

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

APPLICATION #: ZH20190143/COA2019057
APPLICANT: Taft's Ale house- Whit Hesser
OWNER: Taft's Ale House
ADDRESS: **1427 Race Street**
PARCELS: 0082-0002-0017
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 14, 2019
HEARING DATE: May 9, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

1. Sec. 1419-21- Limited or Full Service Restaurants and Drinking establishments
Outdoor areas – **Conditional Use** - (b) The property is within 100 feet of a residential area and requires a conditional use approval.

Nature of Request:

The applicant is requesting zoning relief and a Certificate of Appropriateness for the establishment of an outdoor area on the Race Street side of the building on either side of the stairwell. A COA is required for the barrier/fence

Existing Conditions:

The existing property is known as Taft's Ale House and is a historic church that has been adaptively reused into an eating and drinking establishment and brewery. The main entrance to the facility is through a large central stair and historic church entry. In the undercroft are doors that lead to a bar.

Proposed Conditions:

The proposal at 1427 Race Street

1. Install a simple black metal picket fence around 2 sections on either side of the main stairway. Total proposed sq. footage area is 308 sf
2. This will allow for 4 tables in each area. The tables will be matte black and simple to match existing fabric.

Previous Review: NA



Figure 1: 1427 Race Street. Pictures provided by Google Street Views.



Figure 2: Map of 1427 Race Street. Map provided by Cagis Maps

Applicable Zoning Code Sections:

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

Zoning Analysis:

The proposed project is asking for 1 conditional use for the outdoor area as the property is within 100 feet of an RM district at both the west and south of the property.

To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

- a. the conditional use is specifically listed in the applicable zoning district use regulations;
In 1419-21- A Conditional Use is required for an outdoor eating and drinking area if the property is within 100 feet of an RM area. The property is adjacent to an RM area on the rear and is about 98 feet from an RM district to the south.

- b. the project meets any limitations specifically listed in the applicable zoning district use regulations; and
NA

- c. the project’s location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood
The specific area that will be the outdoor area on the property is more than 100 feet from the residential zone to the west and is just under 100 feet from a residential zone on the south. The design of the barrier fencing is appropriate and compatible to the building. The applicants are asking for a similar situation as the property directly across the street and properties on the block to the north.

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

- 1. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is CC-P. The existing use of the property is permitted and the use of an outdoor area on a property within 100 feet of a RM zone requires a conditional use.

2. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
Staff is of the opinion the proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)
3. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
The proposed work conforms to the comprehensive plan through activating the street, especially along the streetcar line. Race Street is a mixed use street with multiple buildings having commercial on the first floor and residential above.
4. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
The outdoor area that is being proposed is a small area and will not have a large impact on traffic in the area. The property is also on the streetcar line and the facility has valet parking available.
5. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
No additional buffering will be required for the property as the outdoor area is adjacent to properties within the same zone.
6. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
NA
7. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
The operating hours will be concurrent with the hours of the business and are not asking for hours outside the permitted hours in 1419-21.
8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The use of the building and an outdoor area is compatible with other business directly adjacent to the property along Race Street.
9. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
N/A
10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no anticipated adverse effects to the extent of access to fire, police or other public services.

11. **Blight.** The elimination or avoidance of blight.
NA
12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
13. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.

Certificate of Appropriateness Review

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

The proposed fence is a simple black coated metal picket fence in a simple contemporary but compatible design. This design is compatible with the ironwork existing on the church and will not detract from the property or adjacent properties with similar metal fences.

Other Considerations:

Prehearing Results: August 21, 2019. The meeting was attended by the applicants, and 21 neighbors.

Recommendation:

I. ZONING RELIEF

The following recommendations are proposed for the project proposed 1427-1429 Race Street.

- A. Sec. 1419-21- Limited or Full Service Restaurants and Drinking establishments
Outdoor areas – **APPROVE – Conditional Use** - (e) The property is within 100 feet of a residential area and the outdoor area required a conditional use.

1. The hours will be limited to 7 am – 10 pm Sunday night thru Thursday Night and 7am to 12 pm on Friday and Saturday night.
2. A Revocable Street Privilege must be issued prior to construction of the Outdoor Area.
3. The Outdoor Area is only to be constructed on the Race Street Frontage.

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

1. Such relief from literal implication of the Zoning Code will not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
2. The actual area of the proposed outdoor area is 106 feet from the property to the west and 98 feet from the property to the south that is within a Residential zoning district.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application a Certificate of Appropriateness for a fence to contain the outdoor area only along Race Street frontage and subject to the following conditions.

1. The RSP must be issued within 2 years or the Certificate of Appropriateness will expire.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.

ADJUDICATION/DENIAL LETTER

Date: July 22, 2019

Location: 1427 Race Street

Request: outdoor dining- zoning relief

Zoning District: CC-P/Over-the-Rhine Historic District

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

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 \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . Applications must be submitted no later than 3pm on the deadline date.

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

1. 1419-21: (b) Location. Outdoor areas on any public sidewalk or alley requires a revocable street privilege. Any outdoor area located within 100 feet of a residential district boundary line requires conditional use approval. The property is directly adjacent to an RM district.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



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

Revocable Street Privilege Application: #4 Outdoor Café Seating

We are requesting to have outdoor café seating on both sides of our main entrance of Taft's Ale House (facing Race St.). As seen on the dimensioned map we have requested a width of 5'6" from the right of way line which is the front wall of our building.

This leaves both of our pinch points well within the 4 foot minimum allowable tolerance that was laid out in the RSP café seating "extra notes". We believe the 5'6" width off the right of way line will adequately meet our needs for outdoor seating and chairs.

We will have four tables in each of the two corrals located on both the north and south side of our main entrance on race. The tables will be matte black to match the façade of our facility and the rod-iron fence that's already located on either side of our main entrance. These tables will be roughly 3' in diameter and will look like "traditional" outdoor weatherproof tables. We will also have matching rod-iron style outdoor seating for each of the tables. There will be a minimum of two chairs per table. We will evaluate whether or not we need some umbrellas after we get the tables/chairs out into the corrals. The actual railing itself will also be a portable matte black to match the façade of our facility and the aforementioned tables and chairs.

We thank you and very much appreciate your consideration for this project! Sincerely, Whit Hesser

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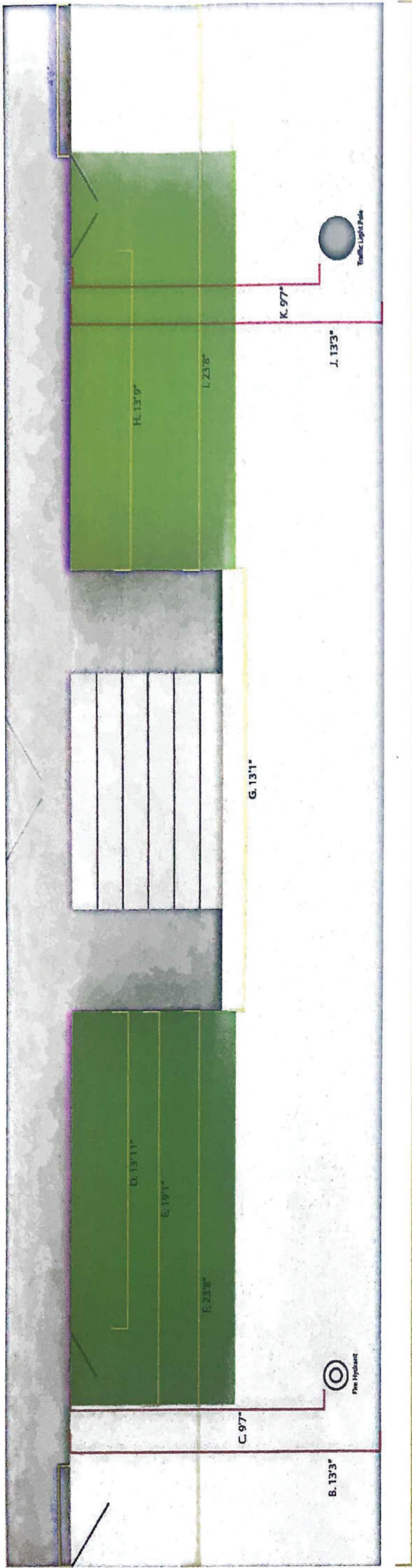
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- A. Metal swinging door - 4'7"
- B. Building to street - 13'3"
- C. Building to fire hydrant - 9'7"
- D. Stairs to beginning of handicap door - 13'11"
- E. Stairs to end of handicap door - 19'1"
- F. Stairs to end of metal swinging door - 23'8"
- G. Stairs/Main entrance - 13'1"
- H. Stairs to Nellie's door - 13'9"
- I. Stairs to edge of building (15th st.) - 23'8"
- J. Building to street - 13'3"
- K. Building to traffic light pole - 9'7"
- L. End of Nellie's door to edge of building (15th st.) - 4'6"
- M. Full building front length - 60'5"



Desired patio space, 5'6" from building.



CURRENT



PROPOSED



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

APPLICATION #: ZH20190148/ COA2019054
APPLICANT: Neal's Design & Remodel
OWNER: Erin K. Davren & Richard Huff
ADDRESS: **539 Milton Street**
PARCELS: 086-0001-0039
ZONING: RM-1.2
OVERLAYS: Prospect Hill Historic District
COMMUNITY: Mt. Auburn
REPORT DATE: August 23, 2019
HEARING DATE: September 9, 2019
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1405-07 – Dimensional Variance** of 3 feet for a rear yard setback of zero feet, short of the required 3-feet.

2. **Section 1421-01 – Dimensional Variances** of 3 feet for east and west side yard setbacks of zero, short of the required 3-feet.

Existing Conditions

The subject property is situated on the south side of Milton Street between its intersection with Highland Avenue on the west and Cumber Street on the east in the Mt. Auburn neighborhood. The Hiram Steps, a public staircase, spans the hillside to the east of the property. Built ca. 1890, building is two-stories with the primary façade facing north. The topography slopes sharply downward to the south with the lot sloping down to Corporation Alley on the south. At the south end of the property adjacent to the alley, three walls remain of a former carriage house. The walls are stone and brick and the open end faces the alley. The back wall built into the hillside had stabilization work completed between 2015-2016. The majority of Corporation Alley is lined with garages and parking pads, while some buildings to have frontage on the alley.

Proposed Conditions

The applicant is proposing to build a 400 sf detached garage at the location of the former carriage house. The garage will be built within the existing remaining walls and will be anchored into the recently stabilized rear wall with additional support on a newly proposed brick wall along Corporation Alley. Additional tuckpointing will be done on existing walls. The two-car garage will include storage space within a proposed attic.



Figure 1: 539 Milton Street. Map from CAGIS.



Figure 2: 539 Milton Street from rear ca. April 2019, faing northwest. Image from Google.

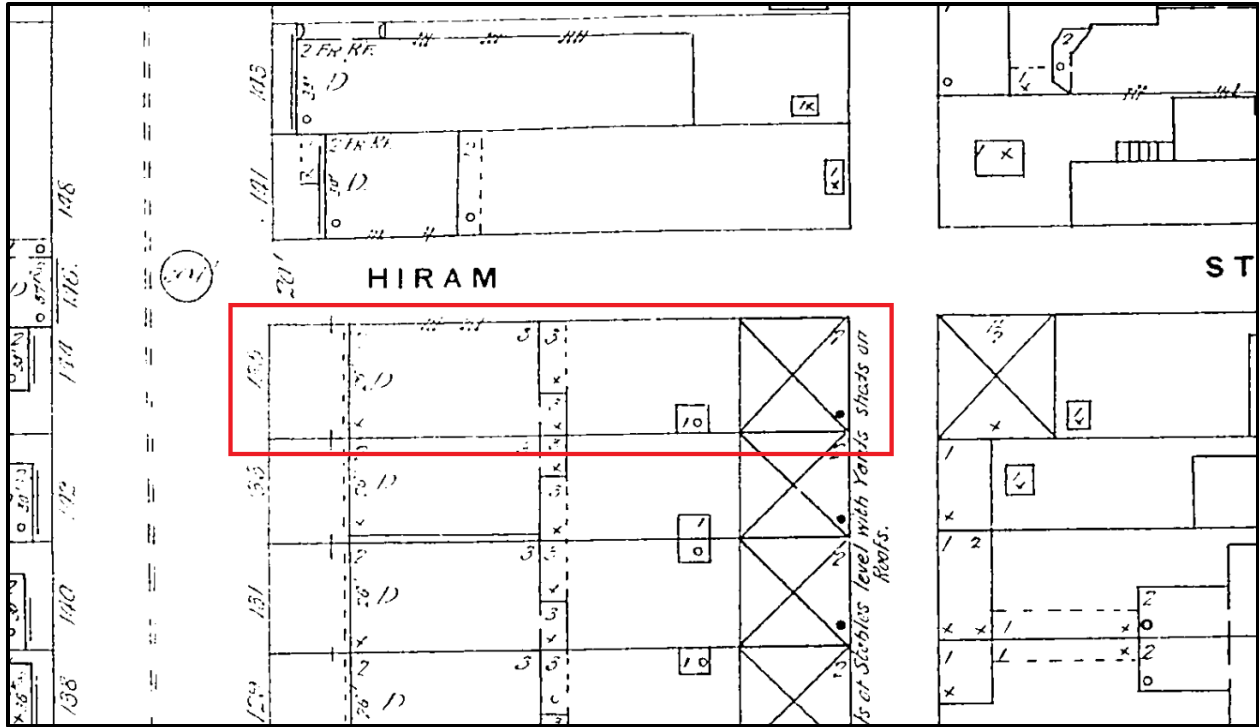


Figure 3: 1891 Sanborn map showing 539 Milton Street. Image from Public Library of Cincinnati and Hamilton County.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	RM-1.2
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Prospect Hill Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

Accessory residential structures require side and rear yard setbacks of 3'. The applicant is proposing side and rear yard setbacks of zero. Dimensional Variances are required for the proposed work.

Standards for Variances per Section 1435-05-4

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

The proposed garage will enhance the functionality of the property. For a full two-car garage, the variance is necessary. As the existing historic side and rear walls remain extant, the applicant plans to utilize them in the design of the new structure. This makes the most sense for the property as it would otherwise require the demolition of the existing walls, or the construction of new walls within the existing historic walls.

- (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 would not deprive the property of all economically viable uses; however, the variance will allow for a two-car garage on the site, increasing the functionality 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.

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

The underlying zoning is RM-1.2. The proposed 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.*

The addition will not have a negative impact on traffic. The garage will provide two off-street parking spaces that will improve traffic on Milton Street.

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

The proposed work will not have an adverse impact on the neighborhood. Many properties on Milton Street and Liberty Hill have garage or parking pad access off Corporation Alley.

Certificate of Appropriateness Review:

A COA is required for the proposed garage addition.

Comments on Applicable Guidelines

All the changes substantially conform to the Prospect Hill Historic Conservation Guidelines.

Applicable Guidelines

NEW CONSTRUCTION/ ADDITIONS

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

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

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

Detailing – The detailing, including but not limited to, the following features and their placement on additions and new construction: walls, eaves, railings, roofs, cornices, belt courses, windows, chimneys, appurtenances, doors

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

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

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

The proposed detached garage is compatible in character with the original building. The garage will be built within the three existing historic walls, which will be tuckpointed for added stability. The garage will feature a shed roof sloping to the south and clad with asphalt shingles. The new wall fronting Corporation Alley will feature brick cladding painted to match the main house. The garage door opening will feature paneling to break up the large door and a two-panel man door will be located in the easternmost bay.

Other Considerations:

Prehearing Results: A prehearing was held on August 21, 2019.

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. VARIANCES

1. Section 1405-07 – **APPROVE** – Dimensional Variance of 3 feet for a rear yard setback of zero feet per plans by Neal’s Design Remodel dated 7/6/2019.
2. Section 1421-01 – **APPROVE** – Dimensional Variances of 3 feet for east and west side yard setbacks of zero per plans by Neal’s Design Remodel dated 7/6/2019.

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 539 Milton Street per plans by Neal’s Design Remodel dated 7/6/2019 including any revisions submitted for permit subject to staff review and approval with the following condition:

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

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

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

To: City of Cincinnati Zoning Board – written statement

7-22-19

Re: Proposed Garage Addition for the Davren Residence

The following is a brief summation of the proposed accessory structure Garage addition to 539 Milton Street and the design issues involved. References to the City of Cincinnati Municipal Code Section 1445-13 and 1445-15 criteria defining reasons/pertinent information for granting our variance request and Historic Board Certificate of Appropriateness are addressed throughout the description below. The specific zoning in question is a dimensional variance request per Section 1421-01(F) Accessory Residential Structures setbacks in which the proposed addition encroaches a maximum of 3' feet (indicated on the registered survey in drawing set) on the sides and rear property line required setbacks of 3' for accessory structures.

Description of Variance Requested

The proposed project is a result of Erin Davren and Richard Huff's attempt to expand the covered parking capacity of their newly purchased two-story single family residence. Their goal is to create a detached 400 square foot garage utilizing the existing footprint at the rear of the property. The proposed structures will fit between the existing stone walls (shown in photos in drawing set) that were recently strengthened in 2016 by a registered Structural Engineering design: permit number 2015PO7892. The proposed garage would give them housing capacity for their two vehicles and allow for storage in the attic space above utilizing the pull down ladder shown in drawings.

Erin and Richard started this process by contacting Mike Hendy of Neal's Design-Remodel for design and construction input. Our first step was to study the existing property / setback restrictions, meet with Erin and Richard for an initial assessment, and conduct a preliminary survey of the neighboring houses and their detached garage solutions (see "Existing Garage Precedents" sheet). We then looked to the site opportunities that were available to us in terms of an addition and determined that the obvious solution was to locate the garage where shown on the Site plans provided.

Having completed our schematic design process, Neal's Design-Remodel, in conjunction with CCI Structural Engineering, has generated plans and elevations, commissioned a survey, run initial cost estimates, and prepared a variance submittal for the proposed addition. We feel that our finalized design addresses the variety of municipal code considerations in an effort to make the design work as successfully as possible for all parties impacted. We additionally feel that the proposed addition is compatible with the intent of the Code for the following reasons:

1. We have designed the addition to comply with the main home's architectural look as well as the surrounding neighborhood in terms of materials, details, colors, style, and aesthetics.
2. The garage addition mimics the historic precedents of the neighborhood in its design and location.

3. We have minimized any adverse effects on fire, police, or other public services and parking overloading the street from a traffic perspective by maintaining the garage access off the existing alley.
4. Our design utilizes the structural capacity of the existing stone walls by anchoring the new roof to the walls themselves.
5. The new addition easily meets the Midpoint of Roof maximum height requirement of 15'.
6. The garage addition adds economic benefit to the community by raising the net worth of the home thus increasing the tax valuation of the neighborhood in general.
7. All existing stone walls will remain to maintain a strong privacy buffering and visual block for the adjacent neighbor's properties.
8. The proposed addition covers only a relatively small % of the total rear yard. This new overall square footage number of livable square feet and unheated garage space is not excessive to surrounding homes in the community.

In conclusion, we wish to thank the Board for your time regarding this matter. Erin and Richard are hoping that the improvements they wish to make are acceptable and look forward to the commencement of construction.

Sincerely,

Neal's Design – Remodel

COUNTY AUDITOR ON-LINE

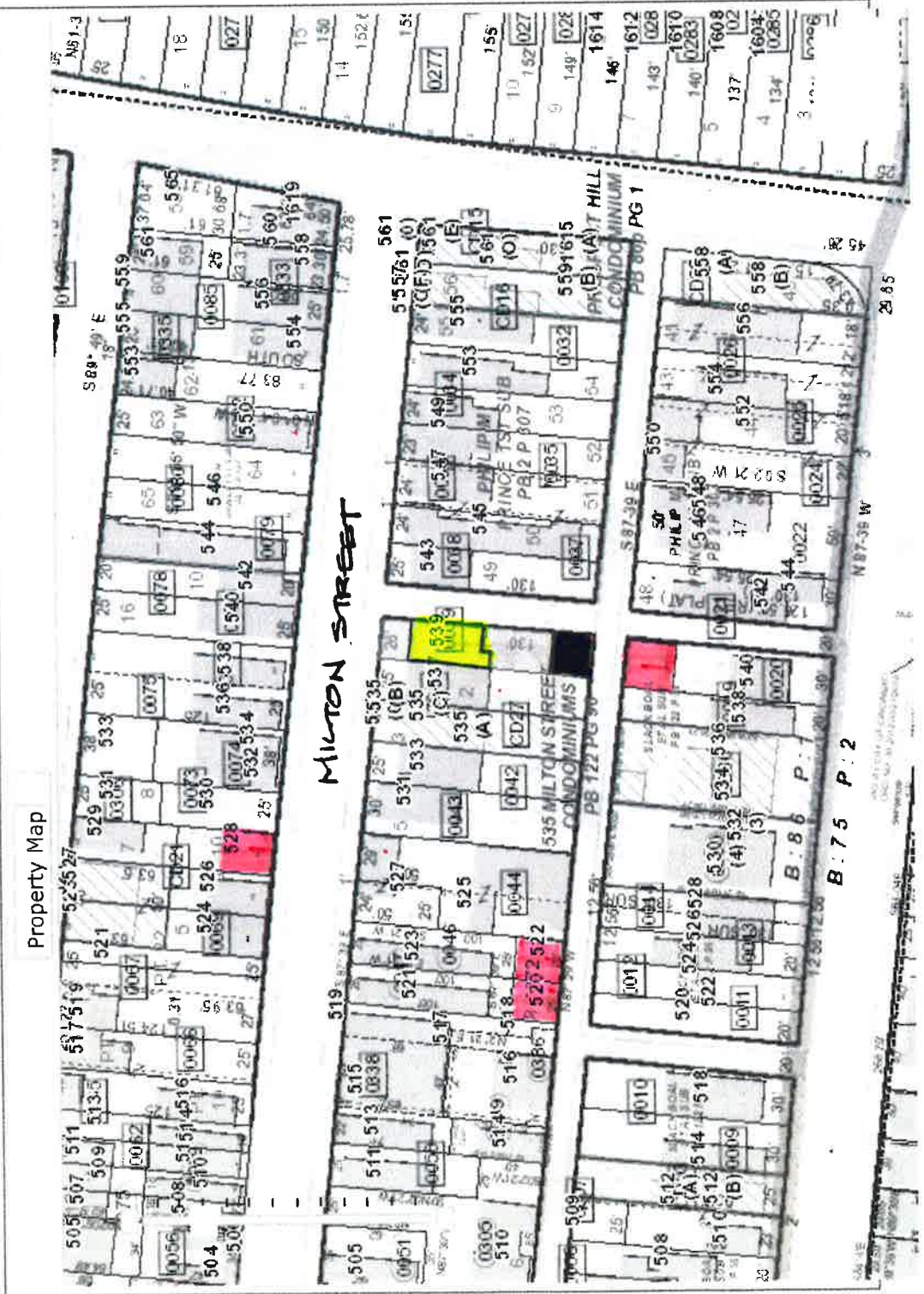
Hamilton County Auditor Dusty Rhodes

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

Online Property Access

RETURN TO SEARCH LIST Property 1 of 1

Parcel ID	Address	Index Order	Tax Year
086-0001-0039-00	539 MILTON ST	Parcel Number	2018 Payable 2019



I Want To...

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

View:

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

Print:

- Current Page
- Property Report

= EXIST HOUSE
 = NEW GARAGE
 = EXISTING SIMILAR GARAGES



To: City of Cincinnati Building Department
805 Central Avenue
Cincinnati, Ohio 45202

Date: May 17, 2019

Project: 539 Milton Street Garage CCI Engineering Inc. Proj. No. 19052

To whom it may concern,
This letter is to summarize my involvement in the design of the structural components relating to the proposed garage construction at the above referenced project.

I met with Mike Hendy and Bob Voigt from Neal's Design-Remodel at the site on May 6, 2019 to observe the existing conditions and discuss framing and foundation considerations. I also related to them that I had previously designed the improvements that were made to the stone retaining wall in about 2016 and that are referenced in the construction drawings on sheet A2-1.

I have reviewed the drawings for the proposed garage construction and directed Bob Voigt to indicate the structural components needed on their drawings. I have reviewed the final revisions of the drawings (dated 7/6/19) and find them to be in agreement with my design and with the structural design provisions of the building code.

This letter is to substantiate that the existing conditions and proposed renovations have been reviewed by me, and that the structural components and systems indicated are suitable to safely support the code required minimum loading.

I trust that this information and the drawings will be suitable for your needs. As Ohio code does not allow me to stamp the drawings prepared by others, please accept this stamped letter as my review of the drawings.

If you have any questions, please contact me.

Sincerely,

Stephen E. Alexander PE
CCI Engineering, Inc.





ADJUDICATION/DENIAL LETTER

Date: June 18, 2019
Location: 539 Milton Street
Request: Detached garage additions
Zoning District: RM 1.2/Over-the-Rhine Historic District/Hillside

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

All documents that are checked on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):
1. 1421-01 (f): Accessory Residential Structures setback. The proposed garage accessory structure is proposed to be at the rear property line. A 3 foot setback variance is required.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,

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



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

Office Use Only
Application #: _____
Date Accepted: _____
 Staff Review Board Review
 Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 539 MILTON STREET CINTI, OHIO 45202
Hamilton Co. Parcel ID No.: 086-0001-0029-00 Zoning District: _____
Historic District: _____ Overlay District: PROSPECT HILL

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

Name: NEAL'S DESIGN - REMODEL
Contact Person (if legal entity): _____
Address: 7770 EAST KEMPER ROAD
City: CINTI State: OHIO Zip Code: 45249
Phone: 429-7700 E-mail: BOBVOLET@NEALS.COM

PROPERTY OWNER INFO SAME AS ABOVE 513-5703 (CELL)

Name: ERIN DAUREN
Contact Person (if legal entity): _____
Address: 539 MILTON STREET
City: CINTI State: OHIO Zip Code: 45202
Phone: 513-476-1716 E-mail: EDAUREN@GMAIL.COM

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
NEW FREE STANDING DETACHED GARAGE @ REAR OF PROPERTY

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:
VARIANCE REQUIRED FOR ENCROACHMENT INTO 3' SIDE & REAR SETBACK REQUIREMENT FOR 1421-01 (F): ACCESSORY RESIDENTIAL STRUCTURES

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: 7.22.19
NEAL'S DESIGN - REMODEL

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 539 MILTON STREET COMMUNITY SLACKS SUB SQ 1 / LOT #1
 PARCEL ID(S) 086-0001-0039-00
 BASE ZONING CLASSIFICATION S10 ZONING OVERLAY (if applicable) PROSPECT HILL
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling


Section 2. APPLICANT
 NAME NEAL'S DESIGN - REMODEL CONTACT PERSON (if legal entity) _____
 ADDRESS 1770 EAST KEMPER ROAD CITY CINTI STATE OH ZIP 45249
 EMAIL BOBVOULT@NEALS.COM RELATIONSHIP TO OWNER (if not owner) CONTRACTOR
 TELEPHONE 513-518-8708

Section 3. OWNER
 NAME ERIN DAVERN CONTACT PERSON (if legal entity) _____
 ADDRESS 539 MILTON STREET CITY CINTI STATE OH ZIP 45202
 EMAIL EDAVERN@GMAIL.COM RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-476-1716

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

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

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 NEAL'S DESIGN - REMODEL Signature  Date 1/22/19

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

Submit three (3) copies and one (1) digital copy of the documents listed below.
 *A digital copy is a cd, thumb drive, etc... Do not email documents.

Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.

Written statement required in Section 6 of application.

Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.

Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.

Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.

If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.

Other documents or information you intend to introduce at the hearing on this application.

A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.

A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.

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

LIST OF WITNESSES:
 BOB VOLT REPRESENTING NEAL'S DESIGN - REMODEL
 ERIN DAVERN & RICH HUFF : HOME OWNERS

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433) Project is not subject to the Hillside Overlay Regulations per 1433-13.

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

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

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE

Documents Required for

Historic Conservation Board Review

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



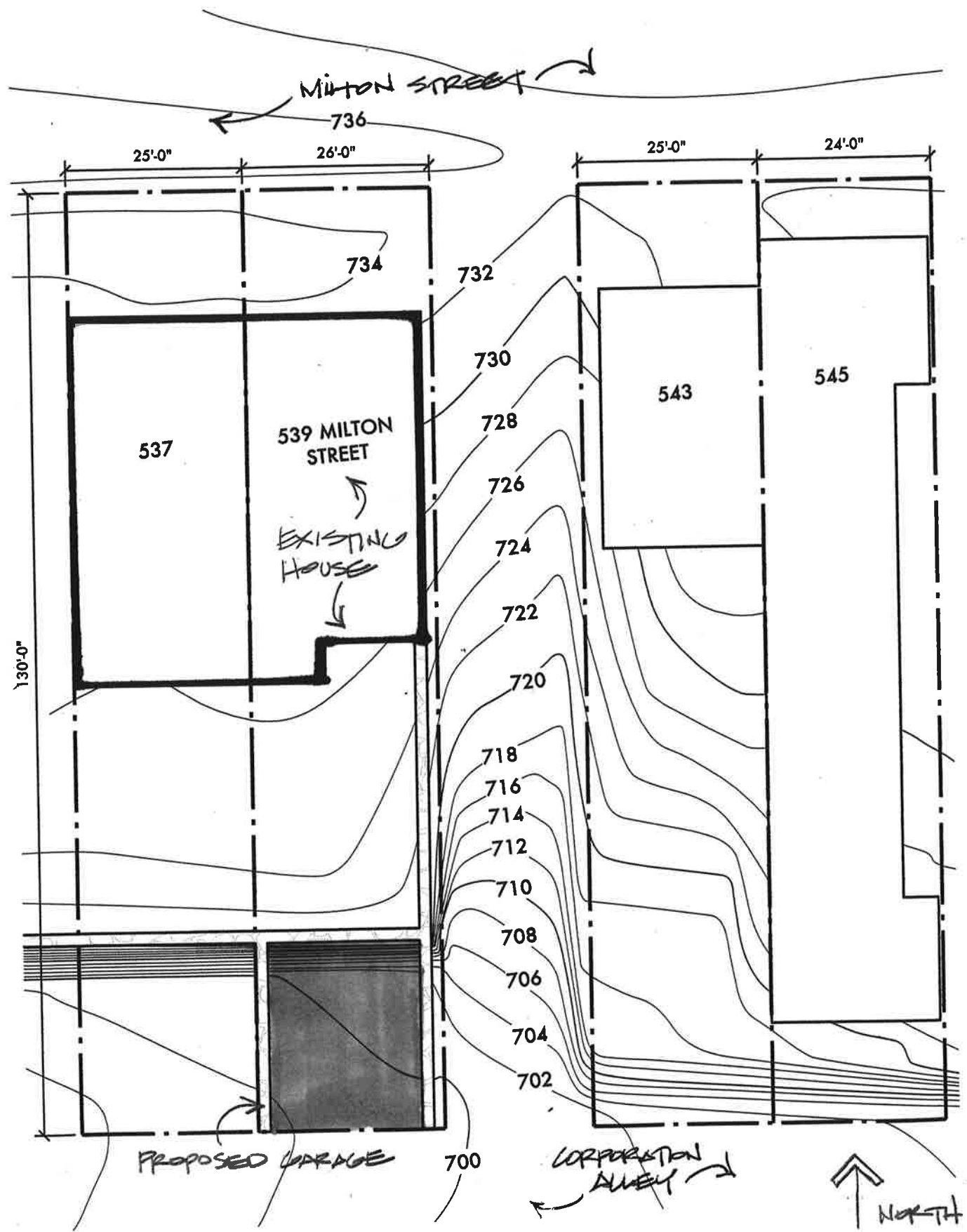
- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative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

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
 - Parcel/boundary lines
 - Building footprints and dimensions labeled
 - Setback dimensions from all property lines labeled
 - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
 - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings **Garage structure only**
 - 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) **Garage structure only**
 - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
 - Square feet of commercial spaces listed



SITE PLAN - CONTOUR MAP
 PARCEL ID: 086-0001-0039-00 1/16" = 1'-0"
 LOT 1 / E. SLACKS SUB SQ 7

DRAWING INDEX

- AO-1 COVER SHEET
 - AO-2 REGISTERED SURVEY
 - A1-1 DEMOLITION / NEW CONST. PLAN
 - A2-1 ELEVATION
 - A2-2 SECTION / ELEVATIONS
 - A3-1 FOUNDATION & FRAMING INFO
 - A4-1 SPECIFICATIONS
- ATTACHED: PHOTOS: GARAGE PRECEDENTS, EX. CONDITIONS & PROPOSED FINISHES


PROJECT INFORMATION

OWNER / PROJECT ADDRESS: RICHARD HUFF & ERIN DAVREN 539 MILTON ST. CINTI, OHIO 45202 414-1114

BUILDER / DESIGNER: NEAL'S DESIGN-REMODEL 1110 EAST KEMPER ROAD CINTI, OHIO 45249 489-7100

STRUCTURAL ENGINEER: COI ENGINEERING 3540 EASTERN AVENUE CINTI, OH. 45226

Parcel ID	Address	Index Order	Tax Year
086-0001-0039-00	539 MILTON ST	Parcel Number	2018 Payable 2019

Property Information		
Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	02027 - MT AUBURN 27	Land Use
Owner Name and Address	DAVREN ERIN K & RICHARD HUFF 539 MILTON ST CINCINNATI OH 45202 (call 946-4015 if incorrect)	510 - SINGLE FAMILY DWLG
Assessed Value	155,080	Mailing Name and Address
Effective Tax Rate	83.443709	CHEMICAL BANK PO BOX 1527 MIDLAND MI 48640 (call 946-4800 if incorrect)
Property Description	539 MILTON ST 26 X 130 LOT 1 E SLACKS SUB SQ 7	Total Tax
		\$10,821.28

Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1890	Board of Revision	No
Total Rooms	13	Rental Registration	No
# Bedrooms	3	Homestead	Yes

NEAL'S DESIGN-REMODEL

7770 E. Kemper Rd
 Cincinnati, OH 45249
 513-489-7700
 www.neals.com

DAVREN ADDITION

© 2015 Neal's Design-Remodel
 All working, intermediary and finished drawings are the property of Neal's Construction Company, Inc. and shall not be duplicated or used without the written consent of Neal's Construction Company Inc.

REVISION DATES:
 7.6.19 SE.

ISSUE DATE: 5-10-19

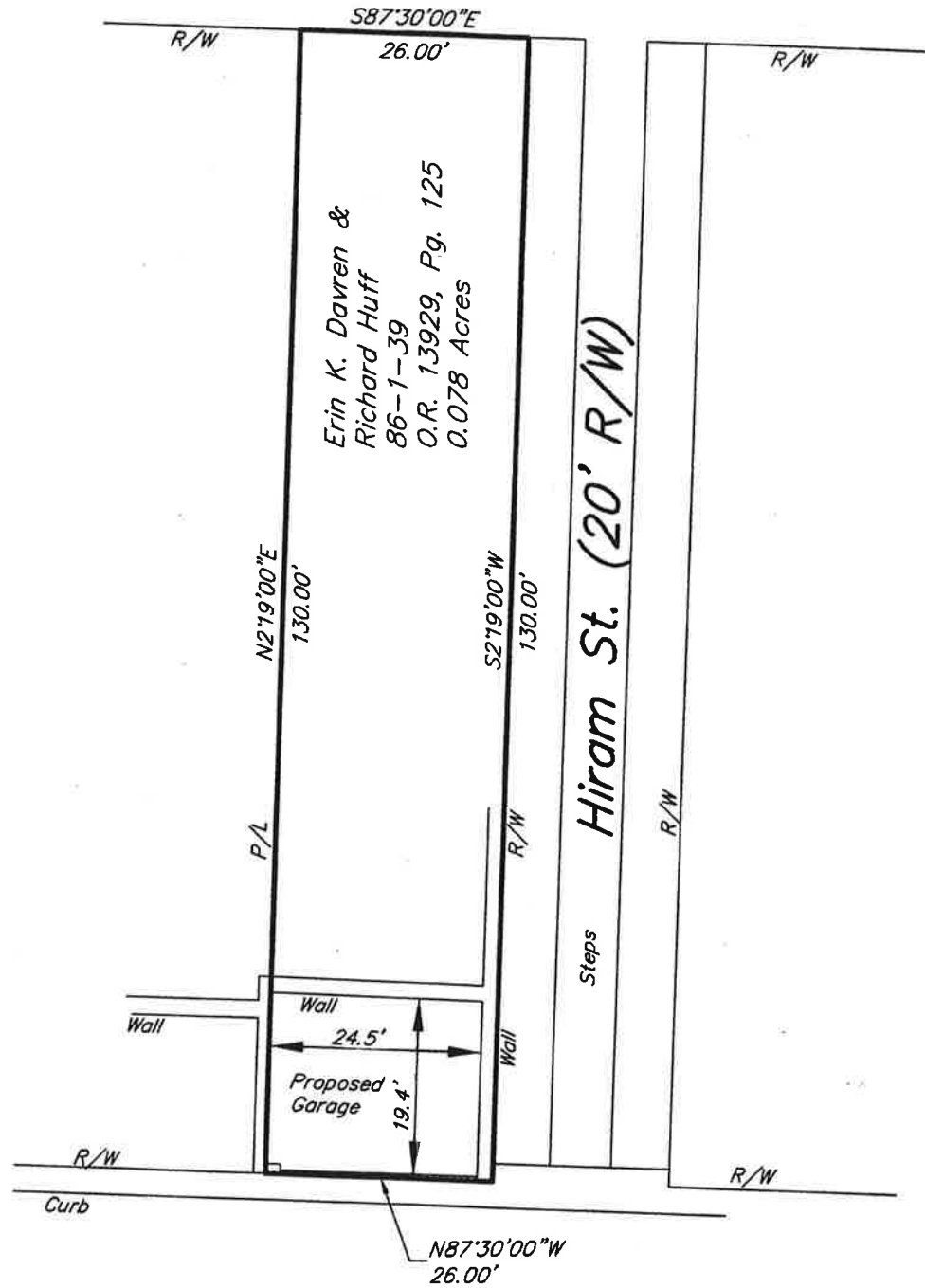
SCALE: 1/16" = 1'-0"

DRAWING TITLE
COVER SHEET

TEAM: MH, BV

JOB NO: SHEET NO:
AO-1

Milton St. (50' R/W)



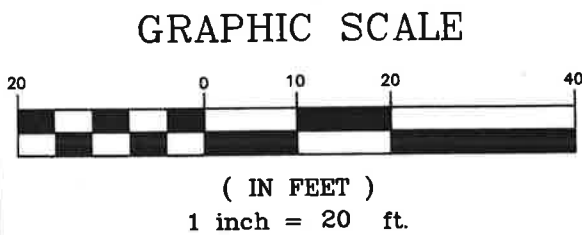
Note:
Proposed garage encroaches
on side and rear required setback of
3' for accessory structures.



James D. Fago
James D. Fago, P.S. 7902
3625 Jill Marie Dr.
Cincinnati, Ohio 45251
513.328.9524
DATE: 6-22-2019

Corporation Alley (20' R/W)

Site Survey
539 Milton St.
Parcel 86-1-39
O.R. 13929, Pg. 125
City of Cincinnati, Hamilton County, Ohio

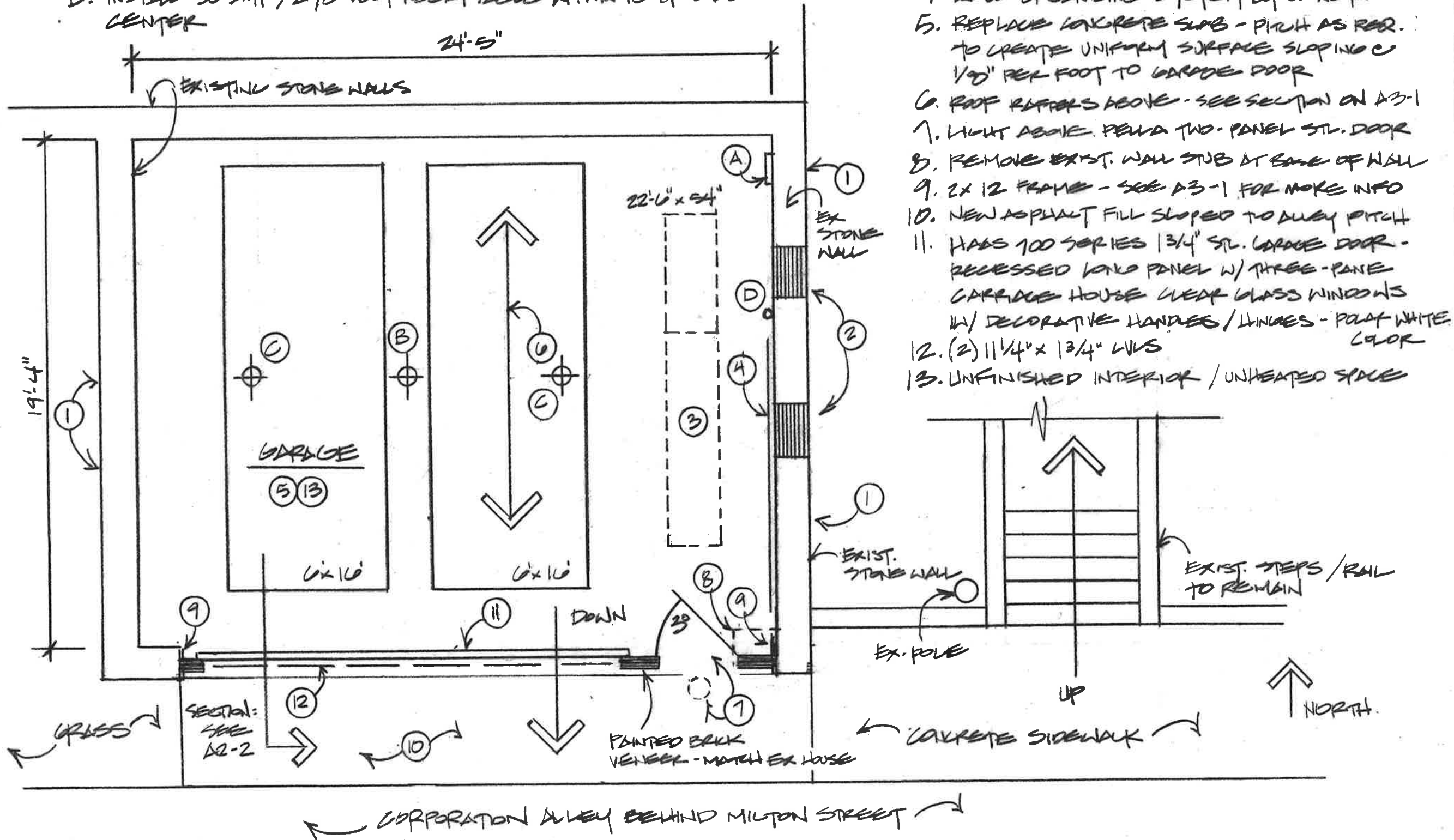


DEMO / NEW CONSTRUCTION PLAN

1/4" = 1'

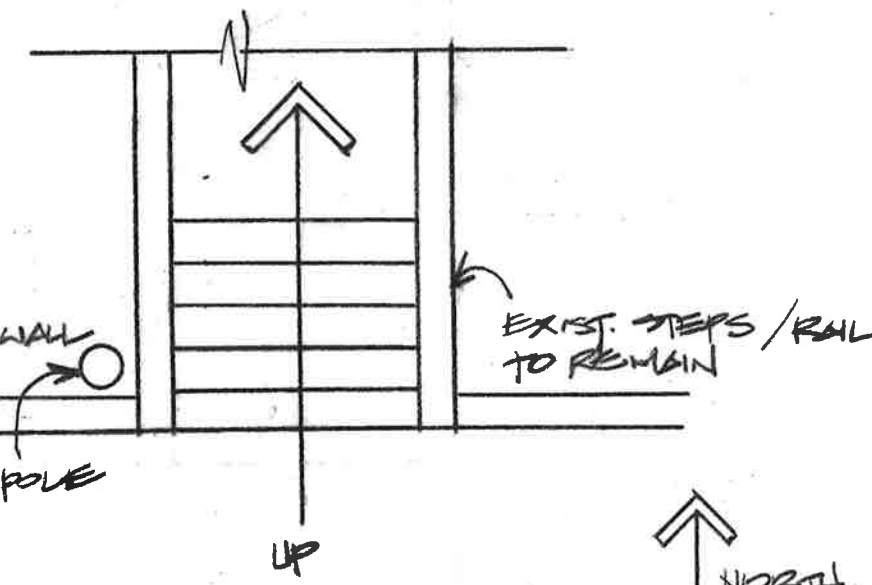
ELECTRIC NOTES

- A. INSTALL 50 AMP UNDERGROUND SERVICE TO GARAGE
- B. RECEPTACLE FOR GARAGE DOOR OPENER
- C. 20 AMP CIRCUIT W/ RECEPTACLE
- D. INSTALL 50 AMP / 240 VOLT RECEPTACLE WITHIN 10' OF LOAD CENTER



DRAWING NOTES

1. REMOVE EXISTING INY TO ALLOW FOR TUCKPOINTING / MOTOR REPAIR OF EXIST. STONE WALL
2. INFILL (2) 24" x 24" OPENINGS - MATCH STONE
3. NEW "WERNER" ENERGY SAVER ALUMINUM UNIVERSAL FIT ATTIC LADDER (315 LB LOAD)
4. WALL ORGANIZING SYSTEM BY OWNER
5. REPLACE CONCRETE SLAB - PITCH AS REQ. TO CREATE UNIFORM SURFACE SLOPING @ 1/8" PER FOOT TO GARAGE DOOR
6. ROOF RIFTERS ABOVE - SEE SECTION ON A3-1
7. LIGHT ABOVE PERVA TWO-PANEL STL. DOOR
8. REMOVE EXIST. WALL STUB AT BASE OF WALL
9. 2x 12 FRAME - SEE A3-1 FOR MORE INFO
10. NEW ASPHALT FILL SLOPED TO ALLEY PITCH
11. HAS 100 SERIES 1 3/4" STL. GARAGE DOOR - RECESSED W/ PANEL W/ THREE-PANE GARAGE HOUSE CLEAR GLASS WINDOWS W/ DECORATIVE HANDLES / LINKS - POLY WHITE COLOR
12. (2) 1 1/4" x 1 3/4" LVS
13. UNFINISHED INTERIOR / UNHEATED SPACE



NEAL'S
DESIGN-REMODEL

7770 E. Kemper Rd
Cincinnati, OH 45249
513-489-7700
www.neals.com

OWNER / PROJECT
ADDRESS: RICHARD
HUFF / ERIN DAVREN
539 MILTON ST.
CINT. OHIO 45202

DAVREN
ADDITION

© 2015 Neal's Design-Remodel
All working, intermediary and finished drawings are the property of Neal's Construction Company, Inc. and shall not be duplicated or used without the written consent of Neal's Construction Company Inc.

