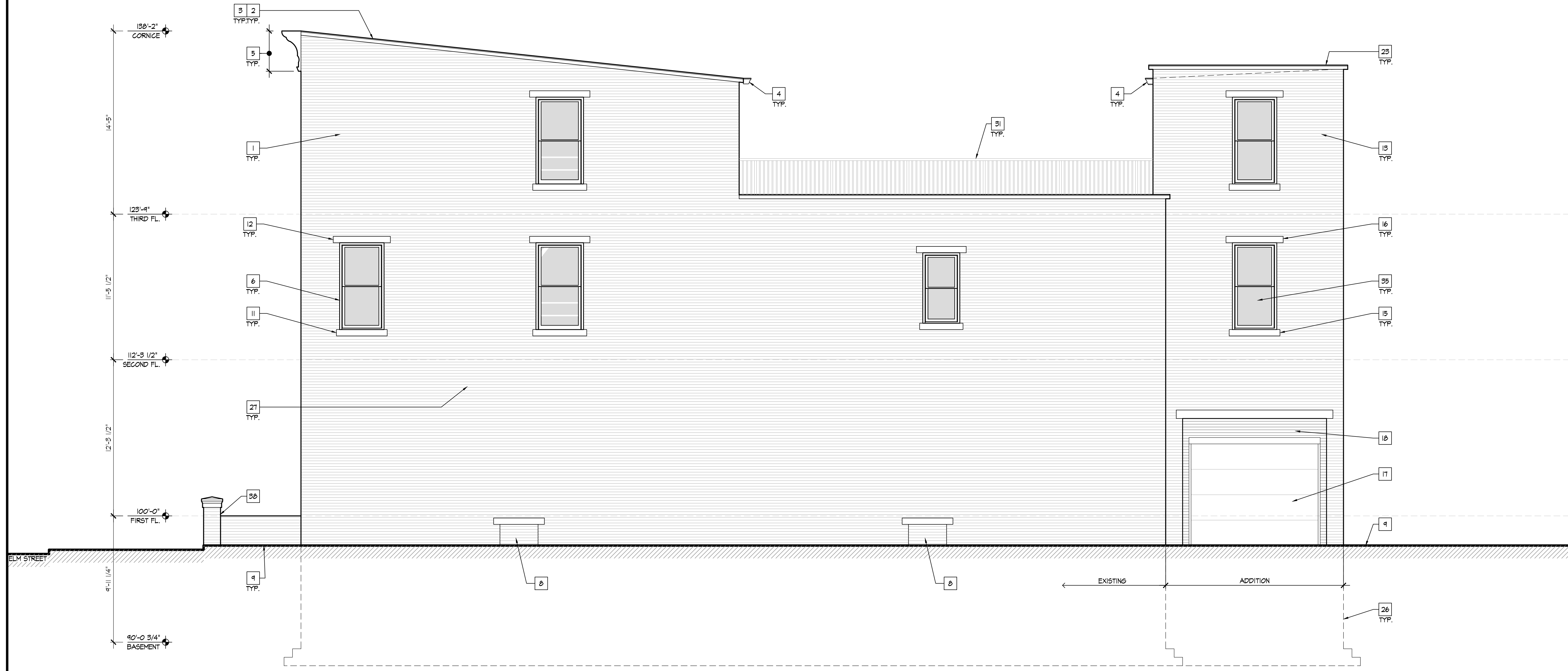
- TYPICAL ALL ELEVATIONS
- UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN 'ENVIROKLEAN' OR EQUAL.
  - REPOINT MASONRY WITH MORTAR MATCHING EXISTING COLOR, CONTENT, TEXTURE AND TOOLING AS REQUIRED. REPLACE DETERIORATED BRICKS IN LIKE KIND WITH SALVAGED BRICK FROM AREAS OF REMOVAL. AREAS OF MASONRY INFILL SHALL BE TOOTHED-IN UNLESS NOTED OTHERWISE.
  - EXISTING WOOD COMPONENTS (CORNICHE, TRIM, ETC.) TO BE PREPPED AND PAINTED. PAINT SCHEME TO BE SELECTED FROM HISTORICALLY APPROPRIATE COLOR PALETTE (DIFFERING FROM THAT OF ADJACENT STRUCTURE).
  - RETAIN AND REPAIR WOOD TRIMWORK AS REQ'D. REPLACEMENT COMPONENTS SHALL MATCH ORIGINAL IN SIZE, SHAPE, PROFILE, AND DETAIL.
  - INSTALL NEW SEALANT AT ALL APPLICABLE JOINTS IN EXTERIOR ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL/PLUMBING/MECHANICAL ITEMS, ETC.
  - FLASH ALL WINDOW AND DOOR OPENINGS AND INSTALL SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
  - PATCH HOLES IN FOUNDATION AT ABANDONED LINESETS, CONDUITS, ETC.
  - PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AS APPLICABLE.
  - REMOVE ALL EX. PHONE, DATA, CABLE, ETC. WIRING FROM FACE OF BUILDING.
  - PREP AND PAINT ALL MISC. EXTERIOR BUILDING COMPONENTS REQUIRING PAINT [ELECTRICAL, GAS PIPING, BOXES, ETC.]
  - PREP AND PAINT ALL EX. PAINTED BRICK / STONE
  - EX. WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMINUM GLAD WOOD WINDOWS ALL ELEVATIONS EXCEPT ELM STREET FACADE. EX. WOOD FRAME AND TRIM TO REMAIN.

**KEY NOTES**

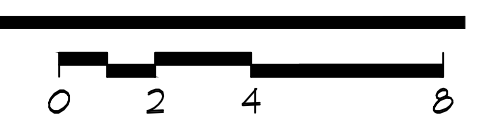
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  - PAINT ALL ROOF PENETRATIONS TO MATCH ROOF COLOR-COORDINATE WITH PME FOR LOCATIONS.
  - NEW WHITE TPO ROOF
  - NEW PRE-FINISHED CONTINUOUS 5" ALUM. GUTTER AND DOWNSPOUT. DOWNSPOUT TO DISCHARGE TO U/G STORM
  - EX. DECORATIVE CORNICHE AND BRACKETS. PREP AND PAINT ALL TRIM, BRACKETS, AND PANELS. REPAIR AND REPLACE DAMAGED COMPONENTS IN LIKE KIND AS REQ'D.
  - REMOVE EXISTING NON-ORIGINAL WINDOWS / PLYWOOD / PLEXIGLASS, INSTALL NEW ALUMINUM GLAD WOOD WINDOWS.
  - EX. STONE STEPS.
  - INFILL EX. BASEMENT WINDOW OPENING WITH BRICK VENEER RECESSED 1" FROM FACE OF ADJACENT.
  - FINISH GRADE.
  - EXISTING STOOP TO REMAIN.
  - EXISTING STONE SILL TO REMAIN-PREP AND PAINT.
  - EXISTING STONE LINTEL TO REMAIN-PREP AND PAINT.
  - NEW BRICK VENEER.
  - MASONRY RECESSED 1" FROM FACE OF ADJACENT THIS AREA.
  - NEW STONE SILL TO MATCH EXISTING.
  - NEW STONE LINTEL TO MATCH EXISTING.
  - NEW OVERHEAD GARAGE DOOR.
  - RECESS NEW WALL THIS AREA.
  - REMOVE EX. METAL FIRE ESCAPE PLATFORM, LADDERS, SUPPORTS COMPLETE. NEW ALUMINUM GLAD FIXED WOOD WINDOW
  - NEW DOWNSPOUT - CONNECT TO U/G STORM.
  - ADJACENT BUILDING PROFILE-PROTECT FROM DAMAGE DURING CONSTRUCTION.
  - EX. CHIMNEY TO REMAIN. PREP AND PAINT. INSTALL NEW METAL CHIMNEY CAP.
  - NEW PRE-FINISHED METAL PARAPET CAP
  - EX. STONE WATERBABLE TO REMAIN, TYP.
  - EXISTING RAKE BOARD/TRIM TO REMAIN-PAINT.
  - EX. FOUNDATION SHOWN DASHED
  - EXISTING STONE PILASTERS/CORNICHE TO REMAIN. CLEAN AND TUCKPOINT WHERE REQUIRED. PAINT
  - RESTORE EXISTING WOOD DOOR & TRANSOM
  - EXISTING WINDOW TO REMAIN. RESTORE FRAME/ SASH/ GLAZING AS REQ'D. PREP AND PAINT.
  - NEW ROOF DECK OVER NEW ROOF MEMBRANE
  - NEW PRE-FINISHED ALUMINUM RAILING SYSTEM
  - NEW DOOR IN NEW OPENING IN EXISTING WALL
  - NEW WINDOW IN NEW OPENING IN EXISTING WALL
  - NEW DOOR.
  - NEW ALUMINUM GLAD WINDOW
  - NEW DOOR TO COURTYARD IN EXISTING OPENING
  - PREP AND PAINT EX. WOOD PARTITION
  - PREP AND PAINT EX. PIER
  - OUTLINE OF EXISTING BUILDING BEYOND
  - NEW CONCRETE STOOP/STEPS
  - MODIFY EXISTING WINDOW OPENING TO ACCOMMODATE NEW DOOR. EXISTING LINTEL TO REMAIN. EXTEND EX. JAMBS TO FLOOR LINE- TOOTH-IN REPLACEMENT BRICKS.
  - REMOVE SECTION OF EXISTING WALL FOR NEW NANAWALL DOOR SYSTEM.



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**A NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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  - FLASH ALL WINDOW AND DOOR OPENINGS AND INSTALL SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
  - PATCH HOLES IN FOUNDATION AT ABANDONED LINESETS, CONDUITS, ETC.
  - PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AS APPLICABLE.
  - REMOVE ALL EX. PHONE, DATA, CABLE, ETC. WIRING FROM FACE OF BUILDING.
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**KEY NOTES**

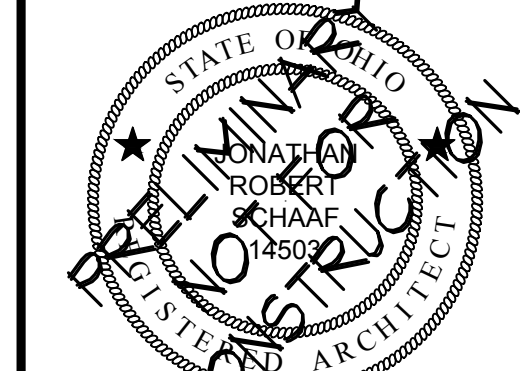
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  - EXISTING RAKE BOARD/TRIM TO REMAIN-PAINT.
  - EX. FOUNDATION SHOWN DASHED
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  - NEW DOOR TO COURTYARD IN EXISTING OPENING
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A RENOVATION FOR THE  
**Thornton Residence**  
1411 ELM STREET  
CINCINNATI, OHIO 45202

Print Record  
04/02/18 CONCEPT  
05/02/18 REVIEW SET  
05/04/18 HCB  
06/06/18 HCB FINAL

Project Number  
2018-044  
Date  
JUNE 6, 2018  
Sheet Title  
EXTERIOR ELEVATIONS

Sheet Number  
**A2.2**



Jonathan Robert Schaaf #14503  
Expiration Date 12/31/2019

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Date

JUNE 6, 2018

Sheet Title

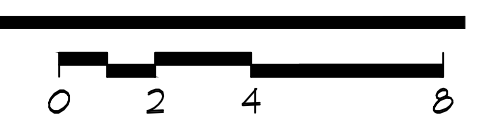
EXTERIOR ELEVATIONS

Sheet Number

**A2.3**



**A SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**GENERAL NOTES**

1. UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN 'ENVIROKLEAN' OR EQUAL.
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TYPICAL ALL ELEVATIONS

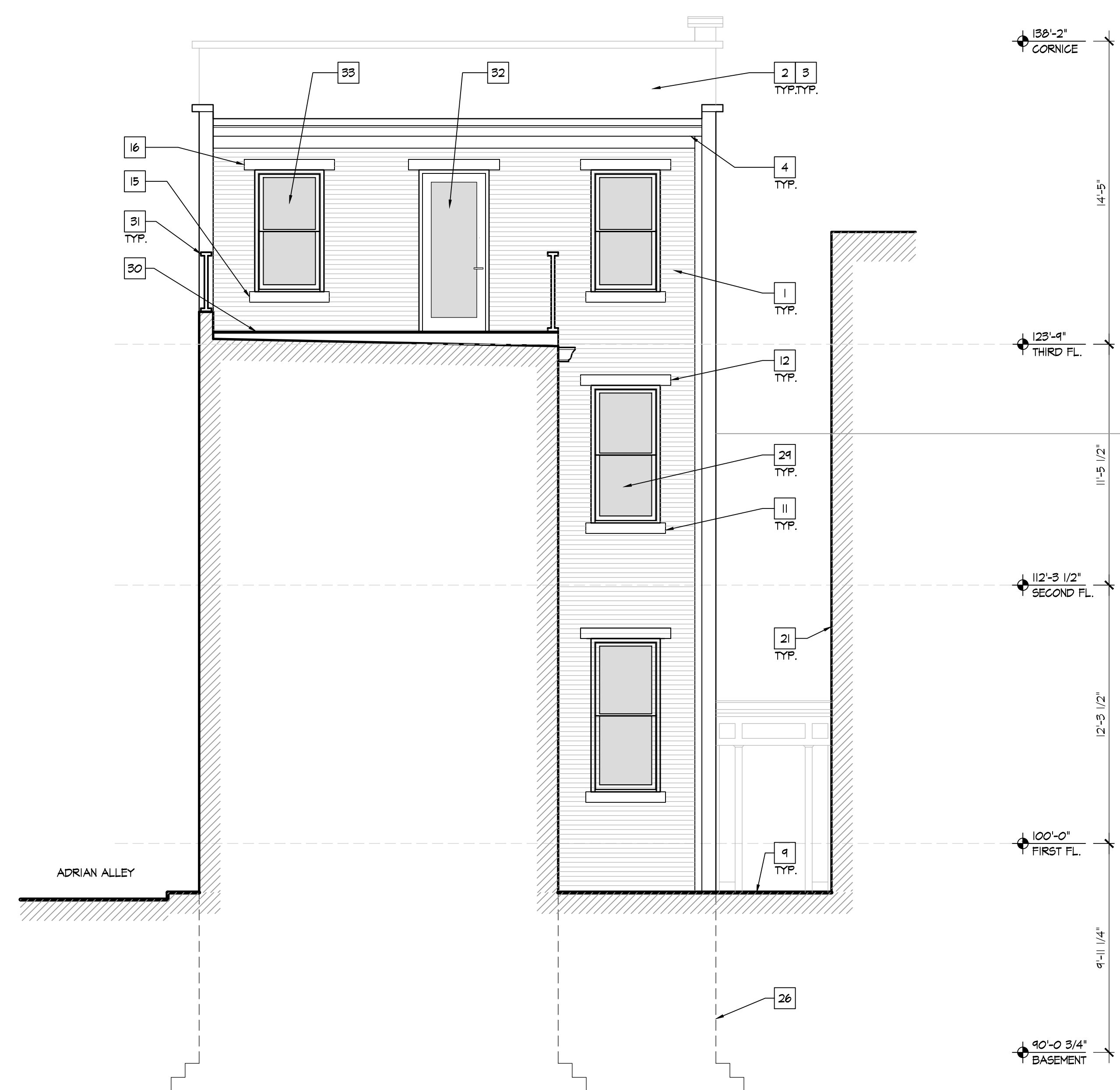
6. FLASH ALL WINDOW AND DOOR OPENINGS AND INSTALL SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
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11. PREP AND PAINT ALL EX. PAINTED BRICK / STONE
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**KEY NOTES**

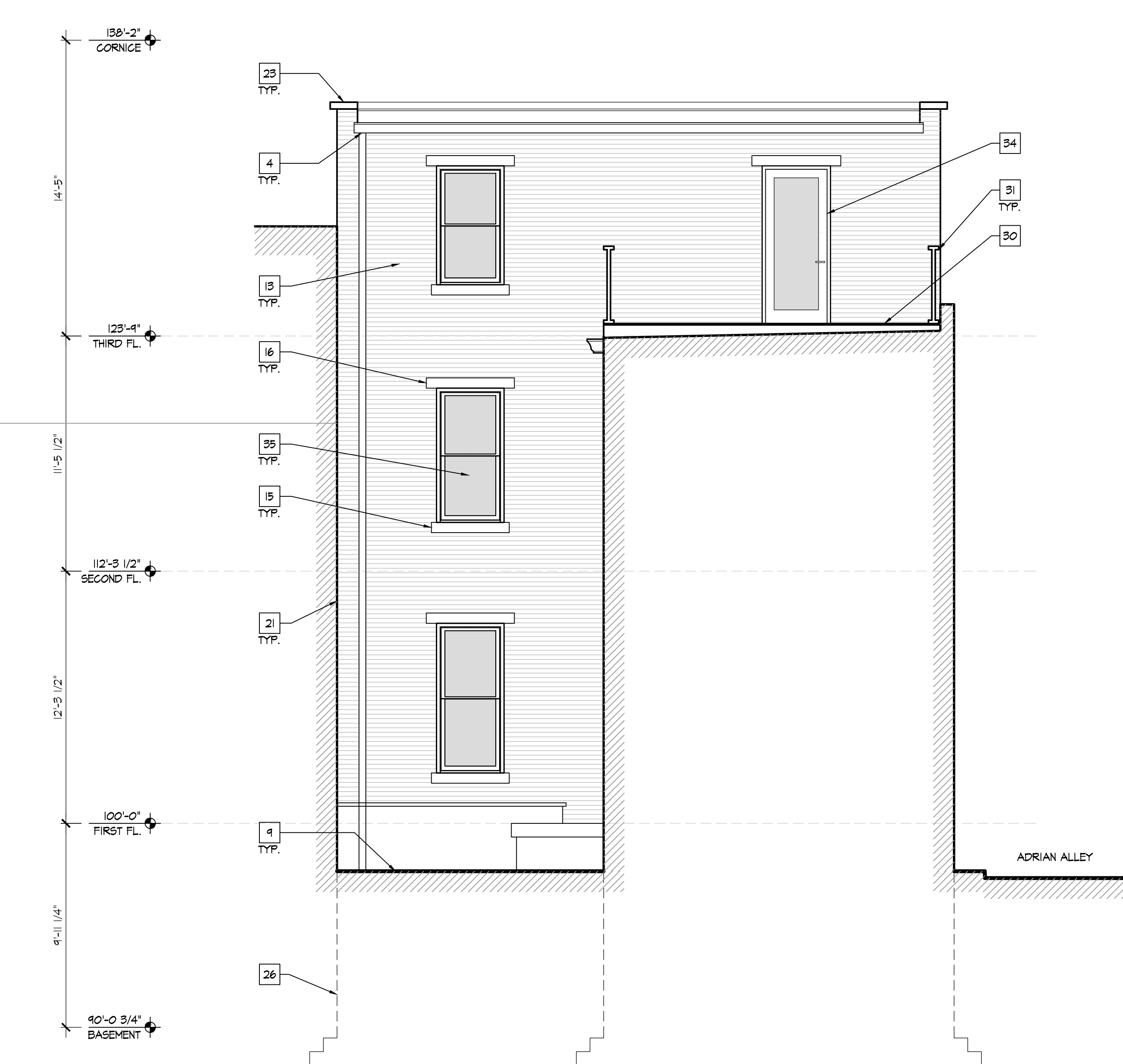
TYPICAL ALL ELEVATIONS

1. EXISTING BRICK TO REMAIN. CLEAN AND TUCKPOINT WHERE REQUIRED. REPLACE DETERIORATED BRICK IN LIKE KIND WITH SALVAGED BRICK. PAINT
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOF COLOR-COORDINATE WITH PME FOR LOCATIONS.
3. NEW WHITE TPO ROOF
4. NEW PRE-FINISHED CONTINUOUS 5" ALUM. GUTTER AND DOWNSPOUT. DOWNSPOUT TO DISCHARGE TO U/G STORM
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10. EXISTING STOOP TO REMAIN.
11. EXISTING STONE SILL TO REMAIN-PREP AND PAINT.
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13. NEW BRICK VENEER.
14. MASONRY RECESSED 1" FROM FACE OF ADJACENT THIS AREA.
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17. NEW OVERHEAD GARAGE DOOR.
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38. PREP AND PAINT EX. PIER
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A RENOVATION FOR THE  
**Thornton Residence**  
1411 ELM STREET  
CINCINNATI, OHIO 45202



**A** COURTYARD WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2 4 8



**B** COURTYARD EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2 4 8

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05/04/18 HCB  
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2018-044

Date

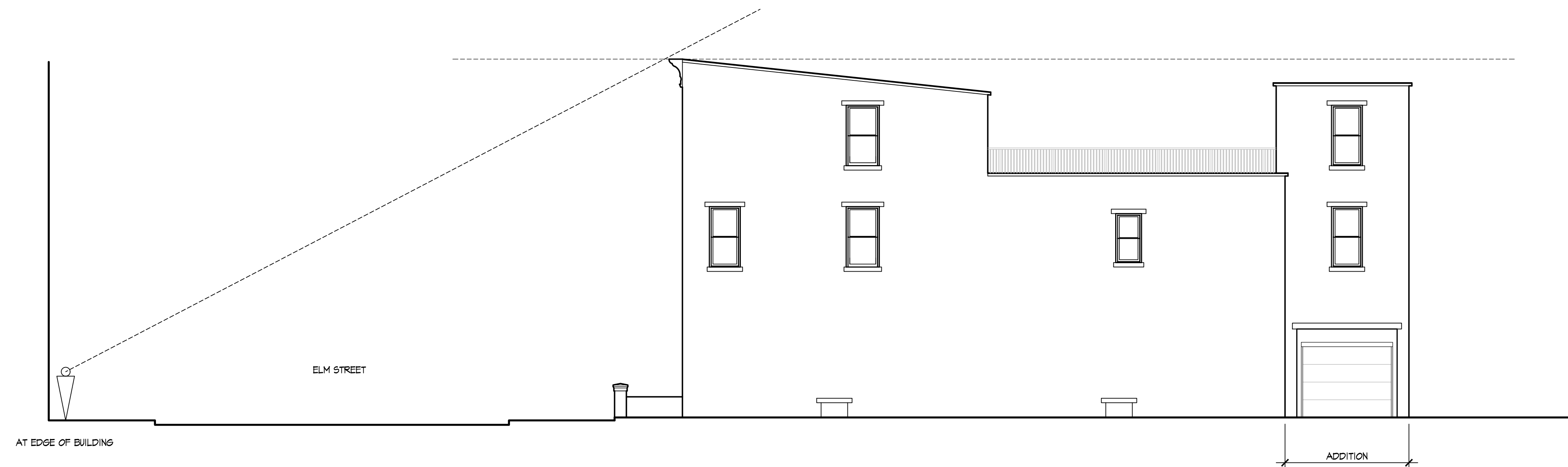
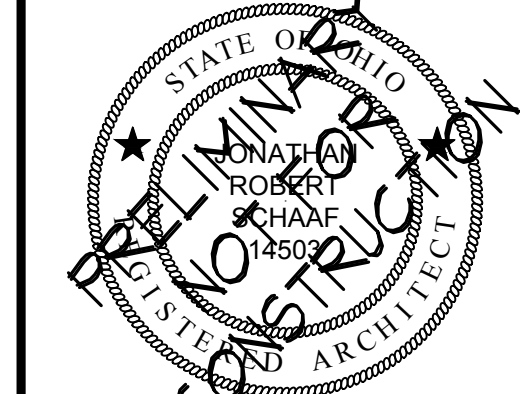
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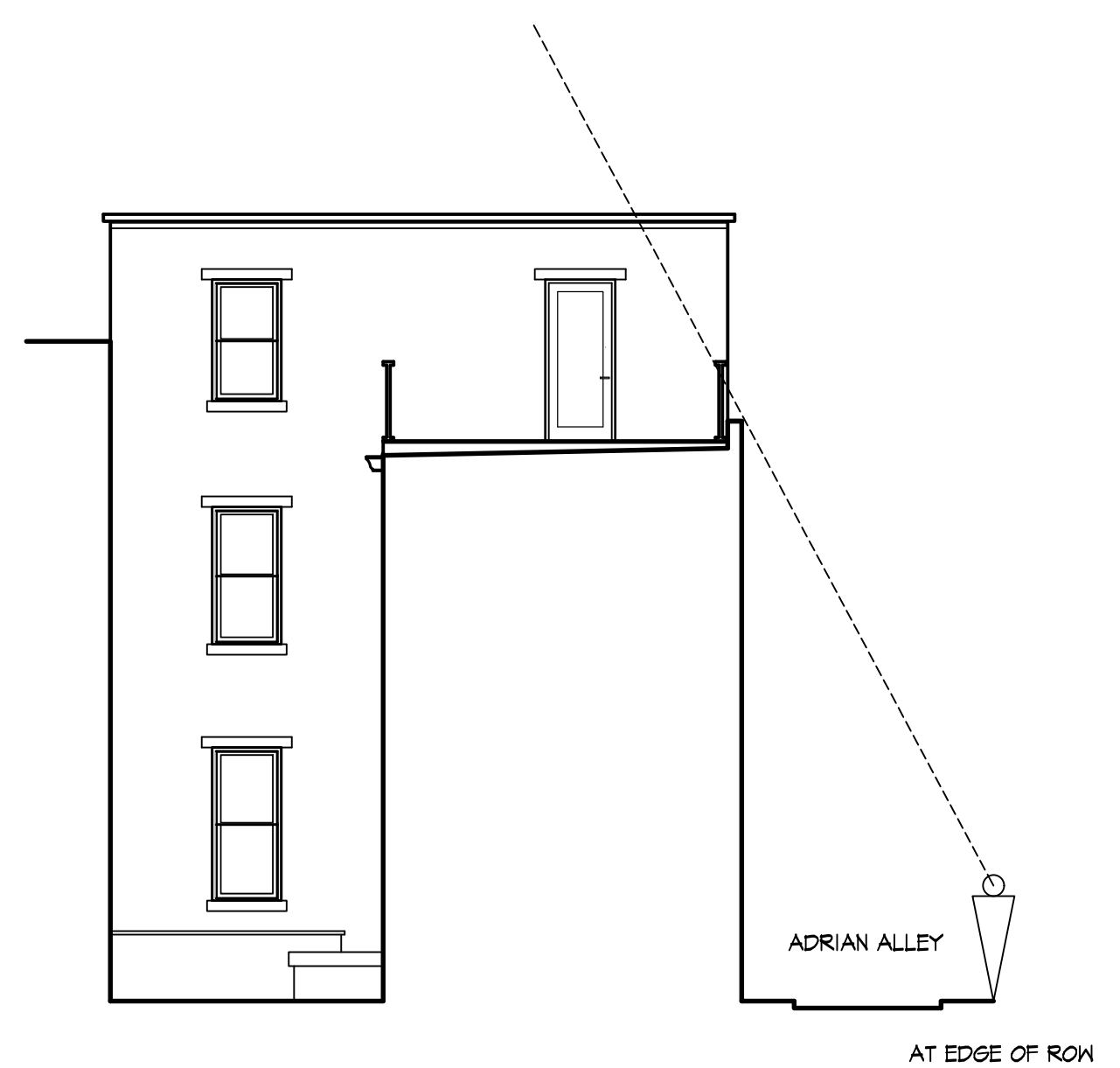
EXTERIOR ELEVATIONS

