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

APPLICATION #: COA2019008
APPLICANT: New Republic Street
OWNER: Molly Reckman
ADDRESS: **227 Magnolia Street**
PARCELS: 081-0002-0241, 240
ZONING: CC-A
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: March 13, 2019
HEARING DATE: March 25, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of the Request:

The applicant is requesting a COA for the removal of a non-historic staircase and the construction of a small one story with a second story deck addition.

Existing Conditions

The subject property is an existing 2 family residential building with “Vacant” parcel to the west. This parcel contains parking at both the front and off of the alley and a fenced yard for the property.

Proposed Conditions

The applicant is proposing to renovate the building into a single family house, its original and historic use. The proposal includes a small one story addition with a second floor balcony/deck. This small frame addition will be slightly visible from the street.



Figure 1. Image of 227 Magnolia St. Image from Google.



Figure 2. Location of subject property 227 Magnolia Street Street. Image from CAGIS.

Previous Reviews:

2015P04388- Permit for rehabilitation of a building. Existing 2-family rehabbed to a 2-family. Work included a new rear entrance deck, fencing, paver patios and parking areas.

Zoning Review:

The building is being rehabilitated from a 2 family to a 1 family residential unit. This is permitted use for the building and as this is not a mixed used building this use is permitted on the ground floor by right.

Applicable Zoning Code Sections:

- Zoning District: [Section 1409](#) CC-A
- HCB authority: [Section 1435-05-4](#)
- Overlays: [Section 1435](#) Historic Preservation
- Historic District/Reg: [Over the Rhine Historic District](#)
- COA Standard: [Section 1435-09-2](#) COA; Standard of Review

Certificate of Appropriateness Review:

A COA is required for the proposed mudroom addition.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines. The addition is a small 1 story addition with a second story balcony. It will be slightly visible from the street.

Applicable Guidelines

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 of the mud room is small 1 story addition with a roof balcony for access from the second story. The addition will be a cement board lap siding frame addition which is appropriate for a small addition as historically there were small rear and side frame additions throughout OTR. The different use of materials is compatible but also differentiates the building from the original building.

The addition is setback to the same line where the existing privacy fence is and will not overpower the original building.

The work is also removing the side staircase. This staircase is not original and its removal will not affect historic materials.

Other Considerations:

Prehearing Results: A prehearing was held on March 6, 2019

Comments Provided to Staff: NA

Building Code Considerations: Building permits cannot be issued for buildings that cross over property lines. The lots will be required to be consolidated. The applicants are aware and are in process of accomplishing this requirement.

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

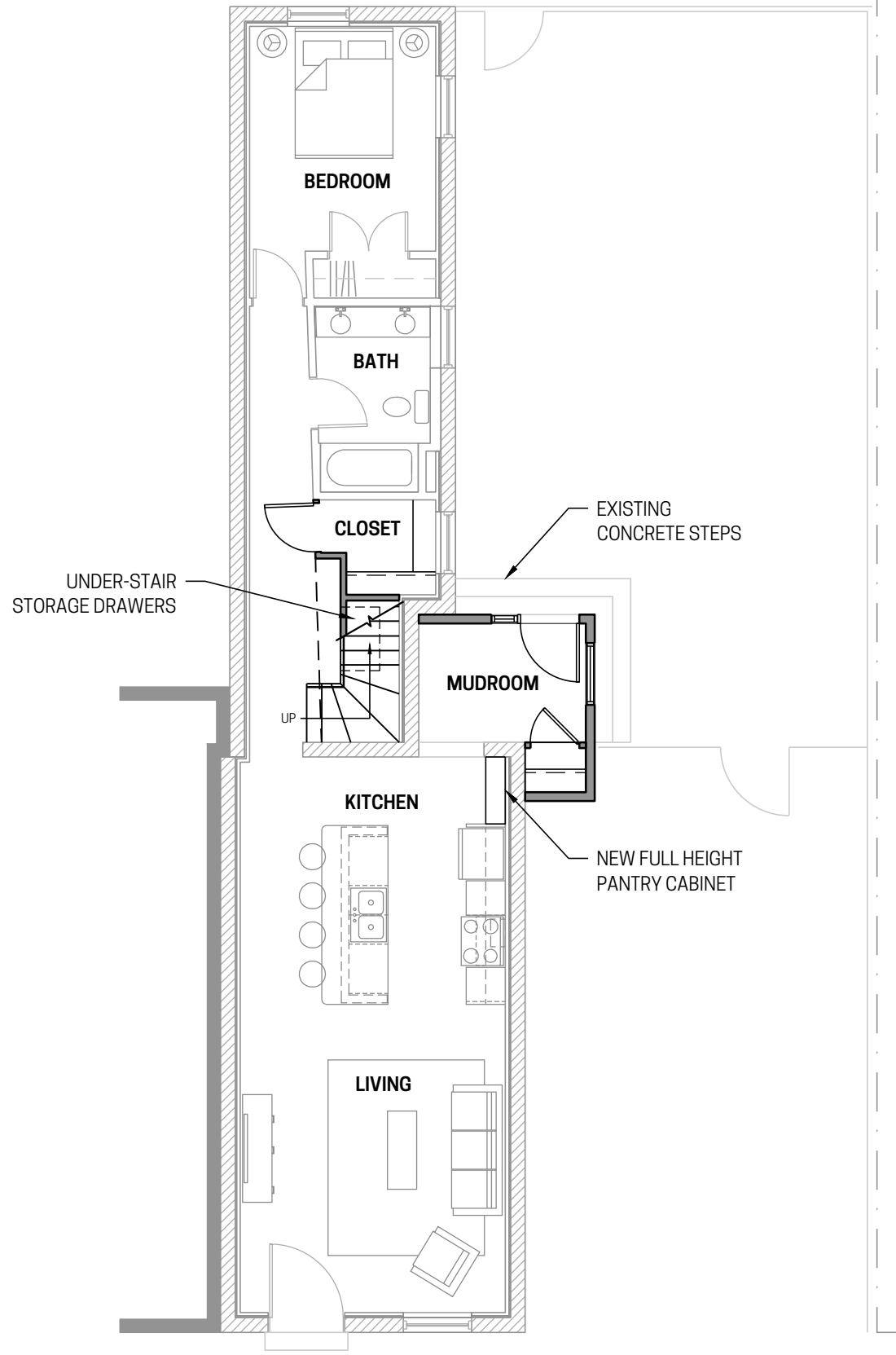
I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 227 Magnolia Street for a rear addition, per plans submitted by New Republic Architects dated 02/08/2019 subject to the following conditions:

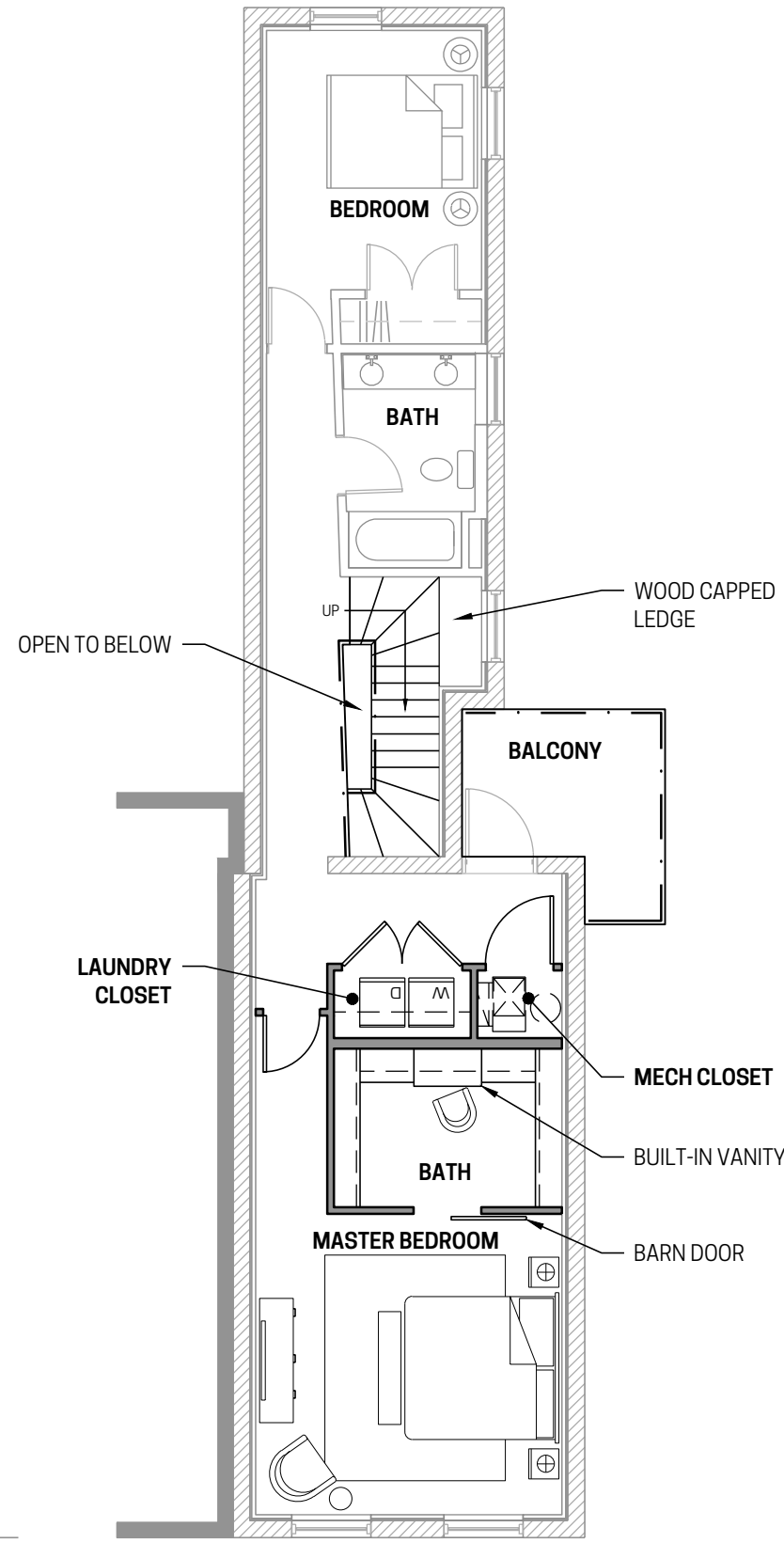
1. Building permits must be issued within 2 years of or the COA will expire.
2. A plat consolidation shall be recorded before building permits are issued.
3. The cement board shall be smooth sided.

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

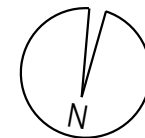
1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



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



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



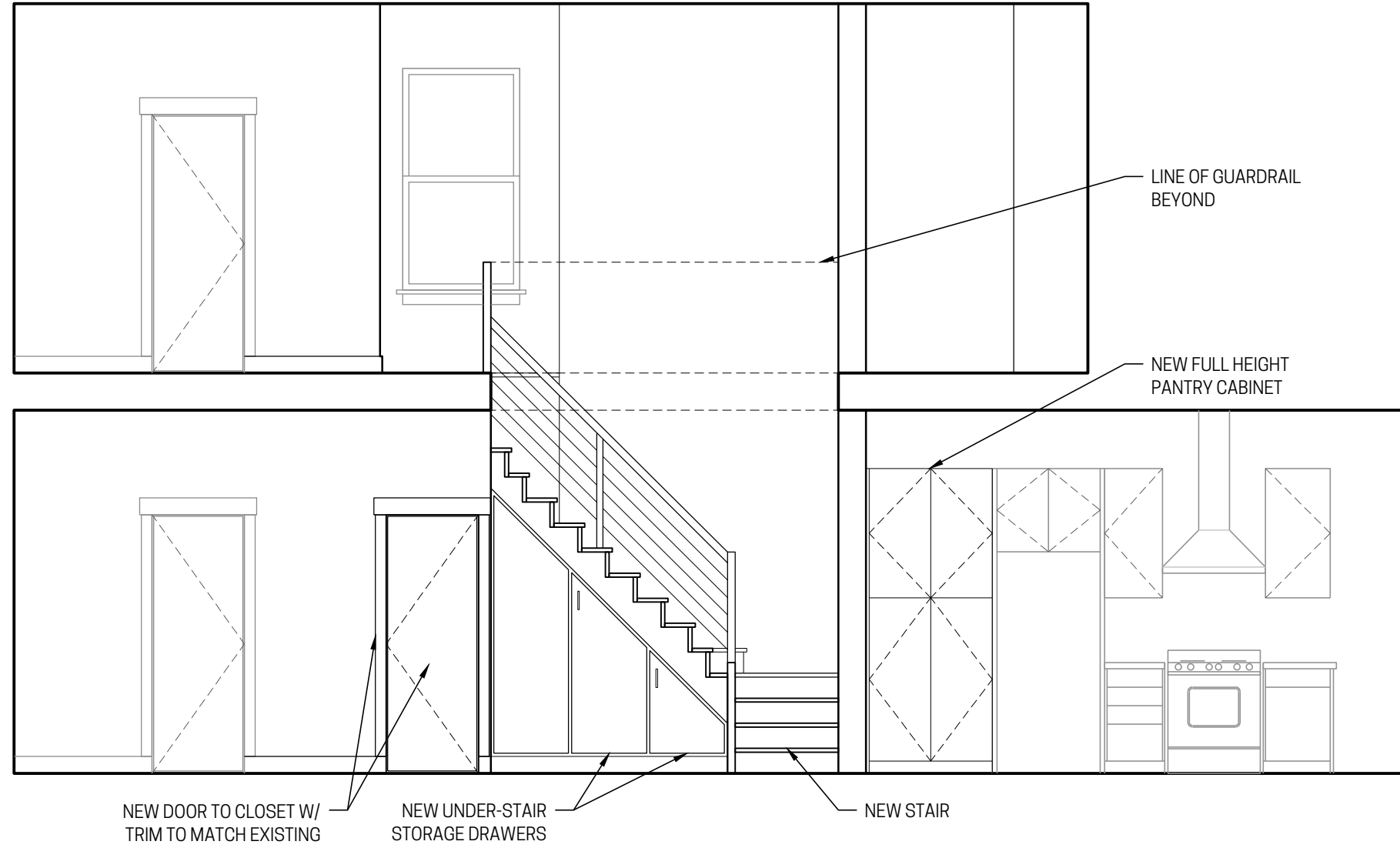
SCHEMATIC DRAWING SET
SINGLE FAMILY RENOVATION

JANUARY 16, 2019
NR PROJECT NUMBER: 18-041

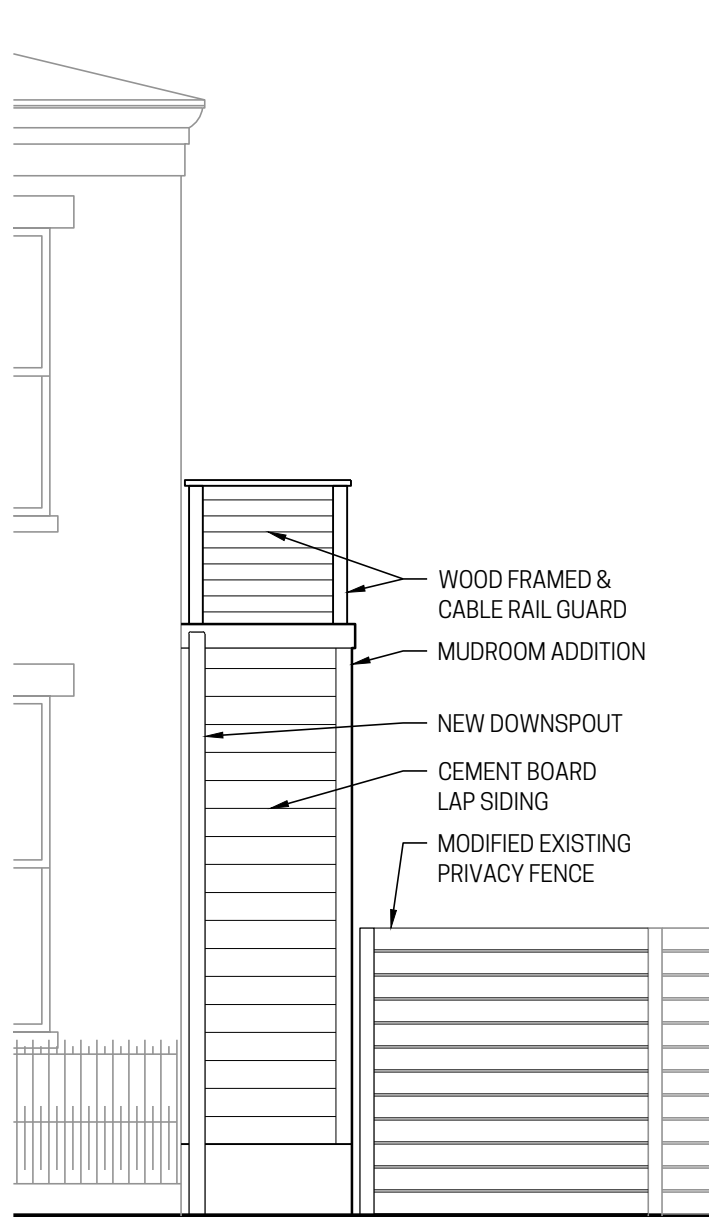
227 MAGNOLIA STREET

227 MAGNOLIA STREET
CINCINNATI, OH 45202

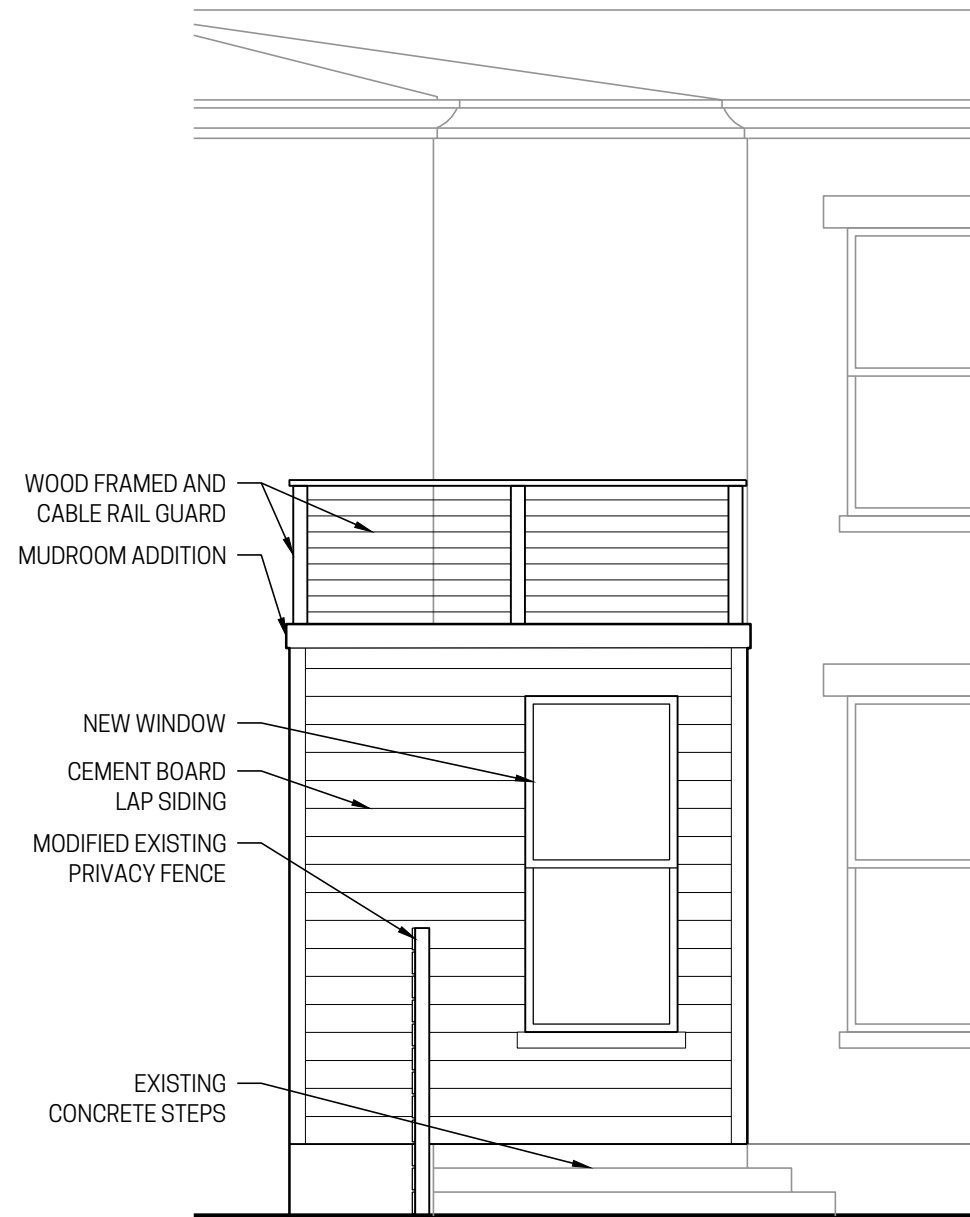
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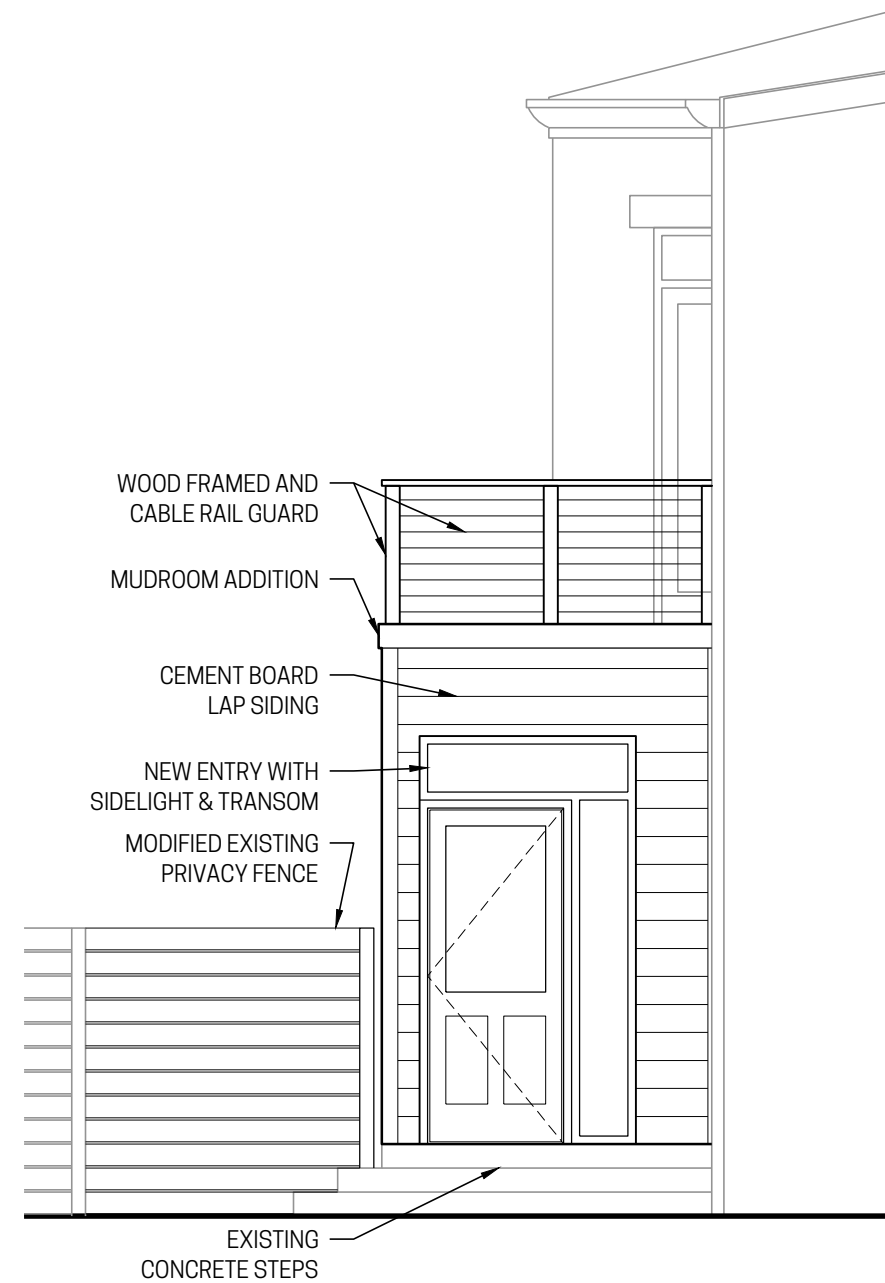
INTERIOR ELEVATION @ NEW STAIR
 SCALE: 1/4" = 1'-0"



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



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



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

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

APPLICATION #: ZH20190017/COA2019007
APPLICANT: New Republic Architecture
OWNER: OTR Community Council
ADDRESS: **1505-1507 Vine Street**
PARCELS: 081-0004-0072; 081-0004-0071;
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: March 11, 2018
HEARING DATE: March 25, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

- A. Sec.1409-09 Density: Numerical Variance: Numeric Variance of 242 sf of lot area/dwelling unit requirement of 700 sf of lot area/dwelling unit to allow a 12 dwelling multifamily project at a density of 458 sf lot area/dwelling unit.