REVISION DATES:
7.6.19 SEE.

ISSUE DATE: 5.10.19

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

DRAWING TITLE
DEMOLITION / NEW
CONSTRUCTION PLAN

TEAM: ML, BV

JOB NO: SHEET NO:

A1-1

DRAWING NOTES

1. HAAS 100 SERIES 3/4" STEEL INSULATED GARAGE DOOR - SEE ATTACHED PHOTO # A1-1
2. FLASHING IS REQUIRED / MATCH NEW ROOF COLOR
3. (3) BROWN UNIVERSAL ROOF CAPS / VENT = BLACK
4. EXIST. STRUCTURAL ELEMENTS TO REMAIN
5. EXISTING STEPS - NO WORK
6. EXISTING LANDSCAPE / NATURAL GROWTH AREA
7. NEW ASPHALT FILL PITCHED TO MATCH EX. ALLEY
8. INFILL W/ MATCHING BRICK
9. REMOVE BRICK / FRAME W/ WOOD
10. REMOVE W/ TO ALLOW FOR TRAPPOINTING / MOTOR REPAIR OF EXIST STONE WALL
11. EXIST. STONE WALL
12. EXIST. RAIL TO REMAIN

13. OWENS CORNING "PACIFIC WAVE" DIMENSIONAL SHINGLE

14. WOOD TRIM PAINTED WHITE

15. PELLA STEEL TWO-PANEL WHITE DOOR W/ BALDWIN RES RUSTIC ELKHORN EXTERIOR HARDWARE IN DISTRESSED BRONZE.

16. BRICK VENEER PAINTED TO MATCH EXIST. MAIN HOUSE: SHERWIN WILLIAMS "WALL STREET" SW 2125

17. EXIST. MAIN HOUSE BEYOND - SEE A0-1

18. HOME DECORATOR COLLECTION OL. RUBBED BRONZE MOTION SENSOR OUTDOOR LED MEDIUM WALL MOUNT LANTERN

NEAL'S
DESIGN-REMODEL

7770 E. Kemper Rd
Cincinnati, OH 45249
513-489-7700
www.neals.com

OWNER / PROJECT
ADDRESS: RICHARD
HUFF / ERIN DAVREN
539 MILWAUKEE STREET
CINN. OHIO 45202

**DAVREN
ADDITION**

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REVISION DATES:
7.6.19 S.E.

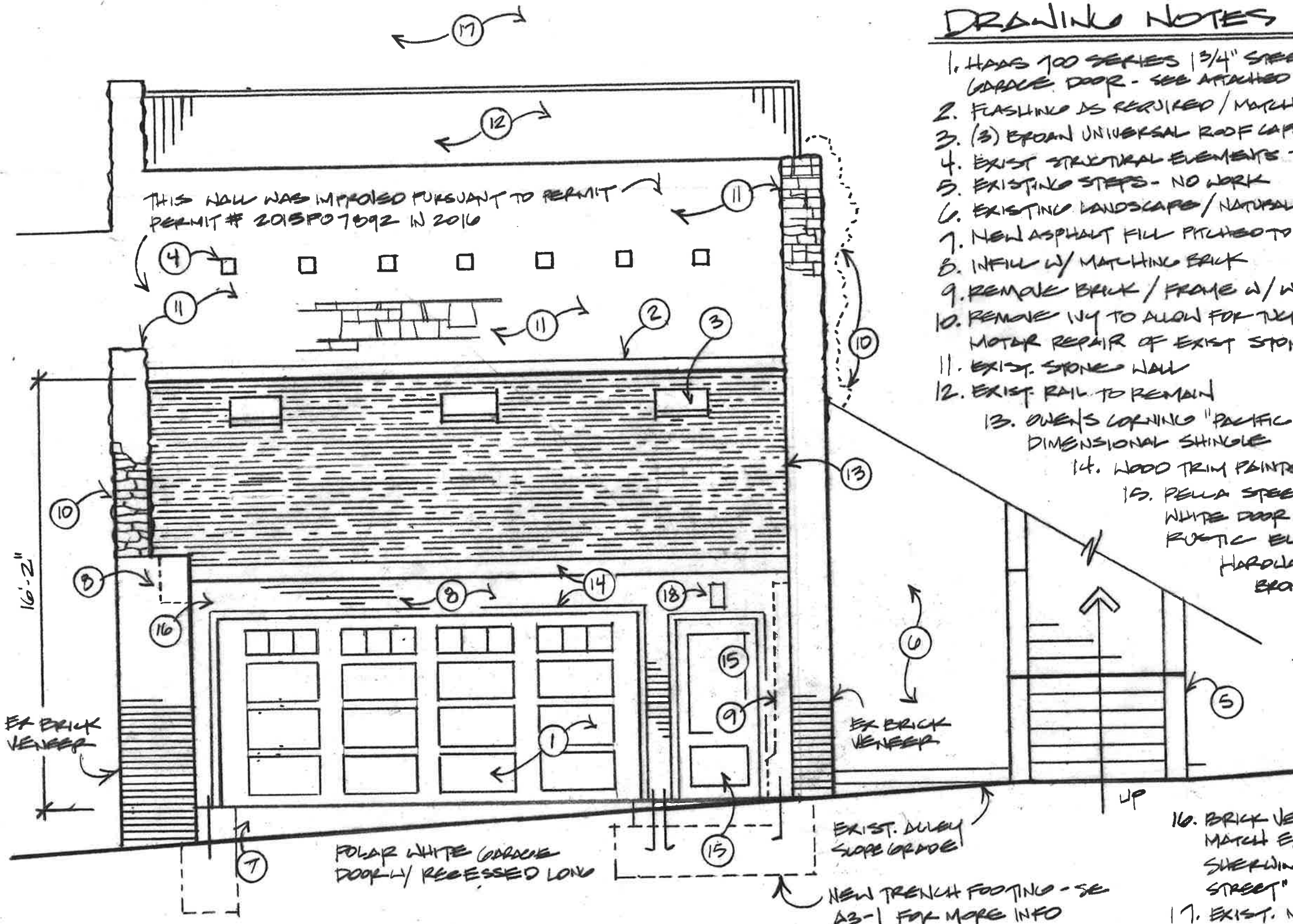
ISSUE DATE: 5.10.19

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

DRAWING TITLE
ELEVATION

TEAM: MH, BV

JOB NO.: SHEET NO.:
A2-1



REAR ELEVATION

NORTH ELEVATION

1/4" = 1'

EX BRICK VENEER

EX BRICK VENEER

POLAR WHITE GARAGE DOOR W/ RECESSED LOG

EXIST. ALLEY SLOPE GRADE

NEW TRENCH FOOTING - SEE A3-1 FOR MORE INFO

UP

17

12

11

10

13

6

5

11

2

3

8

14

18

15

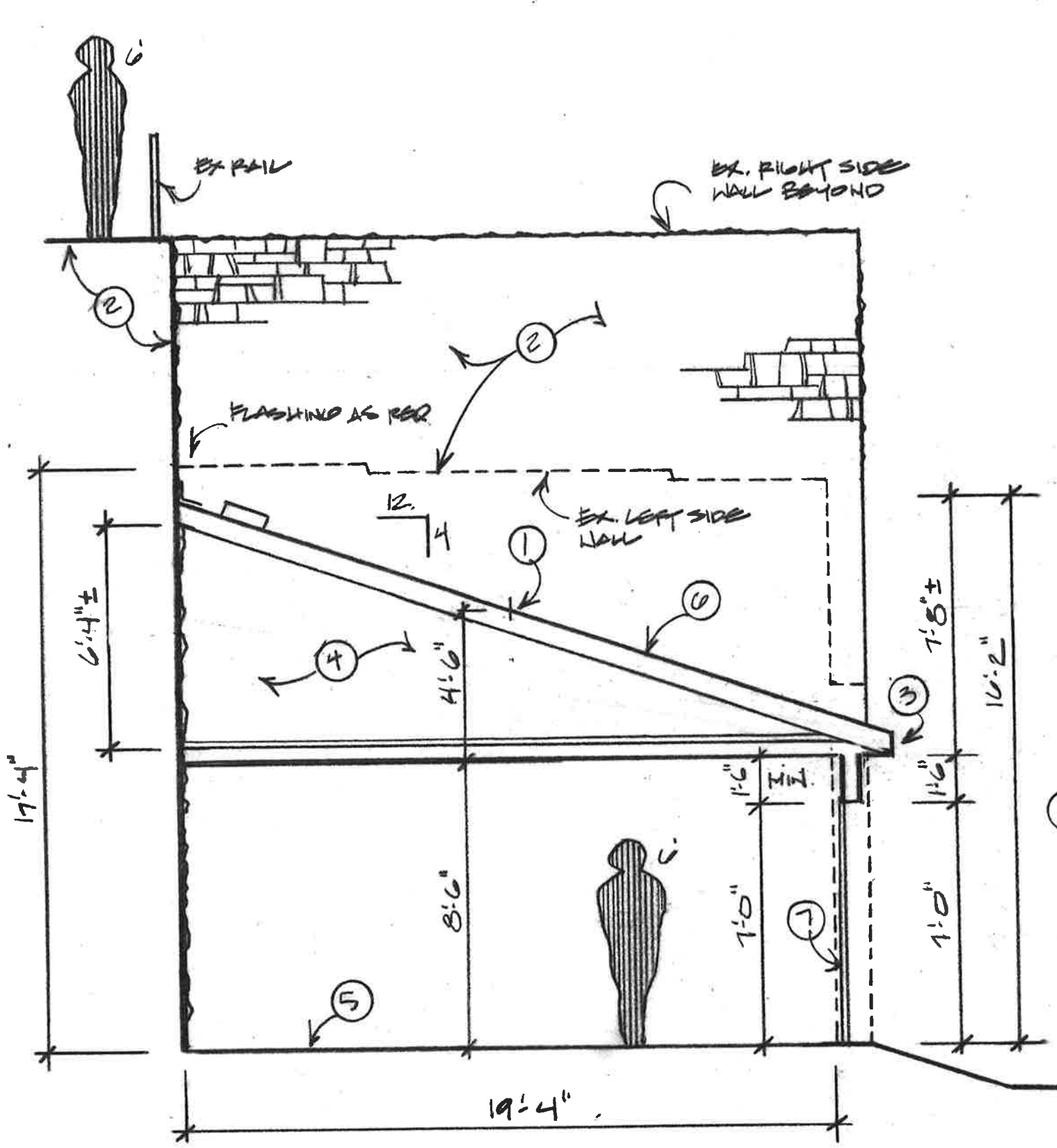
1

4

11

16'-2"

7



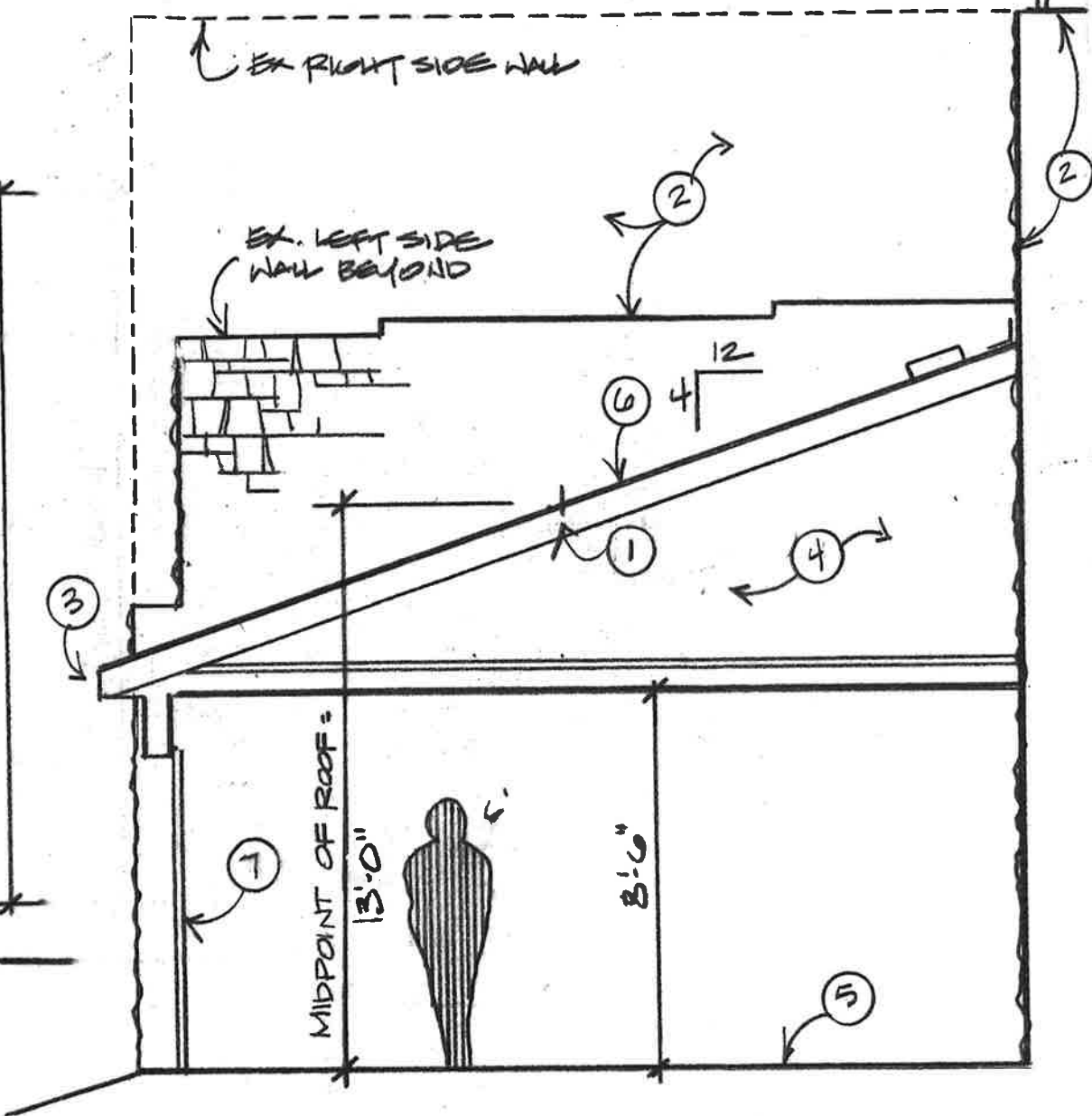
SECTION (LEFT SIDE VIEW)

EAST ELEVATION

1/4" = 1'

DRAWING NOTES

1. ROOF MID-POINT DIMENSION (BELOW 13'-0")
2. EXISTING STONE WALL / RAIL - SEE PHOTOS
3. 12" OVERHANG / NO GUTTER
4. RAFTERS AS REQ. - SEE SECTION ON A3-1
5. REMOVE CON. SLAB - SEE PLAN ON A3-1
6. DIMENSIONAL SHINGLES - OWENS CORNING "PACIFIC WAVE"
7. GARAGE DOOR - SEE A1-1



SECTION (RIGHT SIDE VIEW)

WEST ELEVATION

1/4" = 1'

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REVISION DATES:
7.6.19 S.F.

ISSUE DATE: 5.10.19

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

DRAWING TITLE
**ELEVATIONS
(SECTIONS)**

TEAM: ML, BV

JOB NO: SHEET NO:
A2-2

**DAUREN
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ISSUE DATE: 5.10.19

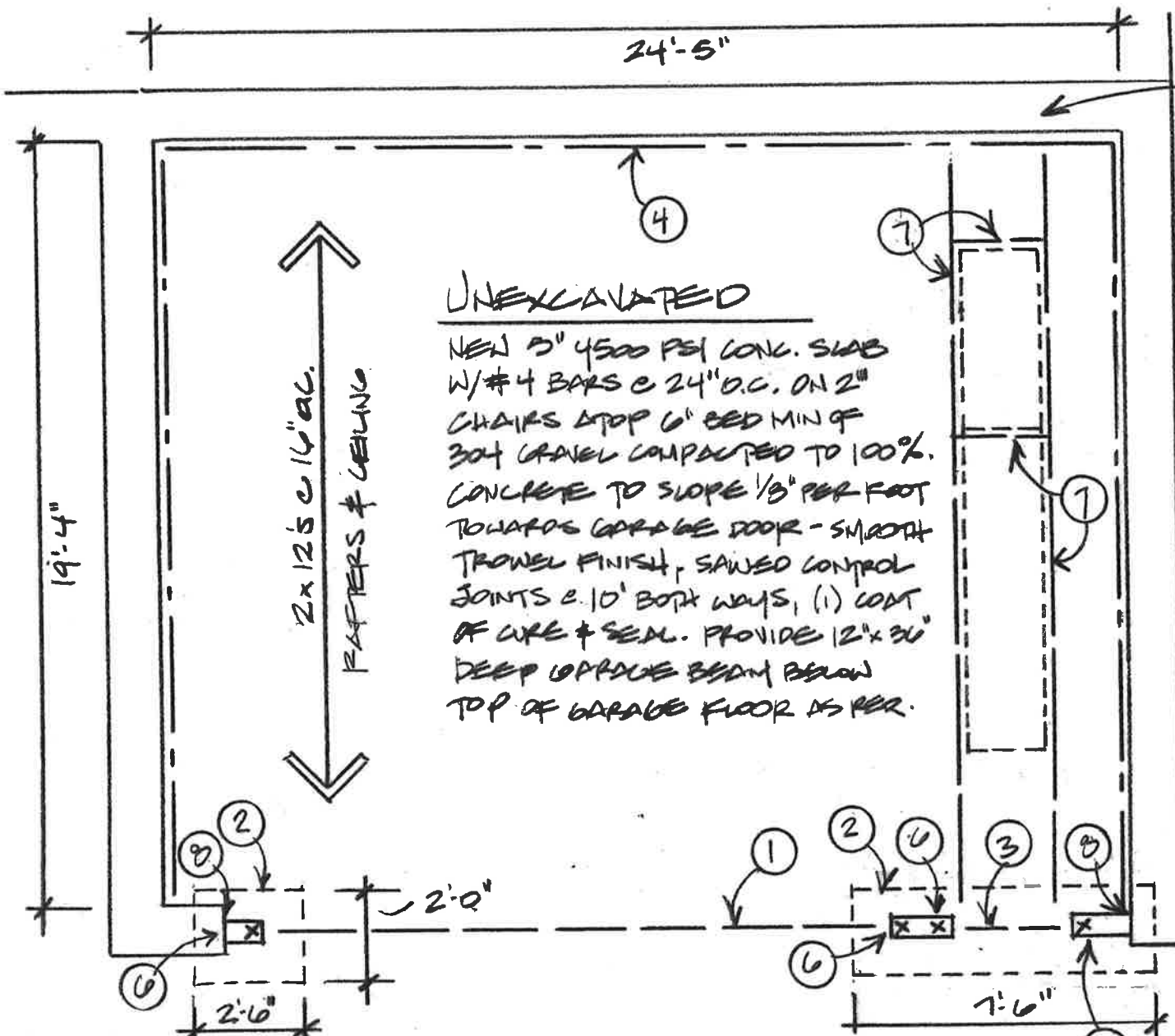
SCALE: 1/4" = 1'-0"

DRAWING TITLE
**FOUNDATION /
FRAMING PLAN
& SECTION**

TEAM: MH, BV

JOB NO: SHEET NO:

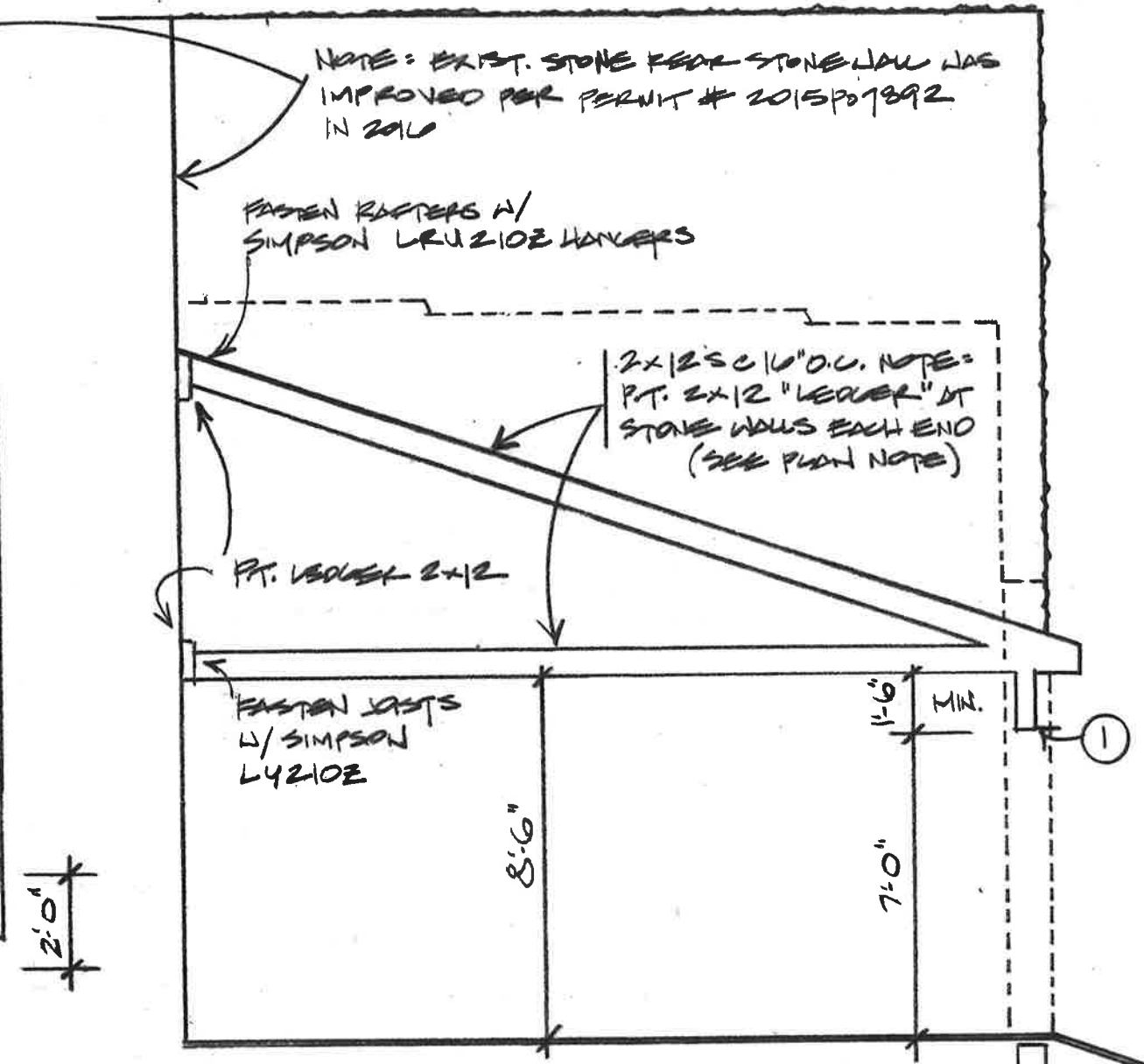
AS-1



FOUNDATION / FRAMING PLAN

DRAWING NOTES

- (2) 1 3/4" x 14" LVL W/ (3) 2x4 JACKS EACH END.
- TRENCH FOOTING 30" MIN DEPTH / 24" WIDE ON RESIDUAL SOIL FROM TOP OF TRENCH FTG. FOR WALL CONSTRUCTION W/ 8" WIDE CURB. USE 1/2" Ø x 15" J BOLTS FOR SILL PLATE ANCHORAGE. EXPOSE BOTTOM OF STONE WALL FOR REVIEW BY COI ENGINEERS BEFORE CONCRETE PLACEMENT
- (2) 2x8'S N/ (2) 2x4 JACKS EACH END
- "P.T. LEADERS" = 2x12 @ ROOF AND CEILING. FASTEN LEADERS TO STONE WALL W/ 5/8" ANCHOR RODS x 12" LONG. EMBED 9" W/ EPOXY (SIM 2 PLACES) SPACED 10" O.C. STAGGERED.



FRAMING SECTION

- "P.T. LEADERS" = 2x12 @ EDGE OF ROOF & CEILING - P.T. 2x12 ANCHOR TO STONE WALL W/ 5/8" Ø ANCHOR RODS x 12" LONG. EMBED 9" W/ EPOXY SPACED 32" O.C. STAGGERED (SIM 4 PLACES)
- (3) 2x4 JACKS
- DOUBLE CEILING JOISTS @ PULL-DOWN STAIR AS SHOWN
- P.T. 2x12 (VERTICAL) @ STONE WALL - FASTEN TO EX. STONE W/ 3/8" Ø EPOXY ANCHORS @ 24" O.C. STAGGERED EMBED 6" STONE - MAINTAIN 0" STONE EDGE DISTANCE.



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REVISION DATES:

7.6.19 SE.

ISSUE DATE: 9.10.19

SCALE: NONE

DRAWING TITLE:

SPECIFICATIONS

TEAM: M.H.B.V

JOB NO:

SHEET NO:

AL-1

GENERAL CONDITIONS/CONSTRUCTION NOTES:

- EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY. EACH CONTRACTOR AND HIS AGENTS SHALL VERIFY THAT THE CAPACITY OF THE EXISTING ELECTRICAL, PLUMBING, HVAC, AND STRUCTURAL SYSTEMS ARE SUFFICIENT FOR THE PROPOSED CHANGES. DRAWINGS ARE NOT INTENDED TO UPGRADE ANY EXISTING CONDITIONS NOT CALLED FOR ON THE PLANS.
- ALL ERRORS, OMISSIONS, AND INCONSISTENCIES NOTED BY THE SUB-CONTRACTORS ARE TO BE REPORTED TO THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK. EACH CONTRACTOR SHALL VERIFY EXISTING CONDITIONS / DIMENSIONS.
- CONTRACTOR SHALL PROPERLY BRACE THE BUILDING STRUCTURE AS NECESSARY TO MAINTAIN CONTINUOUS STABILITY UNTIL ALL BRACING MEMBERS ARE COMPLETELY SECURED AND THE STRUCTURAL SYSTEMS FUNCTIONING AS A DESIGNED UNIT.
- ALL SUB-CONTRACTORS WILL BE SOLELY RESPONSIBLE TO THE GENERAL CONTRACTOR REGARDING CONDITIONS OF THE SITE INCLUDING SAFETY AND PROPERTY DURING THE PERFORMANCE OF THE WORK. ALL GENERAL CONSTRUCTION, ELECTRICAL, MECHANICAL, AND PLUMBING TO BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL BUILDING CODES, SAFETY REGULATIONS, AND LOCAL GOVERNMENT AGENCIES.
- SCALE OR FIGURE DIMENSIONS ON THE DRAWINGS / DETAILS SHOW THE CORRECT SIZE UNDER IDEAL CONDITIONS. VERIFY ALL EXISTING AND LISTED DIMENSIONS BEFORE PROCEEDING WITH THE WORK. EXTERIOR WALL DIMENSIONS ARE TO THE FACE OF WALL SHEATHING OR FOUNDATION WALL. INTERIOR WALLS ARE TO FACE OF STUD FRAMING AND ARE 2X4 STUDS FOR WALLS 8'-9" TALL AND 2X6 FOR WALLS EXCEEDING 9' IN HEIGHT UNLESS OTHERWISE SPECIFIED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY CHANGES FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO EXCAVATION CONTACT ALL APPLICABLE AGENCIES FOR VERIFICATION OF LOCATION OF UNDERGROUND SERVICES. MAKE ALL REQUIRED CONNECTIONS TO PUBLIC GAS, WATER, AND SANITARY SEWER AS REQUIRED BY LOCAL MUNICIPALITY.
- CONNECT ALL NEW DOWNSPOUTS / GUTTERS TO EXISTING DRAINAGE SYSTEM WHENEVER FEASIBLE.
- ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- ALL WALLS AND CEILINGS TO HAVE A MINIMUM OF 1/2" GYPSUM BOARD AT ALL FINISH AREAS UNLESS NOTED OTHERWISE.
- INSTALL METAL FLASHING AT ALL ROOF VALLEY AND ALL ROOF / WALL INTERSECTIONS.
- MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, PERMITS, FEES, AND APPROVALS NECESSARY TO INSTALL ANY WORK REQUIRED. SITE ADAPTATION OF ALL ENVIRONMENTAL SYSTEMS MAY VARY PER THE LOCATION OF EXISTING POWER AND WATER MAINS. BALANCE ENTIRE HVAC SYSTEM TO DISTRIBUTE SUPPLY AIR EVENLY THROUGH HOME UPON COMPLETION OF ANY ADDITIONAL WORK.

STRUCTURAL NOTES:

- GOVERNING CODE - RESIDENTIAL CODE OF OHIO
- DESIGN LOADS:
SOIL - 1500 PSF MAXIMUM ALLOWABLE FOOTING & SOIL BEARING CAPACITY
BUILDING - GARAGE, FLOORS, STAIRS, AND EXTERIOR DECKS = 50 PSF MINIMUM
EXTERIOR BALCONIES = 10 PSF MIN, ATTIC AREAS = 30 PSF MIN LIMITED STORAGE / 20 PSF MIN NO STORAGE, ROOF & FLOOR = 40 PSF MIN, WIND = 90 MPH-3 SEC GUST, SNOW LOAD = 20 PSF MIN
- MAXIMUM DEFLECTIONS: FLOORS = L/360, WALLS = H/240, ROOF BEAMS = L/240, RAFTERS WITH CEILING = L/240, RAFTERS WITHOUT CEILING = L/180, ROOF TRUSS GIRDER = L/240
- FOUNDATIONS
A. FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUB-SURFACE SOIL CONDITION. ELEVATION AND BEARING STRATA SHOULD BE APPROVED PRIOR TO PLACING CONCRETE. BEARING MUST EXTEND TO FIRM AND UNDISTURBED SOIL.
B. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
C. ALL FOOTING SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL. DESIGN ALLOWABLE SOIL BEARING PRESSURE BELOW FOOTINGS = 1500 PSF.
D. FOOTINGS (WHERE UTILIZED) MAY BE CAST NEAT AGAINST EXCAVATIONS THAT HAVE VERTICAL UNDISTURBED WALLS.
- CONCRETE
A. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-05 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS', EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW, AND THE RECOMMENDED PRACTICE FOR RESIDENTIAL CONCRETE CONSTRUCTION ACI-332R-04.
B. MATERIALS
1. CONCRETE UNLESS NOTED: f'c = 3500 PSI, NORMAL AGGREGATE
2. CONCRETE FOR FOOTINGS: f'c = 3000 PSI
3. CONCRETE FOR FOUNDATION WALLS & RETAINING WALLS WITH EXTERIOR EXPOSURE: f'c = 3500 PSI, (5%-7% ENTRAINED AIR), MAXIMUM WATER/CEMENTIOUS RATIO = 0.50
4. REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED BARS
5. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS
C. WHEN THE AIR TEMPERATURE IS LESS THAN 40 DEG F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50-70 DEG F FOR 7 DAYS
D. DURING HOT WEATHER, WHEN NECESSARY, PROVIDE FOR PROTECTIVE MEASURES IN ADVANCE OF PLACEMENT
E. LAP SPlice REINFORCING BARS 48 DIAMETERS UNLESS OTHERWISE NOTED
5. ADHESIVE ANCHORS SHALL BE EPOXY-TIE OR ACRYLIC-TIE ADHESIVE RESIN ANCHORS AS SUPPLIED BY SIMPSON STRONG-TIE AND SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. SUBSTITUTES MAY BE CONSIDERED, SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
- WOOD
A. MATERIALS
1. FRAMING LUMBER
A) 2X8 AND LARGER FOR JOISTS - #1 GRADE OR BETTER SOUTHERN PINE, KILN DRIED
B) 2X4 AND 2X6 - STUD GRADE OR BETTER SPRUCE-PINE-FIR, KILN DRIED
C) ACQ OR MCQ PRESSURE TREATED PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER
2. SHEATHING & SUBFLOOR
A) ROOF - 3/8" APA RATED SHEATHING, MIN 3/32" THICKNESS, EXPOSURE 1
B) WALL - 3/8" APA RATED SHEATHING, MIN 1/32" THICKNESS, EXPOSURE 1
C) FLOOR - 1/2" APA RATED T&G SUBFLOOR, MIN 3/32" THICKNESS, EXPOSURE 1
3. LVL BEAMS - INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
Fb = 2925 PSI BENDING - Fv = 285 PSI HOR SHEAR - Fc = 880 PSI COMPRESSION PERPENDICULAR TO GRAIN
E = 2,000,000 PSI MODULUS OF ELASTICITY
4. CONNECTORS FOR ACQ OR MCQ TREATED MEMBERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. HOT DIPPED GALVANIZED AND STAINLESS STEEL COMPONENTS SHOULD NOT BE PLACED IN CONTACT WITH EACH OTHER
5. LIGHT GAUGE METAL CONNECTORS - ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND FASTENED AS SPECIFIED IN THE MANUFACTURER'S INSTRUCTION MANUAL
B. UNLESS OTHERWISE NOTED, FRAMING MEMBERS SHALL BE CONNECTED PER TABLE R-602.3a, 'FASTENING SCHEDULE FOR STRUCTURAL MEMBERS', IN REFERENCED BUILDING CODE
C. FASTEN SHEATHING TO SUPPORTS WITH 8d NAILS AT 6" OC AT PANEL EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS UNLESS OTHERWISE NOTED. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED
B. INSTALL SIMPSON H2 HURRICANE ANCHORS AT BEARING POINTS OF ROOF TRUSSES AND/OR RAFTERS
C. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH AND HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH
D. NOTCHES IN FLOOR JOISTS ARE NOT PERMITTED
E. ALL BEARING POINTS UNDER CONCENTRATED LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS, AND WHERE INDICATED IN A WALL ON THE DRAWINGS, SHALL BE AT LEAST THE WIDTH OF THE BEARING AND THE STRUCTURAL MEMBER. BEARING POINTS SHALL ALSO BE A MINIMUM OF ONE (1) 2X STUD CRIPPLE NAILED TOGETHER WITH 8d NAILS AT 16" OC TO (1) FULL HEIGHT STUD FOR SPANS UP TO 6'-0", AND (2) 2X CRIPPLES FOR SPANS GREATER THAN 6'-0", UNLESS OTHERWISE NOTED
F. ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) TWO ROWS OF 16d NAILS AT 12" OC FOR BEAM DEPTHS LESS THAN 12". FOR BEAM DEPTHS GREATER THAN 12", THROUGH-BOLT WITH 1/2" DIAMETER BOLTS AT 12" OC STAGGERED TOP AND BOTTOM
G. EXTERIOR SHEATHING SHALL BE APA RATED STRUCTURAL WALL SHEATHING

DETECTORS:

- SMOKE DETECTORS SHALL BE INSTALLED PER IBC SECTION 907.2.1 AND IN ACCORDANCE WITH UL217 AND INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CODE AND HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA72. ON EACH LEVEL WITHIN THE DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SEPARATE OR DUAL-SENSING SMOKE DETECTORS MAY BE USED. A SMOKE ALARM LOCATED IN ACCORDANCE WITH SECTION 907.2.2 SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY. SMOKE ALARMS MAY BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY, AND ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED THE ALARM DEVICES SHALL BE INTERCONNECTED. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS W/O COMMERCIAL POWER PER SECTION 907.2.4 EXCEPTION 4.
- PROVIDE CARBON MONOXIDE DETECTORS IN THE IMMEDIATE VICINITY OF EACH BEDROOM COMPLYING WITH UL2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IBC SECTION 907.2.1 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



Parcel ID

086-0001-0039-00

Address

539 MILTON ST

Index Order

Parcel Number

Tax Year

2018 Payable 2019

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches	
School District	CINCINNATI CSD		
Appraisal Area	02027 - MT AUBURN 27	Land Use	510 - SINGLE FAMILY DWLG
Owner Name and Address	TAMARKIN IVAN L TR & KATHLEEN M TR 539 MILTON ST CINCINNATI OH 45202	Mailing Name and Address	TAMARKIN IVAN L TR & KATHLEEN M TR 539 MILTON ST CINCINNATI OH 45202
Assessed Value	155,080	Effective Tax Rate	83.443709
Property Description	539 MILTON ST 26 X 130 LOT 1 E SLACKS SUB SQ 7	Total Tax	\$10,821.28

PROSPECT HILL HISTORIC DISTRICT

Year Built	1890
Total Rooms	13
# Bedrooms	3
# Full Bathrooms	3
# Half Bathrooms	2
Last Sale Date	7/25/2008
Last Sale Amount	\$449,000
Conveyance Number	10146
Deed Type	WD - Warranty Deed (Conv)
Deed Number	162501
# of Parcels Sold	1
Acreage	0.076
Front Footage	182.00

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	82,400
CAUV Value	0
Market Improvement Value	360,680
Market Total Value	443,080
TIF Value	145,680
Abated Value	0
Exempt Value	0
<u>Taxes Paid</u>	\$5,430.32
Tax as % of Total Value	2.580%

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View:

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- CAGIS Online Maps
- Aerial Imagery
- Owner Names

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- Property Report



Online Property Access

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RETURN TO SEARCH LIST Property 1 of 1

Parcel ID

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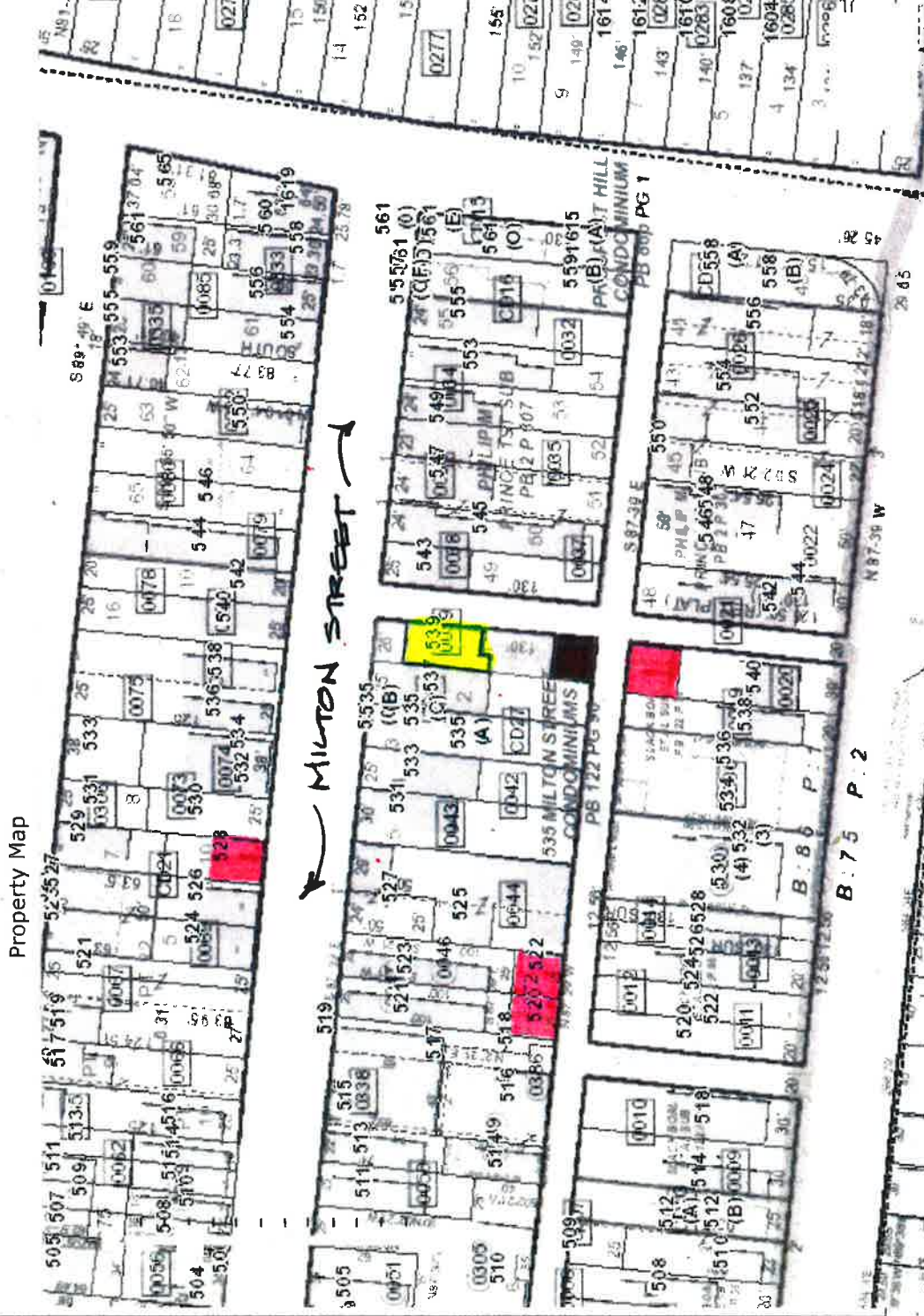
539 MILTON ST