Sheet Number

A2.4



**A** SIGHTLINE STUDY FROM ELM  
SCALE: 1/8" = 1'-0"  
0 4 8 16



**B** SIGHTLINE STUDY FROM ALLEY  
SCALE: 1/8" = 1'-0"  
0 4 8 16

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JUNE 6, 2018

Sheet Title

SIGHT LINE STUDY

Sheet Number

**A2.5**

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

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APPLICATION #: COA2018030/ZH20180099  
APPLICANT: Patricia Bittner  
OWNER: 1431 Republic, LLC  
ADDRESS: **1431 Republic Street**  
PARCELS: 081-0004-0092  
ZONING: RM 1.2  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 4, 2018  
HEARING DATE: June 18, 2018  
STAFF REVIEW: Beth Johnson Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for the addition of a roof dormer and new decks as well as a rear egress staircase. The applicant is also seeking zoning relief for density.

### **Zoning Relief Required:**

1. 1405-07: **Density**. RM 1.2 requires 1200 sf per unit. The lot size is 2593 sf and the applicant is requesting 3 units. A Density Variance is required to allow 3 units.

### **Existing Conditions:**

The property at 1431 Republic Street is a 2 ½ story Brick Italianate residential building. The building is 3 bays wide with ornate window surrounds and a large cornice with through the cornice windows. It is a mid-block building on the west side of the block.

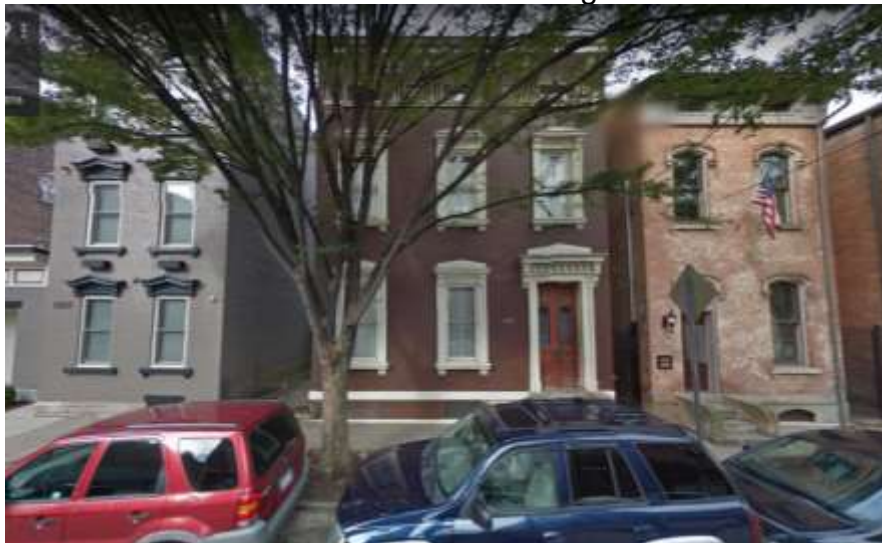


Figure 1: 1432 Republic Street. Image from Google Street View



Figure 2: Map of 1431 Republic. Map provided by CAGIS.

**Proposed Conditions:**

The applicant is proposing to the following at 1431 Republic Street

- 3 unit residential building.
- Build a new dormer on the side of the building.
- Build new side decks.
- New rear egress stair
- New windows and brick restoration.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

- Zoning District      Section 1405- Residential
- HCB authority:      [Section 1435-05-4](#)
- Overlays:            [Section 1435](#)      Historic Preservation
- Variance Authority: Section 1445
- Historic District/Reg: Over-the-Rhine Historic District.
- COA Standard:      [Section 1435-09-2](#)      Certificate of Appropriateness;  
Standard of Review

**Details of Zoning Relief Required:**

The proposal is for a 3 unit building. The current use is a 2 unit building. The applicant is seeking to provide a density in line with other surrounding properties. The lot is a slightly larger lot than other properties adjacent and in the same block as the property. Even with increasing the density from 2 to 3 units the square footage of lot size/unit compared

to the others is greater. The applicants have provided the below chart to show they are requesting a density that is in line with adjacent property owners.

Address	Attached Parking	Zoning	Use	Units	Lot size	Lot sf / Unit
1400 Republic st.	N	CC-P	401 - Apartment 4-19 units	4	1,475	369 sf lot / unit
1402 Republic st.	N	CC-P	401 - Apartment 4-19 units	4	1,845	461 sf lot / unit
1404 Republic st.	N	CC-P	401 - Apartment 4-19 units	4	1,875	469 sf lot / unit
1406 Republic st.	N	CC-P	550 - condominium units (CC-P)	5	1,876	375 sf lot / unit
1412 Republic st.	N	CC-P	550 - condominium units (CC-P)	4	2,710	678 sf lot / unit
1418 Republic st.	N	CC-P	530 - 3 family dwelling	3	1,575	525 sf lot / unit
1421 Republic st.	N	RM-1.2	520 - 2 family dwelling	2	1,350	675 sf lot / unit
1423 Republic st.	N	RM-1.2	520 - 2 family dwelling	2	1,489	745 sf lot / unit
1424 Republic st.	N	CC-P	401 - Apartment 4-19 units	4	1,500	375 sf lot / unit
1430 Republic st.	N	CC-P		3	2,964	988 sf lot / unit
1431 Republic st.	N	RM-1.2	520 - Proposed 3 family dwelling	3	2,625	875 sf lot / unit
1433 Republic st.	N	RM-1.2	530 - 3 family dwelling	3	1,500	500 sf lot / unit
1437 Republic st.	N	RM-1.2	401 - Apartment 4-19 units	4	2,964	741 sf lot / unit
1408 Republic st.	Y	CC-P	510 - Single Family Dwelling	1	2,831	2,831 sf lot / unit
1409 Republic st.	Y	CC-P	510 - Single Family Dwelling	1	2,520	2,520 sf lot / unit
1427 Republic st.	Y	RM-1.2	510 - Single Family Dwelling	1	3,110	3,110 sf lot / unit
1428 Republic st.	Y	CC-P	550 - condominium units (CC-P)	2	3,249	1,625 sf lot / unit

Data per Hamilton County Auditor website

**Standards for Variance**

- (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 lot is the historic size and cannot be increased without consolidating with other lots. The property is surrounded by properties in the CC-P and a small section that this property is in is RM 1.2. The same size lot across the street would be permitted to have 5 units.*

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

*The applicant is seeking a density that is similar to other property owners in the vicinity and in the same zoning district and neighborhood.*

**General Standards; Public Interest**

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

*The underlying zoning is RM 1.2. The proposed use of the subject property as a 3 family residential is allowed in this district; however the size of the property only permits a 2 family.*

- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work meets the Over-the-Rhine Historic Conservation Guidelines.*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan through the reuse of historic buildings and increasing residential opportunities in the neighborhood.*
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*Traffic will be not be impacted by this development. They are only increasing the density by 1. According to CZC 1425-23-d the property is within 600 feet of a streetcar stop and they are permitted to have a 50% reduction in parking. This makes the required spots less than 3 spaces required and they are therefore not required to provide any parking.*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable.*
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable.*
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable.*
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed multi-family residential use is compatible with the neighborhood.*
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*Staff does not anticipate any adverse effects.*
- k. **Blight.** The elimination or avoidance of blight.

*Not applicable.*

- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed work will increase the property value of the subject parcels.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes will increase due to the improved value of the significantly larger structure on the property.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed establishment.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*Adding a multi-family apartment building to the area will increase the overall population of a section of Over-the-Rhine and increase property values and taxes.*

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

A Certificate of Appropriateness is required for the decks, dormer, historically appropriate replacement windows and rear egress stair. Staff is supportive of all the work proposed as it meets the design guidelines and is done in a sympathetic and appropriate manner.

#### **Comments on Applicable Guidelines**

##### REHABILITATION

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

*When dormers are added to a building it should not compromise the overall roof form and should be inconspicuously placed. The proposed room dormer is not visible from Republic Street and as it is a shed roof dormer on the side slope, it is also retaining the overall roof form. The original roof is visible and the addition does not overpower the roof.*

##### SITE IMPROVEMENTS

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

*The proposed decks are on the side and are in the keyback area; therefore they are not visible from the street. They are attached to the side of the building and are a simple design.*

*The rear staircase and landings are also not visible from the street. The staircase is a simple metal staircase against the façade.*

**Other Considerations:** N/A

**Prehearing Results:** A Prehearing was held on May 30, 2018. The applicant was present.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF- VARIANCE**

**A.) APPROVE** the **Density variance** at 1431 Republic St per plans submitted by Bilt Architects dated April 10, 2018 to allow for 3 units at the property.

**B.) FINDING:** The Board makes this determination that per Section 1435-05-4:  
a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and

**II. CERTIFICATE OF APPROPRIATENESS**

**A.) Approve** a Certificate of Appropriateness for 1431 Republic St per plans submitted by Bilt Architects dated April 10, 2018 with the following conditions.  
a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

**B.) FINDING:** The Board makes this determination per Section 1435-09-2:  
a. That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines or that there is an economic hardship that would require the front dormer.



WEST SHELL



5/23/2018

To: City of Cincinnati - Historical Conservation Board

Subject: 1431 Republic street – Opinion of unit type marketability

I'm writing this letter for the HCB as part of a Certificate of Appropriateness application made by 1431 Republic street owner to express my opinion regarding the highest and best use of a premises on this location. The Oyler group, which was founded by me, has been involved in marketing of real estate properties for more than 8 years. Over the years we have marketed and sold over 800 residential units in the Cincinnati area, with approximately 200 units in the past 12 months only – a large portion of these properties at the OTR. As per the site condition and limitations, and based on the specific location, I believe the best use for the circa 4,200 built sf (above ground) premises would be for three 2BR/2BA units. Based on my experience at the OTR, the demand for residential units larger than 2BR units is usually accompanied by demand for attached parking spaces and elevator, which are not feasible on this property. On the other hand, the OTR has a relatively large supply (compared with demand) of 1BR units as well as 2BR/1BA, while having a more limited supply of 2BR/2BA. To conclude, I believe the best type of residential units for this property will be hence 2BR/2BA units – targeting couples (either young professionals or empty nesters) or small families looking to live in the city. Hope you will find this letter helpful.

Best regards,

A handwritten signature in black ink, appearing to read "Scott Oyler".

Scott Oyler



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Data per Hamilton County Auditor website

1431 Republic Request for a Density Variance

We are seeking a density variance to allow a 3-unit dwelling on a 2,625 sf lot in an RM 1.2 zone. RM 1.2 requires 1200 sf of lot size per unit. The subject lot is 2625 SF which allows for 2 units. 3 units are proposed. We believe the request does not interfere with the current nature and density of Republic street.

Attached is a map and list of similar properties in the 1400 block of Republic comparing RM1.2 residential property densities.

The list shows that similar properties on Republic have higher than allowed densities. With 3 units, 1431 Republic would have a similar, even lower density than the majority RM1.2 properties in the block. Coincidentally these properties all have no on site parking in common. The one conforming property on the list has recently built a new garage on Republic.



Due to a special circumstance the owner is unable to fully utilize his property for off street parking which would make a lower density project more feasible. The rear alley (Goose Alley) was previously gated and blocked off to vehicular traffic.

Multiple discussions with local marketing agents in the area show that the demand for units larger than 2 bedroom is accompanied by a strict demand for attached parking spots.

Given the parking limitation, it is the owner's belief that the current demographic demand for the residential units will be driven by tenants who do not require attached parking spots to their units (i.e, most likely two occupants per unit) and hence smaller units.

The owner asks that he be allowed to enjoy the same property rights as other owners on Republic Street.

## ADJUDICATION/DENIAL LETTER

Date: 04/17/2018  
Location: 1431 Republic  
Request: Rear dormer  
Zoning District: RM 1.2/OTR Historic District

Applicant Name: Patricia Bitner

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 under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is April 20, 2018 for the June 4, 2018 Historic Conservation Board Meeting.

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

1. 1405-07 Density: New Residential in RM 1.2 required 1200 sf of lot size per unit. The lot is 2593.5 SF which would allow 2 units. 3 units are proposed. **A density variance is required to allow 3 units.** *No parking is required for the increase in units as the property is a residential use within a residential zone and is permitted to have a 50% reduction in parking per 1425-23 (d). As less than 3 spots would be required no parking is required.*

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

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

Sincerely,



Beth Johnson  
Urban Conservator

April 27, 2018

1431 Republic St. Certificate of Appropriateness

Beth Johnson  
Urban Conservator  
City of Cincinnati

Dear Ms. Johnson,

We respectfully submit for your review our proposal for the remodel of 1431 Republic Street.

The owner intends to restore much of this circa 1873 brick building. From Republic Street the building appears to be a two story building but is actually a three story structure.

No changes are proposed to the primary street facade. The roof will be repaired and reshingled. We are proposing a new dormer addition at the 3rd floor level on the south elevation as well as 2 decks off the second and third floors also on the south elevation. The dormer and decks are not visible from Republic Street. At the west elevation we are proposing a new spiral stair as a secondary means of egress. The spiral stair is visible from an alley.

At the time of this submittal the owner is still exploring bids for window restoration however should he decide to replace the historic windows he would install Pella 450 series aluminum clad wood windows or a similar quality window approved by the urban conservator.

Currently the property is a 2 family residence. Our proposed plans are for 3 separate residential units, adding an additional unit. Therefore we are seeking a density variance to allow a 3-unit dwelling on a 2,625 sf lot in an RM 1.2 zone.

Sincerely,



Patricia Bittner, Architect

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Review for Historic Conservation Board Review



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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

### 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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

**Section 1. SUBJECT PROPERTY**

ADDRESS 1431 Republic Street COMMUNITY OTR  
 PARCEL ID(S) 081-0004-0092-00  
 BASE ZONING CLASSIFICATION RM1.2 ZONING OVERLAY (if applicable) \_\_\_\_\_  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**

NAME Patricia Bittner CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS PO Box 423 CITY Cincinnati STATE OH ZIP 45201  
 EMAIL patricia@bittarchitects.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 206-992-7313

**Section 3. OWNER**

NAME 1421 Republic, LLC CONTACT PERSON (if legal entity) Meydan Tayar  
 ADDRESS 5574 Galbraith Rd CITY Cincinnati STATE OH ZIP 45236  
 EMAIL 1431republic@gmail.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 917-922-0361

**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)

**Convert an existing 3 storey 2 family residence into a 3 family residence.**

**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 Patricia Bittner Signature  Date 4 / 27 / 2018



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1431 Republic Street  
 Hamilton Co. Parcel ID No.: 081-0004-0092-00 Zoning District: RM-1.2 RESIDENTIAL MULTI FAMIL  
 Historic District: OTR Overlay District: \_\_\_\_\_

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

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

### PROPERTY OWNER INFO SAME AS ABOVE

Name: 1431 Republic, LLC  
 Contact Person (if legal entity): Meydan Tayar  
 Address: 5574 E GALBRAITH RD  
 City: Cincinnati State: OH Zip Code: 45236  
 Phone: 917-922-0362 E-mail: 1431republic@gmail.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
 Convert a 3 storey 2 family residence into a 3 family residence. work includes a new dormer addition and new decks, new secondary egress spiral stairway. Also new kitchens and bathroom fixtres, new hvac. replace windows where noted and restore brick.

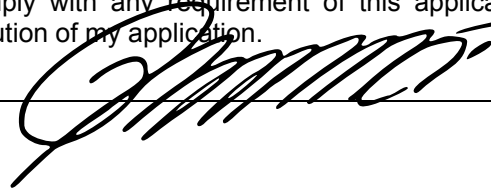
### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 We are seeking a density variance to allow a 3-unit dwelling on a 2,625 sf lot in an RM 1.2 zone.

### 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: April 10, 2018


# Dusty Rhodes, Hamilton County Auditor

generated on 4/1/2018 6:50:55 PM EDT

## Property Report

Parcel ID: 081-0004-0092-00      Address: 1431 REPUBLIC ST      Index Order: Parcel Number      Tax Year: 2017 Payable 2018

### Property Information

<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	01800 - OVER THE RHINE	<b>Land Use</b>
		520 - TWO FAMILY DWLG
<b>Owner Name and Address</b>	1431 REPUBLIC LLC 5574 E GALBRAITH RD CINCINNATI OH 45236 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b>
		1431 REPUBLIC LLC 1431 REPUBLIC ST CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>
<b>Assessed Value</b>	92,380	<b>Effective Tax Rate</b>
		80.634084
<b>Property Description</b>	1431 REPUBLIC ST 35 X 75 PT O L 42 WS REPUBLIC ST 60 FT OF 15TH ST	
<b>Total Tax</b>	\$6,802.14	

### Appraisal/Sales Summary

Year Built	1873
Total Rooms	9
# Bedrooms	2
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	7/25/2017
Last Sale Amount	\$300,000
Conveyance Number	147150
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.060
Front Footage	70.00

### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	193,630
CAUV Value	0
Market Improvement Value	70,320
Market Total Value	263,950
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$3,407.92
Tax as % of Total Value	2.451%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	2,320	1873

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	2.0
Grade	Average	Year Built	1873
Exterior Wall Type	Brick	Finished Square Footage	2,320
Basement Type	Full Basement	First Floor Area (sq. ft.)	1,160
Heating	Base	Upper Floor Area (sq. ft.)	1,160
Air Conditioning	None	Half Floor Area (sq. ft.)	0
Total Rooms	9	Finished Basement (sq. ft.)	0
# of Bedrooms	2		
# of Full Bathrooms	2		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

### Improvements

Improvement	Measurements	Year Built
Patio - Concrete	240	

### No Proposed Levies Found

### Levies Passed - 2017 Pay 2018 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Mental Health Services	Renewal	2.99	\$136.93	\$136.93	D
Hamilton County - Health & Hospitalization	Renewal	4.07	\$141.87	\$141.87	D
Hamilton County - Senior Services	Renewal	1.29	\$82.99	\$82.99	D
Hamilton County - Senior Services Increase	Additional	0.31	\$0.00	\$28.64	D
Cincinnati CSD - Emergency (\$51,500,000)	Renewal	8.43	\$725.83	\$700.89	B,D

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on

whether a parcel receives any abatement, credit, or reduction during the levy period.