- B. Sec. 1427-27 (c): Dimensional Variance: A dimensional variance to 8 ft. of the height of a projecting sign to allow a proposed sign of 16 ft. in height.

- C. Sec. 1427-27(d): Locational Variance: Locational variance of 3.5 ft. to allow a Projecting Sign to be located 1.5 ft. from an interior side lot line of a division wall between different establishments.

Nature of Request:

The applicant is requesting three variances and a Certificate of Appropriateness for construction of a new mixed use 5 story building at 1505-1507 Vine Street

Existing Conditions:

The existing property is currently 2 tax parcels which are currently used as a surface parking lot. The buildings on the parcel were demolished around 1978 according to the Hamilton County Auditors records. The property has a 5 story building to the south and a 4 story building to the north.



Figure 1: 1505-150 Vine Street. Pictures provided by Google Street Views.



Figure 2: Map of 1505 Vine Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 1505-1507 Vine Street

1. Construct a new 5-story, 12 unit residential building with a commercial space on the first floor.
2. The first floor will be set back just slightly from the property line along the majority of the front with the stair tower being at the property line.
3. The building will be clad in a white glazed brick as a main material with metal and concrete accents.
4. The proposed building will take up the majority of the lot.

Previous Review: NA

Applicable Zoning Code Sections:

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

Zoning Analysis:

The proposed project has a requested density increase from 7 units to 12 units per the CC-P standards of 1 dwelling unit per 700 square feet of land for new construction. The project is also part of a larger project that includes rehabilitation of 3 additional buildings immediately north of this site, with a proposed total dwelling count 32 units. The proposed project is proposed to be an affordable housing project, and has been submitted for the current competitive round of Low Income Housing Tax Credits with the State of Ohio. If awarded, the project would be required to maintain a percentage of low-income housing units at the site for 30 years.

Existing at historic structures at 1511-1517 Vine Street are 3 buildings that had a last known total density of 22 units above commercial spaces on the first floor. These records are from rental registration and appraisal information on the Hamilton County Auditors website. Once rehabilitated, the existing buildings will house 20 units, which are 2 less dwellings than the previous density of the three historic buildings in the total project.

The existing properties would have been permitted to have 22 units per their last known density as typically interpreted by the Zoning Administrator. This combined with the allowable dwelling unit count at 1505-1507 Vine Street of 7 units would allow for a

cumulative total dwelling unit count 29, which is only 3 less than the requested overall density count of 32 units. A summary chart is below.

Address	Existing Units	Allowed Units	Requested Units
1505-1507 Vine St	0	7	12
1511 Vine St	7	7	6
1513 Vine St	9	9	8
1517 Vine St	6	6	6
	22	29	32

As a low-income housing tax credit project, the rents will have to be maintained as affordable by federal standards for a percentage of the units over the whole project. For qualified residents who make between 30 percent and 60 percent of the area's median income, a three-bedroom apartment will rent for around \$750, while a one-bedroom will rent for around \$290. As we anticipate the applicants to state at their public hearing, the need to balance income and costs and keep the units affordable is a difficult balancing act. Applicants have shared with Staff some of that information and is anticipated they will share that with the Board as well.

When looking at density variance, two areas of concern that we have consistently considered are Parking and Traffic Patterns and Trash and Utility Management.

1) Parking and Traffic Patterns

On September 19, 2018, City Council passed the Urban Parking Overlay Zone #1, which exempts all projects within the boundary of the overlay from parking requirements. This overlay became law on October 20, 2018. While the property would be exempt from parking requirements, the project is asking for a slight increase in residential density which does increase the anticipated parking demand based on the zoning code allowances. The increase is 5 spaces if the property is looked at by itself and only 3 if the project is considered as a whole with the 3 other properties in the proposed Low-Income House Tax Credit project plan. It is noted that a sizable bike parking area is incorporated into the first floor plan. Additionally, new parking facilities are anticipated to come online in the vicinity by the time occupancy occurs. The site is also one block west of the streetcar stop at Race and Liberty heading downtown. Given that the net additional dwelling count is only 3, the propensity of the project residents having lower percentage of car ownership, and the expanding parking options anticipated within 600 ft. of the site, Staff believes the variance is appropriate.

2) Trash and Utility Management

When an increase in density is requested for a property, providing adequate trash and utility management within the building or on the property is necessary as to not create a

collection of trash receptacles on public right of ways, either on streets or on alleys. The applicants have made accommodations off of the alley for appropriate trash storage onsite, for both the residents and the proposed commercial space.

There are also 2 variance requests in relation to a proposed projecting sign, allowing it to be twice as tall as a typical projecting sign and more proximate to the south property line than specified in the zoning code. While the sign is taller than the sign allowance for both the historic guidelines and the zoning, the sign provides an architectural element that also creates a unique wayfinding for the commercial entrance. The sign remains below the 3rd story and is a simple design and the structure is integrated into the design of the building itself. Staff is supportive of this design and this placement for the architectural composition it creates. Staff will condition that the sign cannot be internally illuminated and that the granting of the significantly larger Projecting Sign should be balanced by limiting the allowable Wall Signage of the commercial space. Applicant has agreed to these proposed considerations.

Standards for Variances per Section 1435-05-4

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

The proposed work will fill a significant void in the urban fabric where a vacant lot has been for over 40 years and the entire project will redevelopment most of the 1500 block of Vine Street. Additionally, many concerned entities have viewed that committing to development of affordable housing as a priority in the neighborhood. The development should be contextually sensitive, and staff reviews the compatibility of the development below.

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

The applicants have not demonstrated that the proposed project is the only project that would create an economically viable use as they have not studied every type of use allowed under the zoning code. The proposed use, mixed-use multi-family dwelling structure, is permitted within the district but for the density requested. Additionally, the density requested generates less parking demand than if the entire building were to be utilized as all commercial/office uses.

Standards for Variances per Section 1445-05-4

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

A strict application of the code would only allow 7 residential dwelling units on this property. This strict application is contrary to the goals of the Over-the-Rhine Comprehensive Plan and Plan Cincinnati of creating more housing opportunities, especially Low-Income Housing opportunities in order to provide more diverse housing options within the neighborhood.

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

The applicants are asking for the density allowance that is comparable to the density of existing historic buildings in the vicinity but is denser than new construction that has been permitted without parking. However, the applicant is proposing a housing project that typically has not established the parking demand in this neighborhood, compared to market rate housing.

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

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

The underlying zoning is CC-P. The proposed use of the subject property does not conform to the zoning as it is increasing the density by almost 1.7 times the allowed density that is permitted and therefore does not meet the standards of the CC-P zoning district. The proposed use of mixed use and multi-family residential use generally does conform to the zone.

2. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
Staff is of the opinion the proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

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

Plan Cincinnati was adopted in 2012 and there are many maps and discussion about the urban center and the basin area being a dense urban neighborhood. The proposal is supporting the desire for dense development to help build the population and work base for the City of Cincinnati. The proposal is also supporting creating diverse housing options which is desired in the Over-the-Rhine Comprehensive Plan.

4. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
This has been discussed above.
5. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
NA
6. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
NA
7. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
NA
8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use as a 5-story mixed use building is in keeping with the mixed use 4-5 story development on this portion of Vine Street. The architectural compatibility is discussed below.
9. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
NA
10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no anticipated adverse effects to the extent of access to fire, police or other public services.
The property will be removing a curb cut from Vine Street which is an improvement to the traffic patterns on Vine Street, especially at a portion of Vine Street with multiple intersections and existing curb cuts in the direct vicinity.
11. **Blight.** The elimination or avoidance of blight.
The current property is an unimproved parking lot and is not considered a blighted property, though poorly maintained; however it is an underused property that is not supporting the urban fabric, the architectural character of the neighborhood, or a walkable community.
12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
13. **Job Creation.** The creation of jobs both permanently and during construction.

The proposed project will create temporary jobs during construction and will provide permanent jobs at the commercial space and property management.

14. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property. While the project does anticipate using Tax Abatement it will still increase taxes to the school district.
15. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.

Certificate of Appropriateness Review

NEW CONSTRUCTION

The Over the Rhine Historic Conservation Design Guidelines gives direction to both staff and an applicant on how to design and review proposed developments. When designing infill developments, context and existing surrounding buildings are the main guiding principles of reference. Typically, the context that we consider the most when looking at appropriate infill design is the block that the parcel is on and especially adjacent properties

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

The lot is a vacant lot and is used as an unimproved surface parking lot

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

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

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines

B. Specific Guidelines

1. Composition: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

The property has a strong base defined by a storefront and a stained concrete skin. The base is topped with a strong horizontal element of a channel separating the base from the middle. The storefront and doors are also set back a bit from the façade line providing a change in plane as well. The setbacks allow for no impediment to pedestrian circulation on the right of way.

Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

The middle is defined by 3 floors of punched and grouped openings. The grouped openings have a surround that projects and the punched openings are recessed to create changes in planes. Windows are casement window, in the application proposed as single pane.

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

The top is defined by the fifth story and a void and solid design. The top mimics the feeling of the top at 1501 Vine Street, the building to the south, by creating a very strong top that incorporated the entire top floor.

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

The roof is a flat roof, which is appropriate for roofs on buildings that are over three stories tall. No roof top decks or public areas are proposed.

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

1. *The windows make up a large portion of the building.*
2. *The individual panes are taller than they are wide.*
3. *The glass is clear and only used the tint required for energy code requirements.*
4. *The window openings are between 20-50% of the façade on both the front and rear.*
5. *The windows are stacked vertically and lined up horizontally.*

The only concern staff has on the windows is the lack of a horizontal division in the glass. The windows are casement windows and do not require a division, however typically windows are double hung windows with a horizontal division at the meeting rail. Staff recommends a condition that a division/mullion is included, but not necessarily requiring the mullion to separate the window into two equal panes of glass. The Board has reviewed and approved such in the past.

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

The first floor is defined by a commercial storefront. The majority of the base is a storefront form with a large plane glass. While the design does not include a knee wall, they added an appropriate division in the glass at the height of a typical knee wall. The windows are divided to create a vertical pattern and accentuate the verticality.

There are 2 entrances that flank the storefront window. One is an entrance to the commercial space and this is delineated with the signage, the second is the entrance to the residential units.

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The setback is approximately a zero-lot line setback on all sides with the front being set back just slightly from the zero lot line. The setback meets the articulation standards in the zoning code.

This setback is shallow and the property retains an edge at the front property line. The slight setback will help maintain 1501 Vine Street prominence at the corner and will ensure that the structure is built entirely on its own parcel without the need for any easements from DOTE.

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.

There are many elements of rhythm in the building. As the lot is a wide lot, the building does the following to create an appropriate rhythm:

1. *The stair tower on the north is a different height and material.*
2. *The grouping/paired windows on the front create 2 bays on the front and create a visual break over the width of the building.*
3. *The groupings of balconies and windows create a visual break over the expanse of the building.*

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

The building is slightly taller than it is wide, however the division of the building with the stair tower makes the main massing of the building taller than it is wide. Other elements that help to create a vertical emphasis

1. *Windows are taller than they are wide.*
2. *The stair tower creates a strong vertical emphasis.*
3. *The divisions on the store front create vertical window panes*
4. *The vertical alignment of the windows creates columns with both the windows and the brick*

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

The building is a 5 story building and is within a few inches of the same height as the building to the south, which is a 5 story building. The building to the north is a 4 story building and the proposed structure is within a story of this building, all appropriate and compliant with the guidelines.

The floor to ceiling height is also close to the 1501 Vine Street to the south. Adding a bit of height to the cornice/top of the building ensures that a varied height continues down the street.

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.

1. *Overall the materials used on the building are appropriate. The main massing is brick. While the brick is a glazed white brick, the size and dimensions of the brick match those of what is typically found on historic buildings. The glazed brick will have a different sheen than a typical brick, but as many brick buildings are painted, the texture and feel of brick will remain on this building.*
2. *Colored/Stained concrete is used on the base. While this is a non-traditional material seen on historic buildings, the finish and the stained concrete create a texture and feel of a stone.*
3. *Metal is used as an accent around windows and as canopies.*
4. *Burnished Block is used at the stair tower. This will have the same texture and feel of larger stones used on buildings at quoins and bases.*

Other Considerations:

Prehearing Results: March 6, 2019. The meeting was attended by the applicants

OTR Foundation submitted a letter to the applicant after a review of the project. The applicant has submitted this letter and their response to the letter. The applicant adjusted the design of the building to address many of their concerns. Some of their concerns or desired changes were not able to be accommodated. These include

1. Reduction of the building height
2. Stair shaft facing the street.

In both of these instances staff feels the design is appropriate. The guidelines state that the building should be within a story of adjacent contributing buildings. The proposed building is 5 stories, which is the same as the building to the south and one story above the building to the north.

Staff feels the inclusion of the stair shaft is an effective element to help establish a strong vertical emphasis as well as break the building to prevent a long horizontal mass along Vine Street.

Recommendation:

I. ZONING VARIANCES

The following recommendations are proposed for the mixed use project proposed at 1505-1507 Vine Street per the drawings submitted by New Republic Architects dated 01/22/2019.

- A. Sec.1409-09 Density: **APPROVE** Numerical Variance: Numerical Variance of 242 sf of lot area/dwelling unit requirement of 700 sf of lot area/dwelling unit to allow a 12 dwelling multifamily project at a density of 458 sf lot area/dwelling unit.

- B. Sec. 1427-27 (c): APPROVE** Dimensional Variance: A dimensional variance to 8 ft. of the height of a projecting sign to allow a proposed sign of 16 ft. in height, subject to the following conditions:
1. The sign cannot be internally illuminated.
 2. Any additional signage on the property frontage for the commercial tenant shall be limited to window signage.
- C. Sec. 1427-27(d): APPROVE** Locational Variance: Locational variance of 3.5 ft. to allow a projecting sign to be located 1.5 ft. from an interior side lot line of a division wall between different establishments.
- D. FINDING:** The Board makes this determination that per Section 1435-05-4:
1. Such relief from literal implication of the Zoning Code will not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
 2. The property is part of a larger project with 3 additional adjacent parcels and those parcels are reducing density such that the cumulative net density increase of all the entire project only 3 dwelling units.
 3. The project is part of a Low-Income Housing Tax Credit Project and the applicants have sufficiently demonstrated that the extra units are needed to make the project economically feasible.
 4. The signage creates a distinctive and iconic sign in exchange for the less visible Wall Signage the commercial tenant would have been allowed.

II. CERTIFICATE OF APPROPRIATENESS

- A. APPROVE** the application a Certificate of Appropriateness for 5 story mixed use, multi-family residential building at 1505-1507 Vine Street per plans submitted by New Republic Architecture dated 01/22/2019 with the following conditions:
1. A horizontal mullion/division should be added to the windows on the front façade.
 2. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.
 3. The tax parcels shall be merged by Consolidation Plat prior to building permits being issued.
 4. All curb cuts along Vine Street shall be abandoned and removed.
- B. FINDING:** The Board makes this determination that per Section 1435-05-4:
1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.

2. The applicant has broken up the building façade with different design elements to create a consistent rhythm and strong vertical emphasis.
3. The building height is just a few inches above a neighboring contributing building.



Mr. Kevin Tidd, Zoning Hearing Examiner
Law Department , Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

January 22, 2019

Dear Mr. Tidd:

This letter is to address the Urban Conservator's comments as outlined in her adjudication letter to New Republic Architecture, dated 01.04.19 . The Project consists of the construction of a new, 5 story mixed-use building on the vacant lot at 1505-1507 Vine Street in the City of Cincinnati's Over the Rhine Historic District. The building consists of 12 residential units in 4 floors over one (ground) level of retail/restaurant. Specifically, our responses to Ms. Johnson's letter are outlined in **bold italics** are as below:

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

- "1409-09 Density: New Residential is allowed 700sf of lot size per unit. The lot is 5500 SF which would allow 7 units. 12 Units are proposed. A Density Variance is required." **We hereby are seeking a Density Variance for 5 units.**
- "1427-27c: A projecting sign may not be wider than three and one-half feet nor exceed eight feet in height. A Dimensional Variance is required for the size of the sign." **We hereby are seeking a Dimensional Variance for the sign.**
- "1427-27d: A projecting sign must be set back at least five feet from an interior side lot line of a division wall between different establishments. A dimensional Variance is required for the setback." **We hereby are seeking a Dimensional Variance for the setback.**

The introduction of a new building on this lot is an important step in reestablishing the street-wall in this block of Vine Street. We hope you will agree with our approach and intent with this project.

Kind regards,

New Republic Architecture

A handwritten signature in blue ink that reads 'G. Kalbli'.

Graham Kalbli, AIA, LEED AP

Principal

newrepublicarchitecture.com
404 E. 12th Street, Suite C1
cincinnati, ohio



Appendix A: Why Zoning Relief Should Be Granted

CZC 1445-13 General Standards: Public Interest

The Project meets the standards for a Use variance per CZC 1445-13, as the Project is “in the public interest”, under the following criteria as set forth by this chapter.

- a) Zoning: **The proposed use is permitted in the CC-P zone, and the proposed building is an important step in completing the street edge that is interrupted by the current vacant lot.**
- b) Guidelines: **The proposed use / project is part of a larger, catalytic project which includes the three vacant historic buildings immediately to the north. These three buildings to the north, which will be managed by the same ownership as the new-build, will all be affordable housing -a desperate need within the city...**
- c) Plans: **As the Project is an affordable housing project, and the various stakeholders in the neighborhood have continually stated that affordable housing in Over the Rhine is a top priority, the project is consistent with the wishes of the community.**
- d) Traffic: **The project is along Vine street, a major arterial street that can handle any additional traffic without pushing traffic onto neighboring/side streets.**
- e) Buffering: **The building is built on a zero lot-line, so no buffering is planned or possible. The building’s street presence is important to generate “buzz.”**
- f) Landscaping: **The building is an existing building, built to the lot line, therefore buffer yards do not apply.**
- g) Hours of Operation: **The housing component on the 2nd thru 5th floors have no “hours of operation.” The ground floor use, although commercial, has no tenant as of yet, and is intended to be finished to a “white-box” level, suitable for tenant recruitment.**
- 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, as the proposed use, the ground floor commercial use, combined with the residential use above, is bringing back the very uses that made OTR a great business district in the last century.**
- i) Proposed Zoning Amendments: **N/A**
- j) Adverse Effects: **The proposed use will cause no adverse affects, and will enhance the safety of the street, by putting more “eyes on the street” in the form of patrons and residents, during a longer stretch of the day currently exists.**
- k) Blight: **The lot that this project will occupy was blighted, and vacant for 20 years.**
- l) Economic Benefits: **It has widely been demonstrated that new housing and commercial uses benefit the surrounding area economically.**
- m) Job Creation: **The project should result in 50+ construction jobs and 10-20 full time jobs upon opening.**
- n) Tax Valuation: **After tax abatement resides, the receipts to the City should increase substantially.**
- o) Private Benefits: **The applicant anticipates to develop an viable residents and business where there once was none**
- p) Public Benefits: **More people living in the area is an overall positive to this underdeveloped area of OTR.**



CZC 1445-15 Standards for Variances

The Project meets the Standards for a Variance per CZC 1445-16, as the conditions giving rise to the request have not been created by the owner. The density variance is a factor of the CZC being in place prior to the proposal of the Project, and the CZC not taking into account that there was most likely 12 or more dwelling units on this site when it was populated by buildings. Further, the variances sought for the sign are a factor of the sign being sculptural and architectural element of the building, and in no way is the sign contrary to the intent and purpose of the CZC.



114 West 14th Street
Cincinnati, OH 45202-7506
513 381-1171
www.otrch.org

January 22, 2019

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue
Cincinnati, Ohio 45202

Dear Mrs. Johnson,

This letter is to confirm that Over-the-Rhine Community Housing is the owner of the land at 1505 and 1507 Vine Street. We are also writing to inform you that we are seeking the following required variances: density, dimensional sign variance, and a dimensional variance for the setback. We are also seeking a Certificate of Appropriateness. Please feel free to contact me with any questions or concerns.

Thank you,

A handwritten signature in cursive script that reads 'Ashleigh Finke'.

Ashleigh Finke
Director of Real Estate Development
Over-the-Rhine Community Housing
513-381-1171
afinke@otrch.org



Mr. Kevin Tidd
Zoning Hearing Examiner
Law Department
Centennial Plaza Two
800 Central Avenue, Suite 500
Cincinnati, OH 45202

January 22, 2019

Dear Ms. Johnson /Mr. Tidd:

The following individuals are anticipated to testify at the HCB hearing on behalf of the Project.

- Alexis Barnes, Senior Development Officer, 3CDC
- Mary Burke Rivers, Executive Director, OTRCH
- Ashleigh Finke, Director of Real Estate Development, OTRCH
- Stacy Todd, Project Manager, OTRCH
- Ashleigh Finke, Director of Real Estate Development, OTRCH
- Graham Kalbli, Principal, New Republic Architecture
- Erin Kline, Designer, New Republic Architecture



Over the Rhine Foundation
Infill Committee
c/o Danny Klingler
c/o Jennifer Lemasters-Wirtz
P.O. Box 19378
Cincinnati, OH 45202

January 25, 2019

Dear Jennifer and Danny:

This letter is a formal response to the Over-the-Rhine Foundations letter dated April 10th, 2018, prepared by the OTRF's Infill Committee, as a means to document its review of New Republic's drawings for the 1505-1507 Vine Street infill building, dated 3.14.18. In an effort to advance the project towards application for a Certificate of Appropriateness, we have addressed, where possible, the infill committee's concerns within professional standards of reason. Specifically, the Infill Committee's comments in their letter, are addressed below.