Index Order

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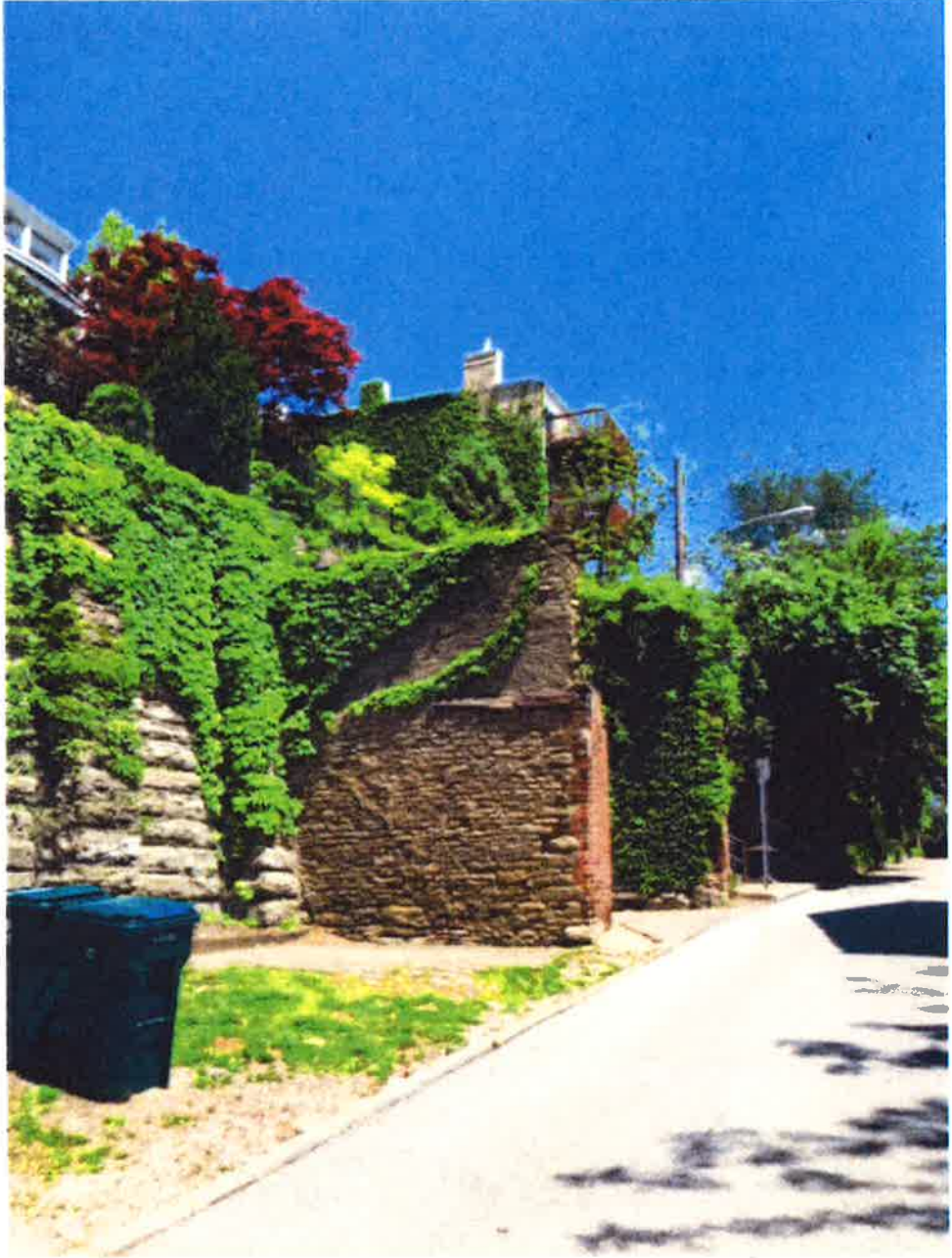
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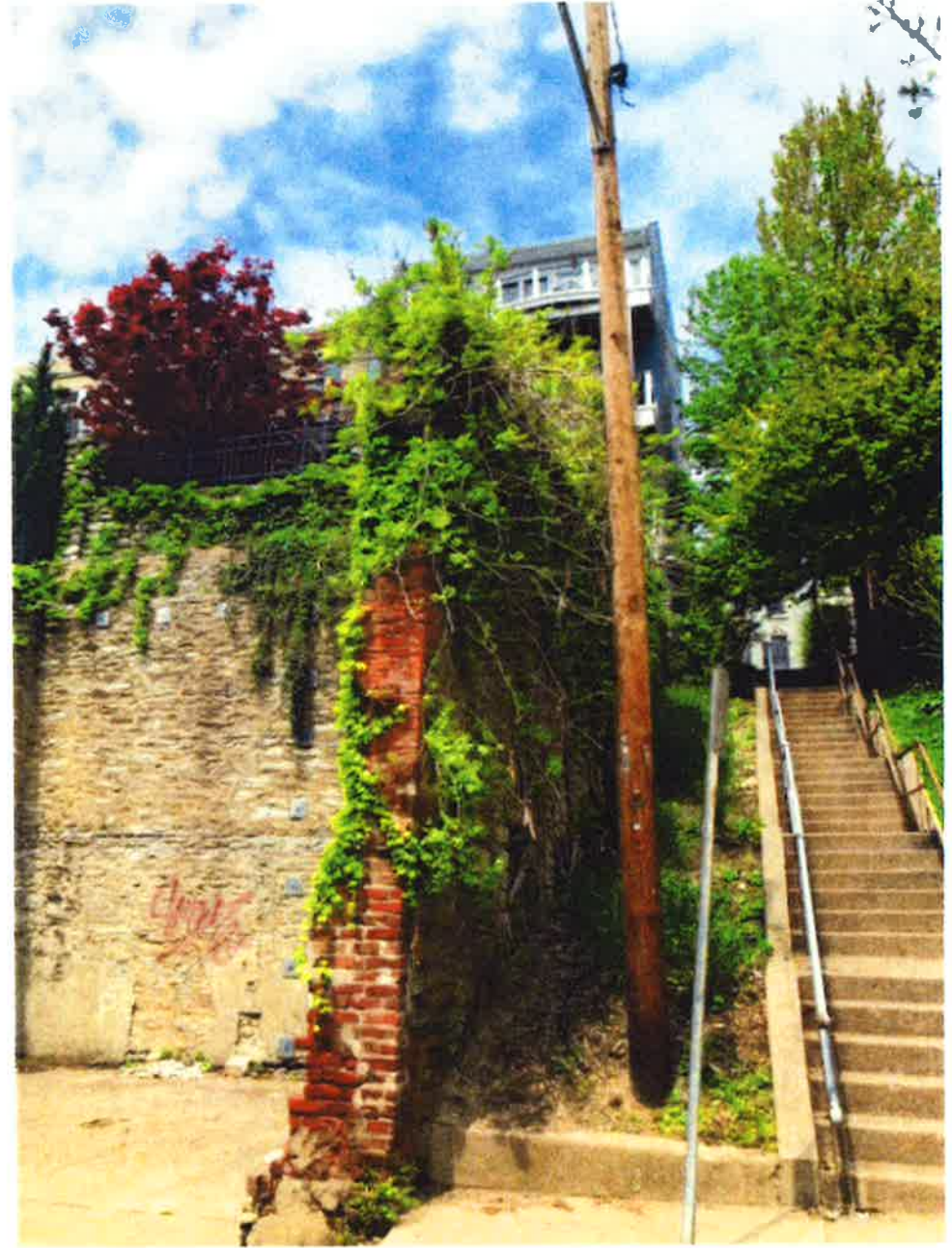
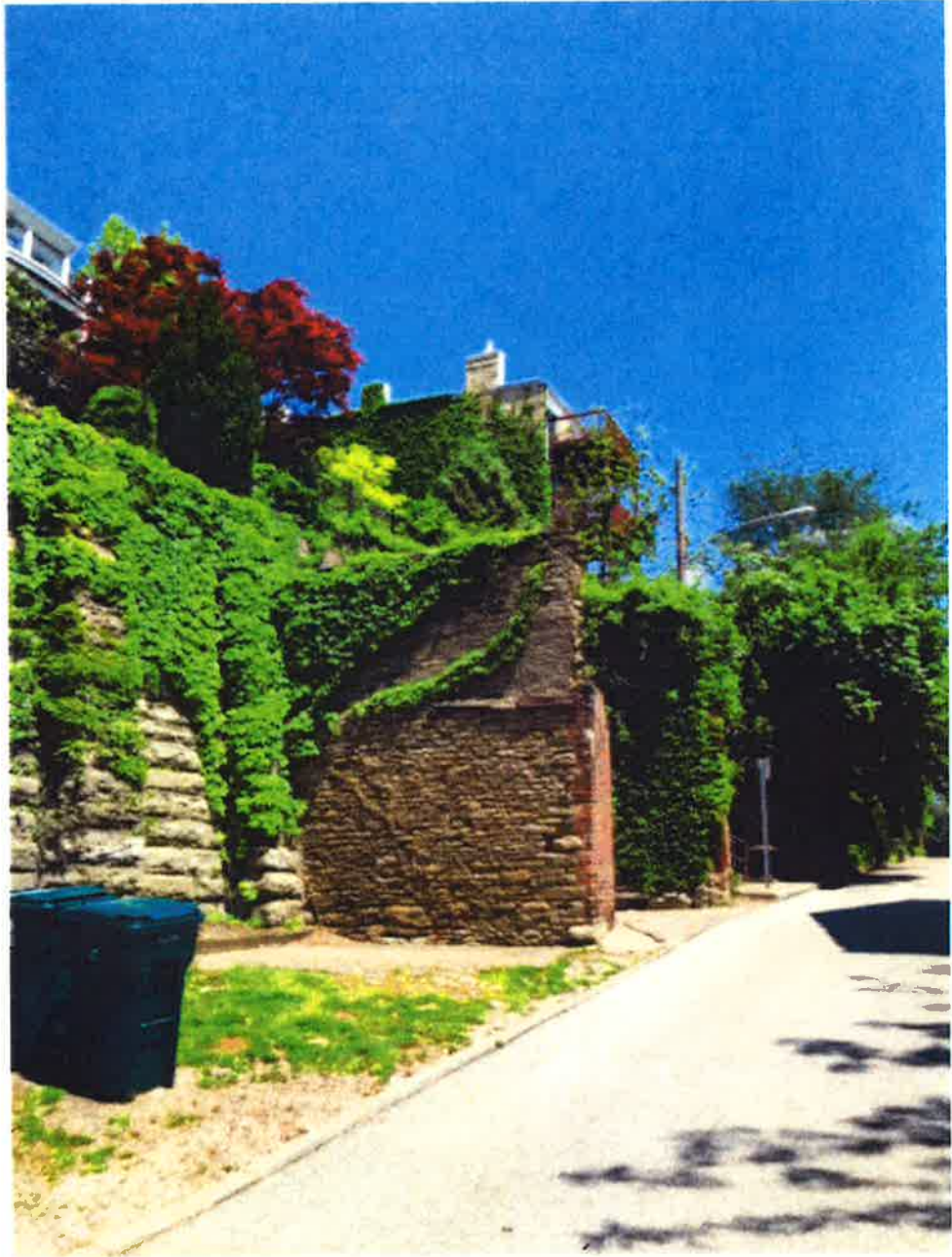
Print:

- Current Page
- Property Report

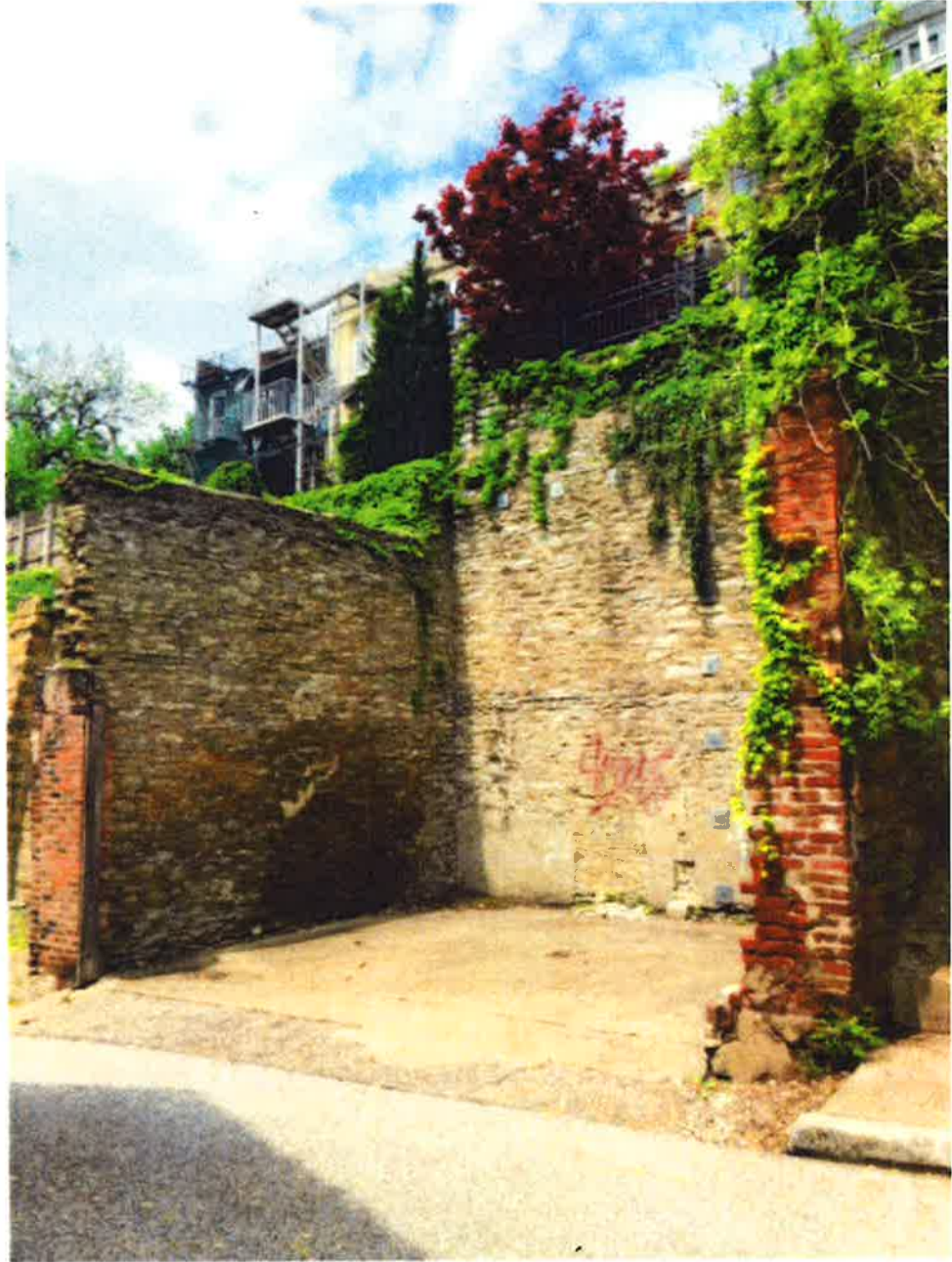
EXISTING GARAGE PRECEDENTS

- = EXIST HOUSE
- = NEW GARAGE
- = EXISTING SIMILAR GARAGES





EXISTING GARAGE SITE



EXISTING MAIN HOUSE



For Homeowners

For Businesses

For Architects

For Haas Door Dealers

FIND A DEALER

- Available with Wind Load
- 21 Color Options
- 9 Panel Options

- Available with SelectView Options
- Industry Leading Warranty-
- Lifetime Rust & Delamination
- 10-Year Wood Grain Finish
- 6-Year Hardware
- 3-Year Spring



Instant Curb Appeal.

764 in Trinar™ Beige with 3-Pane Windows, Hinges and Handles

INSULATED STEEL 700 SERIES

Made with heavy gauge galvanized steel and deeply embossed with a beautiful wood grain, the Insulated Steel 700 Series doors are engineered for maximum energy efficiency and years of low-maintenance performance. Bring beauty and value to your home with an Insulated Steel 700 Series garage door.

- 1-3/4" Thick with Full Thermal Break
- 16.18 Calculated R-Value
- CFC-Free Polyurethane Insulation
- 26-Gauge Galvanized Steel

- 15 Residential Models
- 47 Window Options
- Available with Decorative Glass

CREATE YOUR DOOR

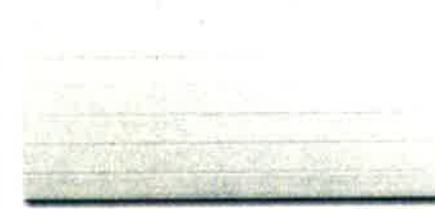
700 SERIES MODELS



Flush Panel

710 - All Windows

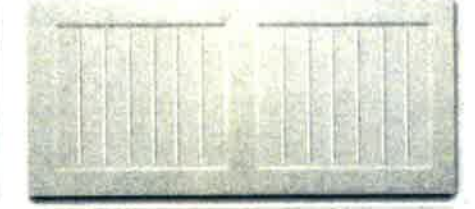
All colors except Bi-Directional wood grains



V-Groove Panel

712 - TL Windows

All colors except Bi-Directional wood grains



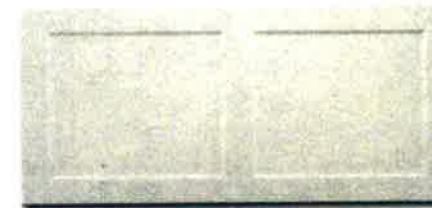
Ribbed Short Panel

760 - Carriage House Windows

772 - Ranch Windows

782 - Standard Windows

All colors



Recessed Short Panel

761 - Carriage House Windows

771 - Ranch Windows

781 - Standard Windows

All colors



Ribbed Long Panel

764 - Carriage House Windows

774 - Ranch Windows

All colors



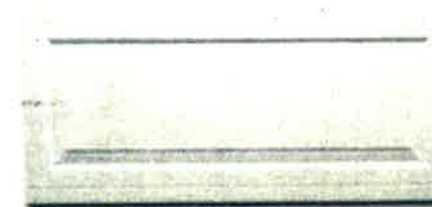
Recessed Long Panel

763 - Carriage House Windows

773 - Ranch Windows

All colors

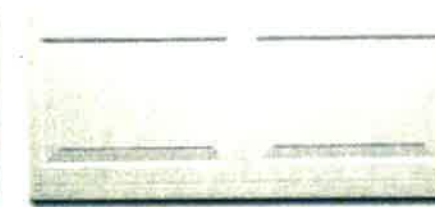
(not available in 24" sections)



Raised Ranch Panel

770 - Ranch Windows

All colors



Raised Standard Panel

780 - Standard Windows

All colors



Sculptured Raised Panel

790 - Standard Windows

All colors

WOOD GRAIN COLORS

The pre-painted wood grain finish is baked on to ensure a durable and long lasting door. Steel wood grain colors feature a 10 year finish warranty. [Learn more.](#)

BI-DIRECTIONAL WOOD GRAINS

A vertical wood grain pattern on the panel and stile contrasting with a horizontal pattern on the rails creates the appearance of a real

PREMIUM COLORS

Trinar® White

Trinar® Beige



760 in mahogany
unobscured with
6-pane windows,
handles and handles



760 in mahogany
with 6-pane windows,
handles and handles



764 in "Tuscan" beige with 3-pane windows, handles and handles



761 in white with 3-pane windows, handles and handles



764 in sandstone with 6-pane arch windows

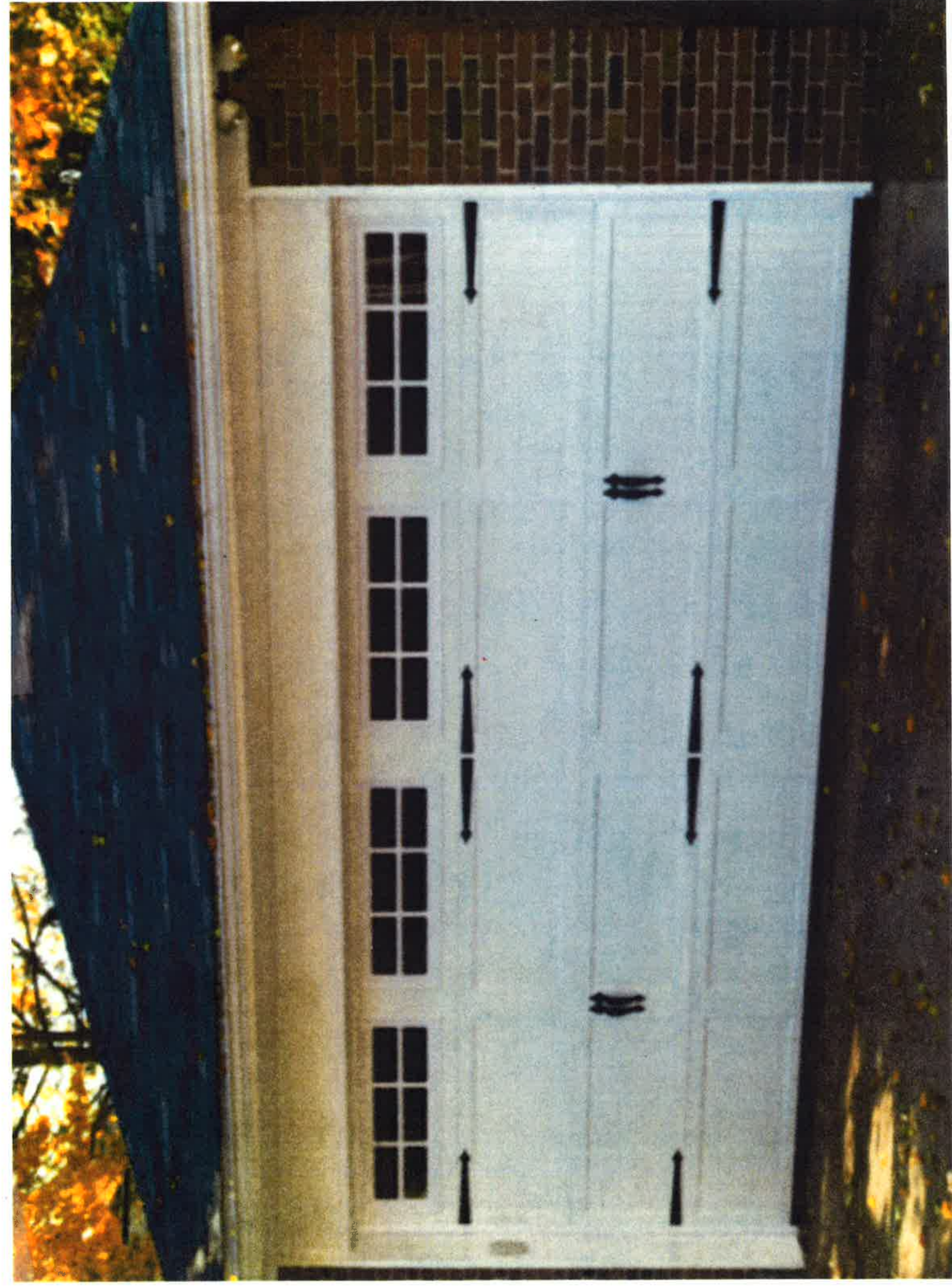
700 Series

700 Series / 1 1/2" Thick / R-16.18

Instant Curb Appeal.

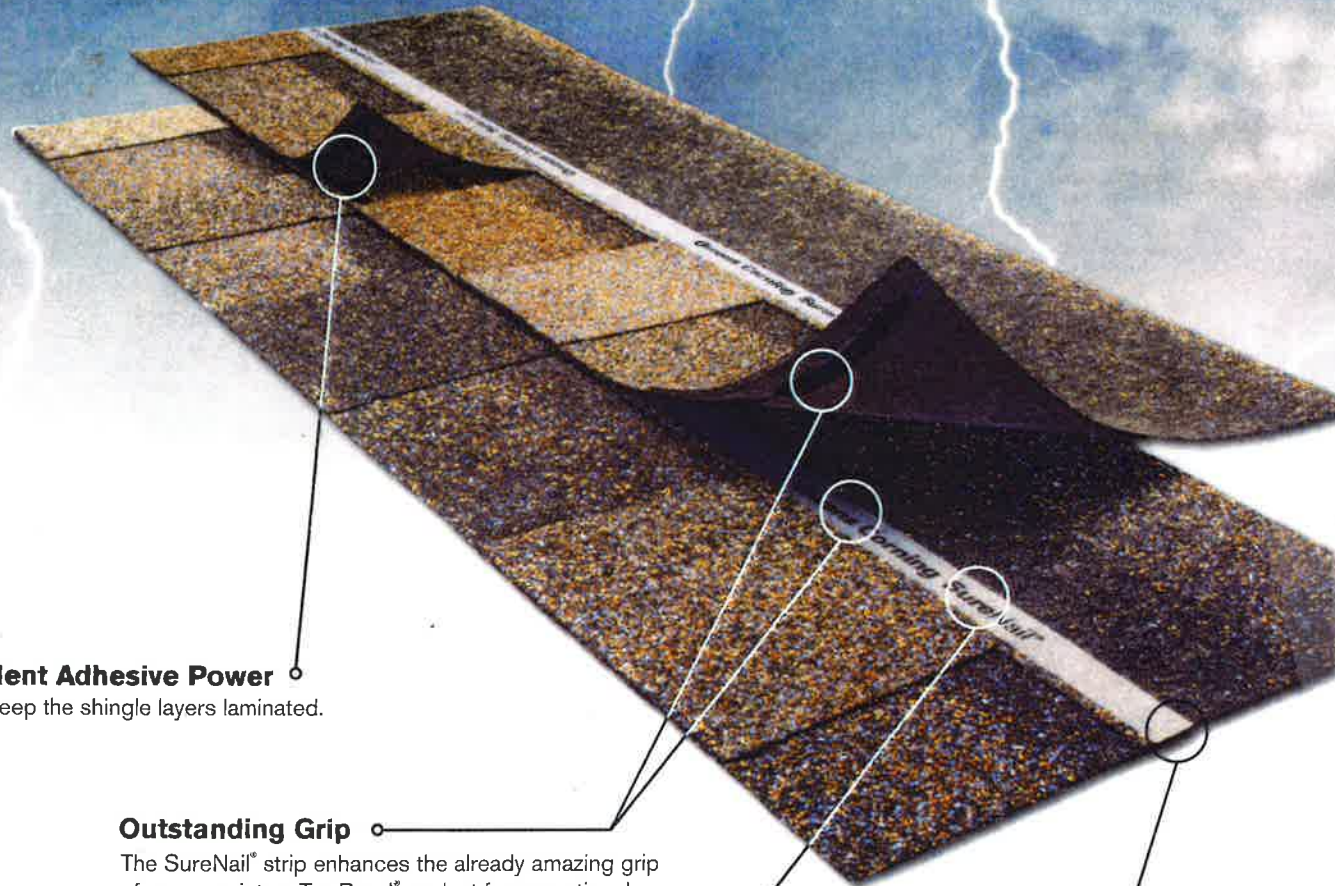
The 700 Series Residential Garage Doors from Harsco Door are made with heavy gauge galvanized steel and embossed with a deep wood grain. Combined with 1 1/2" thick, CFHCPE free polycarbonate, the 700 series is engineered for maximum strength, efficiency and years of maintenance free use. A full range of color and window options, plus Limited Lifetime Warranty make the 700 series the ideal choice to add beauty and value to your home. For more information, please visit our website at www.harscodoor.com.

R-Value
16.18



Just the grip of the SureNail® strip.

There's a line between a good shingle and a great shingle. It's the nailing on your shingles. The difference is having SureNail Technology.



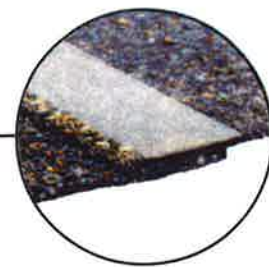
Excellent Adhesive Power
Helps keep the shingle layers laminated.

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond® sealant for exceptional wind resistance of a 130-MPH wind warranty.*



Breakthrough Design
Patented SureNail® Technology** is the first and only reinforced nailing zone on the face of the shingle.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see strong, durable fastener zone.



Triple Layer Protection**
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, called the common bond area.

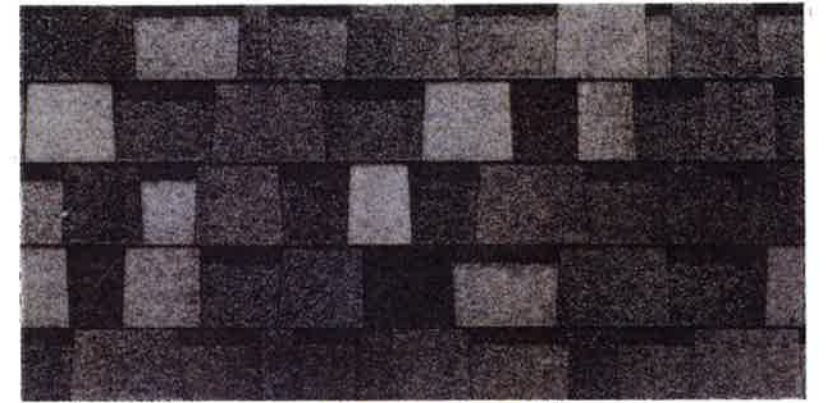
Double the Common Bond
SureNail features up to a 200% wider common bond area in the nailing zone over standard shingles.



tion® Designer Colors Collection



Sedona Canyon†



Pacific Wave†



Storm Cloud†



Sand Dune†



Summer Harvest†



Aged Copper†



Merlot†

† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

* See actual warranty for complete details, limitations and requirements.

** 40-Year Limited Warranty on commercial projects.

† The amount of Triple Layer Protection® may vary on a shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

Underwriters Laboratories Evaluation Service Evaluation Report.

Disclaimer of Liability
Technical information contained herein is furnished without charge or obligation and is given



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Exclusive

Home Decorators Collection

Oil-Rubbed Bronze Motion Sensor Outdoor Integrated LED Medium Wall Mount Lantern

★★★★★ (110) [Write a Review](#) [Questions & Answers \(31\)](#)

- Lantern design in oil-rubbed bronze finish with frosted glass
- LED lights provide energy-efficient results
- Wall-mounted design suitable for outdoor use

\$69⁹⁷

Save up to \$100 on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Product Overview

Featured is a traditional exterior wall lantern. This design has a bronze finish with frosted glass. It is equipped with energy saving LEDs. With 820 Lumens output, 3000K bright white light and 50,000 hours of life, it is a great energy saver. It also contains a motion sensor with 180 degree range and 30 ft. detection. It can be adjusted for sensitivity in detection and length of time it remains illuminated. It also has a dusk-to-dawn feature so you can override the motion sensor allowing the light to remain on during the night.

- 820 Lumens (67.77 Lumens per-Watt)
- Light color is 3000K (Bright white)
- Color accuracy index (CRI) is 80
- Uses 12.1-Watt
- Lantern can be used as motion sensor only
- Motion sensor has 180° range and up to 30 ft. detection
- Lantern can be used as dusk-to-dawn only
- [Click here for more information on Electronic Recycling Programs](#)

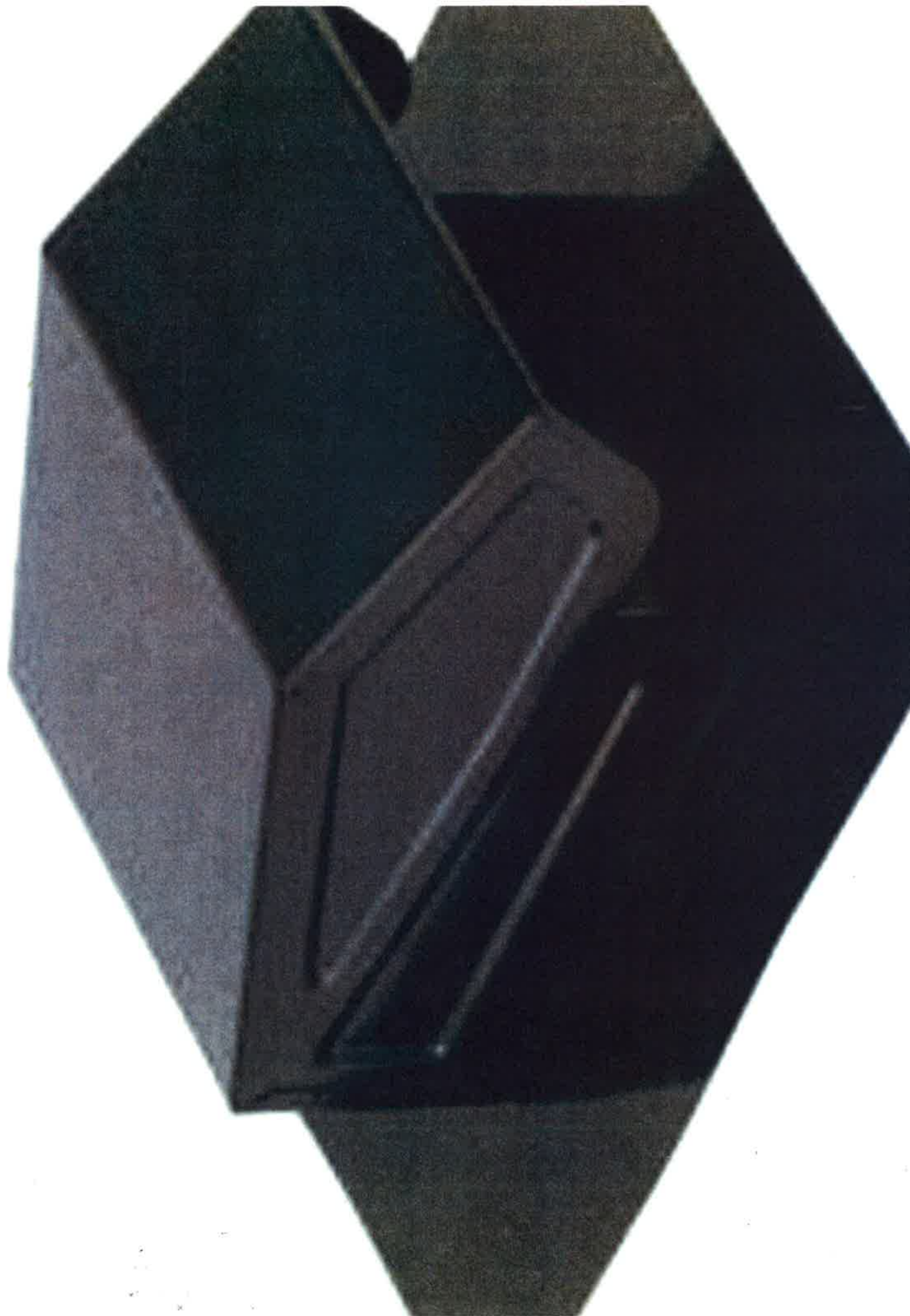
Info & Guides

- [Energy Guide](#)
- [Instructions / Assembly](#)
- [SDS](#)
- [Troubleshooting Guide](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Accessories (3)

YOUR CURRENT PRODUCT



Select this 634 model high capacity roof cap from Broan® when using ventilation products with CFM levels up to 500 CFM. Features a black enamel finish and is designed for use with 3-1/4-in x 10-in or up to 8-in round ducts. Includes a built-in back-draft damper, and protective bird screen to prevent small pests from entering duct.

- For 3 1/4" X 10" or up to 8" round duct
- Built-in backdraft damper and bird screen
- Steel baked black enamel finish
- Includes built-in back draft damper and bird screen for increased protection

Chat



Specifications

Manufacturer Color/Finish	Black
Color/Finish Family	Black
Sub-Brand	N/A
Type	Roof cap
For Use With	Universal
Material	Aluminum
Duct-Free	X

Decorative, obscure or Low-E glass sidelights are available for Architect Series® and Pella® solid-panel doors.

See our glass offering on pages 16 - 39 for more details.



PELLA®

ENCOMPASS BY PELLA®



6 Panel

Mahogany-Grain, Oak-Grain,



2 Panel 

Smooth Fiberglass or Steel*



2 Panel Arch



Deluxe 3 Panel

Mahogany-Grain, Oak-Grain or



Center Arch



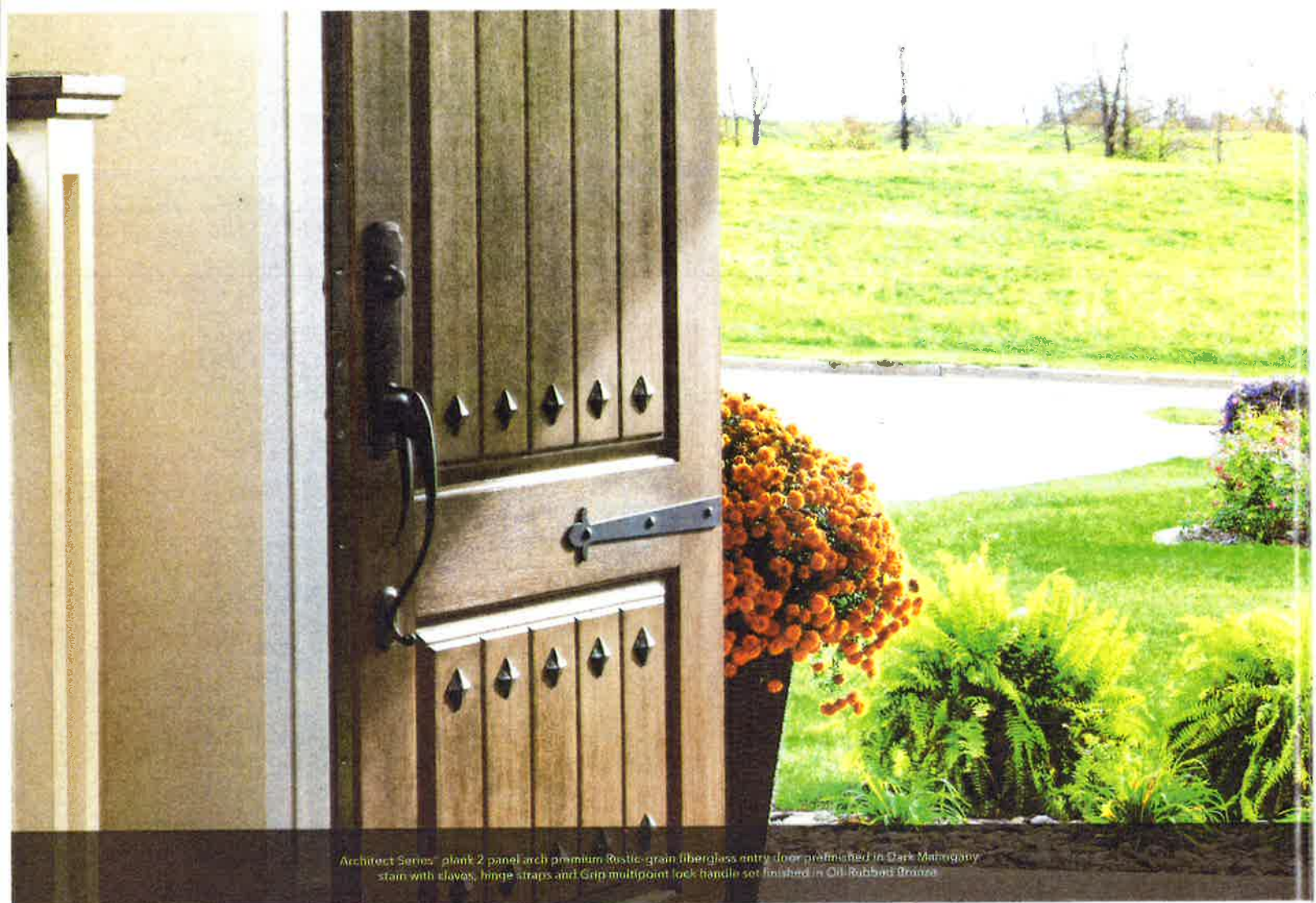
6 Panel

Mahogany-Grain, Oak-Grain,



Flush

Oak-Grain, Smooth



Architect Series plank 2 panel arch premium Rustic grain fiberglass entry door prefinished in Dark Mahogany stain with claves, hinge straps and Grip multipoint lock handle set finished in Oil-Rubbed Bronze.



Pella 3/4 light Smooth fiberglass entry door prefinished in Naval paint with Isabella decorative glass and Baldwin Reserve Longview handle set finished in Distressed Nickel.



Pella plank 2 panel arch Smooth fiberglass entry door prefinished in Linen White paint with Baldwin Reserve Chesapeake handle set finished in Satin Nickel.

OPTIONS AND ACCESSORIES

Add personality to your door with our beautiful hardware collections – created with the sophistication you would expect from Pella and Baldwin® Reserve™ Hardware.

Available on: **ARCHITECT SERIES** **PELLA**

BALDWIN
RESERVE™

HANDLE SETS

Baldwin Reserve Classic Collection

Exterior	Interior	Exterior	Interior
Chesapeake		Del Mar	
Bright Brass	Antique Brass	Satin Nickel	Oil-Rubbed Bronze
		Matte Black	Matte Black

Baldwin Reserve Modern Collection

Exterior	Interior	Exterior	Interior
Seattle		Santa Cruz	
Satin Nickel	Polished Nickel	Polished Chrome	Matte Black

Baldwin Reserve Rustic Collection

Exterior	Interior	Exterior	Interior
Longview		Elkhorn	
Distressed Nickel	Distressed Bronze	Distressed Bronze	Distressed Bronze

Essential Collection

Exterior	Interior
Standard	
Bright Brass	Satin Nickel

Essential Multipoint Lock Collection

Exterior	Interior	Exterior	Interior
Eclipse		Grip	
Bright Brass	Satin Nickel	Oil-Rubbed Bronze	Oil-Rubbed Bronze



Featuring SmartKey® Re-Key Technology: Simplify your home's locks with SmartKey Re-Key Technology. With this innovative lock-and-key hardware, you can easily reset your locks to match any KW1-compatible key in just a few seconds.

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

APPLICATION #: COA2019055
APPLICANT: Lou Batsch
OWNER: Acanthus Properties
ADDRESS: **1704 Elm Street**
PARCELS: 113-0003-0120
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: August 19, 2019
HEARING DATE: September 9, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of the Request

The applicant seeks a Certificate of Appropriateness for a rear addition and rehabilitation to the contributing building.

Existing Conditions

The subject property is an existing contributing building that has been altered to include bricking up the original storefront and reducing the window sizes. While originally built as a mixed use building, it has been used as a 3 family with a unit on each floor. The building still has many contributing elements and is on an intact street block.

Proposed Conditions

The applicant is proposing to renovate the building into 2 residential units with a new storefront on the ground floor with a proposed office use. The applicant is also proposing a new metal stairway on the south side for egress and a rear three story addition with a garage on the first floor. The garage will have access from the Clymer Alley.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

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

Zoning Review

The building and project do not require any zoning relief. The density is within the permitted density and the proposed use as an office is also permitted. As a mixed use building there are no required setbacks within the CC-P zone.

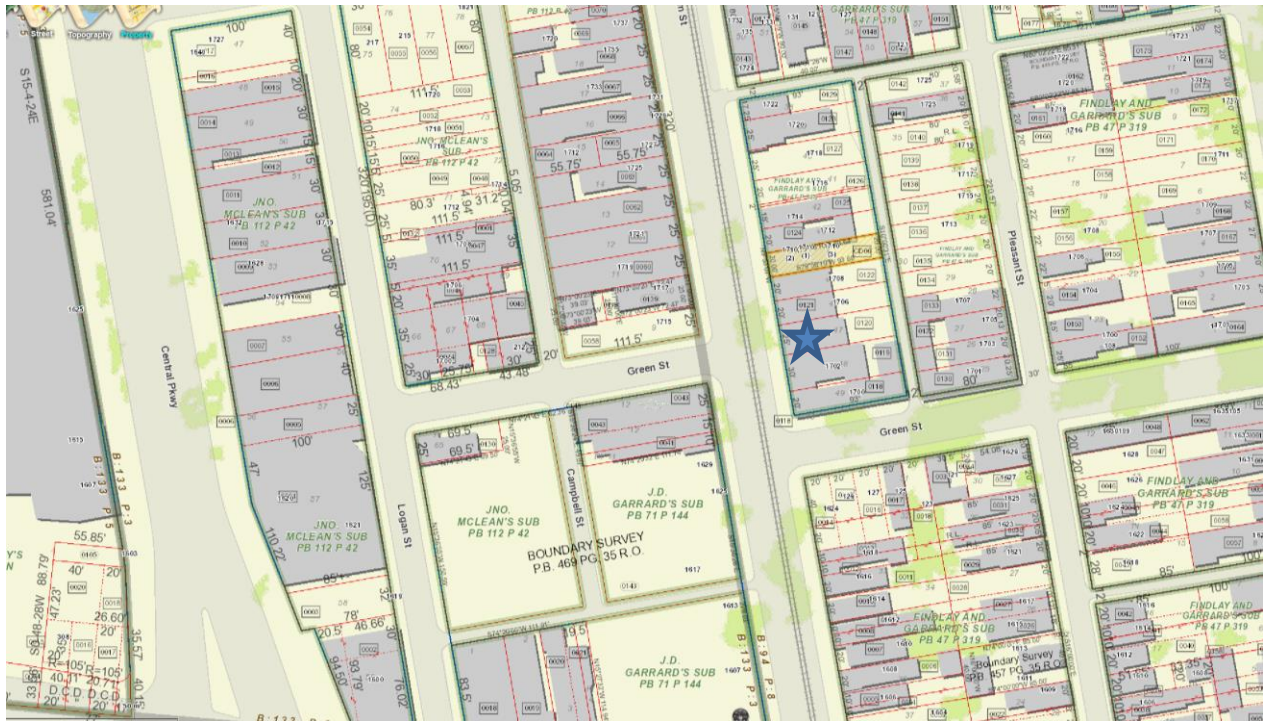


Figure 1. Location of subject property, 1704 Elm St. Image from CAGIS.



Figure 2. Image of 1704 Elm Street. Image from Google.

Certificate of Appropriateness Review:

A COA is required for the proposed rear addition and for changes to the storefront.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines; the rear addition is not visible from the front façade and the changes proposed are in keeping with the original architecture of the building.

Applicable Guidelines

ADDITIONS

Intent and General Guidelines

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

The addition is compatible in character with the original building. The rear addition does not over-power the main and is a similar height as the original building. As its an addition it will provide the opportunity to add additional plumbing in a cost effective manner for a kitchen therefore keeping more original interior fabric intact.

The rear addition also maintains the composition massing and materiality of the main building. The first floor garage door is not visible from the street and provides off street parking for the units. There are other buildings along the alley with rear facing garages in a similar design and size.

REHABILITATION

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

The original windows had been removed and replacement windows that did not fit the entire openings were installed. The replacement windows are an appropriate design and

size for the windows and meet the guidelines for replacement windows in size, shape, configuration and materials.

12. Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually, and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected, and the pressure should be less than 100 p.s.i. Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

The original storefront had been removed and bricked in for a residential use. The applicants are proposing to return a storefront to the first floor. The design is an appropriate design with transoms, storefront glass and a knee wall. A new Pilaster will be introduced mimicking the existing historic pilasters.