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

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

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

**Transfer History**

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2017	147150	300,000	7/25/2017	WILLIE DAVID KENT & HAZEL	1431 REPUBLIC LLC
1990	0	0	1/1/1990	WILLIE DAVID KENT & HAZEL	WILLIE DAVID KENT
1982	0	0	8/1/1982	UNKNOWN	WILLIE DAVID KENT & HAZEL

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	193,630	70,320	263,950	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	19,880	24,540	44,420	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	15,410	19,020	34,430	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	12,140	29,070	41,210	0	120 Reappraisal, Update or Annual Equalization
2005	9/19/2005	11,900	28,500	40,400	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	10,900	21,500	32,400	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	9,800	19,300	29,100	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	8,900	16,000	24,900	0	110 Miscellaneous

**Board of Revision Case History**

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

**Payment Information**

**ROBERT A. GOERING, TREASURER**

**Tax Overview**

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	1431 REPUBLIC LLC	Full Rate	110.460000
<b>Tax Bill Mail Address</b>	1431 REPUBLIC LLC 1431 REPUBLIC ST CINCINNATI OH 45202	Effective Rate	80.634084
		Non Business Credit	0.088675
		Owner Occupancy Credit	0.022168
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<i>Note: May represent multiple parcels</i>	
<b>Taxable Value</b>			
<b>Land</b>			67,770
<b>Improvements</b>			24,610
<b>Total</b>			92,380

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$5,102.15		\$5,102.15	
<b>Credit</b>			\$1,377.66		\$1,377.66	
<b>Subtotal</b>			\$3,724.49		\$3,724.49	
<b>Non Business Credit</b>			\$330.27		\$330.27	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$585.75</b>	<b>(\$585.75)</b>	<b>\$3,394.22</b>	<b>\$0.00</b>	<b>\$3,394.22</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$3,394.22		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$3,394.22	
<b>Special Assess Paid</b>	\$0.00		\$13.70		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$3,407.92		\$3,394.22	
<b>Total Paid</b>	\$0.00		\$3,407.92		\$0.00	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$3,394.22</b>	

**Special Assessment Detail for 34-999 #34-999 URBAN FORESTRY CITY**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$13.70	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$13.70		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
1/16/2018	1 - 2017	\$0.00	\$3,407.92	\$0.00	\$0.00
7/19/2017	1 - 2017	\$0.00	\$0.00	\$644.33	\$0.00
1/24/2017	1 - 2016	\$36.19	\$599.45	\$0.00	\$0.00
7/15/2016	1 - 2016	\$0.00	\$0.00	\$540.00	\$0.00
4/12/2016	2 - 2015	\$0.00	\$590.81	\$0.00	\$0.00

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

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	193,630	Land	67,770	Full Tax Rate (mills)	110.460000
Building	70,320	Building	24,610	Reduction Factor	0.270016
<b>Total</b>	<b>263,950</b>	<b>Total</b>	<b>92,380</b>	Effective Tax Rate (mills)	80.634084
				Non Business Credit	0.088675
				Owner Occupancy Credit	0.022168

**Tax Calculations**

Gross Real Estate Tax	\$10,204.30
- Reduction Amount	\$2,755.32
- Non Business Credit	\$660.54
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$3,394.22
- Sales Tax Credit	\$0.00
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$3,394.22

**Half Year Tax Distributions**

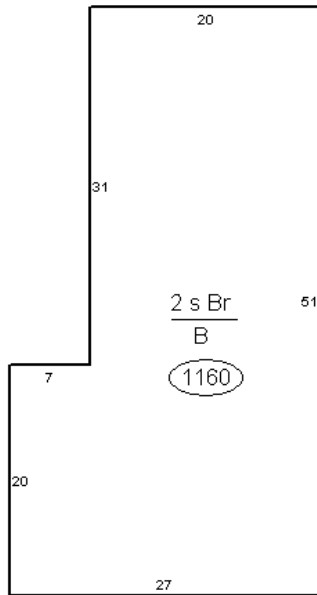
School District	\$2,262.43
Township	\$0.00
City/Village	\$500.51
Joint Vocational School	\$0.00
County General Fund	\$93.96
Public Library	\$39.72
Family Service/Treatment	\$13.50
HLTH/Hospital Care-Indigent	\$67.78
Mental Health Levy	\$65.41
Developmental Disabilities	\$156.83
Park District	\$45.38
Crime Information Center	\$6.61
Children Services	\$74.73
Senior Services	\$53.32
Zoological Park	\$14.04

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

**Parcel Photo**



Parcel Sketch



Special Assessments

Project	Description	End Year	Payoff Amount
34-999	# 34-999 URBAN FORESTRY CITY	Indefinite	\$0.00

Related Names

Name	Relationship	Status
1431 REPUBLIC LLC	Parcel Owner	Current
1431 REPUBLIC LLC	Mail Name	Current

1431 Republic Street



East Elevation



South Elevation



West Elevation



1427 Republic



1433 Republic



Across the street



Street View Looking north

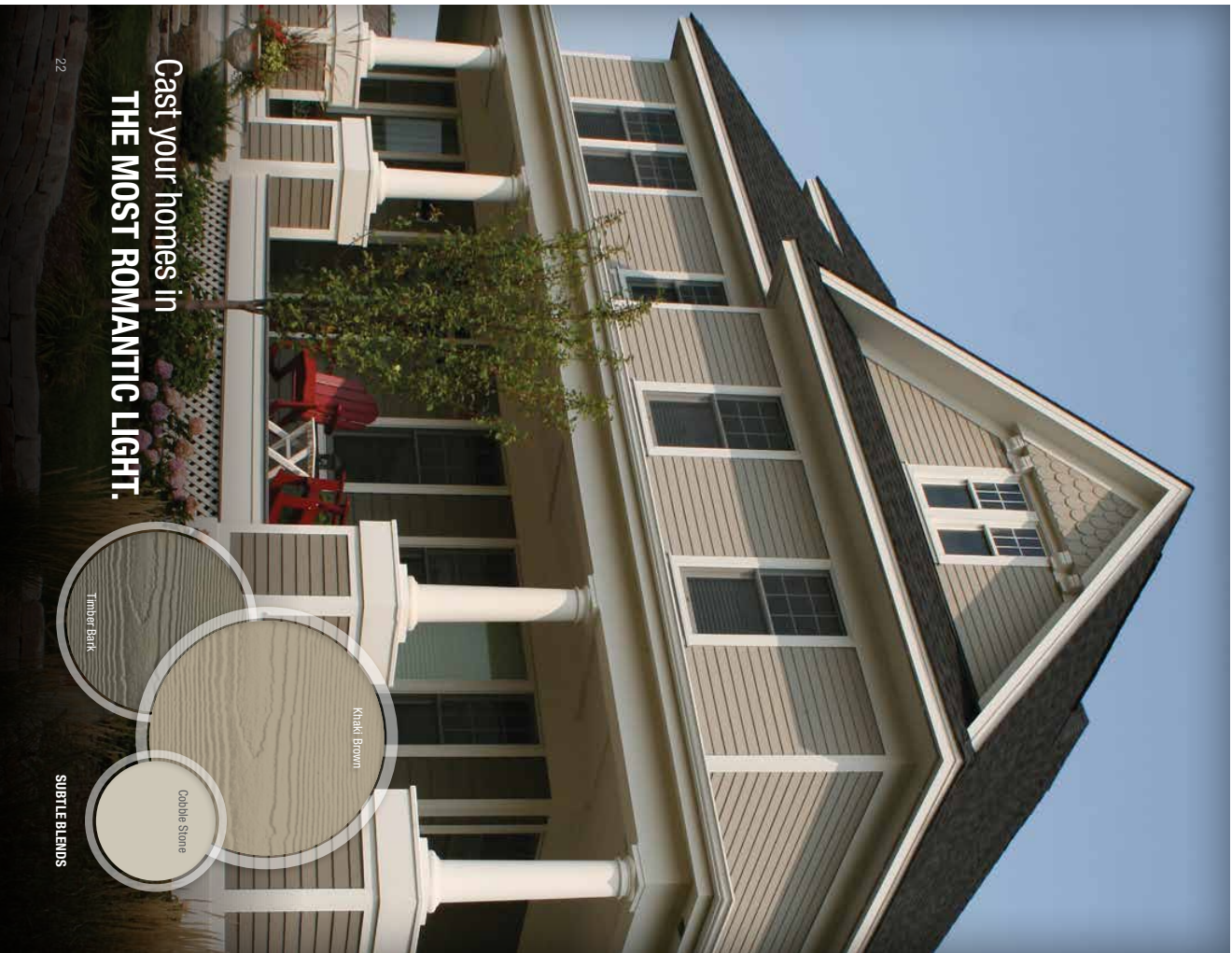


Street view looking south east



Street view looking south west





Cast your homes in  
**THE MOST ROMANTIC LIGHT.**

22



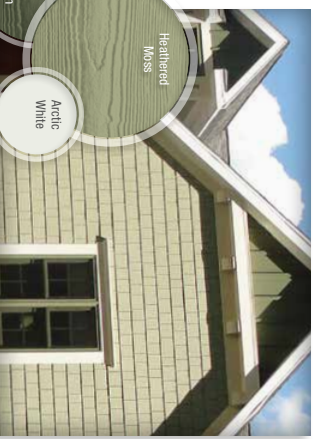
**SUBTLE BLENDS**



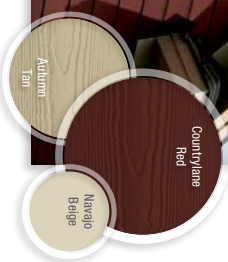
**COOL TONES**



**COMPLEMENTARY**



**WARM TONES**



## Color Inspiration

Use deeper, bolder colors for a warm, welcoming feeling. Make homes appear larger with soft contrasts between siding and trim. The right color combinations leave lasting impressions. Our color specialists designed the rich ColorPlus finish collection to help you express what's special about every home you build.

23

# Express the true nature of a home's character with ColorPlus® Technology

## PLANK, PANEL, BATTEN AND SHINGLE COLORS

ARCTIC WHITE	NAVAJO BEIGE	COBBLE STONE	PEARL GRAY	LIGHT MIST
SAIL CLOTH	SANDSTONE BEIGE	MONTEREY TAUPE	GRAY SLATE	BOOTHBAY BLUE
WOODLAND CREAM	AUTUMN TAN	WOODSTOCK BROWN	AGED PEWTER	EVENING BLUE
HEATHERED MOSS	KHAKI BROWN	TIMBER BARK	NIGHT GRAY	IRON GRAY
MOUNTAIN SAGE	CHESTNUT BROWN	COUNTRYLANE RED	RICH ESPRESSO	DEEP OCEAN

24

## TRIM AND SOFFIT COLORS

ARCTIC WHITE	NAVAJO BEIGE	COBBLE STONE
SAIL CLOTH	SANDSTONE BEIGE	MONTEREY TAUPE
PEARL GRAY	AUTUMN TAN	WOODSTOCK BROWN
	KHAKI BROWN	TIMBER BARK



Selecting a color? Request a product sample at [jameshardiepros.com/samples](http://jameshardiepros.com/samples)

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

## Color Selection

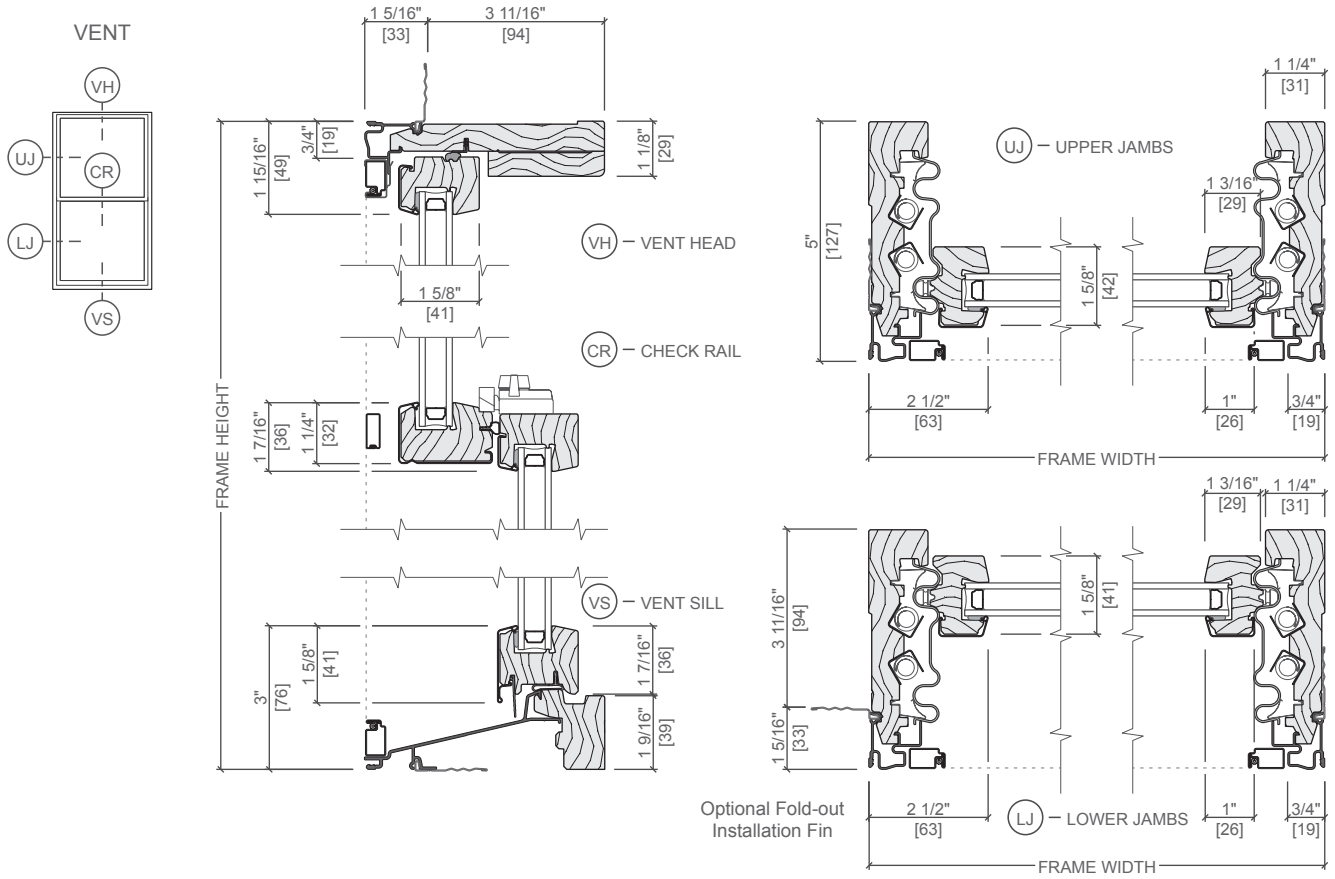
Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.

25



DOUBLE-HUNG

UNIT SECTIONS  
Aluminum-Clad Exterior



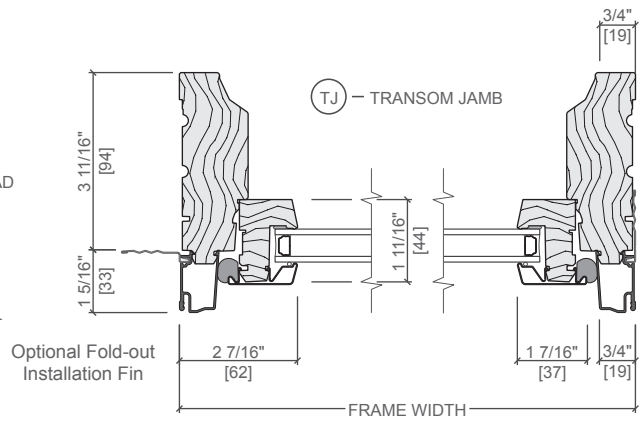
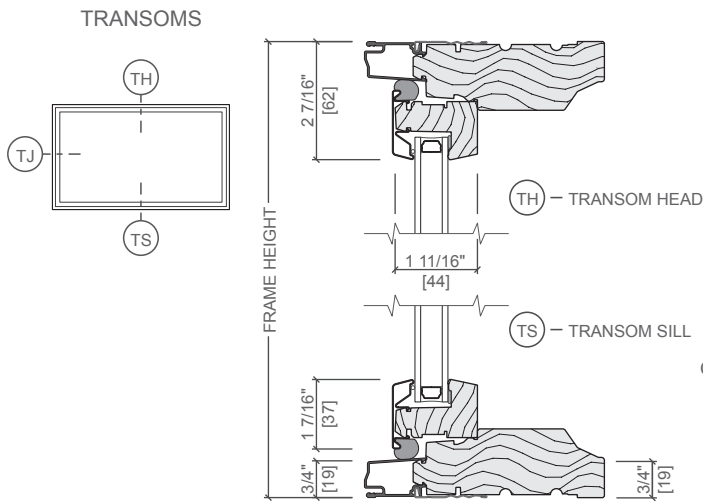
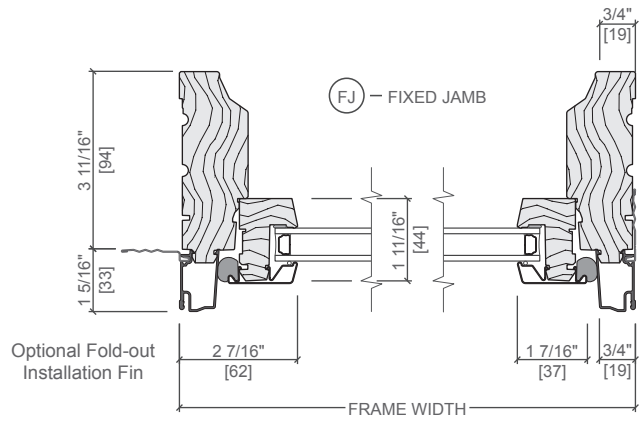
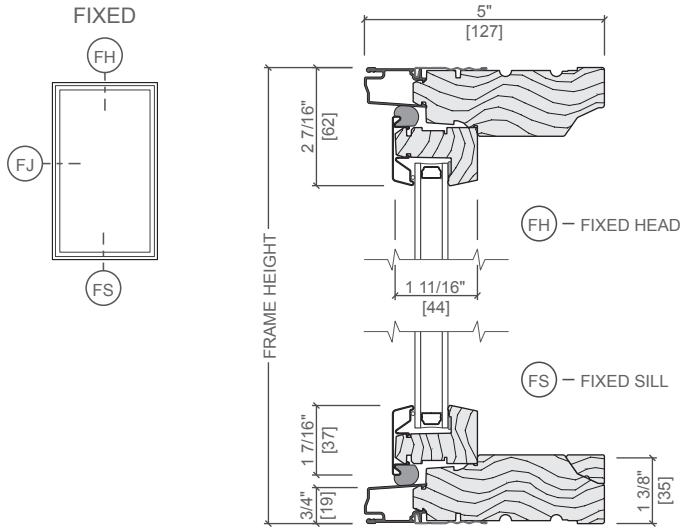
Scale 3" = 1' 0"

All dimensions are approximate.

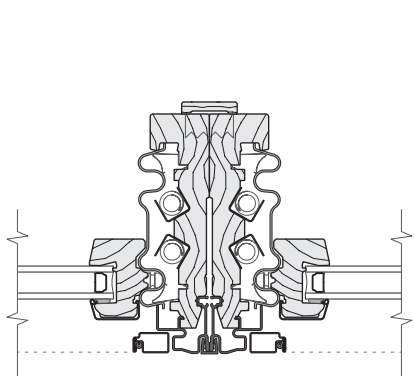


DOUBLE-HUNG

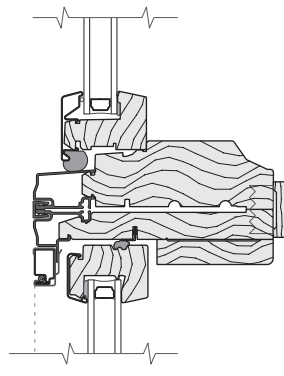
UNIT SECTIONS  
Aluminum-Clad Exterior



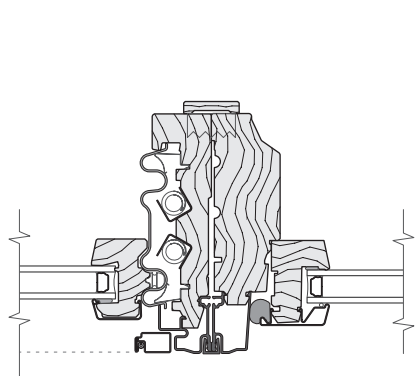
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION  
VENT / VENT



HORIZONTAL JOINING MULLION  
TRANSOM / VENT

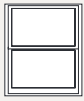


VERTICAL JOINING MULLION  
VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See [www.PellaADM.com](http://www.PellaADM.com) for mullion limitations and reinforcing requirements.



DOUBLE-HUNG

## DETAILED PRODUCT DESCRIPTIONS

### Aluminum-Clad Exterior



#### FRAME

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

#### SASH

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41mm).
- Sashes tilt for easy cleaning.

#### WEATHERSTRIPPING

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

#### GLAZING SYSTEM

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

#### EXTERIOR

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [Standard: [White] [Tan] [Brown] [Putty] [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray] [Portobello].

#### INTERIOR

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain<sub>1</sub>]].

#### HARDWARE

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown]] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

#### OPTIONAL PRODUCTS

##### Grilles

- Simulated-Divided-Light [with optional spacer]
  - 7/8" Grilles permanently bonded to the interior and exterior of glass.
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom - Equally Divided].
  - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]]. Exterior grilles to match the exterior cladding color.
  - Available only on units glazed with Low-E insulated glass with argon.
    - or -
- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [Prairie] [Top Row] [Custom - Equally Divided].
  - Interior color is [White] [Tan<sub>3</sub>] [Brown<sub>3</sub>] [Putty<sub>3</sub>] [Ivory] [Brickstone] [Harvest] [Cordovan].
  - Exterior color to match the exterior cladding color<sub>4</sub>.
    - or -

##### Roomside Removable Grilles

- 3/4" Traditional removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
- Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].
- Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding<sub>4</sub>].

##### Screens

- InView™ screens
  - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.
    - or -
- Vivid View® screens
  - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.

##### Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

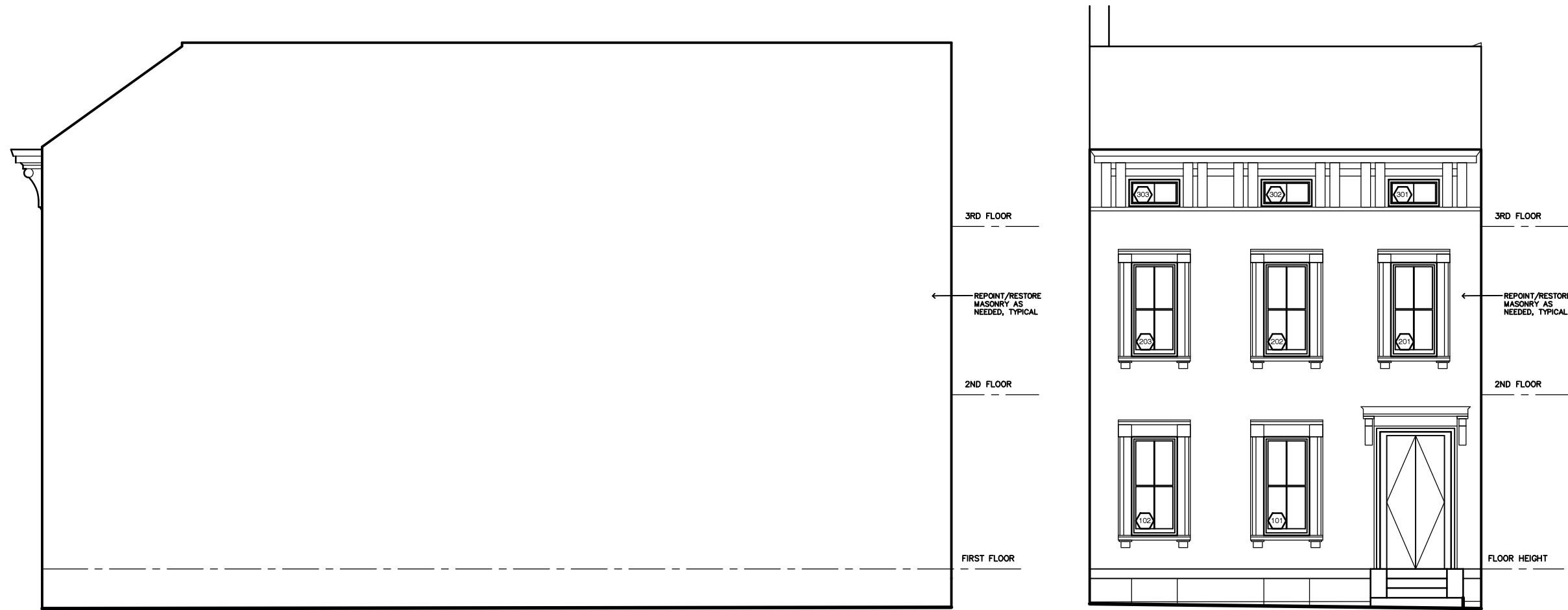
(2) Available on units glazed with Low-E insulated glass with argon and obscure insulated glass.