MAJOR POINTS OF DISCUSSION:

- Reduce the overall height of the building 4-5ft to create height variation with adjacent Kruckmeyer Building
Working to balance functional needs with contextual relationships has resulted in the height of the structure being slightly larger than the adjacent Kruckmeyer building. This was driven by the need to align the second floor of the building with the second floor of the adjacent 1511 Vine Building (part of the overall Project). Additionally, the combination of desired floor to ceiling heights in the new building, the floor-assembly depth, and the intent to align window sills and heads with the adjacent 1511 Vine building, all contribute to the current height of the building. We feel the roofline of the building provides adequate height variation at the top of the building.
- Reduce the stair shaft height to align with the height of the rest of the building
The overall height of the stair has been reduced by 12". We feel that the extension of the stair vertically helps with varying the height of the roof line. The glass panel at the top will be revised to be a solid form (masonry).
- Eliminate the appearance of a stair shaft facing the street.
We feel having the stair shaft facing the street is appropriate for this project. Precedent where the vertical circulation of an existing building is communicated on the building's exterior through fenestration exists throughout OTR. This can be seen, for example, in the following buildings:
 - The Columbia Building, at 13th and Walnut



- The Roehrig Apartments at 14th and Walnut
 - The Kruckmeyer Building (adjacent to our project)
- Any other placement will also create functional challenges for the building,

MINOR POINTS OF DISCUSSION:

- What is the intent of the top story window hood/overhang element?
It is intended to be an accent towards the top of the building. That said, we have reduced the profile of these hoods creating a more subtle shape.
- Reduce the size of the storefront lintel
The lintel has been reduced slightly. We feel the lintel's depth is proportionally correct to the amount of mass supported above, and to its span across the storefront. Additionally, the thickness of the lintel is required to hide the podium-slab construction beyond. This floor assembly, which separates the retail/restaurant use from the residential use, acts as a structural foundation, has sound attenuation, and fire-separation characteristics, all of which combine to form a thicker floor assembly to conceal.
- Storefront glass -We feel the storefront should have a knee wall/bulkhead with opacity consistent with the storefronts in the district
The "knee wall" is implied with the horizontal storefront mullion at the appropriate knee wall height. The adjacent Kruckmeyer building's storefront has no-such knee wall. This transparent knee wall is designed to allow for more penetration of natural light into the depths of the retail space, and is designed to counterbalance/juxtapose the form of the concrete storefront surround.

REQUESTS:

- *All material information*
The following materials are intended to be used:
Front Elevation
 - Brick: Glen-Gery White Speck
 - Storefront structure: Stained concrete
 - Storefront surround: Cor-Ten steel
 - Storefront: Black aluminum finish
 - Storefront glass: Clear 1" low-E glazing
 - Window surrounds: Shop-painted steel (to match Cor-Ten finish)
 - Windows: Black aluminum
 - Top Floor/Cornice: Clear anodized metal panel
 - Stair Tower: Trendstone -Haydite Burnished block
 - Stair Tower windows: Black aluminumRear Elevation:
 - Stair Tower: Integral Color CMU
 - Rear wall: Orange Cement board panelNorth and South Elevations:



- Not seen to from public view

Please note: All exterior materials will be presented to the Historic Conservation Board, per the COA application requirements.

- *Elevation imagery for the entire block (15th-Liberty) with design superimposed*
The design and development team has presented a 3D model of the project, articulating the appearance of the Project in the urban context, including insertion of the 3D model into Google Earth. In addition, the requested elevation material has been provided in this packet.
- *Elevation measurements including heights and widths of the structure and its components*
The design and development team has presented a 3D model of the project, articulating the appearance of the Project in the urban context. Elevation measurements have been provided in this packet.

We look forward to our successful appearance before the Historic Conservation Board. In the interim, should you have any additional questions, or require any additional clarifications, please do not hesitate to contact me.

Kind regards,

New Republic Architecture

A blue ink handwritten signature that reads 'G. Kalbli'.

Graham Kalbli, AIA, LEED AP

Principal

CC:

Beth Johnson, Urban Conservator

Mary Burke Rivers, OTRCH

Ashleigh Finke, OTRCH

Stacy Todd, OTRCH

Alexis Barnes, 3CDC

ATTACHMENTS:

Architectural Drawings

Rendering Package

Street Context

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

APPLICATION #: ZH20190021/ COA2019010
APPLICANT: Lou Batsch
OWNER: City of Cincinnati, under contract to buy- 1735 Vine Street LLC
ADDRESS: **1735 Vine Street**
PARCELS: 094-0008-0242
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: March 13, 2019
HEARING DATE: March 25, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-09 – Dimensional Variance** of 2 units for a 6 residential-unit building, in excess of the allowable density of 4units.

Existing Conditions

The subject property is an existing mixed use building with a commercial storefront on the first and residential behind and above. The building is in a dense urban area with zero lot line development.

Proposed Conditions

The applicant is proposing to renovate the building into 6 residential units and a commercial space. There will be one unit on the first floor, 2 each on the second and third floor, and 1 on the attic/fourth floor level.

The proposal also includes a rear addition and roof top dormer addition. The rear addition will be clad in brick and will extend the entire width of the property. It will have punched openings and a first floor grouped window opening.



Figure 1. Location of subject property, 1735 Vine Street. Image from CAGIS.

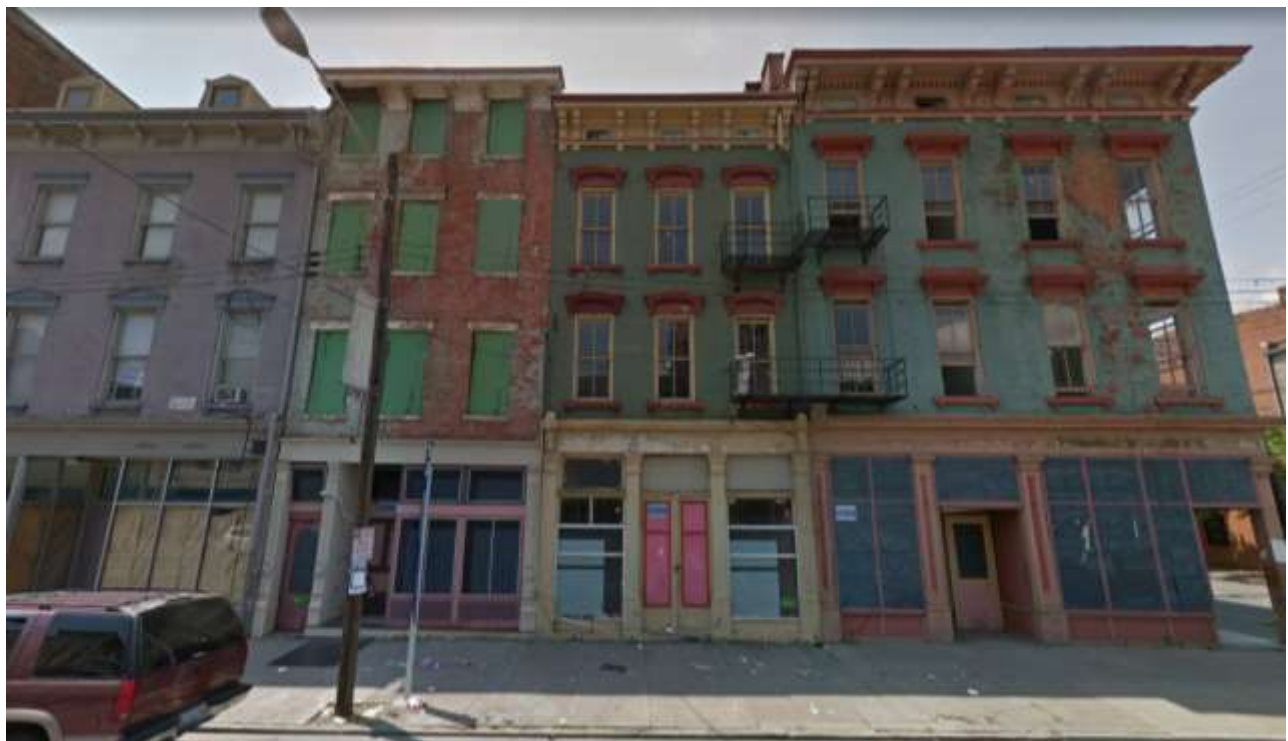


Figure 2. Image of 1735 Vine Street. Image from Google.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

Properties in the CC-P in an existing building may have 1 unit per 500 square feet of land area. Existing buildings that have an existing unit count above the density may be grandfathered in. This building has been previously gutted and there is no evidence of what the last unit count in the building was.

When we consider a density variance 2 things that we want to make sure are appropriately considered and managed are traffic/parking and trash/utility management.

The proposed project is increasing the density by 2 units and while parking is no longer a zoning requirement in Over-the-Rhine, increasing the density also increases the anticipated parking demand. The applicant is proposing a minimum of 2 parking spaces and potentially 4 parking spaces in (tandem). This will sufficiently support the extra parking demand required for the increased density.

The project also is not taking up the entire parcel's length and there is sufficient room for the placement of trash cans on the private property to support the density.

Standards for Variances per Section 1435-05-4

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

The applicant is increasing the allowed density to help support the project's rehabilitation.

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

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

General Standards; Public Interest

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

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

The underlying zoning is CC-P. The proposed work conforms to the district regulations with the exception of the relief requested herein.

- b. **Guidelines.** *The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*

The proposed work substantially conforms to the Historic Conservation guidelines for the Over-the-Rhine District.

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

The project is adding parking onto the site to account for the increased parking demand. The traffic and parking will be off of the rear from Republic Street. While this is a street, this portion of Republic Street functions more as an alley way as the rear of buildings face onto this street.

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

The rear and dormer addition are appropriate for the neighborhood and the density is similar to the allowed density of other nearby properties. The use is compatible and providing parking for residents is a desired asset.

Certificate of Appropriateness Review:

A COA is required for the proposed rear and dormer addition.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines; the rear addition and the dormer addition are not visible from the front façade and the changes proposed are in keeping with the original architecture of the building. The rear is visible from both Republic Street and Elder Street. Care has been taken in the design of the composition of the rear façade to create a compatible fenestration.

Applicable Guidelines

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. The rear addition does not over-power the main building and the roof top addition retains the original shape of the roof to provide additional living space.

The rear addition also maintains the composition that is compatible with the neighborhood. While this is a rear façade, the building does face Republic Street and is visible from Elder Street. The design maintains the rhythm and vertical alignment of a typical building within OTR. The proposal also has this façade clad in brick which is the most appropriate façade material.

Other Considerations:

Prehearing Results: A prehearing was held on March 6, 2019

Comments Provided to Staff: NA

Building Code Considerations: The use of the 4th story as a residential unit will require 2 means of egress. The applicants have been made aware of this and are still evaluating how to make this work. At this time a solution has not been incorporated into the design. If a solution is able to be incorporated within the proposed footprint of the building or by shifting the rear addition back to include a staircase and maintain the look of the façade, this would be able to be approved by staff. If the solution creates a staircase on the exterior facing Republic Street the applicant is aware that the application might need to come back before the Historic Conservation Board.

The applicants are also considering not including the unit on the fourth floor which then a second means of egress would not be required. The applicants are reevaluating their economic model to determine if this is feasible. Due to timelines and ownership requirements for Historic Tax Credits, the applicant would like to proceed with an approval with the proposed 6 unit density request and addition as proposed, with the understanding that they may need to come back before the HCB if they propose a second means of egress on the rear of the building.

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. Variances

1. Section 1409-09 –**APPROVE – Numerical Variance** of 2 units for a 6-residential-unit building, in excess of the allowable density of 4 units per plans submitted by Benelli & Batsch Architects dated 02/08/2019 subject to the following conditions:
 - a. If a second means of egress is required, a staircase visible from the right of way will be required to be reconsidered by the Historic Conservation Board.
 - b. At least 2 onsite parking spaces shall be provided from Republic St.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE a Certificate of Appropriateness for 1735 Vine Street for a rear addition, roof dormer, and deck per plans submitted by Benelli & Batsch Architects dated 02/08/2019 subject to the following conditions:

1. Building permits must be issued within 2 years of or the COA will expire.
2. If a second means of egress is included within the building, the building may be lengthened provided the rear façade design remains the same.

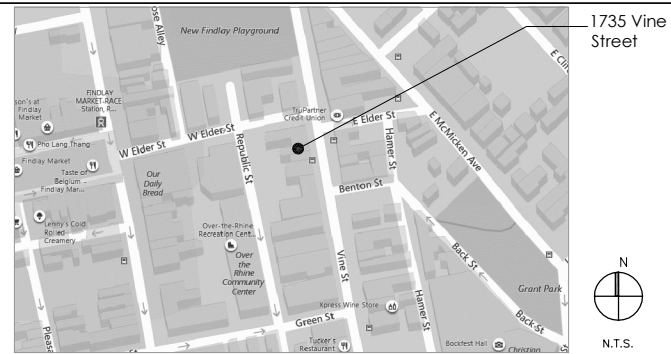
B. FINDING: The Board makes this determination per Section 1435-09-2:

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

Abbreviations

ACT	ACOUSTICAL TILE	JC	JANITOR CLOSET
AFF	ABOVE FINISHED FLOOR	L	LENGTH
ALUM	ALUMINUM	LAM	LAMINATE
BD	BOARD	LAV	LAVATORY
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MDO	MEDIUM DENSITY OVERLAY
BO	BY OWNER	MECH	MECHANICAL
C	CARPET	MIN	MINIMUM
CH	CEILING HEIGHT	MTL	METAL
CL	CENTER LINE	N	NORTH
CLG	CEILING	NIC	NOT IN CONTRACT
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
DH	DOUBLE HUNG	OPG	OPENING
DIAG	DIAGONAL	OPP	OPPOSITE
DIAM	DIAMETER	PL	PROPERTY LINE
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DWG	DRAWING	PLAS	PLASTIC
E	EAST	PLYWD	PLYWOOD
EP	ELECTRICAL PANEL	PT	PRESSURE TREATED
EXG	EXISTING	PTD	PAINTED
ELEC	ELECTRICAL	PVC	POLY VINYL CHLORIDE
ELEV	ELEVATOR OR ELEVATION	R	RADIUS
EQ	EQUAL	RE	REFER TO
EXT	EXTERIOR	REF	REFERENCE
FF	FINISHED FLOOR	RO	ROUGH OPENING
FIN	FINISH	REQ'D	REQUIRED
FLR	FLOOR	REV	REVISION
FLUOR	FLUORESCENT	S	SOUTH
FT	FOOT	SD	SMOKE DETECTOR
GA	GAUGE	SEC	SECTION
GC	GENERAL CONTRACTOR	SF	SQUARE FOOT
GL	GLASS/GLAZING	SHT	SHEET
GRFC	GYPNUM REINFORCED FIBERGLASS COVE	SIM	SIMILAR
GWB	GYPNUM BOARD	SPEC	SPECIFICATION
GYP	GYPNUM	SQ	SQUARE
HOR	HORIZONTAL	SS	STAINLESS STEEL
HB	HOSE BIB	SSD	SEE STRUCTURAL DRAWINGS
HC	HOLLOW CORE	STL	STEEL
HM	HOLLOW METAL	TE	TOILET/BATH EXHAUST
HT	HEIGHT	TH	THICKNESS
HTG	HEATING	TME	TO MATCH EXISTING
HVAC	HEATING, VENTILATION, AIR CONDITIONING	TYP	TYPICAL
ID	INSIDE DIAMETER	UON	UNLESS OTHERWISE NOTED
INS	INSULATE, INSULATION	VCT	VINYL COMPOSITION TILE
INT	INTERIOR	VIF	VERIFY IN FIELD
		W/	WITH
		WC	WATER CLOSET
		WD	WOOD
		WP	WATERPROOF

Location Map



Zoning Info

ZONING: CC-P OTR HISTORIC CUF

PARCEL: 1735 VINE ST 20 X 120 PT LOT 18 JAS FINDLAY SUB

PARCEL ID: 094-0008-0242-00 (1735 VINE ST)

EXISTING USE: MIXED USE COMMERCIAL BUSINESS / RESIDENTIAL R-2

PROPOSED USE: MIXED USE COMMERCIAL/ RESIDENTIAL R-2 (6 UNITS)

CONSTRUCTION CLASSIFICATION: MASONRY/ FRAME V-B

EXISTING HT OF STRUCTURE: 47'-8 1/2"

PROPOSED HT OF STRUCTURE: NO INCREASE

EXISTING GROSS SF: 3054 SF

PROPOSED GROSS SF: 3054 SF + (3)x413.33 SF = 4294 SF

Drawing Index

- A-00 COVER SHEET
- D01 EXISTING/DEMO PLANS
- L01 SITE PLAN/ LOT LINES
- A01 BASEMENT/ FIRST FLOOR PLANS
- A02 SECOND/ THIRD FLOOR PLANS
- A03 FOURTH FLOOR/ ROOF PLANS
- A04 EXTERIOR ELEVATIONS
- A05 EXTERIOR ELEVATION- SOUTH
- A06 BUILDING SECTION

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392

Building Dept Notes

DESIGN LOADS:
SNOW 20PSF
WIND 90MPH
FLOOR 40PSF
SOIL BEARING 1500 PSF (ASSUMED)

FRAMING:
ALL FRAMING LUMBER SOUTHERN PINE #2
ALL JOISTS AND RAFTERS SIZED PER CODE SO AS NOT TO EXCEED MAX DEFLECTIONS:
FLOOR JOISTS/BEAMS L/360
ROOF BEAMS L/240
RAFTERS W/ CLG L/240
RAFTERS W/O CLG L/180
PRESSURE TREAT ALL LUMBER <6" ABOVE GRADE
FASTEN RAFTERS TO RESIST MIN 175 LB UPLIFT AND AS INDICATED ON DWGS.
CONCRETE:
MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AS FOLLOWS:
2500 PSI @ FLOORS
2500 PSI @ NEW CONC PORCH/DECK FOOTINGS
3000 PSI @ WALLS
4500 PSI @ EXTERIOR
WITH 5-7% AIR ENTRAINMENT AT FOUNDATIONS/ GARAGE FLOORS AND EXTERIORS
FOOTINGS SHALL REST ON UNDISTURBED SOIL- MIN 30" DEEP BELOW FINISH GRADE.
PROVIDE FOUNDATION ANCHORS 72"OC & 12" FROM CORNER MAX FOR 8"W FOUNDATION WALLS. EMBED 1/2" ANCHORS 7" MIN.
PIN NEW FOUNDATION WALLS TO EXG WALLS PER DETAILS.
SLOPE GRADE MIN 6"IN 10FT FROM BUILDING (3:1 SLOPE MAX)
SITE CONDITIONS:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL DIMENSIONS, SITE CONDITIONS, WALL HEIGHTS, ROOF SLOPES, AND UTILITY LOCATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

ARCHITECT
LOU BATSCH
BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DR.
CINCINNATI, OH 45230
P: (513) 624-7391
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CONTRACTOR
GREG COLE
ACANTHUS GROUP
14 WEST 15TH STREET
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P: (513) 604-9369
E: GCOLE@THEACANTHUSGROUP.COM

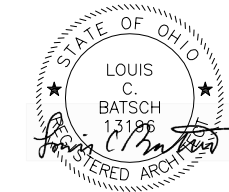
OWNER
1735 VINE LLC
1333 PARK RIDGE PL
CINCINNATI OH 45208
P: (513) 604-9369
E: GCOLE@THEACANTHUSGROUP.COM

Drawing Symbols and Keys

	EXISTING MASONRY WALL		1
	EXISTING PARTITION TO BE REMOVED		2
	EXISTING PARTITION		3
	NEW PARTITION- SEE NOTES		4
	NEW DOOR SEE SCHEDULE FOR ADDITIONAL INFO		1
	NEW WINDOW SEE SCHEDULE FOR ADDITIONAL INFO		2
	ROOM NAME FINISHES-SEE SCHEDULE NOMINAL ROOM SIZE		5
	CLG HT AFF CLG FINISH		6
	MILLWORK NUMBER- SEE MILLWORK SCHEDULE		7
	PLUMBING FIXTURE- SEE PLUMBING SCHEDULE SEE A-11		8
	DRAWING NOTE		NORTH ARROW

General Construction Notes

- 1) ALL WORK, INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO THE 2017 OHIO BUILDING CODE, FIRE DEPT. REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.
- 2) CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE BUILDING IN THE FIELD BEFORE STARTING THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.
- 3) CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING DEPARTMENT PERMITS, AND FILE ALL REQUIRED INSURANCE CERTIFICATES PRIOR TO THE START OF WORK.
- 4) CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS.
- 5) CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER CONTRACTORS AND SUPPLIERS. CONTRACTOR SHALL LAY OUT HIS OWN WORK AND PROVIDE DIMENSIONS REQUIRED FOR OTHER TRADES. DO NOT SCALE DRAWINGS.
- 6) THE CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM THE WORK AS INDICATED IN THE DRAWINGS. ALL SURFACES OPENED FOR THE INSTALLATION OF WORK, AND ALL AREAS DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 7) ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AS REQUIRED.
- 8) ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWED OR CALLED FOR ON ANY DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR THE PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- 9) THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK. IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY RELATE.
- 10) CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO STAIRS, ENTRANCES OR MEANS OF EGRESS.
- 11) CONTRACTOR SHALL MAINTAIN THE SECURITY AND WEATHER TIGHTNESS OF THE BUILDING.
- 12) CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF WORK WHICH WILL AFFECT THE EXISTING UTILITIES/SERVICES, AND OBTAIN THE OWNERS APPROVAL BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES.
- 13) ALL DIMENSIONS IN PLAN ARE TO FINISHED CONSTRUCTION U.O.N..
- 14) CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS CONTRACT DOCUMENT AND FIELD CONDITIONS OR CONTRACT DOCUMENTS ISSUED BY OTHERS PRIOR TO THE START OF WORK.
- 15) CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING CODE, STATE LABOR LAWS, AND ALL REGULATIONS OF ALL GOVERNMENT AGENCIES HAVING JURISDICTION OVER THIS WORK. ALL PERMITS SHALL BE PROPERLY DISPLAYED.
- 16) ALL ELECTRICAL WORK SHALL BE UNDER THE SUPERVISION OF A LICENSED ELECTRICIAN, ALL PLUMBING WORK SHALL BE UNDER THE SUPERVISION OF A LICENSED PLUMBER. CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED INSPECTIONS AND SIGN-OFFS. ALL PIPING AND WIRING TO BE REMOVED SHALL BE REMOVED TO A CONCEALED LOCATION AND PROPERLY CAPPED OR PLUGGED.
- 17) CONTRACTOR SHALL BRING ANY QUESTIONABLE CONDITIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO DEMOLITION. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED. DO NOT ALTER OR REMOVE ANY STRUCTURAL MEMBERS EXCEPT AS INDICATED ON DRAWINGS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGES OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- 18) NOISE LEVELS ARE TO BE KEPT TO A MINIMUM AT ALL TIMES.
- 19) NOT USED
- 20) DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES SO AS TO CONFINE DUST TO THE AREA OF CONSTRUCTION.
- 21) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL CONSTRUCTION REFUSE. CLEAN AND REMOVE ALL CONSTRUCTION DEBRIS FROM THE BUILDING AND DISPOSE OF PROPERLY ON A DAILY BASIS.
- 22) SITE SECURITY SHALL BE MAINTAINED AT ALL TIMES.
- 23) ALL ON-SITE BUILDING MATERIALS SHALL BE STORED IN AN ORDERLY FASHION IN A LOCKED AREA. FLAMMABLE MATERIALS SHALL BE USED AND STORED IN A WELL VENTILATED AREA. STORE FLAMMABLE MATERIALS TIGHTLY SEALED IN THEIR ORIGINAL CONTAINERS.
- 24) PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRIC DEVICES ETC. SHALL BE PACKED SEALED. SEAL LINES OR OTHERWISE ISOLATE TO MAINTAIN WEATHER TIGHT SEAL.
- 25) THE CONTRACTOR SHALL NOT PERFORM ANY WORK WHICH ADVERSELY AFFECTS THE STRUCTURAL STABILITY OF THE BUILDING AND SHALL NOT ALTER ANY STRUCTURAL ELEMENT UNLESS DETAILED AND SHOWN ON APPROVED PLANS



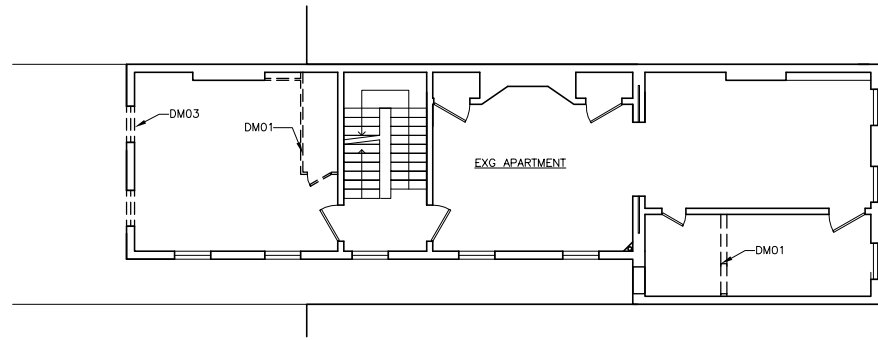
LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019
02-08-19 COA/ZONING RELIEF SET