Other Considerations:

Prehearing Results: A prehearing was held on August 21, 2019

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. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1704 Elm Street for a rear addition, and façade rehabilitation per plans submitted by Benelli & Batsch Architects dated 07/26/2019 subject to the following conditions:

1. Building permits must be issued within 2 years of or the COA will expire.

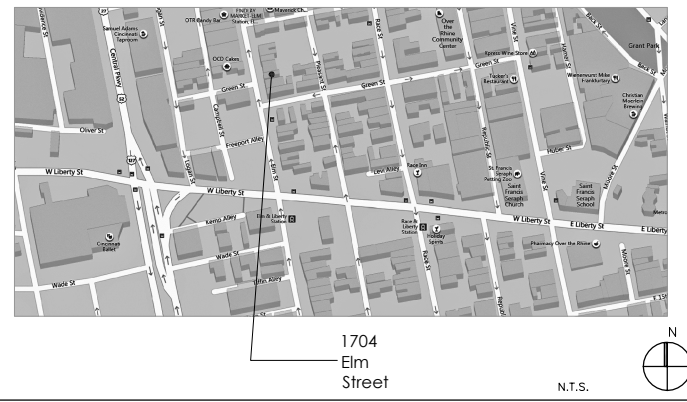
B. **FINDING:** The Board makes this determination per Section 1435-09-2:

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

Abbreviations

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

Location Map



Zoning Info

ZONING: CC-P OTR HISTORIC CUF
PARCEL: 1704 ELM ST 25 X 93 LOT 47 FINDLAY & GARRARDS
PARCEL ID: 094-0008-0120-00
EXISTING USE: MIXED USE- S1 BASEMENT/ R-2 RESIDENTIAL (3 UNITS)
PROPOSED USE: MIXED USE- S1 BASEMENT/ B BUSINESS & S-1 GARAGE/ R-2 RESIDENTIAL (2 UNITS)
CONSTRUCTION CLASSIFICATION: MASONRY III-B UNSPRINKLERED
EXISTING HT OF STRUCTURE: 28.5 FEET, 3 STORY
PROPOSED HT OF STRUCTURE: NO CHANGE
EXISTING GROSS SF: 3870 SF (934SF + 934SF + 1001SF + 1001SF) NON-SEPARATED/ NON-SPRINKLERED
PROPOSED GROSS SF: 5145 SF (3870 SF +0SF + 425SF + 425SF + 425SF) NON-SEPARATED WITH NEW SPRINKLERS PER 903.3.1.1

Drawing Index

- A00 COVER SHEET
- D01 EXG/ DEMO PLANS
- D02 EXG/ DEMO PLANS
- D03 EXISTING EXTERIOR ELEVATIONS
- D04 EXISTING EXTERIOR ELEVATIONS
- C01 CONTEXT MAP
- A01 PROPOSED PLANS
- A02 PROPOSED PLANS
- A03 PROPOSED PLANS
- A04 PROPOSED EXTERIOR ELEVATION
- A05 PROPOSED EXTERIOR ELEVATION

BENELLI & BATSCH ARCHITECTS

5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392

Building Dept Notes

DESIGN LOADS:
 SNOW 20PSF
 WIND 115 MPH
 FLOOR LOAD 40 PSF RESIDENTIAL/ 100 PSF COMMERCIAL
 SOIL BEARING 1500 PSF (ASSUMED)
FRAMING:
 ALL FRAMING PER GENERAL STRUCTURAL NOTE SPECS
 ALL JOISTS AND RAFTERS SIZED PER CODE SO AS NOT TO EXCEED MAX DEFLECTIONS:
 FLOOR JOISTS/BEAMS L/360
 ROOF BEAMS L/240
 RAFTERS W/ CLG L/240
 RAFTERS W/O CLG L/180
 PRESSURE TREAT ALL LUMBER <6" ABOVE GRADE
 FASTEN RAFTERS TO RESIST MIN 175 LB UPLIFT AND AS INDICATED ON DWGS.
 WRAP ENDS OF NEW WOOD JOISTS & BEAMS WITH VAPOR BARRIER WHERE BEARING IN MASONRY WALL POCKET.
CONCRETE:
 MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AS FOLLOWS:
 3500 PSI MIN @ FLOORS
 4500 PSI MIN @ EXTERIOR CONC
 WITH 5-7% AIR ENTRAINMENT AT FOUNDATIONS/ GARAGE FLOORS AND EXTERIORS
 FOOTINGS SHALL REST ON UNDISTURBED SOIL- MIN 30" DEEP BELOW FINISH GRADE.
 PROVIDE FOUNDATION ANCHORS 72"OC & 12" FROM CORNER MAX FOR 8"W FOUNDATION WALLS. EMBED 1/2" ANCHORS 7" MIN.
 PIN NEW FOUNDATION WALLS TO EXG WALLS PER DETAILS.
 SLOPE GRADE MIN 6"IN 10FT FROM BUILDING (3:1 SLOPE MAX)
SITE CONDITIONS:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL DIMENSIONS, SITE CONDITIONS, WALL HEIGHTS, ROOF SLOPES, AND UTILITY LOCATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
REQUIRED INSPECTIONS:
 CONTACT BLDG DEPT (24 HOURS MINIMUM NOTICE)
 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS FOR SCOPE OF WORK INDICATED, INCLUDING:
 FRAMING INSPECTION & INITIAL FIRE STOP INSPECTION
 MECHANICAL, PLUMBING AND ELECTRICAL ROUGH INSPECTIONS
 FRAMING INSPECTION
 INSULATION INSPECTION AND BALANCE OF FIRE STOP INSPECTION
 FINAL INSPECTIONS
 CERTIFICATE OF OCCUPANCY
 NO WORK SHALL PROCEED UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED

Contact List

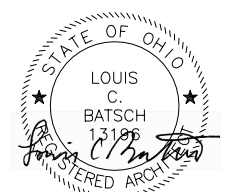
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CONTRACTOR
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 ACANTHUS GROUP
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 CINCINNATI, OH 45202
 P: (513) 604-9369
 E: GCOLE@THEACANTHUSGROUP.COM
OWNER
 ACANTHUS PROPERTIES V LLC
 14 W 15TH
 CINCINNATI OH 45202
 P: (513) 604-9369
 E: GCOLE@THEACANTHUSGROUP.COM

Drawing Symbols and Keys

	EXISTING MASONRY WALL		SECTION TAG
	EXISTING PARTITION TO BE REMOVED		ELEV TAG
	EXISTING PARTITION		PLAN DETAIL TAG
	NEW PARTITION- SEE NOTES		SECTION DETAIL TAG
	NEW/EXG DOOR SEE SCHEDULE FOR ADDITIONAL INFO		ROOM NAME TAG
	NEW/EXG WINDOW SEE SCHEDULE FOR ADDITIONAL INFO		ELEVATION TAG
	ROOM NAME FINISHES-SEE SCHEDULE		DOOR CENTERLINE
	CLG HT AFF		ELEVATION DATUM
	CLG FINISH		NORTH ARROW
	PLAN NOTE		HIDDEN LINE (ABOVE)
	STRUCTURAL NOTE		HIDDEN LINE (BELOW)
	ELEVATION NOTE		CENTER LINE

General Construction Notes

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



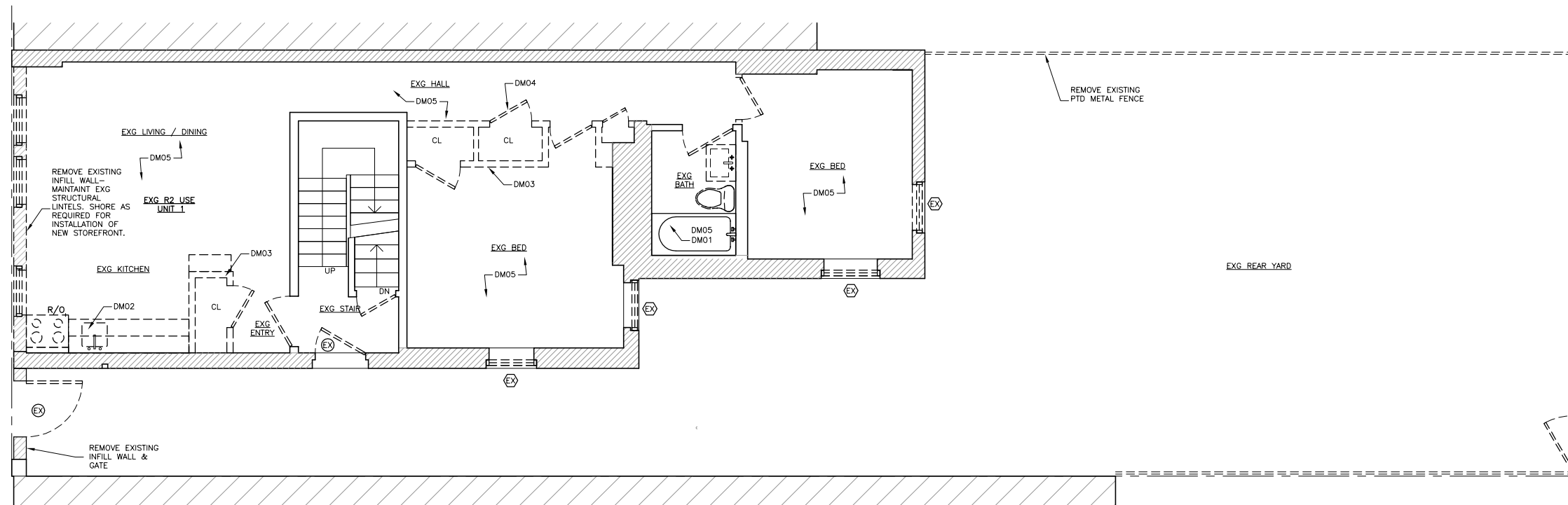
LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019
 07-26-19 COA APPLICATION SET

1704 Elm Street Renovation

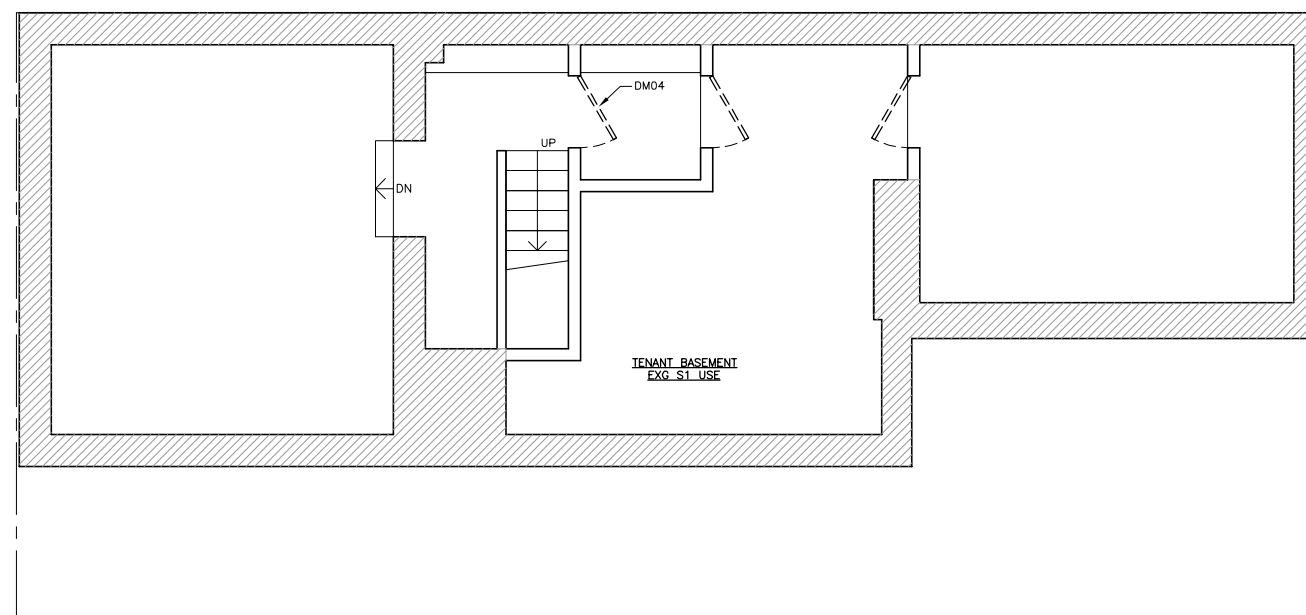
1704 Elm Street, Cincinnati, OH 45202
 Owner: Acanthus Properties V LLC

Cover Sheet

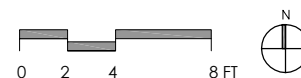
Scale as Noted
 July 26, 2019
A-00



1 1st Floor Plan - Existing / Demo
 1/4"=1'-0"



2 Basement Plan - Existing / Demo
 1/4"=1'-0"



Demo Notes Key

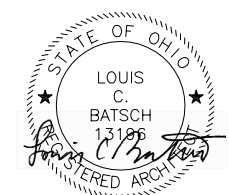
- EXCEPT AS NOTED ALL EXISTING TRIM/ DOORS/ WINDOWS/ MANTLES AND OTHER HISTORICAL ELEMENTS TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION
- REMOVE EXISTING BRANCH ELEC WIRING/ CAP AS REQUIRED - EXISTING SERVICE/ PANELS/ & METERS TO REMAIN.
- DM01 REMOVE EXG PLUMBING FIXTURES AND EQPT. REMOVE ABANDONED CW/HW, WASTE AND VENT PIPING. CAP AS REQUIRED
- DM02 REMOVE EXISTING KITCHEN CABINET/ SINK/ APPLIANCES.
- DM03 REMOVE EXG NON-HISTORIC GWB/WD FRAME PARTITION
- DM04 REMOVE NON-HISTORIC INTERIOR DOORS (TYPICAL)
- DM05 REMOVE EXISTING PLASTER & LATH CEILING (TYP. @ EXG APARTMENTS)

Existing Door/ Window Key

- ⊗ EXISTING NON-HISTORIC WINDOW - REMOVE
- ⊗ EXISTING NON-HISTORIC EXTERIOR DOOR - REMOVE

SCOPE OF EXTERIOR WORK:

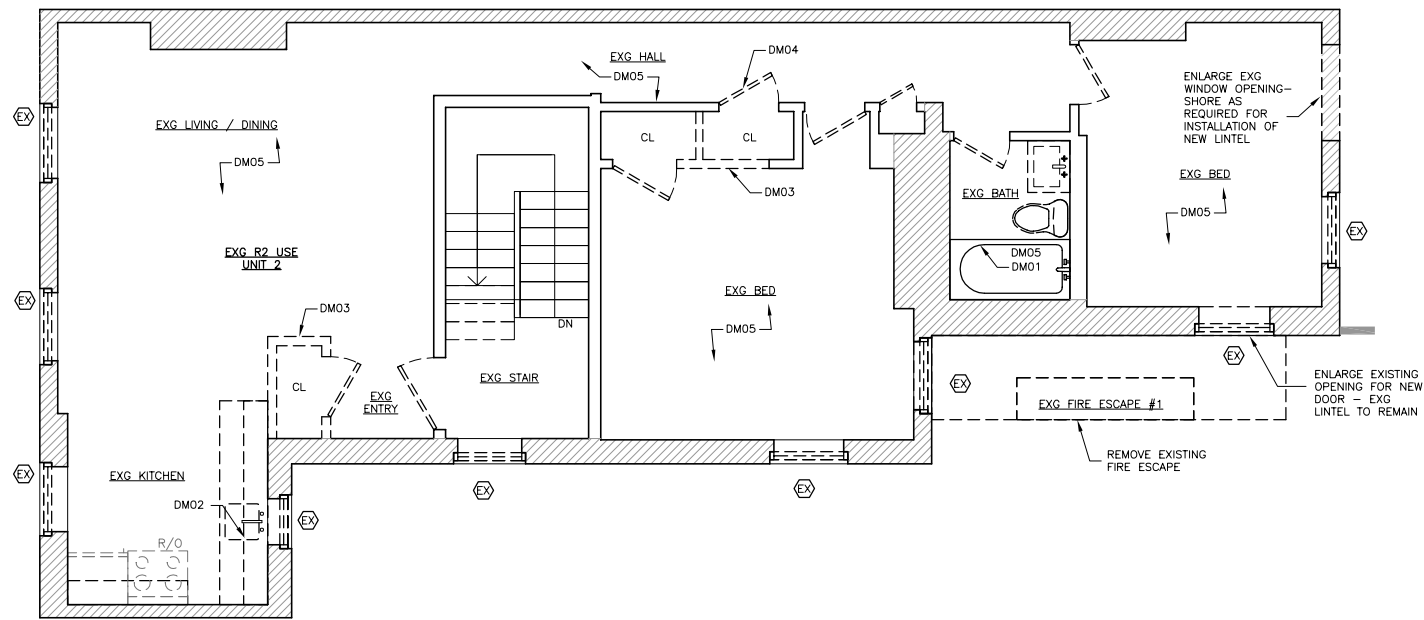
EXTERIOR TUCKPOINTING/ MASONRY REPAIRS/ CLEANING AS REQUIRED AT SIDES AND REAR FACADE ONLY- NO EXTERIOR MASONRY WORK AT VINE STREET FACADE THIS PERMIT. ALL WORK PER NPS HISTORIC PRESERVATION GUIDELINES.
 REMOVE EXG DOUBLE HUNG WINDOWS DESIGNATED "EX". PROVIDE TEMPORARY WEATHERPROOF/ SECURE ENCLOSURE AS REQUIRED.



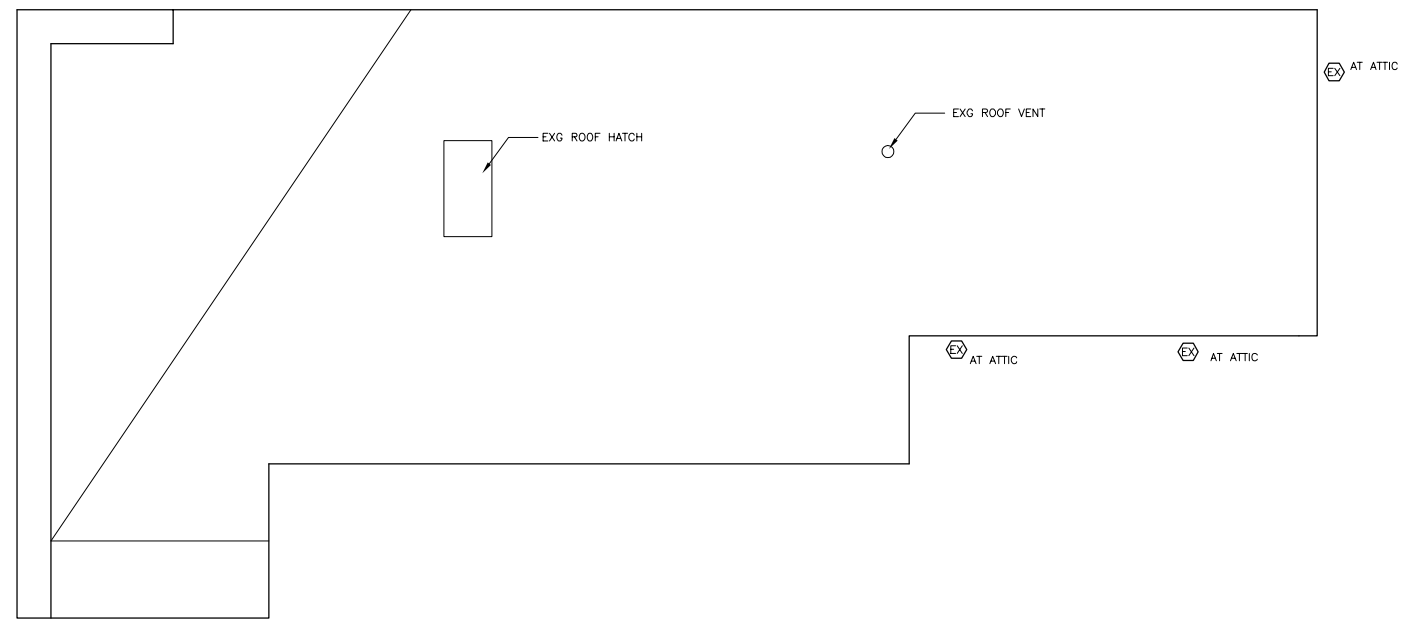
LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

07-26-19 COA APPLICATION SET

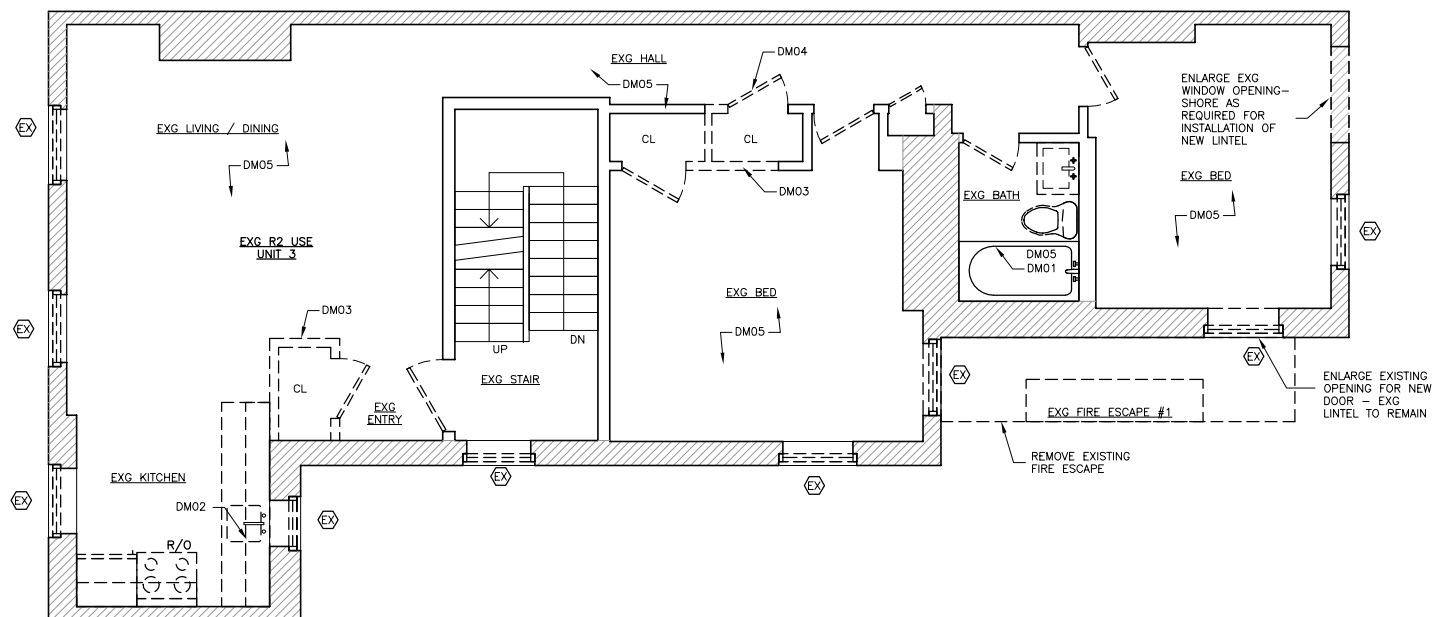
1704 Elm Street Renovation	
Existing / Demo Plans	
Scale as Noted	D-01
July 26, 2019	



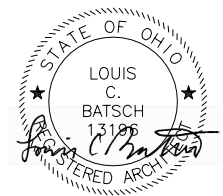
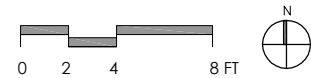
1 3rd Floor Plan - Existing / Demo
 1/4"=1'-0"



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



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



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

07-26-19 COA APPLICATION SET

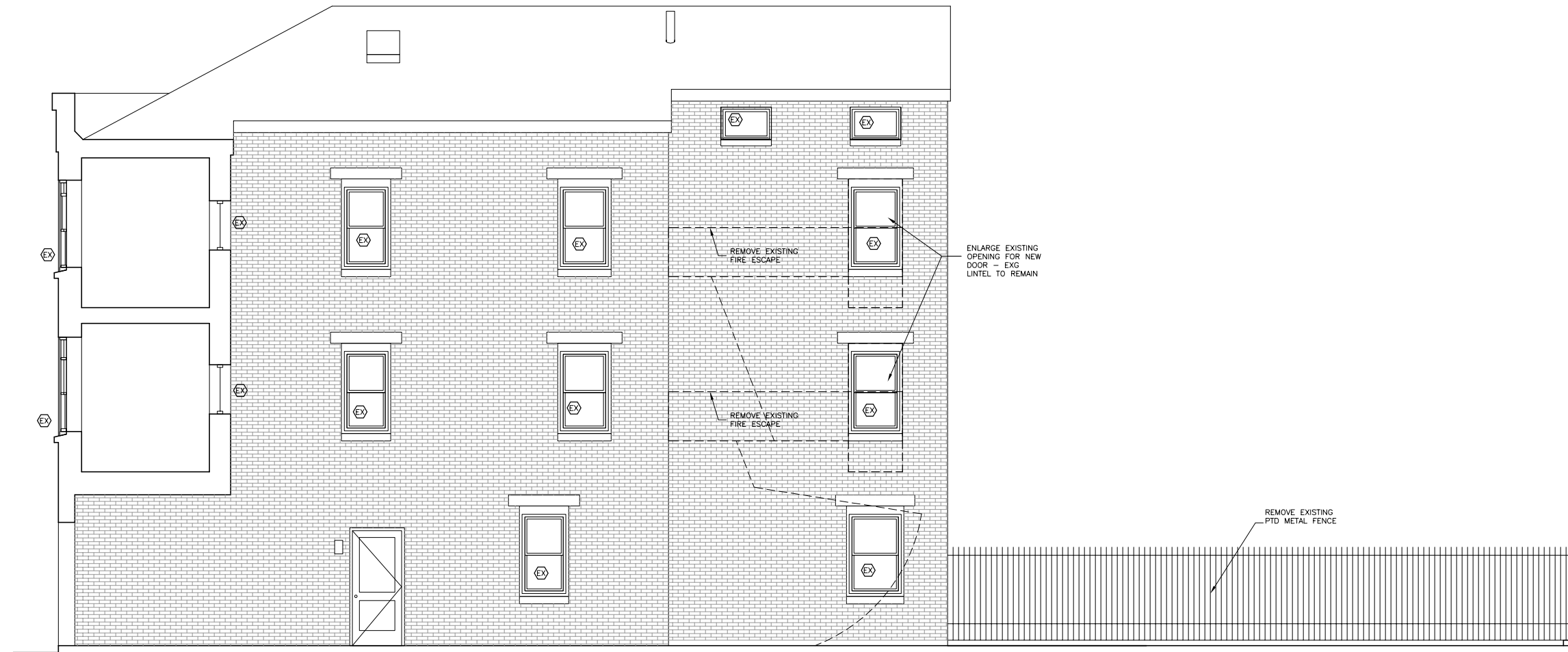
1704 Elm Street Renovation
 1704 Elm Street, Cincinnati, OH 45202
 Owner: Acanthus Properties V LLC

Existing / Demo Plans

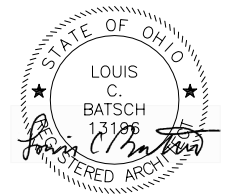
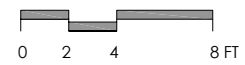
Scale as Noted

July 26, 2019

D-02



1 Existing South Elevation/ Side
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LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

07-26-19 COA APPLICATION SET

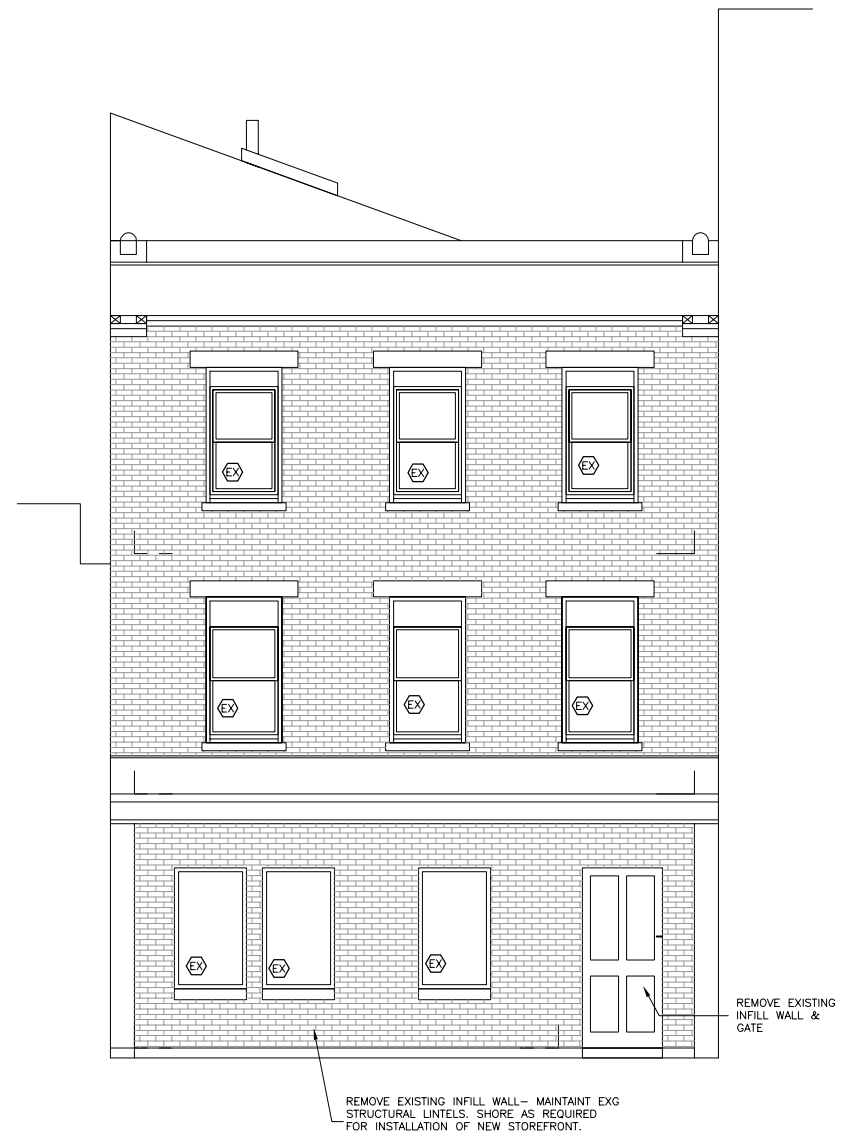
1704 Elm Street Renovation
 1704 Elm Street, Cincinnati, OH 45202
 Owner: Acanthus Properties V LLC

Existing Exterior Elevations

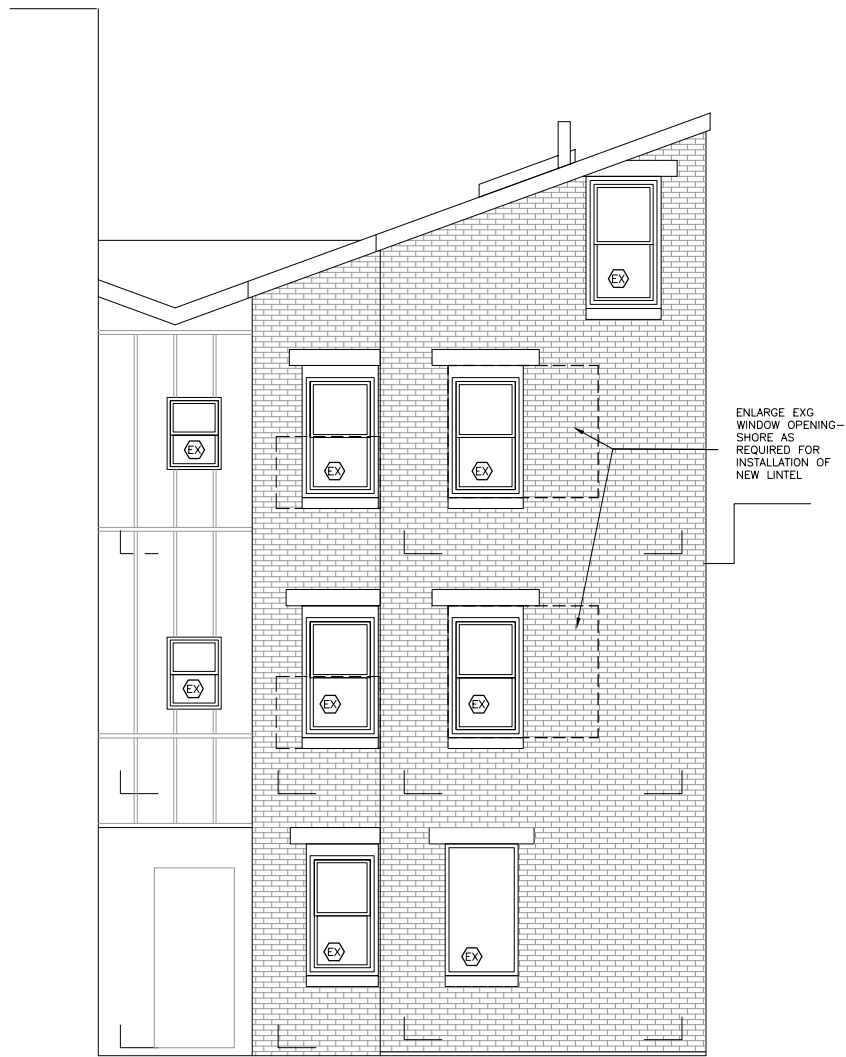
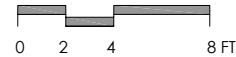
Scale as Noted

July 26, 2019

D-04



1 Existing West Elevation / Front
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2 Existing East Elevation / Back
 1/4"=1'-0"



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

07-26-19 COA APPLICATION SET

1704 Elm Street Renovation
 1704 Elm Street, Cincinnati, OH 45202
 Owner: Acanthus Properties V LLC

Existing Exterior Elevations

Scale as Noted

July 26, 2019

D-03



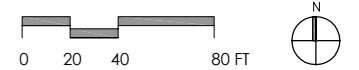
A: ELM STREET CONTEXT



B: ELM STREET EXISTING FACADE



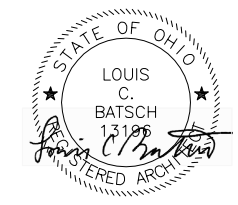
2 Context Map
 1"=40'-0"



C: CLYMER ALLEY CONTEXT



D: CLYMER ALLEY EXISTING FACADE

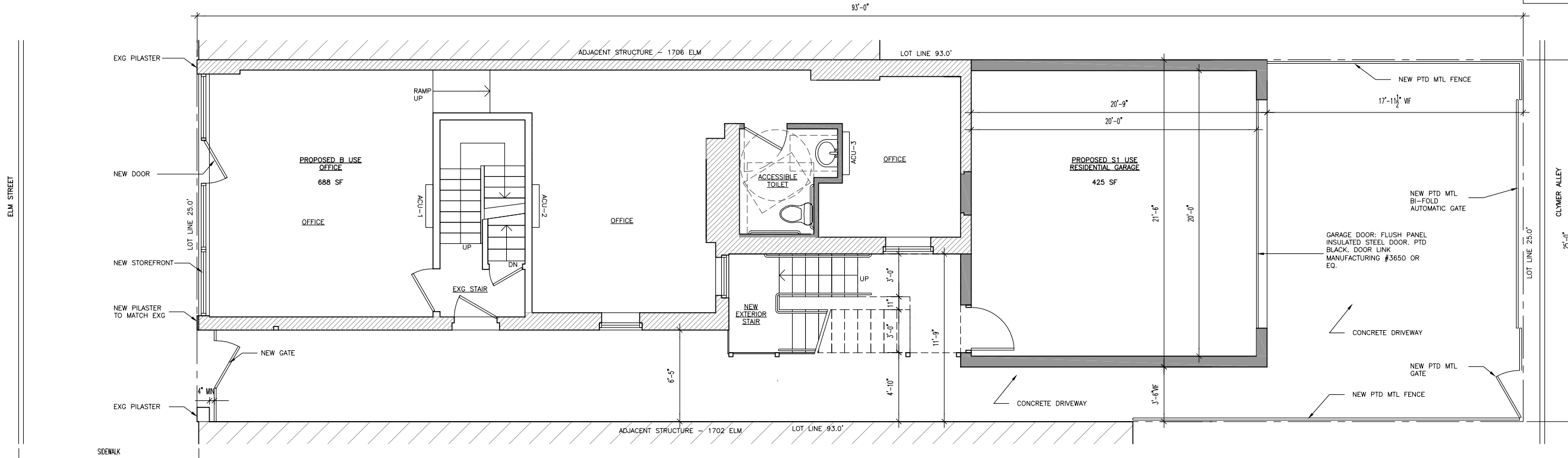


LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

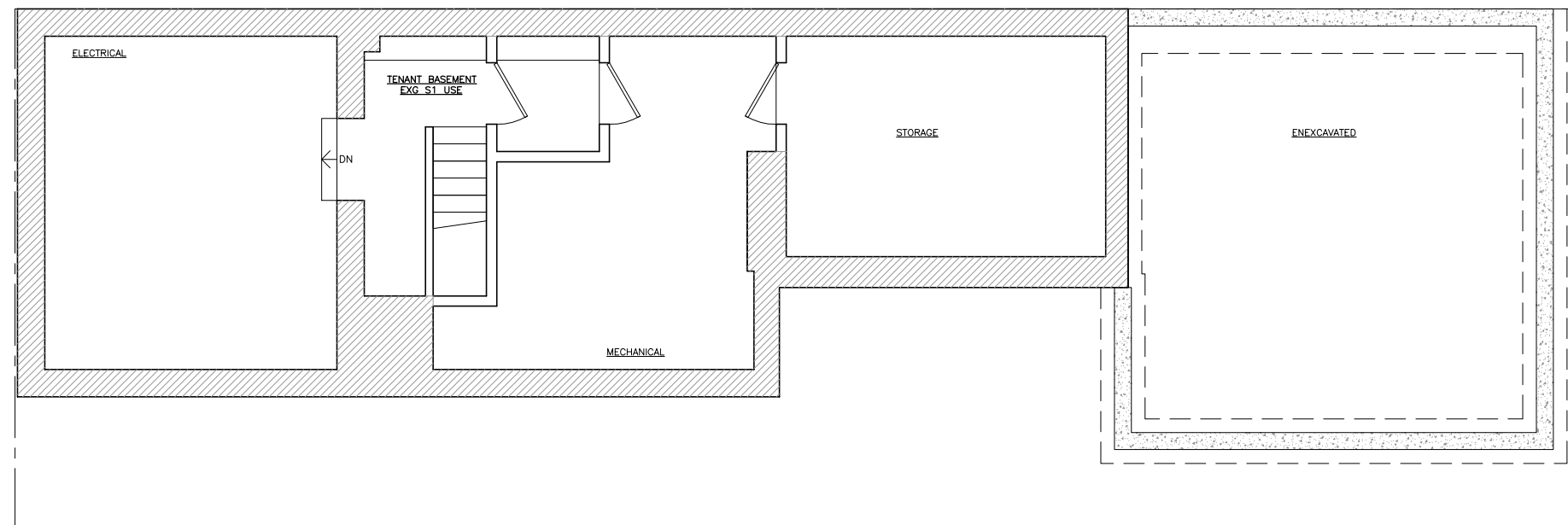
07-26-19 COA APPLICATION SET

1 Context Photos

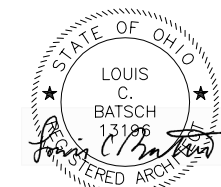
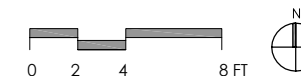
1704 Elm Street Renovation 1704 Elm Street, Cincinnati, OH 45202 Owner: Acanthus Properties V LLC	
Context Map/ Site Photos	
Scale as Noted July 26, 2019	C-01



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



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



LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019
 07-26-19 COA APPLICATION SET

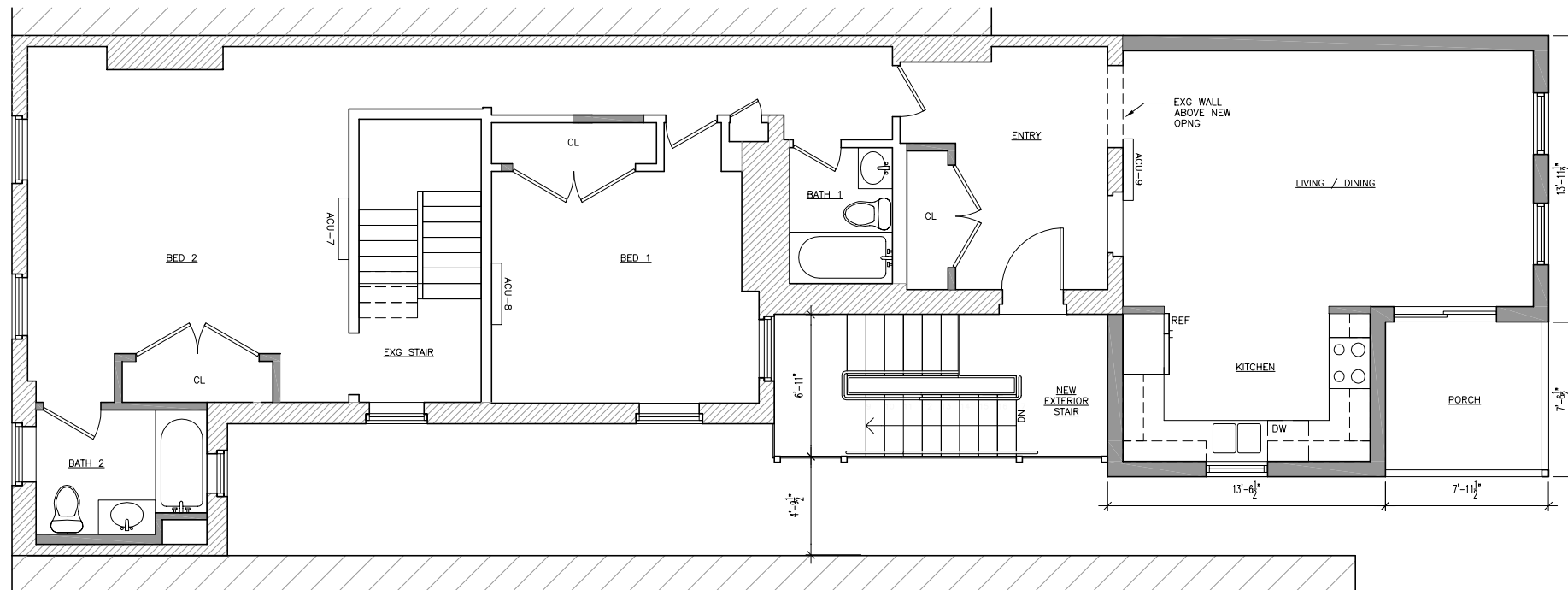
1704 Elm Street Renovation
 1704 Elm Street, Cincinnati, OH 45202
 Owner: Acanthus Properties V LLC

Proposed Plans

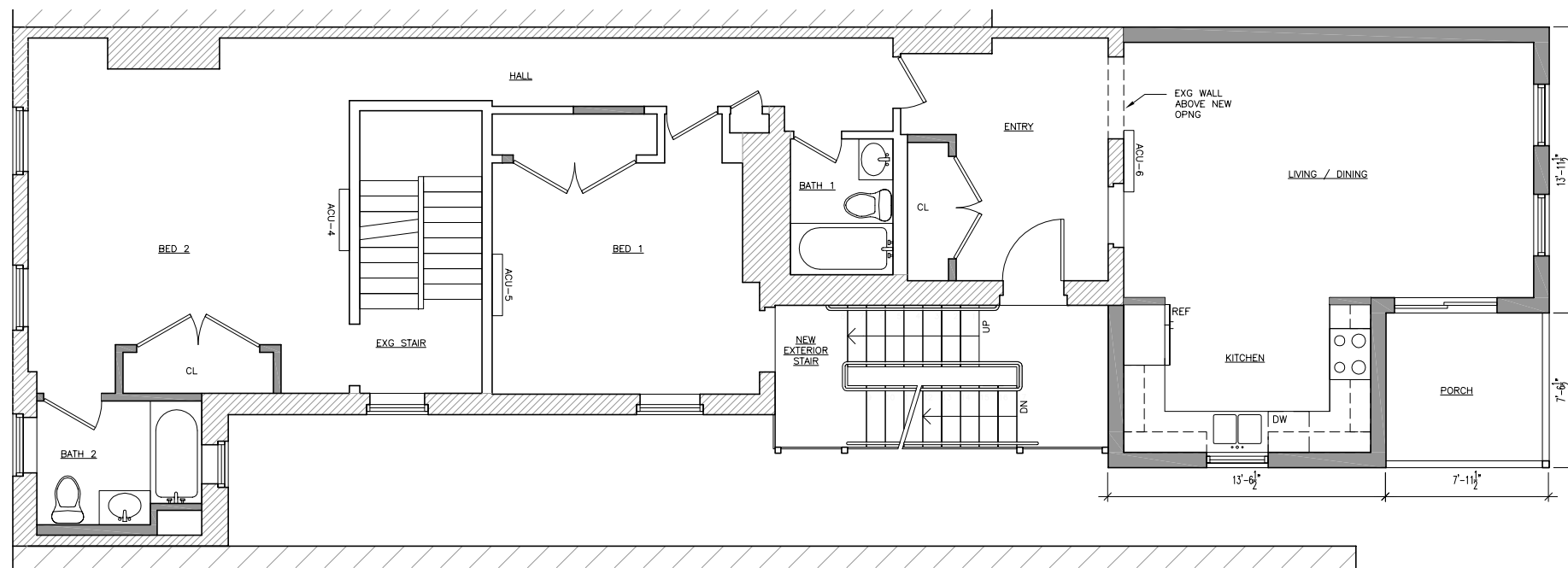
Scale as Noted

July 26, 2019

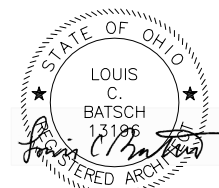
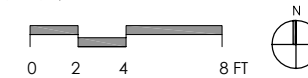
A-01



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



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



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

07-26-19 COA APPLICATION SET

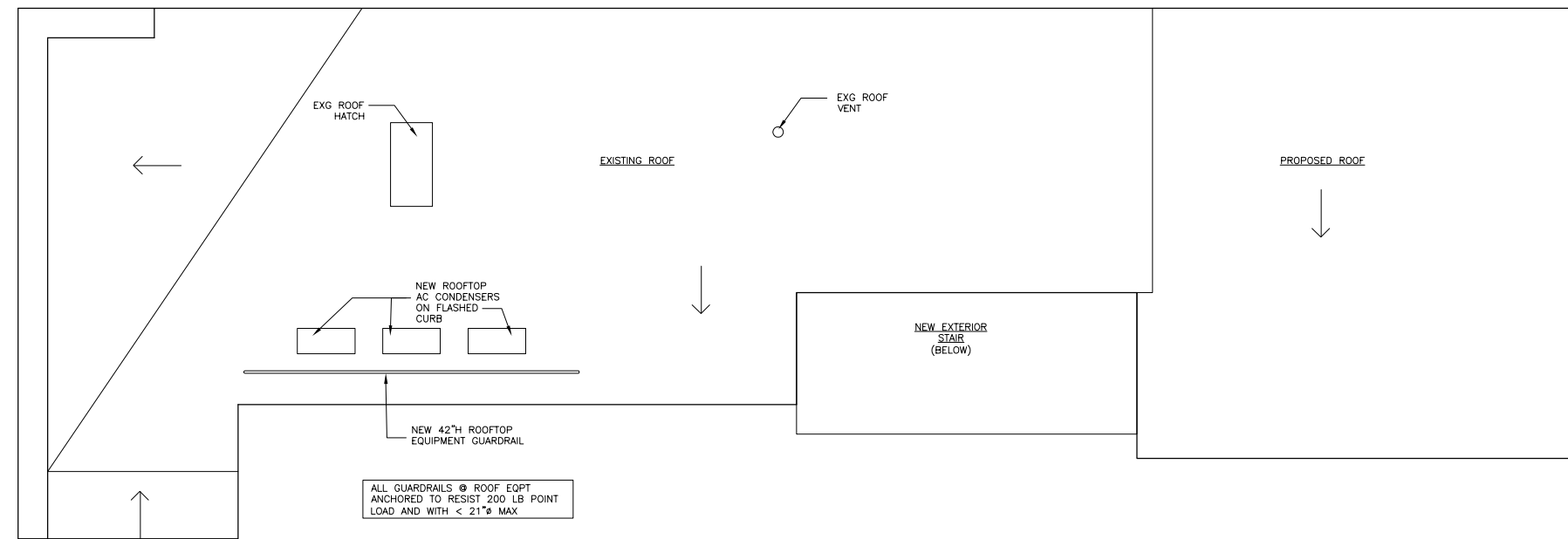
1704 Elm Street Renovation
 1704 Elm Street, Cincinnati, OH 45202
 Owner: Acanthus Properties V LLC

Proposed Plans

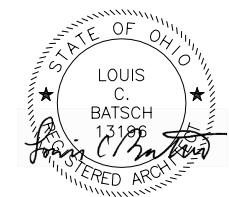
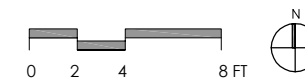
Scale as Noted

July 26, 2019

A-02



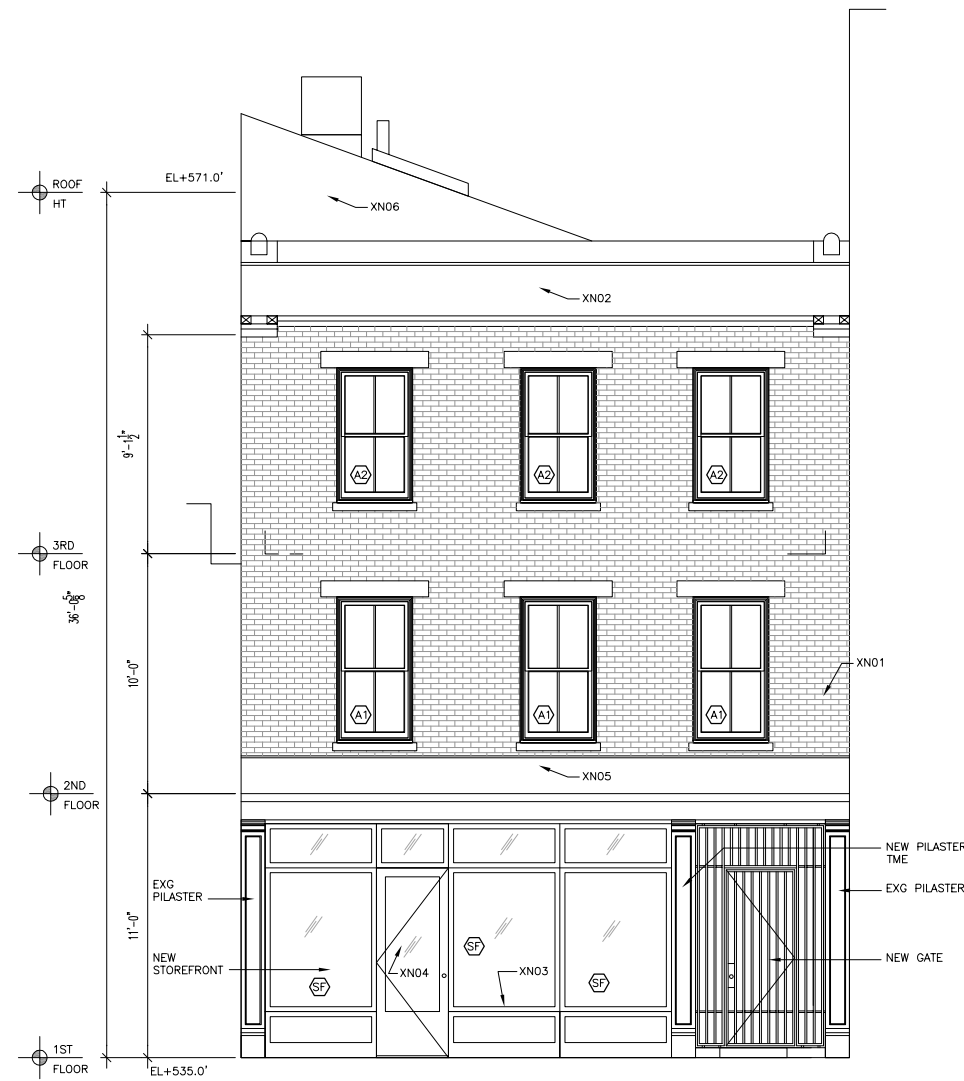
1 Roof Plan - Proposed
 1/4"=1'-0"