(3) Tan, brown and putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with tan or brown exterior.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

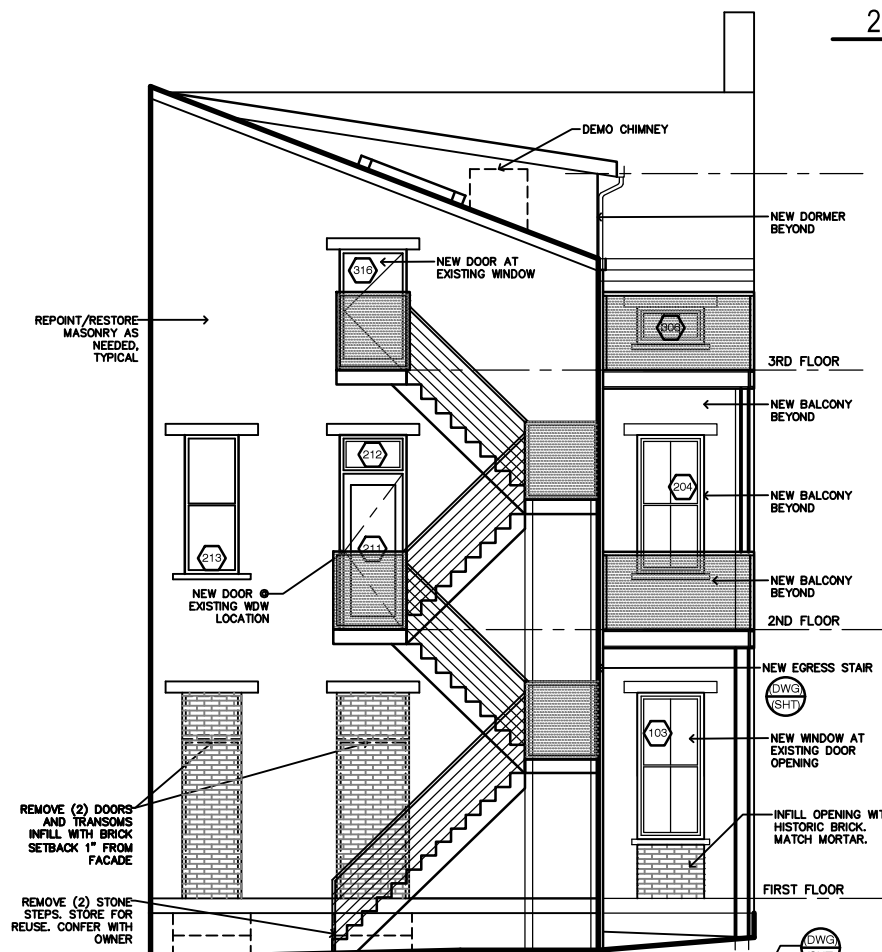


SOUTH ELEVATION SITE LINE DIAGRAM

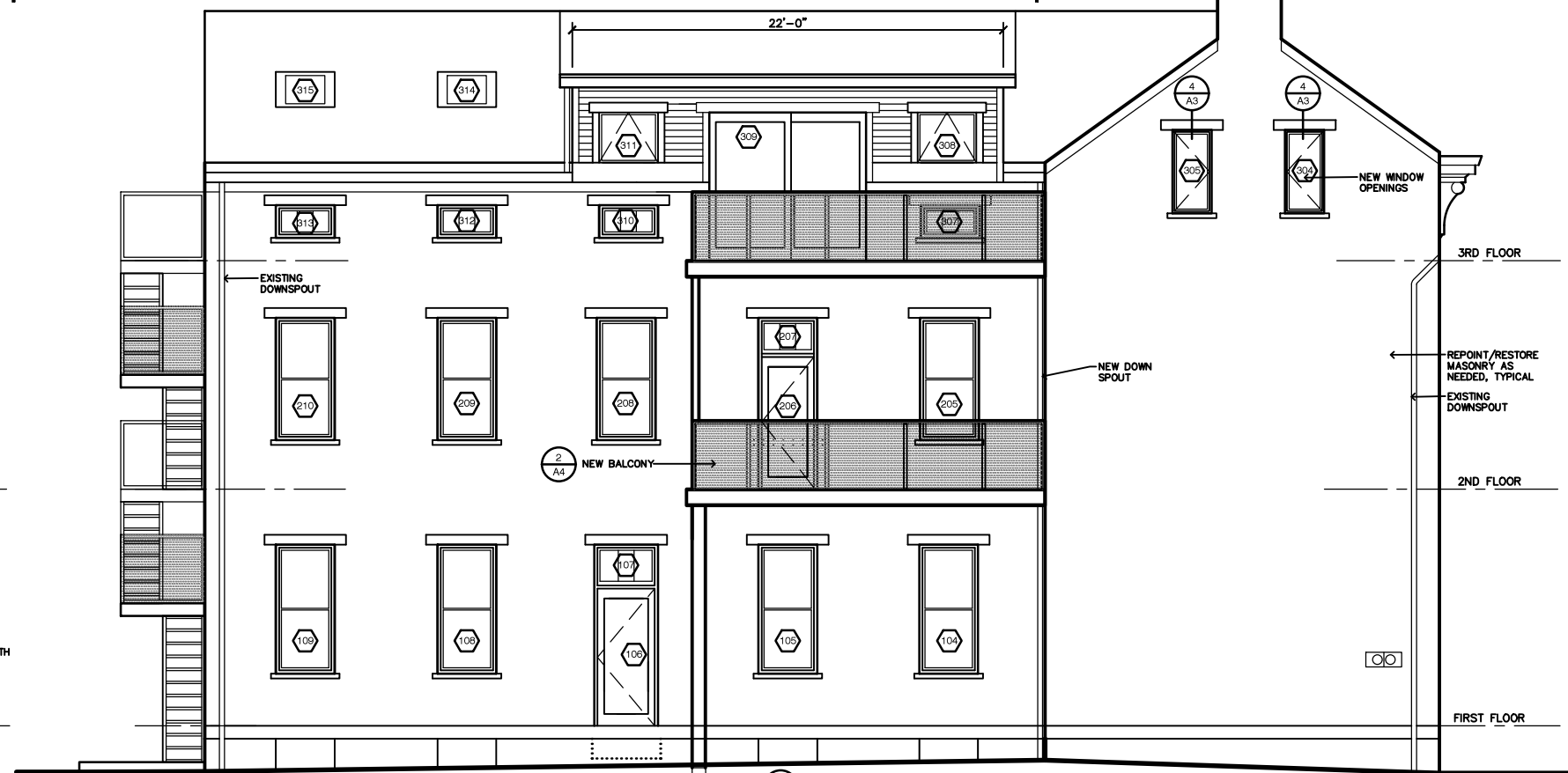


2 | NORTH ELEVATION  
1/4" = 1'-0"

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



4 | WEST ELEVATION



3 | SOUTH ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

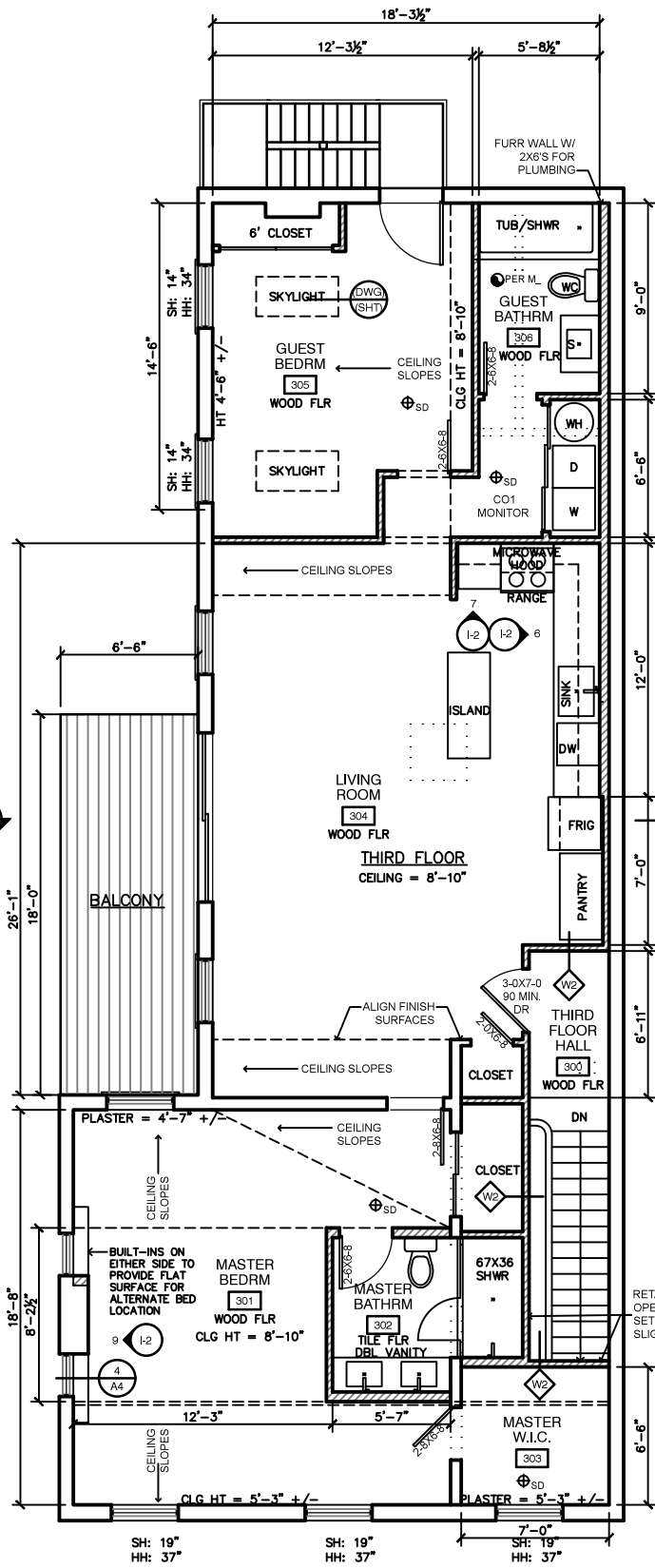
1431 REPUBLIC STREET  
CINCINNATI, OHIO

PRINT DATE  
JUNE 6, 2018

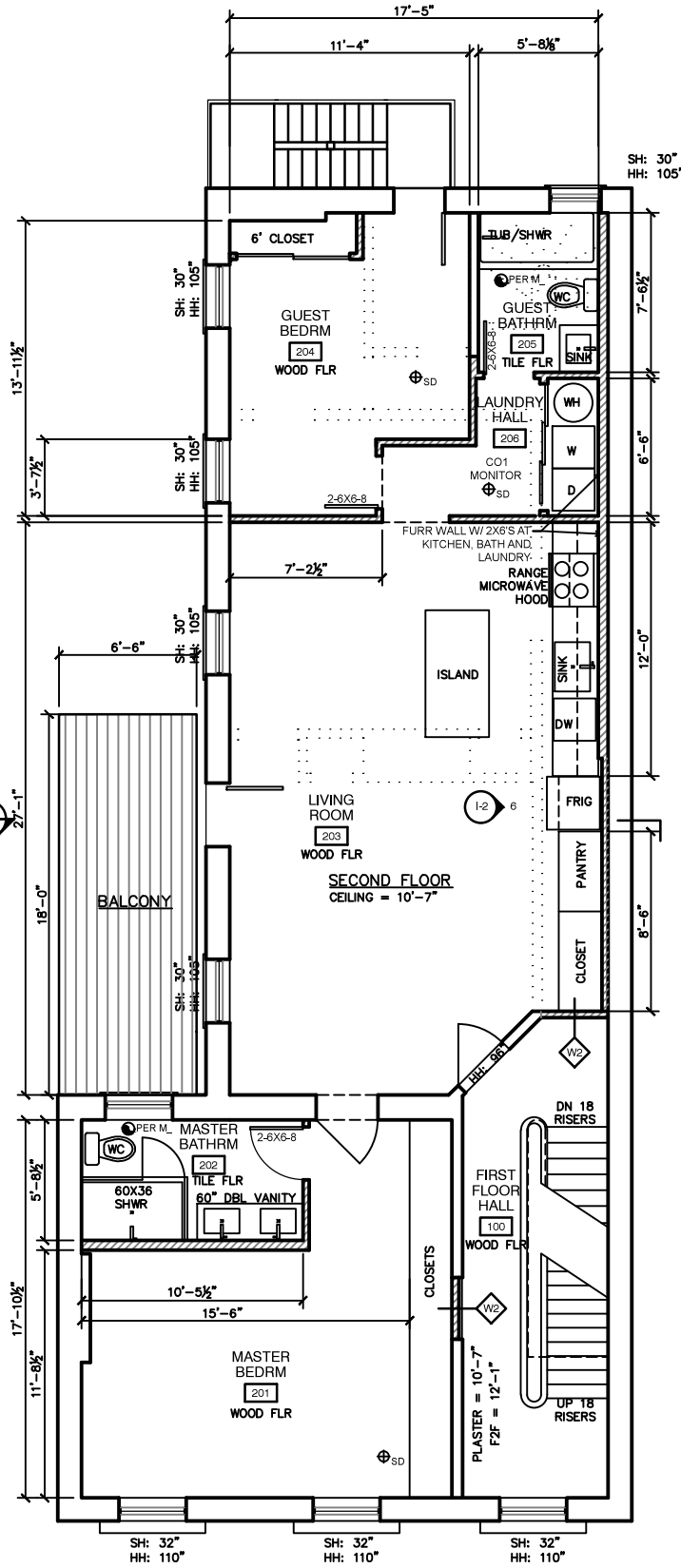
A3  
EXTERIOR

1431 REPUBLIC STREET  
CINCINNATI, OHIO

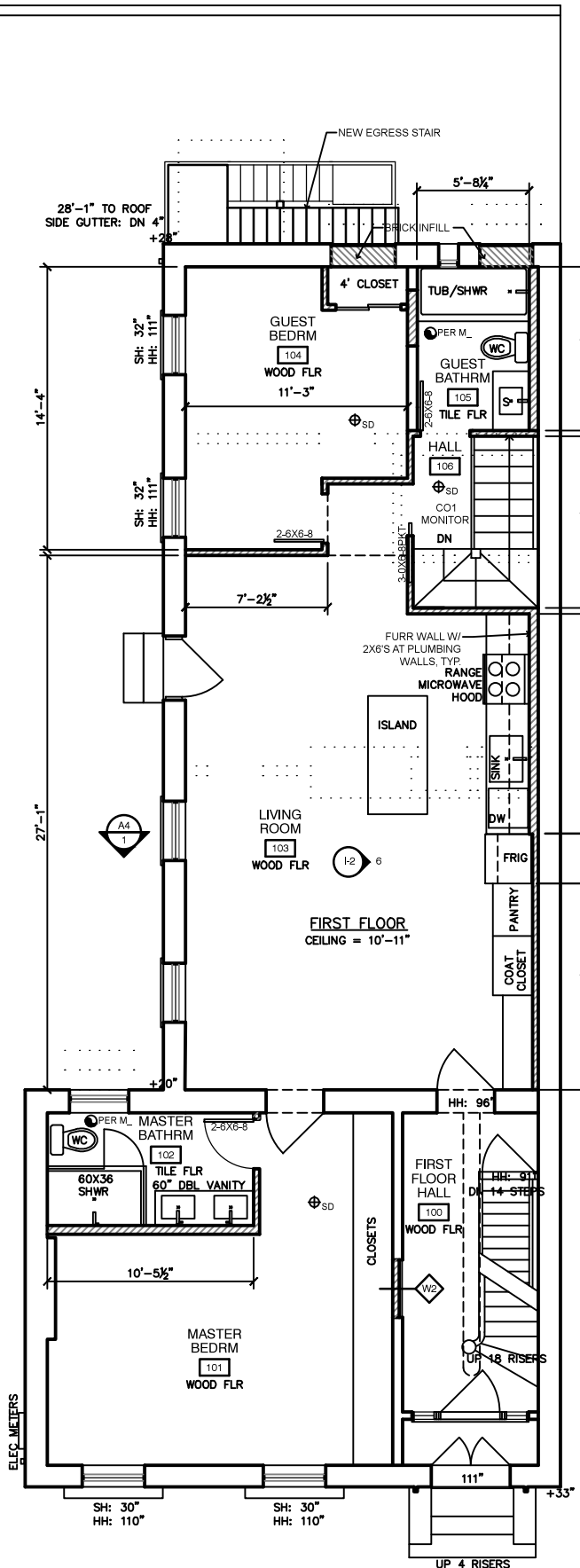
PRINT DATE:  
JUNE 6, 2018



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



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



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

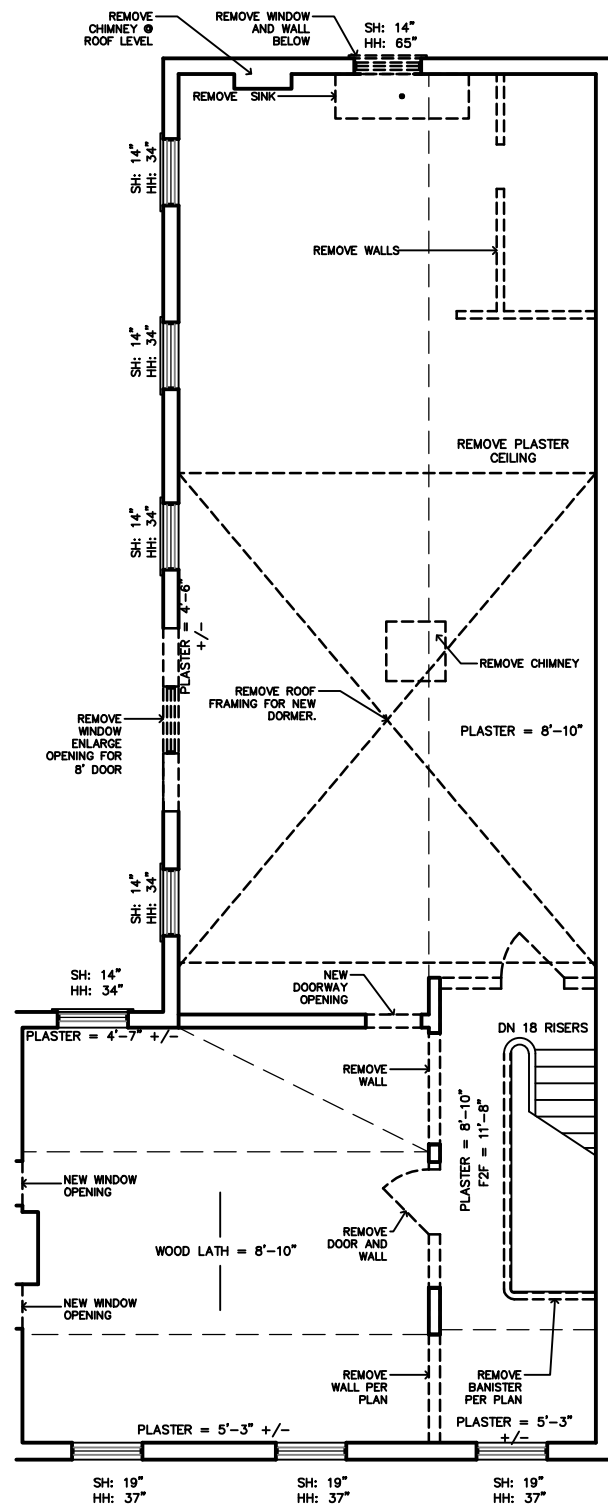


**LEGEND**

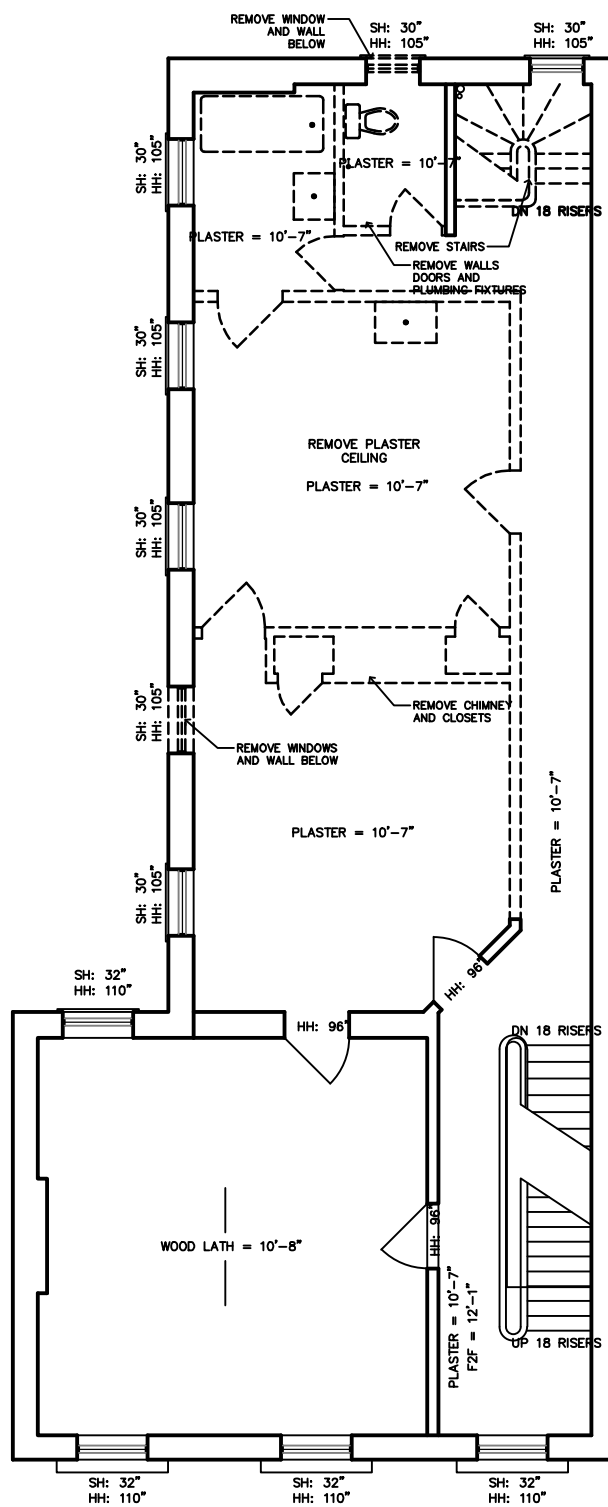
- EXISTING WALL
- EXISTING WALL REMOVED
- NEW WALL
- CHANGE IN CEILING ABOVE
- INTERIOR PARTITION WALL: 2X4 WD STUDS @ 16" O.C., 1/2" GWB, EA. SIDE, U.N.O.
- RATED ASSEMBLIES:  
1 HR RATED WALL - UL DES U305:  
5/8" TYPE X GWB EA. SIDE  
2X4 WOOD STUDS @ 16" O.C.,  
2 HR RATED WALL - UL DES U301  
(2)5/8" SHEETROCK FIRECODE  
CORE GYPSUM PANELS, EACH SIDE
- 1 HR RATED FLOOR/CEILING - UL DES L514:  
1" NOMINAL WOOD FINISH AND SUB FLOOR  
RC-1 CHANNEL OR EQUIVALENT  
FLOOR JOISTS @ 16" O.C.,  
5/8" SHEETROCK FIRECODE C CORE
- 2 HR RATED FLOOR/CEILING - UL DES L511  
1" NOMINAL WOOD FINISH AND SUB FLOOR  
2X FLOOR JOISTS @ 16" O.C.,  
RC-1 CHANNEL OR EQUIVALENT  
(2)5/8" SHEETROCK FIRECODE C CORE
- REVISION NUMBER
- WINDOW NUMBER
- DOOR NUMBER
- ELEVATION
- DETAIL NUMBER
- SECTION CUT
- INTERIOR ELEVATION NUMBER
- SMOKE DETECTOR: WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- PROVIDE A CARBON MONOXIDE MONITOR AT EACH APARTMENT

