

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

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APPLICATION #: ZH20180146/COA2018052  
APPLICANT: Wichman Gunther Architects  
OWNER: Matthew Duda  
ADDRESS: **313 Seitz St**  
PARCELS: 094-0006-0274  
ZONING: RM 0.7  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: September 11, 2018  
HEARING DATE: September 24, 2018  
STAFF REVIEW: Beth Johnson

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

The applicant requires the following Zoning Relief:

1. **1405-07** Development Regulations: Side Setbacks require a 0/5 foot minimum, a 4" set back is provided. **A 4'8" setback variance is required.**
2. **1405-07** Development Regulations: Rear Setbacks requires a 20 foot minimum, 19'4" setback is provided. **A 6" setback variance is required.**

### **Existing Conditions**

The property at 313 Seitz Street is a 3 story 3 family brick building set to the property line at the front and sides. The lot is a substandard lot to the district. The property is a simple brick building with Greek Revival detailings around the windows and at the cornice line.

### **Proposed Conditions**

The applicant is proposing to turn the building into a 1 family building with a small access penthouse and roof deck at the roof level. An existing exterior metal staircase will be enclosed to make it an interior stair. The cladding will be of lap sided hardi-plank and windows.



**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	RM 0.7
Varriane authority	Section 1445	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

A setback variance is required for a rear addition. Thi

**Standards for Variance per Section 1435-05-4**

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

The proposed renovation will continue the residential use of the property and will bring it in to comformance with the zoning code as it is reducing the number of units to be conforming. The setbacks are not increasing existing setbacks on the property.

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

The denial of the requested variance will not deprive the property o all economically viable use of the property.

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 0.7. The use as a single family residence is a permitted use but the setbacks do not conform. .*

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..*

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

*Traffic will not be impacted and off-street parking is being proposed. .*

- 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 roof deck is not highly visible and the addition is not visible from the street. Both of these are common elements seen placed on secondary facades or on roofs within the district.*

- 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 higher and better use on an underutilized 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.*

- 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 peach health, safety or general welfare of the public or neighbors.*

**Certificate of Appropriateness Review:**

A COA is required for the proposed rear one-story addition.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Over-the-Rhine Historic Conservation 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 historic building. The framing of the structure is already in place as an exterior staircase. The proposal is to enclose this staircase to turn the building into a one family and be able to access all flooring internally. The cladding is simple and will not be visible from the street. The structure does not overpower the building, but by being in a different material is easy to distinguish as new. Lap-siding is an appropriate siding and while the window placement is modern, this is not a side that is visible from the right of way and does not overpower the architectural design of the the uilding.

**B. SPECIFIC GUIDELINES**

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

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level on Seitz Street. The access structure will be slightly visible but is placed next to a neighboring building as to not add height to the middle of the building as be as inconspicuous as possible. This structure is also the minimum size needed for access to the structure. As the roof is flat, the applicants are not changing the roof pitch and are building the deck on top of the roof. The railing is setback as such it will not be visible from in front of the building and only slightly visible from view further down the street.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on September 5, 2018.

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

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

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. Variance**

1. **1405-07 APPROVE a Variance** at 313 Seitz Street for 4’8”to allow for a 4” side setback per plans from Wichman Gunther Architects dated July 10, 2018.
2. **1405-07 APPROVE a Variance** at 313 Seitz Street for 6 ” to allow for a 19’4” rear setback per plans from Wichman Gunther Architects dated July 10, 2018.

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

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

**II. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for an addition and a roof deck with penthouse for 313 Seitz St per plans submitted by Wichman Gunther Architects dated July 10, 2018 with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
2. Applicant shall notify PMCE concurrently with building permit that the fire escape is to be removed and no longer part of the Fire Escape Inspection Program.
3. No garbage containers shall be permitted to remain stored in front of the dwelling.

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.

# COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

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

Online Property Access

|< First << Prev Next >> Last >| **RETURN TO SEARCH LIST** Property 1 of 1

**Parcel ID**

094-0006-0274-00

**Address**

313 SEITZ ST


**Index Order**

Parcel Number

**Tax Year**

2017 Payable 2018

### Property Information

<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	02003 - MT AUBURN 03	<b>Land Use</b>
		530 - THREE FAMILY DWLG
<b>Owner Name and Address</b>	DUDA MATTHEW E 1410 WALNUT ST APT #4 CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b>
		DUDA MATTHEW E 313 SEITZ ST CINCINNATI OH 45202 (call 946-4800 if incorrect)
<b>Assessed Value</b>	7,650	<b>Effective Tax Rate</b>
		80.634084
		<b>Total Tax</b>
		\$568.62
<b>Property Description</b>		
SS SEITZ ST 1610 SQ FT PT LOT 29 DORSEY BLUE SUB		

### Appraisal/Sales Summary

Year Built	1880
Total Rooms	12
# Bedrooms	6
# Full Bathrooms	4
# Half Bathrooms	0
Last Sale Date	8/9/2017
Last Sale Amount	\$112,000
Conveyance Number	148678
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.037
Front Footage	33.00

### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	4,220
CAUV Value	0
Market Improvement Value	17,630
Market Total Value	21,850
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$0.00
Tax as % of Total Value	2.451%

Notes

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Auditor's Home

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

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Property Report



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*Hamilton County Auditor Dusty Rhodes*

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

Online Property Access

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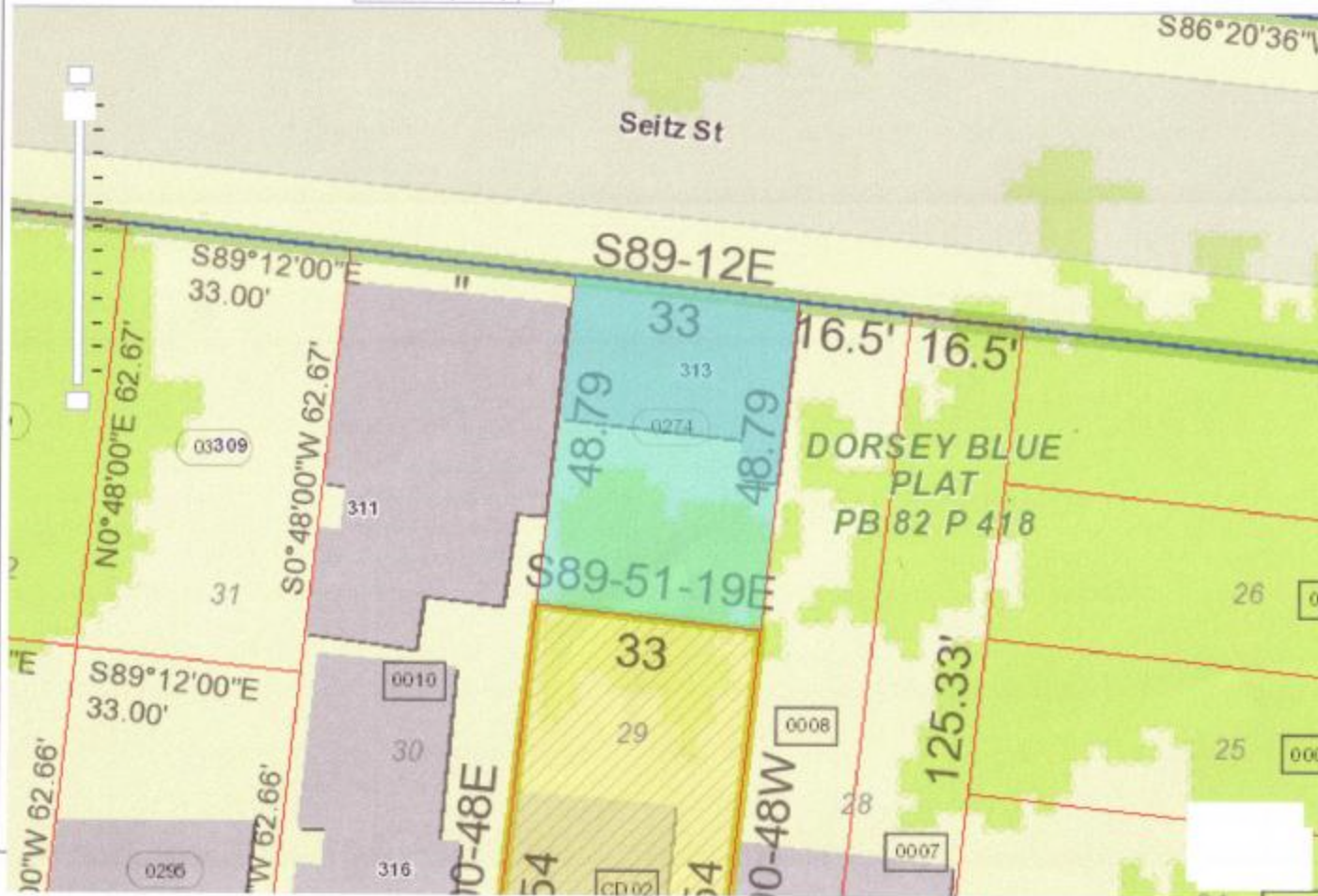
**Parcel ID**  
094-0006-0274-00

**Address**  
313 SEITZ ST

**Index Order**  
Parcel Number

**Tax Year**  
2017 Payable 2018

Property Map



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 313 Seitz Street  
 Hamilton Co. Parcel ID No.: 094-0006-0274 Zoning District: RM 0.7  
 Historic District: OTR Overlay District: Hillside

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

Name: WICHMAN GUNTHER ARCHITECTS  
 Contact Person (if legal entity): MARK GUNTHER  
 Address: 810 Plum Street  
 City: Cinti State: Ohio Zip Code: 45202  
 Phone: 241-9933 E-mail: markewichmanguntherarchitects.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Matthew Duda  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 1410 Walnut #4  
 City: Cinti State: Ohio Zip Code: 45202  
 Phone: 392-6402 E-mail: mduda@newportaquarium.com

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

New Construction     Alteration     Demolition

Provide a very brief summary of the project:  
Proposed renovation of existing multifamily into SFD with new roof deck and enclosure of existing exterior stair

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
rear & side yard setbacks

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: Mark A. Gunther Date: 8-8-18

WICHMAN GUNTHER  
A R C H I T E C T S

August 8, 2018

Ms. Beth Johnson. Urban Conservator  
City of Cincinnati

Re: COA Application for 313 Seitz Street

Dear Beth,

Enclosed please find the above-referenced application for this property. It is the rehabilitation of a circa 1875 three story brick Italianate multi-family structure. It will be converted to a single family dwelling and maintain/enclose the existing exterior steel staircase in the rear yard. The project is sited adjacent a contributing four story Italianate structure on the West and a vacant lot on the East. The street façade will be restored; windows and door will be new wood & a proportionally-appropriate new cornice/box gutter will be constructed where the original was removed in the past. The rear of the structure has a skyline view; existing openings will be enlarged to capture this amenity. Interior circulation culminates at a new roof deck which is not visible from a public right of way.

With this submittal today, I understand we will be part of the September 24th Board agenda.

Please let me know what additional info I can provide.

Sincerely,

Mark A. Gunther, RA, NCARB  
for Wichman Gunther Architects, Inc.

cc: Matthew Duda

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 313 Seitz Street COMMUNITY OTR / Mt. Auburn  
 PARCEL ID(S) 094-0000-0274  
 BASE ZONING CLASSIFICATION RM 0.7 ZONING OVERLAY (if applicable) Historic/Hillside  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME Wichman Gunther Architects CONTACT PERSON (if legal entity) Mark Gunther  
 ADDRESS 810 Plum Street CITY Cinti STATE OH ZIP 45202  
 EMAIL markewichman@gunther.com RELATIONSHIP TO OWNER (if not owner) architect  
 TELEPHONE architects.com 241-9933

### Section 3. OWNER

NAME Matthew Duda CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 1410 Walnut #4 CITY Cinti STATE OH ZIP 45202  
 EMAIL mduda@newportaquarium.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 392-6482

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

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

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

Proposed renovation of existing multi-family into SFD with new roof deck & enclosure of existing exterior stair

### Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

### Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Mark A. Gunther Signature Mark A. Gunther Date 8/8/18

313 Seitz Street meets the standards for Variance. The proposed new construction would create occupancy in a currently vacant building. A strict application of the underlying district regulations would result in practical difficulties, i.e., the size of the residence would be compromised and endanger the economic viability of the project. The proposed work otherwise conforms to the underlying zone district regulations and is in harmony with CZC intent. Proposed work also conforms with OTR historic district guidelines and should receive a Certificate of Appropriateness from the Historic Conservation Board. Additionally, the proposed work (single family dwelling) is compatible with prevailing land use of the surrounding neighborhood and will not have an adverse impact.











# 313SeitzAerial



1. ARCHITECT AS USED IN THESE DOCUMENTS REFERS TO WICHMAN GUNTHER ARCHITECTS, INC. 810 PLUM STREET CINCINNATI, OHIO 45202
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK, IN QUESTION OR RELATED WORK.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AND COMPLIANCE TO ALL APPLICABLE CITY AND STATE CODES.
4. GENERAL CONTRACTOR SHALL BALANCE HVAC SYSTEM TO ARCHITECTS REQUIREMENTS AT THE CONCLUSION OF THE PROJECT.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP OF PROJECT AREA PRIOR TO TURNING THE SPACE OVER TO THE OWNER.
6. ALL WORK NOTED BY OTHERS OR "N.C." IS TO BE ACCOMPLISHED BY A CONTRACTOR AND IS NOT TO BE A PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH OTHER CONTRACTOR AS REQUIRED.
7. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
8. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS NOTED OTHERWISE.
9. DETAILS ARE USUALLY SKETCHED AND NOTED "TYPICAL" ONLY ONCE THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.
10. ALL VERTICAL DIMENSIONS ARE SHOWN TO FINISH FLOOR, UNLESS OTHERWISE NOTED.
11. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINTS SHOWING.
12. ALL DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.
13. ALL NEW WALL CONSTRUCTION PER TYPES SCHEDULED ON DRAWINGS.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL BLOCKING, USE FIRE-TREATED WOOD BLOCKING THROUGHOUT.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING REPLACING ANY DAMAGED OR MISSING WOOD FLOOR PLANKING WITHIN THE SCOPE OF THE PROJECT. THE NEW FLOORING IS TO MATCH THE EXISTING FLOORING. GENERAL CONTRACTOR TO REFINISH ALL WOOD FLOORING WITHIN THE SCOPE OF THE PROJECT THAT WILL NOT BE COVERED BY ANOTHER FINISH MATERIAL SUCH AS VINYL OR CARPET.
16. ALL SUB-CONTRACTORS FOR EACH AND EVERY TRADE SHALL SECURE AND PAY FOR NECESSARY FEES, PERMITS AND INSPECTIONS WHICH APPERTAIN TO THE SCOPE OF THE SUB-CONTRACTORS WORK.
17. ALL WORK SHALL BE COMPLETE IN EVERY RESPECT, AND MATERIAL, EQUIPMENT OR OTHER WORK NOT SPECIFICALLY MENTIONED OR SHOWN, BUT NECESSARY TO COMPLETE THE WORK, SHALL BE PROVIDED.
18. FIXTURES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES, AND ALL DESKS TO BE KEPT AT A MINIMUM.
19. EACH SUB-CONTRACTOR SHALL ADHERE TO THESE GENERAL CONDITIONS AND NOTES. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS WORK AND SHALL REPAIR SAME AT NO CHARGE TO THE OWNER.

ABBREVIATIONS

ACOUS	ACOUSTICAL	F.C.	FIRE CODE	PLAS	PLASTER
ALUM	ALUMINUM	F.D.	FLOOR DRAIN	REIN.	REINFORCING
ANOD	ANODIZED	FIN FLR	FINISHED FLOOR	S.C.	SOLID CORE
BRD	BOARD	GALV	GALVANIZED	SHT	SHEET
BLDG	BUILDING	GYP BD	GYPSUM WALLBOARD	SM	SIMILAR
BLK	BLOCK	HC	HOLLOW CORE	STD	STANDARD
CER	CERAMIC	HM	HOLLOW METAL	STL	STEEL
CJ	CERAMIC CONTROL JOINT	HORZ	HORIZONTAL	T/S	TOP OF STEEL
CL	CENTER LINE	HVAC	HEATING, VENTILATING & AIR CONDITIONING	TYP	TYPICAL
CLS	CEILING	INT	INTERIOR	VERT	VERTICAL
CONC	CONCRETE	JT	JOINT	WD	WOOD
CONT.	CONTINUOUS	MANUF.	MANUFACTURER	W	WITH
DET.	DETAIL	MAS	MASONRY		
D.S.	DOWN SPOUT	MATL	MATERIAL		
ELEV	ELEVATION	MTL	METAL		
EXIST	EXISTING	O.C.	ON CENTER		
EXT	EXTERIOR	OPNG	OPENING		

STRUCTURAL NOTES

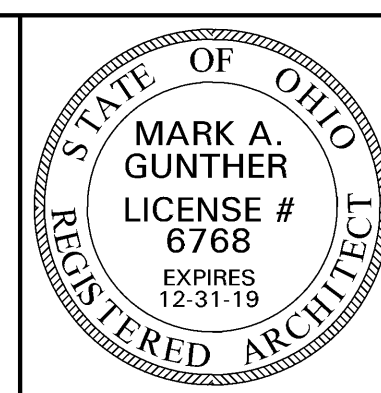
- GOVERNING CODE  
203 RESIDENTIAL CODE OF OHIO
- DESIGN REQUIREMENTS
1. DESIGN LOADS
    - A. FLOORS, STAIRS & EXTERIOR DECKS 40 PSF LIVE, 10 PSF DEAD
    - B. ROOFS 20 PSF LIVE, 15 PSF DEAD
    - C. BASIC WIND SPEED (BASE ON 3 SEC. 60.5) 90 MPH
  2. ROOF OVERFLOW SCUPPERS SECONDARY ROOF DRAINAGE VIA OVERFLOW SCUPPERS SHALL LIFT THE DEPTH OF WATER TO FOUR INCHES MAXIMUM ABOVE ROOF MEMBRANE AT THE PRIMARY ROOF DRAIN.
- CONSTRUCTION SAFETY
1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AS DESIGNED AND FUNCTIONING AS A UNIT.
  2. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
  3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT/ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY, BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
  4. CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING BUILDINGS, SITE CONDITIONS, AND ALLOWABLE SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

INDEX TO DRAWINGS

1. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 602.3A(1), FASTENING SCHEDULE FOR STRUCTURAL MEMBERS, IN REFERENCED BUILDING CODE. STARTERS NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
2. ALL SUBFLOORING SHALL BE GLUED AND NAILED.
3. ALL BOLTED 2X LEADERS, PROVIDE NO LESS THAN 2 INCH CLEAR FROM CENTER OF BOLT TO TOP AND BOTTOM OF LEADER.
4. ALL CONNECTION HARDWARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
5. SIMPSON CONNECTORS USED IN ALL APPLICATIONS WITH A-C-C, A-C-C-D, CBA-A OR CA-B OR NON-KOOT BORATE TREATED LUMBER SHALL BE 2" MAX (2R6) OR HOT DIPPED GALVANIZED (R60) AND 5800 COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS WITH TREATED LUMBER. (R60 CAN BE USED WITH BORATE TREATED LUMBER IN INTERIOR DRY CONNECTIONS. AT OWNER'S OPTION, STAINLESS STEEL TYPE 304 OR TYPE 316L WITH STAINLESS STEEL FASTENERS CAN BE USED TO INCREASE LIFE EXPECTANCY OF THE CONNECTION. STAINLESS STEEL CONNECTORS SHOULD BE USED FOR LUMBER WITH CHEMICAL RETENTION LEVELS GREATER THAN 0.40 ROF FOR A-C-C, 0.41 ROF FOR CBA-A OR 0.21 ROF FOR CA-B).
6. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. DEPTH OF NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH AND LENGTH SHALL NOT EXCEED ONE-THIRD OF MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH OR WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE MEMBER OR WITHIN TWO FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT/ENGINEER.
7. WHERE CONCENTRATED LOADS FROM BEAMS, ORDER TRUSSES, ETC. BEAR ON STUD WALLS, PROVIDE THE NUMBER OF STUDS NECESSARY TO SUPPORT THE FULL WIDTH OF THE BEARING MEMBER, UNLESS NOTED OTHERWISE. THE REQUIRED NUMBER OF SUPPORTING STUDS SHALL CONTINUE FOR THE FULL HEIGHT OF WALL BELOW THE CONCENTRATED LOAD, WITH CONTINUOUS BLOCKING THRU FLOOR FRAMING AT EACH FLOOR LEVEL, DOWN TO SOLID BEARING ON FOUNDATION WALL, SILL PLATE OR INTERIOR STEEL OR WOOD BEAM.
8. MINIMUM BEARING STUD & FULL HEIGHT STUD REQUIREMENTS FOR SUPPORT OF HEADERS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS
  - A. HEADER SPAN 6 FEET OR LESS: MINIMUM (1) 2X BEARING STUD NAILED TO (1) FULL HEIGHT STUD WITH 10# NAILS @ 24 INCHES O.C.
  - B. HEADER SPAN GREATER THAN 6 FEET: MINIMUM (2) 2X BEARING STUDS NAILED TO (1) FULL HEIGHT STUD WITH 10# NAILS @ 24 INCHES O.C.
9. ALL MULTIPLE HEADERS AND BEAMS WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM (5) ROWS OF 10# COMMON NAILS @ 12 INCHES O.C. STAGGERED ON OPPOSITE SIDES. FOR DEPTHS EQUAL TO OR GREATER THAN 14 INCHES, FASTEN TOGETHER WITH (5) ROWS OF 10# NAILS @ 12 INCHES O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2 INCH DIAMETER BOLTS @ 12 INCHES O.C. STAGGERED TOP AND BOTTOM. ALL SEE LOADED BEAMS SHALL BE THRU-BOLTED.
10. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

INDEX TO DRAWINGS

- A-1 SITE/ROOF PLAN, BASEMENT PLAN, TITLE, INDEX & NOTES
- A-2 FLOOR PLANS/REFLECTED PLANS
- A-3 BUILDING ELEVATIONS
- A-4 BUILDING SECTION