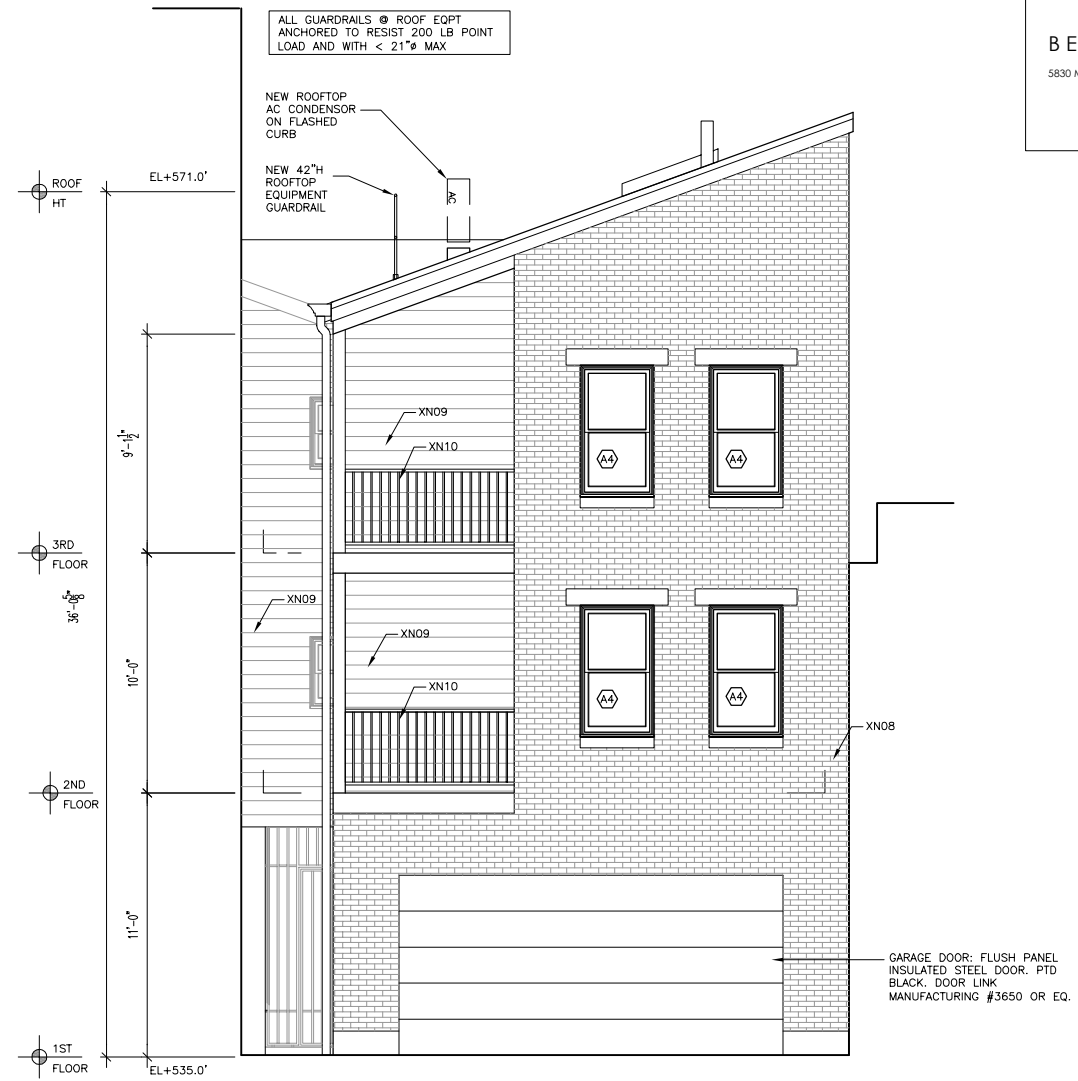
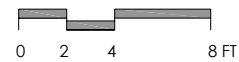
LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

07-26-19 COA APPLICATION SET

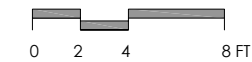
1704 Elm Street Renovation 1704 Elm Street, Cincinnati, OH 45202 Owner: Acanthus Properties V LLC	
Proposed Plans	
Scale as Noted	A-03
July 26, 2019	



1 Proposed West Elevation / Front
1/4"=1'-0"



2 Proposed East Elevation / Back
1/4"=1'-0"



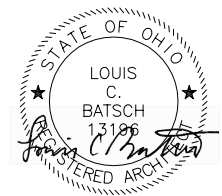
Exterior Elevation Notes

- XN01 REPAIR/ REPOINT/ REPAINT EXG MASONRY T.M.E.
- XN02 REPAIR AND REPAINT EXISTING CORNICE, SIDING AND TRIM. COLOR T.B.D.
- XN03 NEW INSULATED GLAZING/ ALUM FRAME SET INTO WOOD STOREFRONT
- XN04 NEW PTD 36"WIDE WD/GLASS ENTRY DOOR
- XN05 RESTORE EXISTING METAL STOREFRONT PILASTER AND SIGN BAND
- XN06 NEW ASPHALT SHINGLE ROOF
- XN07 NEW PAINTED METAL EXTERIOR STAIR
- XN08 NEW BRICK VENEER ADDITION- BRICK TO MATCH EXISTING
- XN09 NEW PAINTED CEMENT BD SIDING COLOR T.B.D. (TYP)
- XN10 NEW PTD MTL GUARDRAIL
- XN11 NEW PTD MTL BI-FOLD AUTOMATIC GATE
- XN12 NEW PAINTED METAL FENCE

Window Key

- **VIF ALL EXG WINDOW OPENINGS- ALL HEIGHTS/WIDTHS T.M.E.**
- (A1) NEW DH WINDOW - PELLA ARCHITECT SERIES 2/2 WINDOW. INSULATED GLASS.
 - (A2) NEW DH WINDOW - PELLA LIFESTYLE SERIES WINDOW. INSULATED GLASS.
 - (A3) NEW DH WINDOW - PELLA LIFESTYLE SERIES WINDOW. INSULATED GLASS.
 - (A4) NEW DH WINDOW - PELLA LIFESTYLE SERIES WINDOW. INSULATED GLASS.
 - (B) NEW CASEMENT
 - (SF) NEW PTD MTL/ GLASS STOREFRONT INSET

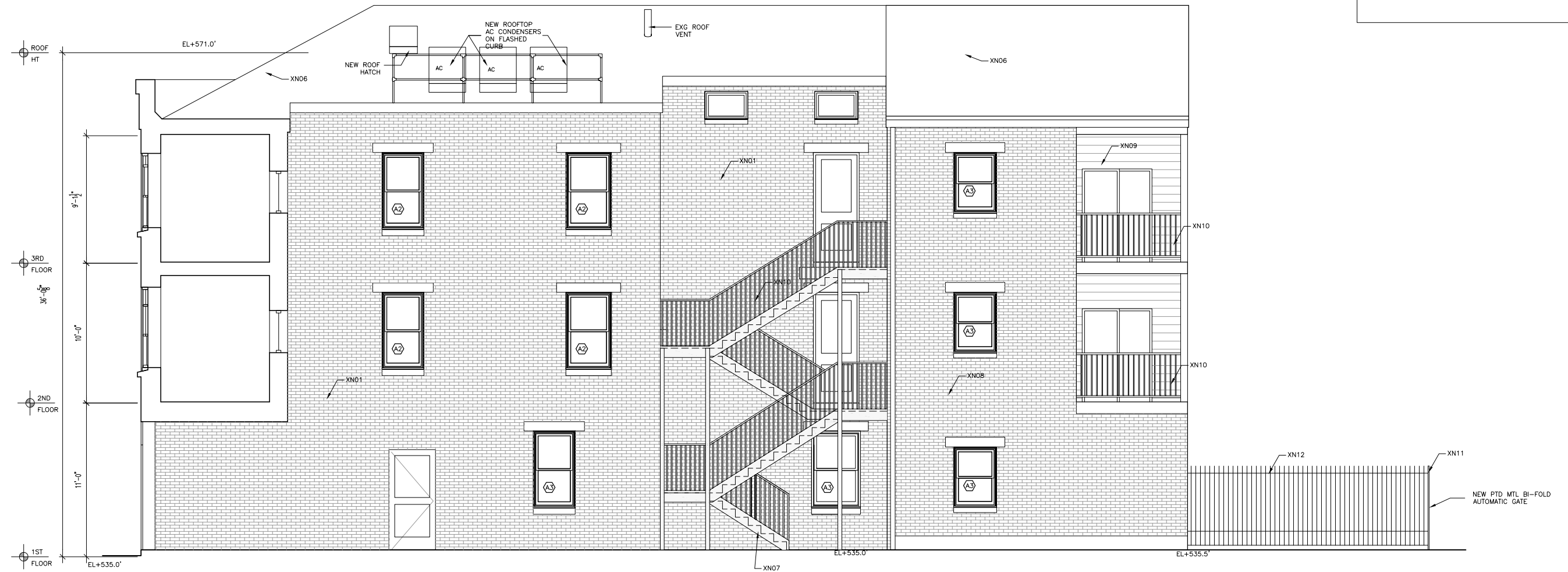
ALL EXG WINDOWS NON- HISTORIC- EXG TO BE REPLACED
THE INSTALLATION OR REPLACEMENT OF GLASS SHALL BE AS REQUIRED FOR NEW INSTALLATIONS.
WINDOW GLAZING AT TUB/ SHOWER SHALL BE TEMPERED PER CODE
ALL REPLACEMENT GLAZING AT DOORS SHALL BE TEMPERED
ALL NEW GLAZING AT HAZARDOUS LOCATIONS SHALL BE TEMPERED PER 2017 OBC CHAP 24
ALL NEW GLAZING U MAX =.40



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

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1704 Elm Street Renovation 1704 Elm Street, Cincinnati, OH 45202 Owner: Acanthus Properties V LLC	
Proposed Exterior Elevations	
Scale as Noted July 26, 2019	A-04



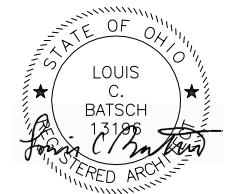
1 Proposed South Elevation/ Side
 1/4"=1'-0"

Exterior Elevation Notes

- XN01 REPAIR/ REPOINT/ REPAINT EXG MASONRY T.M.E.
- XN02 REPAIR AND REPAINT EXISTING CORNICE, SIDING AND TRIM. COLOR T.B.D.
- XN03 NEW INSULATED GLAZING/ ALUM FRAME SET INTO WOOD STOREFRONT
- XN04 NEW PTD 36"WIDE WD/GLASS ENTRY DOOR
- XN05 RESTORE EXISTING METAL STOREFRONT PILASTER AND SIGN BAND
- XN06 NEW ASPHALT SHINGLE ROOF
- XN07 NEW PAINTED METAL EXTERIOR STAIR
- XN08 NEW BRICK VENEER ADDITION- BRICK TO MATCH EXISTING
- XN09 NEW PAINTED CEMENT BD SIDING COLOR T.B.D. (TYP)
- XN10 NEW PTD MTL GUARDRAIL
- XN11 NEW PTD MTL BI-FOLD AUTOMATIC GATE
- XN12 NEW PAINTED METAL FENCE

Window Key

- **VIF ALL EXG WINDOW OPENINGS- ALL HEIGHTS/WIDTHS T.M.E.**
- (A1) NEW DH WINDOW - PELLA ARCHITECT SERIES 2/2 WINDOW. INSULATED GLASS.
 - (A2) NEW DH WINDOW - PELLA LIFESTYLE SERIES WINDOW. INSULATED GLASS.
 - (A3) NEW DH WINDOW - PELLA LIFESTYLE SERIES WINDOW. INSULATED GLASS.
 - (A4) NEW DH WINDOW - PELLA LIFESTYLE SERIES WINDOW. INSULATED GLASS.
 - (B) NEW CASEMENT
 - (SF) NEW PTD MTL/ GLASS STOREFRONT INSET
- ALL EXG WINDOWS NON- HISTORIC- EXG TO BE REPLACED
 THE INSTALLATION OR REPLACEMENT OF GLASS SHALL BE AS REQUIRED FOR NEW INSTALLATIONS.
 WINDOW GLAZING AT TUB/ SHOWER SHALL BE TEMPERED PER CODE
 ALL REPLACEMENT GLAZING AT DOORS SHALL BE TEMPERED
 ALL NEW GLAZING AT HAZARDOUS LOCATIONS SHALL BE TEMPERED PER 2017 OBC CHAP 24
 ALL NEW GLAZING U MAX =.40



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

07-26-19 COA APPLICATION SET

1704 Elm Street Renovation 1704 Elm Street, Cincinnati, OH 45202 Owner: Acanthus Properties V LLC	
Proposed Exterior Elevations	
Scale as Noted	A-05
July 26, 2019	

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

APPLICATION #: ZH201900144/COA2019058
APPLICANT: OTR Holdings
ADDRESS: **1409 Race Street**
PARCELS: 081-0002-0027-00
ZONING: RM 1.2
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 18, 2019
HEARING DATE: September 9, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

- A. Sec.1405-07: Development Regulations Side Setback. A required 0/5 ft. setback is required. A 0/3 foot setback is provided. A 2 foot variance is required.
- B. Sec.1405-07: Development Regulations Height. Maximum height is 35 feet. A height of 40'8" is provided. A 5'8" variance is provided.

Nature of Request:

The applicant is requesting 2 variances and a Certificate of Appropriateness for construction of a new single family 3 story building.

Existing Conditions:

The existing property is a vacant parcel that is currently unused. It has alley access on the rear.



Figure 1: 1409 Race Street. Pictures provided by Google Street Views.



Figure 2: Map of 1409 Race Street. Map provided by Cagis Maps

Proposed Conditions:

The proposal at 1409 Race Street

1. Construct a new 3 story single family house.
2. It will be clad in brick on the front and sides and cement fiberboard on the rear. It will have masonry block base.
3. A one story garage will be on the rear.
4. The proposed building will take up the majority of the lot.

Previous Review: NA

Applicable Zoning Code Sections:

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

Zoning Analysis:

There are 2 requested variances. A side variance and a height variance. Over the Rhine is a district that has many zero lot line developments and side setbacks, when provided are shallow.

The height is an appropriate height and is a similar height to other 3 story buildings on the block.

Standards for Variances per Section 1435-05-4

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

The proposed work will fill a significant void in the urban fabric where a vacant lot has been and will provide a homeownership opportunity in the historic district.

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

A single family use is one of the few legal uses on the property due to the size of the property. The variances that are proposed are contextual and appropriate for the site.

Standards for Variances per Section 1445-05-4

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

The property is within a historic district in which there are a lot of 3 story tall and narrow buildings with shallow side setbacks. The requested variances are appropriate to make a contextual development.

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

The applicants are asking for a similar condition in height and setbacks are adjacent properties.

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

- Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is RM 1.2 and the proposed use is permitted.
- Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
Staff is of the opinion the proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)
- Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
The project will provide a home-ownership opportunity within the neighborhood.
- Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
The property will provide off-street parking and a garage that is entered off of the alley. There are not anticipated traffic impacts.
- Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

NA

6. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
NA
7. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
NA
8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use and design are an appropriate for the neighborhood.
9. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
NA
10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no anticipated adverse effects to the extent of access to fire, police or other public services.
11. **Blight.** The elimination or avoidance of blight.
The current property is an unimproved lot and is not considered a blighted property; however, it is an underused property that is not supporting the urban fabric, the architectural character of the neighborhood, or a walkable community.
12. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
13. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.
14. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property. While the project does anticipate using Tax Abatement it will still increase taxes to the school district.
15. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed establishment.

Certificate of Appropriateness Review

NEW CONSTRUCTION

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

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

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

The lot is a vacant lot and is used as an unimproved lot.

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

This infill development does not replicate the existing buildings.

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

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

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

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

B. Specific Guidelines

1. Composition: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important

features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

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

The property has a strong base by creating a strong water table with rusticated masonry units.

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

The middle is defined by 3 floors of punched openings that are in a vertical columns and horizontal rows. Sills and lintels provide a simple and subtle changes in the plane.

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

The top is defined at the top of the third story by a simple cornice with brackets.

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

The roof is a side gable 3:12 pitch roof that is similar shape and pitch to historic contributing buildings on the block.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wider (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually

occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

On the front and side façade- The windows are one over one windows that are a 2:1 ratio. They are in individual punched openings in a horizontal and vertical alignment.

The windows have simple sills and lintels that provide a change of plane and detailing around the windows.

The door on the building is at the side to provide a bit more privacy for the entrance. 1415 Race Street has this same configuration.

On the rear the façade has a garage door on the first floor. The garage door is a paneled door with a lintel. The second floor has full light doors centered on the façade that lead to a rear second floor deck that is over the garage. The third floor has small square windows. While these windows are not a typical sized window on contributing buildings, these windows are on the rear and are not visible from any street.

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

NA.

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

most cases new construction on corner sites should be built up to the edge of both outside property lines.

The front setback is set at the street front and there is a shallow side setback. The majority of the properties on the street are set at the street and many of the residential buildings have shallow side setbacks.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The building follows the typical rhythm within the district as this is a typical rowhouse with windows and openings equally aligned over the façade.

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

The building is slightly taller than it is wide and has other elements that create vertical emphasis such as the vertical alignment of the windows and the windows being taller than they are wide.

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

The height of the building is one story taller than the building to the south. The majority of the other contributing buildings on the street are three stories tall. The height is a similar height to other contributing buildings and has a slight height difference to the building to the north which is also an infill building.

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The building materials are all appropriate. The main building materials is brick and with a rusticated masonry unit as a base. Hardi board will be used on the rear and as trim work in the cornice. The windows will be aluminum clad wood windows.

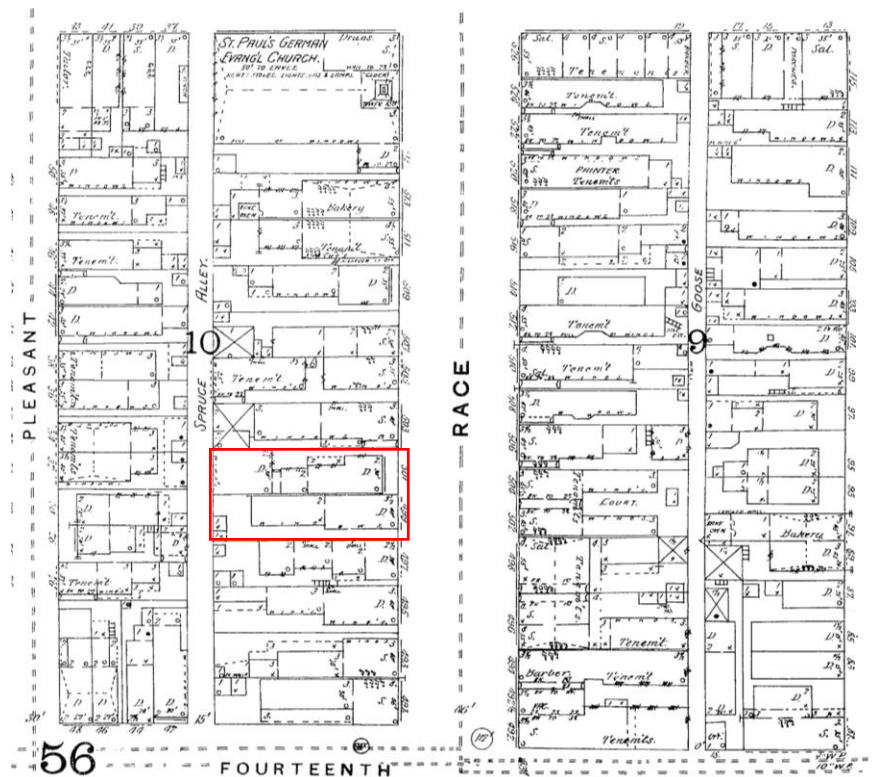
Other Considerations:

Prehearing Results: August 21, 2019. The meeting was attended by the applicants and 8 members representing the gardening community as well as neighbors.

Comments submitted: There have been 4 letters and a petition submitted that are opposing the development of the land and the destruction of a community garden. While Staff is sympathetic to their desire to retain the garden, the question before the board and staff is not if this property should be allowed to be built on but rather if the proposal is compatible with the historic guidelines.

The guidelines in fact encourage development on vacant parcels because “because gaps due to demolition weaken the streetscape and the overall character of the district.”

These lots had historically had buildings on the lots. The Sanborn Map is from 1891.



Recommendation:

I. ZONING VARIANCES

A. The following recommendations are proposed for the single family project proposed at 1409 Race Street per the drawings submitted by Ken Bowerman Architect Inc dated 7.26.2019

1. Sec.1405-07: Development Regulations Side Setback. **APPROVE** A required 0/5 setback is required a 3 foot setback is provided. A 2 foot variance is required.
2. Sec.1405-07: Development Regulations Height. **APPROVE** Maximum height is 35 feet. A height of 40'8" is provided. A 5'8" variance is provided.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application a Certificate of Appropriateness for a single family project proposed at 1409 Race Street per the drawings submitted by Ken Bowerman Architect Inc dated 7.26.2019 with the following conditions

1. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.

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

1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.

ADJUDICATION/DENIAL LETTER

Date: July 25, 2019
Location: 1409 Race Street
Request: New Construction
Zoning District: RM 1.2/Over-the-Rhine Historic District

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

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 \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1405-07: Development Regulations: Side Setback: A required 0/5 setback is required. A 3 foot setback is provided. A 2 foot variance is required.
2. 1405-07: Development Regulations: Height: A maximum height of 35 feet. A height of ~~38'11"~~ ^{40'8" P.E.M.} is provided. A 5'8" variance is required.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



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

CINCINNATI'S HISTORIC CONSERVATION OFFICE

Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 618.56

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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

KENNETH R. BOWERMAN,
ARCHITECT, INC.

City of Cincinnati Historic Conservation Office – Over The Rhine Historic District
Written Summary for 1409 Race Street, Cincinnati, OH

In keeping with the guidelines, we have designed the residence at 1409 Race to be taller & longer than it is wide. The front of the residence at 1409 Race Street will be at the edge of the existing public sidewalk, which is consistent with most of the buildings in that block. The front of the adjacent residence at 1411 Race will be held back 2'-0" from the sidewalk in order to create a differentiation between the facades of the two homes. The height of 1409 Race Street will be within 1 story of its immediate neighbors. The overall scale of the building is similar to other individual residences found in the OTR.

The facades are compatible with the existing buildings on the street. The building will be brick on the front & sides with a rough faced block skirt/base on the front which turns the corner & continues back to the covered entry. The front facing entry gate is to be wrought iron/black metal & will be 6'-0" tall. The individual windows on the front façade are taller than they are wide, helping to emphasize the verticality of the elevation. There is a built-up cornice at the top of the front elevation which helps terminate the building. The building uses front-to-back low slope roofs with a side facing gable over the primary 3-story portion of the building. This is consistent with many of the existing residences found in the OTR District.

Sincerely,



Darren E. Myers (Architect & Owner Agent)

KENNETH R. BOWERMAN,
ARCHITECT, INC.

City of Cincinnati Application for Zoning Relief,
Item #6 Written Summary for 1409 Race Street, Cincinnati, OH

The proposed new building for 1409 & 1411 Race Street will actually be two single family rowhouses having a common wall at the shared property line. The properties are zoned RM 1.2, but the Over-The-Rhine Historic District Conservation Guidelines take precedence. In keeping with the guidelines, we have designed the residence at 1409 Race to be taller & longer than it is wide. The front of the residence at 1409 Race Street will be at the edge of the existing public sidewalk, which is consistent with most of the buildings in that block. The front of the adjacent residence at 1411 Race will be held back 2'-0" from the sidewalk in order to create a differentiation between the facades of the two homes.

The residence for 1409 Race is to be 22'-0" wide. With the lot being 25'-0" wide, this will provide us a side yard of 3'-0" on the south side. This is necessary to allow for windows, which will provide light & air into the home. The distance from the rear of the proposed residence is 24'-0" from the back property line, which is within the base zoning requirements.

The design & proportions of the residence at 1409 Race, as well as the proposed adjoining residence at 1411 Race, are consistent with the OTR Historic District Conservation Guidelines. The facades are compatible with the existing buildings on the street. The height of this residence is 40'-8". The height is within one-story above or below its immediate neighbors as according to the Guidelines. This helps to create a more vertical front which is consistent with the existing buildings on the street & in the OTR District. The extra height also helps differentiate the front of 1409 Race from the front of 1411 Race as well.

In summary, we are asking for zoning relief from front yard averaging to 0'-0", for a single side yard setback of 3'-0", & for a height adjustment from 35'-0" to 40'-8".

Sincerely,



Darren E. Myers (Architect & Owner Agent)



Cincinnati, Ohio



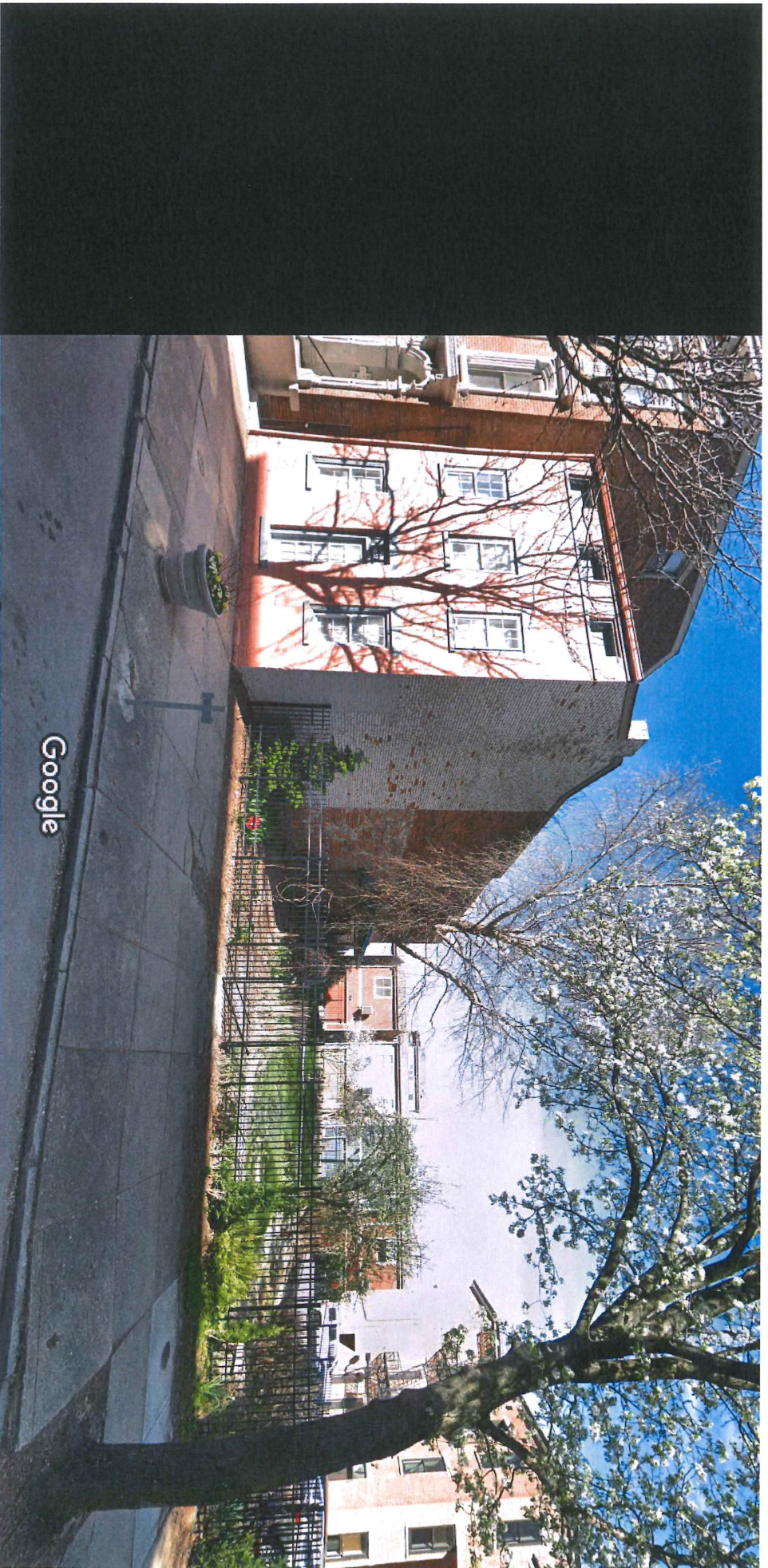
Street View - Apr 2019

1407 EXTE

1409 EXTE
(PROPOSED
RESIDENCE)

1411 EXTE

Image capture: Apr 2019 © 2019 Google



↑
1407 RACE

Cincinnati, Ohio
Google
Street View - Apr 2019

↑
1409 RACE

↑
1411 RACE

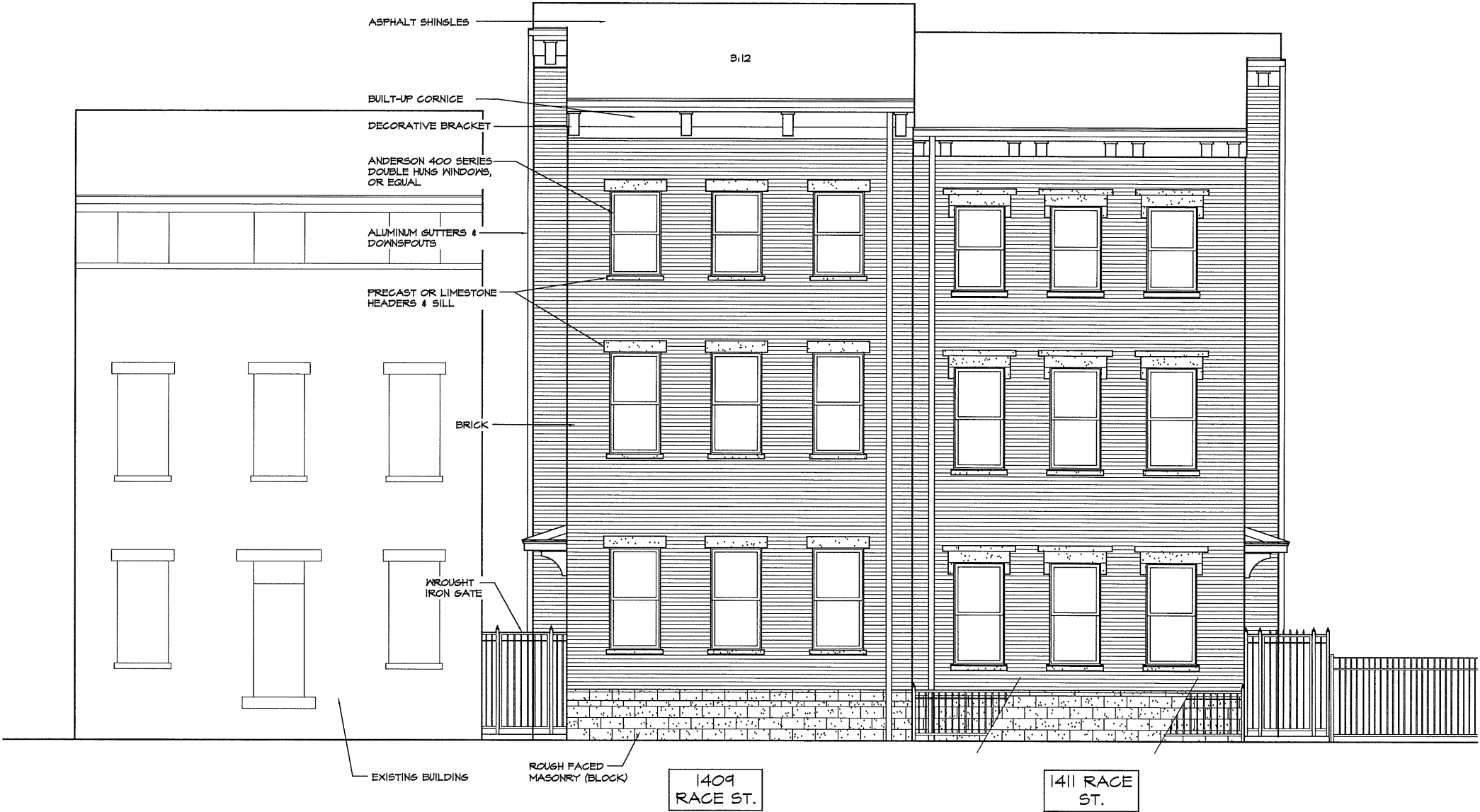
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Drawing Index	
SHEET No.	DESCRIPTION
1a	EAST FRONT ELEVATION
1b	SOUTH SIDE ELEVATION
1c	WEST REAR ELEVATION
2	LOWER LEVEL PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	THIRD FLOOR PLAN
6	SITE PLAN



EAST FRONT ELEVATION 1
1a
1/8" = 1'-0"

REVISIONS

REVISER

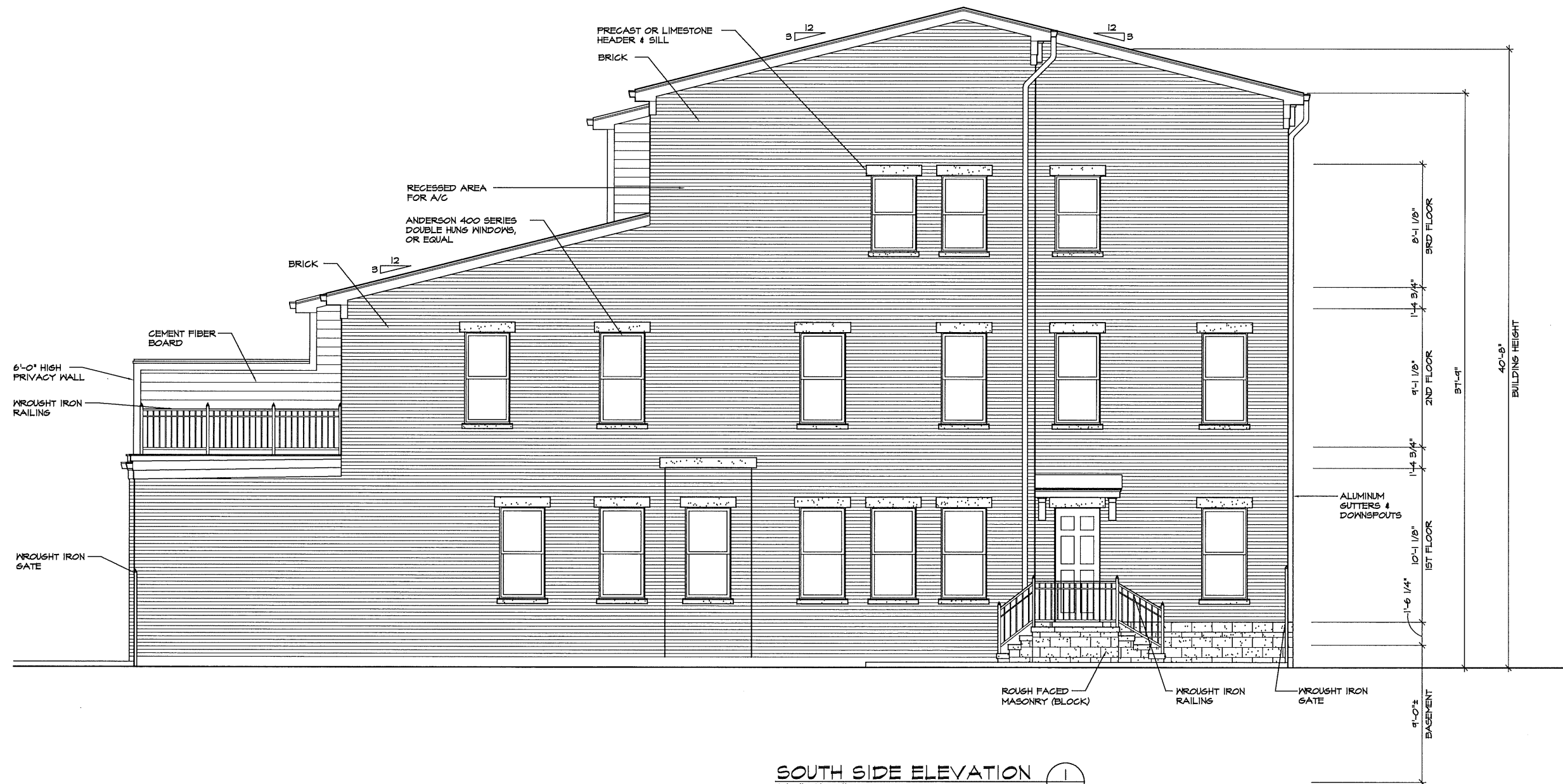
KENNETH R. BOWERMAN
ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106
CINCINNATI, OHIO 45236
(513) 791-6778 791-2922 (fax)

Residence
1409 Race Street, Cincinnati, Ohio
John Hueber Homes

JOB NO. 071903
DRAWN DM/BO/MB
SCALE as noted
DATE 07/26/19

SHEET NO.
1a



SOUTH SIDE ELEVATION
 1/8" = 1'-0" 1
1b

REVISIONS

REVISED

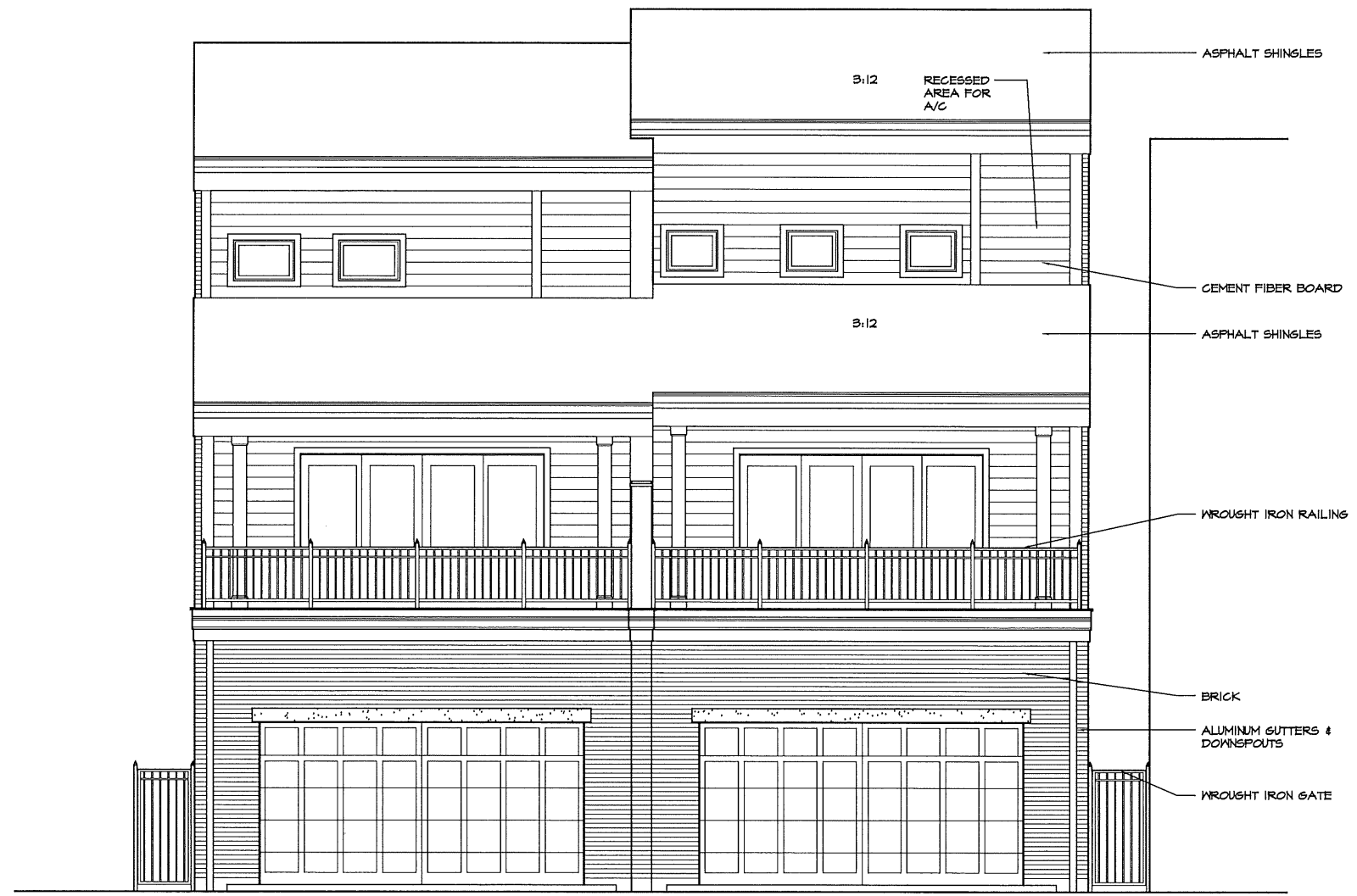
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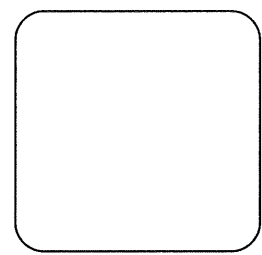
Residence
1409 Race Street, Cincinnati, Ohio
John Hueber Homes

JOB NO. 071903
 DRAWN DM/BO/MB
 SCALE: as noted
 DATE: 07/26/19

SHEET NO.
1b



WEST REAR ELEVATION 1
1c
 1/8"=1'-0"



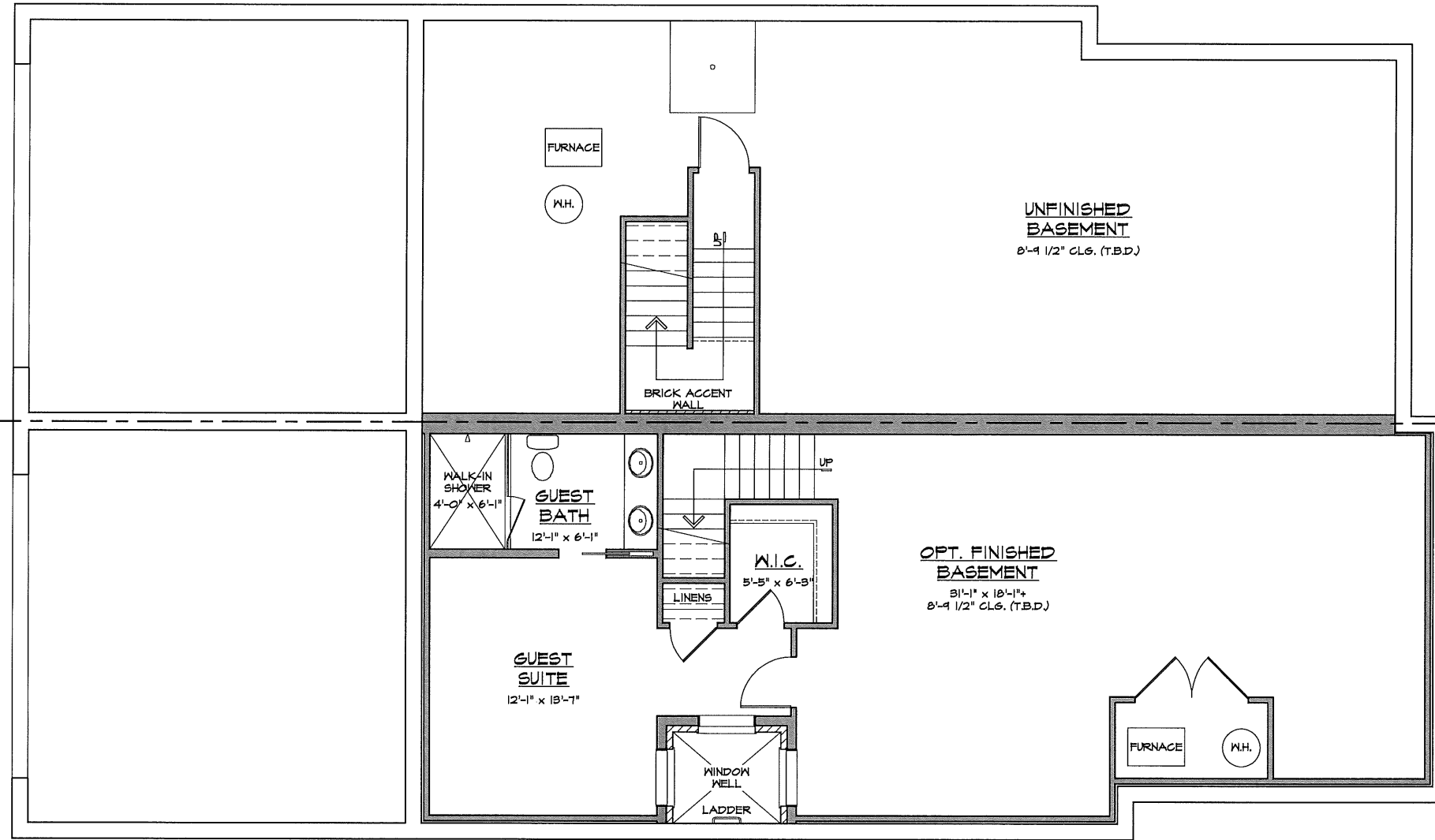
REVISED

KENNETH R. BOWERMAN
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 CINCINNATI, OHIO 45236
 (513) 791-6778 791-2322 (fax)

Residence
 1409 Race Street, Cincinnati, Ohio
John Hueber Homes

JOB NO. 071903	DRAWN DM/BO/MB	SCALE as noted	DATE 07/26/19
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SHEET NO.
1c



LOWER LEVEL PLAN
 1/8"=1'-0"
 1,030 SQ. FEET (W/STAIRS)