PRELIMINARY - NOT FOR CONSTRUCTION

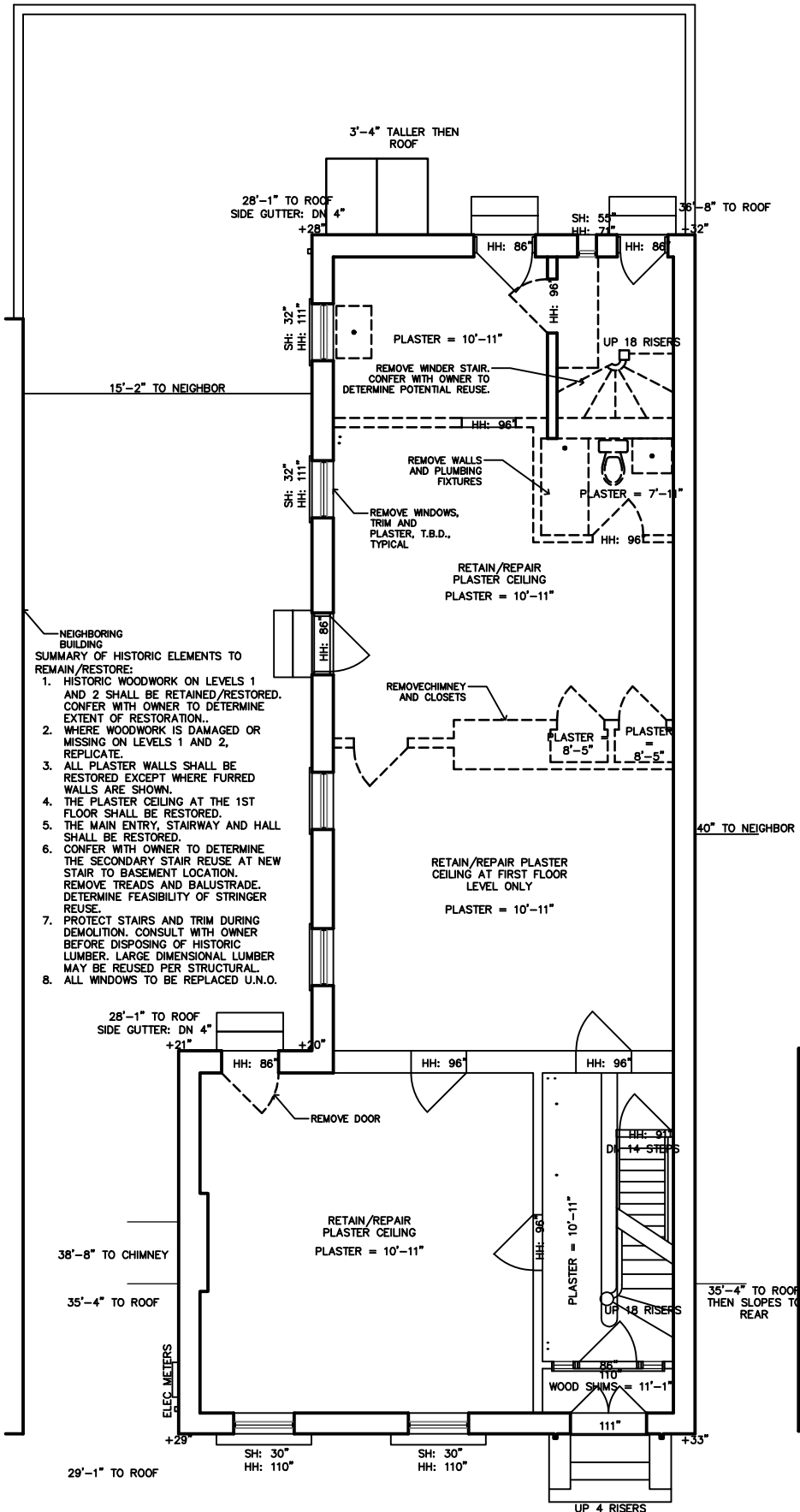
1431 REPUBLIC STREET  
CINCINNATI, OHIO



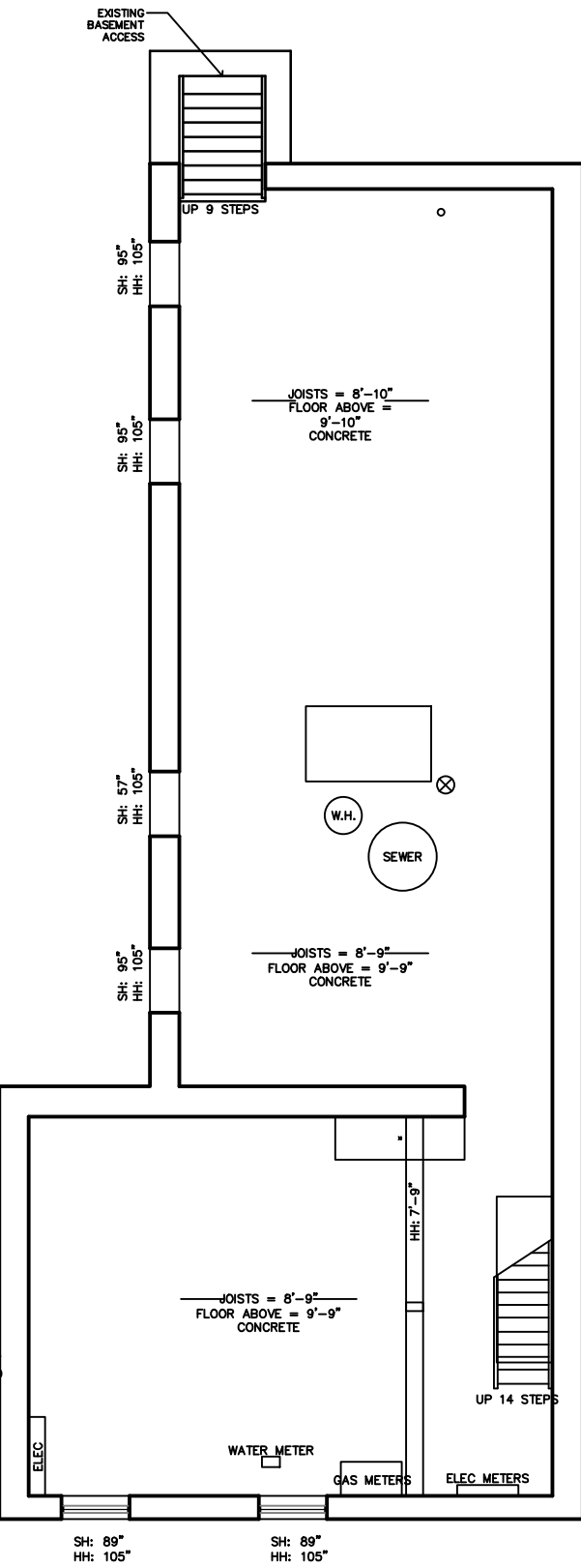
4 | THIRD FLOOR PLAN  
1/4" = 1'-0"



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



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



1 | BASEMENT PLAN  
1/4" = 1'-0"

- NEIGHBORING BUILDING
- SUMMARY OF HISTORIC ELEMENTS TO REMAIN/RESTORE:
1. HISTORIC WOODWORK ON LEVELS 1 AND 2 SHALL BE RETAINED/RESTORED. CONFER WITH OWNER TO DETERMINE EXTENT OF RESTORATION.
  2. WHERE WOODWORK IS DAMAGED OR MISSING ON LEVELS 1 AND 2, REPLICATE.
  3. ALL PLASTER WALLS SHALL BE RESTORED EXCEPT WHERE FURRED WALLS ARE SHOWN.
  4. THE PLASTER CEILING AT THE 1ST FLOOR SHALL BE RESTORED.
  5. THE MAIN ENTRY, STAIRWAY AND HALL SHALL BE RESTORED.
  6. CONFER WITH OWNER TO DETERMINE THE SECONDARY STAIR REUSE AT NEW STAIR TO BASEMENT LOCATION. REMOVE TREADS AND BALUSTRADE. DETERMINE FEASIBILITY OF STRINGER REUSE.
  7. PROTECT STAIRS AND TRIM DURING DEMOLITION. CONSULT WITH OWNER BEFORE DISPOSING OF HISTORIC LUMBER. LARGE DIMENSIONAL LUMBER MAY BE REUSED PER STRUCTURAL.
  8. ALL WINDOWS TO BE REPLACED U.N.O.

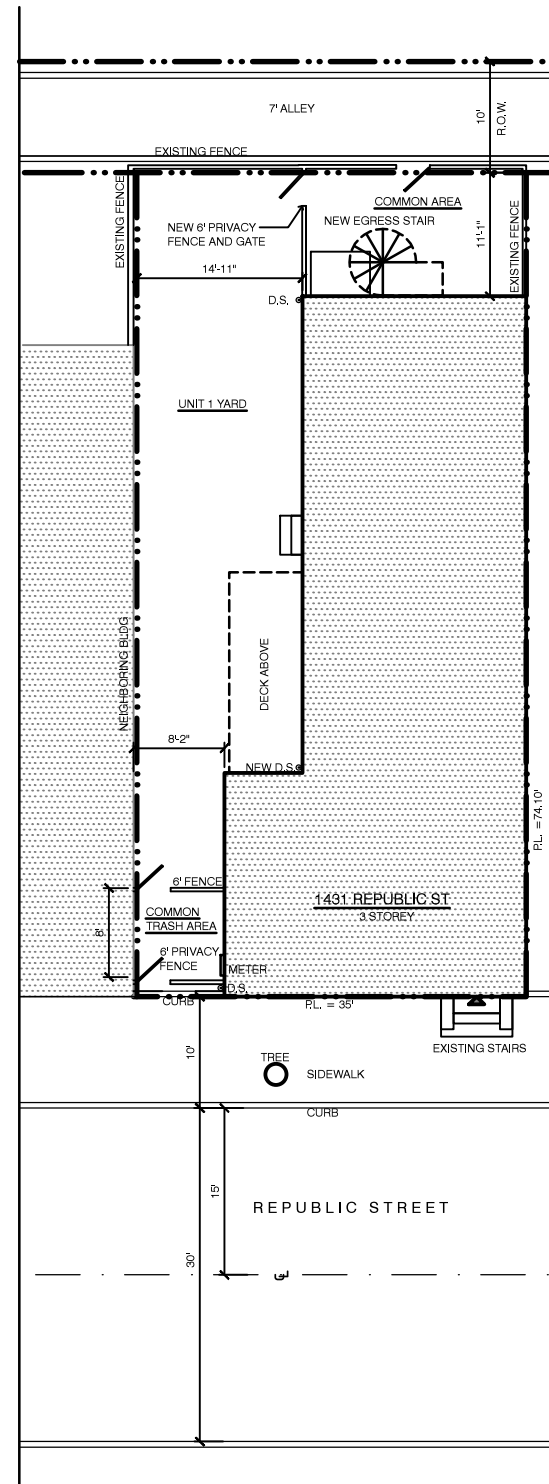
## GENERAL NOTES

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

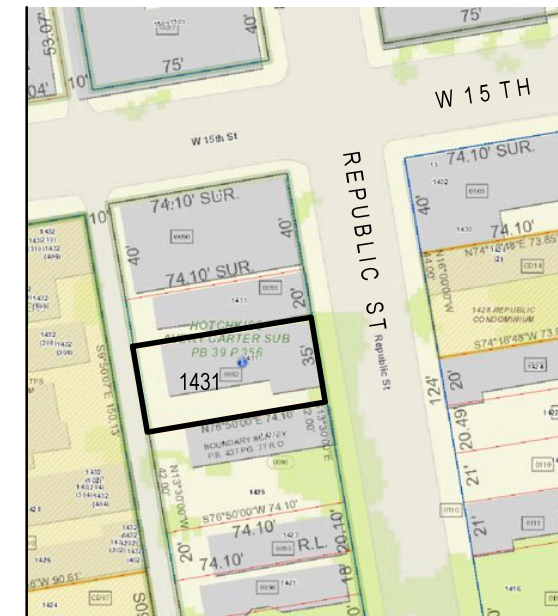
## WINDOW SCHEDULE

#	WIDTH	HEIGHT	AREA	U-VALUE	DESCRIPTION	REMARKS
101	36	82	21.64		2/2 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
102	36	82	21.64		2/2 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
103	36	82	21.64	0.35	2/2 DEL HUNG	NEW
104	36	79	19.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
105	36	79	19.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
106	39	84	22.75	0.35	FRENCH DR	NEW
107	39	22	5.96		TRANSOM	RESTORE EXISTING OR REPLACE WITH NEW
108	36	79	19.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
109	36	79	19.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
201	36	78	20.58		2/2 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
202	36	78	20.58		2/2 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
203	36	78	20.58		2/2 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
204	36	78	20.58		2/2 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
205	36	75	18.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
206	36	80	20.00	0.35	FRENCH DR	NEW
207	36	20	5.00	0.35	TRANSOM	NEW
208	36	75	18.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
209	36	75	18.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
210	36	75	18.75		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
211	36	80	20.00	0.35	FRENCH DR	NEW
212	36	20	5.00	0.35	TRANSOM	NEW
213	29	75	15.10		1/1 DEL HUNG	RESTORE EXISTING OR REPLACE WITH NEW
301	42	20	5.83		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
302	42	20	5.83		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
303	42	20	5.83		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
304	24	51	8.50	0.35	CASEMENT	NEW WINDOW OPENING
305	24	51	8.50	0.35	CASEMENT	NEW WINDOW OPENING
306	42	20	5.83		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
307	36	20	5.00		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
308	36	32	8.00	0.35	AWNING	NEW
309	99.25	90	62.03	0.35	SLIDING DOORS	NEW
310	36	20	5.00		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
311	36	32	8.00	0.35	AWNING	NEW
312	36	20	5.00		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
313	36	20	5.00		CORNICE WDW	RESTORE EXISTING OR REPLACE WITH NEW
314	22.5	46.5	7.27	0.60	FIXED SKYLIGHT	NEW
315	22.5	46.5	7.27	0.60	FIXED SKYLIGHT	NEW
316	36	66	14.25	0.35	CASEMENT	NEW
<b>TOTAL</b>			542.57			

**NOTE:** ROUGH OPENINGS VARY SLIGHTLY. VERIFY ALL MEASUREMENTS PRIOR TO ORDERING NEW WINDOWS. ALL NEW WINDOWS TO BE INSULATED U-35 PELLA 450 SERIES OR SIMILAR APPROVED BY THE URBAN CONSERVATOR. ALL EXISTING HISTORIC WINDOWS TO BE CONSIDERED FOR RESTORATION. CONTRACTOR TO CONSULT WITH OWNER PRIOR TO REMOVAL OF ANY HISTORIC WINDOWS OR DOOR.



2 | PLOT PLAN  
1/18"=1'-0" NORTH



1 | VICINITY PLAN  
N.T.S. NORTH

## PROJECT DATA

PROPERTY ADDRESS: 1431 REPUBLIC ST., CINCINNATI OH 45202  
 AUDITOR PARCEL ID: 081-0004-0092-00  
 LEGAL DESCRIPTION: 1431 REPUBLIC ST 35 X 75 FT O L 42 WS REPUBLIC ST 80 FT OF 15TH ST  
 PROPERTY OWNER: 1431 REPUBLIC LLC  
 5574 E GALBRAITH RD  
 CINCINNATI OH 45236  
 ARCHITECT: PATRICIA BITTNER  
 BILT ARCHITECTS  
 P.O. BOX 423, CINCINNATI OH 45201  
 ZONE: RM-1.2 RESIDENTIAL MULTI FAMILY  
 OVERLAY: OTR HISTORIC DISTRICT  
 CONSTRUCTION: TYPE IIB  
 PROPOSED USE: 3 FAMILY DWELLING  
 RELEVANT CODES: RESIDENTIAL CODE OF OHIO 2013 (RCO)  
 OHIO BUILDING CODE 2017(OBC)  
 CINCINNATI BUILDING CODE (CBC)  
 OHIO MECHANICAL CODE 2017 (OMC)  
 OHIO PLUMBING CODE 2017(OPC)

PROJECT DESCRIPTION:  
 RESTORE EXISTING 3 STOREY BRICK STRUCTURE. REPOINT/RESTORE BRICK. REPAIR OR REPLACE WINDOWS. ADD NEW DECKS AND DORMER. MODIFY WINDOW OPENINGS PER EXTERIOR ELEVATIONS.  
 INTERIOR ALTERATIONS INCLUDE NEW BATHROOMS, KITCHENS AND MEP AT (3) 2 BEDROOM RESIDENTIAL UNITS.

BUILDING FOOTPRINT: 1408 SF  
 LOT AREA: 2593.5 SF

SF BUILDING AREAS (INCLUDING WALLS)					
LOCATION	UNIT 1	UNIT 2	UNIT 3	COMMON	TOTAL
BASEMENT	506	357	219	326	1408
1ST FLR	1247			161	1408
2ND FLR		1218		190	1408
3RD FLR			1320	88	1408
<b>TOTAL</b>	<b>1753SF</b>	<b>+ 1575SF</b>	<b>+ 1530</b>	<b>+ 765</b>	<b>= 5632 SF</b>

EXTERIOR DECKS AND YARDS				
LOCATION	UNIT 1	UNIT 2	UNIT 3	COMMON
UNIT	840	117	117	357
<b>TOTAL</b>	<b>2593</b>	<b>1692</b>	<b>1656</b>	<b>1122</b>

## INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
A0	COVER SHEET, SITE PLAN
A0.1	AS-BUILTS/DEMO PLANS
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS
A3	BUILDING SECTIONS

**BILT**  
architects

Patricia Bittner, Architect  
 License 1315885  
 Expiration Dec. 31, 2018

1431 REPUBLIC STREET

PRINT DATE:  
APRIL 10, 2018

A0

Cover Sheet  
 Site Plan  
 Project Data

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

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APPLICATION #: COA2018032  
APPLICANT: City Studios  
OWNER: GBG Strategies LLC  
ADDRESS: **1201 Main Street**  
PARCELS: 080-0002-0315  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 4, 2018  
HEARING DATE: June 18, 2018  
STAFF REVIEW: Beth Johnson Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for two signs. A projecting sign that is larger taller than 3.5 feet tall and a sign that is has Edison style bulbs. The signs both meet the underlying zoning.

### **Existing Conditions:**

The property at 1201 Main Street is a mixed use commercial painted brick Italianate building. The base commercial front of the building is taller than the normal base in Over-the-Rhine.



Figure 1: 1201 Main Street. Image from Google Street View



Figure 2: Map of 1201 Main Street. Map provided by CAGIS.

**Proposed Conditions:**

The applicant is proposing the following signs

- A projecting sign 1' x 5' on the south side of the building.
- A wall sign 1'6"x12'8" with individual letters that are light with Edison style bulbs.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

- Zoning District: Section 1407- Commercial
- HCBA authority: [Section 1435-05-4](#)
- Overlays: [Section 1435](#) Historic Preservation
- Variance Authority: Section 1445
- Historic District/Reg: Over-the-Rhine Historic District.
- COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness; Standard of Review

**Details of Zoning Relief Required:**

The signs meet the underlying zoning requirements for projecting and wall signs.

The CC-P allows projecting signs to be up to 8 feet tall. The OTR Guidelines state projecting signs should be 3.5'by 3.5'. The projecting sign meets the zoning but not the OTR guidelines. The CC-P allows maximum size of the sign to be 1 square foot per lineal frontage of the building. The sign sizes are within the limits. CC-P also allows signs to be internal or externally illuminated. The OTR Guidelines state that internally illuminated signs are not permitted.

## **Certificate of Appropriateness Review:**

### **Comments on Applicable Guidelines**

#### REHABILITATION

13. Signs: Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business. Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.

***Projecting Sign:*** *The overall size of the projecting sign is 5 square feet. This is smaller than what would be permitted if a 3.5' by 3.5' were installed. As the sign does not project into the right of way as far as a sign that complies with the guidelines it has a smaller impact on both the public right of way as well as to the overall architecture of the building. This building also has a taller base than the majority of other commercial bases in Over-the-Rhine. Even with a taller sign that the guidelines allow, the sign still is within the base of the building and is located under the second story.*

***Wall Sign:*** *The Guidelines state that internally illuminated signs are not permitted. The sign that is being proposed has individual light bulbs. While the bulbs are exposed and one could argue that the sign is not technically internally illuminated, staff still felt that this was a sign that needed to be authorized by the Historic Conservation Board as the Urban Conservator felt it was beyond the authority for an administrative approval. 1201 Main historically had a large projecting sign with individual bulbs. The proposed sign is seeking to bring that aesthetic back to the building in a simpler way.*

*Main Street has quite a few signs with illumination.*

*1203- Historic Tower sign has neon and was recently restored.*

*1404 Main Street- Woodward Marquee is being restored/reconstructed and used individual light bulbs in both the sign and the canopy.*

*1323 Main Street- Neon sign*

**Other Considerations:** N/A

**Prehearing Results:** A Prehearing was held on May 30, 2018. The applicant was present.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

**A.) APPROVE** a Certificate of Appropriateness for 1201 Main Street per plans submitted City Studios for a Projecting Sign and Wall Sign dated May 2, 2018 with the following conditions.

- a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- b. Revocable Street Privilege shall be granted from DOTE.

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

- a. The property owner has demonstrated that the proposal is in keeping with the character of the block and history of the building.
- b. The building in question had a historic sign with exposed Edison style light bulbs.
- c. The Edison light bulbs are not enclosed within the sign and are an exposed light.

**ADJUDICATION/DENIAL LETTER**

Date: 05/02/2018  
Location: 1201 Main Street  
Request: signs  
Zoning District: CC-P/Over-the-Rhine Hill Historic Conservation Overlay Zone

Applicant Name: City Studios

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone and the signs proposed are not in compliance with the design guidelines.

All documents under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is May 4, 2018 for the June 18, 2018 Historic Conservation Board Meeting.

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

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

Sincerely,



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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Review for Historic Conservation Board Review



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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

**Hillside Overlay Zone (CZC § 1433)**

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

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

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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 1201 Main Street COMMUNITY Over-the-Rhine  
 PARCEL ID(S) 080-0002-0315-00  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) OTR Historic District  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME GBG Strategies LLC CONTACT PERSON (if legal entity) Daniel Lipson  
 ADDRESS 1209 Sycamore Street CITY Cincinnati STATE OH ZIP 45202  
 EMAIL danny@urbansites.com RELATIONSHIP TO OWNER (if not owner) Chief Development Officer  
 TELEPHONE 513-621-6246

### Section 3. OWNER

NAME GBG Strategies LLC CONTACT PERSON (if legal entity) Daniel Lipson  
 ADDRESS 1209 Sycamore St CITY Cincinnati STATE OH ZIP 45202  
 EMAIL danny@urbansites.com RELATIONSHIP TO OWNER (if not owner) Chief Development Officer  
 TELEPHONE 513-621-6246

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

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

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

New Signage proposed for Platform Beer Company, Beer and Coffee Bar, located at 1201 Main Street.

### 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 Daniel Lipson Signature  Date 5 / 2 / 18

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

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

<input type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

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

# **INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE**

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

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

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

**AND**

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:
  - a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; and
  - b. how the project meets either of the following conditions:
    - i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; or
    - ii. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.



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: 1201 Main St. Cincinnati, OH 45208  
 Hamilton Co. Parcel ID No.: 080-0002-0315-00 Zoning District: CC-P  
 Historic District: OTR Historic District Overlay District: \_\_\_\_\_

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

Name: GBG Strategies LLC  
 Contact Person (if legal entity): Daniel Lipson  
 Address: 1209 Sycamore St  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513-621-6246 E-mail: danny@urbansites.com

### PROPERTY OWNER INFO SAME AS ABOVE

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

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

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:  
New proposed signage for Platform Beer, Beer and Coffee bar located at 1201 Main Street, Basement and First Floor.

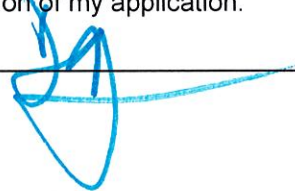
### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 Zoning relief is required for the (2) proposed building Signs. See attached drawings  
 Projecting sign: Zoning Relief for sign size (height)  
 Wall Sign: Zoning Relief requested for sign to be lighted

### 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: 5/2/18

May 3, 2018

Historic Conservation Board  
City of Cincinnati  
11 Centennial Plaza  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

**Re: Zoning Variance Request  
Platform Beer - 1201 Main St, Basement & 1st Floor**

Historic Board members,

This letter is to request a zoning variance for building signs that are proposed for Platform Beer Co., Beer and Coffee Bar, located at 1201 Main Street (Basement & 1st Floor) in the CC-P district and OTR Historic District. We have included the following information:

1. Application for Zoning Relief
2. Adjudication Letter, dated May 2, 2018
3. Certificate of Appropriateness Application
4. Hamilton County Auditor Property Report showing ownership
5. Location plan A0.0,
6. Building Plan A1.0
7. Context Photos A2.0
8. Building Photos A2.1
9. Elevations and sections A3.0
10. Historic Photographs A4.0

Below is a description of the signage that is proposed for Platform Beer Co. The attached drawings indicate the location and design of the signs.

**Wall Sign**

- 1 wall sign will be installed on Main Street (East side of the building).
- The wall sign will be approximately 12'-8" wide x 1'-6" high
- The wall sign will be extruded letters with exposed light bulbs

**Projecting Sign**

- 1 projecting sign will be installed on the E. 12th Street Side (South)
- The sign will be a steel frame, fastened to the existing brick
- The sign will project 16" from the building and will be 5'-0" tall, mounted 10'-0" above the side walk.
- The sidewalk is 16'-1" wide at the signage location

**The owner is requesting the following variances for the signs:**

1. **Wall sign:** Per Over-the-Rhine Historic District Conservation guidelines, internally illuminated signs are not permitted.

We believe the proposed lighted sign is compatible with the historic buildings and will be appropriate for the context of Main Street. Historically, the William Windhorst Dry Goods store (which was located at 1201 Main Street) had an approximately 30' high projecting sign (see historic photograph on attached A4.0), with extruded light bulb letters - the style of letters on this historic sign match what we are proposing for the new sign.

1201 Main Street, Cincinnati  
May 3, 2018  
Page 2 of 2

Additionally, the adjacent building (1203 Main Street) recently restored and reinstalled the historic Tower Furniture sign - a large, projecting sign with neon lights (see attached photo 3 on A4.0).

2. **Projecting Sign:** Per City of Cincinnati Zoning Code 1427-27 Projecting Sign Regulations, a projecting sign can be a maximum of 8'-0" tall by 3'-6" wide, with a projection of 6'-0" from the building; however, the Over-the-Rhine Historic District Conservation guidelines limit the projecting sign dimensions to 3'-6" x 3'-6". The OTR Historic guidelines also limit the location of the sign to above the storefront but below the second floor sill.