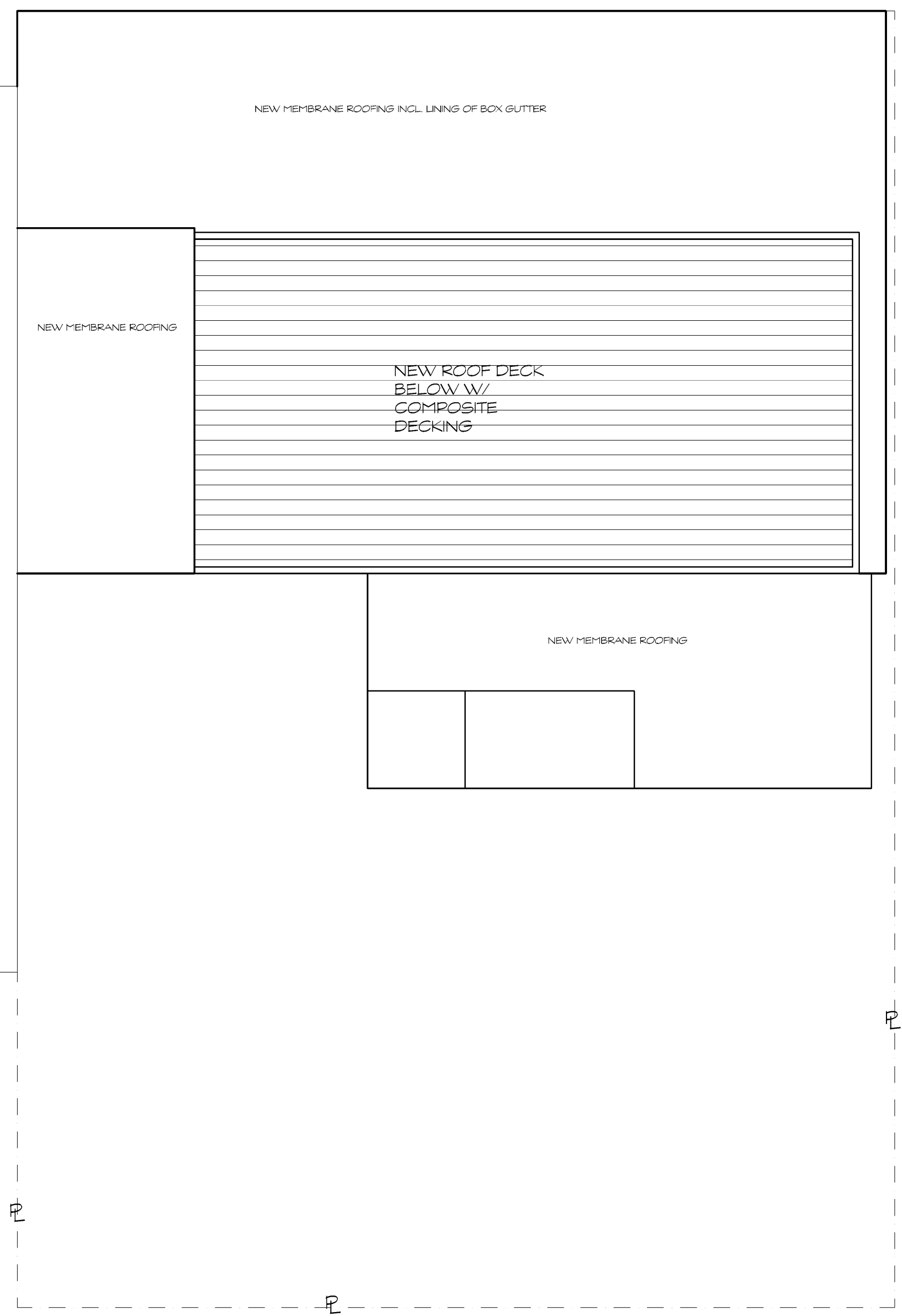
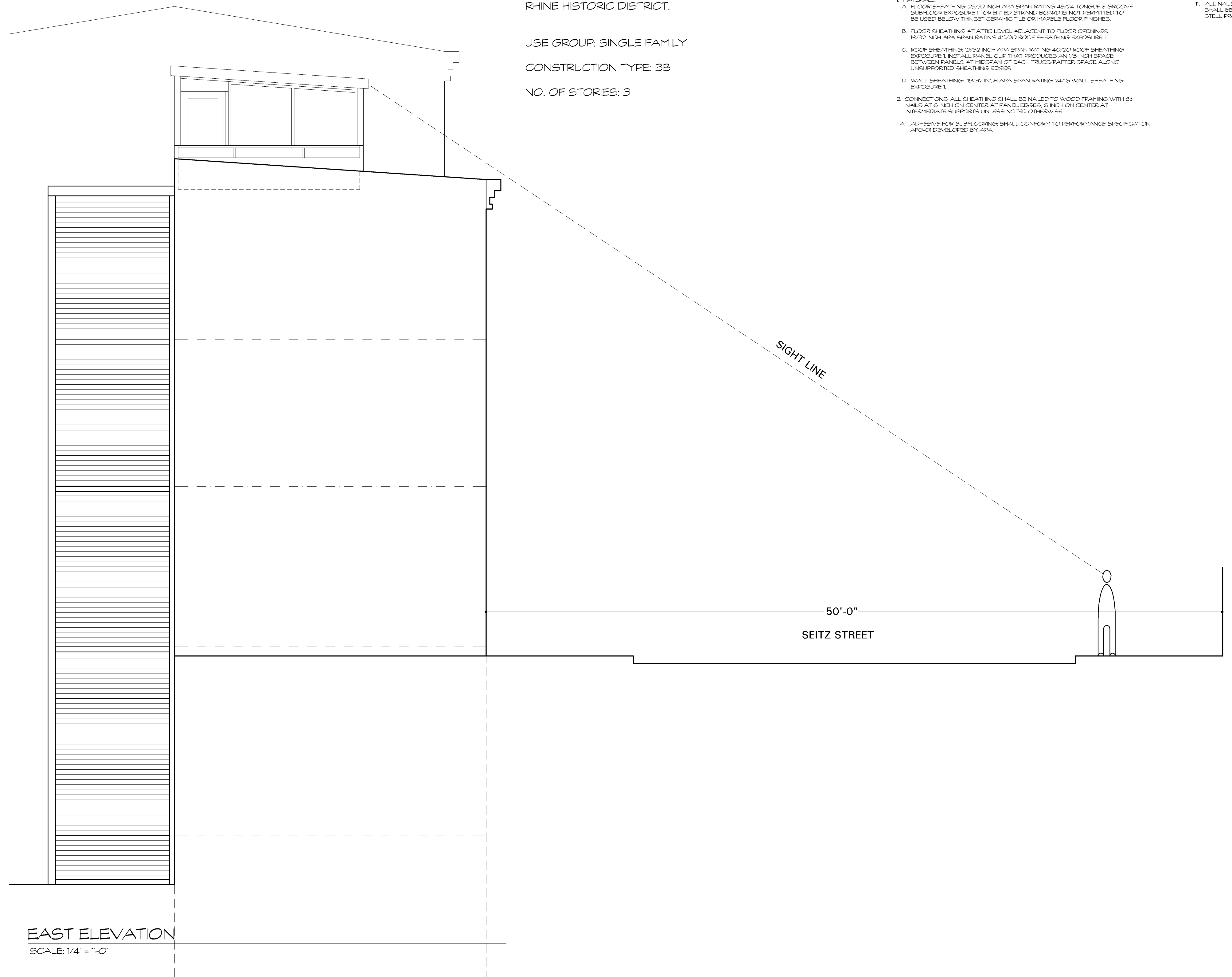
REVISION	DATE

ZONING: RM-0.7  
PARCEL I.D. 094-0006-0274

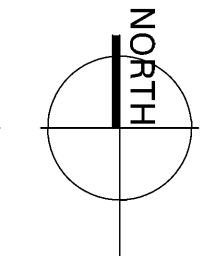
BUILDING CODE NOTES  
GOVERNING CODE: 2013 RCO

SCOPE OF WORK IS THE RENOVATION OF AN EXISTING THREE FAMILY TO RETURN TO A SINGLE FAMILY RESIDENCE CIRCA 1875 HOUSE IN THE OVER THE RHINE HISTORIC DISTRICT.

USE GROUP: SINGLE FAMILY  
CONSTRUCTION TYPE: 3B  
NO. OF STORIES: 3



SITE/ROOF PLAN  
SCALE: 1/4" = 1'-0"



WICHMAN GUNTHER ARCHITECTS, INC.  
 810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

Renovation of  
 313 Seitz Street  
 Cincinnati, Ohio 45202

J18-0700  
**A-1**  
Plot data  
 name: A0131550.dwg  
 date: July 10, 2018  
 issue: plan review

**WALL TYPES**

NOTE: STANDARD WALLBOARD AT BATH ROOMS IS WATER RESISTANT

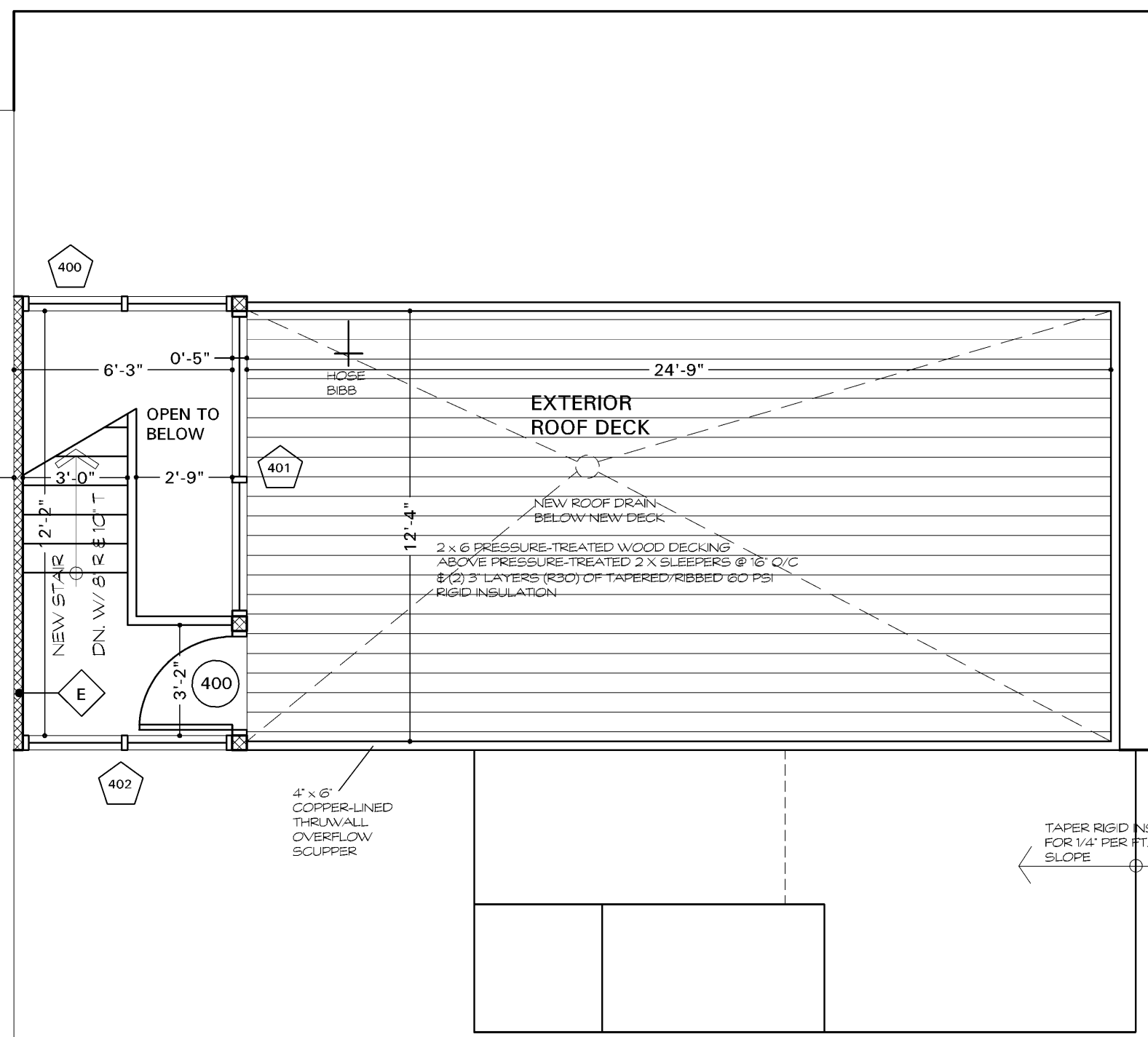
- A 2" x 4" WOOD STUDS @ 16" O.C. W/ (1) LAYER OF 1/2" DRYWALL OR GYPSUM BOARD @ 5/8" G.C. TUB. BA. SIDE AND SOUND ATTENUATION BLANKET IN WALL CAVITY. STC-50
- A2 SAME ASSEMBLY AS WALL TYPE 'A' EXCEPT STUDS ARE 2" x 6" WOOD @ 16" O.C.
- B 6" THICK MASONRY WALL, 2 HR. RATING, U.L. RUDOS, RESTORE EXISTING FINISH
- B2 12" THICK MASONRY WALL, 2 HR. RATING, U.L. RUDOS, RESTORE EXISTING FINISH
- C 2" x 3" W/ 1/2" DRYWALL @ EXIST. MASONRY
- C2 2" x 3" W/ 1/2" DRYWALL @ EXIST. MASONRY
- C3 2" x 6" W/ 1/2" DRYWALL @ EXIST. MASONRY
- D 1/2" GYPSUM BOARD SIGN. TYPED, NO USE W/ 1/2" SHEATHS OVER 2" x 4" WOOD STUDS @ 16" O.C. W/ 3" BATT INSUL. @ 16" VAPOR BARRIER @ 1/2" DRYWALL
- D2 2" x 4" WOOD STUDS @ 16" O.C. W/ (2) LAYERS OF 5/8" T.G. DRYWALL. INT'L 1/2" EXT. FIRE RETARDANT TREATED WOOD SHEATHING @ 4" SOUND BATT W/ 4" CEILING BOARD SEAMS @ 2 HR. WALL. U.L. R438
- E (2) LAYERS OF 1/2" GYPSUM INT'L. 1/2" GYPSUM LINER PANEL. W/ CH STUDS @ 16" O.C. @ 2 HR. WALL. U.L. R438

**PLUMBING NOTES**

1. PLUMBING CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED BY LOCAL CODES.
2. REVIEW FUTURE TYPES, SIZES, COLORS, ETC. W/ OWNER & ARCHITECT PRIOR TO INSTALLATION.
3. PROVIDE ALL EXISTING SPRING NOT IN USE.
4. PROVIDE WASHER HOOLPS AND FLOOR DRAIN AT LAUNDRY CLOSET.
5. PROVIDE ALL NECESSARY REEP DIAGRAMS & SIGN AS REQUIRED TO PERFORM THE WORK.
6. PROVIDE FLOOR DRAIN AT UTILITY ROOM TO PROVIDE INDIRECT SOURCE FOR CONDENSER AND HOT WATER HEATER.
7. CONTRACTOR TO PROVIDE AND INSTALL THE FOLLOWING FITTURES:
  - P1 MANSFIELD ELONGATED TOILET, MOD. NO. 135-180
  - P2 P29989UF CHROME LAV. FAUCET BY DELTA @ REFRIG. SINK
  - P3 P29989UF CHROME LAV. FAUCET BY DELTA @ REFRIG. SINK
  - P4 32" x 60" CUSTOM TILE SHOWER FLOOR & WALLS W/ DELTA RODUOLINX SHOWER HEAD AND VALVE
  - P5 30" x 60" BATH TUB W/ FAUCET, SHOWERHEAD AND VALVE
  - P6 SINGLE BOWL UNDER MOUNT BIANCHID CAST IRON SINK W/ PASSOUL FAUCET
  - P7 STATE PROLINE PFC NO. ENDSWOOD 50 GAL. CAPACITY BLEG. HOT WATER HEATER
  - P8 UTILITY SINK & FAUCET

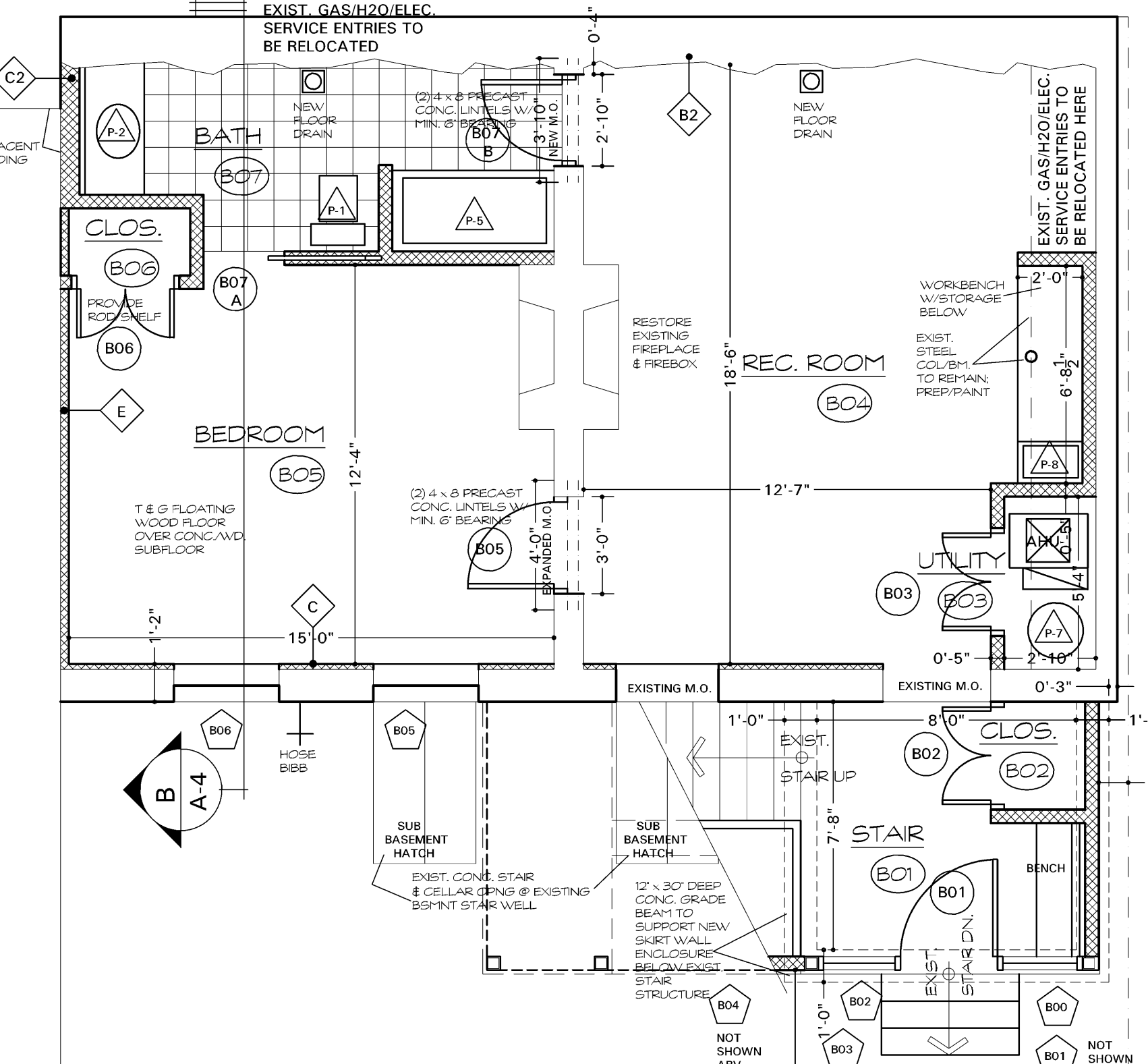
No.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
800	CASEMENT	ALUMINUM	2'-5" x 4'-5"	SINGLE	CLEAR	SILL @ 36" A.F.F. - NEW OPNG
801	SINGLE	ALUMINUM	4'-0" x 4'-9"	FIXED	CLEAR	SILL @ 93" A.F.F. - NEW OPNG
804	SINGLE	ALUMINUM	1'-9" x 4'-9"	FIXED	CLEAR TEMPERED	SILL @ 9" ABV. TREAD
805-806	DOUBLE HUNG	ALUMINUM	3'-2" x 6'-5"	ONE / ONE	CLEAR	SILL @ 30" A.F.F. - EXIST. OPNG
100-103	DOUBLE HUNG	CLAD WOOD	3'-2" x 6'-5"	TWO / TWO	CLEAR	SILL @ 30" A.F.F. - EXIST. OPNG
104	DOUBLE HUNG	ALUMINUM	3'-10" x 7'-6"	ONE / ONE	CLEAR	SILL @ 36" A.F.F. - NEW OPNG
105	SINGLE	ALUMINUM	1'-9" x 7'-1"	FIXED	CLEAR TEMPERED	SILL @ 9" ABV. TREAD
106-107	SINGLE	ALUMINUM	2'-11" x 7'-6"	FIXED	CLEAR	SILL @ 36" ABV. LANDING
108-109	DOUBLE HUNG	ALUMINUM	3'-2" x 6'-5"	ONE / ONE	CLEAR	SILL @ 30" A.F.F. - EXIST. OPNG
200-203	DOUBLE HUNG	CLAD WOOD	3'-2" x 6'-5"	TWO / TWO	CLEAR	SILL @ 29" A.F.F. - EXIST. OPNG
204-205	DOUBLE HUNG	ALUMINUM	3'-10" x 6'-8"	ONE / ONE	CLEAR	SILL @ 36" A.F.F. - NEW OPNG
206	SINGLE	ALUMINUM	1'-9" x 6'-3"	FIXED	CLEAR TEMPERED	SILL @ 9" ABV. TREAD
207-208	SINGLE	ALUMINUM	2'-11" x 6'-8"	FIXED	CLEAR	SILL @ 36" ABV. LANDING
300-303	DOUBLE HUNG	CLAD WOOD	3'-2" x 6'-5"	TWO / TWO	CLEAR	SILL @ 29" A.F.F. - EXIST. OPNG
304-305	DOUBLE HUNG	ALUMINUM	4'-0" x 6'-9"	ONE / ONE	CLEAR	SILL @ 36" A.F.F. - NEW OPNG
306	SINGLE	ALUMINUM	1'-9" x 4'-3"	FIXED	CLEAR TEMPERED	SILL @ 9" ABV. TREAD
307-308	SINGLE	ALUMINUM	2'-11" x 5'-0"	FIXED	CLEAR	SILL @ 36" ABV. LANDING
309	CASEMENT	ALUMINUM	2'-10" x 4'-3"	SINGLE	CLEAR	SILL @ 48" A.F.F. - NEW OPNG
310	SINGLE	ALUMINUM	3'-0" x 5'-5"	FIXED	CLEAR	SILL @ 36" A.F.F. - NEW OPNG
311	AWNING + FIXED	ALUMINUM	10'-2" x 1'-9" + 3'-10" x 6'-8"	AWNING + FIXED	CLEAR TEMPERED	SILL @ A.F.F. - NEW OPNG
400	DOUBLE FIXED	ALUMINUM	12'-0" x 4'-8"	SINGLE	CLEAR	SILL @ 144" A.F.F. - NEW OPNG
401	AWNING + FIXED	ALUMINUM	10'-4" x 1'-9" + 4'-4" x 5'-0" / 1	AWNING + FIXED	CLEAR TEMPERED	SILL @ A.F.F. - NEW OPNG
402	DOUBLE FIXED	ALUMINUM	(2) 3'-0" x 5'-0"	SINGLE	CLEAR	SILL @ 150" A.F.F. - NEW OPNG

NOTE: PROVIDE NEW HEAD/SILL FLASHING PLUS BRICKMOLD. ALL GLAZING TO BE INSULATED, LOW 'E' W/ SECURITY FILM AT GRADE LEVEL OPENINGS. CLAD WOOD WINDOW UNITS TO BE QUAKER CLASSIC SERIES IN DARK BRONZE. ALUMINUM WINDOWS TO BE QUAKER EMERGE SERIES IN DARK BRONZE.