1/2



JOB NO.: 071903
 DRAWN: DM/BOM/MB
 SCALE: as noted
 DATE: 07/26/14

SHEET NO.
 2

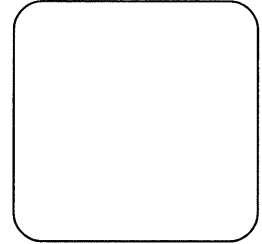
Residence
 1409 Race Street, Cincinnati, Ohio

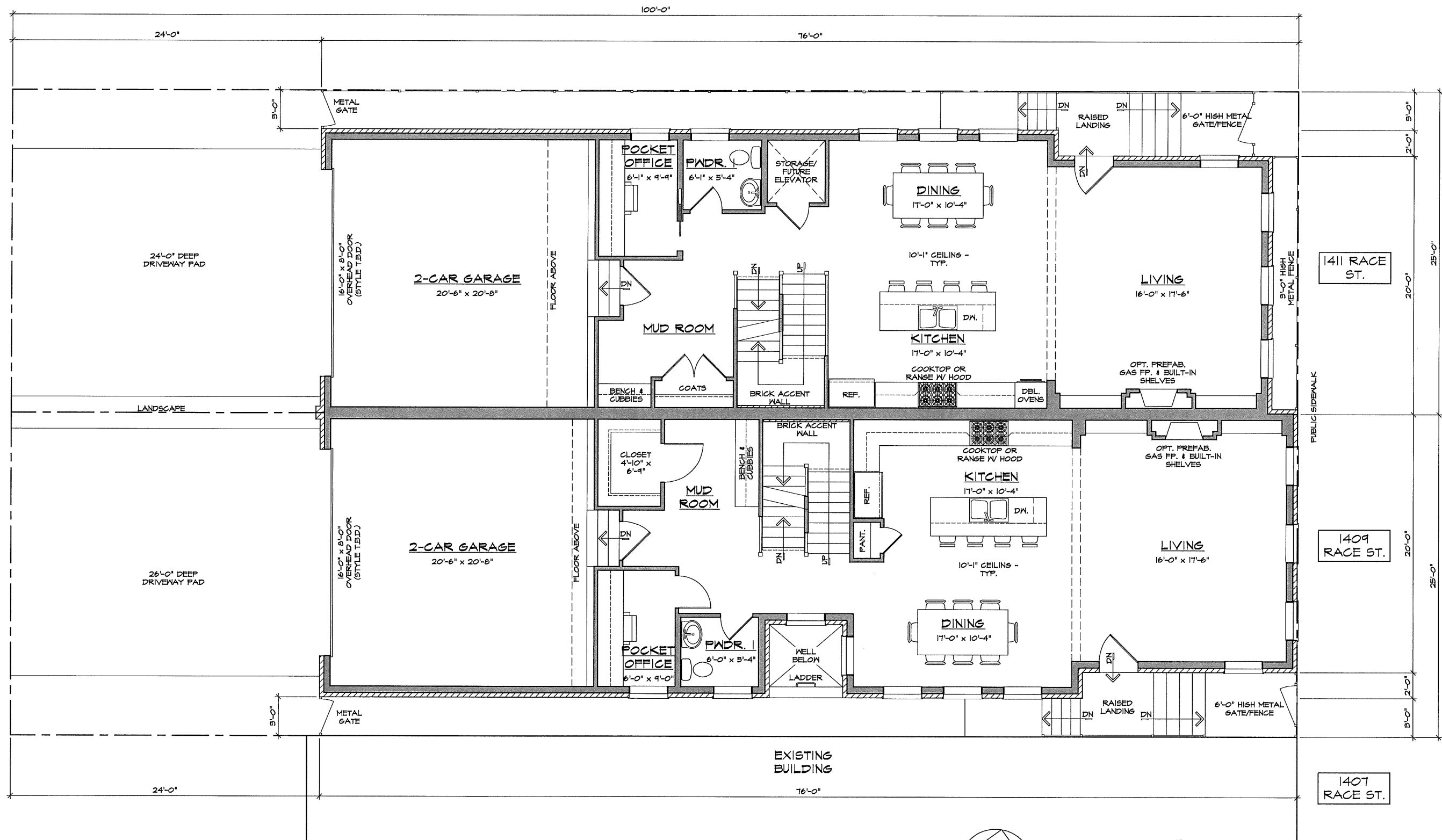
John Hueber Homes

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REVISED





FIRST FLOOR PLAN
 1/8"=1'-0"
 1,128 SQ. FEET (W/STAIRS)

1
3



REVISIONS

REVISER

KENNETH R. BOWERMAN
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Residence
 1409 Race Street, Cincinnati, Ohio

John Hueber Homes

JOB NO.
071903

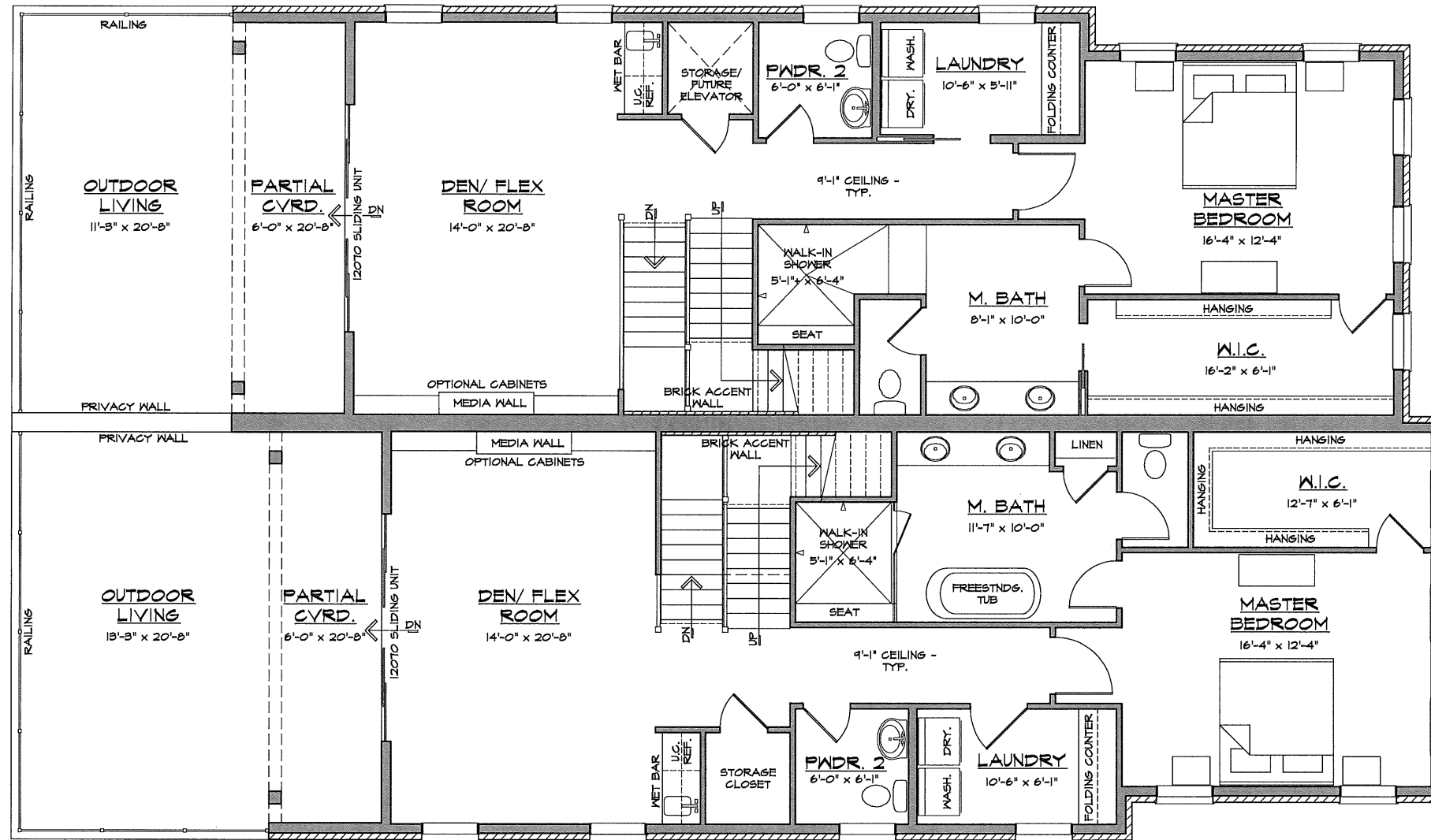
DRAWN
DM/BO/MB

SCALE
as noted

DATE
07/26/19

SHEET NO.

3



SECOND FLOOR PLAN
 1/8" = 1'-0"
 1,207 SQ. FEET (W/ STAIRS)

1/4



JOB NO.
071903
 DRAWN
DM/BO/MB
 SCALE
as noted
 DATE
07/26/14

SHEET NO.
4

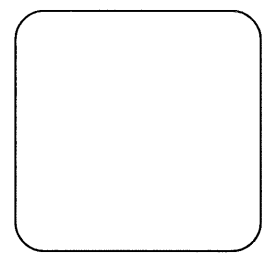
Residence
 1409 Race Street, Cincinnati, Ohio

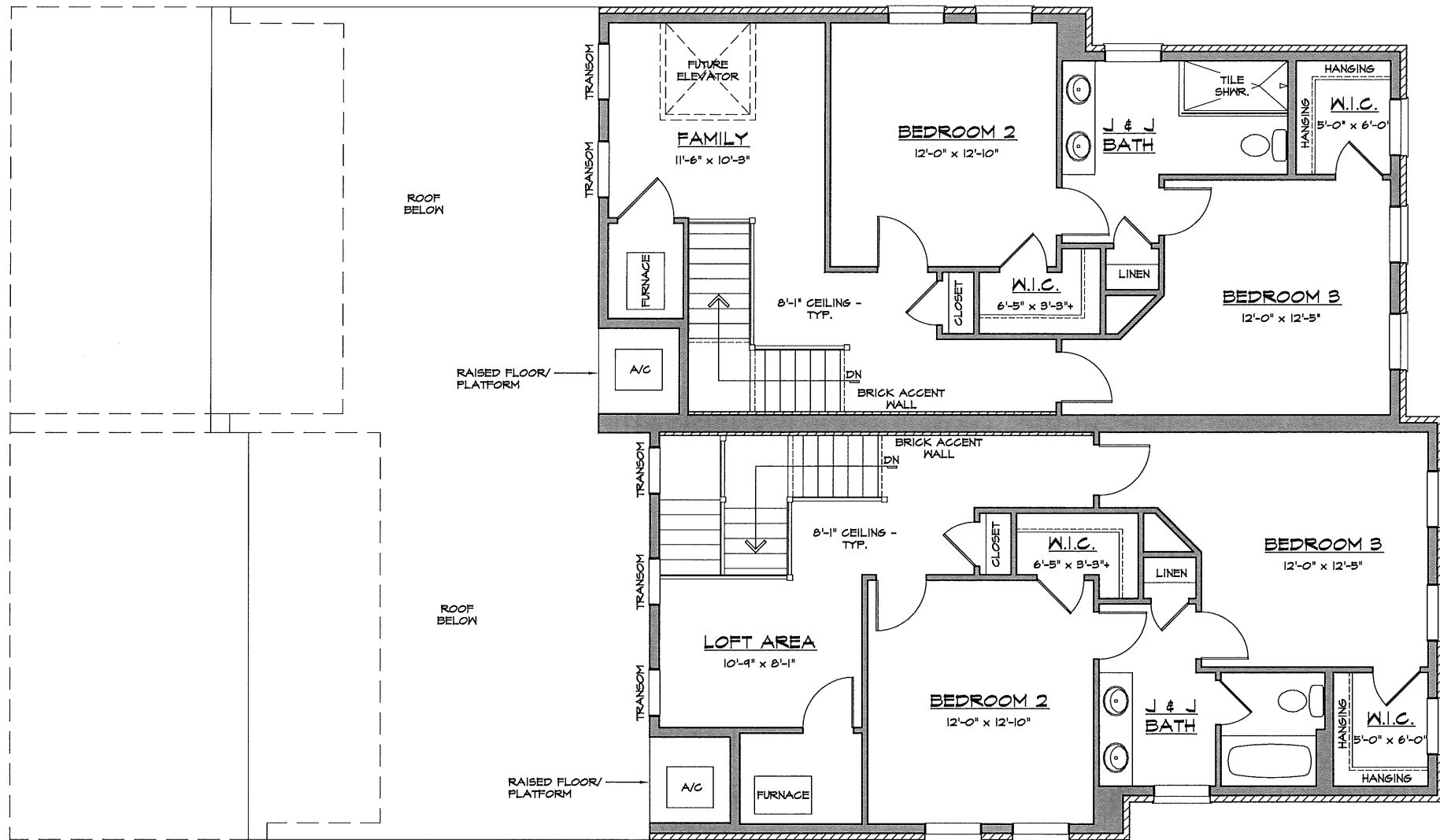
John Hueber Homes

KENNETH R. BOWERMAN
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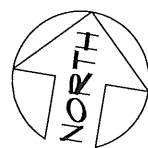
REVISED





THIRD FLOOR PLAN
 1/8" = 1'-0"
 803 SQ. FEET (W/OUT STAIRS)

1
5



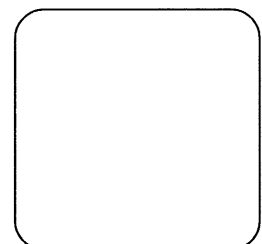
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 DRAWN: DM/BO/MB
 SCALE: as noted
 DATE: 07/26/19

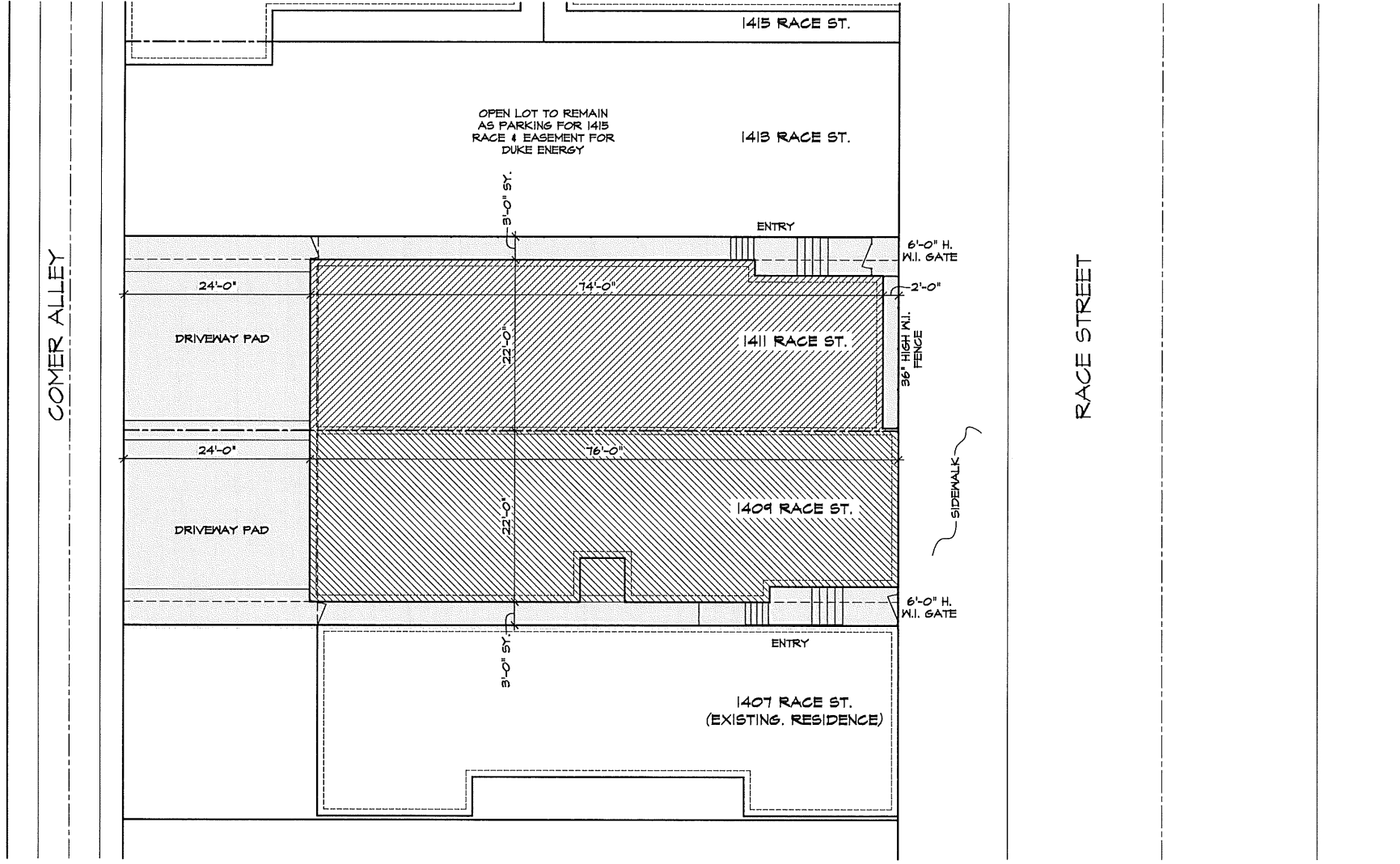
SHEET NO.
5

Residence
 1409 Race Street, Cincinnati, Ohio
John Hueber Homes

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 8050 HOSBROOK ROAD, SUITE 106
 CINCINNATI, OHIO 45286
 (513) 791-6778 791-2322 (fax)

REVISED





SITE PLAN
 1" = 20'-0"



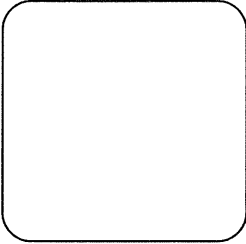
SHEET NO.

JOB NO.
071909
 DRAWN
DM/BO/MB
 SCALE
as noted
 DATE
07/26/19

Residence
1409 Race Street, Cincinnati, Ohio
John Hueber Homes

KENNETH R. BOWERMAN
 ARCHITECT, INC.
 8050 HOSBROOK ROAD, SUITE 106
 CINCINNATI, OHIO 45236
 (513) 791-6778 791-2922 (fax)

REVISED



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

APPLICATION #: ZH201900145/COA2019059
APPLICANT: OTR Holdings
ADDRESS: **1411 Race Street**
PARCELS: 081-0002-0026-00
ZONING: RM 1.2
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 18, 2019
HEARING DATE: September 9, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

- A. Sec.1405-07: Development Regulations Side Setback. A required 0/5 setback is required a 3 foot setback is provided. A 2 foot variance is required.
- B. Sec.1405-07: Development Regulations Height. Maximum height is 35 feet. A height of 38'11" is provided. A 3'11" variance is provided.

Nature of Request:

The applicant is requesting 2 variances and a Certificate of Appropriateness for construction of a new single family 3 story building.

Existing Conditions:

The existing property is a vacant parcel that is currently unused. It has alley access on the rear.

Proposed Conditions:

The proposal at 1411 Race Street

1. Construct a new 3 story single family house.
2. It will be clad in brick on the front and sides and cement fiberboard on the rear. It will have masonry block base.
3. A one story garage will be on the rear.
4. The proposed building will take up the majority of the lot.



Figure 1: 1411 Race Street. Pictures provided by Google Street Views.



Figure 2: Map of 1411 Race Street. Map provided by Cagis Maps

Previous Review: NA

Applicable Zoning Code Sections:

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

Zoning Analysis:

There are 2 requested variances. A side variance and a height variance. Over the Rhine is a district that has many zero lot line developments and side setbacks, when provided are shallow.

The height is an appropriate height and is a similar height to other 3 story buildings on the block.

Standards for Variances per Section 1435-05-4

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

The proposed work will fill a significant void in the urban fabric where a vacant lot has been and will provide a homeownership opportunity in the historic district.

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

A single family use is one of the few legal uses on the property due to the size of the property. The variances that are proposed are contextual and appropriate for the site.

Standards for Variances per Section 1445-05-4

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

The property is within a historic district in which there are a lot of 3 story tall and narrow buildings with shallow side setbacks. The requested variances are appropriate to make a contextual development.

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

The applicants are asking for a similar condition in height and setbacks are adjacent properties.

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

1. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is RM 1.2 and the proposed use is permitted.
2. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
Staff is of the opinion the proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)
3. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
The project will provide a home-ownership opportunity within the neighborhood.
4. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
The property will provide off-street parking and a garage that is entered off of the alley. There are not anticipated traffic impacts.
5. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
NA
6. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
NA
7. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
NA
8. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the

neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed use and design are an appropriate for the neighborhood.

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

NA

10. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no anticipated adverse effects to the extent of access to fire, police or other public services.

11. **Blight.** The elimination or avoidance of blight.

The current property is an unimproved lot and is not considered a blighted property; however, it is an underused property that is not supporting the urban fabric, the architectural character of the neighborhood, or a walkable community.

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

The proposed work will increase the property value of the subject parcels.

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

The proposed project will create temporary jobs during construction.

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

Property taxes will increase due to the improved value of the significantly larger structure on the property. While the project does anticipate using Tax Abatement it will still increase taxes to the school district.

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

The owner has an economic benefit to the proposed establishment.

Certificate of Appropriateness Review

NEW CONSTRUCTION

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

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

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

The lot is a vacant lot and is used as an unimproved lot.

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

This infill development does not replicate the existing buildings.

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

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

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

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

B. Specific Guidelines

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

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

The property has a strong base by creating a strong water table with rusticated masonry units.

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

The middle is defined by 3 floors of punched openings that are in a vertical columns and horizontal rows. Sills and lintels provide a simple and subtle changes in the plane.

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

The top is defined at the top of the third story by a simple cornice with brackets.

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

The roof is a side gable 3:12 pitch roof that is similar shape and pitch to historic contributing buildings on the block.

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

On the front and side façade- The windows are one over one windows that are a 2:1 ratio. They are in individual punched openings in a horizontal and vertical alignment.

The windows have simple sills and decorative lintels with brackets that provide a change of plane and detailing around the windows and also another simple element of differentiation from 1409 Race Street.

The door on the building is at the side to provide a bit more privacy for the entrance. 1415 Race Street has this same configuration.

On the rear the façade has a garage door on the first floor. The garage door is a paneled door with a lintel. The second floor has full light doors centered on the façade that lead to a rear second floor deck that is over the garage. The third floor has small square windows. While these windows are not a typical sized window on contributing buildings, these windows are on the rear and are not visible from any street.

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

NA.

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

The front setback is set back 2 feet to provide some differentiation from the building at 1409 Race Street which is also an infill project being built at the same time by the same builder. The buildings have many similarities, so a slight setback helps provide differentiation.

Many residential buildings throughout the neighborhood have shallow setbacks and provide a continuity with a decorative fence at the street line. This property uses this form.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The building follows the typical rhythm within the district as this is a typical rowhouse with windows and openings equally aligned over the façade.

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

The building is slightly taller than it is wide and has other elements that create vertical emphasis such as the vertical alignment of the windows and the windows being taller than they are window

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

The height of the building is 3 stories just like the building to the north and the new build at 1409 Race Street. It is slightly shorter, 1'10", shorter than the new built at 1409 Race Street to provide differentiation.

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The building materials are all appropriate. The main building materials is brick and with a rusticated masonry unit as a base. Hardi board will be used on the rear and as trim work in the cornice.

The windows will be aluminum clad wood windows.

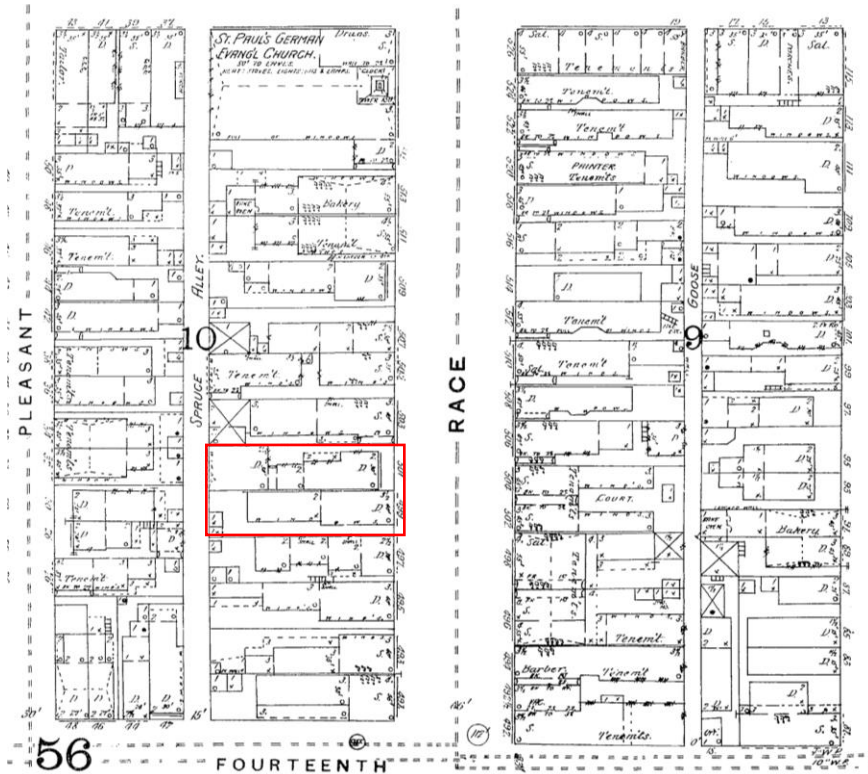
Other Considerations:

Prehearing Results: August 21, 2019. The meeting was attended by the applicants and 8 members representing the gardening community as well as neighbors.

Comments submitted: There have been 4 letters and a petition submitted that are opposing the development of the land and the destruction of a community garden. While Staff is sympathetic to their desire to retain the garden, the question before the board and staff is not if this property should be allowed to be built on but rather if the proposal is compatible with the historic guidelines.

The guidelines in fact encourage development on vacant parcels because “because gaps due to demolition weaken the streetscape and the overall character of the district.”

These lots had historically had buildings on the lots. The Sanborn Map is from 1891.



Recommendation:

I. ZONING VARIANCES

The following recommendations are proposed for the single family project proposed at 1411 Race Street per the drawings submitted by Ken Bowerman Architect Inc dated 7.26.2019

- A.** Sec.1405-07: Development Regulations Side Setback. **APPROVE** A required 0/5 setback is required a 3 foot setback is provided. A 2 foot variance is required.
- B.** Sec.1405-07: Development Regulations Height. **APPROVE** Maximum height is 35 feet. A height of 38'11" is provided. A 3'11" variance is provided.

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

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

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application a Certificate of Appropriateness for a single family project proposed at 1411 Race Street per the drawings submitted by Ken Bowerman Architect Inc dated 7.26.2019 with the following conditions

- 1. The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.

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

- 1. That the property owner and applicant have demonstrated by credible evidence that the proposal substantially conforms to the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.

ADJUDICATION/DENIAL LETTER

Date: July 25, 2019

Location: 1411 Race Street

Request: New Construction

Zoning District: RM 1.2/Over-the-Rhine Historic District

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

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 \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . Applications must be submitted no later than 3pm on the deadline date.

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

1. 1405-07: Development Regulations: Side Setback: A required 0/5 setback is required. A 3 foot setback is provided. A 2 foot variance is required.
2. 1405-07: Development Regulations: Height: A maximum height of 35 feet. A height of 38'11" is provided. A 3'11" variance is required.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): beth.johnson@cincinnati-oh.gov

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 618.56

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

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

Required if applicable to the project

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

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

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

Hillside Overlay Zone (CZC § 1433)

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

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

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

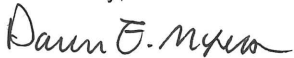
KENNETH R. BOWERMAN,
ARCHITECT, INC.

City of Cincinnati Historic Conservation Office – Over The Rhine Historic District
Written Summary for 1411 Race Street, Cincinnati, OH

In keeping with the guidelines, we have designed the residence at 1411 Race to be taller & longer than it is wide. The front of the residence at 1411 Race Street will be held back 2'-0" from the sidewalk in order to create a differentiation between the façade at 1409 Race Street, which is being built simultaneously with 1411 Race. Both private residences together form one larger building, which is why it is important to differentiate the fronts as much as possible. The residence at 1409 will be at the edge of the existing public sidewalk. The height of 1411 Race Street will be within 1 story of its immediate neighbors. It is also slightly lower than 1409 Race to further emphasize the individual facades of 1411 & 1409 Race. The overall scale of the building is similar to other individual residences found in the OTR.

The facades are compatible with the existing buildings on the street. The building will be brick on the front & sides with a rough faced block skirt/base on the front which turns the corner & continues back to the covered entry. The front facing entry gate is to be wrought iron/black metal & will be 6'-0" tall. Even though 1411 Race will be back 2'-0" from the edge of the sidewalk, it will have a low black wrought iron/metal fence at the edge of the sidewalk. The individual windows on the front façade are taller than they are wide, helping to emphasize the verticality of the elevation. There is a built-up cornice at the top of the front elevation which helps terminate the building. The building uses front-to-back low slope roofs with a side facing gable over the primary 3-story portion of the building. This is consistent with many of the existing residences found in the OTR District.

Sincerely,



Darren E. Myers (Architect & Owner Agent)

KENNETH R. BOWERMAN,
ARCHITECT, INC.

City of Cincinnati Application for Zoning Relief,
Item #6 Written Summary for 1411 Race Street, Cincinnati, OH

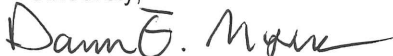
The proposed new building for 1409 & 1411 Race Street will actually be two single family rowhouses having a common wall at the shared property line. The properties are zoned RM 1.2, but the Over-The-Rhine Historic District Conservation Guidelines take precedence. In keeping with the guidelines, we have designed the residence at 1411 Race to be taller & longer than it is wide. Though many of the neighboring buildings are right up at the sidewalk, we are holding 1411 Race back 2'-0" in order to differentiate it from the residence that we are simultaneously proposing for 1409 Race Street. The front of 1409 Race will be held up to the sidewalk. It is likely that no building will be built on the immediate adjacent parking lot to the north at 1413 Race because that lot has an easement attached to it that belongs to Duke Energy. Therefore, the slight 2'-0" offset will not be overly emphasized visually because the residence will not be sandwiched between two adjoining structures.

The residence for 1411 Race is to be 22'-0" wide. With the lot being 25'-0" wide, this will provide us a side yard of 3'-0" on the north side. This is necessary to allow for windows, which will provide light & air into the home. The distance from the rear of the proposed residence is 24'-0" from the back property line, which is within the base zoning requirements.

The design & proportions of the residence at 1411 Race, as well as the proposed adjoining residence at 1409 Race, are consistent with the OTR Historic District Conservation Guidelines. The facades are compatible with the existing buildings on the street. The height of this residence is 38'-11". The height is within one-story above or below its immediate neighbors as according to the Guidelines. This helps to create a more vertical front which is consistent with the existing buildings on the street & in the OTR District.

In summary, we are asking for zoning relief from front yard averaging to 2'-0", for a single side yard setback of 3'-0", & for a height adjustment from 35'-0" to 38'-11".

Sincerely,



Darren E. Myers (*Architect & Owner Agent*)



Image capture: Apr 2019 © 2019 Google

Cincinnati, Ohio

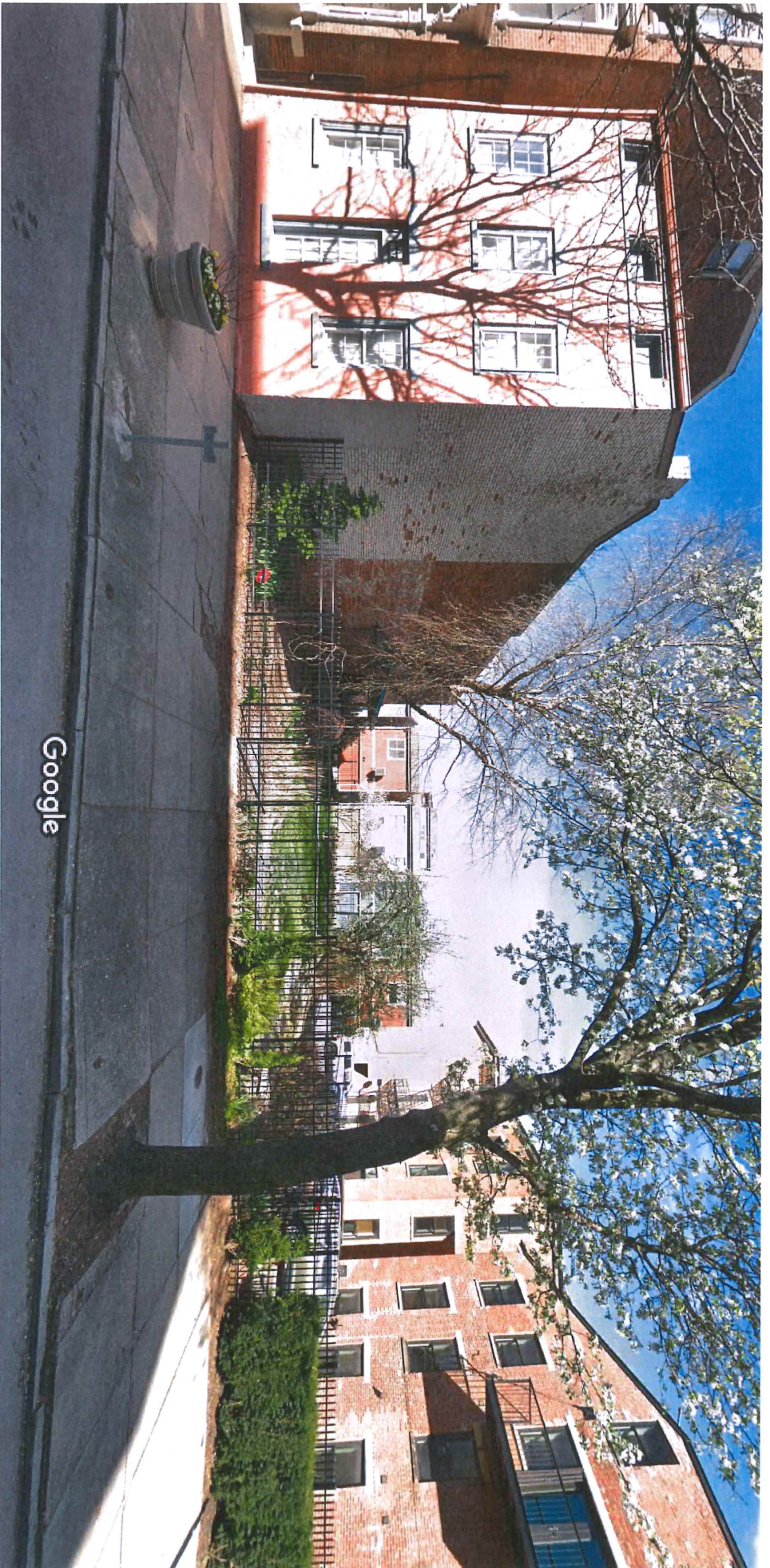


Street View - Apr 2019

* 1411 RACE →

1413 RACE →

1415 RACE →



Cincinnati, Ohio



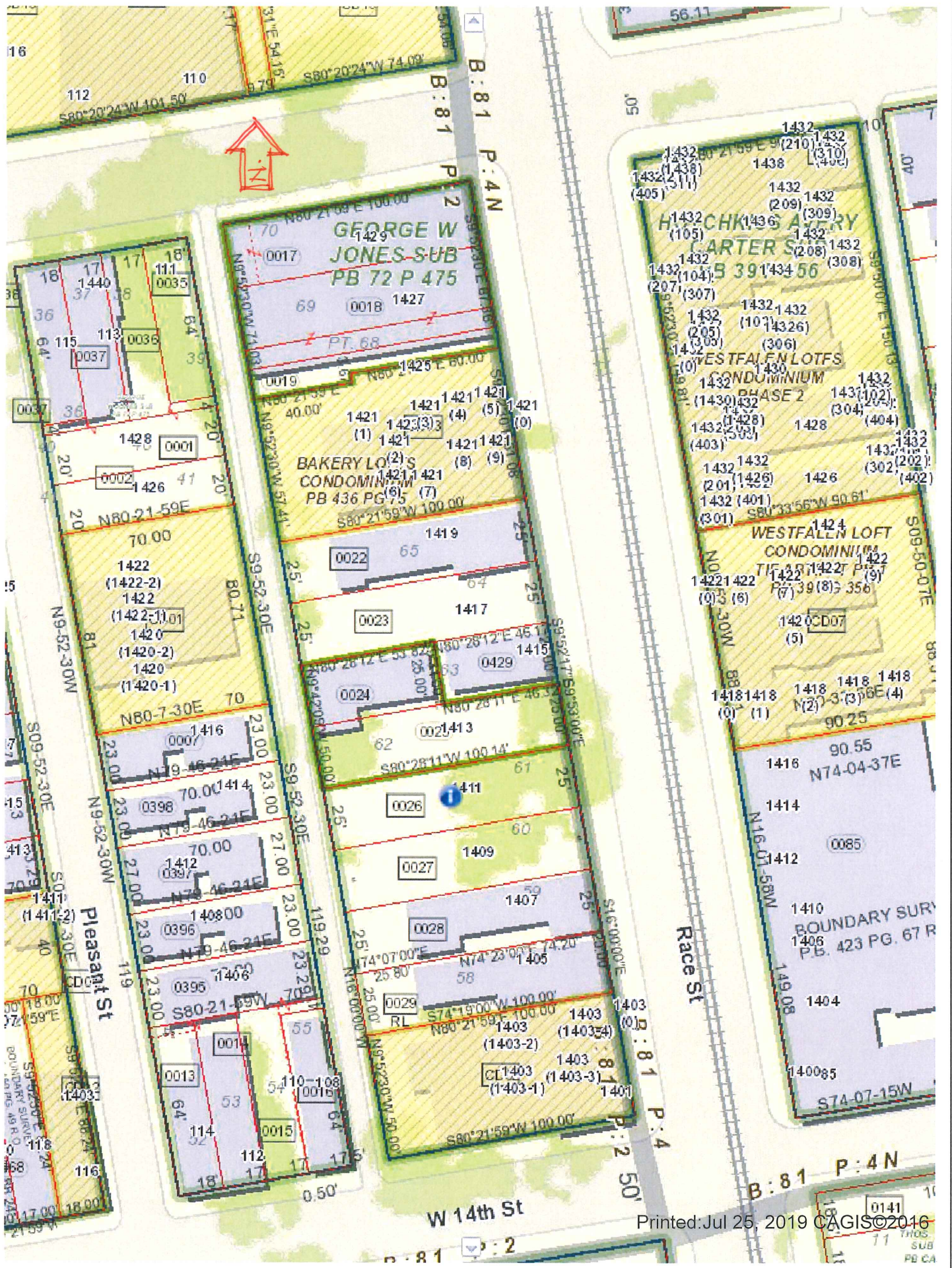
Street View - Apr 2019

1407
RACE

1409
RACE

* 1411
RACE

1413
RACE







1408
(UNIT 201)
(UNIT 202)
(UNIT 203)
(UNIT 204)
(UNIT 205)
(UNIT 206)
(UNIT 207)
(UNIT 208)
(UNIT 209)
(UNIT 210)

Jul 26 2019 CA 950216

Drawing Index	
SHEET No.	DESCRIPTION
1a	EAST FRONT ELEVATION
1b	NORTH SIDE ELEVATION
1c	WEST REAR ELEVATION
2	LOWER LEVEL PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	THIRD FLOOR PLAN
6	SITE PLAN



1409
RACE ST.

1411 RACE
ST.

EAST FRONT ELEVATION 1
1a
1/8" = 1'-0"

REVISED

KENNETH R. BOWERMAN
ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106
CINCINNATI, OHIO 45236
(513) 791-6778 791-2922 (fax)

Ayer Residence
1411 Race Street, Cincinnati, Ohio

John Hueber Homes

JOB NO. 061910
DRAWN: DM/BO/MB
SCALE: as noted
DATE: 07/26/19

SHEET NO.