1735 Vine Street Renovation
1735 Vine Street, Cincinnati, OH 45202
Owner: 1735 Vine Street LLC

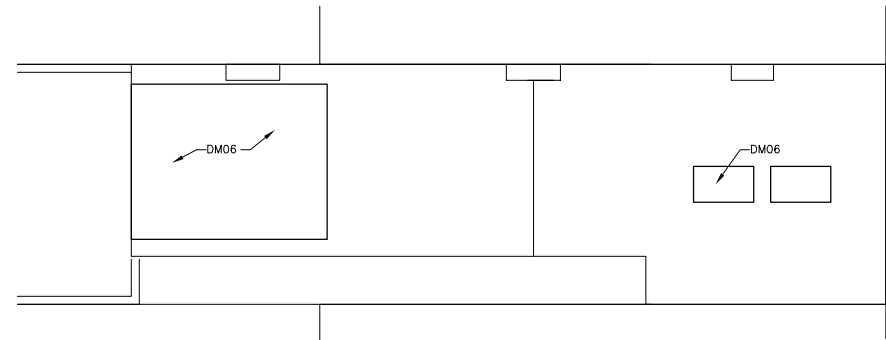
Cover Sheet

Scale as Noted
February 8, 2019

A-00



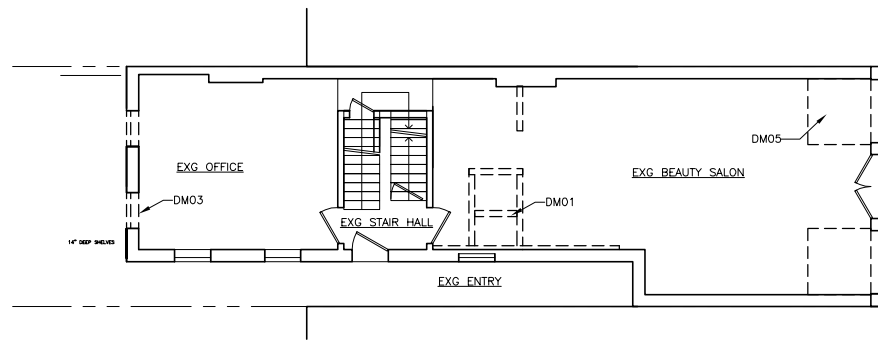
1 2nd Floor Plan - Existing / Demo
 1/8"=1'-0"



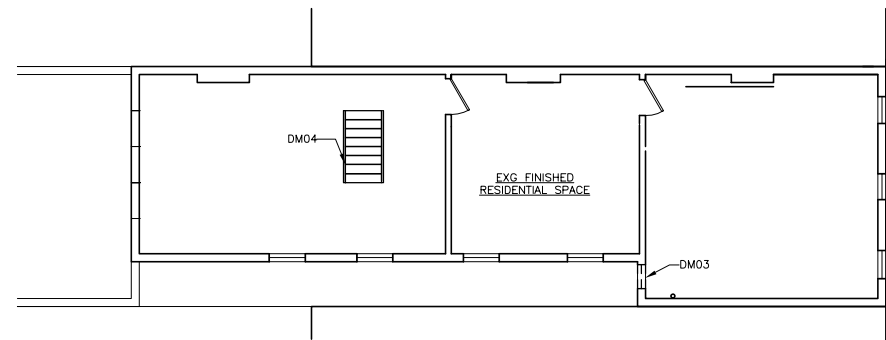
4 Roof Plan - Existing / Demo
 1/8"=1'-0"

Demo Plan Notes

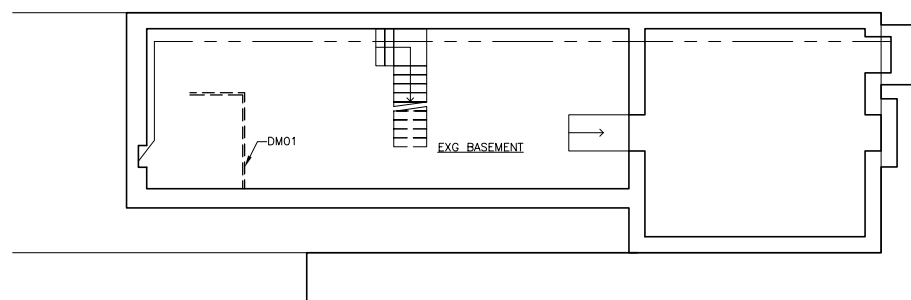
- DM-01 REMOVE WALL
- DM-02 REMOVE DOOR
- DM-03 REMOVE WINDOW
- DM-04 REMOVE STAIR
- DM-05 REMOVE PLATFORM
- DM-06 REMOVE ROOF/ FRAMING



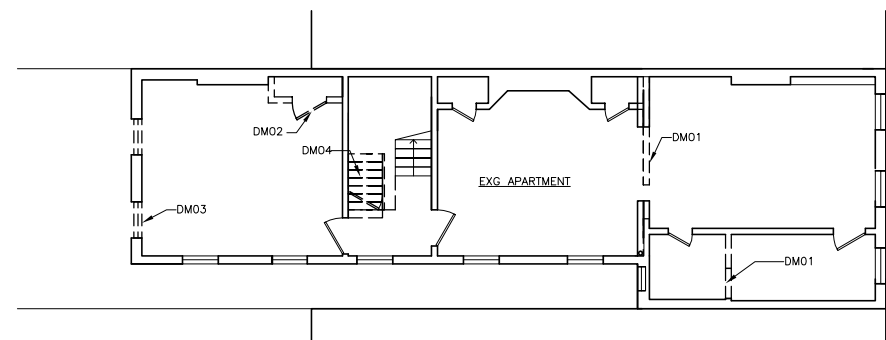
2 1st Floor Plan - Existing / Demo
 1/8"=1'-0"



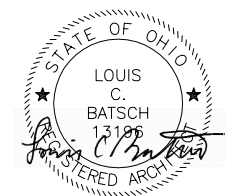
5 Fourth Floor Plan - Existing / Demo
 1/8"=1'-0"



3 Basement Plan - Existing / Demo
 1/8"=1'-0"



6 Third Floor Plan - Existing / Demo
 1/8"=1'-0"



LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

02-08-19 COA/ZONING RELIEF SET

1735 Vine Street Renovation
 1735 Vine Street, Cincinnati, OH 45202
 Owner: 1735 Vine Street LLC

Existing / Demo Plans

Scale as Noted

February 8, 2019

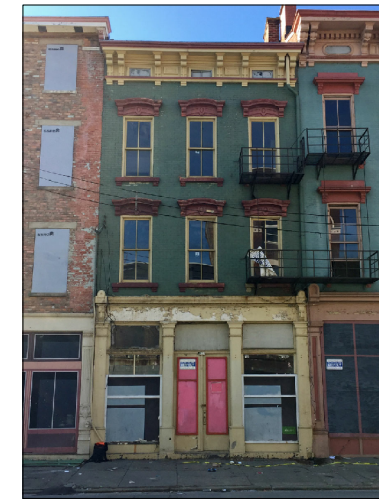
D-01



1 Context Map/ Lotline Plan
 1"=20'-0"



VIEW 1- REAR YARD 1735 VINE STREET

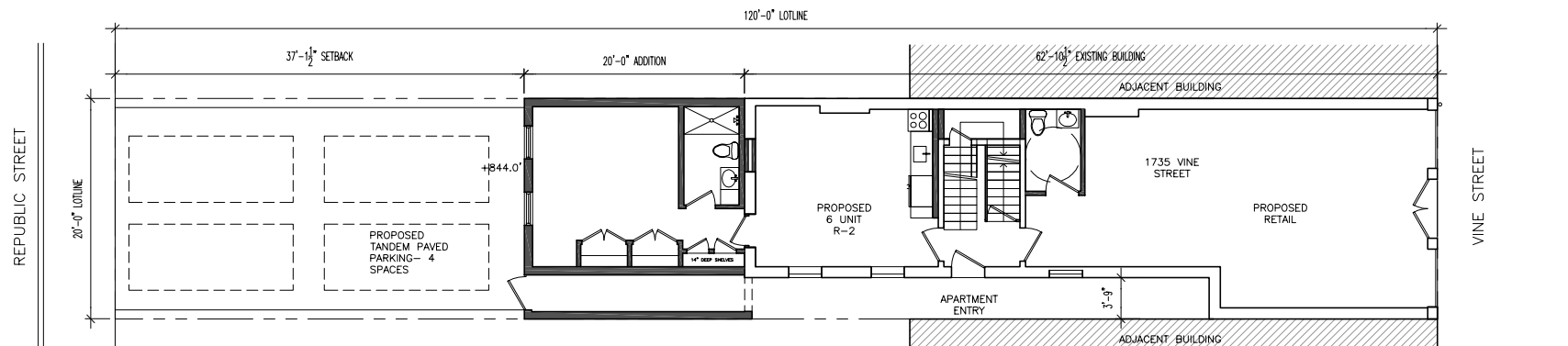


VIEW 2- 1735 VINE STREET

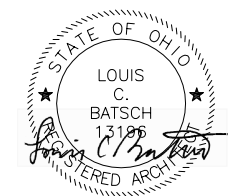
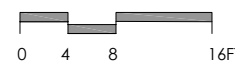


VIEW 3- REPUBLIC STREET

3 Context Photos
 NTS



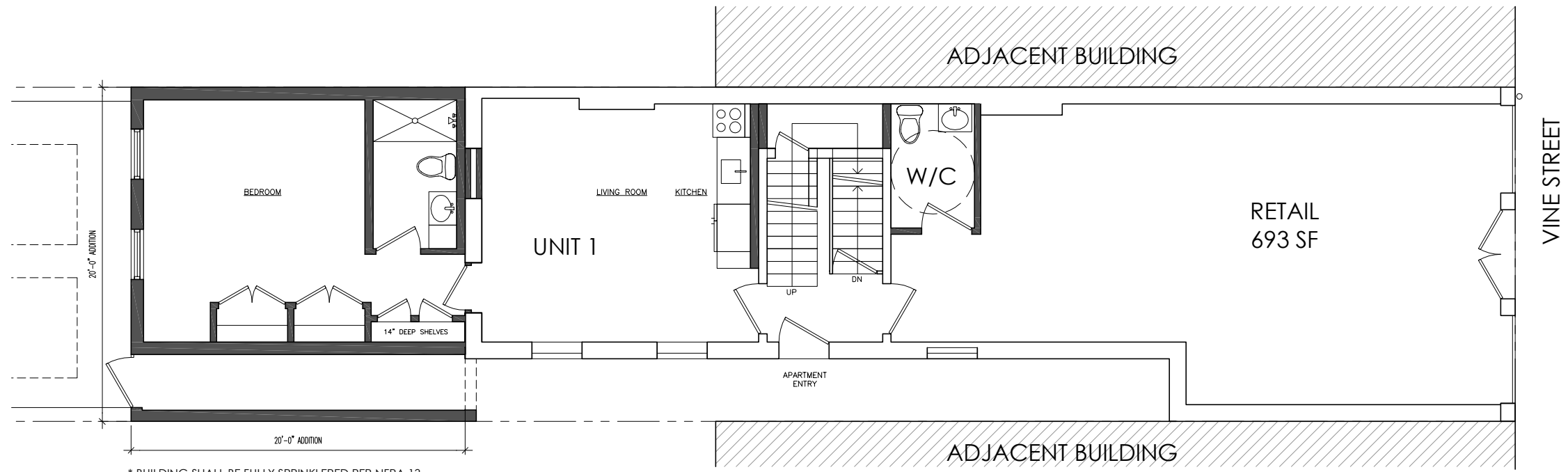
2 Proposed Site Plan
 1/8"=1'-0"



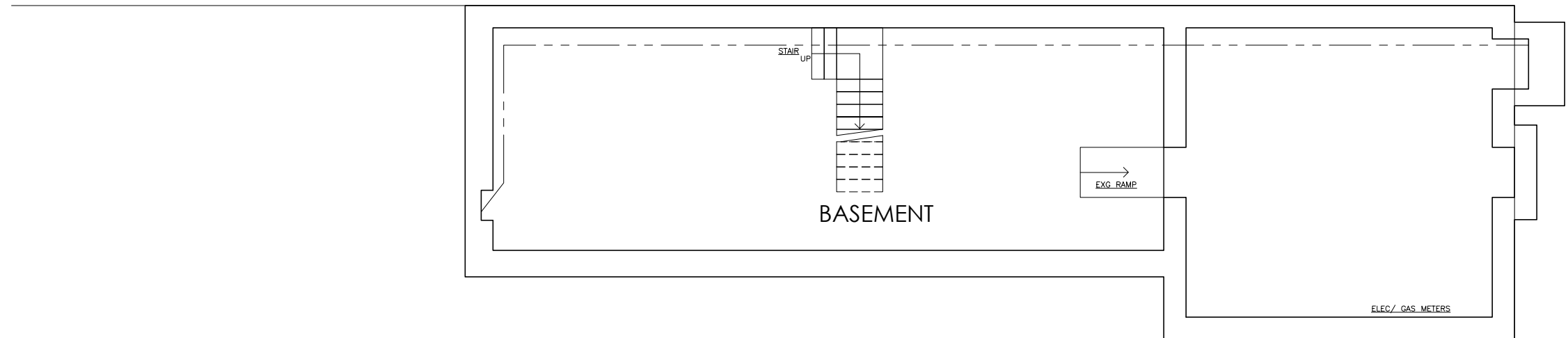
LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

02-08-19 COA/ZONING RELIEF SET

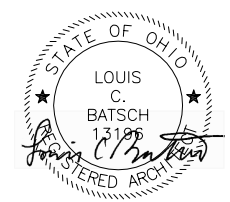
1735 Vine Street Renovation 1735 Vine Street, Cincinnati, OH 45202 Owner: 1735 Vine Street LLC	
Site Plan/ Lotlines	
Scale as Noted	L-01
February 8, 2019	



1 1st Floor Plan - Proposed
 1/4"=1'-0"



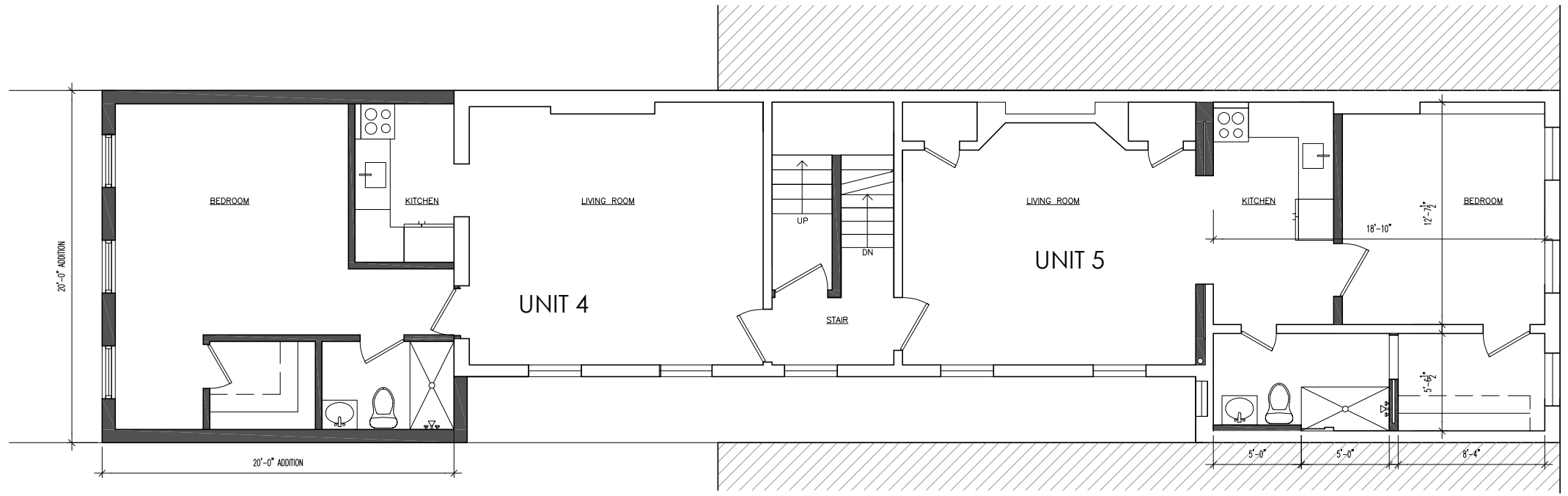
2 Basement Plan - Proposed
 1/4"=1'-0"



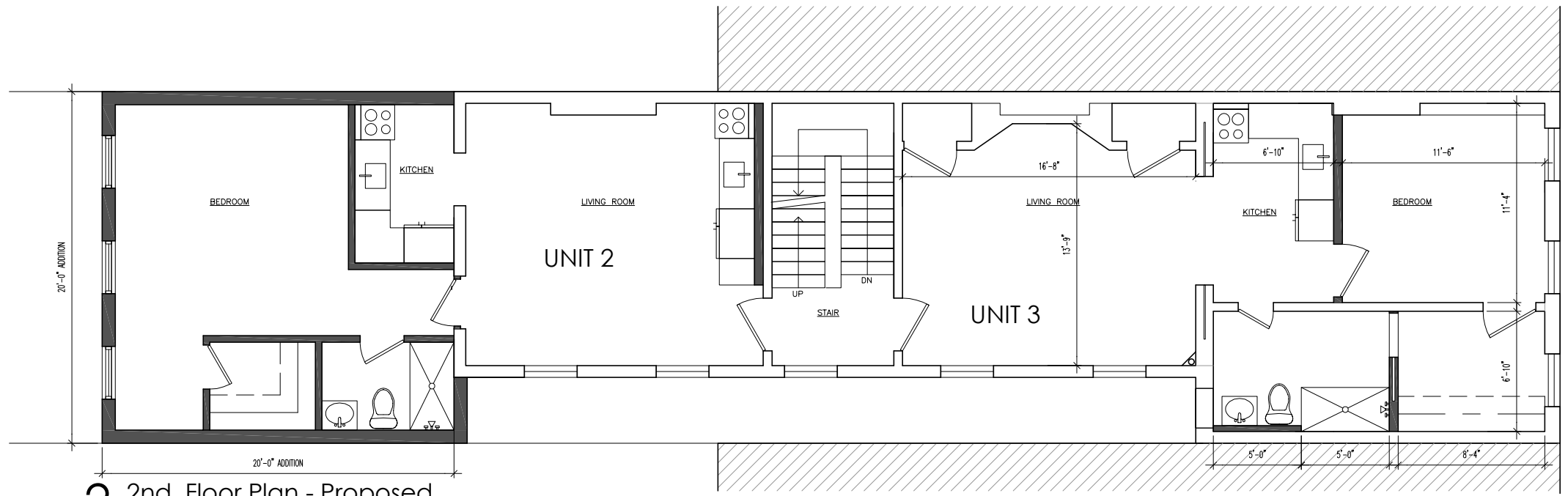
LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

02-08-19 COA/ZONING RELIEF SET

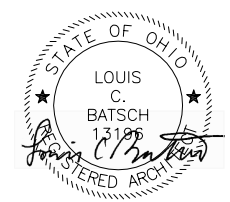
1735 Vine Street Renovation 1735 Vine Street, Cincinnati, OH 45202 Owner: 1735 Vine Street LLC	
Proposed Plans	
Scale as Noted February 8, 2019	A-01



1 3rd Floor Plan - Proposed
 1/4"=1'-0"



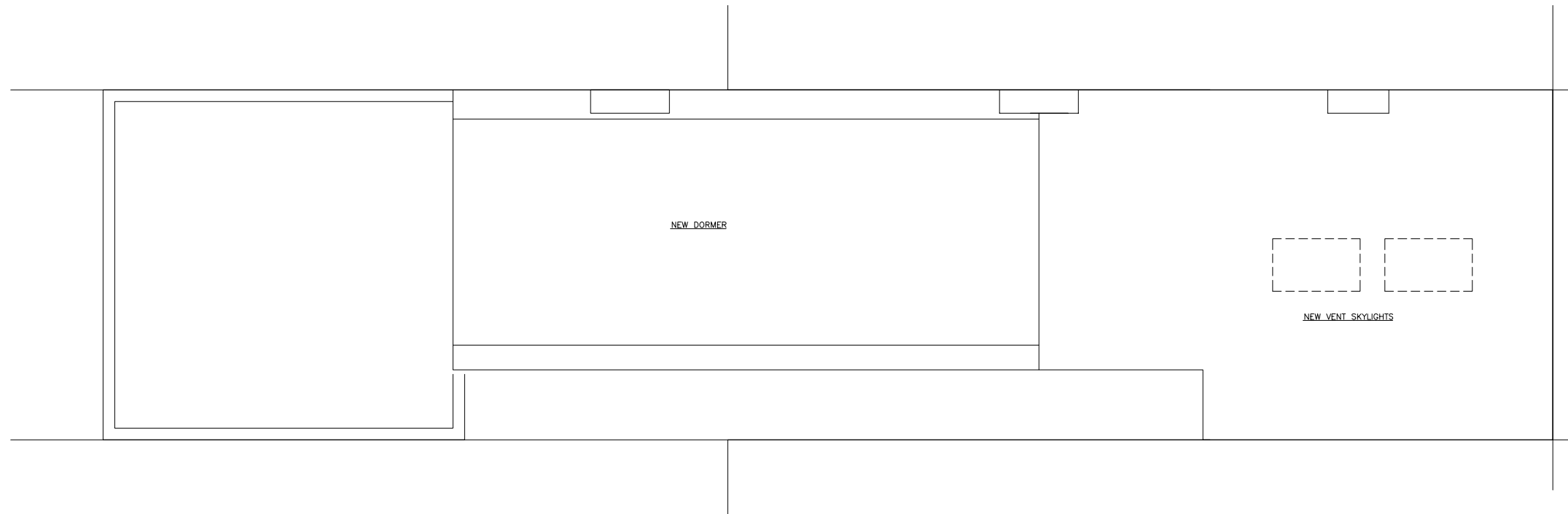
2 2nd Floor Plan - Proposed
 1/4"=1'-0"



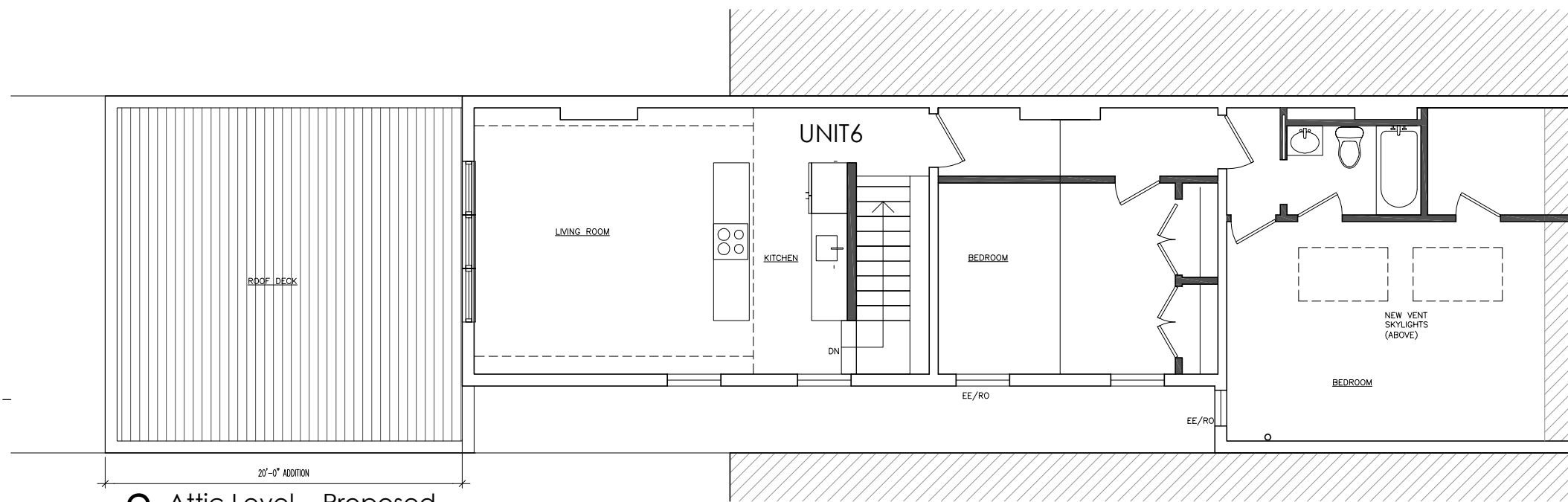
LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