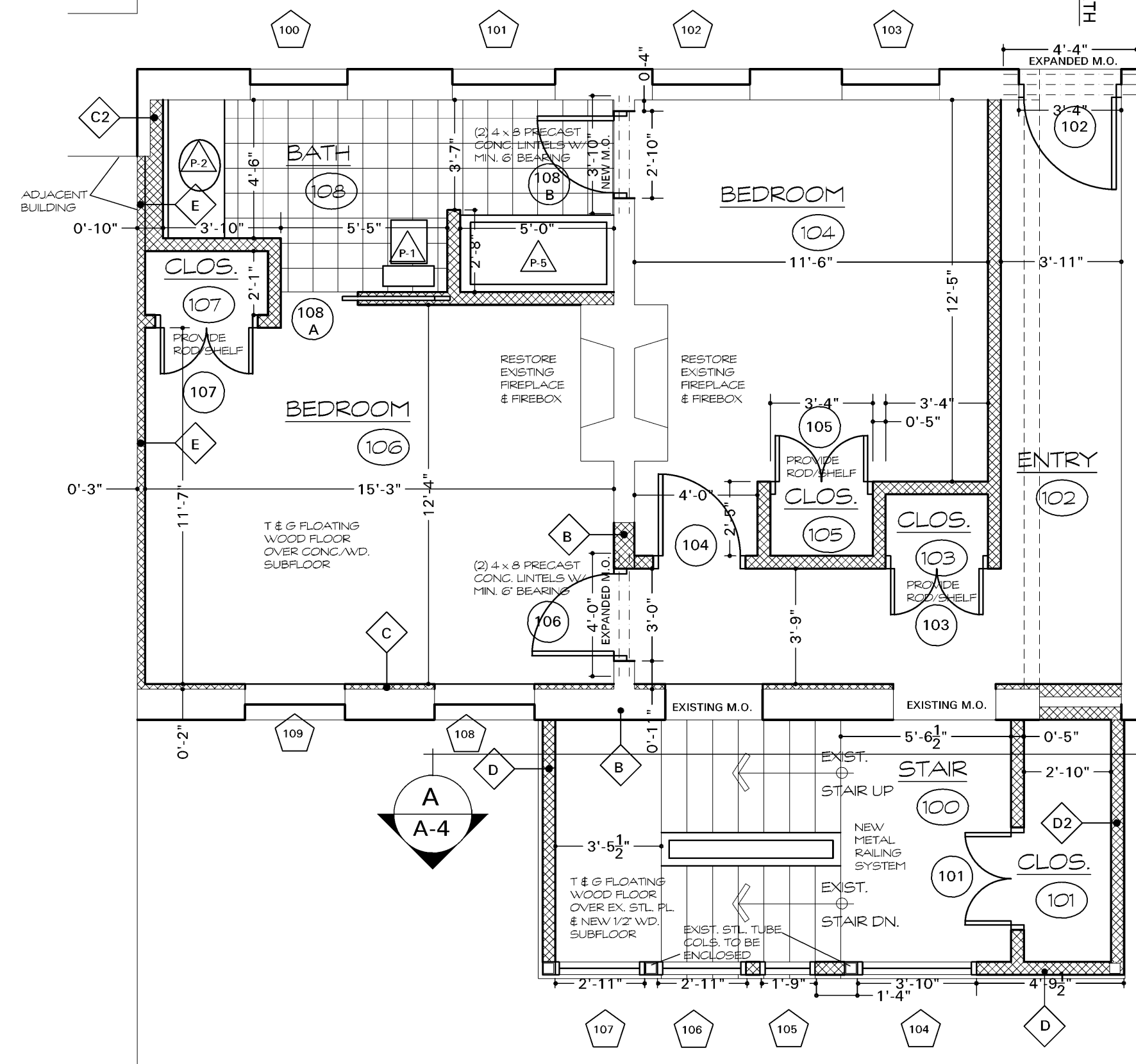
**ROOF DECK PLAN**

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



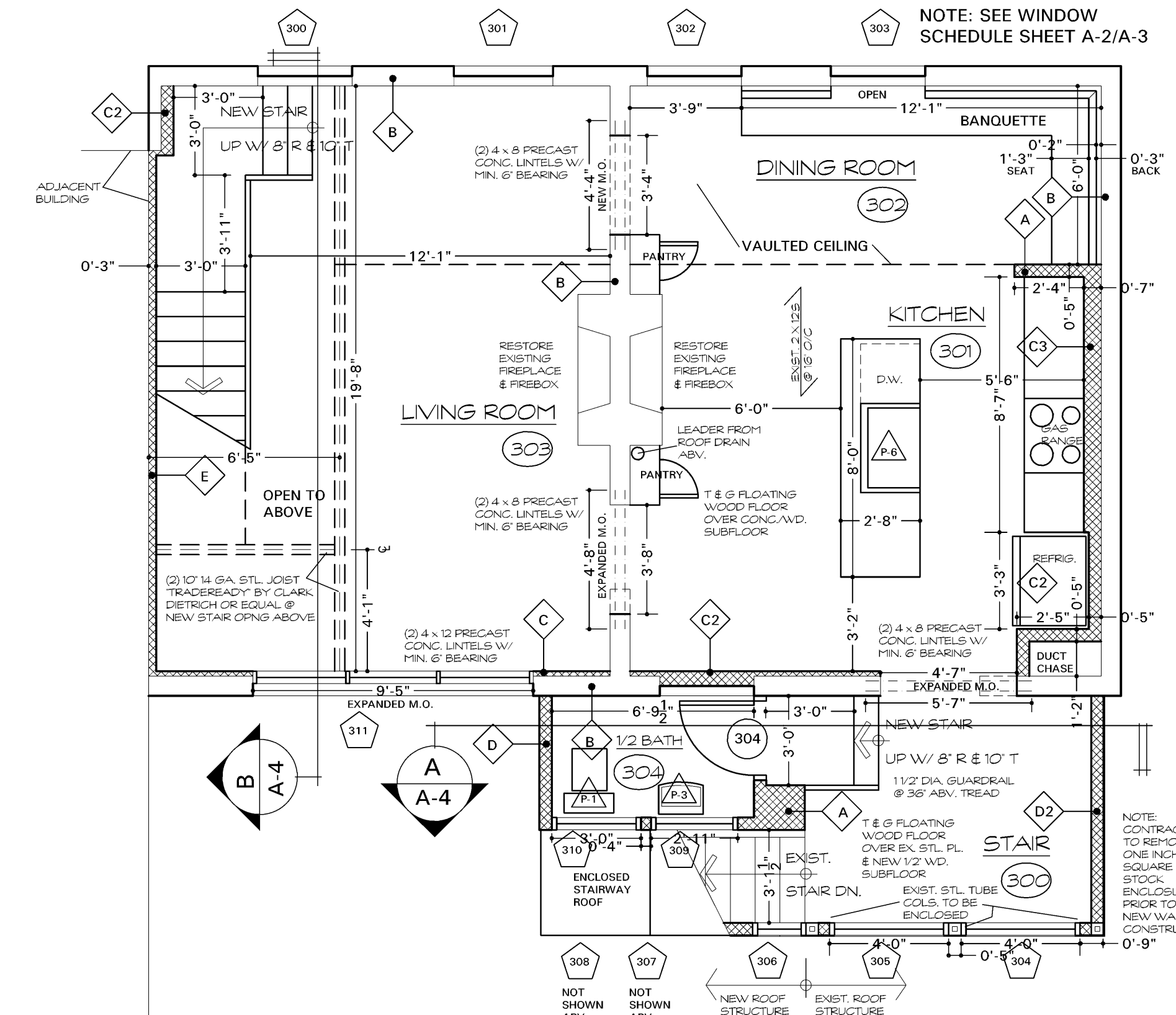
**BASEMENT PLAN**

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



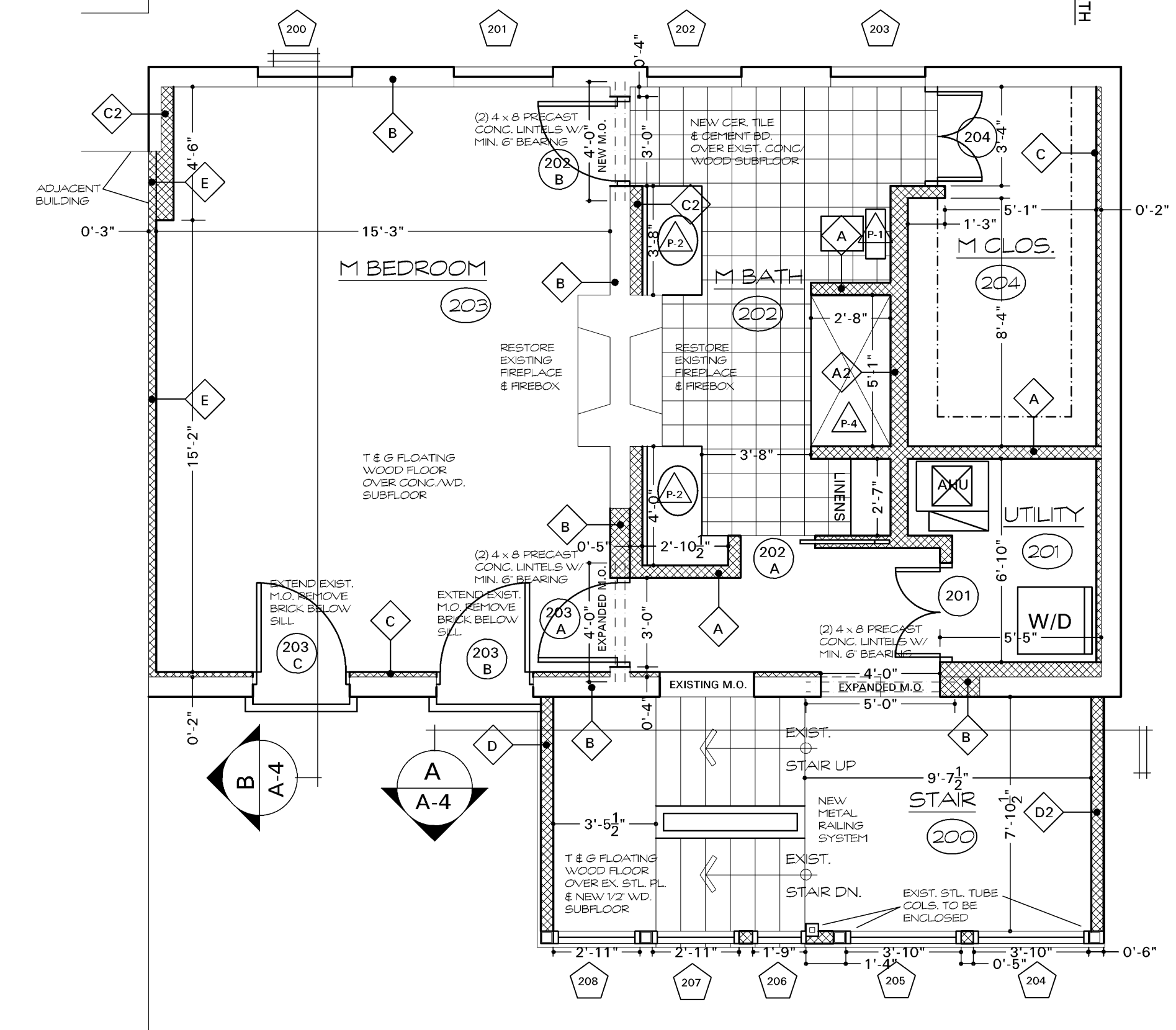
**FIRST FLOOR PLAN**

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



**THIRD FLOOR PLAN**

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



**SECOND FLOOR PLAN**

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

**DOOR SCHEDULE**

DOOR No.	DOOR SIZE	MATERIAL	FINISH	DOOR TYPE	FRAME	FINISH	HARD WARE	REMARKS
001	3'-0" x 7'-8"	SL-FIBERGL.	PAINT	FULL SL. LITE	WOOD	PAINT	HV-3	
002	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
003	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
006	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-5	
008	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
007A	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	FLUSH PANEL	POCKET DOOR	NONE	HV-7	
007B	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-5	
101	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
102	3'-0" x 7'-0"	FIBERGLASS	PAINT	FOUR PANEL	WOOD	PAINT	HV-3	WITH TRANSPARENT
103	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
104	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-5	
105	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	

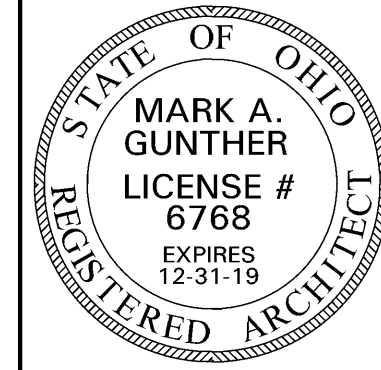
**DOOR SCHEDULE**

DOOR No.	DOOR SIZE	MATERIAL	FINISH	DOOR TYPE	FRAME	FINISH	HARD WARE	REMARKS
106	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-5	
107	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
108A	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	POCKET DOOR	NONE	HV-7	
108B	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-5	
201	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
202A	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	POCKET DOOR	NONE	HV-7	
202B	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-5	
203A	2'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-5	
203B	2'-0" x 8'-0"	SL-FIBERGL.	PAINT	FULL LITE	WOOD	PAINT	HV-3	
203C	2'-0" x 8'-0"	SL-FIBERGL.	PAINT	FULL LITE	WOOD	PAINT	HV-3	
304	(1) 1'-8" x 8'-0"	NEW S.G. W.D.	PAINT	TWO PANEL	WOOD	PAINT	HV-2	
400	2'-8" x 8'-8"	SL-FIBERGL.	PAINT	FULL LITE	WOOD	PAINT	HV-3	

**HARDWARE SCHEDULE**

HW No.	HW TYPE	HW FINISH	REMARKS
HW-2	1 1/2" per Hinges	inver. pk. br. w/ rognetic catch	
HW-3	1 1/2" per Hinges	lockset	
HW-4	1 1/2" per Hinges	metal hand	
HW-5	1 1/2" per Hinges	prv. stop	
HW-7	podder door frame	Streny # 402926 (80)	
	podder door frame	Streny # 402942 (80)	
	podder door frame	Streny # 404042	

ALL EGRESS DOORS SHALL BE READY TO BE OPENED FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT



REVISION	DATE
1	
2	
3	
4	
5	

**WICHMAN GUNTHER ARCHITECTS, IN C.**  
 810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

Renovation of  
 313 Seitz Street  
 Cincinnati, Ohio 45202  
 J18-0700  
**A-2**

Plot data  
 name: A02315set1  
 date: July 10, 2018  
 issue: plan review



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

---

APPLICATION #: ZH20180147/ COA2018053  
APPLICANT: Denny Dellinger  
OWNER: Brahma Ramanini  
ADDRESS: **104 E McMicken**  
PARCELS: 094-0007-0251  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: September 11, 2018  
HEARING DATE: September 24, 2018  
STAFF REVIEW: Beth Johnson

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

The applicant requires the following Zoning Relief:

1. **Section 1421-01** – Accessory residential structures require a 3 foot setback on the side yards. The proposed side yards are zero. **A 3 foot dimensional variance is required.**

### **Existing Conditions**

The property at 104 E McMicken Street is a brick two story late Greek Revival Building built in the late 1870s. It has an altered commercial façade and patched brickwork on the front of the building. The property has an alley to the rear and is just south of the intersection of Lang St, Walnut Street and E. McMicken Street.

### **Proposed Conditions**

The applicant is proposing to build a one story garage structure at the rear of the property. The garage will have a two car overhead door and a door that faces the alley and a door and 2 windows that face the house. It will be sided with brick and will have a side gabled pitched roof.



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



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

**Previous Reviews:** A rooftop addition was reviewed and approved by the Historic Conservation Board on 8/22/16.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-P
Variance authority	Section 1445	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

The proposed building is a detached garage and is considered an accessory structure. The garage will be built property line to property line and will not be set back 3 feet from each property line as is required per the zoning code. The lot is a narrower lot than an average lot in the neighborhood at only 22 feet wide. By allowing a zero lot line setback on both the side setbacks, this allows for a 2 car garage and 2 parking spaces on the property. Zero lot line setbacks are also a common thing within the district and mirrors the setbacks existing at the front of the property with the principal building.

**Standards for Variance per Section 1435-05-4**

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

The proposed renovation will continue the residential use and will be providing a garage off of an alley for off-street parking onto the site.

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

The denial of the requested variance will not deprive the property of all economically viable use of the property.

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 CC-P. The use as a single family residence is a permitted use and the accessory structure of a garage is permitted, but requires a side setback of 3 feet.*

- 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 adequate compliant 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 garage 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 not be impacted and off-street parking is being proposed. .*
- 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 garage is a one story structure which is compatible with other rear accessory structures and garages in 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 higher and better use on an underutilized 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.*
- 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 peach health, safety or general welfare of the public or neighbors.*

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

A COA is required for the proposed rear one-story accessory structure.

### **Comments on Applicable Guidelines**

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines. The rear garage is a simple one-story structure with a side gabled roof and it is sided in brick. This garage is visible from the alley and will have a double garage door, but this is an acceptable location and appropriate to be off of an alley.

### **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 historic building. It is using a brick cladding to blend into the surrounding buildings. As a one story accessory structure it will not be visible from the primary street of E. McMicken and due to its placement 18 feet back from the alley, will not be visible from Lang Street either. The detailing of the garage and the openings is similar to the main building and appropriate as a secondary structure.



*View from Lang Street to the property.*

**Other Considerations:**

**Prehearing Results:** A prehearing was held on September 5, 2018.

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

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

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

**A. Variance**

1. Section 1421-01– **APPROVE – Variance** approval for a 3 foot variance on both side yard setbacks for the accessory structure at 104 E McMicken St per plans submitted by Denny Dellinger, architect, dated August 6, 2018.

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

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

## II. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for 104 E McMicken St per plans submitted by Denny Dellinger, architect, dated August 6, 2018 with the following condition:
1. Side walls shall meet appropriate fire separation requirements as they abut the adjoining principle structures.
  2. Applicant shall demonstrate compliance with Stormwater Management Requirements pertaining to collection of runoff as necessary.
  3. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

**ADJUDICATION/DENIAL LETTER**

Date: August 1, 2018  
Location: 104 E. McMicken  
Request: New Construction/ Variance  
Zoning District: CC-P; Over The Rhine Historic District

Applicant Name: Denny Dellinger

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

All documents that are checked on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** The next deadline is July 27, 2018 for the September 10, 2018 Historic Conservation Board Meeting.

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

1. Per **Section 1421-01**, accessory residential structures require a three-foot setback on the side yards. A **Dimensional Variance** of 3-feet is required for each side yard setback for a total of 0.

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

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

Sincerely,



Douglas Owen  
Zoning Plan Examiner  
(p): 513-352-2441  
(e): douglas.owen@cincinnati-oh.gov

**Documents Required for Review for  
Historic Conservation Board Review**

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 615.44

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

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

**Architectural Drawings and Plans**

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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

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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 104 E McMicken Ave  
Hamilton Co. Parcel ID No.: 094-0007-0251-00 Zoning District: CC-P  
Historic District: Over the Rhine Overlay District: \_\_\_\_\_

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

Name: Dellinger Architects  
Contact Person (if legal entity): Denny Dellinger  
Address: 228 Mohawk St.  
City: Cincinnati State: OH Zip Code: 45214  
Phone: 513-739-5770 E-mail: dennyd.dellinger@gmail.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: ORI Assoc LLC  
Contact Person (if legal entity): Brahma Ramanini  
Address: 1418 Central Parkway  
City: Cincinnati State: OH Zip Code: 45202  
Phone: 513-615-3628 E-mail: Brahma116@aol.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
new 2 car detached garage, accessory to a recently renovated single family residence.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
we are requesting relief from the 3' setback requirements for an accessory structure.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: 

Date: 8 / 9 / 18

The proposed detached garage structure is located on a narrow, 22 foot wide lot. The back of the 120 foot deep lot is accessible from an alley. The owner desires to fully utilize with available width of the lot to make a garage wide enough for 2 cars.

A principal structure in this zone, CC-P, is allowed to be built to the full width of the lot. Because this garage is considered an accessory structure, the zoning code requires all accessory structures to be setback 3' from any property line. We are seeking relief from this requirement, as the strict enforcement of this requirement would unreasonably limit my clients' use of the site.

The structure will be built with the required 2 hour fire rated exterior walls, at the walls that adjoin the property lines.

The adjoining properties, all have taller existing masonry structures adjacent to where we propose to build the garage.

We feel this variance should be granted because of the following factors:

(a)  
*Zoning.* The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable.

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

(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.

(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.

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

(f)

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

(g)

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

(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.

(i)

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

(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.

(k)

*Blight.* The elimination or avoidance of blight.

(l)

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

(m)

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

(n)

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

(o)

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

(p)

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

We feel the Zoning Hearing Examiner should grant this variance :

(a)

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

(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.

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

### Section 1. SUBJECT PROPERTY

ADDRESS 104 E McMicken Ave COMMUNITY Over the Rhine  
PARCEL ID(S) 094-0007-0251-00  
BASE ZONING CLASSIFICATION CC\_P ZONING OVERLAY (if applicable) \_\_\_\_\_  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME Dellinger Architects CONTACT PERSON (if legal entity) Denny Dellinger  
ADDRESS 228 Mohawk St. CITY Cincinnati STATE OH ZIP 45214  
EMAIL dennyd.dellinger@gmail.com RELATIONSHIP TO OWNER (if not owner) architect  
TELEPHONE 513-739-5770

### Section 3. OWNER

NAME ORI Assoc LLC CONTACT PERSON (if legal entity) Brahma Raminini  
ADDRESS 1418 Central Parkway CITY Cincinnati STATE OH ZIP 45202  
EMAIL brahma116@aol.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
TELEPHONE 513-615-3628

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

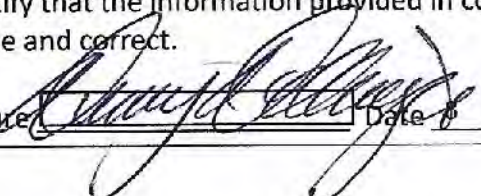
- Variance     Use Variance     Special Exception     Conditional Use  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)  
proposed 2 car detached garage accessed from the alley at the rear of the recently remodeled primary single family residence on the site.

### Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

**Section 7. SIGNATURE.** The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.


Print Name Denny Dellinger Signature  Date 8 / 9 / 1 8

# Dusty Rhodes, Hamilton County Auditor Property Report

generated on 8/9/2018 8:49:05 AM EDDI

**Parcel ID** 094-0007-0251-00      **Address** 104 E MCMICKEN AVE      **Index Order** 2017 Payable 2018

### Property Information

<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Land Use</b>	499 - OTHER COMM STRUCTURE	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	<b>Mailing Name and Address</b>	ORI ASSOC LLC 1418 CENTRAL PW CINCINNATI OH 45202 (call 946-4015 if incorrect)	
<b>Appraisal Area</b>	01801 - OVER THE RHINE 01	<b>Effective Tax Rate</b>	93.480776	<b>Total Tax</b>
<b>Owner Name and Address</b>	ORI ASSOC LLC 1418 CENTRAL PW CINCINNATI OH 45202 (call 946-4015 if incorrect)			\$1,262.20
<b>Assessed Value</b>	13,410			

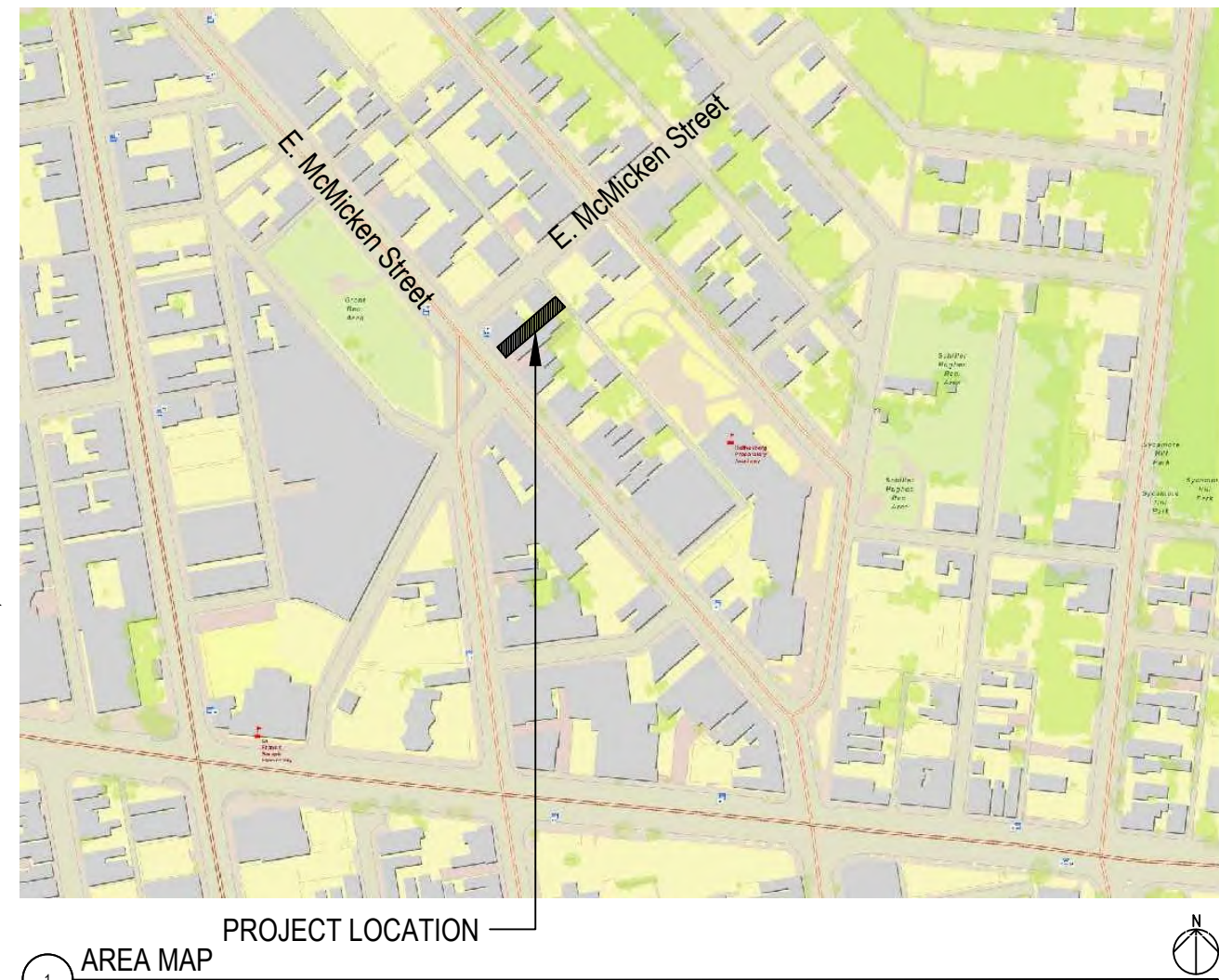
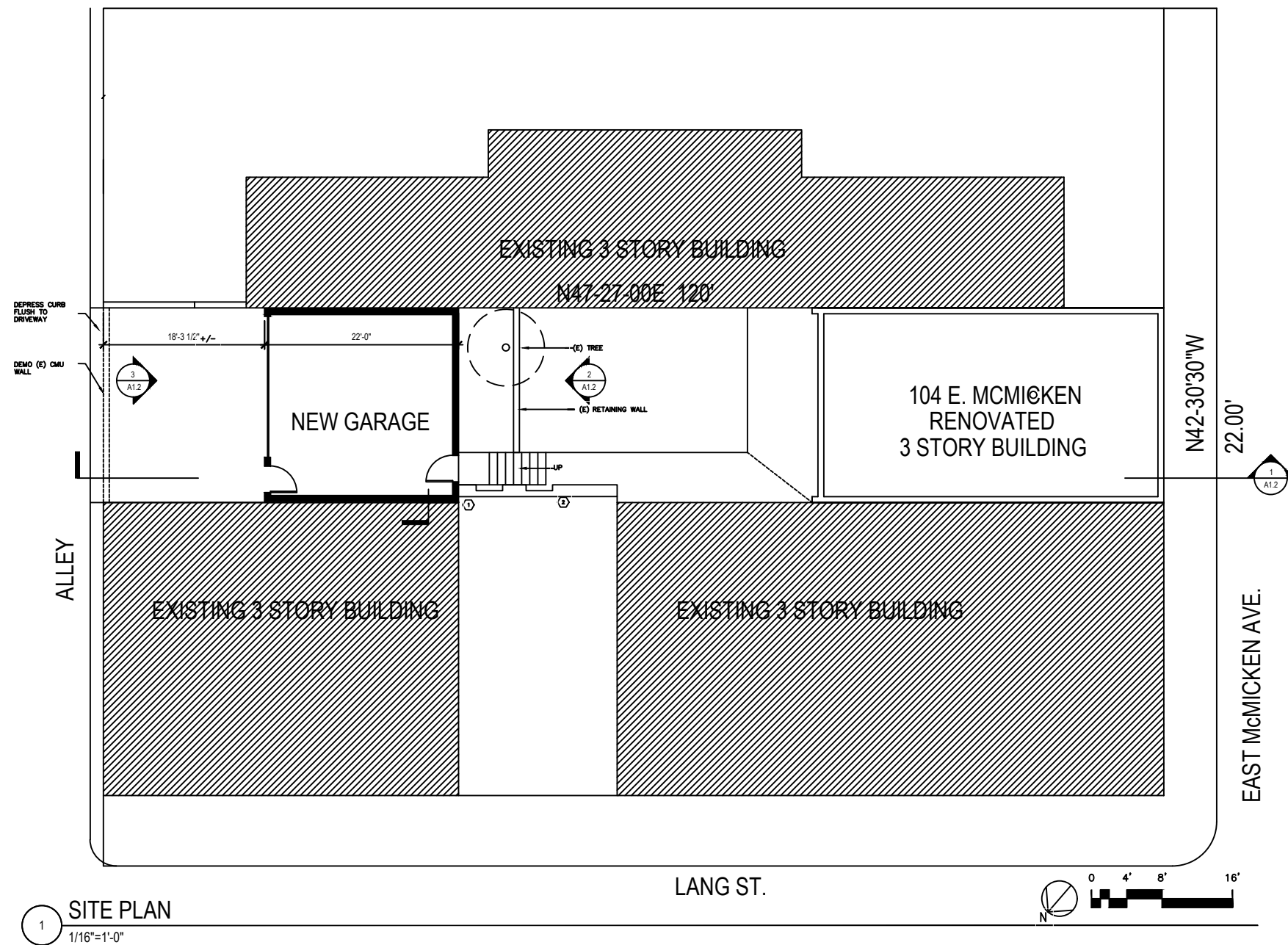
**Property Description**  
E MCMICKEN AV 22 X 120 IRR PT SQ 1 FINDLAY & LUDLOW SUB

Appraisal/Sales Summary	
Year Built	1880
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	6/6/2015
Last Sale Amount	\$0
Conveyance Number	
Deed Type	SF - Sheriff Deed (EX)
Deed Number	346669
# of Parcels Sold	1
Acreage	0.057
Front Footage	44.00

Tax/Credit/Value Summary	
<b>Board of Revision</b>	<b>YES(14)</b>
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	4,630
CAUV Value	0
Market Improvement Value	33,690
Market Total Value	38,320
TIF Value	31,620
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$1,262.20</b>
Tax as % of Total Value	0.000%

### Notes

1) bor #13-703168 no change 1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032



**INDEX OF DRAWINGS**

- A1.0 INDEX TO DRAWINGS, AREA MAP, SITE PLAN
- A1.1 FLOOR PLAN AND AERIAL PHOTO
- A1.2 BUILDING ELEVATIONS AND SECTIONS

**. DELLINGER .**  
**. ARCHITECTS .**

228 Mohawk St.  
Cincinnati, Ohio 45214  
(513)739-5770 PHONE

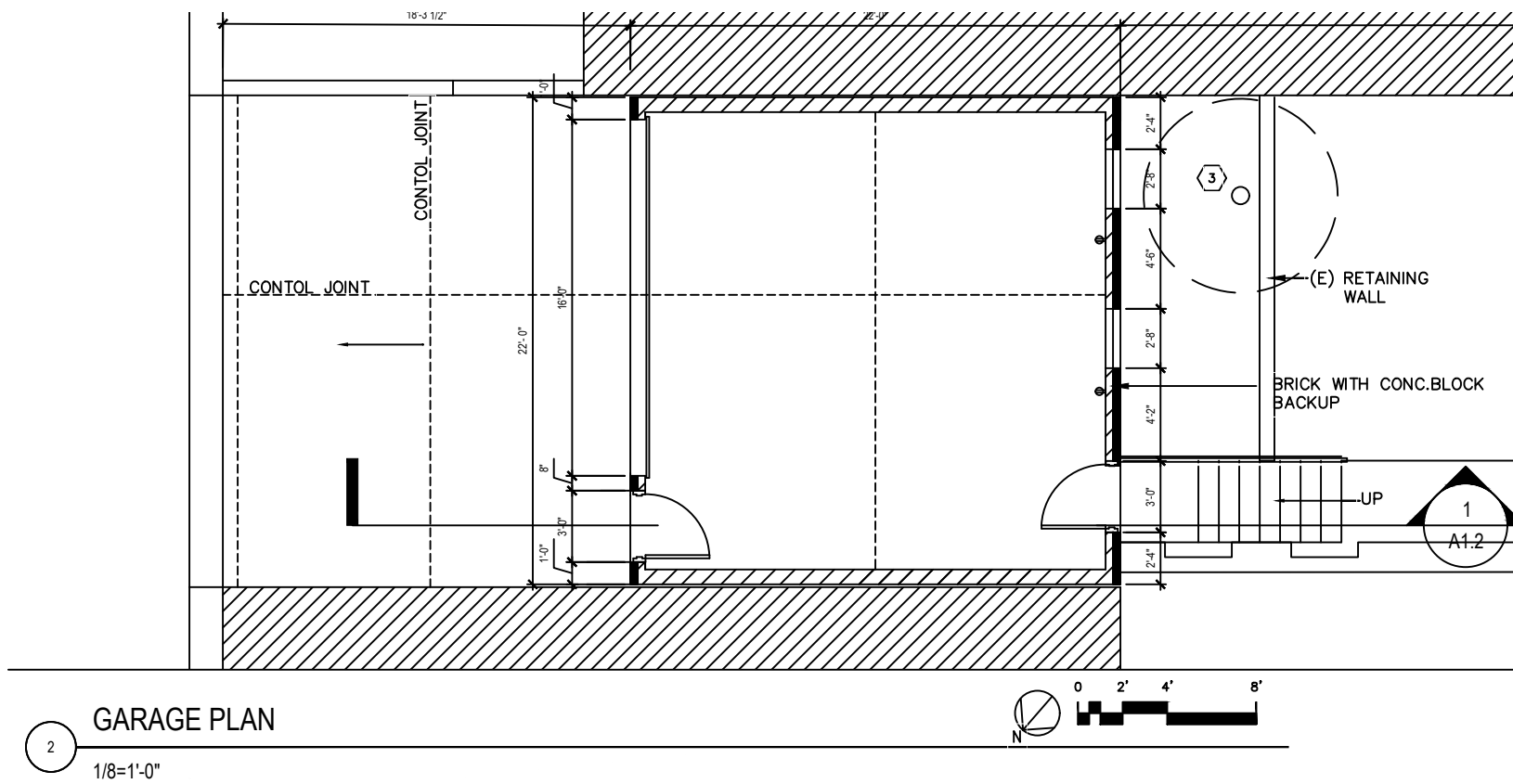
PROJECT  
104 E mCmICKEN Ave.  
TITLE  
NEW GARAGE

DATE  
SCALE  
JOB NUMBER  
DRAWN BY

AUGUST 6, 2018

1/16"=1'-0"

**A1.0**



**1** AERIAL PHOTO  
NTS

**.DELLINGER.  
ARCHITECTS.**

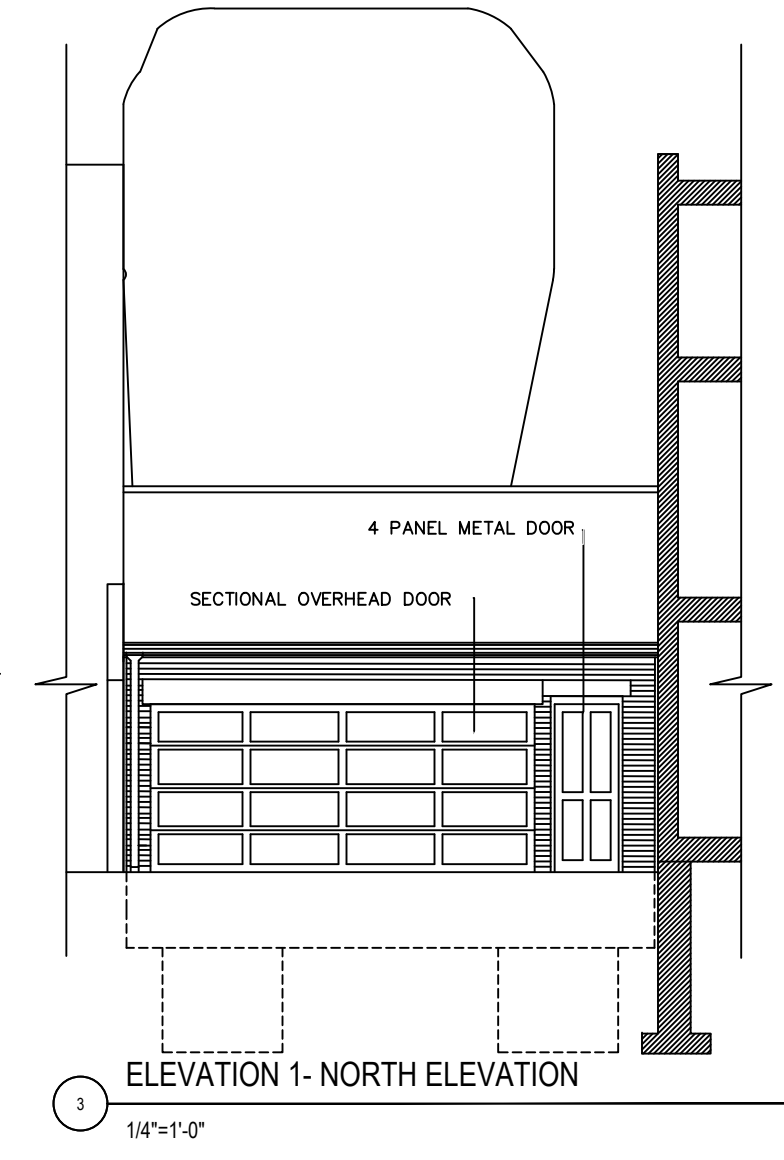
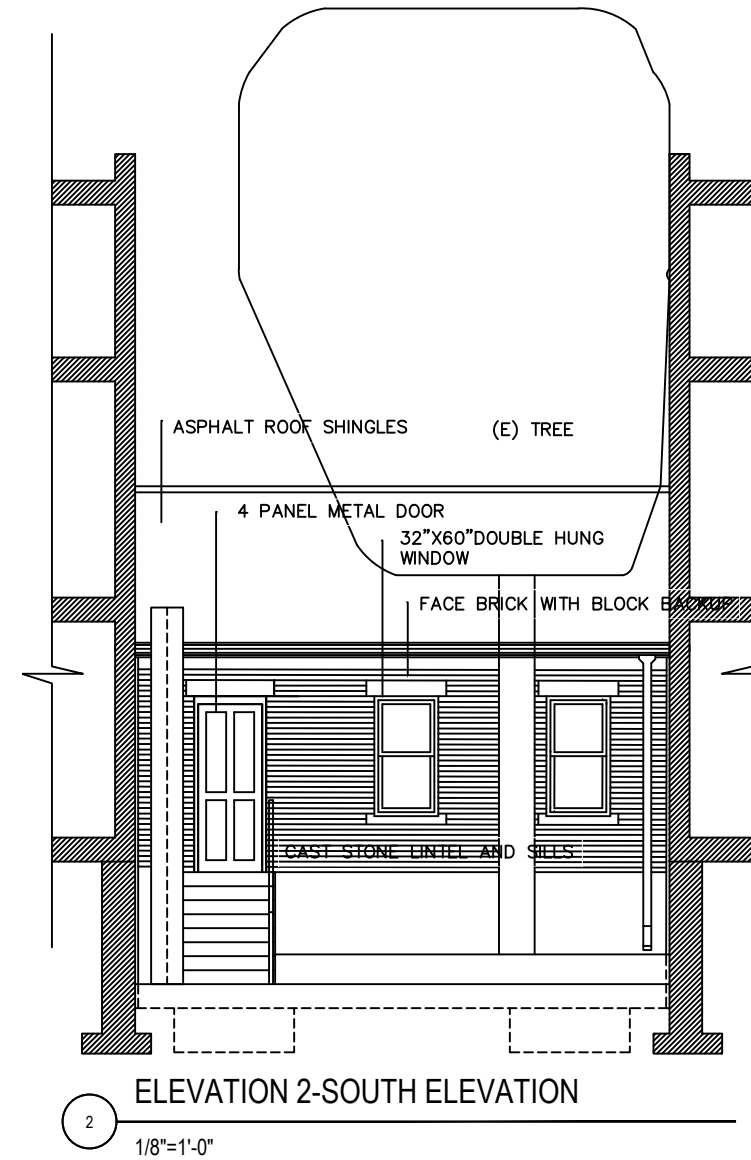
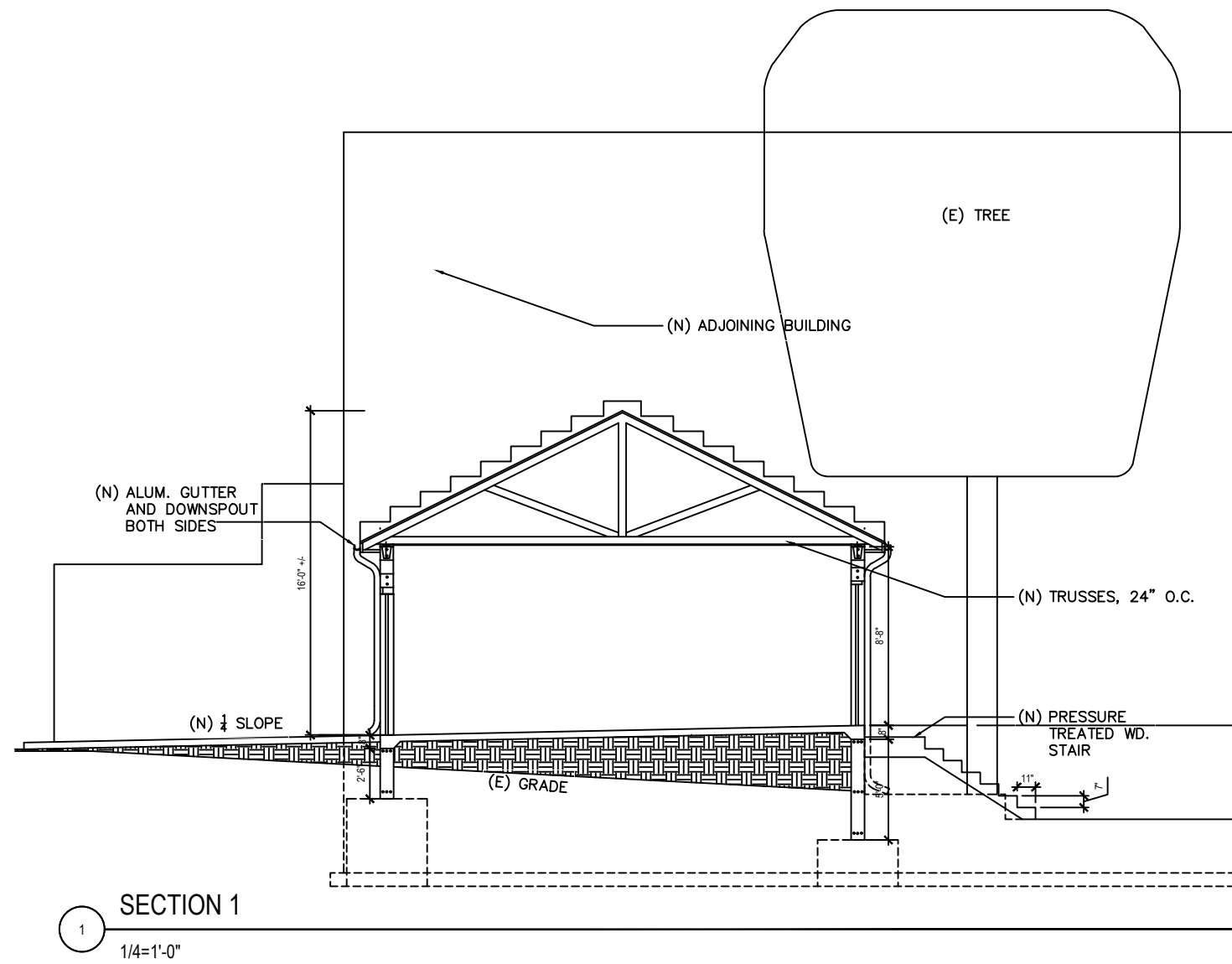
228 Mohawk St.  
Cincinnati, Ohio 45214  
(513)739-5770 PHONE

PROJECT  
104 E McMicken Ave.  
TITLE  
NEW GARAGE

DATE  
SCALE  
JOB NUMBER  
DRAWN BY

Aug. 6, 2018  
1/8"=1'-0"

**A1.1**



**.DELLINGER.**  
**.ARCHITECTS.**

228 Mohawk St.  
Cincinnati, Ohio 45214  
(513)739-5770 PHONE

PROJECT  
104 E McMicken Ave.  
TITLE  
NEW GARAGE

DATE  
SCALE  
JOB NUMBER  
DRAWN BY

AUGUST 6, 2018  
1/8"=1'-0"

**A1.2**

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

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APPLICATION #: COA2018056  
APPLICANT: Bayer Becker  
OWNER: FG OTR 1 LLC  
ADDRESS: **1621 Logan Street**  
PARCELS: 133-0003-004-90; 133-0003-005-90; 133-0003-006-90;  
133-0003-007-90  
ZONING: CC-A  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: September 13, 2018  
HEARING DATE: September 24, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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**Existing Conditions:**

1621 Logan Street is a circa 1975 one-story brick building with no window openings and is bounded by Logan Street on the east and Central Parkway on the west. The property is bordered by existing buildings to the north and south. The property is not listed in the list of non-contributing buildings in the Over-the-Rhine Historic District; however this is likely an oversight as the building dates to 1975 and is not compatible with the district.

**Proposed Conditions:**

The proposal is to demolish a non-contributing building and build a 72-space parking lot containing:

- 3 foot perimeter landscaping along Logan St and Central Parkway
- 8 trees in the landscaping
- 4 foot black metal decorative fence and a masonry wall along the perimeter on the north, south, west and east lot lines.
- The lot will have a total of 72 spaces with 3 ADA spaces, 11 compact spaces, 28 tandem spaces and 30 standard spaces.

**Applicable Zoning Code Sections:**

Zoning District: Section 1409 Commercial Community – Auto  
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



Figure 1: Image of 1621 Logan Street. Image from Google.



Figure 2: Location of 1621 Logan Street. Image from CAGIS.

**Previous Review:** NA

**Zoning Analysis:**

The applicant is requesting to build a new surface public parking lot which is a permitted use in the CC-A Zoning District. The applicant meets the requirements for the number of trees per Section 1425-29, which requires 1 tree per every 10 spaces. The applicants are providing 8 trees for the 72-space lot. The applicant is providing a 3-foot landscaping buffer along the public street perimeter lines with a low masonry wall and/or 4-foot tall black metal fence. Staff is supportive of this design as the applicants have provided landscaping along the public street right-of-ways and have provided a low screen wall and/or fencing along the perimeter as required. This provides more privacy and prevents access to the yards. The design maximizes the spaces on the lot while meeting the intentions of the zoning code by providing landscaping along the streets.

The applicants are proposing entrance and exit along Logan Street so that primary circulation is contained on the lot rather than requiring use of Central Parkway.

The applicant meets the zoning requirements for parking lots in the CC-A district. No Zoning Relief is required.