1a



NORTH SIDE ELEVATION 1
1/8"=1'-0" 1b

REVISIONS

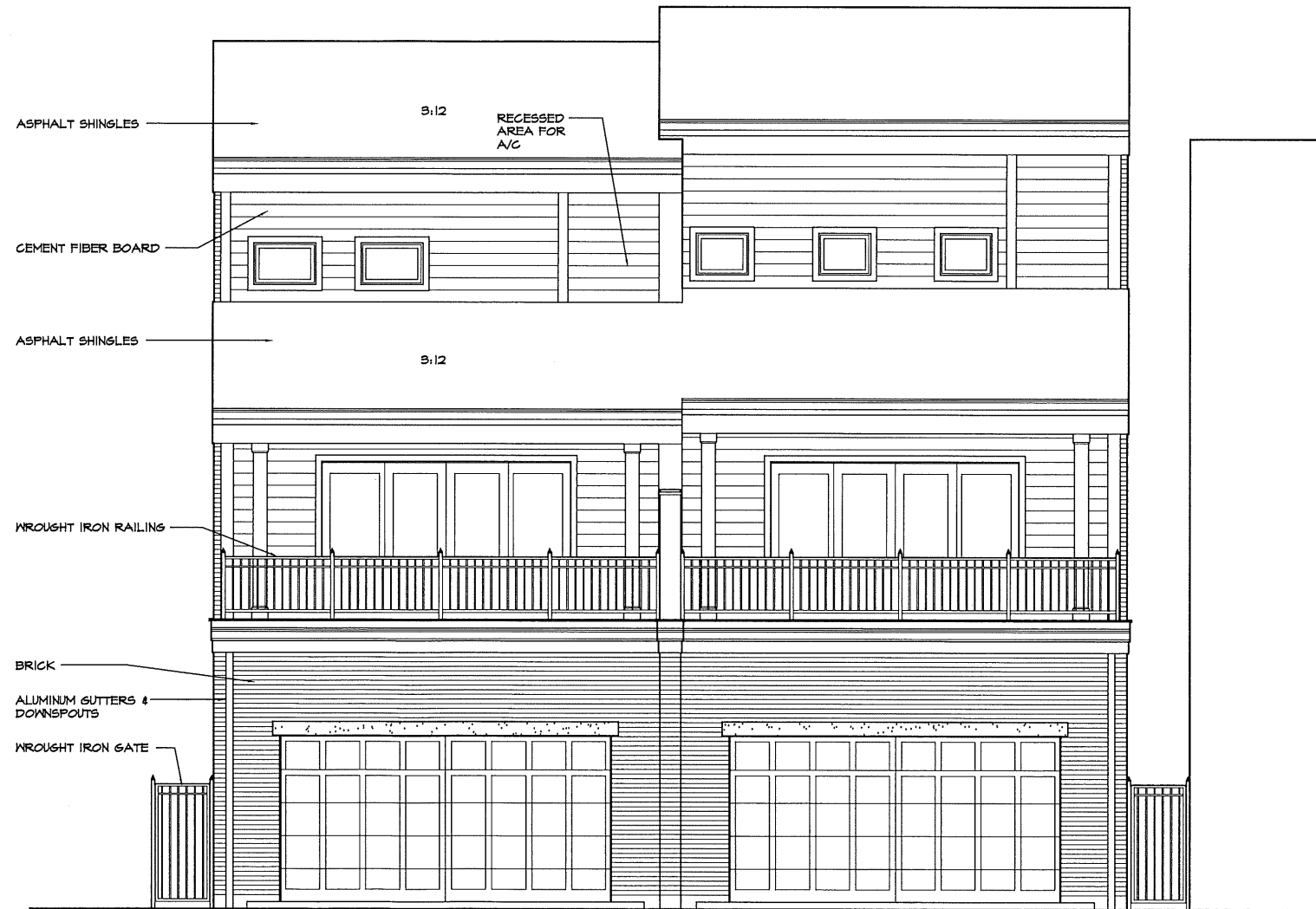
REVISED

KENNETH R. BOWERMAN
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CINCINNATI, OHIO 45236
(513) 791-6778 791-2922 (fax)

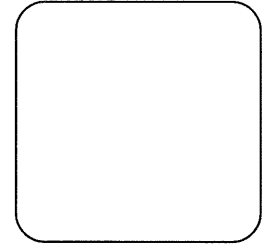
Ayer Residence
1411 Race Street, Cincinnati, Ohio
John Hueber Homes

JOB NO. 061910
DRAWN DM/BO/MB
SCALE: as noted
DATE: 07/26/19

SHEET NO.
1b



WEST REAR ELEVATION 1
1c
 1/8"=1'-0"



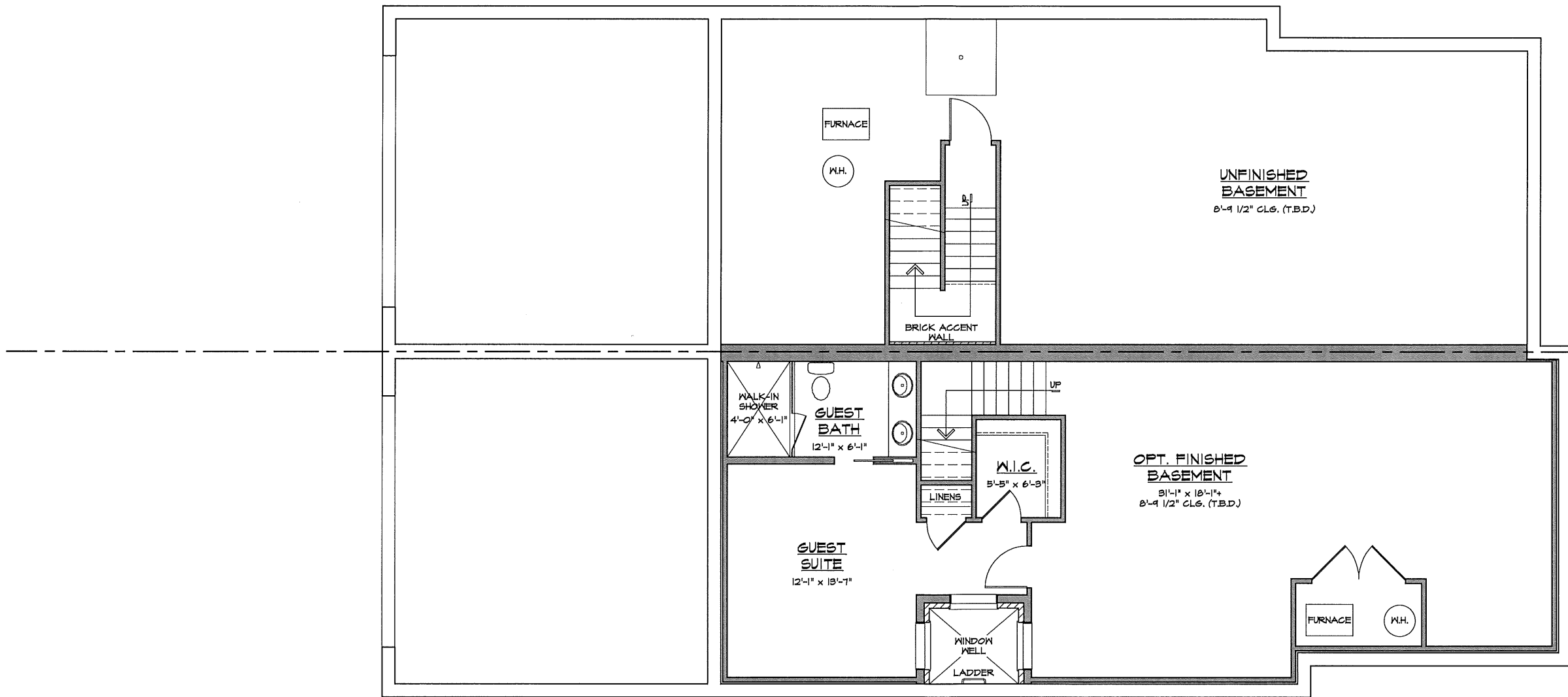
REVISED

KENNETH R. BOWERMAN
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 CINCINNATI, OHIO 45236
 (513) 791-6778 791-2922 (fax)

Ayer Residence
 1411 Race Street, Cincinnati, Ohio
John Hueber Homes

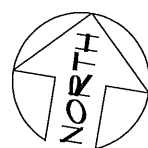
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DRAWN	DM/BO/MB
SCALE	as noted
DATE	07/26/14

SHEET NO.
1c



LOWER LEVEL PLAN
1/8" = 1'-0"

1/2



JOB NO. 061910	DRAWN DM/BO/MB	SCALE as noted	DATE 07/26/19
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SHEET NO.
2

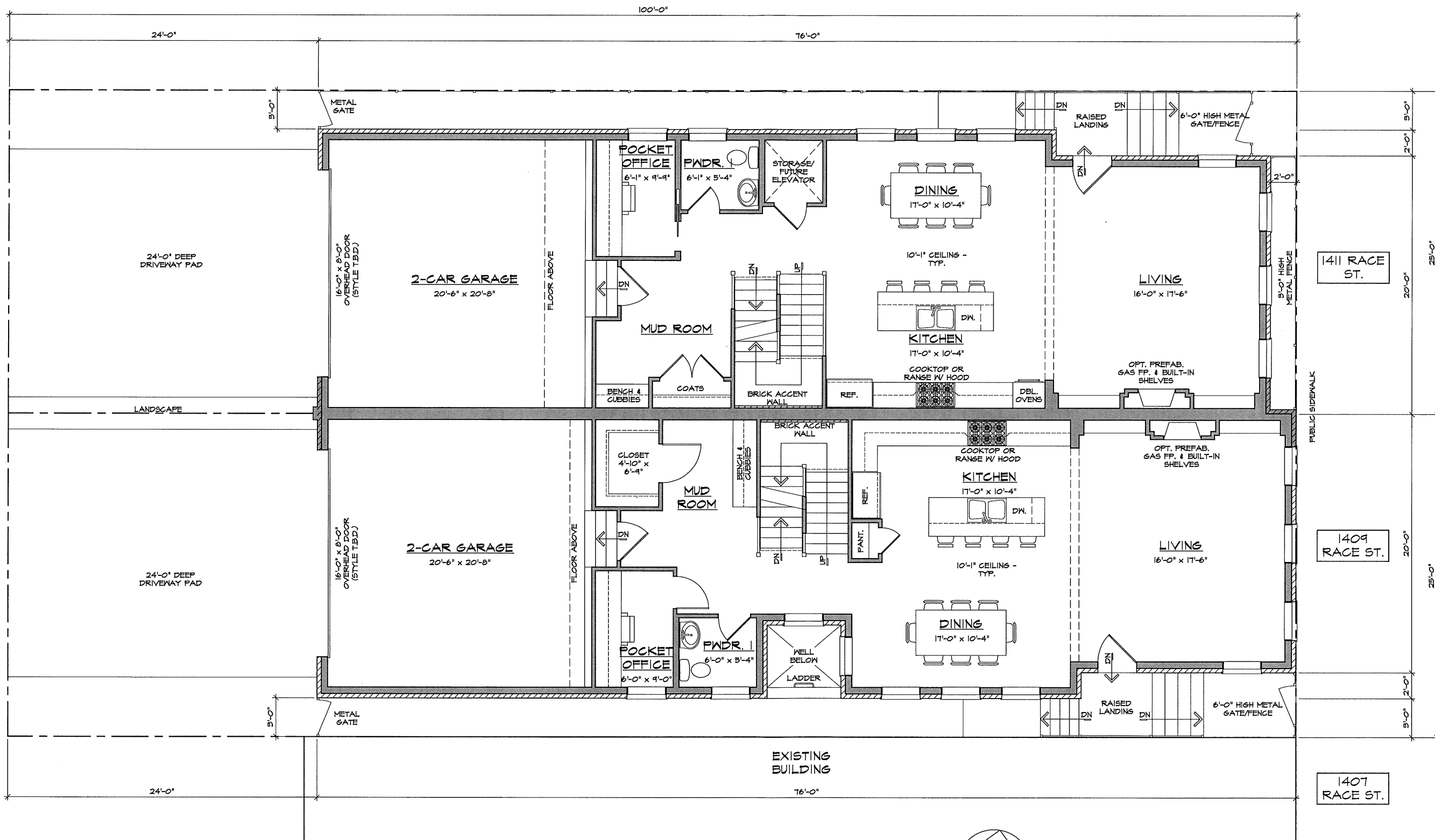
Ayer Residence
1411 Race Street, Cincinnati, Ohio

John Hueber Homes

KENNETH R. BOWERMAN
ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106
CINCINNATI, OHIO 45236
(513) 791-6778 791-2322 (fax)

REVISED



FIRST FLOOR PLAN
 1/8" = 1'-0"
 1,117 SQ. FEET (W/STAIRS)

1/3



REVISIONS

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KENNETH R. BOWERMAN
 ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106
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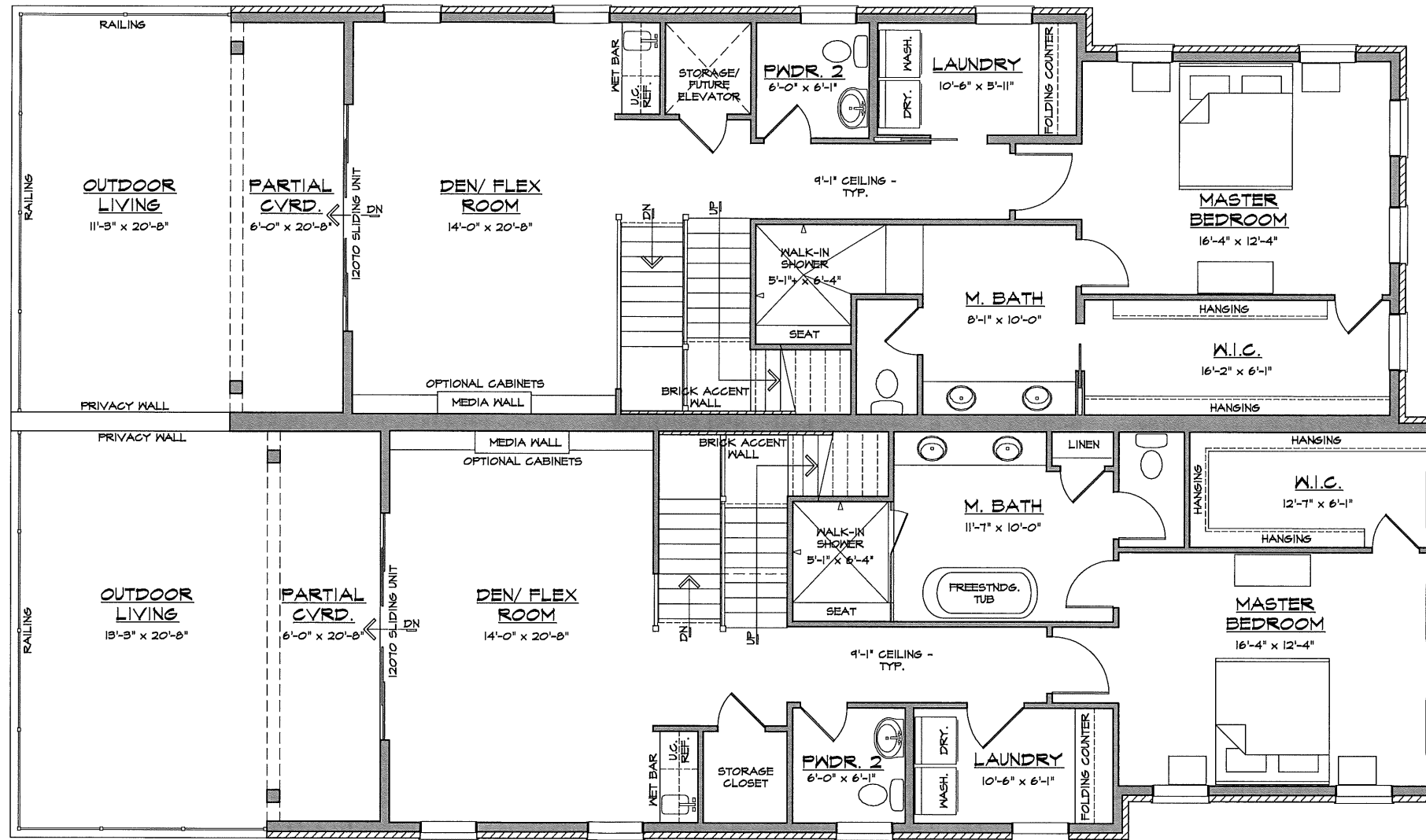
Ayer Residence
 1411 Race Street, Cincinnati, Ohio

John Hueber Homes

JOB NO.	061910
DRAWN	DM/BO/MB
SCALE	as noted
DATE	07/26/19

SHEET NO.

3



SECOND FLOOR PLAN
 1/8"=1'-0"
 1,207 SQ. FEET (W/ STAIRS)

1/4



JOB NO.
061910
 DRAWN
DM/BO/MB
 SCALE
as noted
 DATE
07/26/19

SHEET NO.
4

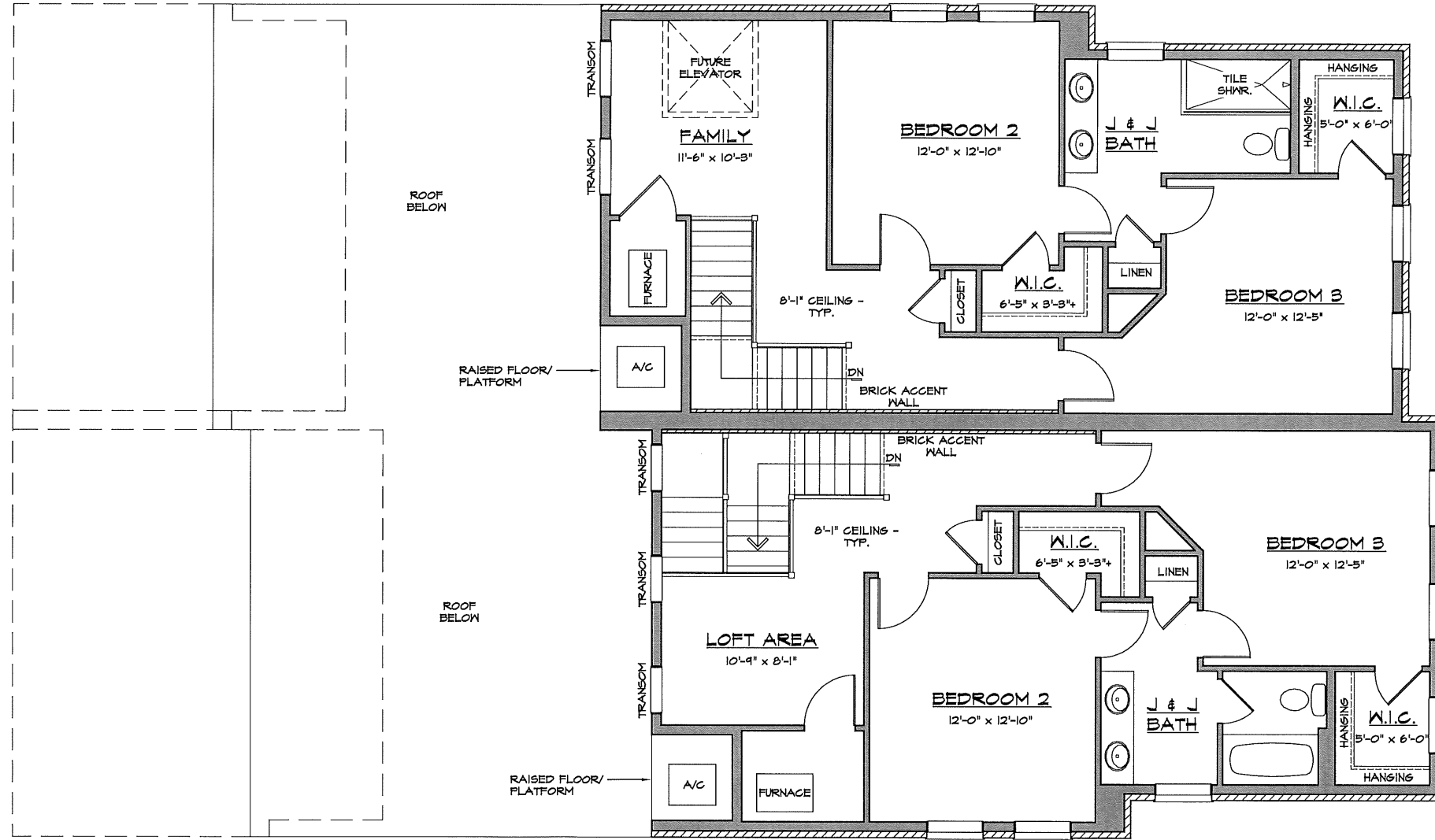
Ayer Residence
 1411 Race Street, Cincinnati, Ohio

John Hueber Homes

KENNETH R. BOWERMAN
 ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106
 CINCINNATI, OHIO 45236
 (513) 791-6778 791-2982 (fax)

REVISED



THIRD FLOOR PLAN
 1/8" = 1'-0"
 838 SQ. FEET (W/OUT STAIRS)

1/5



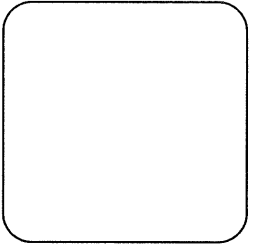
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061910
 DRAWN
DM/BO/MB
 SCALE
as noted
 DATE
07/26/19

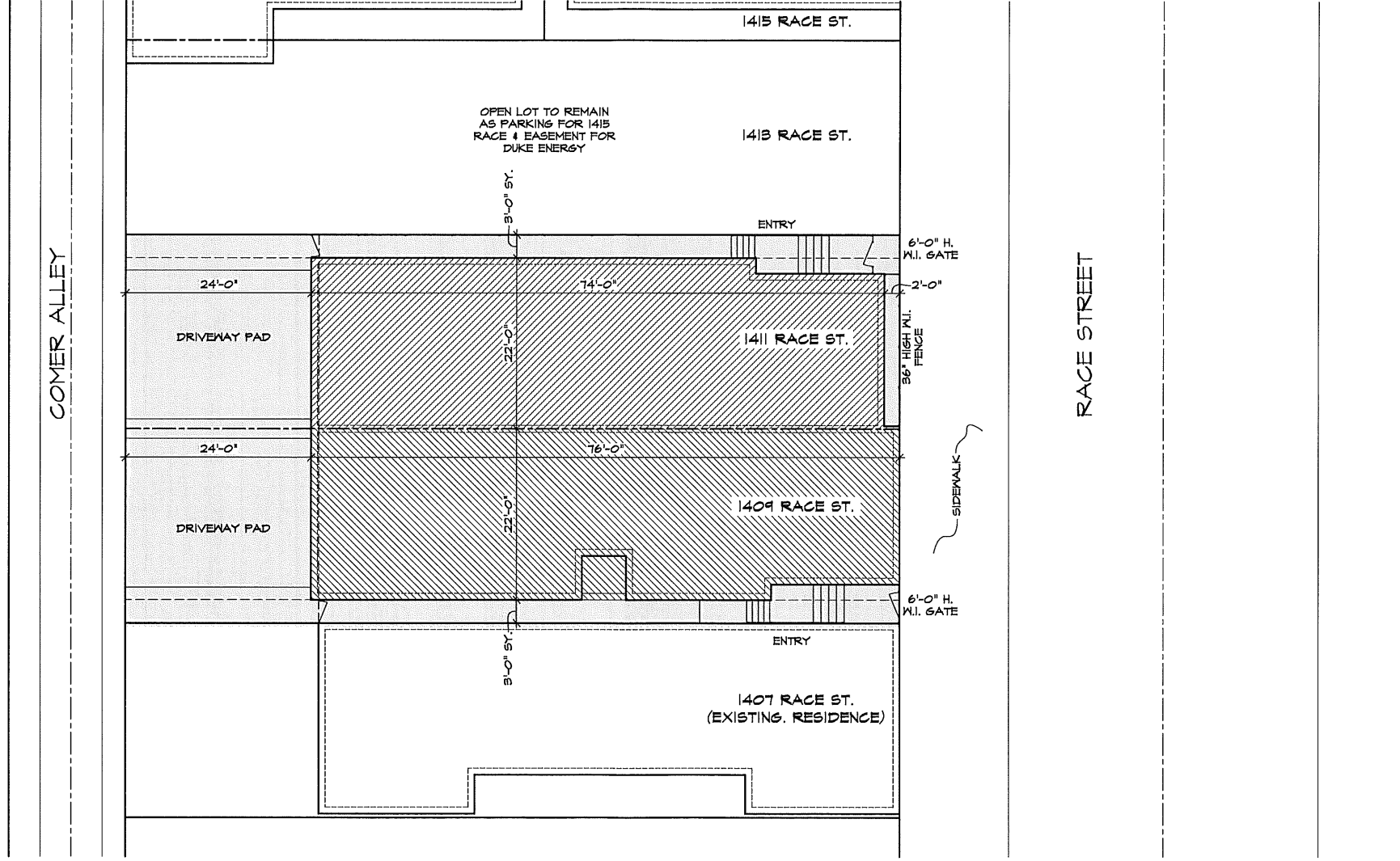
SHEET NO.
5

Ayer Residence
 1411 Race Street, Cincinnati, Ohio
John Hueber Homes


KENNETH R. BOWERMAN
 ARCHITECT, INC.
 8050 HOSEBROOK ROAD, SUITE 106
 CINCINNATI, OHIO 45236
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SITE PLAN
 1" = 20'-0" 1
6

SHEET NO.


JOB NO.: 061910
 DRAWN: DM/BOM/MB
 SCALE: as noted
 DATE: 07/26/19

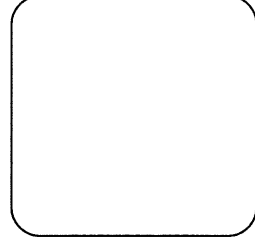
Ayer Residence
 1411 Race Street, Cincinnati, Ohio

John Hueber Homes

KENNETH R. BOWERMAN
 ARCHITECT, INC.

8050 HOSBROOK ROAD, SUITE 106
 CINCINNATI, OHIO 45296
 (513) 791-6778 791-2922 (fax)

REVISED



**B&A Street Kitchen
1500 Race Street
Cincinnati OH 45202**

July 26, 2019

Re: Race Street Garden

To Whom It May Concern:

As a business owner of a restaurant located at 1500 Race Street, having the greenspace of the garden just half a block away has been a huge asset to our business. Daily we have customers who comment on its beauty, how well maintained it is and who marvel that such a space can even exist within our city and community. We are happy to point out the garden is kept in such pristine condition by local residents who take great pride in the beautification it brings to the surrounding area and the softening effect it has on the hardscape that is Race Street. Many times, out of town guests comment on their wish that they had such an area in their cities whether it be Chicago, Indianapolis, Philadelphia or even New York.

We are also happy to point out to visitors that our city of Cincinnati has a well-deserved reputation for having a wide and diverse array of parks, trails, greenspaces and gardens such as ours. Credit also goes to 3CDC for having the vision within Over the Rhine (OTR) to keep these areas where possible. Doing so enhances the attractiveness of our community and specifically OTR to new residents and businesses.

We have heard 3CDC is currently working on the beautification of Race Street and cannot think of a more prominent candidate for doing that than the garden itself. We urge the decision makers to fully consider the impact the garden (and similar greenspaces) have on visitors to our city, our businesses and OTR before converting it to a use that would take that away.

Sincerely,

Jim & Norma Kerns
Owners

July 25, 2019

To Whom It May Concern:

Over-the-Rhine Community Housing supports the Race Street Garden and their efforts to continue their garden that has been operational at that site since 1989. The garden is a beautiful green space and is a valuable asset for the Over-the-Rhine community.

While the gardeners don't own the land they have ensured the space remains beautiful and attractive. It is the gardeners who have kept the land from neglect over the many years and the gardeners who have created the value that the land has today.

The garden is not a neglected space that detracts from the neighborhood but rather it adds to the vibrancy of the community. The streetscape of Race St. is enhanced by the garden. Not only do the gardeners benefit but so do passersby, neighboring residents, and the general public. The removal of the garden is contrary to good community development practices.

Given the significant pace of redevelopment in Over-the-Rhine it is doubtful that a suitable alternative lot can be secured that provides sunlight, water, access, and equitable square footage. As of today, no viable alternative has been identified.

Finally, our collective hope of moving forward with inclusivity and community is threatened by removal of the garden. The garden provides the opportunity for those with diverse backgrounds to come together over their shared interest in gardening as a novice or as a beginner. The garden is a shared and valuable community asset.

Sincerely,

Mary Burke Rivers
Executive Director

August 20, 2019

To the Historic Conservation Board:

My name is Christopher Phillip Uihlein. My great-great-great-grandfather, Phillip, came to America in 1853 and lived at what is now 1405 Race Street. For the last seven years I've called this neighborhood my home, and today I am the garden coordinator for the Race Street Community Garden, located just two doors away from where Philip Uihlein started his new life.

I represent thirteen families of gardeners who have beautified this land and who have created the intrinsic and real value it has today. This plot of land, which acts as one of the few remaining green spaces suitable for gardening in Over-The-Rhine, is part of our community, part of our home, and part of our identity as a neighborhood. As the coordinator, it is our position that we firmly oppose the destruction of this 30-year-old garden until such time as 3CDC has fulfilled its obligation to adequately replace it, as they said they will work to do.

Since May of this year, we have been in talks with 3CDC to find a solution to the problem we are facing. 3CDC has said on numerous occasions that John Huber Homes is submitting their plans for these two homes at their own peril. We believe that JHH is not currently acting in the best interest of this historic community; however, we also believe that it very well could, if they choose to.

The community garden along Race Street was founded in 1989 as an educational space, nicknamed the "Children's Garden." Since that time, and along with the community, it has evolved in its capacities into what it is today: land for residents to organically grow fruits and vegetables, compost their food, collect rain water, and most importantly, enjoy the beauty this space affords. We often have residents and visitors come to our garden and reminisce about what they learned as a child here, or remark on how beautiful the space is, and how wonderful it is to have this in the community. As you can see, this is not just a garden. This is an urban oasis, and because of the history of this garden, it is as much a part of this community as Music Hall, Old St. Mary Church, or Washington Park.

However, despite the value they bring to neighborhoods, green spaces in Over-The-Rhine have become more and more scarce. We are not alone in our support for this garden, and for the needed, continued dialogue that must happen before the garden is taken away. Indeed, we are joined in support of our position to delay the construction of this building by: over 1,500 online signatures to our petition through Change.org, Over-The-Rhine Community Council, local restaurant B&A Kitchen (located just half a block up the street and owned by two Race Street Gardeners), and Over-The-Rhine Community Housing.

It is important that I stress the progressive stance 3CDC has started to make in recognizing the value this green space provides. They have worked with us. They have listened to us. But we have not reached an agreement about where our garden will end up. And while we have discussed alternatives, until there is a signed agreement among (1) the gardeners, (2) 3CDC, and (3) the Civic Garden Center, this property must remain intact. The destruction of this garden before an agreement is reached would be irreparably damaging to the neighborhood's identity, culture and aesthetic beauty.

Over-The-Rhine is a neighborhood which has always welcomed outsiders and newcomers — outsiders like my immigrant ancestors. It is our intention to welcome John Huber Homes' clients into our neighborhood with open arms at such a time as there is a viable alternative agreed upon by all parties. Until then, however, it is vitally important that this project not move forward.

Thank you for your time,
Christopher Phillip Uihlein



Over-the-Rhine Community Council
P.O. Box 662
Cincinnati OH 45201

July 24, 2019

3CDC
1203 Walnut Street
4rd Floor
Cincinnati OH 45202

Sent via email.

Subject: Race Street Garden

To Steve Leeper,

The Over-the-Rhine Community Council seeks to lend our support to our neighbors who are working to protect and preserve the community garden in the 1400 block of Race Street. This garden has been an active garden for over 30 years and is a valued green space in the community. We understand that 3CDC is interested in removing and relocating the garden in order to build on the site. We also understand that the proposed sites for relocation are not nearly as appropriate or even necessary available for a garden. This garden is an established fixture in our neighborhoods landscape and we don't want to see it removed.

We urge you to commit to leaving this land in its current state, as a thriving and active garden.

A handwritten signature in cursive script that reads "Maurice Wagoner".

Maurice Wagoner
President
Over-the-Rhine Community Council

Cc: Chris Uihlein

Recipient: 3CDC , City of Cincinnati, Cincinnati City Council

Letter: Greetings,

Since 1989, the community garden along Race Street has served its community by providing urban gardening, educational classes, green space, and beauty to Over-The-Rhine. Since 2003, Cincinnati City Center Development Corporation (3CDC) has allowed gardeners to cultivate the land, and create the value it has today.

In 2019, 3CDC approached the Civic Garden Center with plans to destroy the garden and replace it with residential properties. 3CDC has decided that destroying this garden, and taking away this green space is more beneficial to the neighborhood than keeping this fully realized urban garden — which provides nutritious, organically grown vegetables for residents, collects rainwater, supports sustainability, grows apples, and provides green space for the community.

We, the undersigned, believe green spaces such as these bring incredible value to the community. Until such time as there is a viable alternative agreed upon by the gardeners, we believe any and all demolition should be halted.

Signatures

Name	Location	Date
Christopher Uihlein	Cincinnati, OH	2019-07-24
Jason Porter	Granville, OH	2019-07-24
Jay Burgin	Cincinnati, US	2019-07-24
Patrick Uihlein	Maineville, US	2019-07-24
Adam Lombardi	Cleveland, US	2019-07-24
Holly Brians Ragusa	Cincinnati, OH	2019-07-24
Katie Dwertman	Cincinnati, US	2019-07-24
Reginald Harris	Cincinnati, US	2019-07-24
Aaron Shield	Cincinnati, US	2019-07-24
Jacqueline Wells	Cincinnati, US	2019-07-24
Felipe Morales-Torres	Cincinnati, US	2019-07-24
Andrea Frieder	Cincinnati, US	2019-07-24
Annique Link	East Hartford, US	2019-07-24
Lisa Bambach	Cincinnati, US	2019-07-24
Stephanie Barker	Cincinnati, US	2019-07-24
Khalia Shaw	Cincinnati, US	2019-07-24
Jermaine Newman	Cincinnati, US	2019-07-24
Jay Uihlein	Cincinnati, US	2019-07-24
Barry Thomas	Cincinnati, US	2019-07-24
Laura Noyes	Cincinnati, US	2019-07-24

Name	Location	Date
Annette Wick	Cincinnati, US	2019-07-24
Damon Ragusa	Cincinnati, US	2019-07-24
Lori Vetter	Cincinnati, US	2019-07-24
Keith yearout	Cincinnati, OH	2019-07-24
Mary Bunker	Cincinnati, US	2019-07-24
Joy Pierson	Cincinnati, US	2019-07-24
Madeline Richards	Orlando, FL	2019-07-24
Patty Uihlein	Cincinnati, US	2019-07-24
Sarah Gardocki	Cincinnati, US	2019-07-24
Susan Cassidy	North Bend, OH	2019-07-24
Pam Dwertman	Cincinnati, OH	2019-07-24
Justin Uihlein	Cincinnati, US	2019-07-24
Louisa Reckman	Cincinnati, US	2019-07-24
Katie Renfrow	Cincinnati, OH	2019-07-24
Kim Miller	Cincinnati, US	2019-07-24
Danielle Adams	Cincinnati, OH	2019-07-24
Kristin Conatti	Cincinnati, US	2019-07-24
Karla Ziesmann	Newport, KY	2019-07-24
Jamie Bohannon	Middletown, OH	2019-07-24
Adam Kaluba	Cincinnati, OH	2019-07-24
Antoinette Gonzales	California	2019-07-24
Kim Walden	Milford, OH	2019-07-24

Name	Location	Date
Devon Barnhard	US	2019-07-24
Chris Anderson	Cincinnati, US	2019-07-24
Christine Steele	Warren, US	2019-07-24
Norah Mock	Cincinnati, US	2019-07-24
Karla Balskus	Cincinnati, US	2019-07-24
Katie Peyton	Cincinnati, US	2019-07-24
Patricia Powell	Cincinnati, OH	2019-07-24
JON INWOOD	Brooklyn, NY	2019-07-24
JOSEPH GASTENVELD	Cincinnati, US	2019-07-24
JENNIFER GASTENVELD	Cincinnati, US	2019-07-24
chris grunden	cincinnati, OH	2019-07-24
Carrie Gleason	Littleton, CO	2019-07-24
Kevin Flaherty	Merrick, US	2019-07-24
Lori Laymon	Lake Worth, US	2019-07-24
Lauren Brown	Erlanger, US	2019-07-24
Erica Barker	Marion, US	2019-07-25
Saideep Chilukuri	Cumming, US	2019-07-25
lee hamzy	cincinnati, OH	2019-07-25
Kelsey Hirtzel-Jennings	Denver, US	2019-07-25
Richard Wanamaker	Cincinnati, US	2019-07-25
Maria Fernanda Lima	Chicago, US	2019-07-25
Shelley Myers	Apex, US	2019-07-25

Name	Location	Date
Elena Bass	Fort Thomas, US	2019-07-25
Katie Ress	Cleves, US	2019-07-25
Lulu Wiley	Cincinnati, US	2019-07-25
Kristin Siegel	Villa Hills, KY	2019-07-25
Kristin Adams	Villa Hills, KY	2019-07-25
Josephine Baykal	Cincinnati, OH	2019-07-25
Caroline Hymer	Fort Mitchell, KY	2019-07-25
Denny Bolender	US	2019-07-25
Timothy Poe	Cincinnati, US	2019-07-25
Michael Eppstein	Cincinnati, US	2019-07-25
Mary Jo Rose	Ft Wright, US	2019-07-25
Malinda McReynolds	Goshen, US	2019-07-25
Debbie Stamm	Ft. Mitchell, KY	2019-07-25
Melanie Grosse	Ft Mitchell, US	2019-07-25
David Donnelly	Cincinnati, US	2019-07-25
Jan Pettibone	Ludlow, US	2019-07-25
Ploopyhead Mcbob	Greenwood, US	2019-07-25
Kaylee Talken	Carl Junction, US	2019-07-25
Traci Zorn	Bagdad, US	2019-07-25
Fiana Correa	Praia Grande, Brazil	2019-07-25
Кира Вику	Northridge, US	2019-07-25
Susan Cathers	Erlanger, KY	2019-07-25

Name	Location	Date
Losa Melp	Bellevue, US	2019-07-25
Geiza Laís Corrêa Santana	Praia Grande, Brazil	2019-07-25
Elizabeth Nester	Ft Mitchell, US	2019-07-25
Stacey Schimberg	Cincinnati, OH	2019-07-25
Meghan Greenwell	Ft Mitchell, US	2019-07-25
Tamires Rodrigues	Sao Paulo, Brazil	2019-07-25
Brenda Choi	Las Vegas, NV	2019-07-25
Sandra Peterson	Walton, US	2019-07-25
Rafaella Dos Anjos	São Vicente, Brazil	2019-07-25
Kendall McMillin	Newport, KY	2019-07-25
Fabiane Conzolino	Brazil	2019-07-25
Carrie Rhodes	Pickerington, US	2019-07-25
Silvia Steinbrecher	Germany	2019-07-25
境美千絵	HOKKAIDO, Japan	2019-07-25
David Flynn	Liverpool, England, UK	2019-07-25
niaussat martine	masseret, France	2019-07-25
Katalin Kónya-Jakus	Szatymaz, Hungary	2019-07-25
Maria Van Geel	Zdroisko, Poland	2019-07-25
Anna Klages	Germany	2019-07-25
Audrey Smith	Latonia, US	2019-07-25
John Vyhnalek	Cincinnati, US	2019-07-25
Heather Harper	Erlanger, US	2019-07-25

Name	Location	Date
Debbie Finn	Cincinnati, US	2019-07-25
Hanneke Mol	Poortvliet, NE	2019-07-25
Caroline Sévilla	Paris, France	2019-07-25
Mary Norvell	Cincinnati, US	2019-07-25
Jessica Groene	Ft Mitchell, US	2019-07-25
Cecelia Williamson	Cincinnati, US	2019-07-25
Grant Groneck	Covington, US	2019-07-25
Nicolette Ludolphi	Bremen, Germany	2019-07-25
Amy Mather	Columbus, US	2019-07-25
Nick Krummen	Cincinnati, US	2019-07-25
Erin Duffy	Cincinnati, OH	2019-07-25
Gail Simms	Hastings, England, UK	2019-07-25
Darryl Wright	West Chester, US	2019-07-25
Patricia Bittner	Cincinnati, OH	2019-07-25
Karen Martin	Milford, US	2019-07-25
Laurie Shields	Ft Mitchell, KY	2019-07-25
Jasmin Alice	München, Germany	2019-07-25
Natalie Uihlein	Cincinnati, US	2019-07-25
Noah Wentz	Troy, US	2019-07-25
Joanna Kerman	Cincinnati, US	2019-07-25
claudia correia	santos, Portugal	2019-07-25
Jennifer Young	Falmouth, KY	2019-07-25

Name	Location	Date
Petra Hegenscheidt	Essen, Germany	2019-07-25
Karen Young	Taylor Mill, KY	2019-07-25
Mike blackburn	Lima, US	2019-07-25
laborgrupo armer teufel Dieter Reger	Nürnberg, Germany	2019-07-25
sakaguchi akiko	Japan	2019-07-25
Doug White	Covington, US	2019-07-25
Brian Goessling	Covington, US	2019-07-25
Rebecca Nohl	Wiehl, Germany	2019-07-25
Djamila grouci	Paris, France	2019-07-25
Ana Gruber	Wolfratshausen, Germany	2019-07-25
Ryan Tillery	Cincinnati, US	2019-07-25
jocelyne lapointe	Terrebonne, CA	2019-07-25
Claudia St John	Winchester, US	2019-07-25
Jen Barnett	Cincinnati, US	2019-07-25
Sabine Möhler	sabine.stiker@web.de, Germany	2019-07-25
Parker Cohen	Cincinnati, US	2019-07-25
atilla demir	muğla, Turkey	2019-07-25
elizabeth robinson	Fort Mitchell, KY	2019-07-25
Michael Frank	Carrollton, OH	2019-07-25
Claudia Das	Germany	2019-07-25
Julie Klear	Cincinnati, OH	2019-07-25

Name	Location	Date
Moulay Essakalli	Cincinnati, OH	2019-07-25
Denise Lucky	Lancaster, US	2019-07-25
Eric Hust	Cincinnati, US	2019-07-25
Steph Miller	Cincinnati, US	2019-07-25
Samantha Pate	Dublin, OH	2019-07-25
Terry McMahon	Amelia, US	2019-07-25
Dave Weber	Cincinnati, US	2019-07-25
Nathan Maggard	Cincinnati, US	2019-07-25
Jared Rosely	Dayton, US	2019-07-25
Megan Nosker	Cincinnati, US	2019-07-25
Chelsea Sneddon	Cincinnati, US	2019-07-25
Beverleigh Clay	Liberty Township, US	2019-07-25
Melissa Rosely	Memphis, US	2019-07-25
Kyle Cannon	Cincinnati, US	2019-07-25
Stephen Boyd	Cincinnati, US	2019-07-25
Nick Beiting	Cincinnati, US	2019-07-25
Bradley Patrick	Columbus, US	2019-07-25
Madeleine Mccarthy	Fenton, US	2019-07-25
Katie Gayner	Warren, US	2019-07-25
Néstor Fernández Quintero	Valencia, Spain	2019-07-25
Fernande Fournier	Luxembourg, Luxembourg	2019-07-25
Zoran Grbavac	Saint Petersburg, FL	2019-07-25

Name	Location	Date
Michelle Rodgers	Cincinnati, US	2019-07-25
Nicholas Chatfield	Dagenham, England, UK	2019-07-25
Theresa Viltrakis	Loveland, US	2019-07-25
Samia Alam	Washington, US	2019-07-25
Mary Rosely	Cincinnati, OH	2019-07-25
Gerlinde Holzer	Guntersdorf, Austria	2019-07-25
Liza Lucky	Walden, US	2019-07-25
Lise Vandal	Alma, Canada	2019-07-25
Heather Kelly	Newport, US	2019-07-26
Erica Hendrix	Independence, US	2019-07-26
L Saunders	Hastings, New Zealand	2019-07-26
Delaney Krisel	Cincinnati, US	2019-07-26
Derek Leasure	Cleves, OH	2019-07-26
Seth Miller	Cincinnati, US	2019-07-26
Cheryl Bowman	Cincinnati, OH	2019-07-26
Debra Waller	Cincinnati, US	2019-07-26
Angie Kiger	Ft Mitchell, US	2019-07-26
Brent Pennell	Spruce Grove, Canada	2019-07-26
Trish Steinhilber	Marion, US	2019-07-26
Oviya Kumar	Cumming, US	2019-07-26
Minnie Armstrong	Canton, MS	2019-07-26
Jackie Shea	Newport, US	2019-07-26

Name	Location	Date
Jamey Ponte	Guilford, IN	2019-07-26
Rick Zaberer	Dallas, US	2019-07-26
Stephen Kyenze	Kenya	2019-07-26
Sharifah Farah Debah Syed Mohammad	Kuala Lumpur, Malaysia	2019-07-26
elena sanchez sahuquillo	alicante, Spain	2019-07-26
Petra Lippmann	Germany	2019-07-26
Elke Kloos	Staig, Germany	2019-07-26
Sarah Vuu	Espoo Finland, Finland	2019-07-26
Jean Apfelbeck	Cincinnati, OH	2019-07-26
Ann Farnsley	Vevay, US	2019-07-26
Brenda Knuckles	Cincinnati, US	2019-07-26
Katherine Stanton	Memphis, TN	2019-07-26
suzanne whitaker	cincinnati, OH	2019-07-26
Denise Poage	Cincinnati, US	2019-07-26
Amber Duprey	Taylor Mill, US	2019-07-26
Kyei Edward	Glen Burnie, US	2019-07-26
brad schluter	Grass Valley, CA	2019-07-26
Sara Vogen	Simi Valley, US	2019-07-26
Jayden Goodman	Louisville, US	2019-07-26
Randall Mullins	Cincinnati, OH	2019-07-26
Marija Soldo	Nis, Serbia	2019-07-26

Name	Location	Date
Anke O. Schaller	Germany	2019-07-26
Jamel Jones	Cincinnati, OH	2019-07-26
Matthew W	US	2019-07-26
Sonja Peterson	Rockford, IL	2019-07-26
Jennifer Schutzman	Edgewood, US	2019-07-26
Jennifer Barkey	Amelia, OH	2019-07-26
Mary Finnegan	Cincinnati, OH	2019-07-26
Julianne Amenta	Cincinnati, US	2019-07-26
Charles Stratton	Cincinnati, US	2019-07-26
Joseph Finnegan	Cincinnati, US	2019-07-26
Brett Noyes	Taylor Mill, US	2019-07-26
Claudia Neuhaufen	Germany	2019-07-26
Mags Roy Mein	Newcastle, England, UK	2019-07-26
Matthew Fay	Cincinnati, US	2019-07-26
Braice Bastet	Japan	2019-07-26
Jens G Rosenkrantz Jr	Cincinnati, OH	2019-07-26
Stephen Sublett	Cincinnati, US	2019-07-26
Charles Redmond	Cincinnati, US	2019-07-26
Brent Rice	Cincinnati, US	2019-07-26
Emmanuel Delannoy	Paris, France	2019-07-26
Carole Feeny	Newport, KY	2019-07-26
Anna Heran	Cincinnati, OH	2019-07-26

Name	Location	Date
Catherine Wendt	Cincinnati, US	2019-07-26
JOAN ROBINSON	Ivoryton, US	2019-07-26
Nick Breslin	Dayton, US	2019-07-26
ursula schilg	Mayen, Germany	2019-07-26
Lynne Knuth	Columbus, US	2019-07-26
Susan Sexton	Lawrenceburg, IN	2019-07-26
JULIE BURCHAM	EDGEWOOD, KY	2019-07-26
Nicole Collins	Los Angeles, US	2019-07-26
alexus n	Honolulu, US	2019-07-26
Nicole Piersma	Cincinnati, US	2019-07-26
Alex Meyer	Cincinnati, OH	2019-07-26
Amy Robinson	Exeter, US	2019-07-27
Holli Gerding	Cincinnati, US	2019-07-27
Samantha Stryker	CINCINNATI, OH	2019-07-27
Marilyn Luciano Gonzalez	Quezon City, Philippines	2019-07-27
Katie Hilton	Indianapolis, US	2019-07-27
Luisa Fernández	Vva de la reina, Spain	2019-07-27
laurence vanham	5310 leuze, Belgium	2019-07-27
Joanne Fried	Cincinnati, OH	2019-07-27
Maureen Bilsky	Holland, MI	2019-07-27
Nicholas Wilmlink	Ft Mitchell, US	2019-07-27
Christopher Hair	Cincinnati, US	2019-07-27

Name	Location	Date
Rebecca Hicks	Ft Mitchell, US	2019-07-27
Linda Cohen	Maricopa, US	2019-07-27
Katrina Fiebig	Cincinnati, US	2019-07-27
sylviane lambert	benon, France	2019-07-27
Shawn Miller	Grand Rapids, MI	2019-07-27
Marcia Worley	Cincinnati, US	2019-07-27
ROSANNA ECHEVERRIA	Cincinnati, OH	2019-07-27
Suzanne Rivera	Geneve, Switzerland	2019-07-27
Bryna Bass	Cincinnati, US	2019-07-27
Bob and Judy Neal	Cincinnati, OH	2019-07-27
Jenny Beckham	Cincinnati, US	2019-07-27
Sierra Redd	Cincinnati, OH	2019-07-28
Camilo Otalora	Cincinnati, US	2019-07-28
Samantha Morgan	Cincinnati, US	2019-07-28
Angella Maingi	Chicago, US	2019-07-28
Mary Perkins	Cincinnati, US	2019-07-28
Cat Wiener	Milford, US	2019-07-28
Luke Ebner	Camp Dennison, US	2019-07-28
Jason Hamzy	Cincinnati, OH	2019-07-28
Vallary Van Eaton	Cincinnati, US	2019-07-28
Max Schlachter	Cincinnati, US	2019-07-28
Dondi Tate	Cincinnati, US	2019-07-28

Name	Location	Date
Peter Huttinger	Cincinnati, OH	2019-07-28
Melinda Obriant	Cincinnati, US	2019-07-28
Marcia Santos	Phoenix, US	2019-07-28
Grace Justice	Athens, OH	2019-07-28
John Carmichael	cincinnati, OH	2019-07-28
Zachary Feld	Cincinnati, US	2019-07-28
Alison Burns	Cincinnati, US	2019-07-28
Claudia Tüchler	Vienna, Austria	2019-07-28
Kati Kinzeler	Covington, US	2019-07-28
Nath Dubuy	Paris, France	2019-07-28
Claude Mattel	Eberbach / seltz, France	2019-07-28
Ellen Brewster	Cincinnati, US	2019-07-28
Karen Blocher	Cincinnati, US	2019-07-28
Joanna Baker	Fairfield, US	2019-07-28
Denise Carpenter	Cincinnati, US	2019-07-28
Claire Talbot	cincinnati, OH	2019-07-28
Laura Kristal	Cincinnati, US	2019-07-28
Brandon Glanton	Cincinnati, OH	2019-07-28
Ronnie Vaughn	Cincinnati, US	2019-07-28
Susan Storie	Cincinnati, OH	2019-07-28
Veronica Haar	Cincinnati, US	2019-07-28
Jonathan Frodge	Cincinnati, US	2019-07-28

Name	Location	Date
Lizzy Duquette	Cincinnati, US	2019-07-28
Brynn Thomas	Cinti, OH	2019-07-28
lesley hutt	nottingham, England, UK	2019-07-28
Ann Marie Pirchner	Silverton, US	2019-07-28
Amos Doepke	Cincinnati, US	2019-07-28
Ayana Najuma	Cincinnati, OH	2019-07-28
Agnes Suranyi	Cincinnati, US	2019-07-28
Stacy Meeden	Cincinnati, OH	2019-07-28
Catherine Sewell	Nottingham, UK	2019-07-28
Christyl Johnson	Cincinnati, US	2019-07-28
Leslie Grosser	Fort Mitchell, KY	2019-07-28
Kelly LeVay	Cincinnati, OH	2019-07-28
Craig Rush	Detroit, US	2019-07-28
Hillary Justice	Cincinnati, US	2019-07-28
Mark Lennon	Fort Wayne, US	2019-07-28
Kelli Kavanagh	Pakenham, Canada	2019-07-28
nancy maxwell	Cincinnati, US	2019-07-28
Matt Coates	Cincinnati, US	2019-07-28
Anna Dwertman	Cincinnati, US	2019-07-28
Lara Rumizen	Cincinnati, OH	2019-07-28
Margaret Johnson	Lehigh Acres, US	2019-07-28
Kimberly Wahler-Coates	Cincinnati, US	2019-07-28