02-08-19 COA/ZONING RELIEF SET

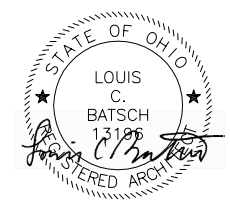
1735 Vine Street Renovation 1735 Vine Street, Cincinnati, OH 45202 Owner: 1735 Vine Street LLC	
Proposed Plans	
Scale as Noted February 8, 2019	A-02



1 Roof Plan - Proposed
 1/4"=1'-0"



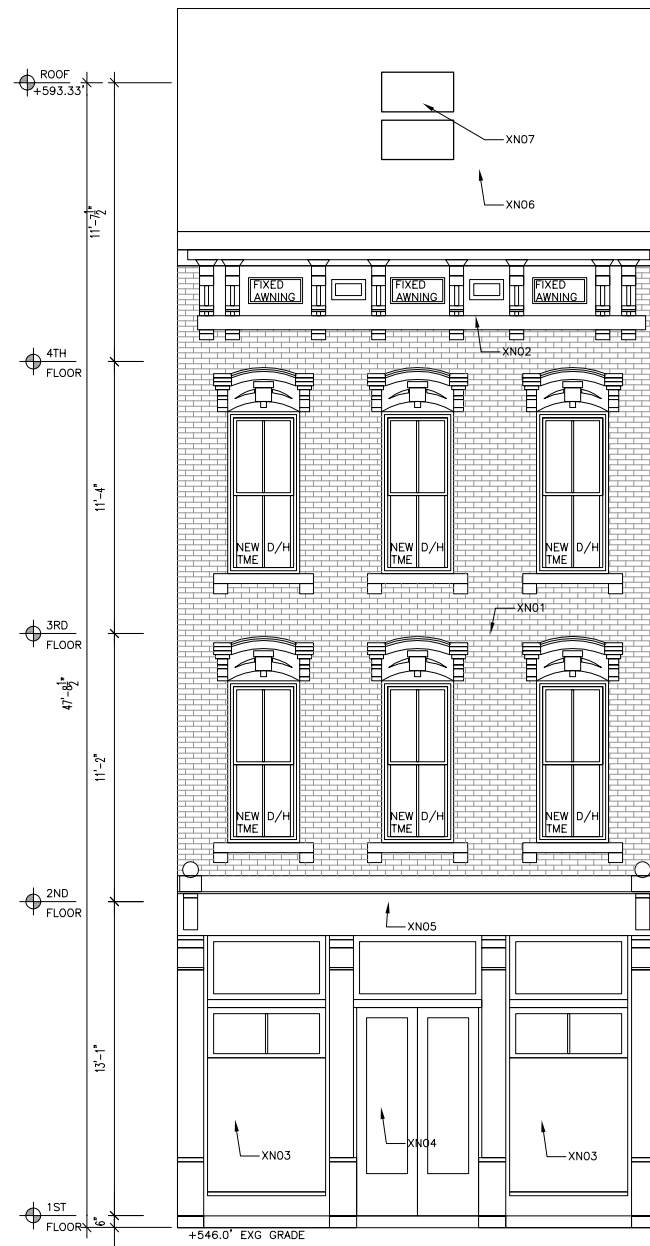
2 Attic Level - Proposed
 1/4"=1'-0"



LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

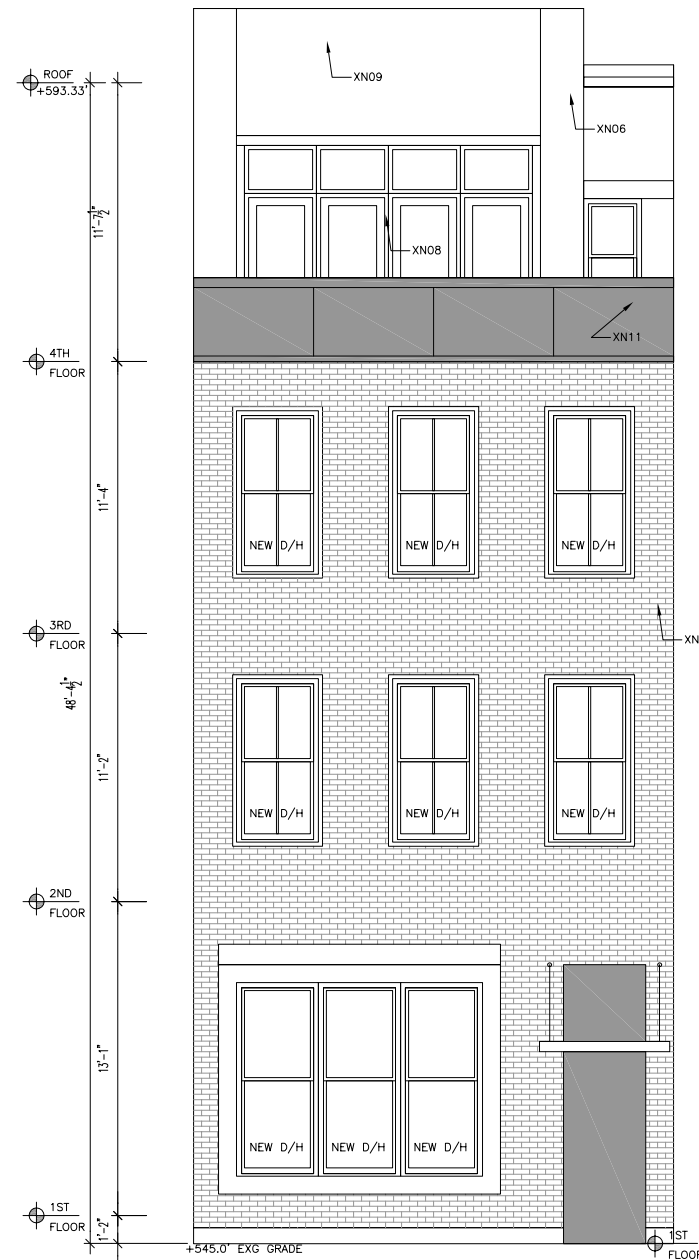
02-08-19 COA/ZONING RELIEF SET

1735 Vine Street Renovation 1735 Vine Street, Cincinnati, OH 45202 Owner: 1735 Vine Street LLC	
Proposed Plans	
Scale as Noted February 8, 2019	A-03

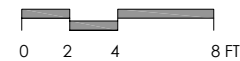


Exterior Elevation Notes

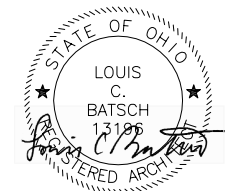
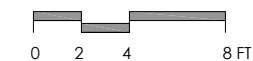
- XN01 REPAIR/ REPOINT/ REPAINT
EXG MASONRY T.M.E.
- XN02 REPAIR AND REPAINT EXISTING CORNICE,
SIDING AND TRIM. COLOR T.B.D.
- XN03 NEW INSULATED GLAZING/ ALUM FRAME SET
INTO EXG STOREFRONT
- XN04 RESTORE EXISTING ENTRY
DOOR
- XN05 RESTORE EXISTING SIGN BAND
- XN06 NEW ASPHALT SHINGLE ROOF
T.M.E.
- XN07 NEW VENTILATING SKYLIGHT
- XN08 NEW WOOD/ GL FRENCH DOOR AT ROOF
DECK
- XN09 NEW SHED ROOF DORMER
- XN10 NEW BRICK VENEER ON INSULATED WD STUD
WALL EXTERIOR AT ADDITION
- XN11 NEW PERFORATED METAL
PARAPET/GUARDRAIL
- XN12 NEW METAL CABLE GUARDRAIL SYSTEM
42" AFF
- XN13 NEW PAINTED CEMENT BD SIDING AT NEW
SHED ROOF DORMER



1 Existing East Elev / Vine Street
 1/4"=1'-0"



2 Proposed West Elev / Republic Street
 1/4"=1'-0"



LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

02-08-19 COA/ZONING RELIEF SET

1735 Vine Street Renovation
 1735 Vine Street, Cincinnati, OH 45202
 Owner: 1735 Vine Street LLC

Existing Exterior Elevations

Scale as Noted
 March 11, 2018

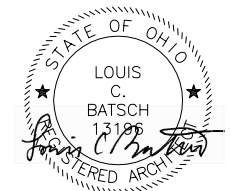
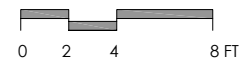
A-04



Exterior Elevation Notes

- XN01 REPAIR/ REPOINT/ REPAINT EXG MASONRY T.M.E.
- XN02 REPAIR AND REPAINT EXISTING CORNICE, SIDING AND TRIM. COLOR T.B.D.
- XN03 NEW INSULATED GLAZING/ ALUM FRAME SET INTO EXG STOREFRONT
- XN04 RESTORE EXISTING ENTRY DOOR
- XN05 RESTORE EXISTING SIGN BAND
- XN06 NEW ASPHALT SHINGLE ROOF T.M.E.
- XN07 NEW VENTILATING SKYLIGHT
- XN08 NEW WOOD/ GL FRENCH DOOR AT ROOF DECK
- XN09 NEW SHED ROOF DORMER
- XN10 NEW BRICK VENEER ON INSULATED WD STUD WALL EXTERIOR AT ADDITION
- XN11 NEW PERFORATED METAL PARAPET/GUARDRAIL
- XN12 NEW METAL CABLE GUARDRAIL SYSTEM 42" AFF
- XN13 NEW PAINTED CEMENT BD SIDING AT NEW SHED ROOF DORMER

1 Existing South Elevation/ Side
 1/4"=1'-0"



LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

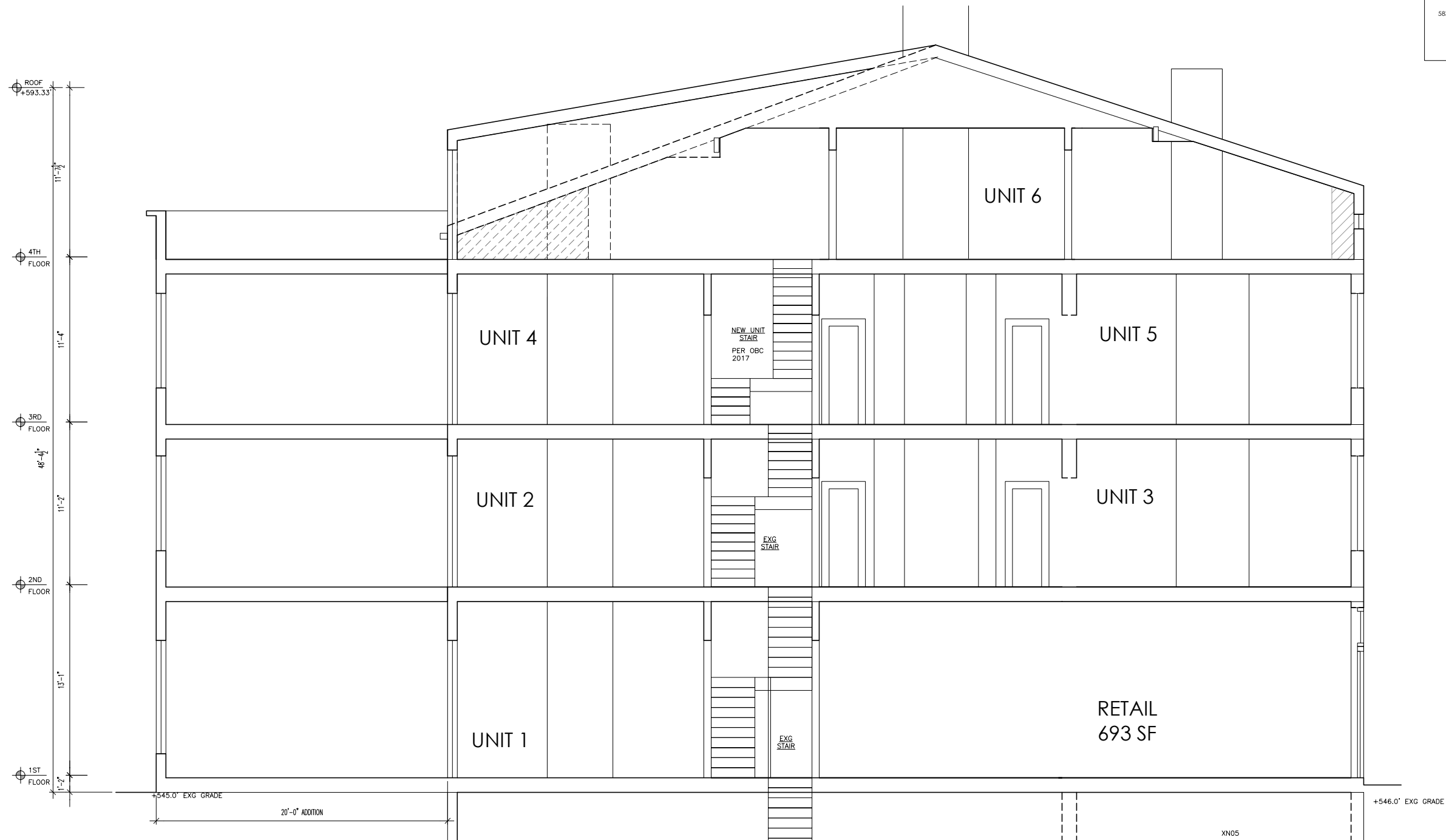
02-08-19 COA/ZONING RELIEF SET

1735 Vine Street Renovation
 1735 Vine Street, Cincinnati, OH 45202
 Owner: 1735 Vine Street LLC

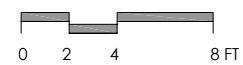
Existing Exterior Elevations

Scale as Noted
 February 8, 2019

A-05



1 Existing South Elevation/ Side
 1/4"=1'-0"



LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

02-08-19 COA/ZONING RELIEF SET

1735 Vine Street Renovation
 1735 Vine Street, Cincinnati, OH 45202
 Owner: 1735 Vine Street LLC

Existing Exterior Elevations

Scale as Noted
 February 8, 2019

A-06

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

APPLICATION #: ZH2019/0020/COA2019009
APPLICANT: Sherman Morris
OWNER: Travis and Courtney Hodgecon
ADDRESS: **314 Milton Street**
PARCELS: 086-0002-0470
ZONING: RM 1.2
OVERLAYS: Prospect Hill District and Hillside District
COMMUNITY: Mt. Auburn
REPORT DATE: March 1, 2019
HEARING DATE: March 25, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for the construction of new single family home on Milton Street. The property is within a Hillside Overlay and RM 1.2 and also requires zoning relief.

Details of Zoning Relief Required:

1. 1433-17 (a) Hillside Front Yard. Required 10 ft. based on the average setback between 312 Milton and 316 Milton. A 0 ft. setback provided. **A dimensional variance of 10 ft. is required.**
2. 1433-17 (a) Hillside Side Yard. Required 5.27 ft. based on the average setback between 312 Milton and 316 Milton. A 0 ft. setback provided. **A dimensional variance of 5.27 ft. is required.**
3. 1433-17 (a) Hillside Rear Yard. Required 23.7 ft. setback based on the average setback between 312 Milton and 316 Milton. A 15 ft. setback provided. **A dimensional variance of 8.7 ft. is required.**
4. 1433-19(g) Hillside excavation should not be more than 8 ft. **Excavation is at 16 ft. 4 ¾ in. An 8 ft. 4 ¾ in. is required.**

Existing Conditions:

314 Milton Street is a vacant lot with an existing stone retaining wall at the sidewalk edge. There is an existing historic structure to the west and a vacant parcel to the east. The vacant parcel to the east is a double frontage lot with frontage on both Milton and Boal Street making the parcel about 2 times longer than the adjacent parcels. There are existing historic buildings only across the street. One faces onto a north south street, Mansfield, and the other faces onto Milton Street.



Figure 1: Map 314 Seitz Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 314 Milton Street

1. Construct a single family home that is 4 stories tall with the bottom story being a garage and a bedroom
2. The house will be clad in brick on the front and wrapped to the side with proposed hardi- board on the sides and rear.
3. It will be almost the full width of the lot and will be built within the allowed height.
4. It will have 2 single entry garage doors
5. It will have a roof deck behind the cornice.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1403	Residential
Variance Requests:	Section 1403	Development Standards
	Section 1433	Hillside District
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Prospect Hill
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

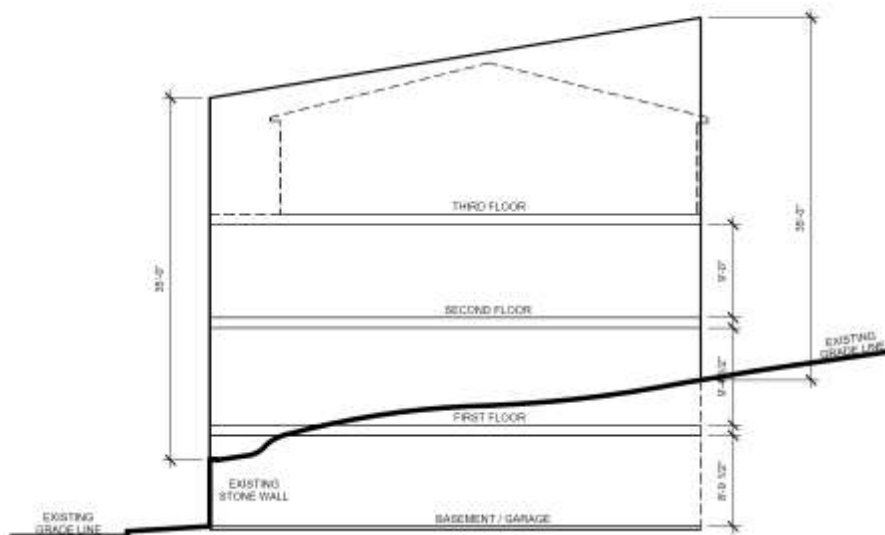
The owner is seeks setback and excavation variances.

Front setback: The front setback is a request for a zero lot line setback which is appropriate for the neighborhood and context. The neighborhood has mostly zero lot line or shallow lot line developments in regards to the front setback.

Side setbacks: the Prospect Hill historic district is a neighborhood that has had traditional townhouses with zero lot line side setbacks and party walls. The proposal has a zero lot line on the east and partial on the west side. The applicant proposes a blank wall on the east. This will help ensure privacy to the building to the west as there are windows on their east wall. It is also required by building code to be blank when less than 2.5 ft.

Rear setbacks: The applicant is proposing a 15 foot rear setback. A variance is required as this is a hillside district and the building to the east has a 28 foot setback. Staff finds that the proposed 15 foot setback is appropriate given the only portion of the building requested above the base zoning is an open sided deck. Staff would condition that nothing more than the deck can encroach into the rear yard.

Excavation: The applicant is requesting a variance for an excavation permit for a basement and a patio. The applicant will be putting in a 7 foot retaining wall at the rear of the patio using Allen block. The excavation is required to provide garage entrance at the basement. The lot has an existing retaining wall at the front of the property providing a taller grade from the street level to the sidewalk.



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

- 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 does conform to the permitted uses within the zone. The setbacks and proposed excavation do not conform to the zoning and hillside regulations.
- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
This project conforms to the Over the Rhine Comprehensive Plan through creating increased home ownership opportunities as well as providing for parking for the development.
The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review the new infill is contextually sensitive and does not detract from the district.
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
Traffic will be impacted as it will be creating a use on currently vacant parcels but the project is providing off street parking and will not increase the on street parking demand.
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
This is not applicable.
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
This is not applicable.
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
This is not applicable.

- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use of a single family house development is an appropriate use within a residential area of the neighborhood.
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
There are no proposed amendments under consideration that would impact this proposed project.
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There is no anticipated adverse effect
- k. **Blight.** The elimination or avoidance of blight.
This will provide a new use to a currently vacant and unimproved lot.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed project.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.

Standards for Variances per Section 1435-05-4

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or
The proposed work is compatible with the historic district and will provide an example of development that is compatible with the historic district in scale, massing, and materials.

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

The denial will not result in the deprivation of all economically viable uses.

Certificate of Appropriateness Review

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The applicant has worked with staff throughout the process to adjust the design and materials to conform to the Historic Conservation Guidelines. Staff is pleased with the progress in the design and the willingness of the applicants to change the building design to conform to the Historic Conservation Guidelines.

Specific to note the applicant is incorporating the historic stone wall materials that is currently on the site into the base of their design

NEW CONSTRUCTION

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

The building is clad in brick on the front and sides. It has a shingle roof and aluminum clad windows. These are similar and appropriate materials for the district. The base is reusing the existing stone on the basement level. Staff is requesting that when the final brick is chosen that it will need to be approved by staff to ensure it is real brick veneer and not engineered brick.

Scale – The scale of new work and its constituent parts should be compatible with the District and/or the original building and the scale of its parts.

The building and its components are similar in scale to the historic buildings within the district. The windows are individually taller than they are wide. While the windows are paired and historic buildings tend to have a single window, the paired windows create a strong vertical emphasis and bay pattern with the garage doors below.

Form – The shape, massing, and proportions of new work should be compatible with the District and/or the original building. Detailing – The detailing, including but not limited to, the following features and their placement on additions and new construction: walls eaves railings roofs cornices belt courses windows chimneys appurtenances doors

Buildings along the north side of Milton are characterized by a strong base within a retaining wall that is usually broken by a door, either a garage door or gate, and the “rest” of the building starts at the elevation above the retaining wall. Creating a strong base with a middle and a top paneled cornice mimics the predominate

form along the street. The simple detailing with lintels and sills, and a simple panel create a simple but contextual look to the building.

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

The building is a 4 story building, with the first story being a basement story within the hillside/retaining wall. This is a similar form and similar height of other buildings on the north side of Milton.

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

The proposed setback is at the property line which is the predominate form in the district. The side setbacks are also at a zero lot line which is similar to other buildings along the street as well.

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

The use of new materials on the upper floors will differentiate the new building from the historic buildings, but the use of details, such as a brick façade, reuse of the historic stone at the base, vertical emphasis and a strong base middle and top create a building that will fit into its environment and support the historic district.