We are proposing a 1'-6" variance in the height of the sign for a 5'-0" tall x 16" wide projecting sign. The sign is sensitively positioned on the south side of this historic building, and we believe the scale of the proposed sign is appropriate to the 15'-0" height of the buildings first floor. The sign is mounted to the existing brick facade, adjacent to the storefront and does not obstruct the storefront.

Historically, 1203 Main Street had very large projecting signs which are visible in the historic photo (attached A4.0) The projecting F.L.L. Windhorst sign, on the East facade, reached from the second story windows to well above the roof line. There was also a large projecting sign on the South facade at the fire escape (also visible in the historic photo).

Based on the information conveyed through this zoning relief application, the Owner respectfully requests that the Historic Conservation Board grants this relief.

Sincerely,



Deanna Heil  
Architect  
CITY STUDIOS Architecture

**Parcel ID** 080-0002-0315-00     
**Address** 1201 1 MAIN ST     
**Index Order** Parcel Number     
**Tax Year** 2017 Payable 2018

### I Want To...

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

---

**View:**

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

---

**Print:**

- Current Page
- Property Report

Property Information		
<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 	
<b>School District</b> CINCINNATI CSD		
<b>Appraisal Area</b> 01805 - 1201 MAIN ST LOFT CONDO	<b>Land Use</b> 450 - CONDOMINIUM OFFICE BUILDI	
<b>Owner Name and Address</b> GBG STRATEGIES LLC 1209 SYCAMORE ST CINCINNATI OH 45202 <span style="color: red;">(call 946-4015 if incorrect)</span>	<b>Mailing Name and Address</b> GBG STRATEGIES LLC 1209 SYCAMORE ST CINCINNATI OH 45202 <span style="color: red;">(call 946-4800 if incorrect)</span>	
<b>Assessed Value</b> 47,370	<b>Effective Tax Rate</b> 93.480776	<b>Total Tax</b> \$4,434.44
<b>Property Description</b> UNIT 1 - 29 % 1201 MAIN STREET LOFT CONDOMINIUMS		

Appraisal/Sales Summary	
Year Built	1850
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	5/8/2015
Last Sale Amount	\$120,000
Conveyance Number	85184
Deed Type	WD - Warranty Deed (Conv)
Deed Number	344211
# of Parcels Sold	1
Acreage	0.057
Front Footage	32.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	16,500
CAUV Value	0
Market Improvement Value	118,830
Market Total Value	135,330
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$2,220.35</b>
Tax as % of Total Value	0.000%

**Notes**



# COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

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

Online Property Access

|< First << Prev Next >> Last >|

[RETURN TO SEARCH LIST](#)

Property 1 of 5

**Parcel ID**

080-0002-0315-00

**Address**

1201 1 MAIN ST

**Index Order**

Parcel Number

**Tax Year**

2017 Payable 2018

**I Want To...**

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

**View:**

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

**Print:**

- Current Page
- Property Report

Transfer History					
Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2015	85184	120,000	5/8/2015	RACK RONALD & CHARLENE D	GBG STRATEGIES LLC
1988	0	0	6/1/1988	UNKNOWN	RACK RONALD & CHARLENE D

**PROJECT INFORMATION**

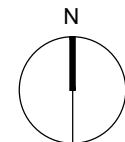
- 1. PROJECT DESCRIPTION:** INSTALLATION OF A NEW PROJECTING SIGN AND NEW WALL SIGN AT STOREFRONT IN OVER-THE-RHINE HISTORIC DISTRICT. THE PROPOSED WALL SIGN WILL BE INTERNALLY ILLUMINATED; A ZONING RELIEF WILL BE PURSUED FOR THE INTERNALLY ILLUMINATED SIGN WHICH IS NOT PERMITTED IN OVER-THE-RHINE. THE PROPOSED PROJECTING SIGN WILL BE 5'-0" AND A ZONING VARIANCE IS BEING REQUESTED FOR THE ADDITIONAL HEIGHT.
- 2. PROJECT LOCATION:** 1201 MAIN STREET  
OVER-THE-RHINE  
CINCINNATI, OH 45202
- 3. GOVERNING CODE:** OHIO BUILDING CODE 2017
- 4. BUILDING USE GROUP:** A-2 BASEMENT & 1ST FLOOR  
B 2ND AND 3RD FLOOR  
R-2 4TH FLOOR
- 5. ZONING DESIGNATION:** CC-P  
OVER-THE-RHINE HISTORIC DISTRICT

**DRAWING INDEX**

- A0.0** PROJECT INFORMATION, DRAWING INDEX & ZONING REGULATIONS & LOCATION PLAN
- A1.0** SITE PLAN
- A2.0** CONTEXT PHOTOS
- A2.0** BUILDING PHOTOGRAPHS
- A3.0** BUILDING ELEVATIONS
- A4.0** HISTORIC PHOTOGRAPH



**1**  
A0.0  
NTS  
**LOCATION PLAN**



PROJECTING SIGN REGULATIONS




REGULATION	ALLOWABLE	PROPOSED	NOTES
HEIGHT TO SURFACE BELOW	10' MIN. ABOVE ALL SURFACES	10'-0"	
SIGN HEIGHT	BELOW SECOND STORY SILL	BELOW SECOND STORY SILL	
SIGN AREA	3'-6" X 3'-6" (12.25 SQ FT PER FACE)	1'-0" X 5'-0" PER FACE (5 SQ FT PER FACE)	
NUMBER OF SIGN FACES	2	2	
ILLUMINATION	EXTERNALLY ILLUMINATED	-	
MAX. SIGN DIMENSIONS	3'-6" x 3'-6"	1'-0" WIDE x 5'-0" HIGH	<ul style="list-style-type: none"> <li>• HEIGHT EXCEEDS HEIGHT LIMITATIONS PER OTR HISTORIC DISTRICT DESIGN GUIDELINES AND WILL REQUIRE A VARIANCE.</li> </ul>
SIGN LOCATION	ABOVE STOREFRONT AND BELOW SECOND STORY WINDOW SILLS	BELOW SECOND STORY WINDOW SILLS	<ul style="list-style-type: none"> <li>• THE SIGN IS MOUNTED TO THE EXISTING BRICK, NEXT TO THE STOREFRONT AND DOES NOT OBSTRUCT THE STOREFRONT.</li> </ul>

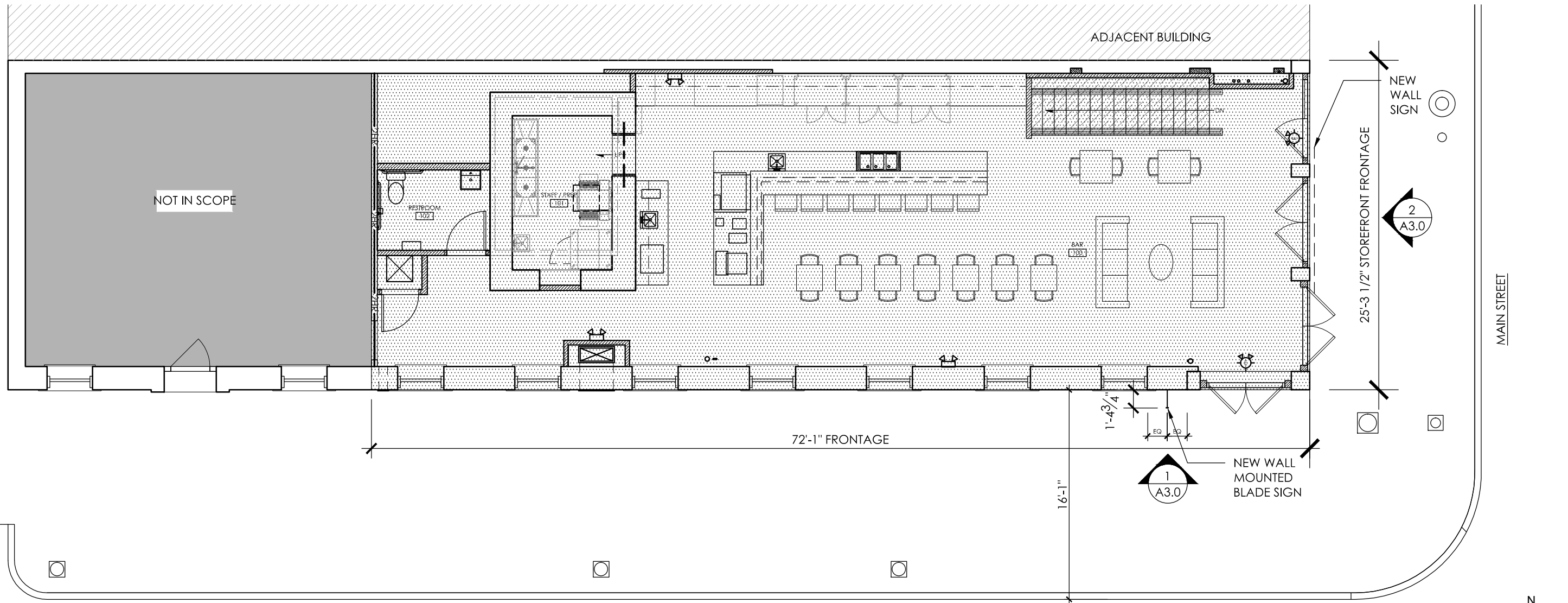
WALL SIGN REGULATIONS

REGULATION	ALLOWABLE	PROPOSED	NOTES
SIGN AREA	25 SQ FT	19 SQ FT	
MAXIMUM SIGN DIMENSIONS	HORIZONTAL LIMITS OF THE WALL	12'-8" WIDE X 1'-6" HIGH	
NUMBER OF SIGN FACES	1	1	
NUMBER OF WALL SIGNS	1 PER FRONTAGE	1	
SIGN LOCATION	ABOVE STOREFRONT AND BELOW SECOND STORY WINDOW SILLS	ABOVE STOREFRONT AND BELOW SECOND STORY WINDOW SILLS	
ILLUMINATION	EXTERNALLY ILLUMINATED	LIT EDISON BULB SIGN	<ul style="list-style-type: none"> <li>• NOT ALLOWABLE PER OTR HISTORIC DISTRICT DESIGN GUIDELINES AND WILL REQUIRE A VARIANCE.</li> </ul>

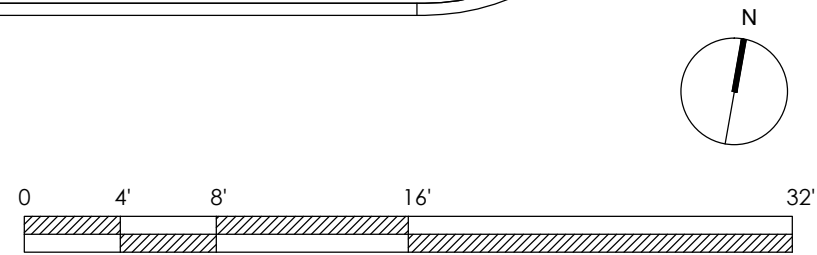
<b>A0.0</b>	PROJECT INFORMATION, DRAWING INDEX, ZONING REGULATIONS, LOCATION	<b>BUILDING SIGNAGE</b>
	DATE: REV 05.30.2018	1201 MAIN STREET CINCINNATI, OH 45202

GRAPHIC LEGEND

-  EXISTING STREET CAR LINE POLE
-  EXISTING LAMP POST
-  EXISTING SIGN POST



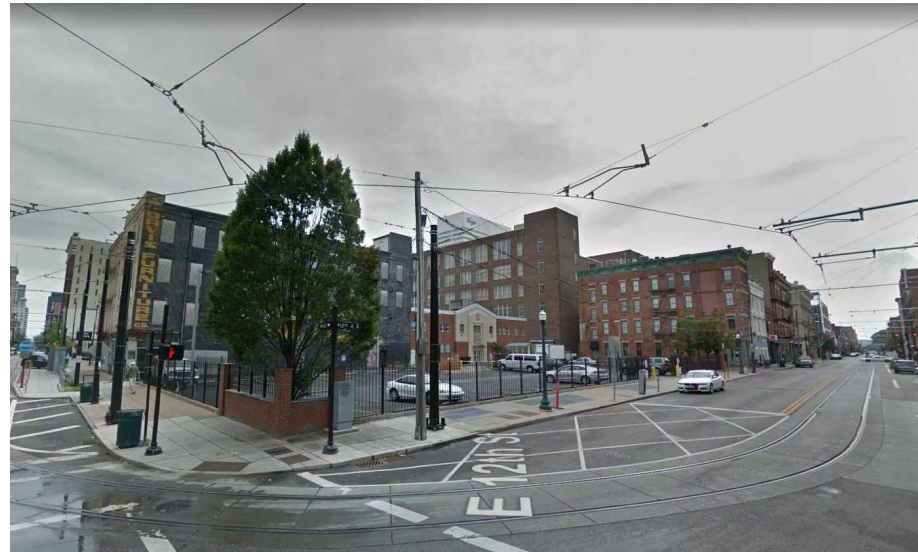
**1** BUILDING PLAN  
A1.0 1/8" = 1'-0"



<b>A1.0</b>	SITE PLAN	<b>BUILDING SIGNAGE</b>	<b>CITYSTUDIOS</b> ARCHITECTURE 1148 MAIN STREET Cincinnati, OH 45202 ph: 513 . 621 . 0750
	DATE: REV 05.30.2018	1201 MAIN STREET CINCINNATI, OH 45202	



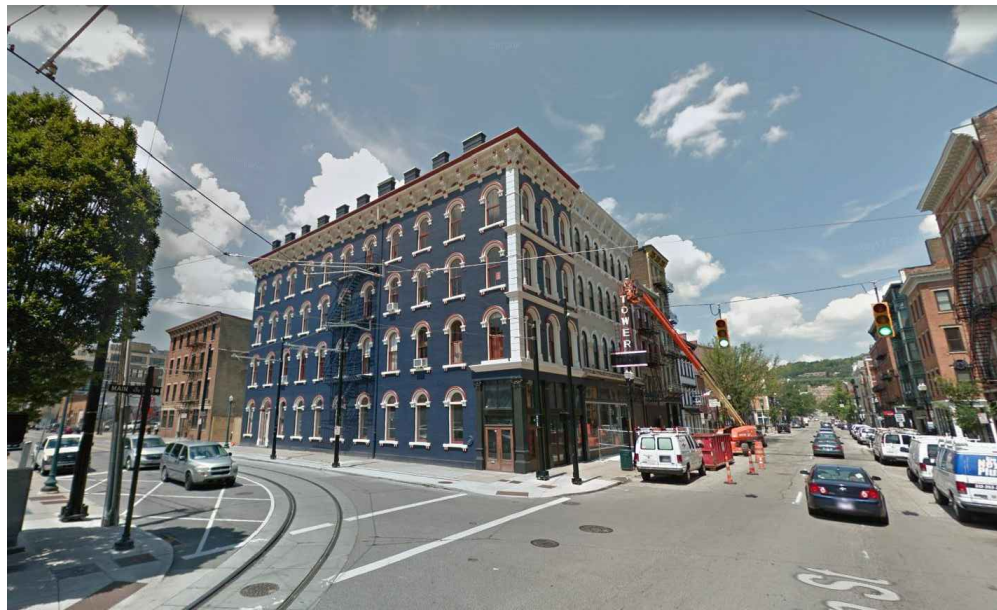
1  
A2.0  
CONTEXT PHOTO  
N.T.S.



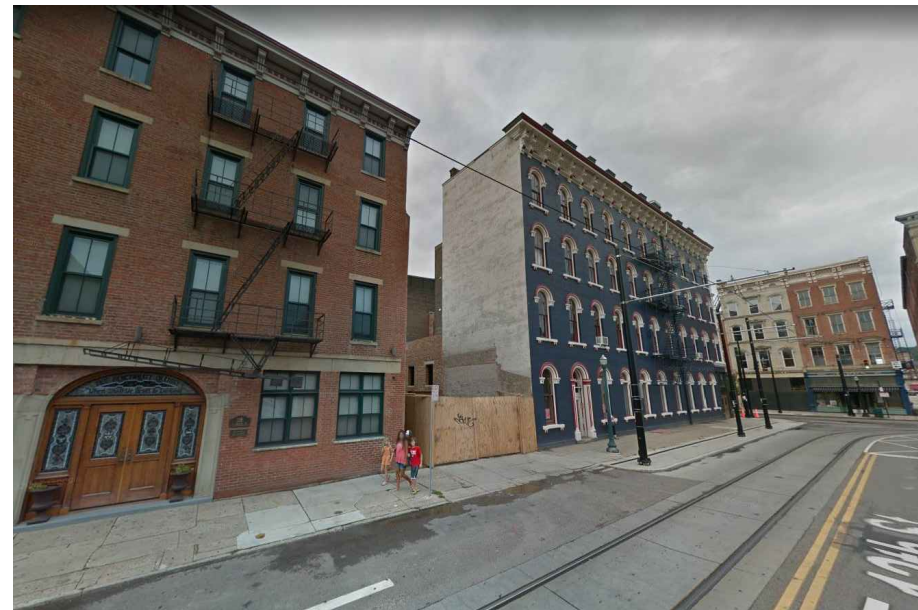
2  
A2.0  
CONTEXT PHOTO  
N.T.S.



3  
A2.0  
CONTEXT PHOTO  
N.T.S.



4  
A2.0  
CONTEXT PHOTO  
N.T.S.

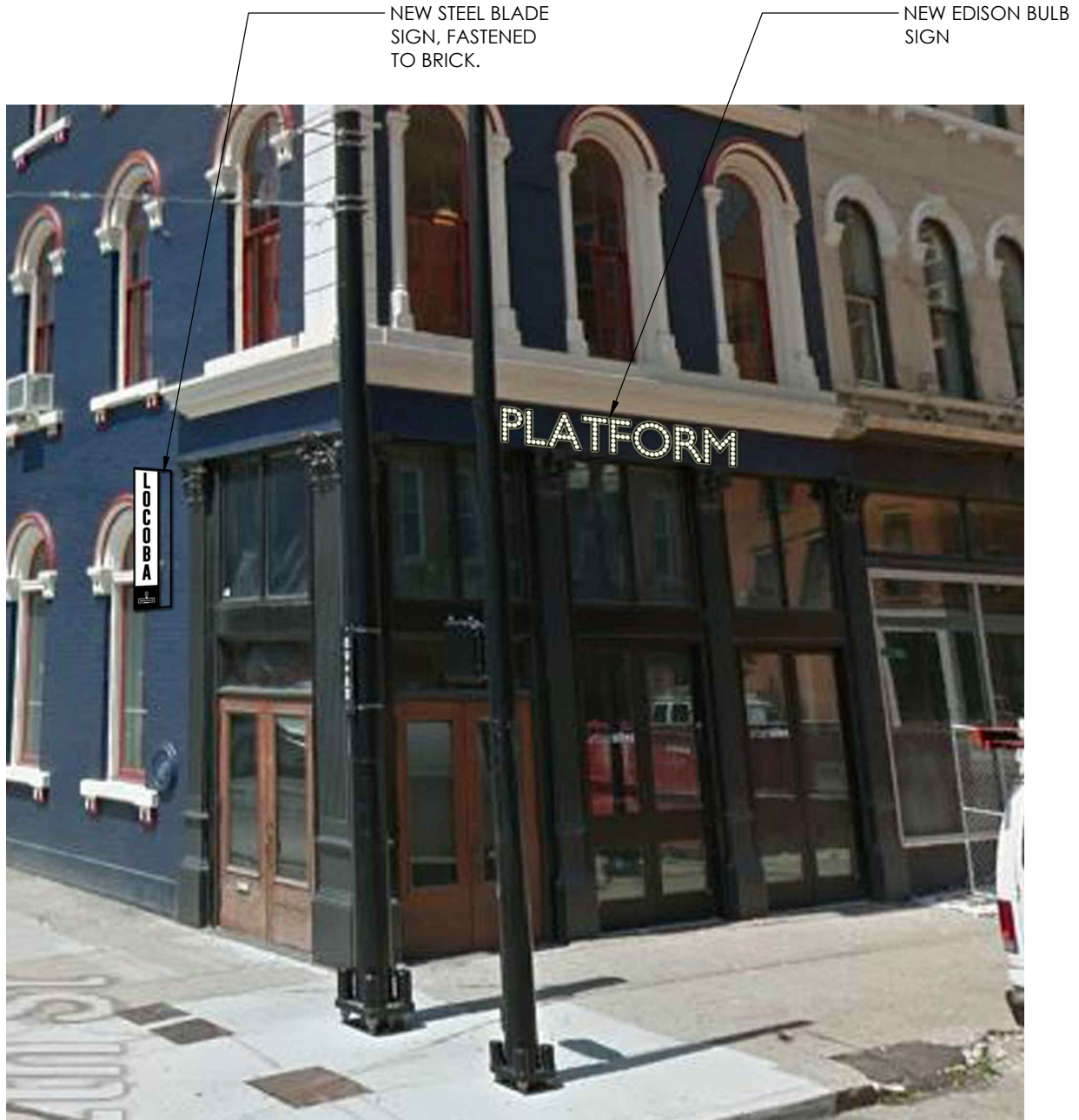
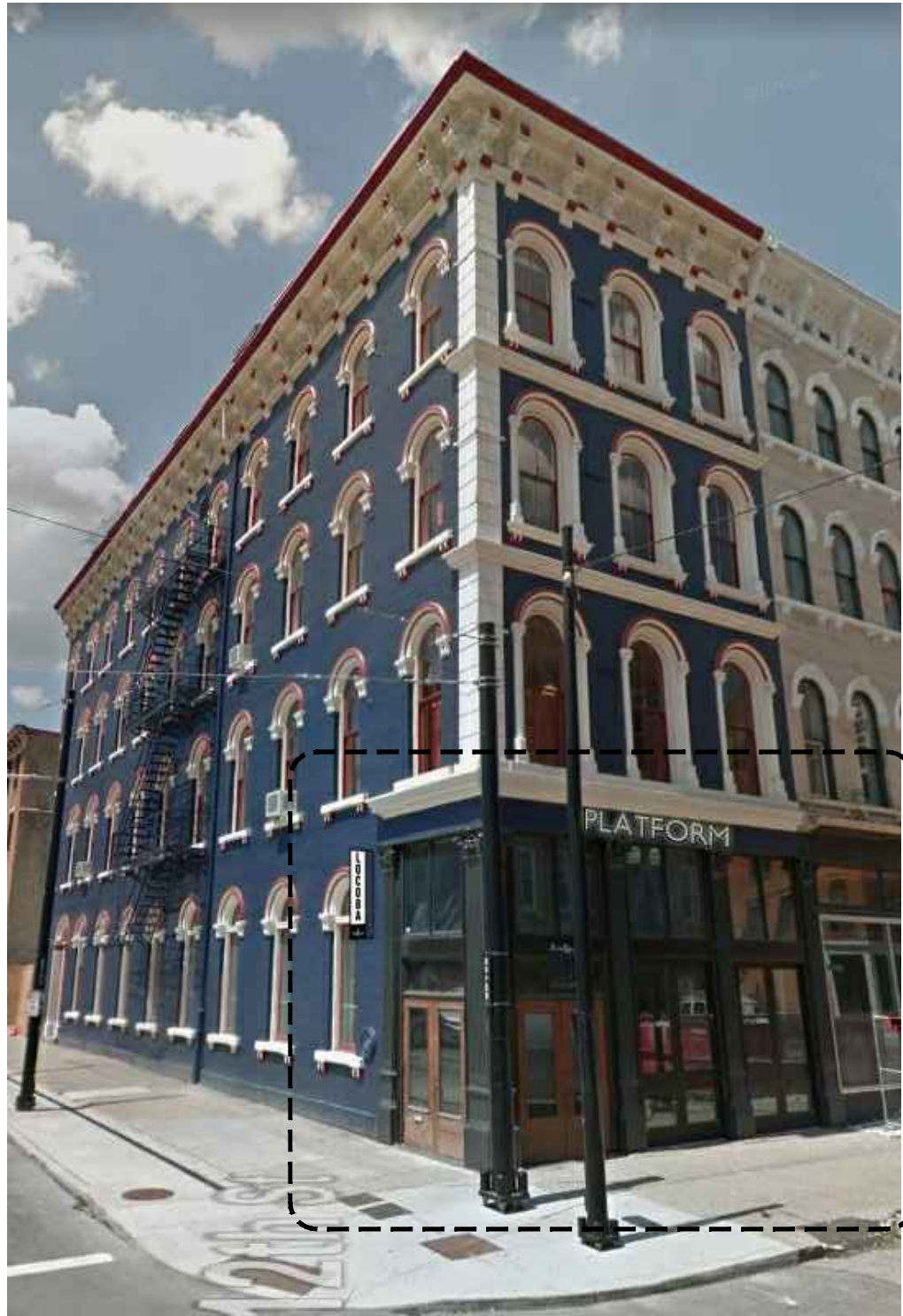