**Certificate of Appropriateness Review:**

The proposed parking lot will be built in association with the previously approved development at the northwest corner of Liberty Street and Elm Street. Under common ownership, the lot will likely initially serve as public parking until the parking lot is needed for the development. Upon completion of the building, the lot will serve the residents of the Liberty and Elm residences. Eventually, a parking garage is intended to serve the development at which point the subject property could be redeveloped to commercial or mixed-use.

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for demolition and for parking lots.

Supplemental Demolition Guidelines for the Over-the-Rhine Historic District:

- 1. The Historic Conservation Board, when acting on any application for a Certificate of Appropriateness seeking approval of demolition, may:*
- 2. Approve the demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board.*

The building is not listed in the non-contributing buildings found in the Over the Rhine Historic Conservation Guidelines. However, the building was built in 1975 and was not built within the period of significance which is listed as 1840-1941. In the National Register Historic District Boundary (updated in 2014), this property was carved out of the district boundaries and is not within the National Register Boundaries (see Figure 2). As the local district boundaries do not match up with

the National Register Historic District boundaries and follow the streets rather than carving out parcels, this property has been included into the local designation.

While this building is not listed as a non-contributing building, the list in the adopted Over the Rhine Historic Conservation Guidelines mirrors the Non-Contributing list in the National Register nomination. Staff believes that not listing this building as a non-contributing building was an oversight when the local district was established and the boundaries were simplified to run along Central Parkway rather than carving out individual properties.

The removal of the unsympathetic building will improve the aesthetics of Central Parkway by eliminating a structure that does not contribute to the historic character of the district. Removal of the structure will open views to historic buildings to the east and will free up a large parcel of land for future redevelopment.



Figure 2. Location of subject property outlined in Red with National Register Historic District in Yellow.

## B. Specific Guidelines

*1. Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.*

The parking lot is screened from the public streets with a 3-foot planting area, trees and a 4-foot tall black metal decorative fence and/or 4-foot masonry wall. There are trees, plantings and appropriate distances to create a screen and buffer along Logan Street while still providing views in the parking lot for safety. The Logan Street frontage has the most emphasis on screening as this frontage faces CC-P, RM-1.2 and PD Zoning Districts which are more pedestrian-oriented than the western Central Parkway frontage with a Manufacturing district across the street. The screening along Central Parkway will primarily consist of a 4-foot tall black aluminum fence with a landscape buffer beyond. A grade change between Central Parkway and the proposed parking lot will also provide screening as the vehicles will be parked below the existing grade of Central Parkway. Staff would encourage the applicant to utilize the 3-foot buffer at the base of the retaining wall along Central Parkway for a bioswale to aid in stormwater detention requirements. The applicant may also request additional street trees along the Central Parkway ROW through Urban Forestry. The applicant may also wish to consider artistic wall murals along the retaining wall at Central Parkway.

Staff feels that the complete demolition of the structure is warranted as it does not contribute to the historic character of the area. Removing the structure without leaving any portion of walls along Central Parkway or Logan Street is appropriate as the walls are of an unsympathetic masonry construction with no relief and no openings. Leaving portions of the wall could result in unstable conditions and is also not copacetic with the safety tenets of Crime Prevention Through Environmental Design (CPTED) which encourages clear sight lines, access control and natural surveillance

By the nature of the surface parking lot, the property could be easily converted to a different use in the future with the applicant stating that commercial and residential uses are under consideration. Staff would note that the CC-A district allows residential only above the ground floor in a mixed-use building.

### **Other Considerations:**

**Prehearing Results:** A prehearing was held on September 6, 2018.

**Comments Provided to Staff:** NA

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for the demolition of a non-contributing building and the construction of a surface parking lot per plans submitted by Bayer Becker dated 8.10.18 with the following conditions:
1. The curb cuts on Logan Street and Elder Street must get DOTE approval.
  2. Parcels 133-0003-003; 133-0003-004; 133-0003-005; 133-0003-006; 133-0003-007 shall be consolidated prior to issuance of building permits.
  3. Applicant shall coordinate with Stormwater Management on required detention for the site.
  4. The following minor amendments to the site plan are required:
    - a. Handicap access must be maintained at the location of the ADA spaces.
    - b. This will require the relocation of some proposed landscaping. This landscaping shall not be eliminated from the site, but relocated to other locations.
  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 building is a non-contributing building that does not meet the current infill standards.
  3. The demolition of the building will not adversely affect the streetscape.



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1621 Logan Street  
 Hamilton Co. Parcel ID No.: 133-0003-007-90, 6-90, 5-90, 4-90, 3-90. Zoning District: CC-A: Commercial Community - Auto-oriented  
 Historic District: Over-the-Rhine Overlay District: N/A

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

Name: Bayer Becker  
 Contact Person (if legal entity): Ryan Laber  
 Address: 1404 Race St., Ste. 204  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: (513) 492-9862 E-mail: ryanlaber@bayerbecker.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: FG OTR 1 LLC  
 Contact Person (if legal entity): Stephen Dronen  
 Address: 11501 Deerfield Road  
 City: Cincinnati State: OH Zip Code: 45242  
 Phone: (513) 755-2571 E-mail: sdronen@thefortusgroup.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
We are applying to demolish the non-contributing former Boys & Girls Club building at 1621 Logan Street.  
In its place, we are proposing a parking lot with monthly parking passes available for sale to the public.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

Applicant Signature: \_\_\_\_\_ Date: 08/10/2018



## ADJUDICATION/DENIAL LETTER

Date: 07/18/2018  
Location: 1621 Logan Street  
Request: Demolition  
Zoning District: CC-A/ OTR Historic District

Applicant Name: O'Rourke Wrecking Company

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will require a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents **that are checked** on the "Documents Required for Historic Conservation Board Review" are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission.** The next deadline is July 27, 2018 for the September 10, 2018 Historic Conservation Board Meeting.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "D. Owen".

Douglas Owen  
Zoning Plan Examiner  
(p): 513-352-2441  
(e): douglas.owen@cincinnati-oh.gov

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Review for Historic Conservation Board Review



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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 615.44

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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

## Demolition Case Sheet

### Documentation for the Demolition of Historic Properties

#### Historic Conservation Office

#### Section 1:

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

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

#### Section 2:

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

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

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

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

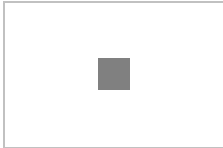
**From:** Stephen Dronen  
**To:** [Ryan Laber](#)  
**Subject:** 1621 Logan - Permission for File for COA  
**Date:** Thursday, August 9, 2018 5:15:52 PM

---

Ryan

On behalf of FG OTR I, LLC, you may use this email to confirm permission from the ownership group to seek a certificate of appropriateness for the demolition and parking at 1621 Logan Street.

Thanks



**Stephen Dronen**  
Director of Development  
**THE FORTUS GROUP**  
o: 513.755.2571





Where Creativity  
Meets Functionality

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

Witness List

WITNESSES

- Ryan Laber, Bayer Becker
- Mike Dooley, Bayer Becker
- Stephen Dronen, The Fortus Group

600 Tylersville Road, Suite A  
Mason, OH 45040  
513-336-6600

318 South College Avenue  
Oxford, OH 45056  
513-523-4270

1404 Race Street, Suite 204  
Cincinnati, OH 45202  
513-834-6151

20 Grandview Drive  
Fort Mitchell, KY 41017  
859-261-1113

<http://www.bayerbecker.com>

East Side of Building (from Logan Street)



Looking North



Looking South

North Side of Building



From Logan Street



From Central Pkwy

South Side of Building



From Logan Street



From Central Pkwy

West Side of Building (from Central Pkwy)



Looking North

Looking South


# Dusty Rhodes, Hamilton County Auditor

## Property Report

generated on 8/9/2018 5:07:05 PM EDT

<b>Parcel ID</b> 133-0003-0003-90	<b>Address</b> 1621 LOGAN ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2017 Payable 2018
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b>	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 680 - CHARITIES,HOSPITALS,RETIR		
<b>Owner Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 0	<b>Effective Tax Rate</b> 0.000000	<b>Total Tax</b> \$12.52	
<b>Property Description</b> LOGAN ST EX-11 32 X 78 IRR PT LOT 58 JNO MC LEANS			

### Appraisal/Sales Summary

Year Built	1972
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	5/1/2018
Last Sale Amount	\$1,000,000
Conveyance Number	170092
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.060
Front Footage	64.00

### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	48,550
CAUV Value	0
Market Improvement Value	1,322,140
Market Total Value	1,370,690
TIF Value	0
Abated Value	0
Exempt Value	1,370,690
<b>Taxes Paid</b>	\$12.52
Tax as % of Total Value	0.000%

### Notes

### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	680 CHARITIES,HOSPITALS,RETIR	30,470	1972

### Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	484 High School (Entire)	15,873	14	1
Section 1	344 Office Building	5,291	14	1
Section 2	344 Office Building	9,305	10	1

### Parcel Photo



**Related Names**

Name	Relationship	Status
FG OTR 1 LLC	Parcel Owner	Current
GRANDIN COMPANY LTD	Parcel Owner	Retired

# Dusty Rhodes, Hamilton County Auditor

## Property Report

generated on 8/9/2018 5:08:07 PM EDT


**Parcel ID**  
133-0003-0004-90

**Address**  
1621 LOGAN ST

**Index Order**  
Parcel Number

**Tax Year**  
2017 Payable 2018

### Property Information

<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	01801 - OVER THE RHINE 01	<b>Land Use</b>
		680 - CHARITIES,HOSPITALS,RETIR
<b>Owner Name and Address</b>	<b>Mailing Name and Address</b>	
FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4015 if incorrect)</i>	FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b>	<b>Effective Tax Rate</b>	<b>Total Tax</b>
0	0.000000	\$55.18
<b>Property Description</b>		
LOGAN ST EX-11 125 X 100 IRR PT LOT 57 JNO MC LEANS		

### Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	5/1/2018
Last Sale Amount	\$1,000,000
Conveyance Number	170092
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.275
Front Footage	282.00

### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	157,500
CAUV Value	0
Market Improvement Value	0
Market Total Value	157,500
TIF Value	0
Abated Value	0
Exempt Value	157,500
<b>Taxes Paid</b>	\$55.18
Tax as % of Total Value	0.000%

### Notes

### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
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### Parcel Photo



**Related Names**

Name	Relationship	Status
FG OTR 1 LLC	Parcel Owner	Current
GRANDIN COMPANY LTD	Parcel Owner	Retired

**Detailed Name Information**

<b>Full Name</b> FG OTR 1 LLC	<b>Type</b> Parcel Owner
<b>Address</b> 115501DEERFIELD RD CINCINNATI OH 45242	<b>Mailing Flags</b> [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

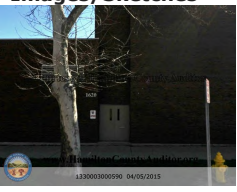
# Dusty Rhodes, Hamilton County Auditor

## Property Report

generated on 8/9/2018 5:08:39 PM EDT

<b>Parcel ID</b> 133-0003-0005-90	<b>Address</b> 1621 LOGAN ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2017 Payable 2018
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 680 - CHARITIES,HOSPITALS,RETIR		
<b>Owner Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 0	<b>Effective Tax Rate</b> 0.000000	<b>Total Tax</b> \$9.78	
<b>Property Description</b> LOGAN ST EX-11 25 X 100 PT LOT 57 JNO MC LEANS			

### Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	5/1/2018
Last Sale Amount	\$1,000,000
Conveyance Number	170092
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.058
Front Footage	50.00

### Tax/Credit/Value Summary

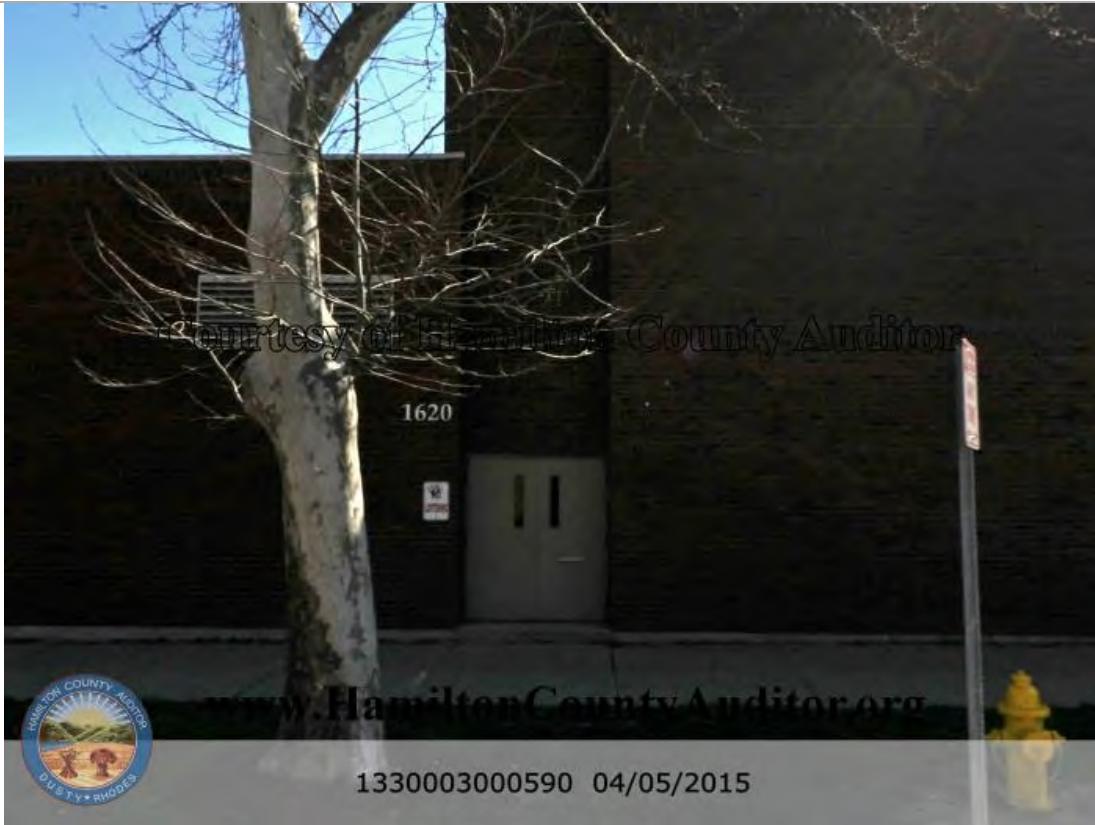
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	45,540
CAUV Value	0
Market Improvement Value	0
Market Total Value	45,540
TIF Value	0
Abated Value	0
Exempt Value	45,540
<b>Taxes Paid</b>	<b>\$9.78</b>
Tax as % of Total Value	0.000%

### Notes

### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
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### Parcel Photo



**Related Names**

Name	Relationship	Status
FG OTR 1 LLC	Parcel Owner	Current
GRANDIN COMPANY LTD	Parcel Owner	Retired

**Detailed Name Information**

<b>Full Name</b> FG OTR 1 LLC	<b>Type</b> Parcel Owner
<b>Address</b> 115501DEERFIELD RD CINCINNATI OH 45242	<b>Mailing Flags</b> [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]


# Dusty Rhodes, Hamilton County Auditor

## Property Report

generated on 8/9/2018 5:09:12 PM EDT

<b>Parcel ID</b> 133-0003-0006-90	<b>Address</b> 1621 LOGAN ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2017 Payable 2018
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 680 - CHARITIES,HOSPITALS,RETIR		
<b>Owner Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 0	<b>Effective Tax Rate</b> 0.000000	<b>Total Tax</b> \$15.66	
<b>Property Description</b> LOGAN ST EX-11 40 X 100 LOT 56 JNO MC LEANS SUB			

#### Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	5/1/2018
Last Sale Amount	\$1,000,000
Conveyance Number	170092
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.094
Front Footage	80.00

#### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	61,840
CAUV Value	0
Market Improvement Value	0
Market Total Value	61,840
TIF Value	0
Abated Value	0
Exempt Value	61,840
<b>Taxes Paid</b>	<b>\$15.66</b>
Tax as % of Total Value	0.000%

#### Notes

#### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
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#### Parcel Photo



**Related Names**

Name	Relationship	Status
FG OTR 1 LLC	Parcel Owner	Current
GRANDIN COMPANY LTD	Parcel Owner	Retired

**Detailed Name Information**

<b>Full Name</b> FG OTR 1 LLC	<b>Type</b> Parcel Owner
<b>Address</b> 115501DEERFIELD RD CINCINNATI OH 45242	<b>Mailing Flags</b> [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]


# Dusty Rhodes, Hamilton County Auditor

## Property Report

generated on 8/9/2018 5:09:45 PM EDT

<b>Parcel ID</b> 133-0003-0007-90	<b>Address</b> 1621 LOGAN ST	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2017 Payable 2018
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### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b>	
<b>Appraisal Area</b> 01801 - OVER THE RHINE 01	<b>Land Use</b> 680 - CHARITIES,HOSPITALS,RETIR		
<b>Owner Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> FG OTR 1 LLC 115501DEERFIELD RD CINCINNATI OH 45242 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 0	<b>Effective Tax Rate</b> 0.000000	<b>Total Tax</b> \$11.74	
<b>Property Description</b> LOGAN ST 30 X 100 LOT 55 JNO MC LEANS SUB			

#### Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	5/1/2018
Last Sale Amount	\$1,000,000
Conveyance Number	170092
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	5
Acreage	0.068
Front Footage	60.00

#### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	50,610
CAUV Value	0
Market Improvement Value	0
Market Total Value	50,610
TIF Value	0
Abated Value	0
Exempt Value	50,610
<b>Taxes Paid</b>	\$11.74
Tax as % of Total Value	0.000%

#### Notes

#### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
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#### Parcel Photo

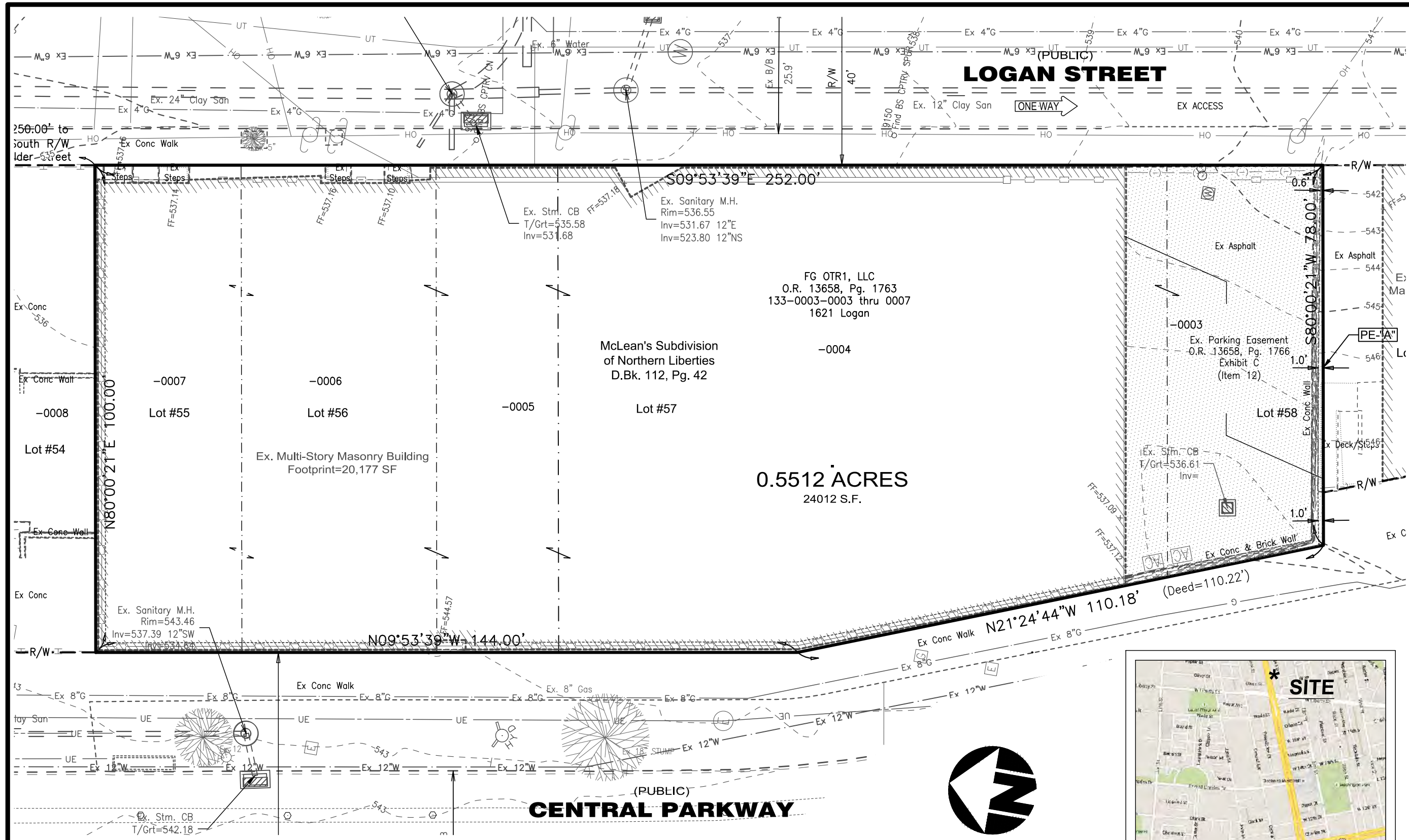


**Related Names**

Name	Relationship	Status
FG OTR 1 LLC	Parcel Owner	Current
GRANDIN COMPANY LTD	Parcel Owner	Retired

**Detailed Name Information**

<b>Full Name</b> FG OTR 1 LLC	<b>Type</b> Parcel Owner
<b>Address</b> 115501DEERFIELD RD CINCINNATI OH 45242	<b>Mailing Flags</b> [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

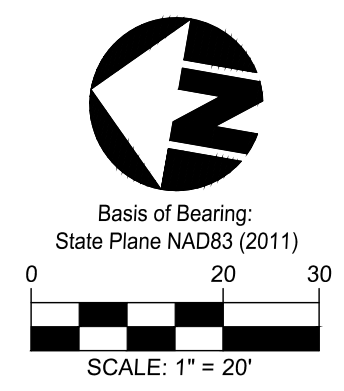


**BOYS & GIRLS CLUB  
 PARKING LOT**  
 1621 LOGAN STREET  
 CINCINNATI, OHIO 45202

**HISTORIC CONSERVATION BOARD  
 V1.0: EXISTING SITE SURVEY**

**INDEX OF SHEETS**

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
V1.0	EXISTING SITE SURVEY	08-10-18		
C1.0	PRELIM. SITE LAYOUT PLAN	08-10-18		
L1.0	PROP. SITE PLANTING PLAN	08-10-18		