Other Considerations:

Prehearing Results

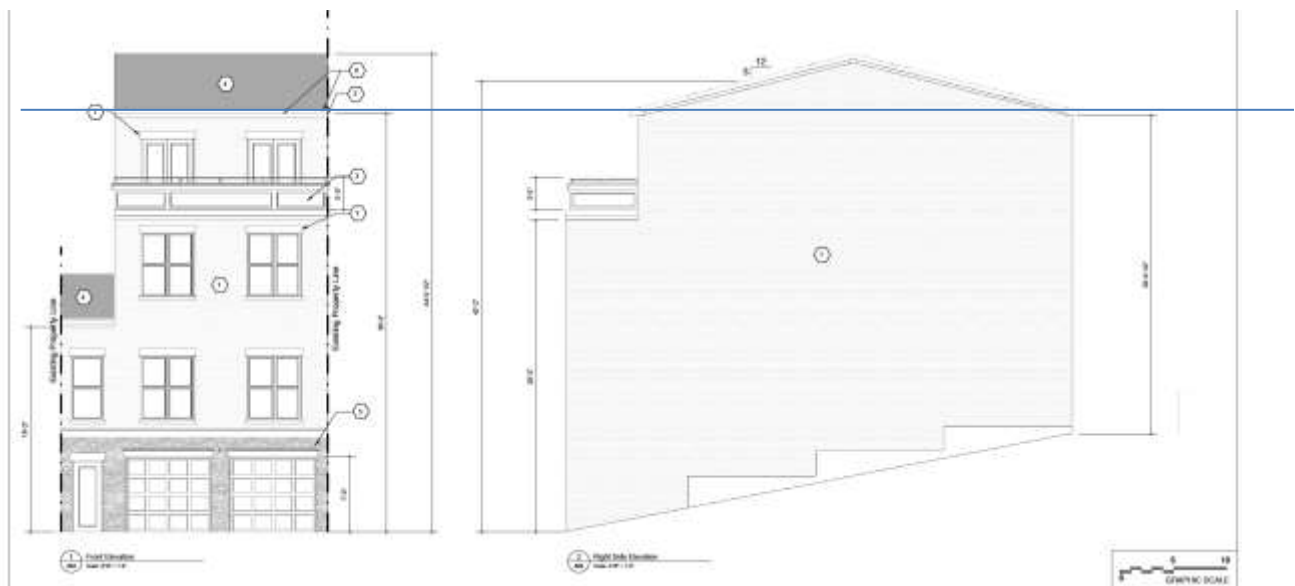
March 6, 2019- The applicants were present. There were no objections to the project.

Comments Provided to Staff: Staff was made aware of a private deed restriction between the this property and property owners at 311 Boal Street, immediately above the site, which requires any building proposed at 314 Milton St. be no taller than 40 feet from Milton Street unless otherwise approved by the owners at 311 Boal Street. As this is a private Deed Restriction, the City does not enforce this restriction. It should be noted that but for the deed restriction, the proposed height conforms with the height requirements of the Maximum Building Envelope as determined in Section 1433-17.

The applicants have been made aware by both email and through a phone conversation that while staff cannot require a postponement or enforce this deed restriction upon their property, if the applicants get the submitted proposal approved and then has to alter the design due to the enforcement of the deed restriction, such as via lawsuit or injunction, it would be highly probable that the revision would require a resubmission and approval by the HCB prior to any building permits being issued.

A simple solution to keep the same design of the façade and to meet the restrictions of the deed restriction could be to design a flat/shed roof to remove the pitch which is what is encroaching onto the 40 feet maximum height. 40 feet is approximately at the height of the cornice of the third level. It is listed on the submitted drawings as 39 ft. 2 in. This would still allow for approximately 8 foot ceiling heights at the third level; however the elevator shown might not be able to be incorporated into the third floor except to allow for overrun from the second floor.

A flat/shed roof is still an appropriate roof form with in the district.



Recommendation:

- I. **ZONING VARIANCES:** based on the application for Zoning Relief for single family home at 314 Milton Street per the drawings submitted Studio YO-B 12.01.18
 - A. Section 1433-19 (g): Excavation of more than 8 feet. **APPROVE** a variance of **8 ft. 4 ¾ in. is required** for the excavation of the basement.
 - B. Section 1433-17(a) Hillside Front Yard Setback. **APPROVE** a 0 ft. setback and a dimensional variance of 10 feet.
 - C. Section 1433-17(a) Hillside Side Yard Setback. **APPROVE** a 0 ft. setback and a dimensional variance of 10 feet.

- D.** Section 1433-17(a) Hillside Rear Yard Setback. **APPROVE** a 15 foot setback and a dimensional variance of 8.7 feet with the following condition
- a.** The building façade must have a 20 foot setback and only the deck can have a 15 foot setback. Any expansion will require a new hearing.

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

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District.
3. The setbacks are contextual and similar to other properties in the same zone on the same street.

II. **CERTIFICATE OF APPROPRIATENESS**

A. Approve the application for Certificate of Appropriateness for a single family home at 314 Milton Street per the drawings submitted Studio YO-B 12.01.18 with the following condition

1. DOTE approves the curb cuts and access to the property.
2. Hardi-board will be smooth, not wood grained.
3. Facades proposed as brick are not approved for any Engineered Brick. Final specifics on the proposed brick will be provided to the Urban Conservator with the building permit submission.
4. An accurate site plan shall be submitted with the building permits showing the correct footprint of the building at the first floor level and all stormwater collection adjusted accordingly.
5. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The inclusion of a garage is acceptable at this location as the garage is within a strong base/retaining wall which is a similar form that is found along Milton Street in the Prospect Hill Historic District.

February 8, 2019

ZONING APPLICATION/HISTORIC REVIEW

for

314 Milton Street, Cincinnati, OH

Historic Conservation Narrative – Prospect Hill Historic District

The proposed project at 314 Milton Street is the construction of a new single-family home on an existing infill lot. The project has been designed in keeping with the architectural character of the existing historic homes along Milton Street.

Per the Conservation Guidelines, proposed new construction should focus on the appropriate use of: **materials, scale, form, and detailing**. The guidelines suggest, *“Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided. New work should appear to be new work.”*

The proposed project is consistent in all of the areas with the surrounding context of the neighborhood.

- Detailing at the window headers and sills, trim at the third floor, and trim at the roof all respond in a similar manner to nearby properties.
- The material palette is proposed as brick masonry, concrete lintels, and trim materials that are similar in type and scale to materials found on surrounding properties
- The scale and form of the building aligns with the conservation guidelines summary of the neighborhood character
 - *“In conformance to the lot size and land contour, houses are tall and narrow with high basements or an extra story on the downhill slope.”*

Variance Relief Summary

Variance requests for this project, as detailed in the adjudication letter, include front/rear yard, height, and excavation variances. Each of these variances are necessary to develop a new home that is both livable and consistent with the demands of the historic character of the neighborhood.

- Front/Rear Yard Setbacks: This is consistent with the adjacent properties and character of the street.
- Height: The proposed building is again consistent with surrounding properties. The narrow site dictates a tall building and the hillside necessitates a high basement that meets the existing street grade.
- Excavation: The existing site has a large retaining wall that elevates it above the street grade. This retaining wall must be removed to allow for new construction and the site must thereby be regraded and cut.

Thank you for your consideration of these requests.

Sincerely,

Todd Yoby, R.A., NCARB

NEW SINGLE FAMILY HOME

S. Morris Custom Homes
314 Milton Street
Cincinnati, OH 45202

SHEET INDEX

No.	Sheet Title	Date Issued
A.01	Cover Sheet & Notes	02.08.19
A.02	Basement & First Floor Plans	02.08.19
A.03	Second & Third Floor Plans	02.08.19
A.04	Elevations	02.08.19
A.05	Building Sections & Zoning Diagram	02.08.19
A.06	Proposed Hillside Cut Diagrams	02.08.19

PROJECT SCOPE SUMMARY

New Single Family Home:

- 3-story construction over basement
- Approx. 950sf per floor

VARIANCES REQUIRED FOR THE FOLLOWING:

- Front and Sideyard Setbacks
- Building Height

ZONING CODE SUMMARY

Jurisdiction: City of Cincinnati
Zoning Classification: 'RM-1.2' Multi-Family Residential

Allowable Height:
Max. Height: 35'

Min. Setbacks:

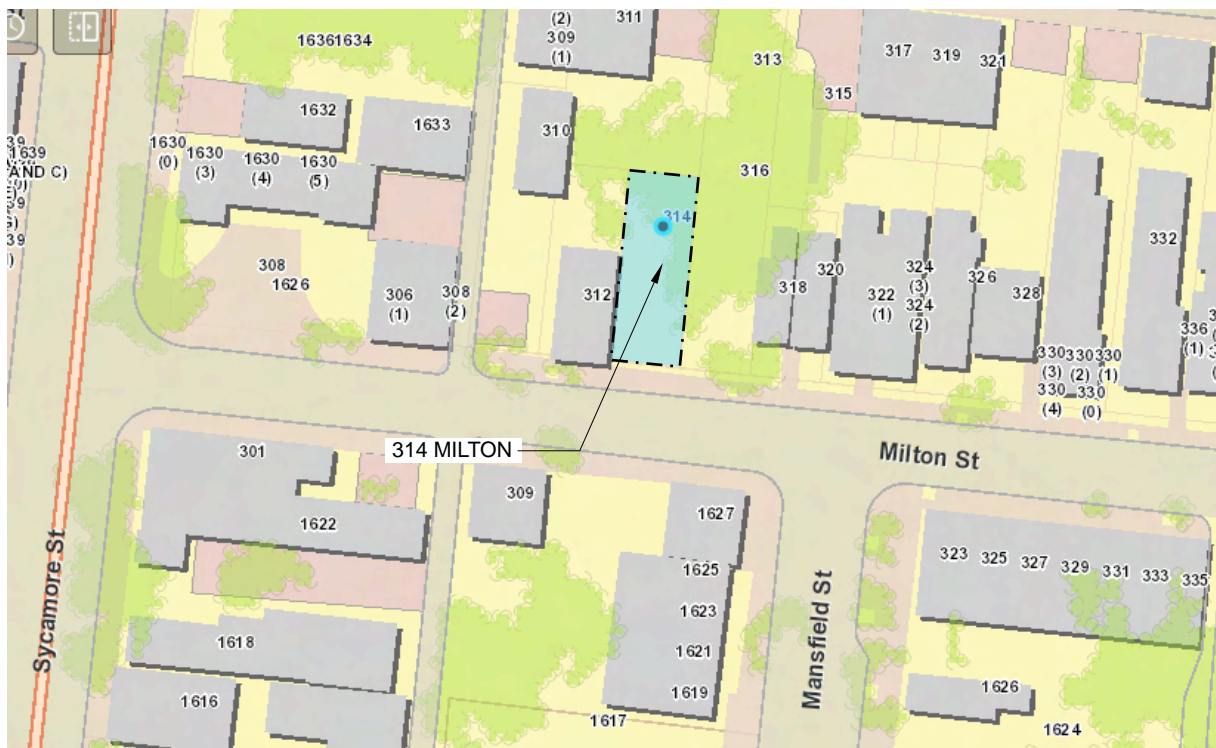
Front Yard: 20'
Rear Yard: 20'
Side Yard: 0/5'

Proposed Height:
42'-2" to center of gable

Proposed Setbacks for New Addition:

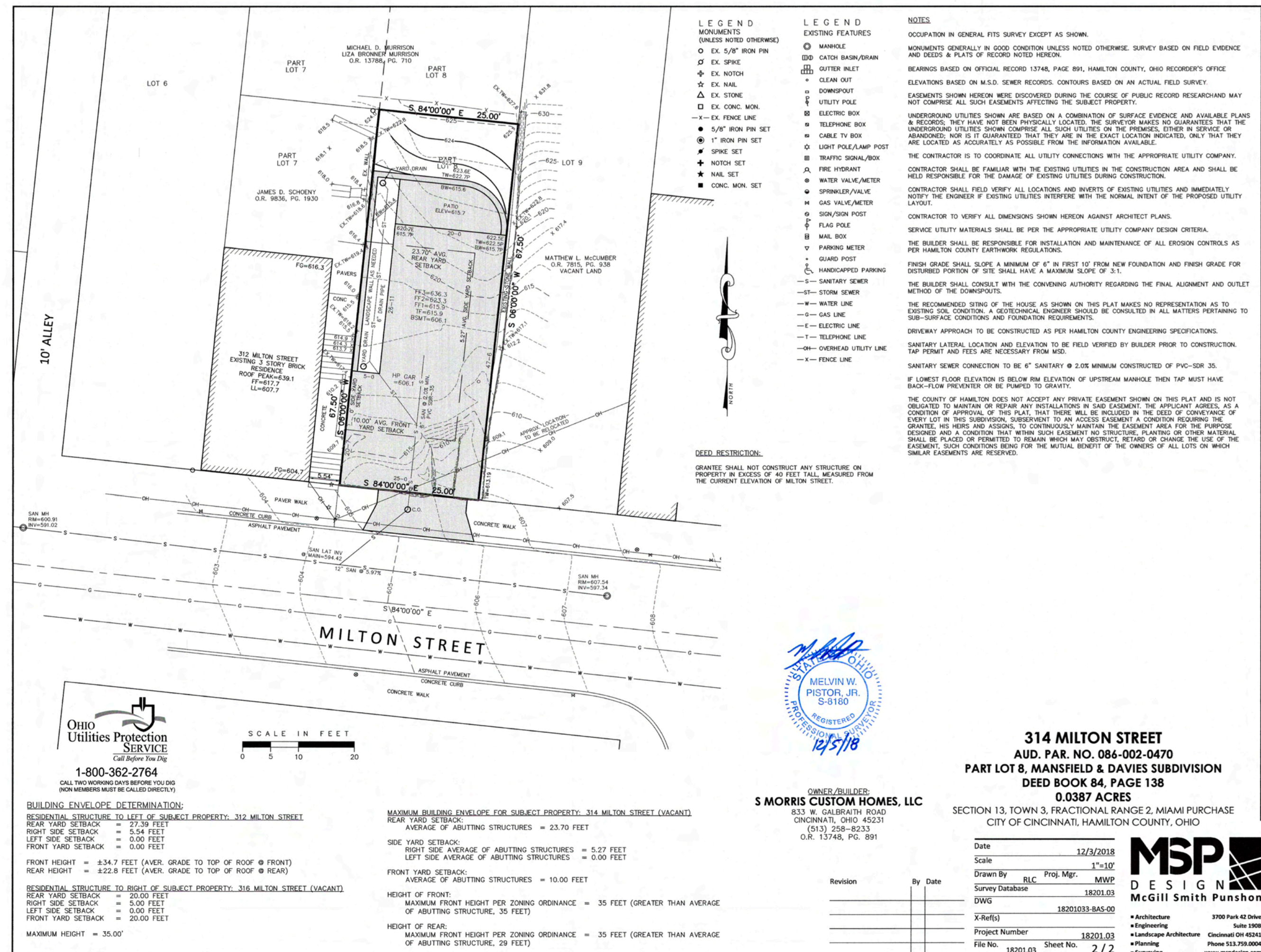
Front Yard: 0'
Rear Yard: 20'
Side Yard: 0/5'

Min. Lot Size:
2,000sf



2 Vicinity Map
A01 Not to Scale

ZONING VARIANCE & HISTORIC REVIEW REQUEST



1 Site Plan
A01 Graphic Scale

VARIANCE & HISTORIC REVIEW REQUEST SUMMARY

New Single Family Home - 3-Stories over Garage/Basement Level
Brick Veneer Facades

Setback/Height Variances:
Proposed Front Yard Setback = 0'-0"
Proposed West Side Yard Setback = 0'-0" for 20'-7" from Street. 3'-0" Setback for remaining length Site.
Proposed East Side Yard Setback = 0'-0" for full length of Site.

Proposed Height = 39'-2" to Soffit/42'-2" to center of Gable as measured from the Street



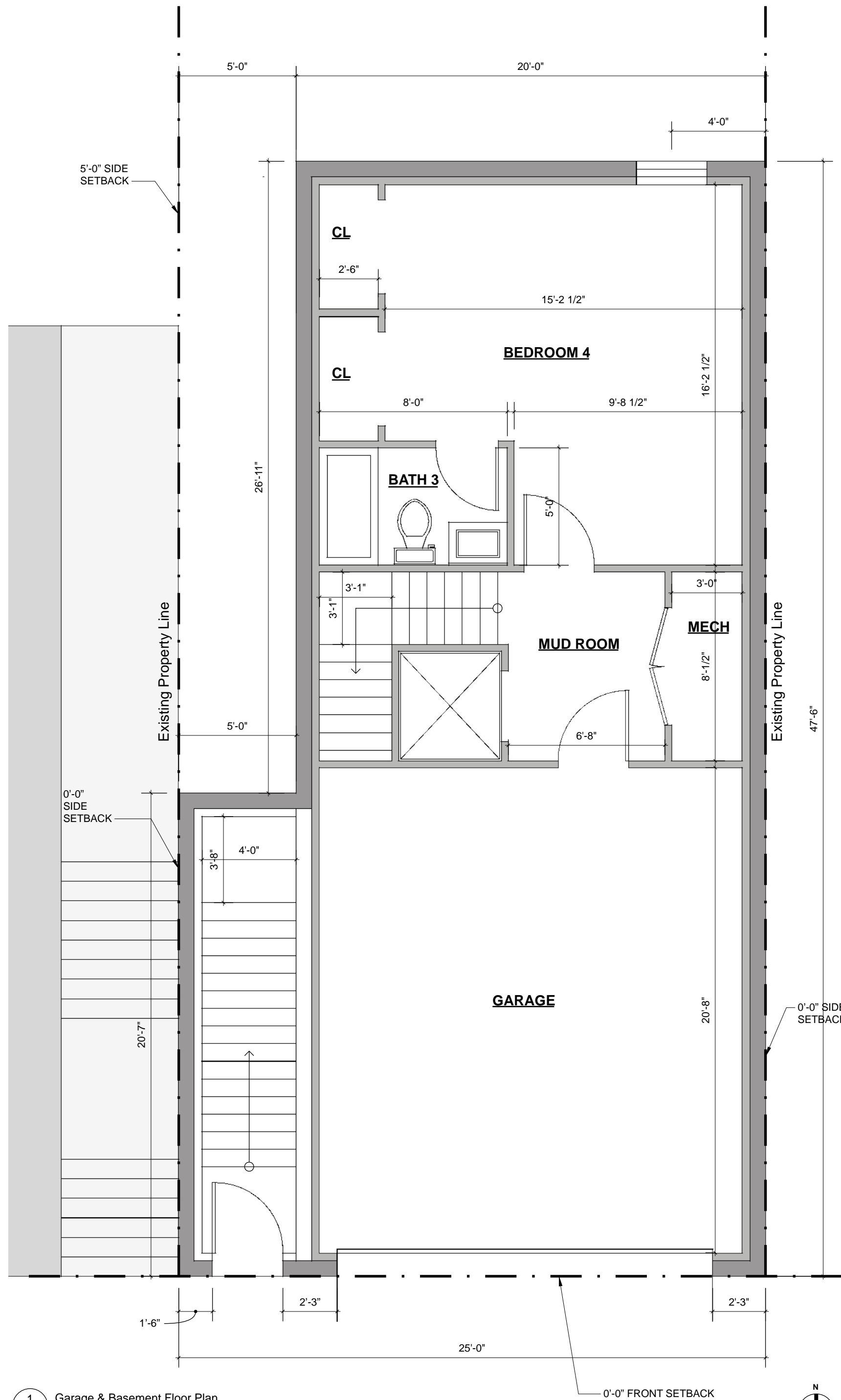
Todd Yoby, RA
OH License #1816782
Expiration: 12/31/19

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8647 Rupp Farm Drive
West Chester, OH 45069
Tel: 513.910.6149
Em: tmyoby@studiyo-b.com

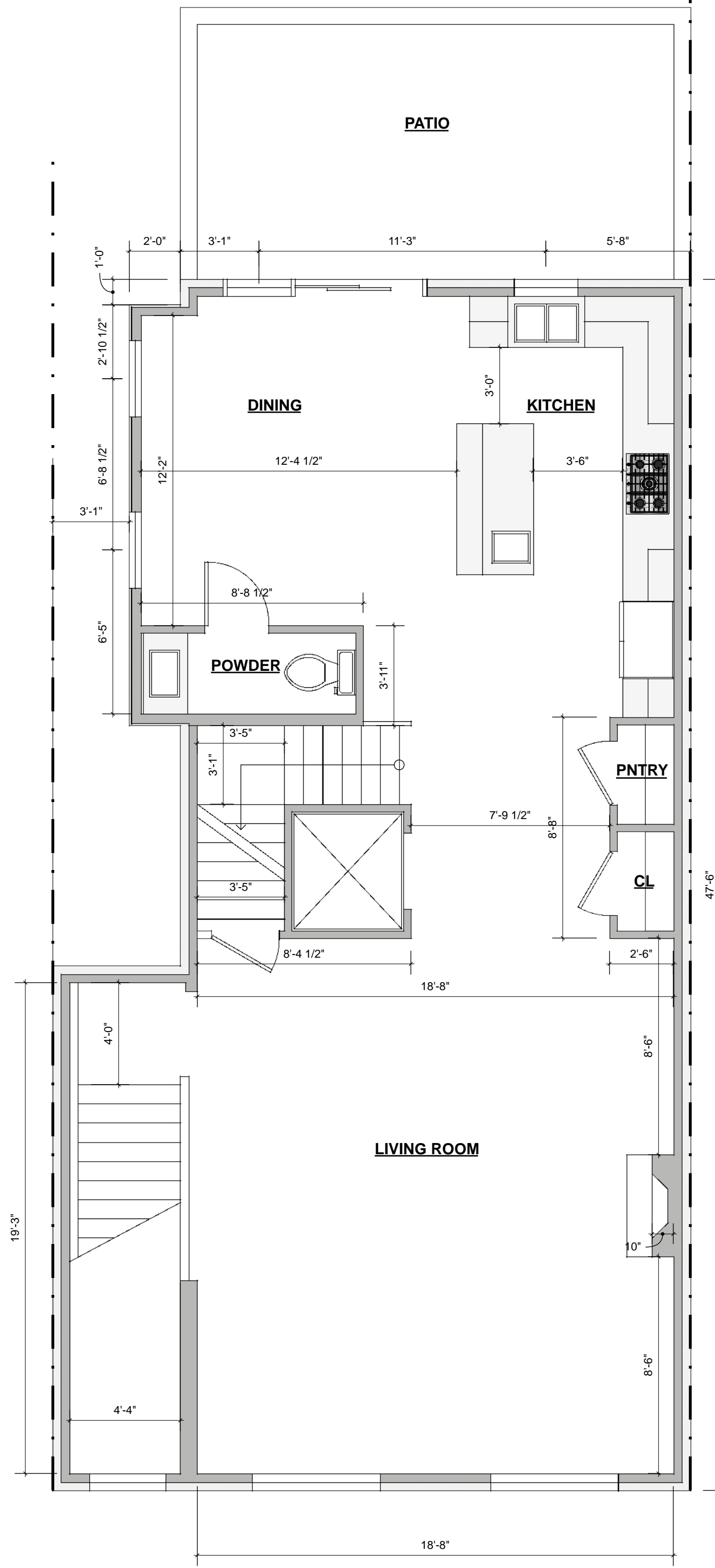
CLIENT
S. Morris Custom Homes
163 Compton Road
Cincinnati, OH 45215

PROJECT
314 Milton Street
New Single Family Home
PROJECT NO.
018-314Milton

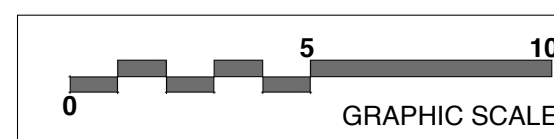
ISSUE
12.01.18 Zoning
DRAWN BY
TMW



1 Garage & Basement Floor Plan
A02 Scale: 1/4" = 1'-0"



2 First Floor Plan
A02 Scale: 1/4" = 1'-0"



GENERAL NOTES

1. Provide new Smoke detectors and CO detectors in compliance with RCO 314 and 315 and per the following requirements:
Per RCO 314.3
 - a. Install a dual sensing (photoelectric and ionization) smoke detector outside of the bedrooms, and a min. of one on every level.
 - b. Install an ionization or dual sensing smoke detector in each bedroom.
 - c. Smoke detectors shall be hardwired and interconnected per RCO 314.5
- Per RCO 315.1
 - a. Install a carbon monoxide detector outside of the bedrooms or in the common areas outside the bedrooms where the length is less than 10 feet or if more than 10 feet add one outside of each bedroom.