5  
A2.0  
CONTEXT PHOTO  
N.T.S.



6  
A2.0  
PHOTO KEY PLAN  
N.T.S.

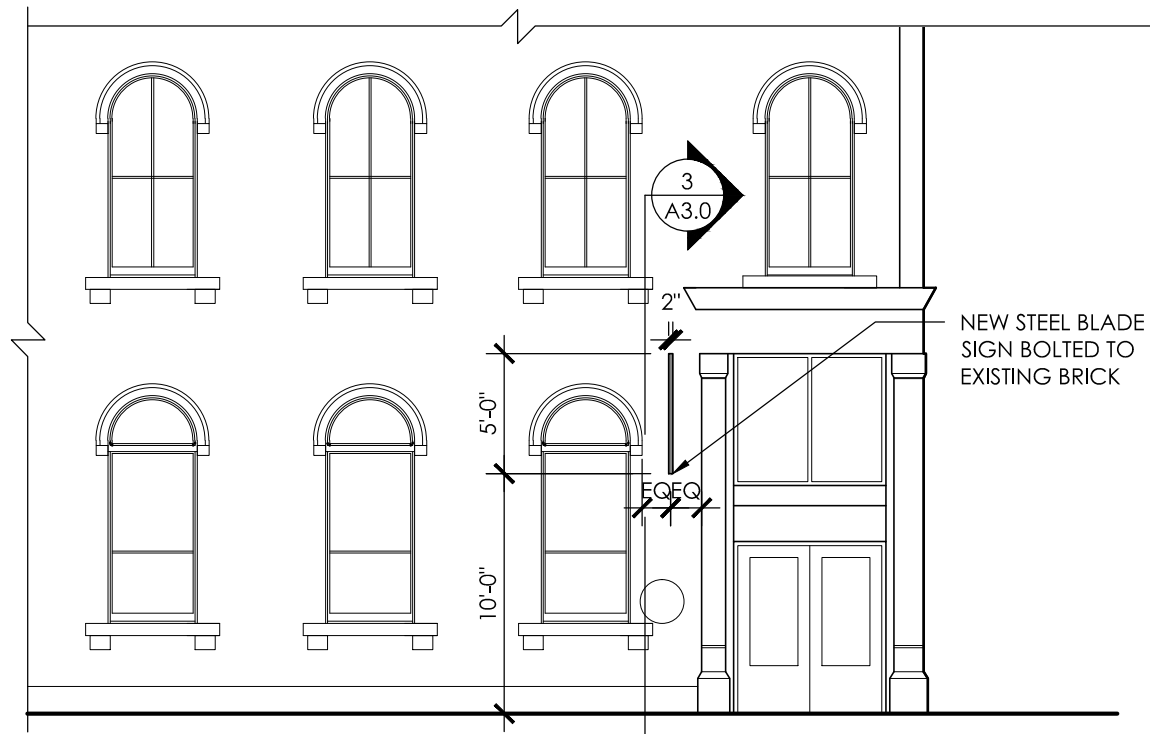
<b>A2.0</b>	CONTEXT PHOTOGRAPHS	<b>BUILDING SIGNAGE</b>  1201 MAIN STREET CINCINNATI, OH 45202	<b>CITYSTUDIOS</b> ARCHITECTURE  1148 MAIN STREET Cincinnati, OH 45202 ph: 513 . 621 . 0750
	DATE: REV 05.30.2018		



1  
A2.1 ELEVATION PHOTOGRAPH  
N.T.S.

2  
A2.1 ELEVATION PHOTOGRAPH  
N.T.S.

<b>A2.1</b>	BUILDING PHOTOGRAPH	BUILDING SIGNAGE	<b>CITYSTUDIOS</b> ARCHITECTURE 1148 MAIN STREET CINCINNATI, OH 45202 ph: 513 . 621 . 0750
	DATE: REV 05.30.2018	1201 MAIN STREET CINCINNATI, OH 45202	

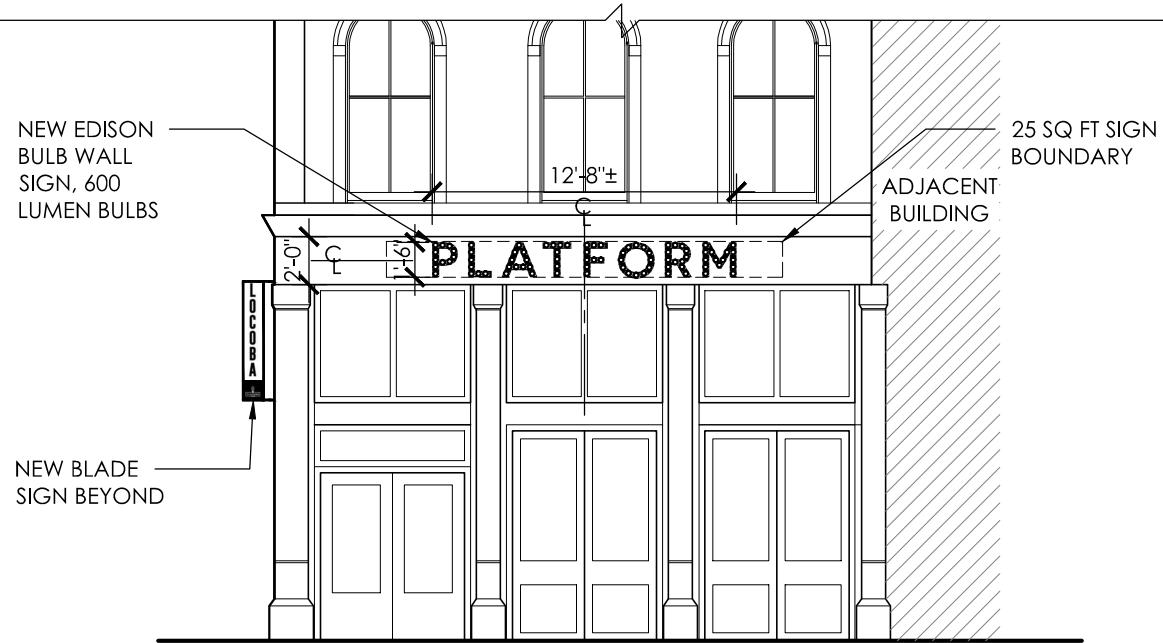


NEW STEEL BLADE SIGN BOLTED TO EXISTING BRICK

1  
A3.0

**SOUTH ELEVATION**

1/8" = 1'-0"



NEW EDISON BULB WALL SIGN, 600 LUMEN BULBS

25 SQ FT SIGN BOUNDARY

ADJACENT BUILDING

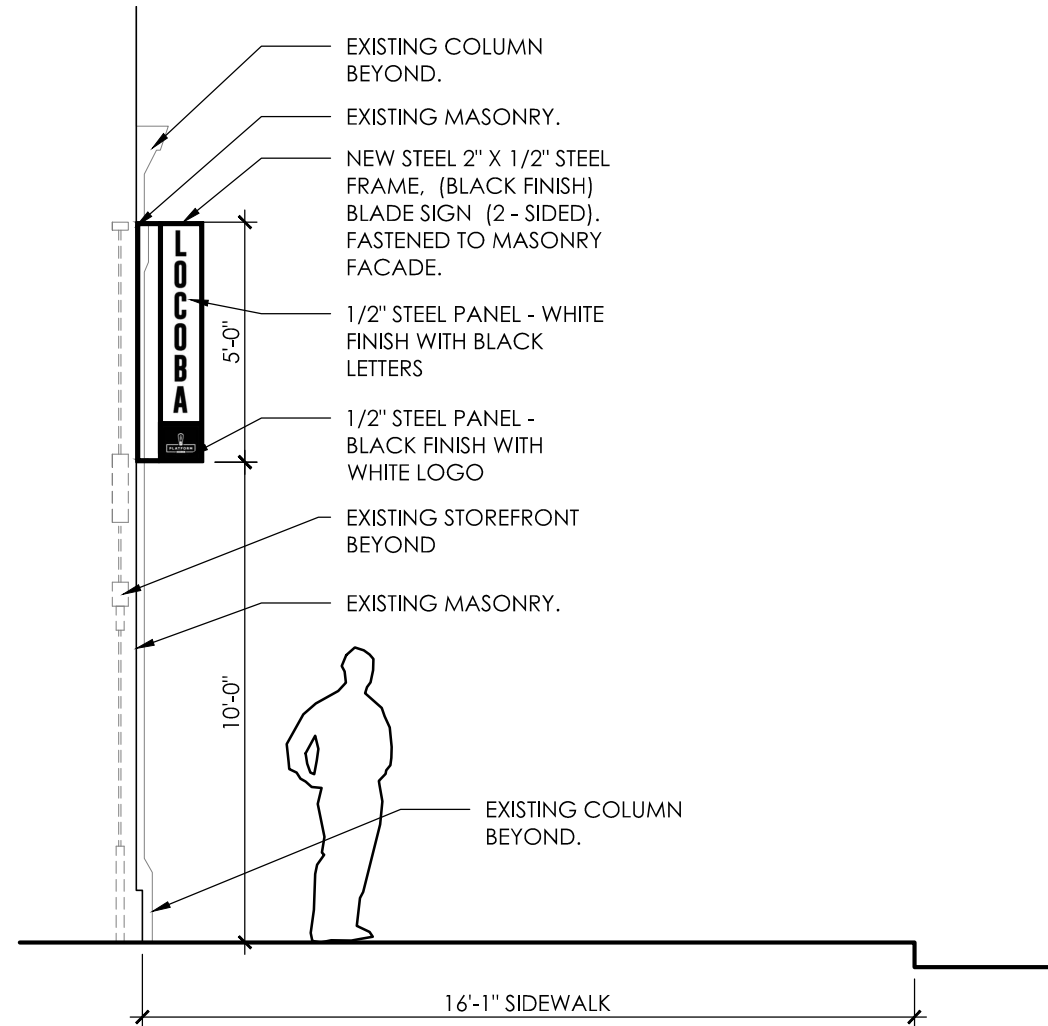
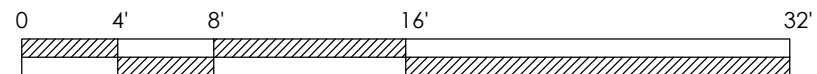
**PLATFORM**

NEW BLADE SIGN BEYOND

2  
A3.0

**EAST ELEVATION**

1/8" = 1'-0"



EXISTING COLUMN BEYOND.

EXISTING MASONRY.

NEW STEEL 2" X 1/2" STEEL FRAME, (BLACK FINISH) BLADE SIGN (2-SIDED), FASTENED TO MASONRY FACADE.

1/2" STEEL PANEL - WHITE FINISH WITH BLACK LETTERS

1/2" STEEL PANEL - BLACK FINISH WITH WHITE LOGO

EXISTING STOREFRONT BEYOND

EXISTING MASONRY.

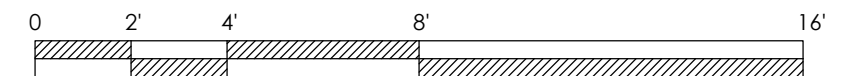
EXISTING COLUMN BEYOND.

16'-1" SIDEWALK

3  
A3.0

**SECTION**

1/4" = 1'-0"



**A3.0**

BUILDING ELEVATIONS

DATE: REV 05.30.2018

**BUILDING SIGNAGE**

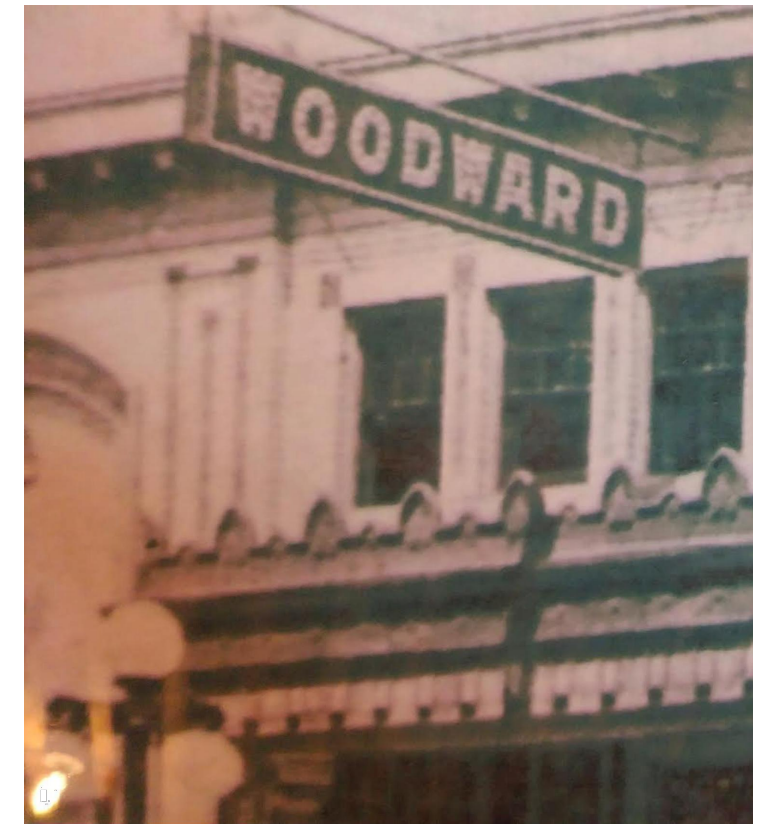
1201 MAIN STREET  
CINCINNATI, OH 45202

**CITYSTUDIOS**  
ARCHITECTURE

1148 MAIN STREET  
Cincinnati, OH 45202  
ph: 513 . 621 . 0750



1 HISTORIC PHOTOGRAPH  
A4.0 1201 Main Street



2 HISTORIC PHOTOGRAPH  
A4.0 Woodward Theatre - 1404 Main Street



3 HISTORIC SIGN  
A4.0 1203 Main Street

A4.0	HISTORIC PHOTOGRAPH	BUILDING SIGNAGE	<b>CITYSTUDIOS</b> ARCHITECTURE 1148 MAIN STREET Cincinnati, OH 45202 ph: 513 . 621 . 0750
	DATE: REV 05.30.2018	1201 MAIN STREET CINCINNATI, OH 45202	

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

---

APPLICATION #: COA2018031  
APPLICANT: City of Cincinnati  
OWNER: Green Md LLC  
ADDRESS: **262-266 W McMicken**  
PARCELS: 096-0004-0188, 0193, 0192  
ZONING: CN-M  
OVERLAYS: Sohn- Mohawk Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: June 7, 2018  
PRE HEARING: May 30, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to demolish a non-contributing property.

### **Existing Conditions:**

The project location is 262 W McMicken and is a corner lot on W McMicken and Hamburg Street. It is a 1960s automobile service station building constructed of metal and concrete. It has a butterfly metal canopy.

The properties directly to the south and west of the building are contributing buildings that are typical Italianate buildings that are definitive of the Sohn-Mohawk Historic District. This building is listed as a non-contributing building in the Sohn-Mohawk Historic Conservation Guidelines.



Figure 1: 262 W McMicken. Image from Google Street views.



Figure 2: 262 W McMicken. Map provided by Cagis Maps

**Proposed Conditions:**

The proposal is to demolish the building. The applicants will either tear up the pavement and reseed the lot or barricade it to prevent parking at the lot.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District:	Section 1407	Commercial
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	N/A	
Historic Landmark/Reg:	Sohn-Mohawk	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

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

Page 12: Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the District. The Historic Conservation Board’s review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site based on the “New Construction” and “Site Improvements” sections of this document. These demolition guidelines are supplemental to the demonstration required of an applicant in Cincinnati Municipal Code Chapter 1435.

Page 15: HCB may approve the demolition of the non-contributing structures that display advanced deterioration

*The demolition has not been ordered by the Director of Buildings and Inspections due to its deterioration and level of nuisance to the public safety. The building is a non-contributing building and while there are no plans for the redevelopment of the property, the removal of the building will not adversely affect the character of the District. It is staff opinion that the removal of this non-contributing building will support the potential redevelopment of the lot and will remove a building that takes away from the Italianate architecture of the district.*

**Other Considerations:**

**Prehearing Results:**

May 30, 2018- No one was in attendance

**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 262-266 W McMicken Ave Street based on the credible evidence provided by applicant in their submission dated April 17, 2018 and subject to the following condition:
  - a. Any new building or use for the property, including parking facilities, shall be approved by the Historic Conversation Board and must comply with the new construction guidelines for Over-the-Rhine Historic District.
  - b. Applicant may keep one curb cut and shall remove all others.
  - c. Applicant shall concurrently remove all but one curb cut, at applicant's discretion currently with the demolition.
  
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 Sohn-Mohawk Historic Conservation Guidelines allow for the demolition of a non-contributing building when the demolition will not adversely affect the character of the streetscape or of the historic district.
  - c. The property is in a severe state of deterioration as is evidenced by pictures and a finding by the Director of Building and Inspections that the building is a public safety nuisance and should be demolished.
  - d. That the demolition of the property will not adversely affect the character of the streetscape or of the historic district.



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

*COA 2018031*

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

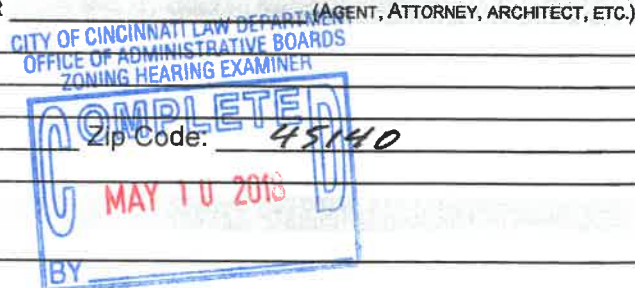
## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 262-608 W McMillen  
 Hamilton Co. Parcel ID No.: 096-0004-0188-00 Zoning District: CN-M  
 Historic District: 096-0001-6193, 192 Overlay District: \_\_\_\_\_

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

Name: GREEN MD LLC  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 9993 SADLER CR  
 City: LOVELAND State: OHIO Zip Code: 45140  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_



### PROPERTY OWNER INFO SAME AS ABOVE

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

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:

Demo & Site Restoration of Public Nuisance Property

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.

All applications that include requests for zoning relief must include a zoning hearing application.

All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

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

Applicant Signature: *Ferris*

Date: 4-17-18



**ADJUDICATION/DENIAL LETTER**

Date: 05/02/2018  
Location: 262-266 EW McMicken Street  
Request: Demolition  
Zoning District: CN-M/ Sohn-Mohawk Historic District  
Applicant Name: City of Cincinnati

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

All documents under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is May 4, 2018 for the June 18, 2018 Historic Conservation Board Meeting.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Beth Johnson". The signature is written in a cursive style and is positioned above a horizontal line.

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

## CINCINNATI'S HISTORIC CONSERVATION OFFICE

### Documents Required for Review for

### Historic Conservation Board Review

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



- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

#### 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 Only elevations showing height and style of side/rear fence are required.
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

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

**Required if applicable to the project**

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

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

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

**Hillside Overlay Zone (CZC § 1433)**

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

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

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

262 E McMicken Street Demo Request

The City of Cincinnati PMCE is requesting the demolition of 262 E McMicken Street.

This property meets both

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.

*This property is a public nuisance and has been declared such by the Director of Building and Inspections. Please refer to the attached code violations.*

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

*The building is listed as a non-contributing building on page 12 of the Sohn-Mohawk Local Historic Conservation District Guidelines*

b. The demolition will not adversely affect the streetscape.

*The building is set back from the street and is surrounded by pavement. The building and the site are not contextually sensitive to the architecture, massing or setting of the historic district.*

# City of Cincinnati



Department of Buildings & Inspections  
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

AHLUWALIA HARBANS S  
PO BOX 702  
WEST CHESTER OH 45069

Re: 262 MCMICKEN AV W AKA 262A W MCMICKEN

BPP: 009600040193

**NOTICE OF VIOLATION- VACANT BUILDING**

Case number: BC20160065

**NOTICE DATE March 07, 2016**

To: AHLUWALIA HARBANS S,

**This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC).** Each code violation in the attached violation listing includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by April 07, 2016. **Please call the Inspector at 352-1911 between 8:00 to 10:00 a.m., or E-Mail: mike.fehn@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

You have a right to appeal certain orders under Section 1101-81 CBC and Section 1101-83 CBC, within 30 days of the date of this notice. Appeal of an order to vacate a property, or a dangerous and unsafe premises declaration (condemnation) is appealed to the Secretary of the Board of Building Appeals (BBA). Appeals of the requirements of the Vacated Building Maintenance License are filed with the Secretary of the Board of Housing Appeals (BHA). Appeals are filed at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202. Appeals must be filed on the BBA or BHA appeal application form; be accompanied with the filing fee; state the grounds for the appeal; and be filed with the secretary of the appropriate board. At the hearing, the owner may be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against the owner.

Existing painted surfaces disturbed, if any, while performing this work may contain lead. To learn more about lead hazards go to EPA website: <http://epa.gov/lead/pubs/leadinfo.htm#facts>, or contact the Cincinnati Health Department at 357-7420. Your cooperation in correcting these violations will assist the City of Cincinnati in maintaining quality property and building conditions in neighborhoods.

Sincerely,

Michael Fehn  
District Inspector  
E-Mail: [mike.fehn@cincinnati-oh.gov](mailto:mike.fehn@cincinnati-oh.gov)

E. Cunningham, OBBS Certified Building Official

Cert # 310



March 07, 2016

**VIOLATION LISTING**

**1: HAZARDOUS ENTRY WARNING**

The district inspector reports that as of the date of the last inspection, the interior condition of the property poses a safety hazard to persons making entry into the building. For illustrative purposes, hazards may include, but are not limited to; Rotted or collapsing staircase; Rotted flooring subject to failure or collapse; Loose plaster or drywall overhead; Defective structural members or parts of the building in danger of collapse; excess storage blocking exits and similar hazards. Hazards specific to this property are described in the violation condition listing and narrative attached. Contact the District Inspector for further information on hazards specific to this property.

**2: HISTORIC -DANGEROUS & UNSAFE BUILDING**

This is a Reissue of case BC2012234

Address 262A W. McMicken Av Gas Station

This buildings is open and vacant and its roof, walls, windows, gutters, downspouts and canopy are rotten, broken, deteriorated, and /or collapsing; ---- mechanical systems HVAC, plumbing, and electric are broken, missing, and/or vandalized; ---- litter and debris is strewn throughout building, the buildings roof, and lot; ---this building is unsafe and unsanitary and is not fit for human habitation. Fire Department records show that inground fuei oil tanks are still in ground. Noted tank vents and fill caps are still in place.

You are ordered to promptly cause the dangerous and unsafe condition to be remedied in accordance with the CBC. The building is an historic structure and any alteration of the exterior requires a Certificate of Appropriateness, required permits must be obtained and plans and specifications may be required. Submit plans and obtain the required permits prior to starting work. You are ordered to cause the dangerous and unsafe conditions to be remedied within 30 days of the date of this notice.

You are further ordered to barricade broken doors, windows and openings in the building to prevent entry by trespassers within 15 days of the date of this notice and keep it vacant effective immediately pursuant to Section 1101-65 CBC. Please refer to the enclosed information on barricading buildings. If the building is not made to conform to the CBC and is not approved for re-occupancy within 30 days of the date of this notice, you are ordered to comply with the obligations of owners of vacated buildings per Section 1101-77. CBC within the time provided for in the portion of Section 1101-77. CBC shown in the attachments.

CBC SECTION: 1101-63. Dangerous and unsafe premises.

All buildings having defects as set forth herein shall be deemed dangerous or unsafe buildings as follows:

- (1) Those whose walls, floors, foundations or other members are so out of plumb, level, original position, deteriorated, or overloaded as to be unlikely to perform their intended functions, or are in such condition or of such size as to cause stresses in any structural members likely to result in failure or collapse; or
- (2) Those which are, or have become, so dilapidated, decayed, or unsafe, or which so substantially fail to provide the basic elements of shelter or safety that they are unfit for human habitation or dangerous to life or property; or
- (3) Those which in the opinion of the director of buildings and inspections and a responsible officer of the Fire Division constitutes a serious fire hazard because of their use, construction, unprotected exposure, or lack of maintenance; or
- (4) Those which are a hazard to the safety, health or general welfare of the occupants or the public; or
- (5) Those which the Director has ordered vacated or kept vacant and which in the time provided by the order have not been brought into compliance with the CBC or into compliance with the terms and conditions of a current vacant building maintenance license.