**VICINITY MAP**  
 n.t.s.

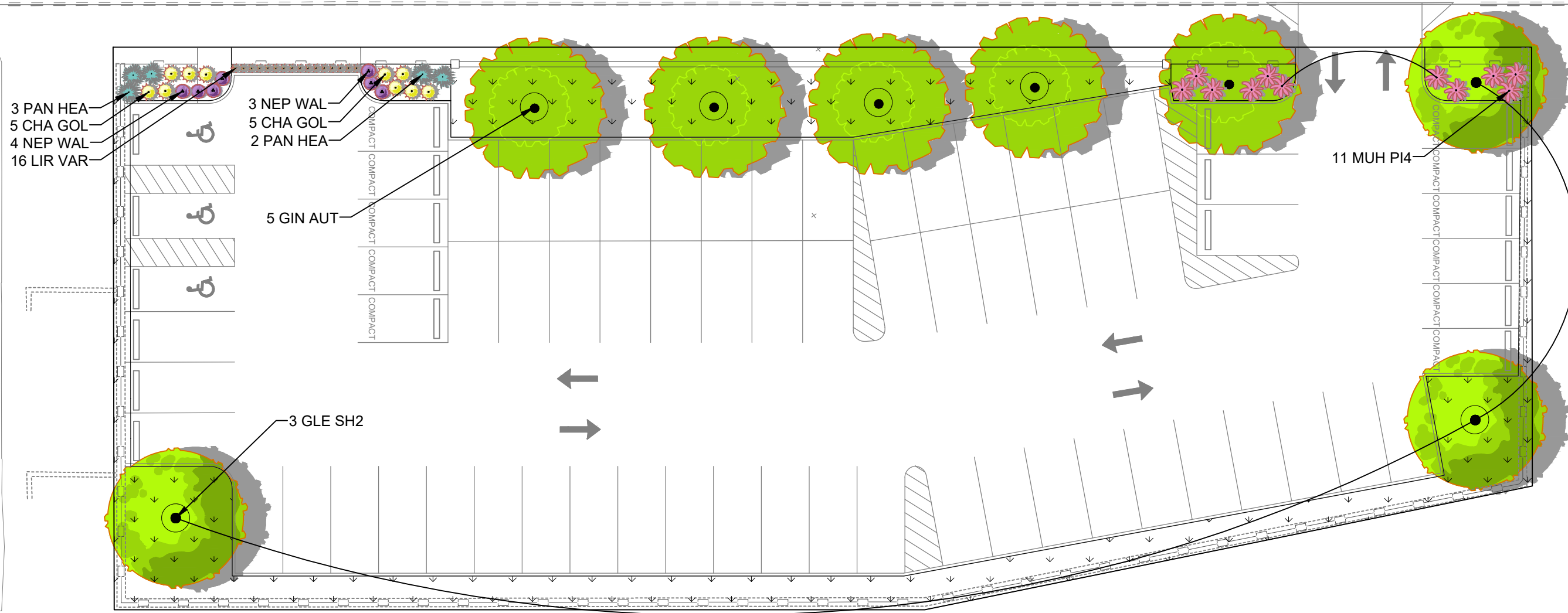
Drawing: 15R024-001 CD B&GC  
 Scale: 1"=20'  
 Drawn by: RML  
 Checked By: MPD  
 Issue Date: 08-10-18



**BOYS & GIRLS CLUB  
PARKING LOT**

1621 LOGAN STREET  
CINCINNATI, OHIO 45202

**HISTORIC CONSERVATION BOARD  
L1.0 - PRELIMINARY LANDSCAPE PLAN**



PLANT SCHEDULE				
<b>DECIDUOUS TREES</b>				
GIN AUT	5	Ginkgo biloba 'Autumn Gold'™ / Maidenhair Tree	B & B	2.0" Cal
GLE SH2	3	Gleditsia triacanthos inermis 'Shademaster'™ / Shademaster Locust	B & B	2.0" Cal
<b>ANNUALS/PERENNIALS</b>				
NEP WAL	7	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	2 gal	15" Ht.
<b>EVERGREEN SHRUBS</b>				
CHA GOL	10	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress	B&B	24" Ht.
<b>ORNAMENTAL GRASSES &amp; GROUNDCOVERS</b>				
LIR VAR	16	Liriope muscari 'Variegata' / Variegated Lily Turf	1 gal	
MUH PI4	11	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly	3 gal	
PAN HEA	5	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	5 gal	

**ZONING REQUIREMENTS**

- 1 2" CAL. TREE REQUIRED PER 10 PARKING SPACES

72 PARKING SPACES / 10 = 8 TREES REQUIRED & PROVIDED



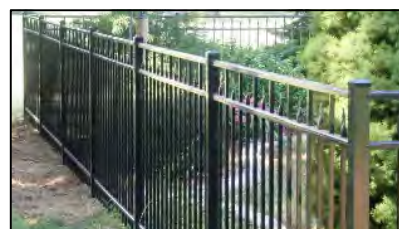
Masonry Wall



Muhly Grass



Switch Grass



Aluminum Fence



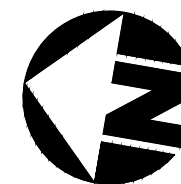
Ginkgo



Honey Locust



Catmint



Basis of Bearing:  
State Plane NAD83 (2011)



SCALE: 1" = 20'

Drawing: 15R024-001 - LA

Scale: 1" = 20'

Drawn by: ADH

Checked By: RL

Issue Date: 08-10-2018

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

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APPLICATION #: ZH20180154/COA2018054  
APPLICANT: Dustin Todd  
OWNER: Woolworth Associates LLC  
ADDRESS: **1120-1124 Main Street**  
PARCELS: 075-0004-0222/223  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: September 13, 2018  
HEARING DATE: September 24, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

### Details of Zoning Relief Required:

The applicant requires Zoning Relief in the form a Special Exception as follows:

1. **1427-37:** Maximum building sign for a building within the CC-P is 1 square foot for every linear foot of building frontage is 46 square feet the signage proposed for the building is 144.25 sf. **A dimensional variance of 98.25 sf is required.**

### Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for a wall sign that is larger than permitted by the zoning code and Historic Conservation Design Guidelines and an internally illuminated projecting sign. The applicant is also requesting a COA for construction of a roof over the bar on the roof deck.



Figure 1: Context map of 1120 Main Street. Map provided by CAGIS.



Figure 2: Picture of 1120 Main Street from the street provided by the applicant.

**Proposed work**

The applicant is requesting a Certificate of Appropriateness (COA) for the addition of a roof top deck a penthouse addition for access to the deck.

Exterior work includes:

- Roof over the previously approved roof deck. This will be a dark black/gray metal roof. The material will match the previously approved material and detailing on the elevator shaft.
- A wall sign to fit inside the historic wall sign band above the storefront.
- An internally lit wall sign.

**Previous Reviews:** 6/26/2017 COA and Zoning Relief Review and Approval by HCB for parking lease and roof deck.

**Applicable Zoning Code Sections:**

Zoning District: [Section 1409-07](#) Commercial Community  
 Variance Requests: [Section 1427](#) Signs  
 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 Review**

The subject property is a commercial property that is being rehabilitated into an entertainment venue called Pins Mechanical. The property has previously come to the Historic Conservation Board for zoning relief and COA approval for a roof top bar and

deck and a parking lease. The current request is for dimensional variance for a wall sign to allow a wall sign to fit within the historic sign band on the building.

**Zoning Analysis:**

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

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

*The building was originally built as a Woolworth's store and had a sign that filled the entire sign band. It is appropriate for the historic architecture of this building to fill the sign band. The applicants are proposing a design that takes inspiration and styling from historic Woolworth's signage. This signage is architecturally appropriate and is a simple and modest design that blends in and does not overwhelm the building. The signage type and style reflects the history of the original user of the building.*

*If the applicants were to put a sign that was only the permitted 46 square feet, it would highlight the fact that the entire sign band was not being used and would negatively affect the aesthetic integrity of the building.*

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

*The denial of the requested variances would not deprive the property of all economically viable uses.*

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 guidelines for the district.*
- 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.*

- 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.  
*Surrounding streets are adequate to carry the anticipated traffic from the proposed development. The proposed signage is not expected to impact traffic.*
- 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 work will not have an adverse impact on the neighborhood. The sign design is compatible and appropriate for the neighborhood.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are no adverse impacts anticipated for signage.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed project will benefit the Cincinnati economy by effectively advertising the newly established commercial and residential spaces in the formerly vacant property.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed work.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the construction of roof over the roof deck bar and for the 2 signs.

**SITE IMPROVEMENTS**

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

*The roof deck had been previously approved; however the roof over the bar was not included in the application. Due to the health code, a roof over the bar is required.*

*While the roof will not be visible while directly in front of the building from the primary facade, it will be visible from 12<sup>th</sup> Street. Staff was initially concerned about this additional addition to the roof. The applicants have worked with staff to adjust the design, detailing, and height to create a roof structure that will not overwhelm the building, detract from the historic architecture and will become a background structure.*

*Even as this structure will be visible, within the sight line is also the red metal structure of the garage which is taller in the skyline. This new structure falls within the outline of this structure and due to its darker color becomes a background structure.*

## REHABILITATION

13. SIGNS: Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.

Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.

*While the wall sign is also larger than the Historic Conservation Guidelines, staff feels that the size is appropriate as stated above in the zoning relief section. The sign size is appropriate as they are replicating the style and type of sign that was historically there when the building was a Woolworths.*

*The projecting sign is within the size allowed per both the zoning code and the Historic Conservation Guidelines the signage does have internally illumination. The style of the illumination is reflective of neon tube lighting but it will be a simple white LED tube light rather than colored. Woolworth's buildings often employed neon as it was a new technology during the height of the Woolworths stores. There are also several other properties that have neon along Main Street including Tower sign at 1203 Main Street and Mr. Pittifuls at 1320 Main Street.*

### **Other Considerations:**

**Prehearing Results:** The applicant was present and representatives from the OTR infill committee.

**Comments Provided to Staff:** NA

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF: VARIANCE**

**A. APPROVE - Section 1427-37– Variance** to allow a 132 square foot wall sign to fill the entire existing and historic sign band on the building.

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

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

**II. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** a Certificate of Appropriateness 1120-24 Main Street per plans submitted by Architectural Alliance dated September 5, 2018 to allow for a rooftop structure, a wall sign and an illuminated projecting sign. The following conditions shall apply

1. Any additional structures on the deck, including shade structures must return to the HCB for review.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
3. The neon is appropriate as it conveys an historic sign typology that was once employed upon the site.

**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 bar roof is not highly visible from the street in front of the building and while visible from 12<sup>th</sup> street it does not overwhelm or detract from the architecture of the building.
3. The wall sign fits within the historic sign band on the building and the design is based off of historic Woolworths sign style, material and font.
4. The projecting sign, while an LED illuminated sign, is designed to replicate the look of neon signs. Neon signs are an appropriate sign type of the style and time period of the building.

09.10.2018

## Pins Mechanical – OTR

1124 Main Street

### Historic Conservation Board Review Narrative

The Woolworth Building located at 1124 Main Street is to be the home of Pins Mechanical Company. The establishment will contain 10 duckpin bowling lanes, pinball machines, table tennis, bocce ball and 3 bars. One of these bars is to be located on the building's roof.

### Roof Structure

While going through our second round of comments with the Health Department we were notified that we would need to provide a roof structure to cover the rooftop bar, in order to meet health code requirements. We began working with the building owner to design a structure that would meet this requirement, while fitting in with both the Pins Mechanical and the Over the Rhine aesthetic.

The proposed roof structure is set back from the front of the building 18 feet and is held low to the roof to minimize the visibility from the road. It could not be pulled back any further due to a mechanical screen for rooftop equipment which is already in place at the rear of the building. The intent is to keep the mechanical equipment at the rear of the building so it isn't visible from the road and because the Main Street side is the more desirable location for a rooftop patio. The top of the roof structure sits below the roof line of the adjacent building to the North and will not be immediately visible from Main Street. The only street level location it would be visible from the parking lot at the corner of 12<sup>th</sup> & Main.

The canopy is supported by steel posts with a steel support structure. The top edge of the canopy is black break metal to match the elevator lobby enclosure on the other side of the rooftop.

We believe the proposed roof structure meets the requirements of the Historic Conservations Guidelines because it does not overpower the existing building, it is no more than 1 story above or below the adjacent buildings and it fits in with the existing materials already present on the roof.

Thank you,  
--Dustin Todd, Architect  
Architectural Alliance

# RISE

BRANDS

August 13, 2018

**PINS Cincinnati Signage**  
1124 Main Street, OTR

To: Beth Johnson, AICP | Urban Conservator

Hello Beth,

This letter along with the included visual deck is to clarify and better define our request for updated signage at 1124 Main Street in Cincinnati, Ohio for Pins Mechanical Company.

The building currently has a 6'x4' backlit sign that the landlord (The Stough Group) communicated was "grandfathered" in with the building we are currently renovating. Also, a 44'x3' area is missing in the brick façade which once housed the original metal F.W. Woolworth signage (please see included visual deck). It's our intent to return the signage to as close to the original vision of the building as possible, while still making it functional for our business.

First, we're proposing to replace the current 6'x4' backlit sign with a smaller 42" round sign. The new sign would incorporate LED push through lights that give it an appearance of a vintage neon sign (similar to Mr. Pitiful's but much smaller). This small projection sign would allow for our business to be visible as people travel north on Main Street, which is a one-way street. It would also better help our business be more definable and not get lost by the trolley stop directly in front of our building. Please see the included deck for images of the produced sign at our location in Dublin, Ohio.

Finally, we would like to restore the current missing façade on the building where the original Woolworth sign was removed years ago. Currently, there is cheap exposed brick that was behind the original sign and does not match the original building brick facade. We've worked with The Stough Group to develop a period accurate sign that pays homage to the original, and again completes the façade at it was initially designed. This sign will be constructed out of metal as the original, and will have a patina applied to mimic the time period. This sign will also provide our business visibility from 12<sup>th</sup> Street as it was originally intended.

Again, please see enclosed visual deck.

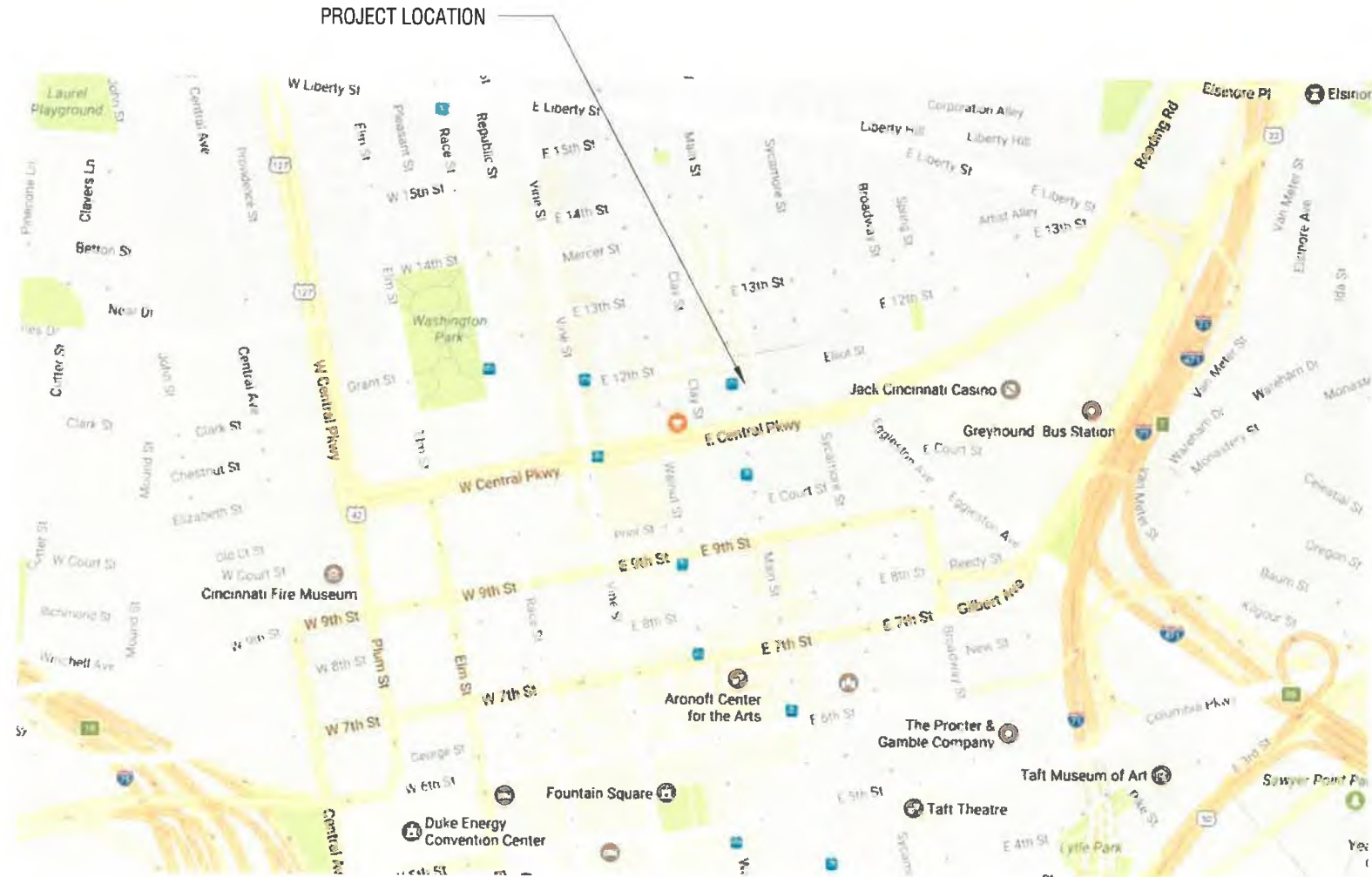
Thank you,

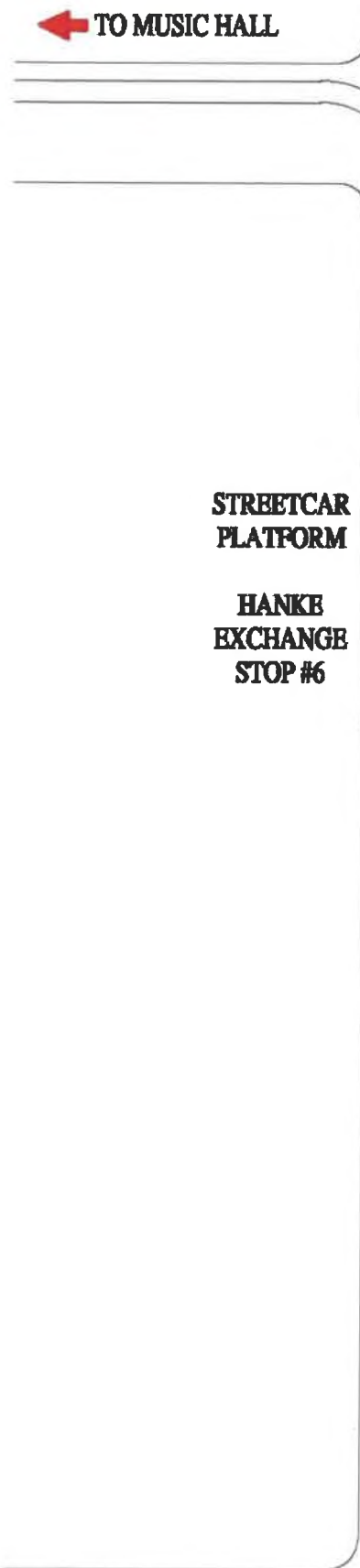
Troy Allen, Rise Brands

# PINS MECHANICAL COMPANY OVER THE RHINE

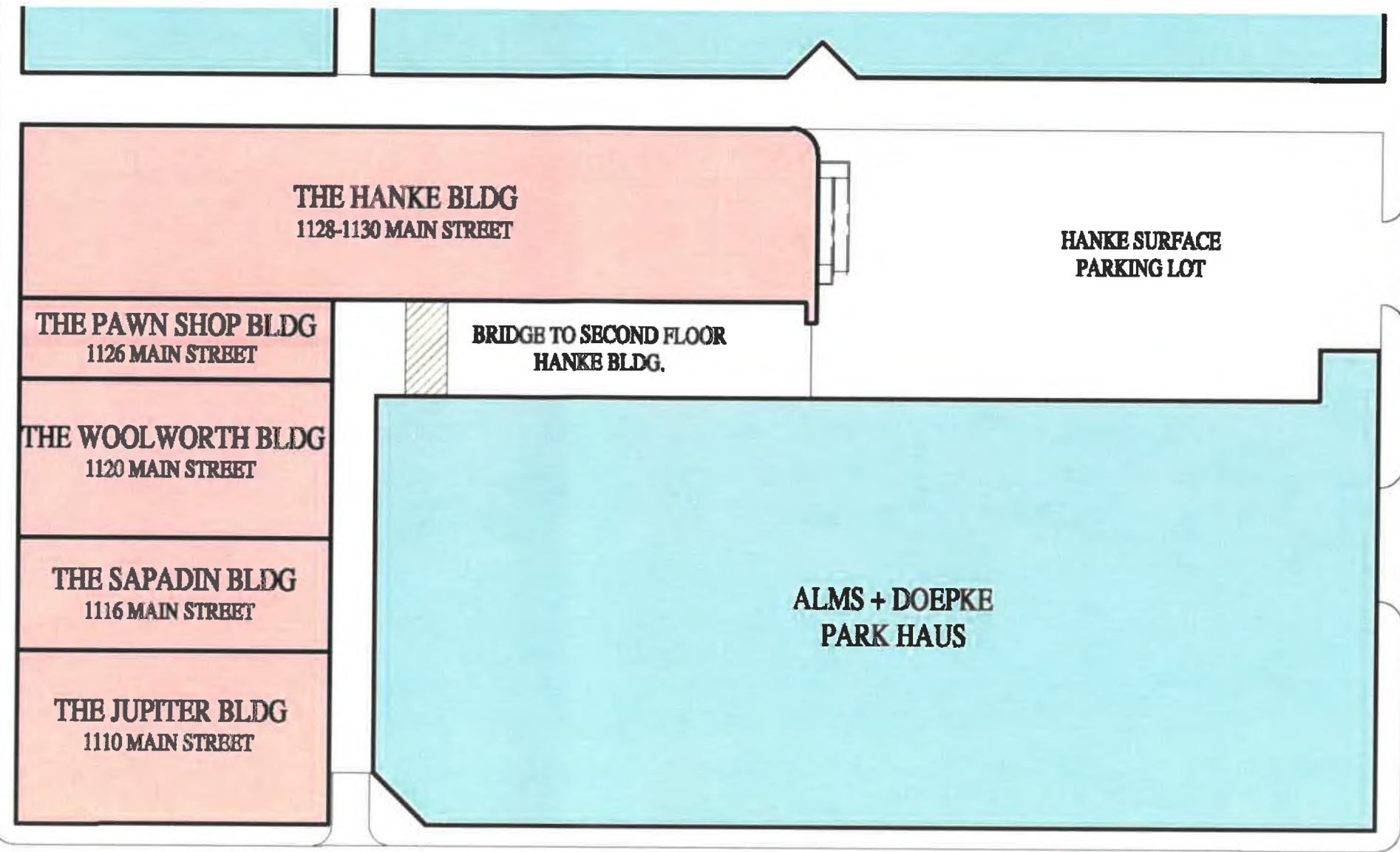
SHEET TITLE

COVER PAGE
SITE
BASEMENT PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN
ROOF PLAN
ROOF BAR STRUCTURE - SITE PLAN
SITE SECTION
BUILDING ELEVATION
PERSPECTIVE
STREETSCAPE
BUILDING PHOTOS