PLAN NOTES

- 1
- 2
- 3
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STRUCTURAL NOTES
Concrete

UNLESS OTHERWISE NOTED ON DRAWINGS, ALL CONCRETE SHALL BE AT FULL STRENGTH BY 28 DAYS.

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-05, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS".

ALL CONCRETE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE AMERICAN CONCRETE INSTITUTE COLD AND WARM WEATHER CONCRETE SPECIFICATIONS.

ADDING WATER TO PRE-MIXED CONCRETE IS PROHIBITED.

CONCRETE STRENGTH

FOOTINGS	2,500 PSI
FOUNDATION WALLS	3,500 PSI
EXTERIOR FLATWORK	4,000 PSI, A.E.

REINFORCING STEEL

REINFORCING STEEL ASTM A615 60 KSI YIELD DEFORMED BARS.

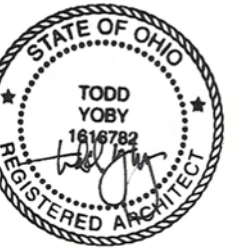
AT CORNERS AND INTERSECTION OF FOOTINGS, WALL, AND GRADE BEAMS PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER. MIN. EMBEDMENT OF 18".

FOUNDATIONS

CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL. DESIGN ALLOWABLE SOIL BEARING PRESSURE BELOW FOOTINGS = 1,500PSF

FOOTINGS MAY BE CAST NEAT AGAINST EXCAVATIONS THAT HAVE VERTICAL UNDISTURBED WALLS



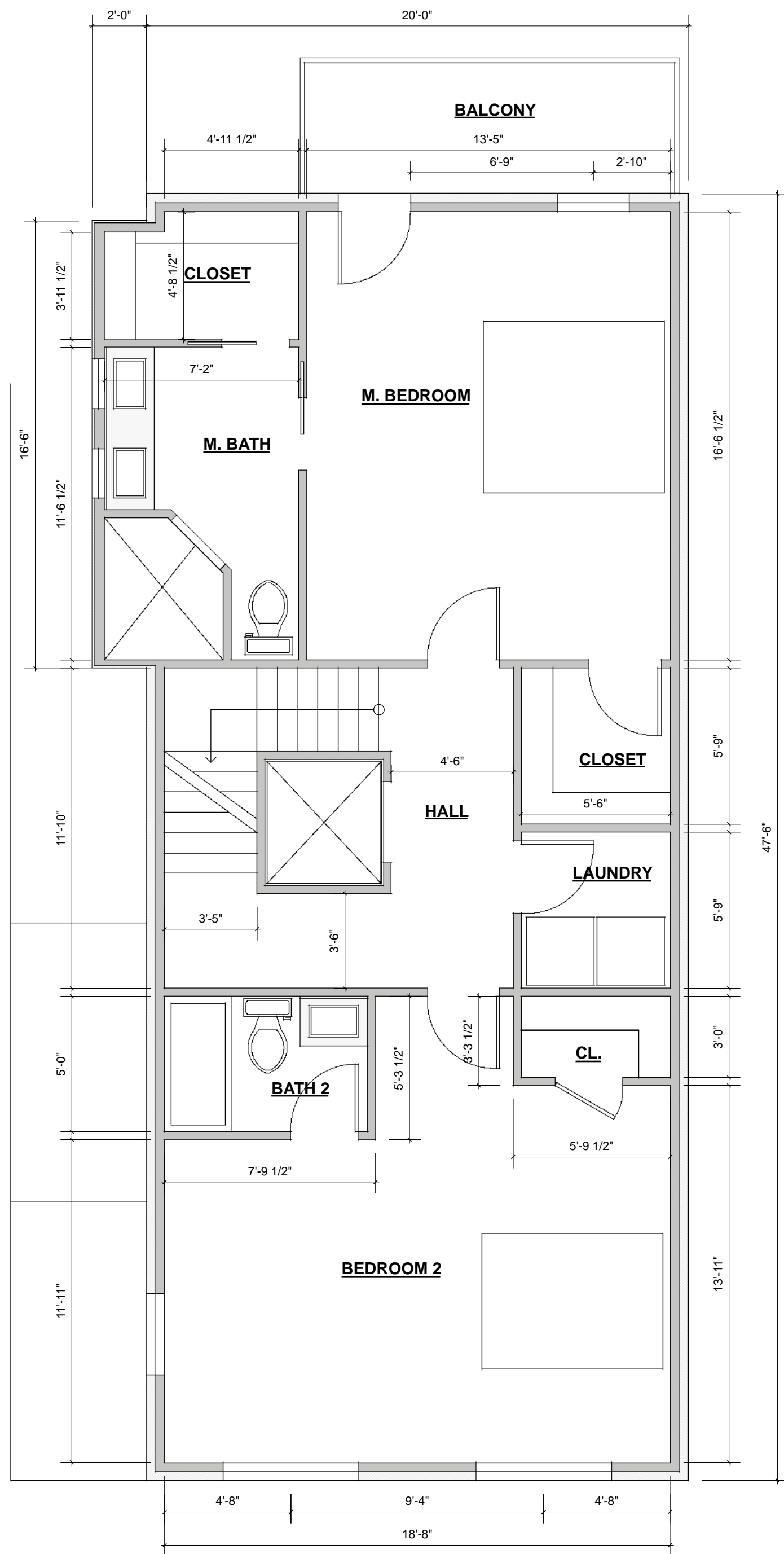
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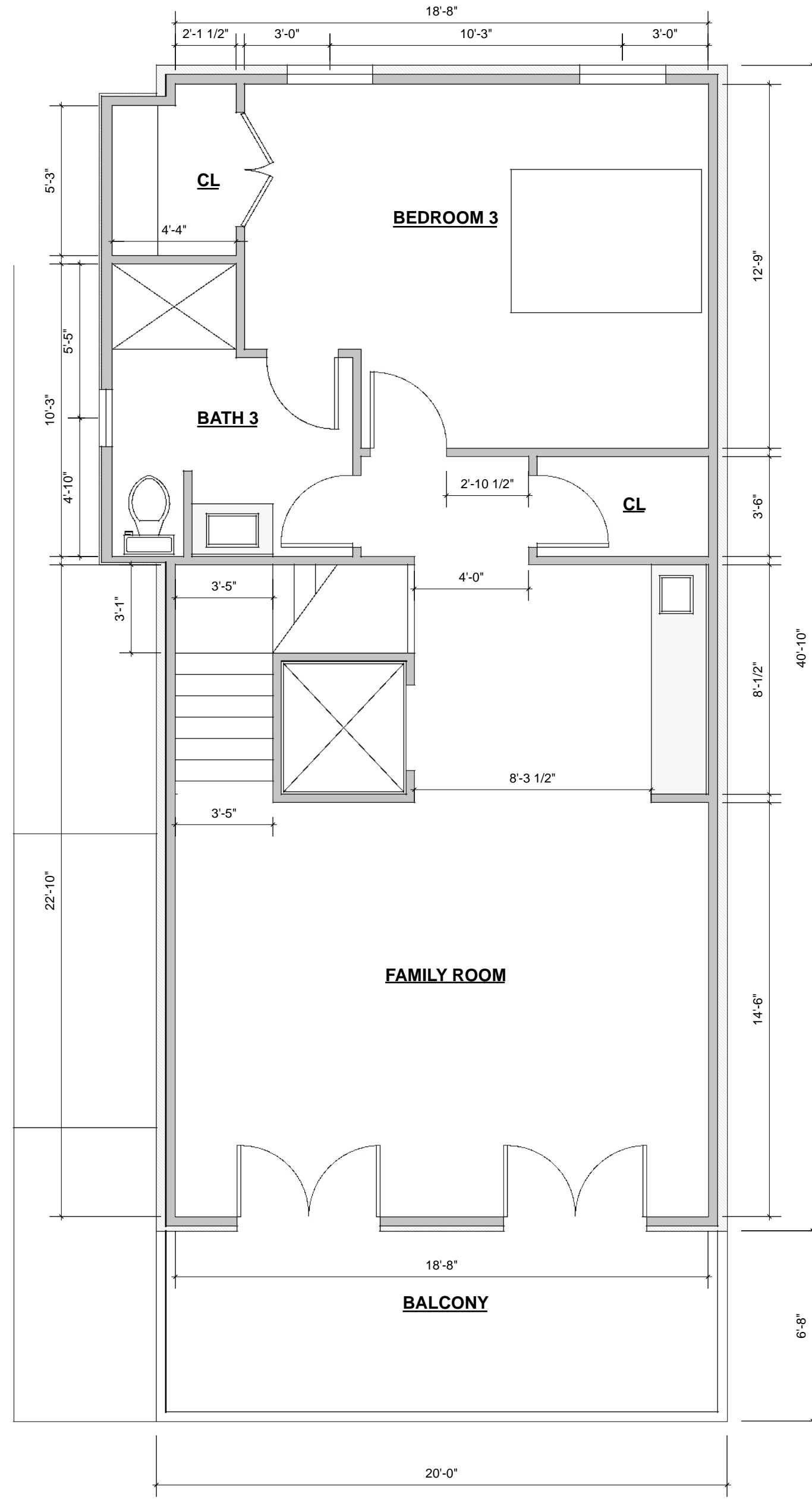
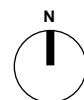
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314 Milton Street
New Single Family Home

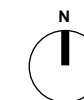
ISSUE
12.01.18 Zoning



1 Second Floor Plan
A03 Scale: 1/4" = 1'-0"



2 Third Floor Plan
A03 Scale: 1/4" = 1'-0"

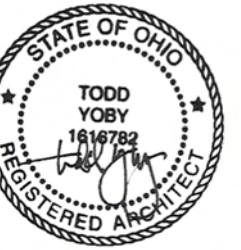
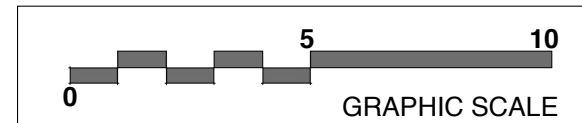


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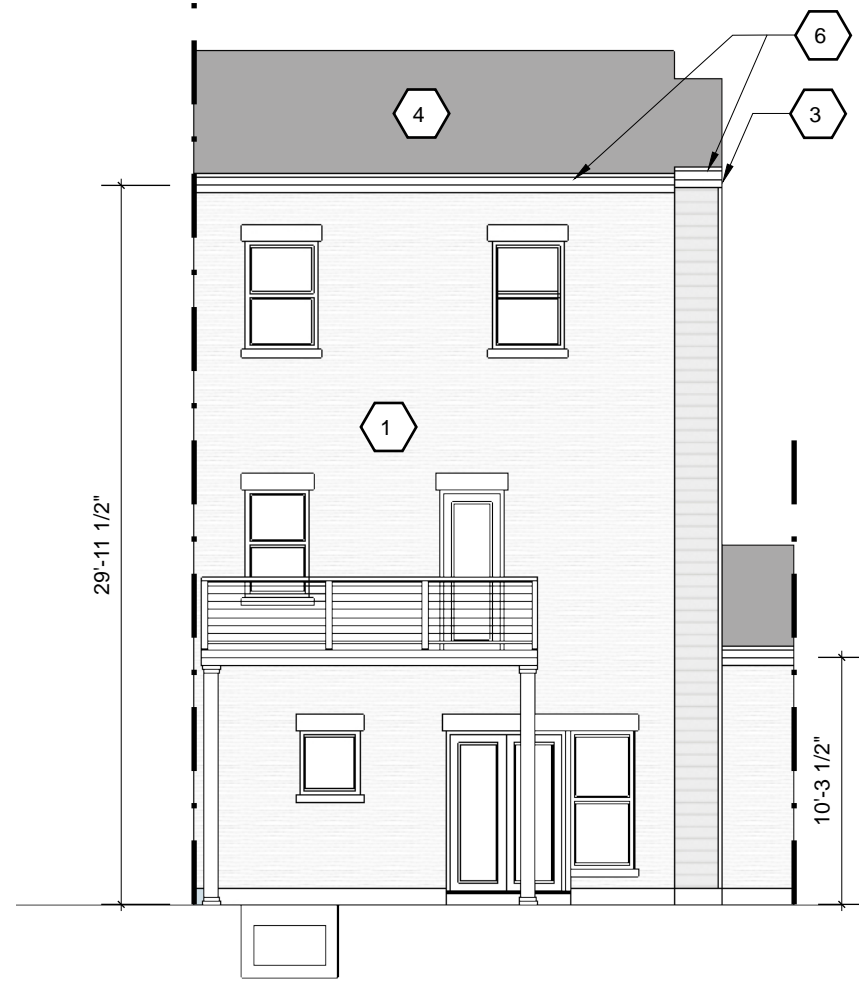
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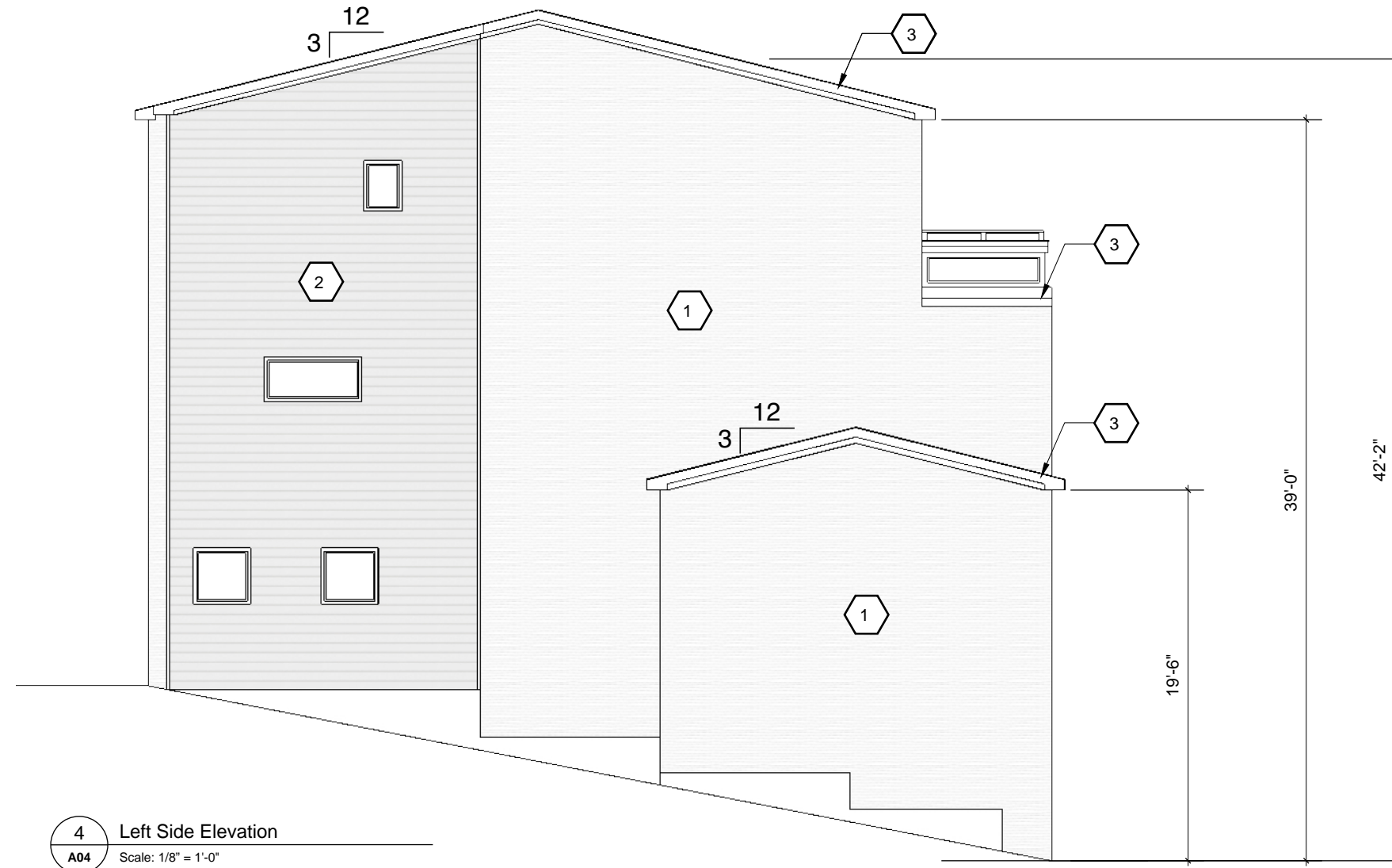
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New Single Family Home

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12.01.18 Zoning

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TMY



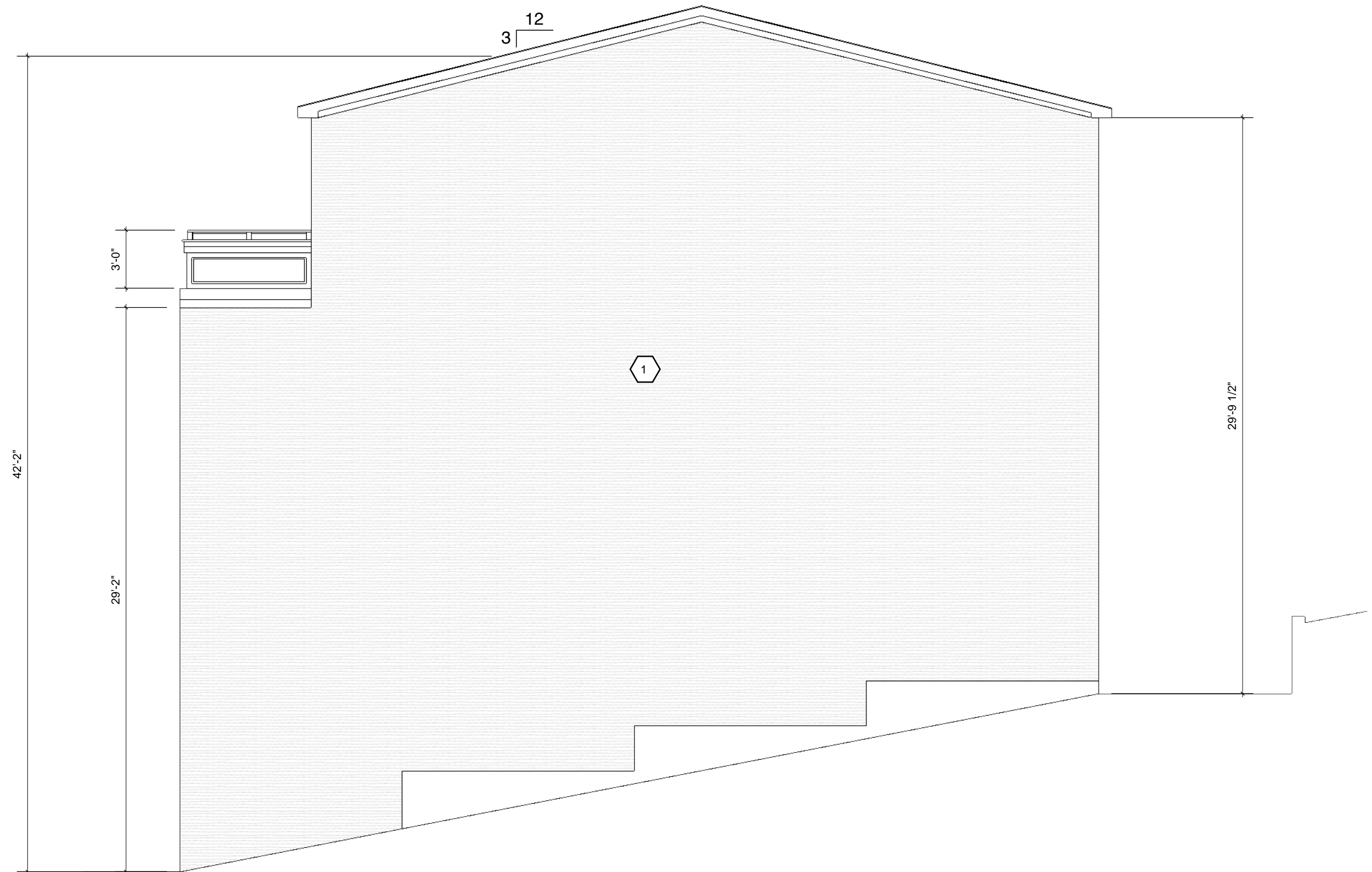
3 Rear Elevation
A04 Scale: 1/8" = 1'-0"



4 Left Side Elevation
A04 Scale: 1/8" = 1'-0"



1 Front Elevation
A04 Scale: 3/16" = 1'-0"



2 Right Side Elevation
A04 Scale: 3/16" = 1'-0"

PLAN NOTES

- 1 Brick Veneer
- 2 Hardieplank Lap Siding
- 3 1x Painted Trim
- 4 30-yr Dimensional Shingle Roof
- 5 Salvaged Retaining Wall Stone Veneer
- 6 6" Aluminum Gutters. Tie downspouts to drain lines per Site Plan
- 7 Precast Concrete Lintel