Any such dangerous or unsafe building is herewith declared to be a public nuisance.

This building is located within a National and/or Local Historic District and may qualify for financial assistance for rehabilitation through grants or tax credits. When a building is located within a historic district the Historic Conservation Board (HCB) must review applications for permits. A Certificate of Appropriateness must be obtained from the HCB prior to issuance of a permit to demolish or repair a building under Section 1101-15-CBC.



**THIS IS A NOTICE OF VIOLATION AND ORDER TO:**

**1.) Apply for a Vacated Building Maintenance License (VBML) within 30 days of the date of this notice by completing the VBML/permit application form, paying the prescribed fee (See attached invoice), and filing the application at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202, and;**

**2.) Obtain liability insurance within 30 days of the date of this notice. Any insurance policy acquired after an order to vacate or keep the building vacant shall provide for written notice to the director of buildings and inspections within 30 days of any lapse, cancellation, or change in coverage and;**

**3.) Cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice. NOTE: Merely applying for a VBML, paying the fee, and showing proof of insurance does not constitute full compliance with the VBML requirements and this order. You must make all necessary repairs and clean up on the building and premises and obtain the license to be considered in compliance. The license will not be issued until full compliance with the maintenance conditions set forth in Section 1101-79.4 CBC Vacated Building Maintenance Standards shown below is achieved.**

**1101-79.4 Vacated Building Maintenance Standards:** A building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if:

**(1) Building openings:** Doors, windows, areaways and other openings are weathertight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and opening coverings are covered with at least one-half inch of CDX plywood, weather protected, tightly fitted to the opening and secured by screws or bolts.

**(2) Roofs:** The roof and flashings are sound, tight, will not admit moisture, and drained to prevent dampness or deterioration in the walls or interior.

**(3) Drainage:** The building gutters and downspouts are watertight and entire storm drainage system is adequately sized, installed in an approved manner, functional and discharged in an approved manner.

**(4) Building Structure:** The building is maintained in good repair, structurally sound, free from debris, rubbish and garbage, and sanitary, and interior floors, walking surfaces and stairs are structurally sound, and interior walls and ceilings are free of loose or hanging plaster and finishes, so as not to pose a threat to the public health or safety.

**(5) Structural Members:** The structural members are free of deterioration and capable of safely bearing imposed dead and live loads.

**(6) Foundation Walls:** The foundation walls are plumb, free from open cracks and breaks, and ratproof.

**(7) Exterior Walls:** The exterior walls are free of holes, breaks, and loose or rotting materials. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(8) Decorative Features:** The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features are safe, anchored, and in good repair. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(9) Structure Extensions:** All balconies, porches, canopies, marquees, signs, metal awnings, cornices, stairways, fire escapes, standpipes, exhaust ducts and similar features are in good repair, anchored, safe and sound. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(10) Chimneys and Towers:** Chimneys, cooling towers, smokestacks, and similar appurtenances are structurally safe. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

**(11) Sidewalk Openings:** Yardwalks, steps, and openings in sidewalks are safe for pedestrian travel.

**(12) Accessory and Appurtenant Structures:** Accessory and appurtenant structures such as garages, sheds, and fences are free from safety, health, and fire hazards.

**(13) Premises:** The premises on which a structure is located is clean, safe and sanitary, maintained free of weeds, junk cars, and litter, and does not pose a threat to the public health or safety.

**1101-129.4 Refund:** The director of buildings and inspections shall refund the fees for a vacated building maintenance license paid if the subject building is brought into compliance with standards of the CBC and reoccupied within one year of payment of the application fee.\*

*\* The refund will only be made in the amount paid for the license during the year in which the building was reoccupied.*



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The image shows two faint, illegible tables side-by-side. Each table appears to have a header row and several data rows, but the text is too light to read. The tables are positioned in the lower-left quadrant of the page.

Remit To:

City of Cincinnati  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

**INVOICE**

AHLUWALIA HARBANS S  
PO BOX 702  
WEST CHESTER OH 45069

Case Number: BC20160065  
Invoice Date: March 07, 2016  
Amount Due: **\$3,500.00**  
Due Date: **April 07, 2016**

Please detach this stub and return with your signed application and payment

**IN RE: VBML APPLICATION- 262 MCMICKEN AV W**

To: AHLUWALIA HARBANS S

The subject building was originally ordered to be vacated or kept vacant on February 01, 2008. A Vacant Building Maintenance License (VBML) for the subject building is due for renewal each year on the anniversary of the date the building was originally vacated. You are required to apply for a VBML by the due date annually for as long as the building is ordered to be vacated to avoid a late fee equal to the license fee or \$1,000.00, whichever is less: Section 1101-77 Cincinnati Building Code (CBC). **Contact the District Inspector Michael Fehn, at 352-1911, between, 8:00 to 10:00 a.m.-Mon- Fri, with questions regarding the renewal process.**

The renewal fee for this year for the VBML is **\$3,500.00**. This amount must accompany a signed application form to obtain or renew the license. *Make check payable to the City of Cincinnati.* You are required to maintain general liability insurance in the amount of \$300,000.00 for residential buildings (up to four dwelling units) or \$1,000,000.00 for commercial buildings. Send the license fee of \$3,500.00, and the signed application form with parts A, B and D completed to:

City of Cincinnati,  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

Or apply in person, between 9:00 am and 5:00 pm Mon.-Fri.

You have the right to appeal to the Board of Housing Appeals for a suspension of the VBML fees and certain VBML maintenance requirements under Section 1101-83 CBC. Contact the District Inspector for further information on appeals. There are Civil and/or Criminal penalties for failure to apply for the license, maintain the building, and obtain the license under the CBC Section 1101-61.4. VBML fees and late fees remaining unpaid are considered a debt due and owed to the City and will be referred to the solicitor's office for collection. The collection efforts include, but are not limited to, obtainment of a civil judgment and recording of a lien against the subject property.

Enclosure: VBML Application Form



# City of Cincinnati



Department of Buildings & Inspections  
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

KAUR JOGINDER  
PO BOX 702  
WEST CHESTER OH 45069

Re: **262 MCMICKEN AV**                      **W AKA 262B W MCMICKEN**

BPP: 009600040192

**NOTICE OF VIOLATION- VACANT BUILDING**

Case number: BC20160064

**NOTICE DATE March 07, 2016**

To: KAUR JOGINDER,

**This letter is a notice of violation and order issued pursuant to 1101-61 Cincinnati Building Code (CBC).** Each code violation in the attached **violation listing** includes the action necessary to correct the violation. Unless otherwise specified in a violation, you are required to make the noted corrections by April 07, 2016. **Please call the Inspector at 352-1911 between 8:00 to 10:00 a.m., or E-Mail: mike.fehn@cincinnati-oh.gov, to acknowledge receipt of this notice and ask questions.** If we do not hear from you within ten days of the date of this notice, a copy of this notice will be posted on the building. Failure to correct the noted defects within the time specified could result in civil or criminal enforcement actions. All repairs, except minor repairs and decorating, require permits. Permits may be obtained at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202.

You have a right to appeal certain orders under Section 1101-82 CBC and Section 1101-83 CBC, within 30 days of the date of this notice. Appeal of an order to vacate a property, or a dangerous and unsafe premises declaration (condemnation) is appealed to the Secretary of the Board of Building Appeals (BBA). Appeals of the requirements of the Vacated Building Maintenance License are filed with the Secretary of the Board of Housing Appeals (BHA). Appeals are filed at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202. Appeals must be filed on the BBA or BHA appeal application form; be accompanied with the filing fee; state the grounds for the appeal; and be filed with the secretary of the appropriate board. At the hearing, the owner may be represented by counsel, present arguments or contentions orally or in writing, and present evidence and examine witnesses appearing for or against the owner.

Existing painted surfaces disturbed, if any, while performing this work may contain lead. To learn more about lead hazards go to EPA website: <http://epa.gov/lead/pubs/leadinfo.htm#facts>, or contact the Cincinnati Health Department at 357-7420. Your cooperation in correcting these violations will assist the City of Cincinnati in maintaining quality property and building conditions in neighborhoods.

Sincerely,

Michael Fehn  
District Inspector  
E-Mail: mike.fehn@cincinnati-oh.gov

E. Cunningham, OBBS Certified Building Official                      Cert # 310



March 07, 2016

**VIOLATION LISTING**

1: HAZARDOUS ENTRY WARNING

The district inspector reports that as of the date of the last inspection, the interior condition of the property poses a safety hazard to persons making entry into the building. For illustrative purposes, hazards may include, but are not limited to; Rotted or collapsing staircase; Rotted flooring subject to failure or collapse; Loose plaster or drywall overhead; Defective structural members or parts of the building in danger of collapse; excess storage blocking exits and similar hazards. Hazards specific to this property are described in the violation condition listing and narrative attached. Contact the District Inspector for further information on hazards specific to this property.

2: HISTORIC -DANGEROUS & UNSAFE BUILDING

This is a reissue of case BC2012234.

Building address is 262B W. McMicken Av, 96-4-192 Gas Station Garage.

This building is open and vacant and its roof, walls, windows, gutters, downspouts are rotten, broken, deteriorated, and/or collapsing; mechanical systems HVAC, plumbing, and electric are broken, missing, and/or vandalized. Litter and debris is strewn throughout building, the building's roof, and lot. This building is unsafe and unsanitary and is not fit for human habitation. Fire Department records show that the in-ground fuel oil tanks are still in ground. Noted tank vents and fill caps are still in place.

You are ordered to promptly cause the dangerous and unsafe condition to be remedied in accordance with the CBC. The building is an historic structure and any alteration of the exterior requires a Certificate of Appropriateness, required permits must be obtained and plans and specifications may be required. Submit plans and obtain the required permits prior to starting work. You are ordered to cause the dangerous and unsafe conditions to be remedied within 30 days of the date of this notice.

You are further ordered to barricade broken doors, windows and openings in the building to prevent entry by trespassers within 15 days of the date of this notice and keep it vacant effective immediately pursuant to Section 1101-65 CBC. Please refer to the enclosed information on barricading buildings. If the building is not made to conform to the CBC and is not approved for re-occupancy within 30 days of the date of this notice, you are ordered to comply with the obligations of owners of vacated buildings per Section 1101-77. CBC within the time provided for in the portion of Section 1101-77 CBC shown in the attachments.

CBC SECTION: 1101-63. Dangerous and unsafe premises.

All buildings having defects as set forth herein shall be deemed dangerous or unsafe buildings as follows:

- (1) Those whose walls, floors, foundations or other members are so out of plumb, level, original position, deteriorated, or overloaded as to be unlikely to perform their intended functions, or are in such condition or of such size as to cause stresses in any structural members likely to result in failure or collapse; or
- (2) Those which are, or have become, so dilapidated, decayed, or unsafe, or which so substantially fail to provide the basic elements of shelter or safety that they are unfit for human habitation or dangerous to life or property; or
- (3) Those which in the opinion of the director of buildings and inspections and a responsible officer of the Fire Division constitutes a serious fire hazard because of their use, construction, unprotected exposure, or lack of maintenance; or
- (4) Those which are a hazard to the safety, health or general welfare of the occupants or the public; or
- (5) Those which the Director has ordered vacated or kept vacant and which in the time provided by the order have not been brought into compliance with the CBC or into compliance with the terms and conditions of a current vacant building maintenance license.

Any such dangerous or unsafe building is herewith declared to be a public nuisance.



This building is located within a National and/or Local Historic District and may qualify for financial assistance for rehabilitation through grants or tax credits. When a building is located within a historic district the Historic Conservation Board (HCB) must review applications for permits. A Certificate of Appropriateness must be obtained from the HCB prior to issuance of a permit to demolish or repair a building under Section 1101-15-CBC.



**THIS IS A NOTICE OF VIOLATION AND ORDER TO:**

1.) Apply for a Vacated Building Maintenance License (VBML) within 30 days of the date of this notice by completing the VBML/permit application form, paying the prescribed fee (See attached invoice), and filing the application at 805 Central Avenue, Suite 500, Cincinnati, Ohio, 45202, and;

2.) Obtain liability insurance within 30 days of the date of this notice. Any insurance policy acquired after an order to vacate or keep the building vacant shall provide for written notice to the director of buildings and inspections within 30 days of any lapse, cancellation, or change in coverage and;

3.) Cause the premises to conform to the minimum standards of safety and structural integrity set forth in 1101-79.4 below within 90 days of the date of this notice. NOTE: Merely applying for a VBML, paying the fee, and showing proof of insurance does not constitute full compliance with the VBML requirements and this order. You must make all necessary repairs and clean up on the building and premises and obtain the license to be considered in compliance. The license will not be issued until full compliance with the maintenance conditions set forth in Section 1101-79.4 CBC Vacated Building Maintenance Standards shown below is achieved.

**1101-79.4 Vacated Building Maintenance Standards:** A building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if:

(1) **Building openings:** Doors, windows, areaways and other openings are weathertight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and opening coverings are covered with at least one-half inch of CDX plywood, weather protected, tightly fitted to the opening and secured by screws or bolts.

(2) **Roofs:** The roof and flashings are sound, tight, will not admit moisture, and drained to prevent dampness or deterioration in the walls or interior.

(3) **Drainage:** The building gutters and downspouts are watertight and entire storm drainage system is adequately sized, installed in an approved manner, functional and discharged in an approved manner.

(4) **Building Structure:** The building is maintained in good repair, structurally sound, free from debris, rubbish and garbage, and sanitary, and interior floors, walking surfaces and stairs are structurally sound, and interior walls and ceilings are free of loose or hanging plaster and finishes, so as not to pose a threat to the public health or safety.

(5) **Structural Members:** The structural members are free of deterioration and capable of safely bearing imposed dead and live loads.

(6) **Foundation Walls:** The foundation walls are plumb, free from open cracks and breaks, and ratproof.

(7) **Exterior Walls:** The exterior walls are free of holes, breaks, and loose or rotting materials. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

(8) **Decorative Features:** The cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features are safe, anchored, and in good repair. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

(9) **Structure Extensions:** All balconies, porches, canopies, marquees, signs, metal awnings, cornices, stairways, fire escapes, standpipes, exhaust ducts and similar features are in good repair, anchored, safe and sound. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

(10) **Chimneys and Towers:** Chimneys, cooling towers, smokestacks, and similar appurtenances are structurally safe. Exposed metal and wood surfaces are protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

(11) **Sidewalk Openings:** Yardwalks, steps, and openings in sidewalks are safe for pedestrian travel.

(12) **Accessory and Appurtenant Structures:** Accessory and appurtenant structures such as garages, sheds, and fences are free from safety, health, and fire hazards.

(13) **Premises:** The premises on which a structure is located is clean, safe and sanitary, maintained free of weeds, junk cars, and litter, and does not pose a threat to the public health or safety.

**1101-129.4 Refund:** The director of buildings and inspections shall refund the fees for a vacated building maintenance license paid if the subject building is brought into compliance with standards of the CBC and reoccupied within one year of payment of the application fee.\*

\* The refund will only be made in the amount paid for the license during the year in which the building was reoccupied.



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**Remit To:**

City of Cincinnati  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202

**INVOICE**

KAUR JOGINDER  
PO BOX 702  
WEST CHESTER OH 45069

Case Number: BC20160064  
Invoice Date: March 07, 2016  
**Amount Due: \$3,500.00**  
**Due Date: April 07, 2016**

*Please detach this stub and return with your signed application and payment*

**IN RE: VBML APPLICATION- 262 MCMICKEN AV W**

To: KAUR JOGINDER

The subject building was originally ordered to be vacated or kept vacant on February 01, 2008. A Vacant Building Maintenance License (VBML) for the subject building is due for renewal each year on the anniversary of the date the building was originally vacated. You are required to apply for a VBML by the due date annually for as long as the building is ordered to be vacated to avoid a late fee equal to the license fee or \$1,000.00, whichever is less: Section 1101-77 Cincinnati Building Code (CBC). **Contact the District Inspector Michael Fehn, at 352-1911, between, 8:00 to 10:00 a.m.-Mon- Fri, with questions regarding the renewal process.**

The renewal fee for this year for the VBML is **\$3,500.00**. This amount must accompany a signed application form to obtain or renew the license. *Make check payable to the City of Cincinnati.* You are required to maintain general liability insurance in the amount of \$300,000.00 for residential buildings (up to four dwelling units) or \$1,000,000.00 for commercial buildings. Send the license fee of \$3,500.00, and the signed application form with parts A, B and D completed to:

*City of Cincinnati,  
Code Enforcement, Attn: L. Briede  
805 Central Avenue, Suite 500  
Cincinnati, Ohio 45202*

Or apply in person, between 9:00 am and 5:00 pm Mon.-Fri.

You have the right to appeal to the Board of Housing Appeals for a suspension of the VBML fees and certain VBML maintenance requirements under Section 1101-83 CBC. Contact the District Inspector for further information on appeals. There are Civil and/or Criminal penalties for failure to apply for the license, maintain the building, and obtain the license under the CBC Section 1101-61.4. VBML fees and late fees remaining unpaid are considered a debt due and owed to the City and will be referred to the solicitor's office for collection. The collection efforts include, but are not limited to, obtainment of a civil judgment and recording of a lien against the subject property.

Enclosure: VBML Application Form



# City of Cincinnati



Department of Buildings & Inspections  
Division of Property Maintenance Code Enforcement

Two Centennial Plaza - 805 Central Avenue, Suite 500 - Cincinnati, Ohio 45202 - P (513) 352-3275 - F (513) 564-1708

UNKNOWN SPOUSE OF HARBANS S. AHLUWALIA, IF ANY,  
P. O. BOX 322  
WEST CHESTER OH 45371

CASE NUMBER: B201702043      DATE- October 03, 2017

## DECISION - PUBLIC NUISANCE HEARING

REGARDING THE BUILDING AND PREMISES LOCATED AT **262 MCMICKEN AV W262 W MCMICKEN AV - GJ1410033024**, BEING FURTHER IDENTIFIED AS HAMILTON COUNTY AUDITOR'S BOOK, PAGE, AND PARCEL - **009600040193** (collectively, the "Property").

To: UNKNOWN SPOUSE OF HARBANS S. AHLUWALIA, IF ANY,

This letter is to notify you that as a result of the public hearing conducted on September 29, 2017 ("Hearing"), the undersigned Assistant Supervisor of Inspections, acting under authority of the Chief Building Official, makes the following findings:

### FINDINGS:

- 1.) In accordance with 1101-57.2(2) Cincinnati Building Code (CBC), all parties with an interest in the Property, as determined from a review of the records of Hamilton County, Ohio, were notified of the Hearing by Certified Mail on September 12, 2017 (Hearing Notice).
- 2.) All other parties entitled to notice under Section 1101-57.2(3) CBC were notified of the Hearing.
- 3.) A copy of the Hearing Notice was posted on the Property on June 19, 2017 in accordance with Section 1101-57.2(5), CBC.
- 4.) The Hearing Notice was posted on the City's website on June 27, 2017, and June 20, 2017, in accordance with Section 1101-57.2(6) CBC.
- 5.) On or about June 28, 2017, the site was inspected in accordance with 1101-57.2(7).
- 6.) Prior to receiving testimony at the Hearing, all witnesses wishing to present testimony were sworn to tell the truth.

B201702043 

**Decision of Public Nuisance Hearing**

Page 2 of 3

**7.)** At the Hearing, the City's Inspector presented testimony that; (i) the building was found to be dangerous and unsafe as defined in Section 1101-63 CBC; (ii) that an order was issued in conformance with Section 1101-61.2; (iii) and that the order was served on the Property's owner in conformance with Section 1101-61.2 CBC; and (iv) that the Property's owner has failed to bring the building into conformance with the applicable provisions of the CBC, and has failed to take down and remove the building.

**8.)** At the Hearing, the Cincinnati Police Department entered into the record a report stating that the premises were investigated for indications of vagrants, vandalism, and illegal activity, and found there is evidence of vagrants and vandalism, and the premises is considered a moral and safety hazard.

**9.)** At the Hearing, the Cincinnati Fire Department entered into the record a report stating that the premises were investigated for use and maintenance and degree of fire hazard and that the fire investigator observed there are disconnected and or missing downspouts, and that the Property constitutes a high fire hazard.

**10.)** A City of Cincinnati Community Development Specialist surveyed the property and submitted a report in the record stating that the condition of the property is a factor seriously depreciating property values in the neighborhood.

**11.)** no one else from the community, testified regarding demolition of the building by the City of Cincinnati.

**12.)** The Property's owner HARBANS S. AHLUWALIA, did appear at the hearing. Dirk Kubula appeared on behalf of the Property's owner to present testimony at the Hearing.

**CONCLUSIONS**

1: DECISION- A PUBLIC NUISANCE

Based on the evidence received at the hearing and my personal observations, the roof, walls, gutters, windows, and downspouts are defective and/or collapsing, the mechanical systems are broken, missing and/or vandalized. the premises is strewn with trash and debris both inside and out, and the building is currently vacant. The building in its current conditions does not meet the minimum standards for Vacant Building Maintenance license compliance as set forth in 1101-79.4 of the Cincinnati Municipal Code. For these and other reasons the building presents a fire and safety hazard to the community and therefore needs to be demolished.

1.) The subject building is subject to demolition or repair by the director of buildings and inspections because the building has been deemed to be dangerous and unsafe as defined in 1101-63.1 CBC and the director has exhausted the provisions of 1101-61.1 CBC, and the building has not been brought into compliance with the CBC or taken down and removed.

2.) The City has exhausted reasonable efforts to cause the building to be brought into compliance with the CBC and the subject building is a public nuisance under the standards of 1101-63.1 CBC.

3.) The building, because of it's age, obsolescence, dilapidation, deterioration, and lack of maintenance and repair, constitutes, a fire hazard, a serious health hazard, a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other premises within the neighborhood, and a factor seriously depreciating property values in the neighborhood.

Therefore, the subject building will be demolished or repaired and it's premises restored to a safe condition, free from the subject public nuisance and the owner billed for the costs involved.

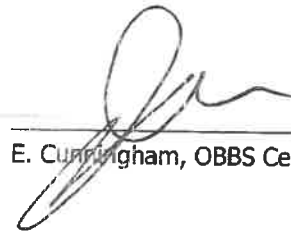
Further, the owner's failure to maintain the building secure may result in additional costs for barricading the subject building by the City before demolition.

The owner, agent, interested party or person in control of the property may have certain appeal rights under the Ohio Revised Code. However, under CMC 1101-57, this decision cannot be appealed to the Board of Building Appeals. You may wish to consult an attorney regarding appeal rights.

Very truly yours,



Sean Minihan, CBO, Assistant Supervisor of Inspections  
Property Maintenance Code Enforcement



E. Cunningham, OBBS Certified Building Official  
Cert#310

Sent by Certified Mail # 70171450000127030307

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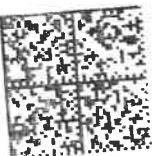
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**city of CINCINNATI**  
BUILDINGS & INSPECTIONS  
Division of Property Maintenance Code Enforcement  
805 Central Avenue, 5th Floor  
Cincinnati, Ohio 45202



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PLACE STICKER AT TOP OF ENVELOPE  
OF THE RETURN ADDRESS ONLY  
**CERTIFIED MAIL**



U.S. POSTAGE & PITNEY BOWES  
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**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

UNKNOWN SPOUSE OF HARBANG S.  
 AHLUWALLA, IF ANY,  
 P. O. BOX 322  
 WEST CHESTER OH 45071  
 RE: 262 W MCMICKEN AV  
 HEARING DECISION B201702043

70171450000127030307



3590 9402 1423 5329 2131 02

2. Article Number (Transfer from service label)

PS Form 3811, July 2015 PSN 7530-02-000-8053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  X
- B. Received by (Printed Name)  Agent  Address
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Restricted Delivery
  - Certified Mail Restricted Delivery
  - Certified Mail Restricted Delivery
  - Collect on Delivery Restricted Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail Restricted Delivery (over \$500)
  - Insured Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation™ Restricted Delivery

**Domestic Return Receipt**