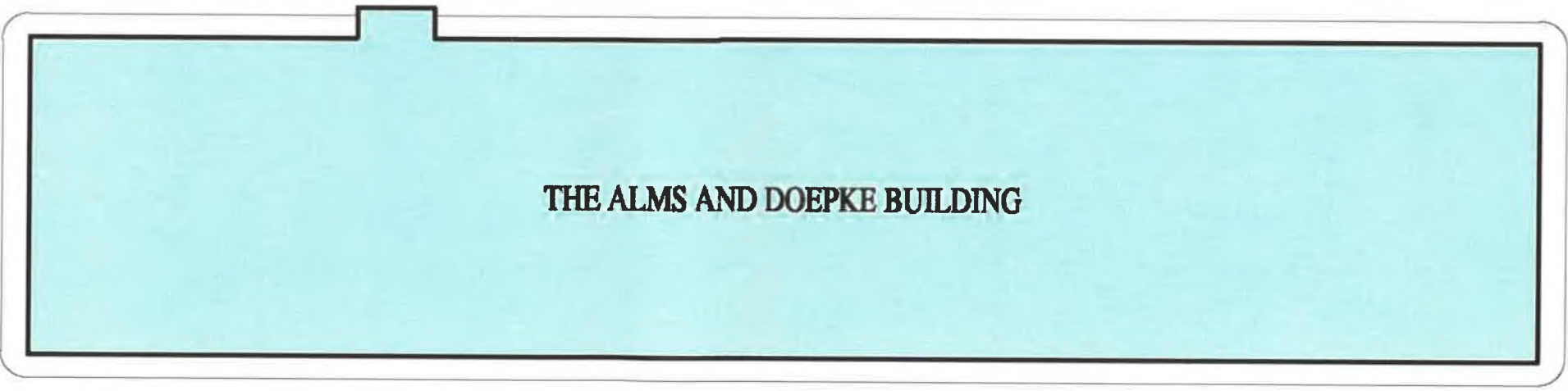


STREET LEVEL ENTRY

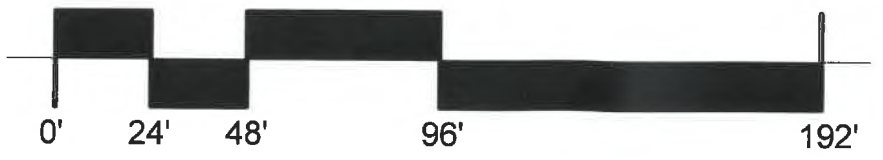


SYCAMORE STREET

SHORT READING ROAD



CENTRAL PARKWAY





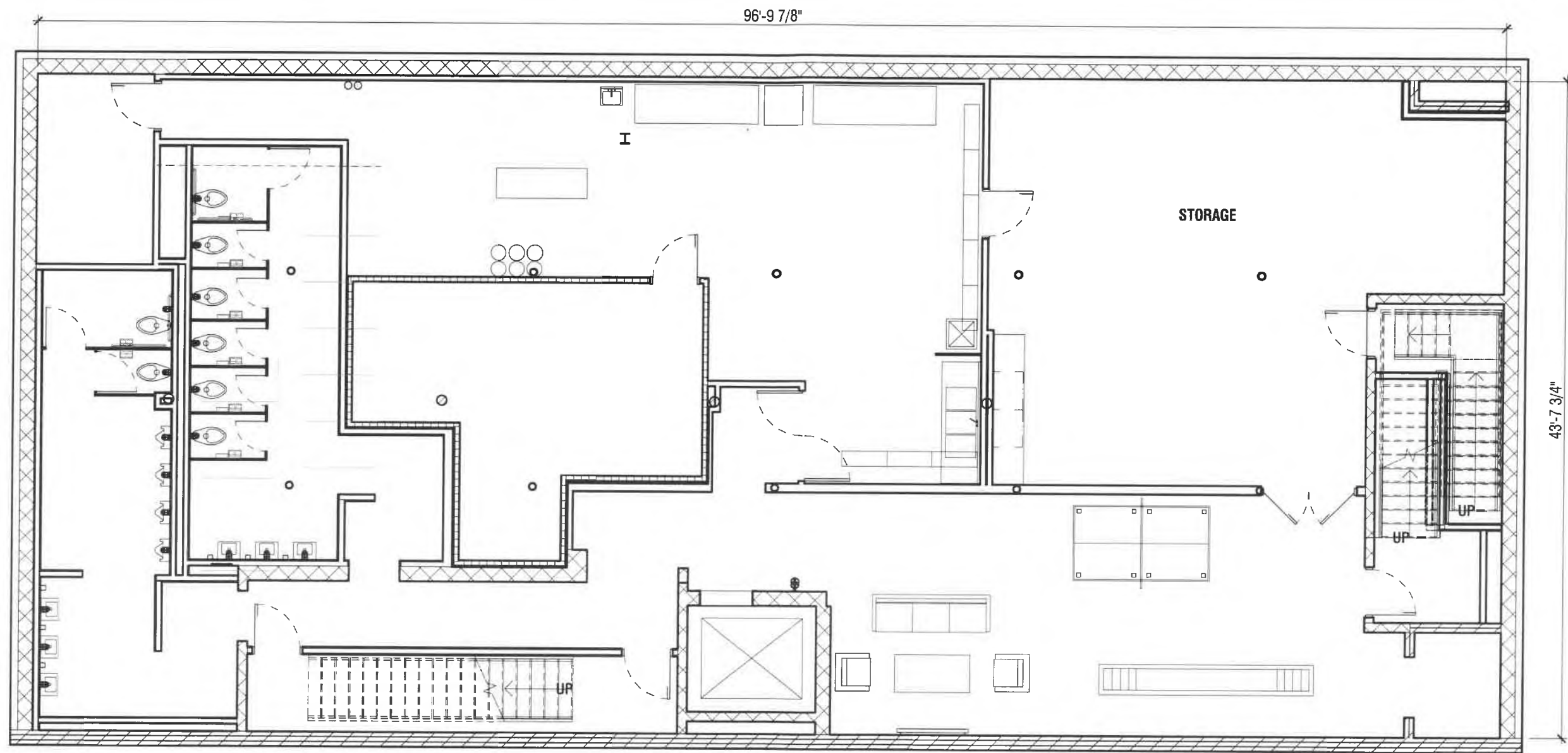
**BACK FACADE (EAST)**



**FRONT FACADE (WEST)**



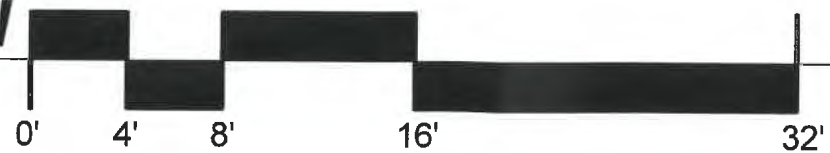
1124 MAIN ST.



1

**LEVEL 00 - BASEMENT NEW**

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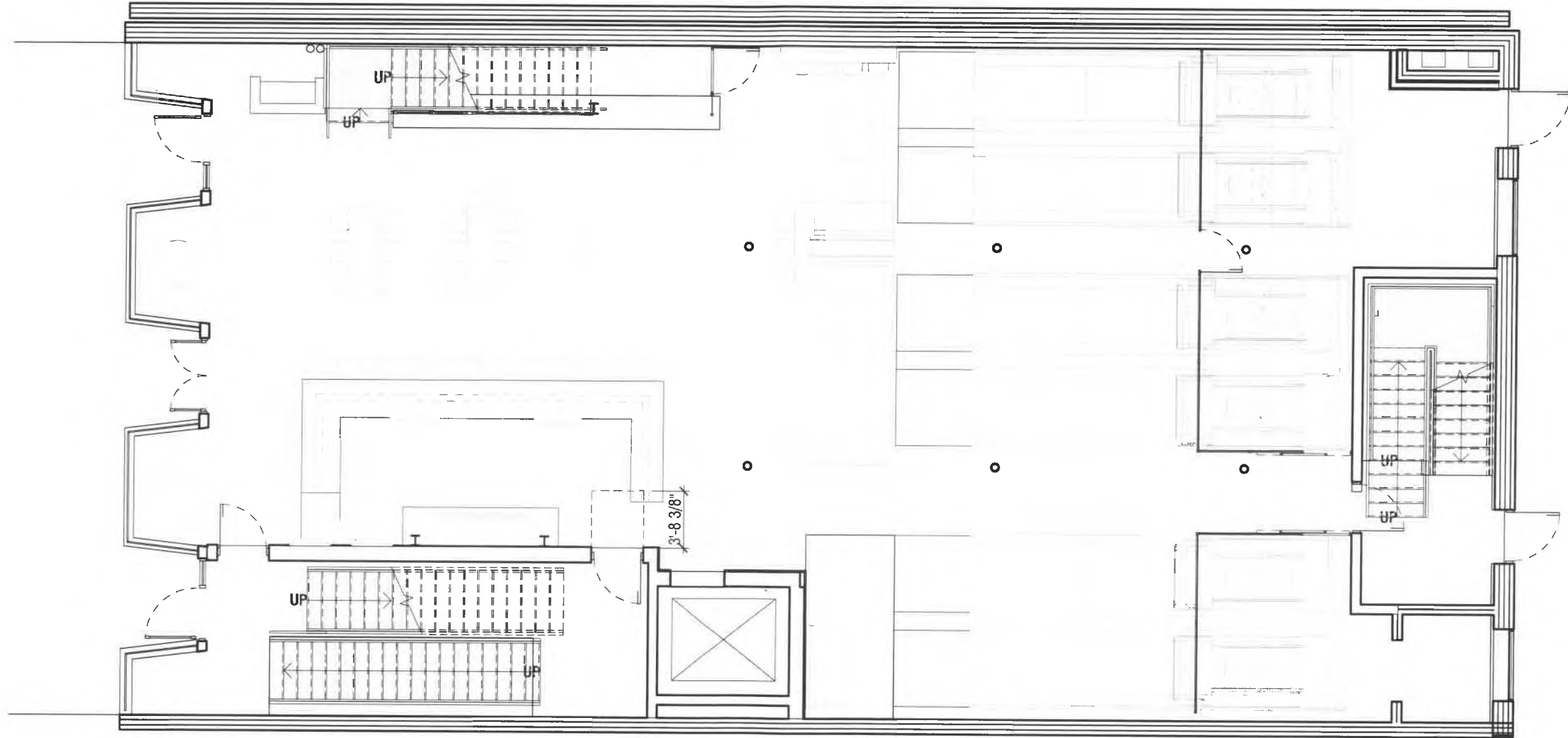


**PINS MECHANICAL CO.**  
BASEMENT PLAN  
AUGUST 09, 2018



**RISE**  
BRANDS

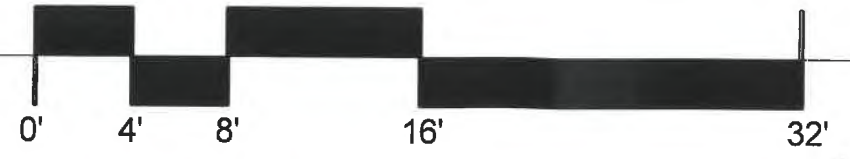
**archall**  
ARCHITECTURAL ALLIANCE



1

**LEVEL 01 - NEW**

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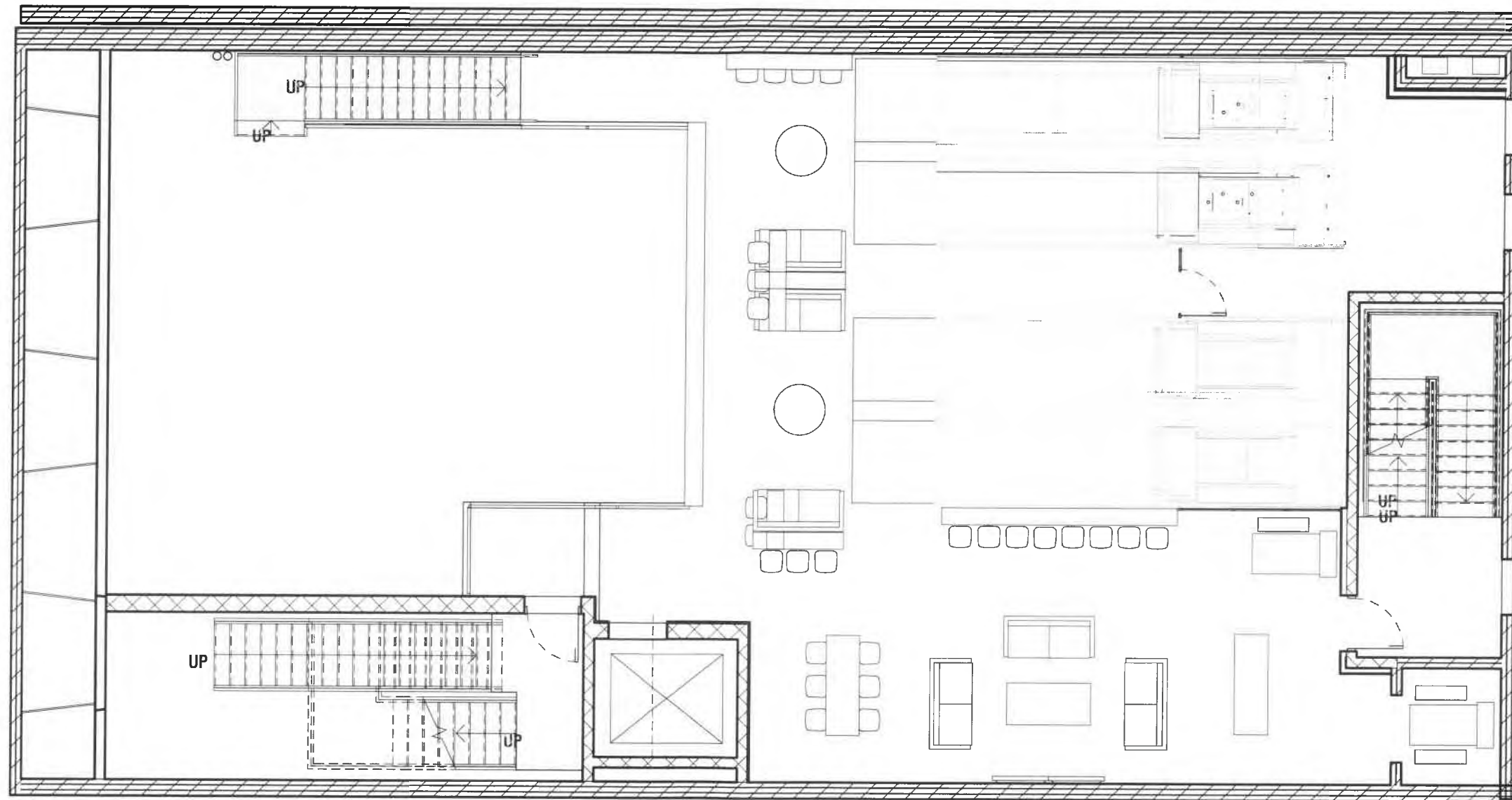


**PINS MECHANICAL CO.**  
FIRST FLOOR PLAN  
AUGUST 09, 2018



**RISE**  
BRANDS

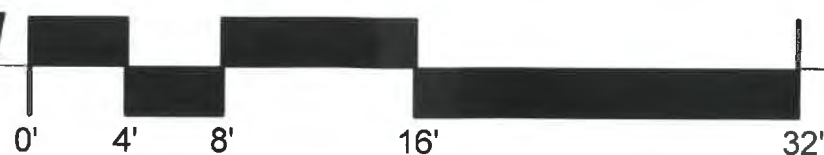
**archall**  
ARCHITECTURAL ALLIANCE



1

**LEVEL 02 - MEZZANINE NEW**

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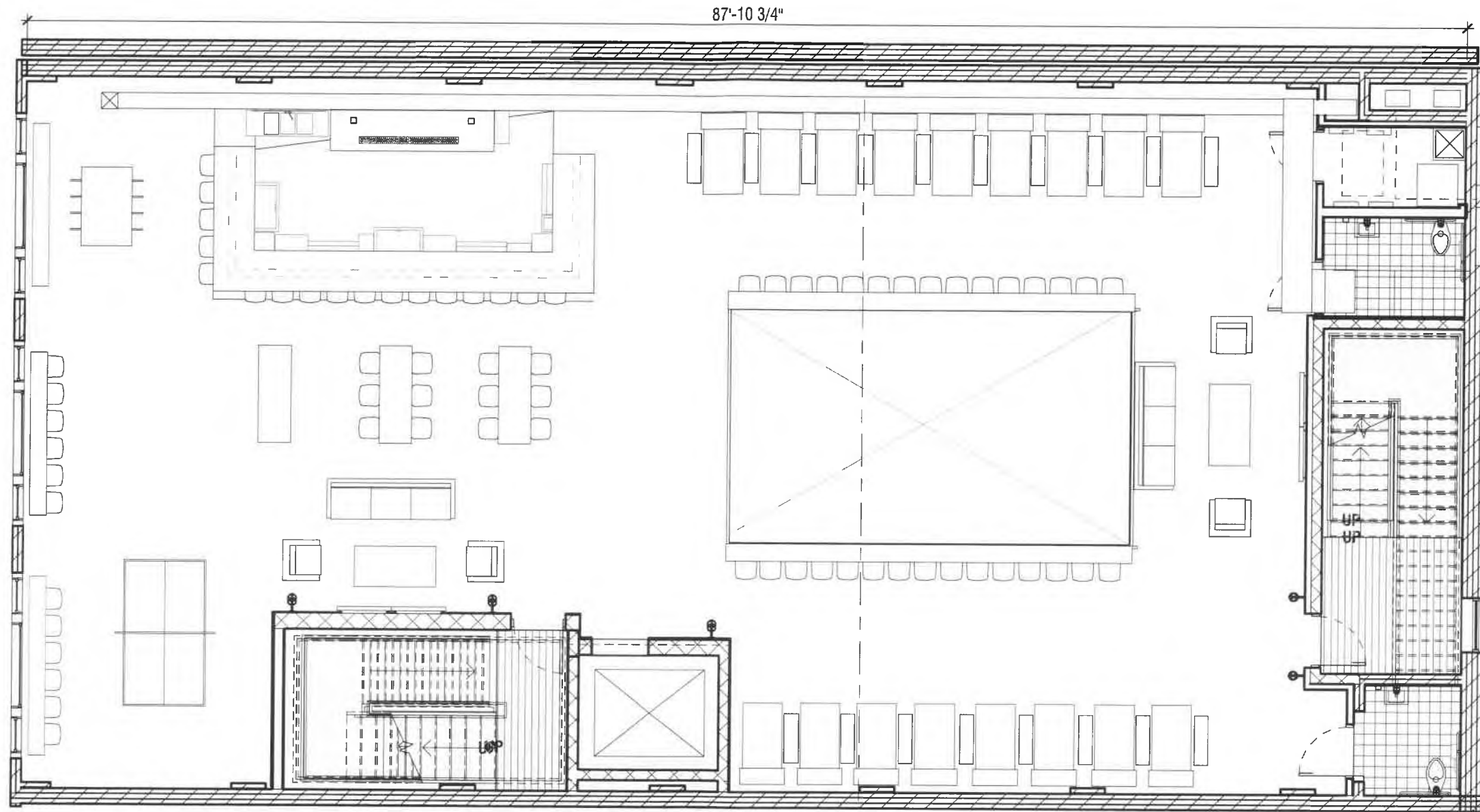


**PINS MECHANICAL CO.**  
SECOND FLOOR PLAN  
AUGUST 09, 2018



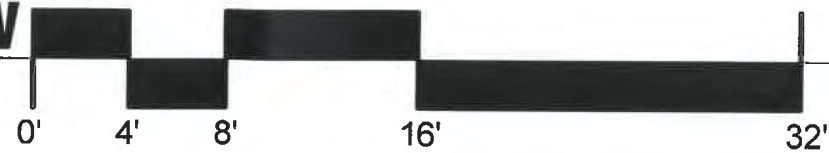
**RISE**  
BRANDS

**archall**  
ARCHITECTURAL ALLIANCE



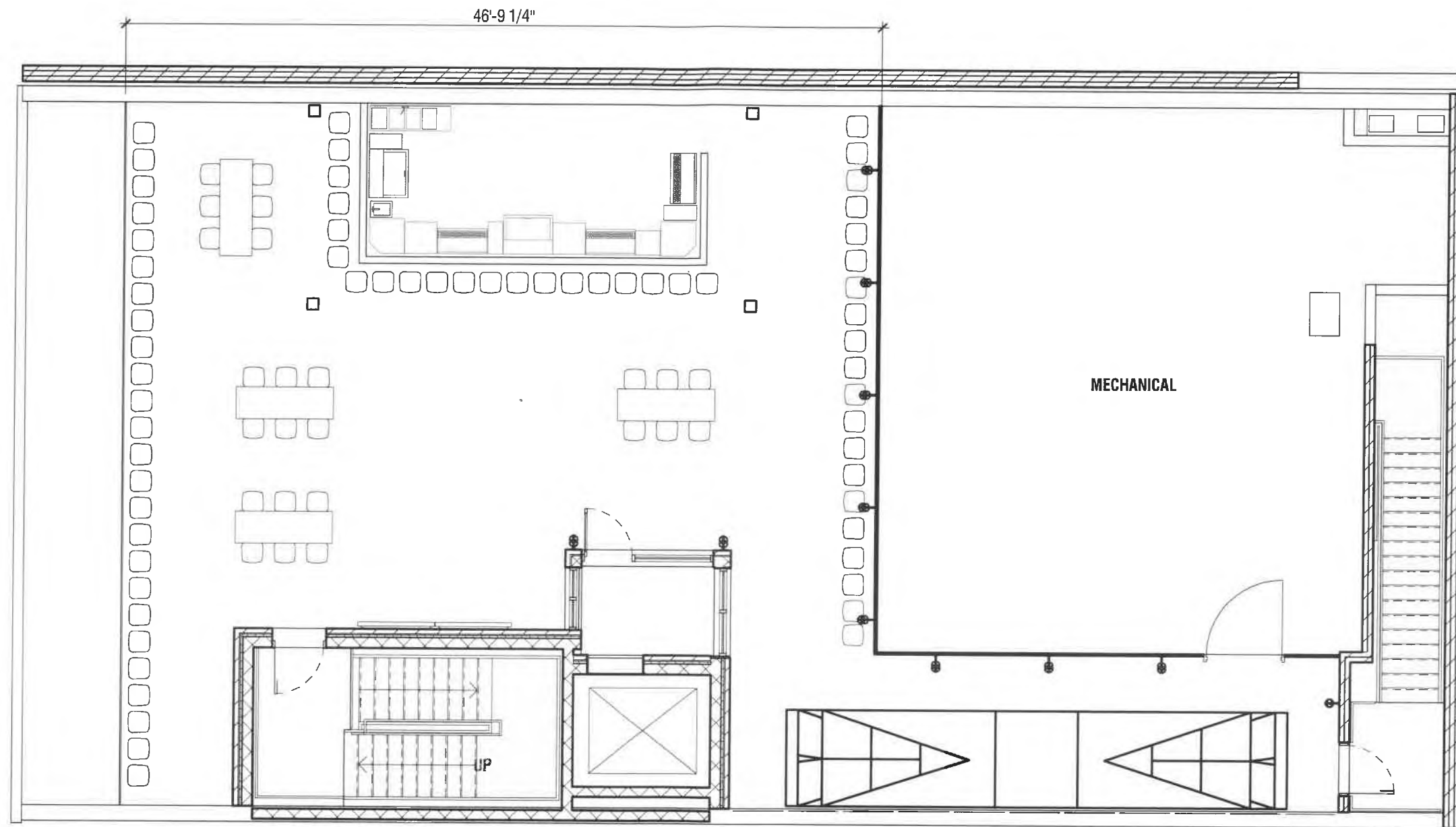
# LEVEL 03 - THIRD FLOOR NEW

SCALE 1/8" = 1'-0"



**PINS MECHANICAL CO.**  
THIRD FLOOR PLAN  
AUGUST 09, 2018

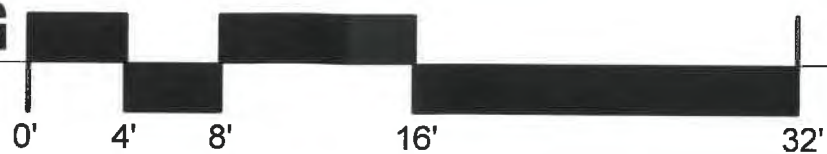




1

**LEVEL 04 - ROOF EXISTING**

SCALE 1/8" = 1'-0"