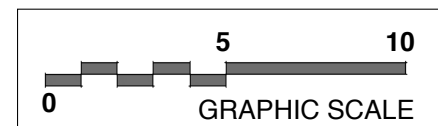
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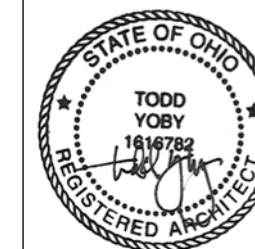
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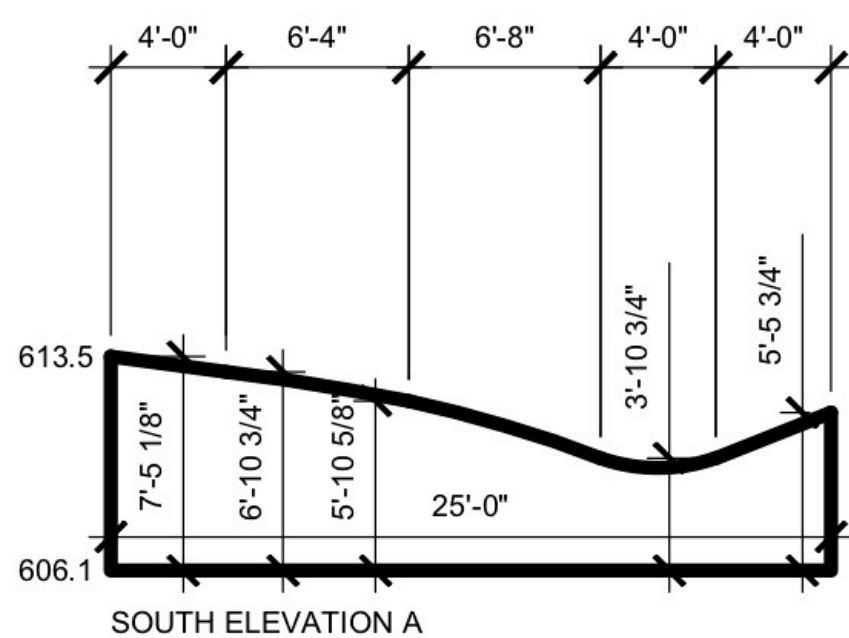
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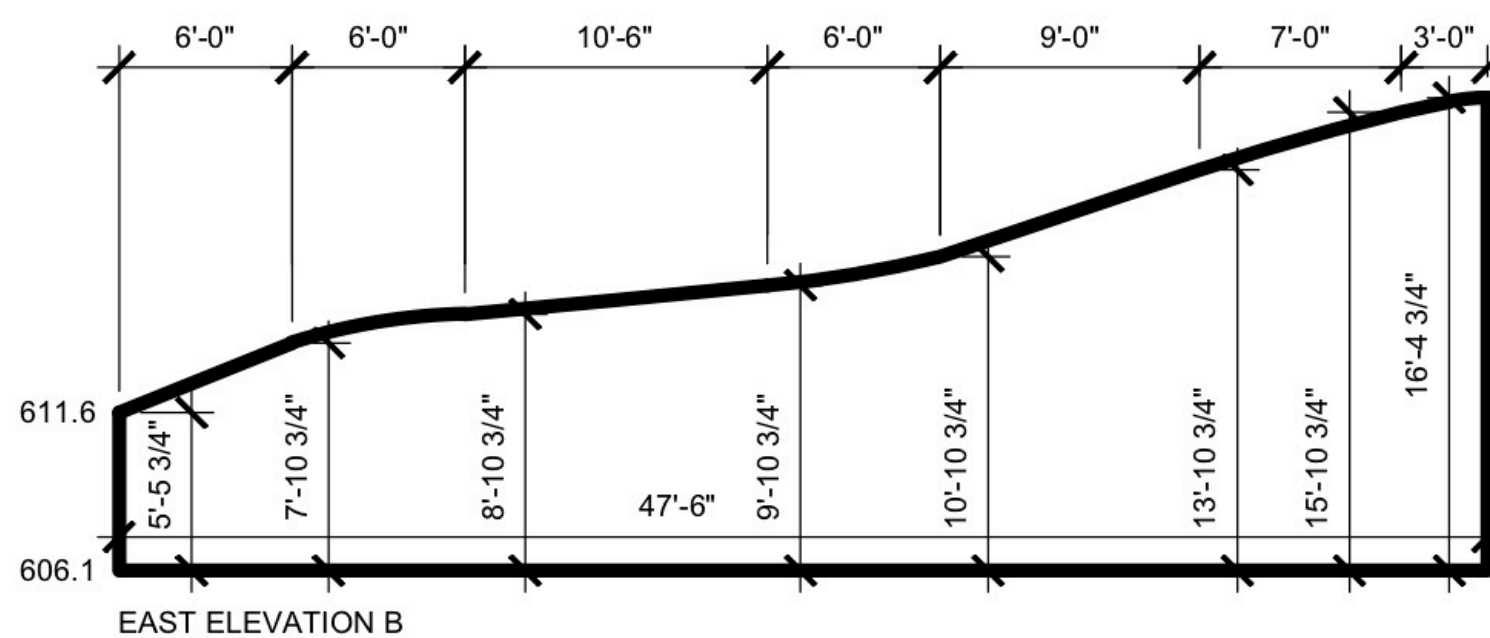
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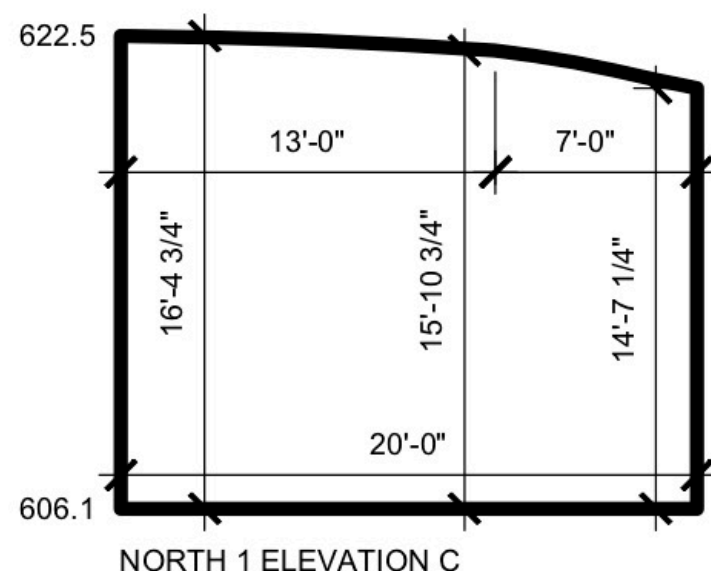
HILL CUT ZONING
DIAGRAM



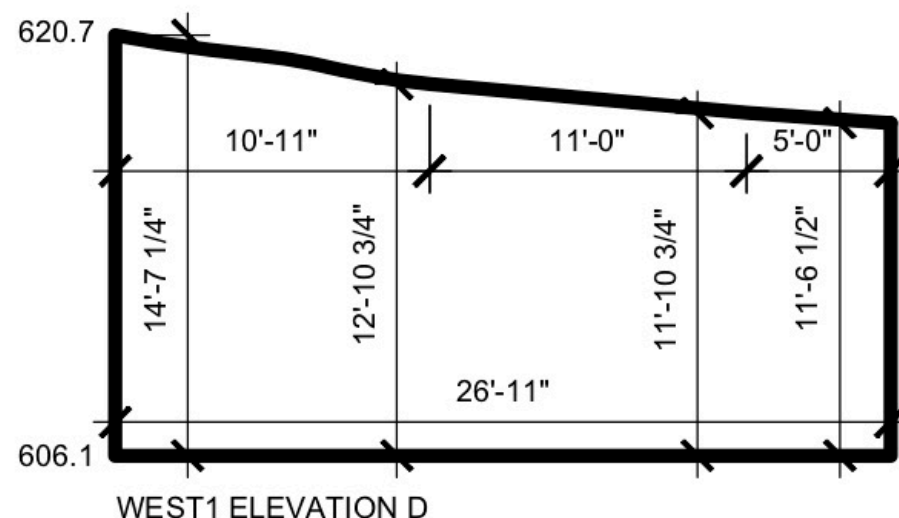
SOUTH ELEVATION A



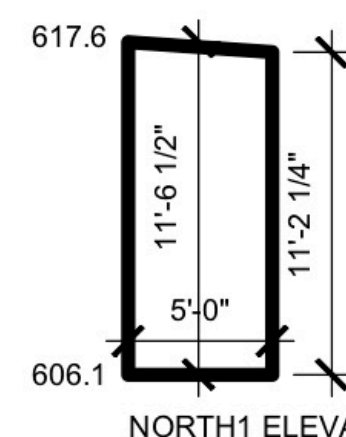
EAST ELEVATION B



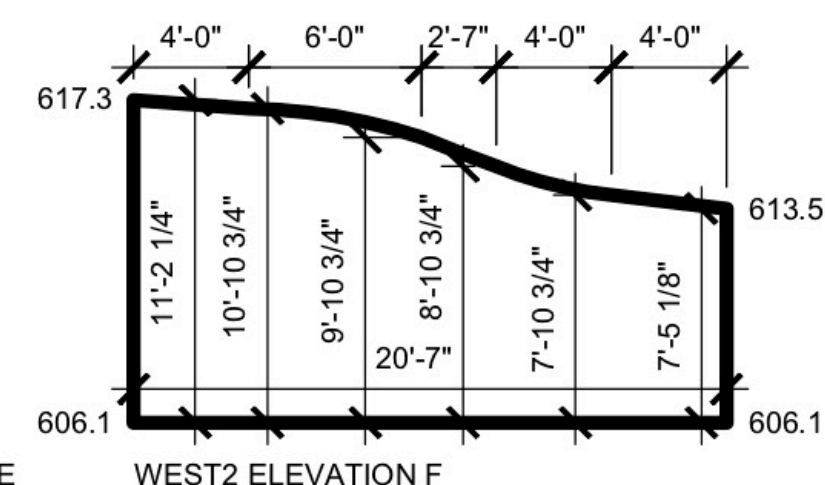
NORTH 1 ELEVATION C



WEST 1 ELEVATION D

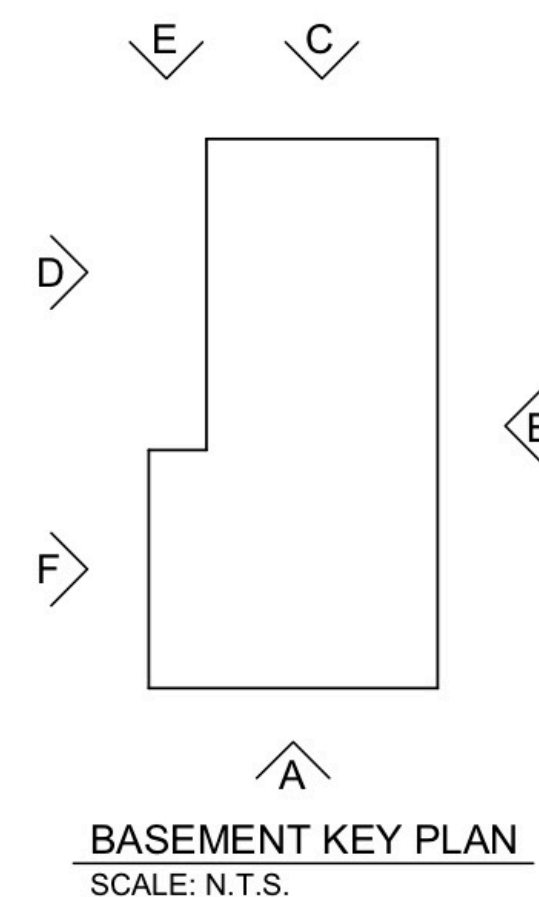


NORTH 1 ELEVATION E

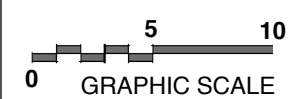


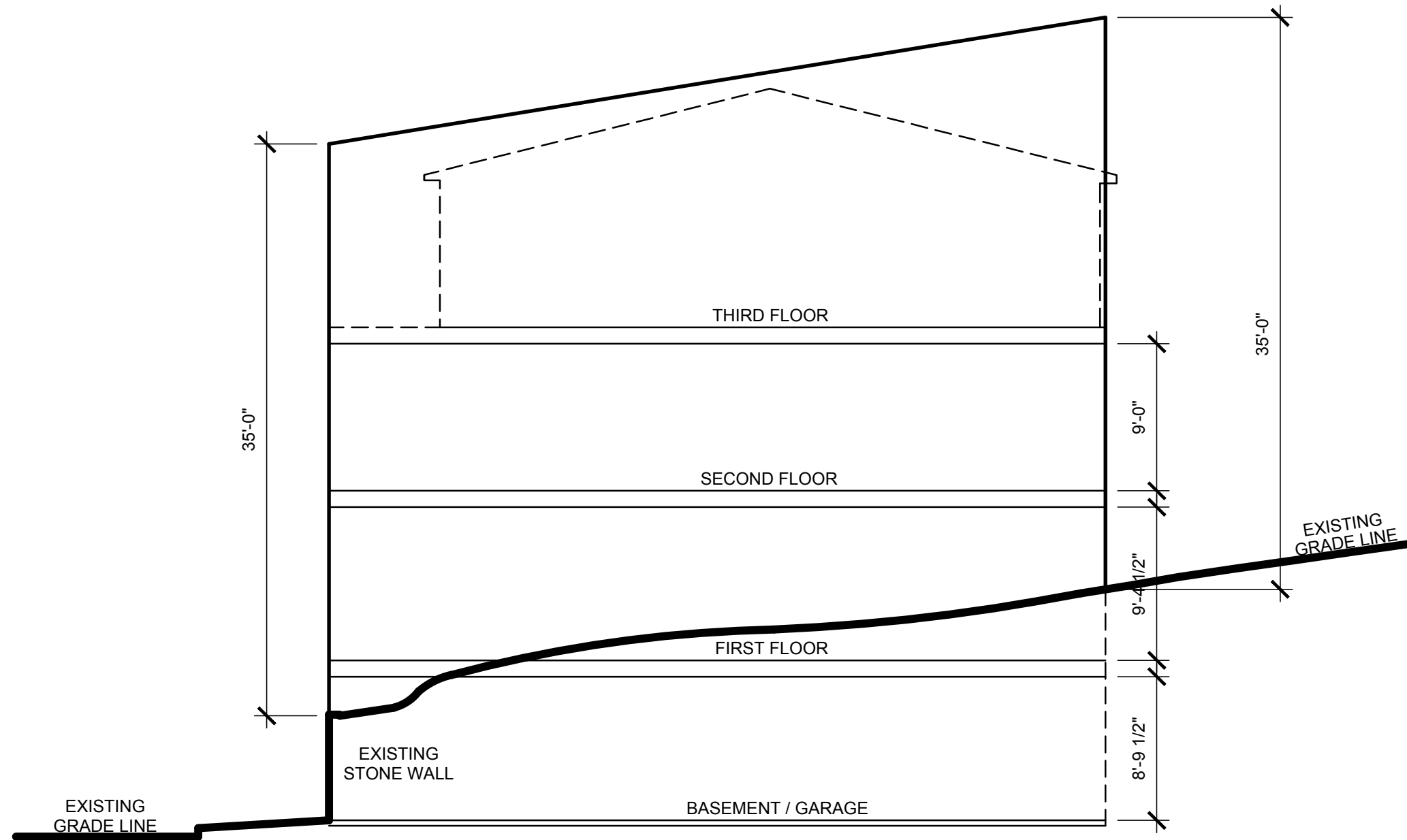
WEST 2 ELEVATION F

1 ZONING DIAGRAM - HILL CUT FOR BASEMENT
SCALE: 1/8"=1'-0"

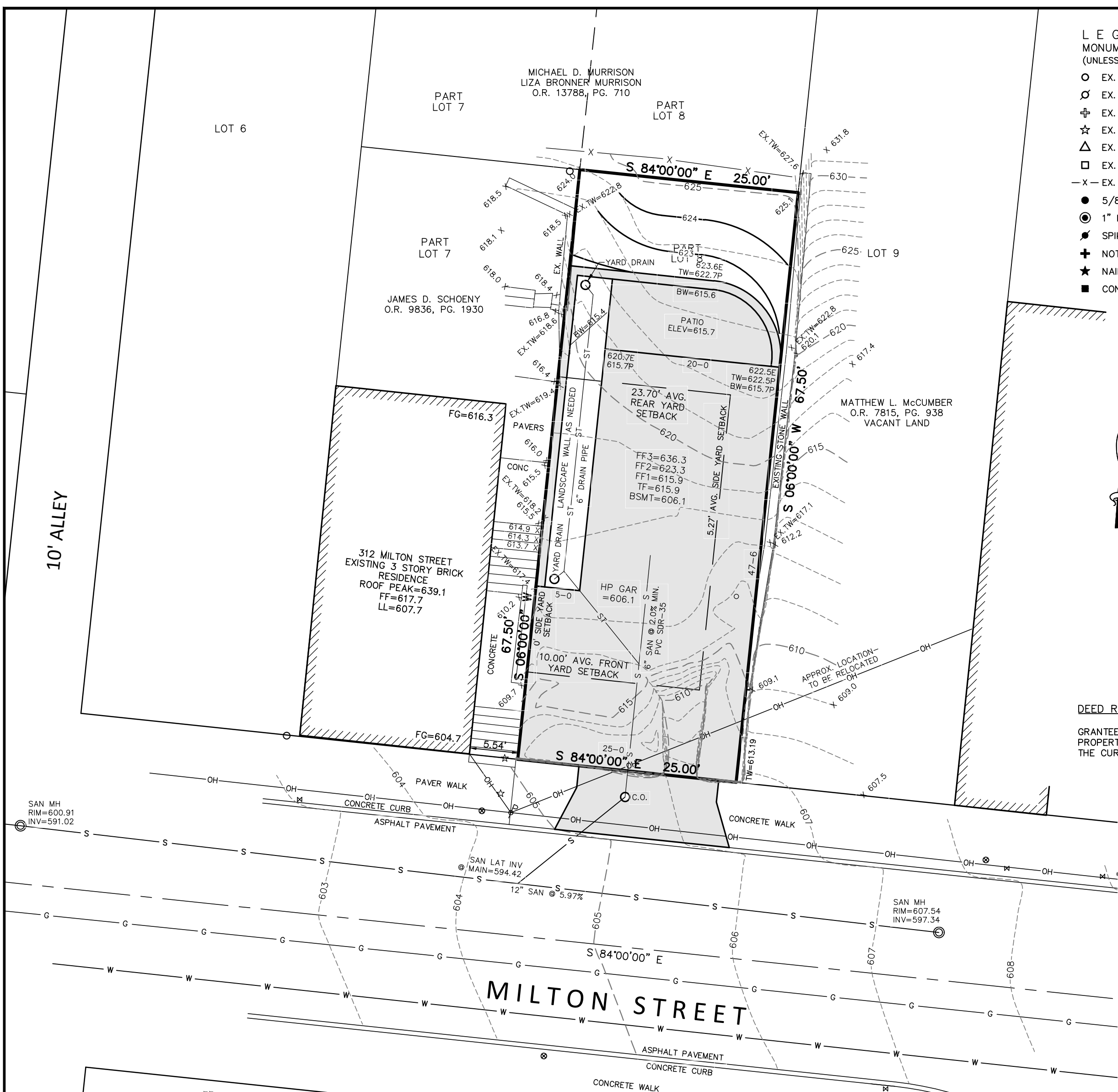


BASEMENT KEY PLAN
SCALE: N.T.S.





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



- LEGEND**
MONUMENTS
(UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
 - ⊕ EX. SPIKE
 - ⊕ EX. NOTCH
 - ☆ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MON.
 - X- EX. FENCE LINE
 - 5/8" IRON PIN SET
 - ⊙ 1" IRON PIN SET
 - ⊙ SPIKE SET
 - ⊕ NOTCH SET
 - ★ NAIL SET
 - CONC. MON. SET

- LEGEND**
EXISTING FEATURES
- ⊙ MANHOLE
 - ⊕ CATCH BASIN/DRAIN
 - ⊕ GUTTER INLET
 - CLEAN OUT
 - ⊕ DOWNSPOUT
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC BOX
 - ⊕ TELEPHONE BOX
 - ⊕ CABLE TV BOX
 - ☆ LIGHT POLE/LAMP POST
 - ⊕ TRAFFIC SIGNAL/BOX
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE/METER
 - ⊕ SPRINKLER/VALVE
 - ⊕ GAS VALVE/METER
 - ⊕ SIGN/SIGN POST
 - ⊕ FLAG POLE
 - ⊕ MAIL BOX
 - ⊕ PARKING METER
 - ⊕ GUARD POST
 - ⊕ HANDICAPPED PARKING
 - S- SANITARY SEWER
 - ST- STORM SEWER
 - W- WATER LINE
 - G- GAS LINE
 - E- ELECTRIC LINE
 - T- TELEPHONE LINE
 - OH- OVERHEAD UTILITY LINE
 - X- FENCE LINE

NOTES

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE. SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

BEARINGS BASED ON OFFICIAL RECORD 13748, PAGE 891, HAMILTON COUNTY, OHIO RECORDER'S OFFICE

ELEVATIONS BASED ON M.S.D. SEWER RECORDS. CONTOURS BASED ON AN ACTUAL FIELD SURVEY.

EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF PUBLIC RECORD RESEARCH AND MAY NOT COMPRISE ALL SUCH EASEMENTS AFFECTING THE SUBJECT PROPERTY.

UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS & RECORDS; THEY HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THE PREMISES, EITHER IN SERVICE OR ABANDONED; NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY.

CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES IN THE CONSTRUCTION AREA AND SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF EXISTING UTILITIES INTERFERE WITH THE NORMAL INTENT OF THE PROPOSED UTILITY LAYOUT.

CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN HEREON AGAINST ARCHITECT PLANS.

SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY DESIGN CRITERIA.

THE BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROLS AS PER HAMILTON COUNTY EARTHWORK REGULATIONS.

FINISH GRADE SHALL SLOPE A MINIMUM OF 6" IN FIRST 10' FROM NEW FOUNDATION AND FINISH GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE A MAXIMUM SLOPE OF 3:1.

THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.

THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.

DRIVEWAY APPROACH TO BE CONSTRUCTED AS PER HAMILTON COUNTY ENGINEERING SPECIFICATIONS.

SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION. TAP PERMIT AND FEES ARE NECESSARY FROM MSD.

SANITARY SEWER CONNECTION TO BE 6" SANITARY @ 2.0% MINIMUM CONSTRUCTED OF PVC-SDR 35.

IF LOWEST FLOOR ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE THEN TAP MUST HAVE BACK-FLOW PREVENTER OR BE PUMPED TO GRAVITY.

THE COUNTY OF HAMILTON DOES NOT ACCEPT ANY PRIVATE EASEMENT SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY INSTALLATIONS IN SAID EASEMENT. THE APPLICANT AGREES, AS A CONDITION OF APPROVAL OF THIS PLAT, THAT THERE WILL BE INCLUDED IN THE DEED OF CONVEYANCE OF EVERY LOT IN THIS SUBDIVISION, SUBSERVIENT TO AN ACCESS EASEMENT A CONDITION REQUIRING THE GRANTEE, HIS HEIRS AND ASSIGNS, TO CONTINUOUSLY MAINTAIN THE EASEMENT AREA FOR THE PURPOSE DESIGNED AND A CONDITION THAT WITHIN SUCH EASEMENT NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE USE OF THE EASEMENT, SUCH CONDITIONS BEING FOR THE MUTUAL BENEFIT OF THE OWNERS OF ALL LOTS ON WHICH SIMILAR EASEMENTS ARE RESERVED.

DEED RESTRICTION:
GRANTEE SHALL NOT CONSTRUCT ANY STRUCTURE ON PROPERTY IN EXCESS OF 40 FEET TALL, MEASURED FROM THE CURRENT ELEVATION OF MILTON STREET.



1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

BUILDING ENVELOPE DETERMINATION:
RESIDENTIAL STRUCTURE TO LEFT OF SUBJECT PROPERTY: 312 MILTON STREET
REAR YARD SETBACK = 27.39 FEET
RIGHT SIDE SETBACK = 5.54 FEET
LEFT SIDE SETBACK = 0.00 FEET
FRONT YARD SETBACK = 0.00 FEET

FRONT HEIGHT = ±34.7 FEET (AVER. GRADE TO TOP OF ROOF @ FRONT)
REAR HEIGHT = ±22.8 FEET (AVER. GRADE TO TOP OF ROOF @ REAR)

RESIDENTIAL STRUCTURE TO RIGHT OF SUBJECT PROPERTY: 316 MILTON STREET (VACANT)
REAR YARD SETBACK = 20.00 FEET
RIGHT SIDE SETBACK = 5.00 FEET
LEFT SIDE SETBACK = 0.00 FEET
FRONT YARD SETBACK = 20.00 FEET

MAXIMUM HEIGHT = 35.00'

MAXIMUM BUILDING ENVELOPE FOR SUBJECT PROPERTY: 314 MILTON STREET (VACANT)
REAR YARD SETBACK:
AVERAGE OF ABUTTING STRUCTURES = 23.70 FEET

SIDE YARD SETBACK:
RIGHT SIDE AVERAGE OF ABUTTING STRUCTURES = 5.27 FEET
LEFT SIDE AVERAGE OF ABUTTING STRUCTURES = 0.00 FEET

FRONT YARD SETBACK:
AVERAGE OF ABUTTING STRUCTURES = 10.00 FEET

HEIGHT OF FRONT:
MAXIMUM FRONT HEIGHT PER ZONING ORDINANCE = 35 FEET (GREATER THAN AVERAGE OF ABUTTING STRUCTURE, 35 FEET)

HEIGHT OF REAR:
MAXIMUM FRONT HEIGHT PER ZONING ORDINANCE = 35 FEET (GREATER THAN AVERAGE OF ABUTTING STRUCTURE, 29 FEET)

OWNER/BUILDER:
S MORRIS CUSTOM HOMES, LLC
833 W. GALBRAITH ROAD
CINCINNATI, OHIO 45231
(513) 258-8233
O.R. 13748, PG. 891

314 MILTON STREET
AUD. PAR. NO. 086-002-0470
PART LOT 8, MANSFIELD & DAVIES SUBDIVISION
DEED BOOK 84, PAGE 138
0.0387 ACRES
SECTION 13, TOWN 3, FRACTIONAL RANGE 2, MIAMI PURCHASE
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

Revision	By	Date

Date	12/3/2018
Scale	1"=10'
Drawn By	RLC
Proj. Mgr.	MWP
Survey Database	18201.03
DWG	18201033-BAS-00
X-Ref(s)	
Project Number	18201.03
File No.	18201.03
Sheet No.	2 / 2

MSP DESIGN
McGill Smith Punshon

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