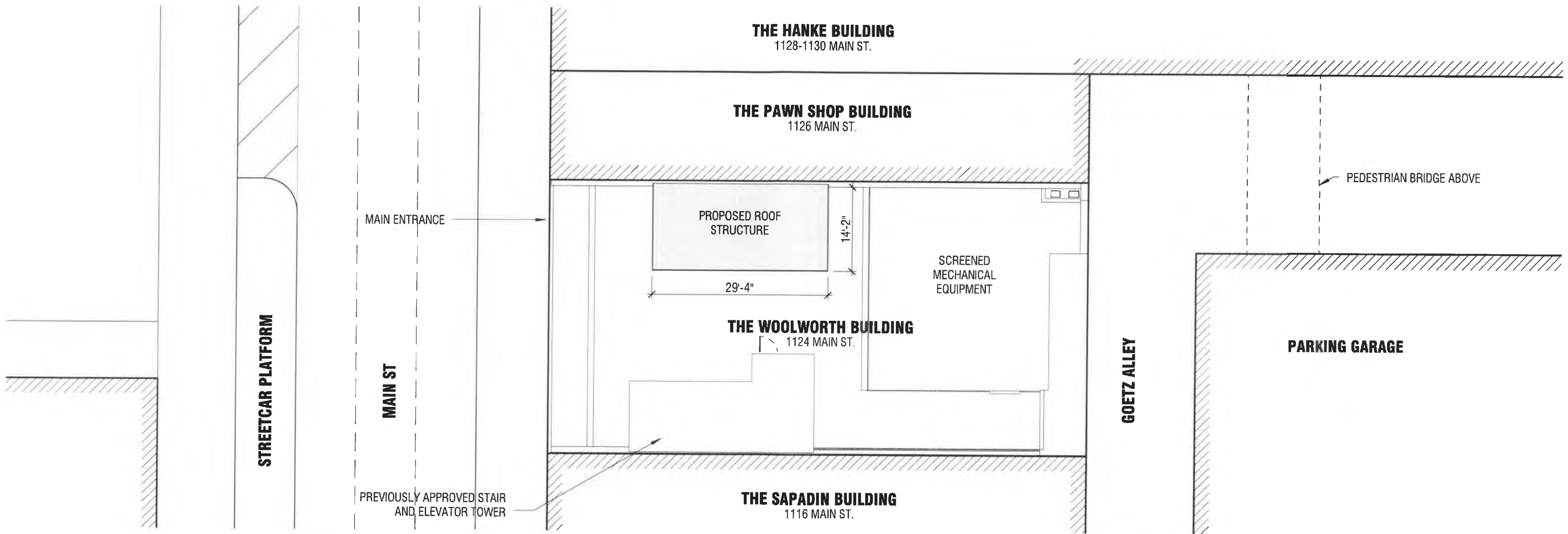


**PINS MECHANICAL CO.**  
ROOF PLAN  
AUGUST 09, 2018

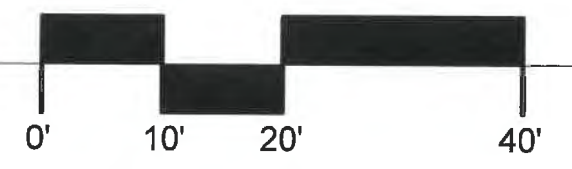


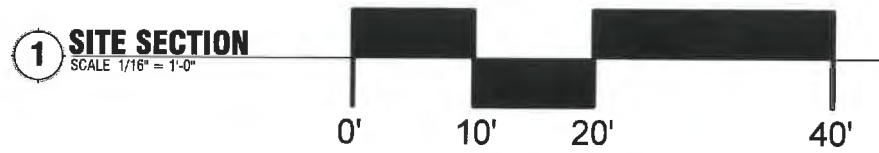
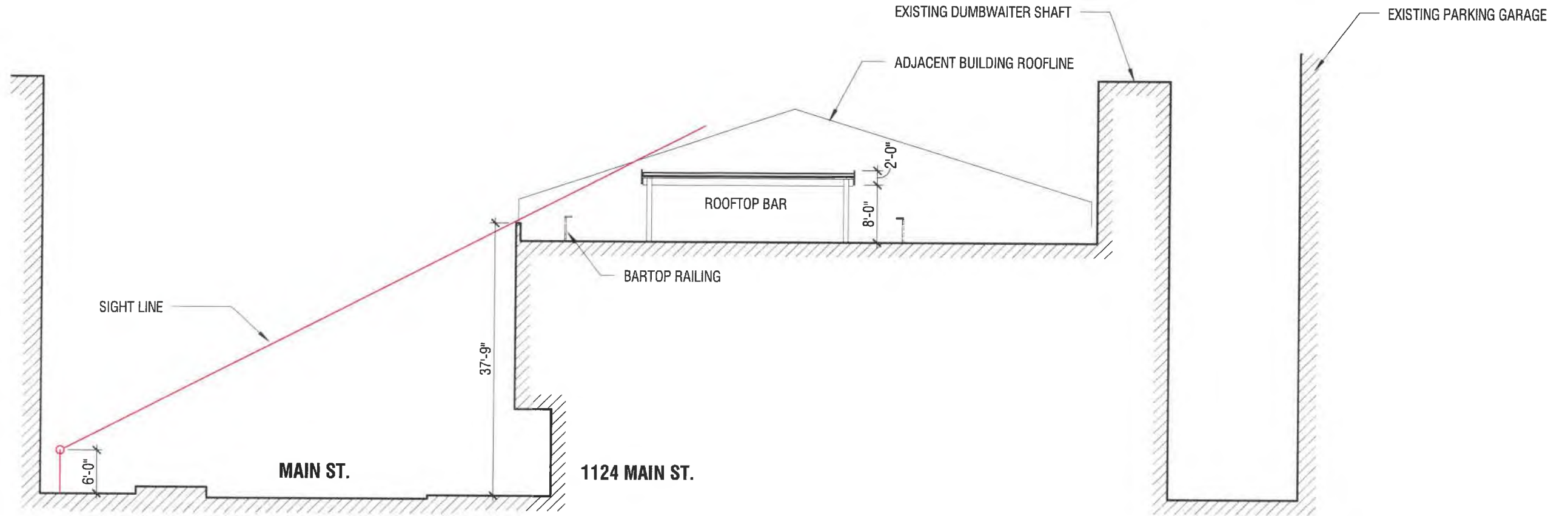
**RISE**  
BRANDS

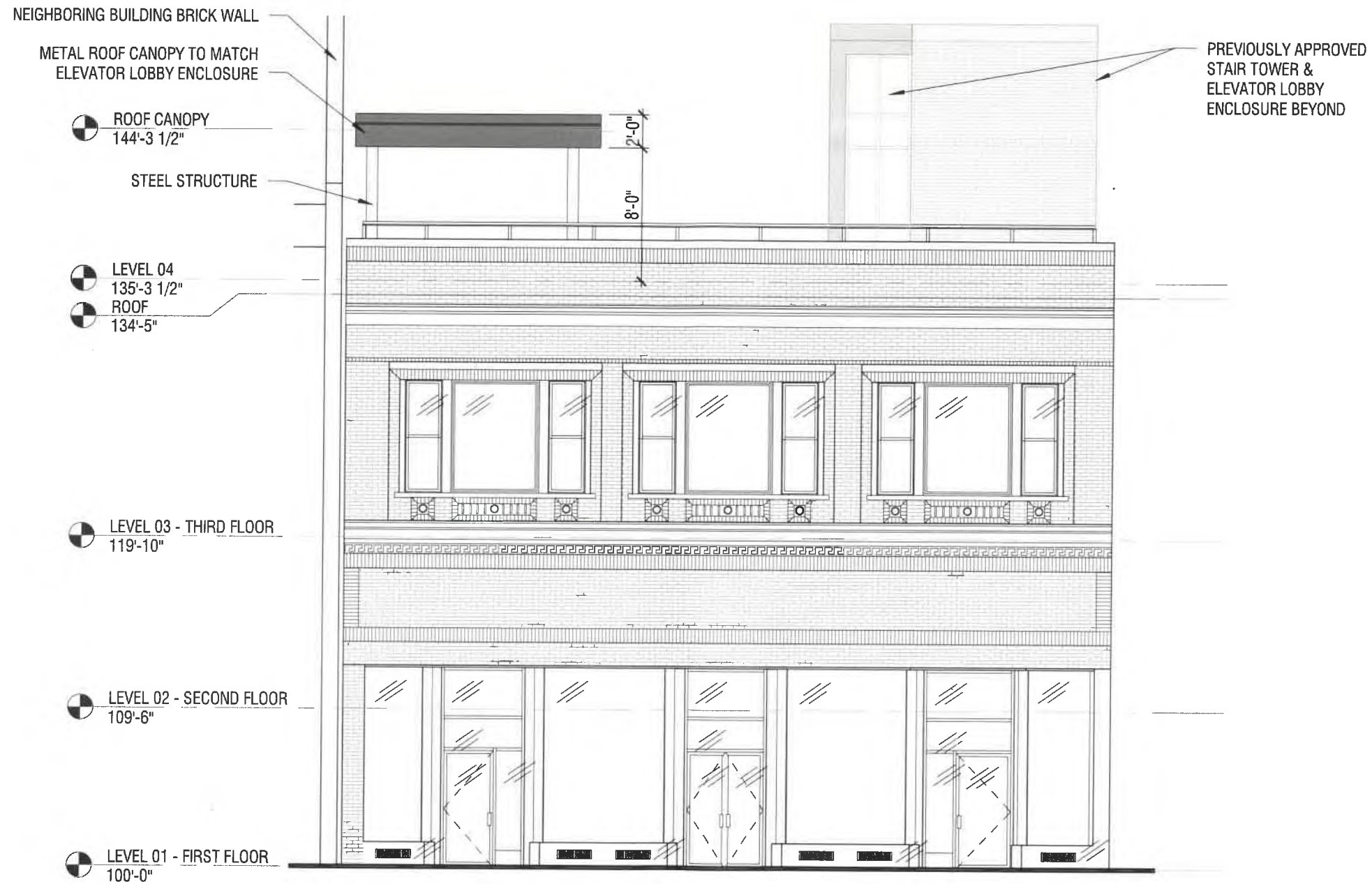
**archall**  
ARCHITECTURAL ALLIANCE



1 SITE PLAN  
SCALE 1/16" = 1'-0"

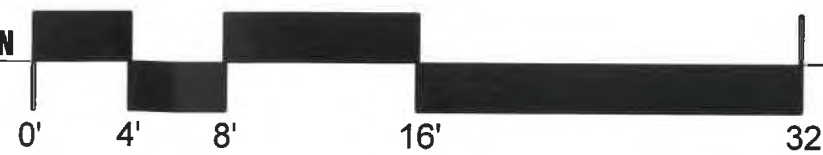






1 FRONT BUILDING ELEVATION

SCALE 1/8" = 1'-0"



**PINS MECHANICAL CO.**  
 BUILDING ELEVATION  
 SEPTEMBER 05, 2018





**PINS MECHANICAL CO.**  
PERSPECTIVE  
SEPTEMBER 05, 2018



**RISE**  
BRANDS

**archall**  
ARCHITECTURAL ALLIANCE

# PINS CINCY “EXISTING” SIGNAGE LOCATION



LOOKING NORTH ON MAIN STREET

# PINS CINCY PROPOSED SIGNAGE RENDER

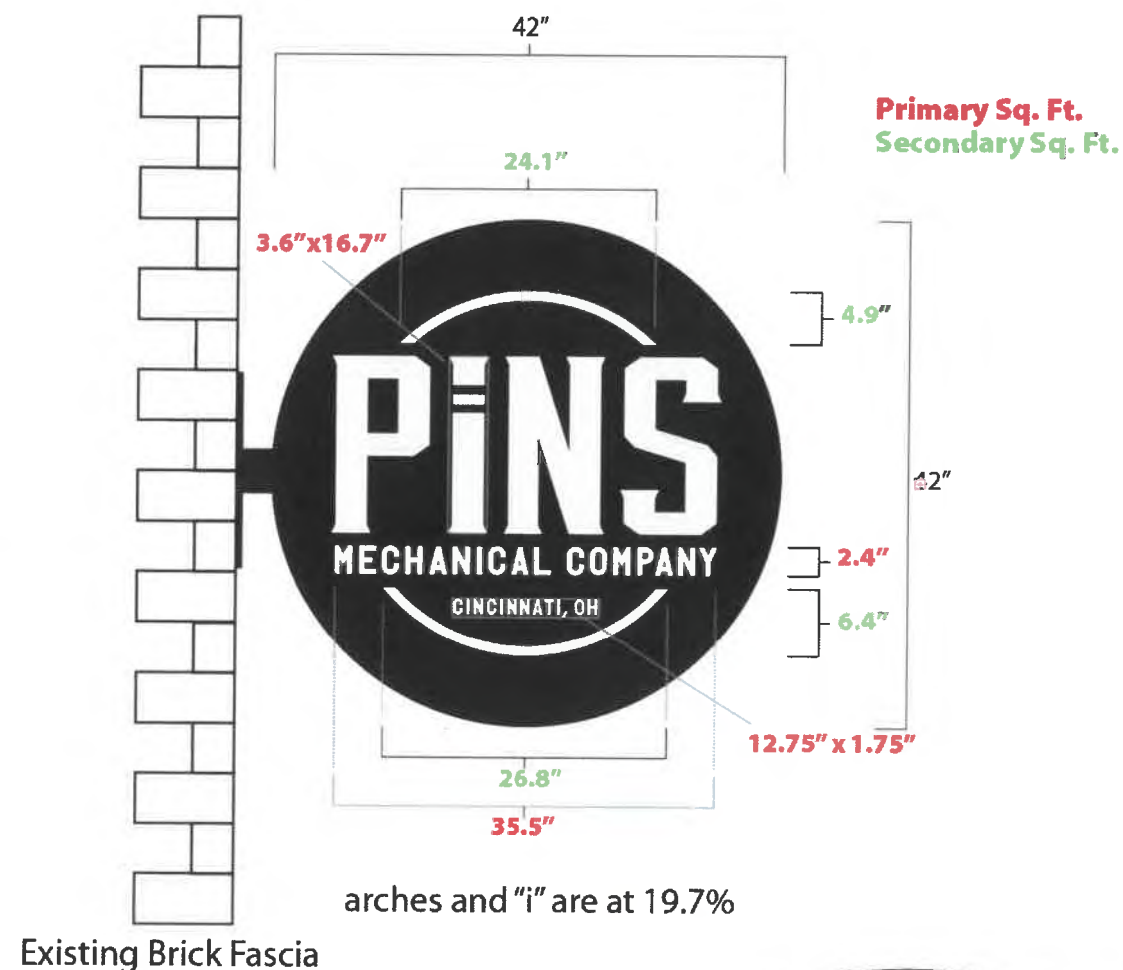


LOOKING NORTH ON MAIN STREET

# PINS CINCY PROPOSED SIGNAGE RENDER



LOOKING EAST ON MAIN STREET

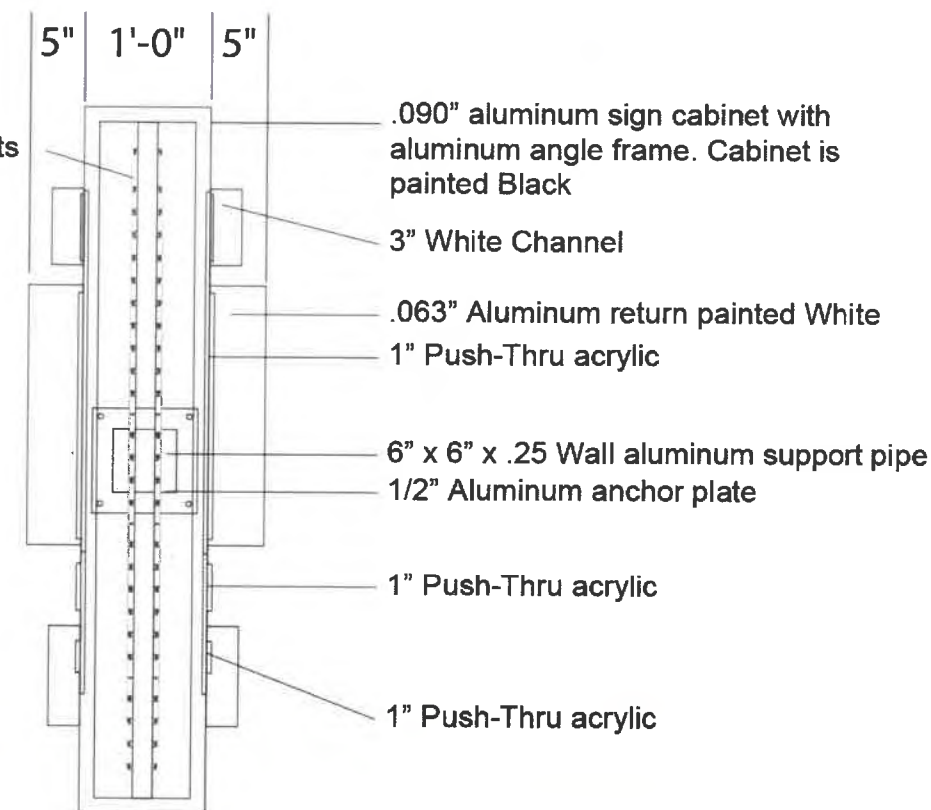
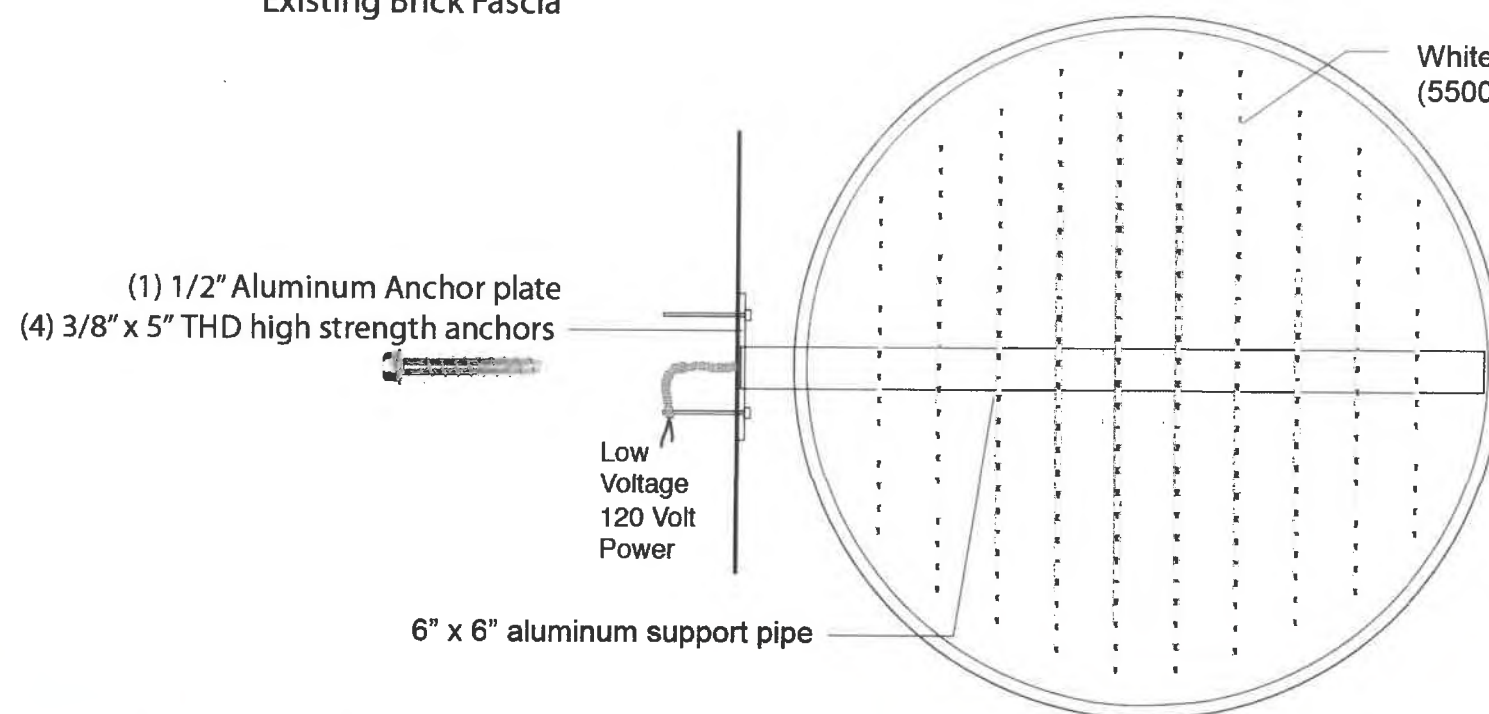


**Electric feed in:**

- Circuit P1-26 (TIE)
- Circuits are dedicated 20amp/110volt
- Signs will have locking junction boxes with toggles inside according to NEC 110-25. Boxes will be located on the backside of exterior wall opposite the sign

**Electric feed out to sign:**

- Low voltage
- 1 #12 ground
- 2 -#12 wires
- All wires will be positioned inside 3/4" PVC
- Signs manufacture in accordance with UL48
- Sign operation requires 3 amps



Made in Accordance UL48



**MORRISON SIGN**  
2757 Scioto Parkway, Columbus, OH 43221  
T: 614.276.1181 F: 614.274.6048  
morrison signs.com



This Sign is intended to be installed in accordance of article 600 of the National electrical Code and or other applicable local codes. This includes proper grounding and bonding of the sign. This design is the property of Morrison Sign Company, Inc and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U.S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

DATE: 7-26-18 DRAWING# 18-354-r1  
SP: JN D: PB

# PINS CINCY PROPOSED SIGNAGE DRAWING



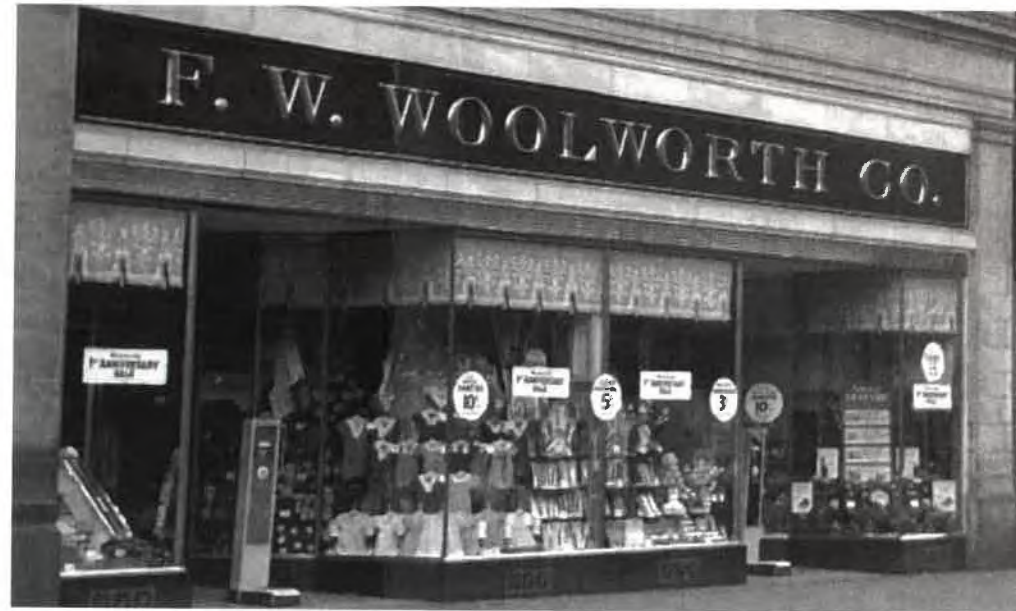
LOOKING EAST ON MAIN STREET

# PINS CINCY DUBLIN BLADE SIGNAGE – REFERENCE



EXISTING DUBLIN SIGN DETAIL

# PINS CINCY WOOLWORTH SIGNAGE – REFERENCE



VINTAGE WOOLWORTH SIGNAGE