Name	Location	Date
jessica morton	Cincinnati, OH	2019-07-28
Gayle Ficken-Clarke	Florence, US	2019-07-28
Crystal Judge	Milford, US	2019-07-28
Chad Scholten	Cincinnati, US	2019-07-28
juanita gober	Cincinnati, OH	2019-07-28
Rita Vernon	Cincinnati, US	2019-07-28
Julia Johanan	Cincinnati, OH	2019-07-28
Jahmaiah Martin	Cincinnati, OH	2019-07-28
Donald Munro	Loveland, US	2019-07-28
Scot Stocker	Cincinnati, US	2019-07-28
Vikki Johnson	Cincinnati, US	2019-07-28
Jan Eshelman	Sunman, US	2019-07-28
Michael Hauck	Cincinnati, US	2019-07-28
Jacob Grogan	Cincinnati, US	2019-07-28
Cynthia Duval	Cincinnati, OH	2019-07-28
Laura Harrell	Cincinnati, US	2019-07-28
Stephanie Herrmann	Cincinnati, OH	2019-07-28
Edith Andre	Punta Gorda, US	2019-07-28
Sybil Ortego	Cincinnati, US	2019-07-28
Judy Yip	Irvine, US	2019-07-28
Rachel Gelly	Cincinnati, US	2019-07-28
Candace Briggs	Cincinnati, OH	2019-07-28

Name	Location	Date
susan smith	Cincinnati, US	2019-07-28
Sarah Muncy	Cincinnati, US	2019-07-28
Mark Stocker	Cincinnati, US	2019-07-28
Matt Schaeffer	Cincinnati, OH	2019-07-28
Deborah Desanto	Staten Island, US	2019-07-28
Jennifer Reiss	Cincinnati, US	2019-07-28
Angie Kreimer	Cincinnati, OH	2019-07-28
Kristy Mahaney	Cincinnati, US	2019-07-28
Deb Davidson	Frankfort, US	2019-07-28
Shannon Turner	Ashland, US	2019-07-28
Justin Terrell	Cleves, US	2019-07-28
Carol Pierce	Bakersfield, US	2019-07-28
Jacqueline Rousseau	Cincinnati, OH	2019-07-28
Laurie Ogle	Cincinnati, US	2019-07-28
gregory morris	Cincinnati, US	2019-07-28
patricia chaouch	Vallentigny, France	2019-07-28
Amber Nash	Cincinnati, OH	2019-07-28
Michael Gramann	Cincinnati, US	2019-07-28
nichole banks	Cincinnati, OH	2019-07-28
Jessica Mahaney	Cincinnati, US	2019-07-28
Brian Schaldach	Cincinnati, US	2019-07-28
Kathy Thompson	Lima, OH	2019-07-28

Name	Location	Date
Autumn Arms	Portland, OR	2019-07-28
Jessica Carr	Hamilton, OH	2019-07-28
Stacey Walsh	Cincinnati, OH	2019-07-28
Ryan Durban	Cincinnati, US	2019-07-28
Sofia Castricone	Brooklyn, NY	2019-07-28
karen egan	Cincinnati, OH	2019-07-28
Mary Munchel	cincinnati, OH	2019-07-28
Celeste Shumrick	Cincinnati, US	2019-07-28
jeff Westerkamp	Cincinnati, OH	2019-07-28
Sue Meyer	Cincinnati, US	2019-07-28
paige danner	Cincinnati, OH	2019-07-28
Llee Sivitz	Lodi, US	2019-07-28
Beth Kreimer	Cincinnati, OH	2019-07-28
Patrick Connolly	Cincinnati, US	2019-07-28
Patricia Campos	Lexington, SC	2019-07-28
Brenda Richardson	Cincinnati, OH	2019-07-28
Andrea Almond	Cincinnati, US	2019-07-28
Kelsey Howard	Cincinnati, OH	2019-07-29
Jeff Smith	Cincinnati, US	2019-07-29
Meris Smith	Geismar, US	2019-07-29
B Rivas	Mandeville, US	2019-07-29
Elizabeth Coriell	Cincinnati, OH	2019-07-29

Name	Location	Date
Alyssa Saathoff	Cincinnati, US	2019-07-29
Kari Petersen	Cincinnati, US	2019-07-29
Jessica Simpson	Cincinnati, US	2019-07-29
april evans	Dayton, US	2019-07-29
Jason Price	Cape Coral, US	2019-07-29
jet nickols	norwalk, US	2019-07-29
Sarah Hunt	Cincinnati, OH	2019-07-29
Saadiq Khalid	Brooklyn, US	2019-07-29
Karen Zapkowski	Cincinnati, US	2019-07-29
Dorothea Poggi	Bronx, US	2019-07-29
Erica Johnson	West Chester, US	2019-07-29
Chris Geddie	Denville, US	2019-07-29
Brianna Santiago	Palm Coast, US	2019-07-29
Jennifer Tighe	Cincinnati, US	2019-07-29
Peter Tighe	Cincinnati, US	2019-07-29
Linda Schilling	Edgewood, KY	2019-07-29
Laurie Tauai	Honolulu, US	2019-07-29
Sean Mullaney	Cincinnati, OH	2019-07-29
Alice Emmons	Cincinnati, OH	2019-07-29
nancy snow	Cincinnati, US	2019-07-29
kelly bryson	West Chester, US	2019-07-29
Philip Moore	Cincinnati, OH	2019-07-29

Name	Location	Date
Geoffrey Cullen	San Francisco, CA	2019-07-29
Pam Sattler	Cincinnati, OH	2019-07-29
Adam Meisman	Cincinnati, OH	2019-07-29
Shelby Zimmermann	Cincinnati, OH	2019-07-29
Dana Hamblen	Cincinnati, US	2019-07-29
Amy Schubert	Manteno, IL	2019-07-29
Kay Wolfley	Cincinnati, OH	2019-07-29
Rebecca Meisman	Cincinnati, Czech Republic	2019-07-29
Jennifer Ustick	Cincinnati, US	2019-07-29
Kate Moinard	Broomfield, CO	2019-07-29
natalie and david rellick	Mentor, US	2019-07-29
Michele Mansfield	Cincinnati, OH	2019-07-29
Rachelle Schmitz	Ft Mitchell, US	2019-07-29
Alison Hughes	Cincinnati, OH	2019-07-29
Roland Polfliet	Москва, Belgium	2019-07-29
Françoise SEGAIN	France	2019-07-29
Leah Power	Oceanside, US	2019-07-29
Mary Anne Donovan	Cincinnati, OH	2019-07-29
laetitia faivre-duboz	Saint-nicolas-de-port, France	2019-07-29
Andrea Rogers	Cincinnati, US	2019-07-29
Danna Namian	Cincinnati, US	2019-07-29
Tracy Nath	Cincinnati, OH	2019-07-29

Name	Location	Date
Mary Harty	Cincinnati, US	2019-07-29
Keith Engelhardt	Dayton, US	2019-07-29
Carla Lamb	Cincinnati, OH	2019-07-29
Margaret Gleason	Batavia, US	2019-07-29
Alice Michels	Cincinnati, US	2019-07-29
Katie Ashton	Cincinnati, US	2019-07-29
Lindsay Cavagnaro	Cincinnati, US	2019-07-29
Jeff Baker	Cincinnati, US	2019-07-29
Braxton Moore	New York, US	2019-07-29
Barbara Boylan	Cincinnati, OH	2019-07-29
Emily Hill	Cincinnati, OH	2019-07-29
ariana cay	Brooklyn, US	2019-07-29
Jeffrey Johnson	Cincinnati, US	2019-07-29
cathy rupp	Pittsburgh, US	2019-07-29
Marissa Nielsen	Orlando, US	2019-07-29
Sam Calvert	Columbus, OH	2019-07-29
Edith Valles	Fresno, US	2019-07-29
Eden Allen	Ashburn, US	2019-07-29
ava falah	lahijan, Iran	2019-07-29
Tom Funke	Cincinnati, US	2019-07-29
Christopher Daniel	Cincinnati, US	2019-07-29
Elizabeth Pastrana	Dayton, US	2019-07-29

Name	Location	Date
Tamya Edwards	Cincinnati, US	2019-07-29
Dianna Schweitzer	Cincinnati, OH	2019-07-29
Benjamin Sims	Cincinnati, US	2019-07-29
Liz kitchell	Cincinnati, OH	2019-07-29
Lisa Mcmillan	Cincinnati, OH	2019-07-29
julie skidmore	Cincinnati, US	2019-07-29
Gina Huey	Cleveland, US	2019-07-29
Jennifer Balachandran	Cincinnati, US	2019-07-29
Sylvia Lake	Montgomery Village, MD	2019-07-29
Bridget McComas	Cincy, US	2019-07-29
Klara Apro	Cincinnati, OH	2019-07-29
Brian Rhodus	Columbus, US	2019-07-29
John Sims	Ruskin, US	2019-07-29
Scott Stansbury	Cincinnati, US	2019-07-29
Brennan Wells	Wadsworth, US	2019-07-29
Jessica Mathews	Monroe, US	2019-07-29
autumn shelton	Cincinnati, US	2019-07-29
Kelly Brockman	Newport, US	2019-07-29
Ann Mullin	Dayton, OH	2019-07-29
Marlene Grooms	Royal Oak, MI	2019-07-29
Ryan Glass	Indianapolis, US	2019-07-29
Viviana Gonzalez Pascual	Apopka, US	2019-07-29

Name	Location	Date
Hannah Piedad	Auxier, US	2019-07-29
Thomas La Costa	Los Angeles, US	2019-07-29
Kari Raisor	Cincinnati, OH	2019-07-30
Dylan Graff	Philadelphia, US	2019-07-30
NINA ELLIS	Cincinnati, OH	2019-07-30
Annalee Duganier	Cincinnati, US	2019-07-30
Lilian Ortiz	Austin, US	2019-07-30
Cristy Jeffries	North Las Vegas, US	2019-07-30
Jayleen Barino	Honolulu, US	2019-07-30
Ivonne Garcia	Las Vegas, US	2019-07-30
Robert Faulhaber	Cincinnati, OH	2019-07-30
Greg Haase	Troy, US	2019-07-30
Anna Parker	Rocky Mount, US	2019-07-30
Charlette Madriaga	Concord, US	2019-07-30
Gavrosh Faylayev	Northport, US	2019-07-30
charlotte moya	Brooklyn, US	2019-07-30
Flavia Somotiuc	Absecon, US	2019-07-30
Mary McCullough	Edgewood, US	2019-07-30
Lowellette Lauderdale	Cincinnati, OH	2019-07-30
Jill Colaw	Cincinnati, US	2019-07-30
Daniel Johnson	Sarasota, US	2019-07-30
Brad Dunn	Cincinnati, US	2019-07-30

Name	Location	Date
Drew Gores	Cincinnati, US	2019-07-30
Mary Faith Colon	Cinn., OH	2019-07-30
Kristen Schoner	Cincinnati, US	2019-07-30
Regina Kuhns	Cincinnati, OH	2019-07-30
Rebecca Haft	Cincinnati, US	2019-07-30
Marianthe Bickett	Cincinnati, OH	2019-07-30
Pat Clifford	Cincinnati, US	2019-07-31
Lara Osborne	Dayton, US	2019-07-31
Jill Ditzel	Newport, US	2019-07-31
Catrina Kolshorn	Cincinnati, OH	2019-07-31
Sarah Heins	Greenwood, US	2019-07-31
Bonnie Neumeier	Cincinnati, US	2019-07-31
Peggy Tally	Edgewood, US	2019-07-31
Nancy Clifford	North Olmsted, US	2019-07-31
Andrea Thompson	Cincinnati, US	2019-07-31
Laura Wright	Cincinnati, OH	2019-07-31
Linda Knox	Dubois, US	2019-07-31
Sidney Vinson	Murfreesboro, US	2019-07-31
Lorrie Vodika	Show Low, US	2019-07-31
Christopher Hanson	Auburndale, US	2019-07-31
Matthew Hair	Florence, KY	2019-07-31
Caitlin Sparks	Covington, KY	2019-07-31

Name	Location	Date
Sarah Young	Cincinnati, OH	2019-07-31
Jill Peyton	Cincinnati, US	2019-07-31
Teresa Harten	Cincinnati, US	2019-07-31
Brennan Grayson	Cincinnati, US	2019-07-31
Laura Jenkins	Bream, UK	2019-07-31
Stephanie Michalak	Dayton, US	2019-07-31
Liz Kear	Indianapolis, US	2019-07-31
Stacy holbrook	Cincinnati, OH	2019-07-31
Kathleen Fitzgerald	Cincinnati, US	2019-07-31
Charles Grund	Newport, US	2019-07-31
Bonni Neff	Oxford, US	2019-07-31
Maura Kelley	Covington, US	2019-07-31
Gail Siptak	Houston, US	2019-07-31
Craig Britton	Cincinnati, US	2019-07-31
Anne Mitchell	Newport, US	2019-07-31
Kaitlin Dauner	Dayton, US	2019-07-31
Brian Kratz-Miller	Cincinnati, US	2019-07-31
Debbie Grant	Middletown, US	2019-08-01
Kayla Gardiner	Cincinnati, US	2019-08-01
katy heins	Cincinnati, OH	2019-08-01
Jody Coaston	Cincinnati, US	2019-08-01
Daniel Schneider	Cincinnati, OH	2019-08-01

Name	Location	Date
Bob Zimmerman	Santa Fe, US	2019-08-01
Jeff King	Cincinnati, US	2019-08-01
Morita Marmo	Cincinnati, US	2019-08-01
Džordž Garcia	Razdrto, Slovenia	2019-08-01
Dyah Miller	Cincinnati, US	2019-08-01
Ann marie Kafoure	Cincinnati, US	2019-08-01
Alice Rericha	Cincinnati, US	2019-08-01
Erica Neiheisel	Cincinnati, US	2019-08-01
susanna wehrman	Crestview Hills, US	2019-08-01
Joyce Ravenscraft	Atlanta, US	2019-08-01
Sarah Beale Tickner	co tipp tipperary, Ireland	2019-08-01
Bethany Glass	Cincinnati, US	2019-08-01
Bea Echols	Aromas, US	2019-08-02
Nathan Schneider	Cincinnati, US	2019-08-02
Emily Franzen	Cincinnati, US	2019-08-02
Amy London	New York, US	2019-08-02
Suzann Kokoefer	Middleton, US	2019-08-02
Barbara McManus	Cincinnati, OH	2019-08-02
Bonnie Henry	Cincinnati, OH	2019-08-02
Honi Cohen	Hamilton, OH	2019-08-02
Liette McManaman	Cincinnati, OH	2019-08-02
Natalia Zawadowych	Denver, US	2019-08-02

Name	Location	Date
Dwight Cardoza	Poughkeepsie, US	2019-08-02
Cynthia Ransohoff	Cincinnati, US	2019-08-02
Meaghan Heling	Cincinnati, OH	2019-08-02
Mary Steele	Cincinnati, US	2019-08-02
Pam Taylor	Fort Wayne, US	2019-08-02
Chelsea Moore	US	2019-08-02
Shannon Carr	Cleveland, US	2019-08-02
Sue Plummer	Cincinnati, US	2019-08-02
Holly Young	Covington, US	2019-08-02
Suelyn Shupe	Cincinnati, OH	2019-08-02
Melissa Heithaus	Mckinney, US	2019-08-02
Michelle Bunte	Lawrenceburg, IN	2019-08-02
Samantha Shattuck	Cincinnati, US	2019-08-02
Elizabeth Fisher-Smith	Cincinnati, US	2019-08-02
Kylie Johnson	Dayton, US	2019-08-02
Emily Schneider	Cincinnati, US	2019-08-02
Sarah Evans	Cincinnati, US	2019-08-02
Neil Cypher-Tierney	Cincinnati, US	2019-08-02
Sarah Mayher	Pemberville, US	2019-08-02
Betsy Ross	Aurora, US	2019-08-02
Kathy Sestokas	Cincinnati, US	2019-08-02
Alice Palmer	Cincinnati, US	2019-08-02

Name	Location	Date
Damon Wilson	Cincinnati, US	2019-08-02
Sulin Ngo	Cincinnati, US	2019-08-02
Mike Exk	West Chester, OH	2019-08-02
Shyra Tedesco	Moore's Hill, US	2019-08-02
Bridget Vogt	Newport, US	2019-08-02
Emily Jeffery	US	2019-08-02
Michele LaPorte	Hoffman Estates, US	2019-08-02
Tina Nelson	Morrow, US	2019-08-02
tim heller	Lawrenceburg, US	2019-08-02
sue mueller	cincinnati, OH	2019-08-02
Natalie Gottschalk	Naples, US	2019-08-02
Gary Dangel	Cincinnati, US	2019-08-02
linda hill	Cincinnati, US	2019-08-02
Hailey Pierce	Cincinnati, US	2019-08-02
Cynthia Pierce	Cincinnati, OH	2019-08-02
Daniel Pfahl	Northwood, US	2019-08-02
Lori Mayher	bloomingle, OH	2019-08-02
Karen Brown	Cincinnati, US	2019-08-02
Jan Johnson	Cincinnati, US	2019-08-02
Candace N. Smith	Cincinnati, US	2019-08-02
Michael Henson	Cincinnati, OH	2019-08-02
Mike Cohen	Maricopa, US	2019-08-02

Name	Location	Date
Suzanne Rubiano	Monroeville, US	2019-08-02
Elissa Pogue	Cincinnati, US	2019-08-02
Kedhar Sairam	Cincinnati, US	2019-08-02
Marie Inanli	Cincinnati, US	2019-08-02
Eric Heineke	Cincinnati, US	2019-08-02
Carla Belcher	Cincinnati, US	2019-08-02
Karen Petrosky	Cincinnati, US	2019-08-03
Martha Viehmann	Cincinnati, OH	2019-08-03
Patrice Pennington	Cincinnati, OH	2019-08-03
Meredith Shockley-Smith	Cincinnati, OH	2019-08-03
Pat Reaman	Milford, US	2019-08-03
Monica DeFraitcs	Ft Mitchell, US	2019-08-03
Jocelyn Welch	Cincinnati, US	2019-08-03
Fran Malone	Cincinnati, OH	2019-08-03
Angela Thorman-Grimsley	Cincinnati, US	2019-08-03
Achsah Fitzhugh	Lancaster, US	2019-08-03
Lauren Bigelow	Washington, US	2019-08-03
Mary Lohnes	US	2019-08-03
Christina Yearout	Cincinnati, OH	2019-08-03
Jane Redd	Cincinnati, US	2019-08-03
Valerie Van Iden	Winston, Poland	2019-08-03
Laurence Deprez	Terrace Park, US	2019-08-03

Name	Location	Date
Sarah Neuhauser	Traunstein, Germany	2019-08-03
Blair Edsall	Nashville, TN	2019-08-03
Merrie Stillpass	Cincinnati, US	2019-08-03
Leslie Birckhead	Cincinnati, US	2019-08-03
K. McDowell	Cincinnati, US	2019-08-03
Patricia Schwab	Hamilton, OH	2019-08-03
Sarah Tiemeyer	Cincinnati, US	2019-08-03
Theresa Cohen	Cincinnati, US	2019-08-03
Jill Bader	Cincinnati, US	2019-08-03
Mary Ragland	Cincinnati, OH	2019-08-03
Sandra Gross	Cincinnati, US	2019-08-03
Anthony Orue	Cincinnati, US	2019-08-03
Tyler Ervin	Cincinnati, US	2019-08-03
sonny williams	cincinnati, US	2019-08-03
Sandra Lovett	BUSHNELL, US	2019-08-03
Karen Seale	Cincinnati, OH	2019-08-03
Cynthia Ford	Cincinnati, US	2019-08-03
Gary Skibinski	Cincinnati, US	2019-08-03
Robyn Mullen	Cincinnati, US	2019-08-03
Mary Pettway	Cincinnati, US	2019-08-03
marybelle piazza	Cincinnati, US	2019-08-03
Alison Harvey	Andover, OH	2019-08-03

Name	Location	Date
Ann Downey	Cincinnati, US	2019-08-03
amy Finnegan	Cincinnati, OH	2019-08-03
Anna Dart	Laquey, US	2019-08-03
BETH BRONSIL	CINCINNATI, OH	2019-08-03
Terry Houston	Cincinnati, US	2019-08-03
Samantha Schmutte	Cincinnati, OH	2019-08-03
Jess Sheldon	Cincinnati, US	2019-08-03
Jean Eschenbach	Cincinnati, US	2019-08-03
Alan Wight	Endicott, US	2019-08-03
Hayli Hum	Milford, US	2019-08-03
Adam Diamond	Cincinnati, US	2019-08-03
Eileen Kabitsch	Cincinnati, US	2019-08-03
Ruth Kohake	Tarrytown, NY	2019-08-03
Michela Benicchio	Milan, Italy	2019-08-03
Hayley Huge	Cincinnati, US	2019-08-03
Jennifer Tallarigo	Cincinnati, US	2019-08-03
Irene Houck	Girard, US	2019-08-03
Lee Raffles	Cincinnati, US	2019-08-03
Alex Frohlich	Cincinnati, US	2019-08-03
Mooydeen Frees	Cincinnati, US	2019-08-03
Lauren Hollinger	Fort Worth, US	2019-08-03
Sarah Jadeed	Cincinnati, OH	2019-08-03

Name	Location	Date
KIERIN FLEMING	Cincinnati, US	2019-08-03
Colleen Blumer	Cincinnati, US	2019-08-03
Sylvie Derrien	Dallas, US	2019-08-03
Marla Salas	Pittsfield, US	2019-08-03
Peggy St. Clair	Philadelphia, US	2019-08-03
Benoit Bosquet	Washington, US	2019-08-03
Wendy Alexander	Cincinnati, OH	2019-08-03
Robin Knapmeyer	Cincinnati, US	2019-08-03
Lisa Bonati	Redmond, US	2019-08-03
Lisa Hildebrandt	Hamilton, US	2019-08-03
anthony white	Newport, US	2019-08-03
isaac miller	Naperville, US	2019-08-03
Barbara Davin	Cincinnati, US	2019-08-03
Mary UNGERER	Cincinnati, US	2019-08-03
Tatyana Pinyayev	Cincinnati, US	2019-08-03
James Porter	Florence, US	2019-08-03
Beatrice Dorris	Cincinnati, US	2019-08-03
Sarah Flohn	Indianapolis, IN	2019-08-03
Alberto Vargas-Rios	Alba, US	2019-08-03
Randy Peterson	Cincinnati, US	2019-08-03
Anthony Tallarigo	Cincinnati, US	2019-08-03
Hélène Marie	France	2019-08-03

Name	Location	Date
Desera Favors	Cincinnati, US	2019-08-03
charlotte cordier	Montréal, Canada	2019-08-03
Sarah Bills	Greendale, IN	2019-08-03
Jennifer Schiller	Ft thomas, US	2019-08-03
Jeff Bruce	Cincinnati, US	2019-08-03
Matthew Carucci	Cincinnati, US	2019-08-03
Cherie Bevins	Mason, US	2019-08-04
Justin Dean	Fort Mitchell, KY	2019-08-04
Mary Reuss	Cleves, US	2019-08-04
Shelley McRoberts	Mentor, US	2019-08-04
Amy Hyde	Cincinnati, OH	2019-08-04
Susan Whitson	Independence, KY	2019-08-04
Ann Belcher	Covington, US	2019-08-04
Paisley Yaskel	Antelope, US	2019-08-04
Beth Mccarty	Cincinnati, US	2019-08-04
Kathryn Elsnau	Cincinnati, US	2019-08-04
Tracie Corcoran	Cincinnati, US	2019-08-04
Paul Brinkdopke	Cincinnati, US	2019-08-04
Donna Davis	Cincinnati, OH	2019-08-04
Felica Sacko	Cincinnati, OH	2019-08-04
Micah Pitts	Cincinnati, US	2019-08-04
Angela Robbins	Cincinnati, OH	2019-08-04

Name	Location	Date
Jim Coppock	Cincinnati, US	2019-08-04
Jenny Mor	Northwood, US	2019-08-04
Vickie Church	Cincinnati, US	2019-08-04
tiara mitchell	Covington, US	2019-08-04
Jayne Dressing	Cincinnati, US	2019-08-04
Andrea Trapp	Cincinnati, US	2019-08-04
Carrie Knose	Harrison, US	2019-08-04
Wren Shaver	Cincinnati, US	2019-08-04
Heather Hatchett	Independence, US	2019-08-04
rachael winters	Cincinnati, US	2019-08-04
Stephanie Hatfield	Cincinnati, OH	2019-08-04
Kelly Harper	Ft Mitchell, US	2019-08-04
Julia Dressing	Cincinnati, US	2019-08-04
Lisa Grant	Cincinnati, US	2019-08-04
Kristin Susser	Cincinnati, US	2019-08-04
Sarah Baskin	San Jose, US	2019-08-04
malack sumrein	Linden, US	2019-08-04
Nancy Ciarniello	Cincinnati, US	2019-08-04
Susan Sipple	Cincinnati, US	2019-08-04
Michelle Schneider	Cincinnati, US	2019-08-04
Kathy Smith	Loveland, US	2019-08-04
Julian Godines	San Diego, US	2019-08-04

Name	Location	Date
bryan nagel	New haven, US	2019-08-04
Katie Cavanaugh	Cincinnati, OH	2019-08-04
Frederick Heiselman	Lewes, US	2019-08-04
Antonella Bigi	Batavia, US	2019-08-04
John Moser	Cleves, US	2019-08-04
Tracy Felts	Loveland, US	2019-08-04
Erin Andriacco	Cincinnati, US	2019-08-04
Cheryl Walz	Cincinnati, US	2019-08-04
Burt Burt	Cincinnati, US	2019-08-04
Leigh Rathje	Cincinnati, US	2019-08-04
Sara Mae	Bournemouth, England, UK	2019-08-04
Kelly Schmutte	Dillon, US	2019-08-04
Kevin Laskowski	Cincinnati, US	2019-08-04
Troy Henshaw Troy Henshaw	Brooklyn, US	2019-08-04
maureen ryan	Cincinnati, OH	2019-08-04
Molly Blenk	Cincinnati, US	2019-08-05
Geraldine Simmons	Cincinnati, US	2019-08-05
John McNay	Fairfield, OH	2019-08-05
Bethany Puterbaugh	Milford, US	2019-08-05
Karen Williams	cincinnati, US	2019-08-05
Mildred Watson	New Orleans, US	2019-08-05
Thomas Payne	Cincinnati, OH	2019-08-05

Name	Location	Date
Tevin Hill	LaGrange, US	2019-08-05
jay nuber	Whitewater, US	2019-08-05
Natalie Skoumbros	Cincinnati, US	2019-08-05
Jeanna Bethel	Cincinnati, OH	2019-08-05
Brian Oaks	Indianapolis, US	2019-08-05
Bob Kellerman	Davis, US	2019-08-05
Yuri Chong	ppark, US	2019-08-05
Harry Susser	Poole, England, UK	2019-08-05
Sarah Golden	Cincinnati, US	2019-08-05
Mônica Cruz	Kentucky	2019-08-05
eric vespierre	Cincinnati, US	2019-08-05
Mary Singler	Fairview Heights, US	2019-08-05
Regina Martin	Cincinnati, US	2019-08-05
Karen Danzeisen	Cincinnati, US	2019-08-05
Jenn Bakes	Cincinnati, US	2019-08-05
KAREN Blair	Marion, US	2019-08-05
Sandra Kathman	Cincinnati, OH	2019-08-05
Alex Profancik	Brunswick, OH	2019-08-05
Lydia Sowles	Cincinnati, OH	2019-08-05
Nancy Niehaus	Cincinnati, US	2019-08-05
Greg Potter	Dayton, US	2019-08-05
Adrian Stucker	los angeles, CA	2019-08-05

Name	Location	Date
Ryan Mooney-Bullock	Cincinnati, US	2019-08-05
Charles Gonzalez	Cincinnati, OH	2019-08-05
Alyssa Hallahan	New Richmond, OH	2019-08-05
Michelle Balz	Cincinnati, US	2019-08-05
THERESA SPIKES	CINCINNATI, US	2019-08-05
Chrissy Reuss	Cincinnati, OH	2019-08-05
Jessica Rockett	Cincinnati, US	2019-08-05
Rachael Katz	Cincinnati, US	2019-08-05
Paula Bennett	Cincinnati, OH	2019-08-05
Sophia Helms	Cincinnati, US	2019-08-05
Carol Edwards	Cincinnati, US	2019-08-05
Joe Dorris	Cincinnati, US	2019-08-05
Beverley Lamb	Cincinnati, US	2019-08-05
Jayashree Rajagopal	Cincinnati, OH	2019-08-05
Carole Rave	Cincinnati, US	2019-08-05
Kelly Rankin	Cincinnati, OH	2019-08-05
Susan Matz	Cincinnati, US	2019-08-06
Dave Ledwin	Milford, US	2019-08-06
Susan Forman	Cincinnati, US	2019-08-06
Debbie DeGeet	Cincinnati, US	2019-08-06
Sally Heckscher	Cincinnati, US	2019-08-06
Prudence Barker-Cremeans	West Chester, US	2019-08-06

Name	Location	Date
Mary Barr Rhodes	Cincinnati, US	2019-08-06
Destiney Joy	Godfrey, US	2019-08-06
Sandra Matlow	Cincinnati, US	2019-08-06
Melissa Porter	San Antonio, US	2019-08-06
tashfeenyousaf70@hotmail.com Tashfeen	Fairfax, US	2019-08-06
Eleanor Collins	Prestonsburg, US	2019-08-06
Mark Stucker	Cincinnati, US	2019-08-06
jennifer fowler	Cincinnati, US	2019-08-06
Janet Schneider	Cincinnati, US	2019-08-06
Laurie Roche	Cincinnati, OH	2019-08-06
rachel cook	Cincinnati, US	2019-08-06
Julia Wallace	Wimauma, US	2019-08-06
Stariel O'Berry	US	2019-08-06
Michele Dragga	Cincinnati, US	2019-08-06
Charlotte Bruce	Clovis, US	2019-08-06
Janice Alvarado	Cincinnati, US	2019-08-06
Terena Surgoine	Chapmanville, WV	2019-08-06
Patricia Sheerin	Cincinnati, US	2019-08-06
Kendra Krietsch	Cincinnati, US	2019-08-06
NIKKI DRYE	Cincinnati, US	2019-08-06
Christine McCullough	West Chester, US	2019-08-06

Name	Location	Date
Nina Johns	Cincinnati, US	2019-08-06
DéDé Greenberg	Cincinnati, US	2019-08-06
Jennifer Geiger	Cincinnati, US	2019-08-06
Linda Montgomery	Cincinnati, US	2019-08-06
Betty Moscové	Cincinnati, US	2019-08-06
Anne Wilker	Cincinnati, US	2019-08-06
Jane Auge	Covington, US	2019-08-06
Howard Dolle	Cincinnati, US	2019-08-06
Cathleen Arnold	Cincinnati, OH	2019-08-06
Linda Dooley	Cincinnati, US	2019-08-06
RITA LAPRESTO	Cincinnati, US	2019-08-06
Amy Beck	Cincinnati, US	2019-08-06
carole paine	Cincinnati, US	2019-08-06
William Magill	Philadelphia, US	2019-08-06
DeDe Dennig	Cincinnati, US	2019-08-06
Jennifer Blalock	Cincinnati, US	2019-08-06
Barbara Sliter	Cincinnati, US	2019-08-06
Karen Amend	Cincinnati, US	2019-08-06
Jennifer Wendeln	Cincinnati, US	2019-08-06
Kathleen Warden	Cincinnati, US	2019-08-06
Brian shircliff	Cincinnati, OH	2019-08-06
Anita Robinson	Cincinnati, US	2019-08-06

Name	Location	Date
Debbie Davidson	Cincinnati, OH	2019-08-06
Brandon Terrizzi	Cincinnati, US	2019-08-06
Betty and Mike Dirr	Cincinnati, US	2019-08-06
Pat Connor	Virginia Beach, US	2019-08-06
Kathleen Wernke	Mt Juliet, US	2019-08-06
Sue Trusty	Cincinnati, US	2019-08-06
Amy Stross	Loveland, OH	2019-08-06
Cedric Rose	Cincinnati, US	2019-08-06
Ellie Falk	Cincinnati, US	2019-08-06
Willis Herman	Georgetown, US	2019-08-06
Casey Dragoo	Muncie, US	2019-08-06
Fred Fall	Cherry Hill, NJ	2019-08-06
Mary Hutten	Cincinnati, US	2019-08-06
Bill Beyersdofer	Cincinnati, US	2019-08-06
Sam Settlemyre	Indianapolis, US	2019-08-06
Caroline Locke	Norwood, US	2019-08-06
Nora Green	Cincinnati, OH	2019-08-06
Mary Lennard	Cincinnati, OH	2019-08-06
Tessa Doan	Perrysburg, US	2019-08-06
suki skidmore	Cincinnati, US	2019-08-06
Fred Albino	Enon, US	2019-08-06
Caitlin Behle	Cincinnati, US	2019-08-06

Name	Location	Date
Kalliah White	Cincinnati, US	2019-08-06
Julia Fabrizi	Cincinnati, US	2019-08-06
Matthew Benedrk	Mckeesport, US	2019-08-06
Jessica Doan	Cincinnati, US	2019-08-06
Anna Cmolik	Cleveland, US	2019-08-06
Ben Foley	La Crescent, US	2019-08-06
Frances Orenic	Oak park, US	2019-08-06
Pam Dollard	Warren, US	2019-08-06
Laura Kolenz	Cleveland, US	2019-08-06
Elizabeth Waite	Cincinnati, US	2019-08-06
Megan Scharrer	Cincinnati, US	2019-08-06
Anna Cash	Milford, OH	2019-08-06
lorey gray	Cincinnati, US	2019-08-06
Jaime Misky	Milwaukee, US	2019-08-06
Marina Salazar	Cincinnati, US	2019-08-06
Kate Roach	Cincinnati, US	2019-08-06
bre doan	Cincinnati, US	2019-08-06
Sylvia Roth	Cincinnati, US	2019-08-06
Carroll W	Cincinnati, US	2019-08-06
Maddie Weiland	Crestwood, US	2019-08-06
Jerry Braun	Amelia, US	2019-08-06
debbie lutkenhoff	Cincinnati, US	2019-08-06

Name	Location	Date
Stella Wright	US	2019-08-06
Olivia Bell	hartsburg, US	2019-08-06
Olivianah Baugh	Ypsilanti, US	2019-08-06
David White	Covington, US	2019-08-06
April Ryan	Ypsilanti, US	2019-08-06
Emily Katenkamp	Lawrenceburg, US	2019-08-06
SARAH AND JOHN BISSELL	Cincinnati, US	2019-08-06
Carol Manda	Dayton, US	2019-08-06
Kathryn Zielinski	Cincinnati, US	2019-08-06
John Sternen	Fairfield, US	2019-08-06
Sharon Obermeyer	Cincinnati, US	2019-08-06
Phyllis Augspurger	Cincinnati, OH	2019-08-06
Wyatt Gilmore	North Providence, US	2019-08-06
Shannon Davis	Rushville, IN	2019-08-06
Amelia Herold	Omaha, US	2019-08-06
Anna Wood	Philadelphia, US	2019-08-06
Grace Thomas	Loveland, US	2019-08-06
Cindy Senefeld	Cincinnati, US	2019-08-06
Wayne Stein	Cincinnati, US	2019-08-06
Rachel Hershberger	Columbus, US	2019-08-06
Kati Neff	Cincinnati, OH	2019-08-06
Melissa Magallanes	Stafford, US	2019-08-06

Name	Location	Date
Wafa Rageh	Springfield, US	2019-08-06
Natalie Munn	Placerville, US	2019-08-06
Angela Ajudua	US	2019-08-06
John Lee	Los Angeles, US	2019-08-06
Gloria Esenwein	Cincinnati, OH	2019-08-06
Clara Igou	Columbus, US	2019-08-06
Patricia Giannella	Cincinnati, US	2019-08-06
Liza Newman	Cincinnati, US	2019-08-06
Morgan Goins	Indianapolis, US	2019-08-06
Sara Whybark	Ann Arbor, US	2019-08-06
Anna Misky	Milwaukee, US	2019-08-06
Serena Simon	McAllen, US	2019-08-06
Amy Conover	Connersville, US	2019-08-06
Peyton Conol	Hilo, US	2019-08-06
Stephen Knizner Jr	Cincinnati, US	2019-08-06
Ryan Han	Wyckoff, US	2019-08-06
Patricia Schneider	Cincinnati, OH	2019-08-06
Jeannie Ferguson	Cincinnati, US	2019-08-06
Fatoumata Diakite	Ann Arbor, US	2019-08-06
Michael Mercado	Cincinnati, US	2019-08-06
Lisa Williams	Cincinnati, US	2019-08-06
Sarah Hatfield	Cincinnati, US	2019-08-06

Name	Location	Date
Julietta Toedtman	Cincinnati, OH	2019-08-06
Patty Daughtrey	Knoxville, US	2019-08-06
James Miller	Cincinnati, OH	2019-08-06
Marge Knizner	Cincinnati, US	2019-08-06
Tim Finke	Cleves, OH	2019-08-06
Nina Pre807	Duluth, US	2019-08-06
Craig Mossman	Mentor, US	2019-08-06
Angela Scott	Altamonte Springs, US	2019-08-06
Timothy Hawkins	Cincinnati, US	2019-08-07
Colleen FitzGerald	Lakewood, US	2019-08-07
JoAnn Duvall	Atlantic City, US	2019-08-07
Sarah Carefoot	Cincinnati, US	2019-08-07
Benjamin Helmes	Cincinnati, US	2019-08-07
Jean Kinney	Cincinnati, US	2019-08-07
Wanda Ell	Cincinnati, US	2019-08-07
Molly Onders	Cincinnati, US	2019-08-07
Jeni Cullen	Miamisburg, US	2019-08-07
F M	Cincinnati, US	2019-08-07
Michael Lennard	Cincinnati, US	2019-08-07
Nancy Erwin	Cincinnati, US	2019-08-07
Thomas Weaver	Marion, US	2019-08-07
Dana Forrester	Whitmore Lake, US	2019-08-07

Name	Location	Date
Peter Korchak	Cincinnati, US	2019-08-07
Ami Wilson Kalisek	Mchenry, US	2019-08-07
Lucy García	Dayton, US	2019-08-07
Katie Owen	Saint Louis, US	2019-08-07
Mary Cronin	Cincinnati, US	2019-08-07
Maura Carpinello	Cincinnati, US	2019-08-07
Cristina Romero	Round Lake, US	2019-08-07
roger davis	Dayton, US	2019-08-07
Glenda Hertzman	Cincinnati, US	2019-08-07
Darlene Welling	Morrow, OH	2019-08-07
Savana Medlin	Virginia Beach, US	2019-08-07
Gretchen Carlton	Hamilton, US	2019-08-07
Chris Johnson	Cincinnati, US	2019-08-07
Patricia Brennan	Fort Thomas, US	2019-08-07
Adebukunola Arowosegbe	Hermitage, US	2019-08-07
Robin Mullery	Palo Alto, US	2019-08-07
Sarah Sweet	Rushville, US	2019-08-07
Sarah Fenske	Cincinnati, US	2019-08-07
McKenna Gilmer	Memphis, US	2019-08-07
Marilyn Cochran	Melbourne, FL	2019-08-07
HeyIm Cat	Salt Lake City, US	2019-08-07
roberta lynn	clearlake, US	2019-08-07

Name	Location	Date
Hannah Lange	Mount Horeb, WI	2019-08-07
Christi Stevenson	Covington, KY	2019-08-07
Savana Kauhane	Honolulu, US	2019-08-07
Dena Contreras	Los Angeles, US	2019-08-07
Colleen McTague	Seattle, US	2019-08-07
Diane Gormley	Mountlake Terrace, US	2019-08-07
Mary Buckingham	US	2019-08-07
Kanani Awong	Honolulu, US	2019-08-07
Jason Lawless	Cincinnati, US	2019-08-07
Juliann Rose	Milford, OH	2019-08-07
Liz Gantzer	US	2019-08-07
Suzanne Crable	Cincinnati, OH	2019-08-07
Rachel Leip	Jefferson City, MO	2019-08-07
Roberta Johnston	Marion, US	2019-08-07
Diane Mularoni	Mason, US	2019-08-07
Myka Radecki	Cincinnati, US	2019-08-07
Heather Waldron	Cincinnati, US	2019-08-07
Russ Taylor	Newport, US	2019-08-07
Lisa Potter	Loveland, US	2019-08-07
Heather Chambers	Muncie, US	2019-08-07
Madeline Driesbach	Lebanon, US	2019-08-07
Kathleen Wilke	Cincinnati, US	2019-08-07

Name	Location	Date
elizabeth russell	Nashville, US	2019-08-07
Rose Meenach	Burlington, US	2019-08-07
Kimberli Eddy	Cincinnati, US	2019-08-07
Brittney kirtley	Noblesville, US	2019-08-07
george havranek	Bronx, US	2019-08-07
Bassam Waheeb	Escalon, US	2019-08-07
John Ellmore	Cincinnati, US	2019-08-07
gloria s schaffer	cinti, OH	2019-08-07
Royal Cash	Washington, US	2019-08-07
Michelle Lawless	Cleveland, US	2019-08-07
Nan Matteson	Cincinnati, US	2019-08-07
Cici Sullivan	Hartsville, US	2019-08-07
Vera Dennis	Florence, US	2019-08-07
Donald Horak	Lima, US	2019-08-07
Beth Muething	Cincinnati, US	2019-08-07
Michael Smith	Cincinnati, US	2019-08-07
Robert Smith	Auburn, US	2019-08-07
Gene Lam	New York, US	2019-08-07
Kathryn Gibson	Chicago, IL	2019-08-07
Terry Lemmerman	Cincinnati, US	2019-08-07
Julie Lessard	Cincinnati, US	2019-08-07
Cynthia Barr	Cincinnati, US	2019-08-07

Name	Location	Date
Gabe Banzaca	Hogansville, US	2019-08-07
Joel Morales	Bronx, US	2019-08-07
Brianna Pariseau	Bessemer City, US	2019-08-07
Joe Obermeyer	Cincinnati, US	2019-08-07
Sofia Feist	Cincinnati, US	2019-08-07
Skye Harvey	Phoenix, US	2019-08-07
Deborah Reis	Wilson, WY	2019-08-07
Judi Graves	Cincinnati, US	2019-08-07
Karen Kahle	Cincinnati, US	2019-08-07
Simone Bess	Cincinnati, US	2019-08-07
Stephanie Sims	Hamilton, US	2019-08-07
Braydon Booher	Cincinnati, US	2019-08-07
John Black	Cincinnati, US	2019-08-07
ruth pace	Lansing, US	2019-08-07
Sandra Rogers	Miami, US	2019-08-07
Klaudya Lyons	Fayetteville, US	2019-08-07
Jared Faniel	Davenport, US	2019-08-07
Karrilee Derrick	Charleston, US	2019-08-07
Devin Silva	Spanaway, US	2019-08-07
Carol Grasha	Cincinnati, US	2019-08-07
Bernard Berg	Easton, US	2019-08-07
Karina K	Camden, US	2019-08-07

Name	Location	Date
Sara Storjohann	Cincinnati, US	2019-08-07
Kate Kern	Cincinnati, US	2019-08-07
Brian Peters	Knoxville, US	2019-08-07
Teresa Ornellas	Honolulu, US	2019-08-07
Araceli Duran	Chicago, US	2019-08-07
Max Enriquez	Poway, US	2019-08-07
Australia Howard	Aliso Viejo, US	2019-08-08
Shawn Sonnenfelt	Los Angeles, US	2019-08-08
Jennifer Adkins	Valrico, US	2019-08-08
Heather Hewitt	West Chester, US	2019-08-08
Emily Earl	Lexington Park, US	2019-08-08
Isaiah Hope	Boston, US	2019-08-08
Neal Lemmerman	Cincinnati, US	2019-08-08
Lindsey Parscale	Canton, US	2019-08-08
Amber Hilton	San Francisco, US	2019-08-08
Kara Garrod	Cincinnati, US	2019-08-08
Teresa Kraimer	Middletown, OH	2019-08-08
Rhonda Hawkins	Cincinnati, US	2019-08-08
Valentina Caver	Douglasville, US	2019-08-08
Ruby Wasserman	Newbury Park, US	2019-08-08
Pamela Bilyeu	Jamaica Plain, US	2019-08-08
Jordan Decremer	Winnemucca, US	2019-08-08

Name	Location	Date
Barbara Walker	West Harrison, US	2019-08-08
Kayla Howell	Cincinnati, US	2019-08-08
Kennedy Temple	tonganoxie, US	2019-08-08
Anish Kc	Dallas, US	2019-08-08
Anna Santiago	cincinnati, US	2019-08-08
Jayden Johnson	Columbus, US	2019-08-08
Mele Felila	Woods Cross, US	2019-08-08
Maryan Hahn	West Chester, US	2019-08-08
Sara Hu	Parker, US	2019-08-08
Casey Bonera	Mesa, US	2019-08-08
Chis Wright	Lexington, US	2019-08-08
James Parris	Bremen, US	2019-08-08
Teresa Chism	Forrest City, US	2019-08-08
Emily Poole	Dayton, US	2019-08-08
Carolyn Owsley	Kennewick, US	2019-08-08
Patricia Riley	Columbus, OH	2019-08-08
Samuel Pearson	Villa Park, US	2019-08-08
Peter Dorsa	Fairfield, US	2019-08-08
Margaret Walsh-Luck	Cincinnati, US	2019-08-08
April Weaver	Marion, IN	2019-08-08
aubrey kreker	Cincinnati, US	2019-08-08
Nancy Elder	Cincinnati, US	2019-08-08

Name	Location	Date
Ginny Ridinger	Miamisburg, US	2019-08-08
Colleen McSwiggin	Cincinnati, OH	2019-08-08
Madeleine Misleh	Cincinnati, US	2019-08-08
Rachel Fenner	Cincinnati, OH	2019-08-08
Andi Zaferes	Cincinnati, US	2019-08-08
Garrett Frey	Cincinnati, US	2019-08-08
Ethan Gallagher	Cincinnati, US	2019-08-08
Eric Kraft	Indianapolis, US	2019-08-08
Alex Owens	Ludlow, US	2019-08-08
Ross Lewellyn	Cincinnati, US	2019-08-08
Alexa Sonderman	Cincinnati, US	2019-08-08
Kylie Meiser	Cincinnati, US	2019-08-08
Maria DiTullio	Dayton, US	2019-08-08
Zach Ellis	Cincinnati, US	2019-08-08
Brenna Horn	Cincinnati, US	2019-08-08
Katie Cattell	Fairfield, US	2019-08-08
Ellie Kremer	Cincinnati, US	2019-08-08
Catherine Noles	US	2019-08-08
Emily Mihelich	Cincinnati, US	2019-08-08
Anjali Gupta	Edison, US	2019-08-08
Karen Krekeler	Cincinnati, US	2019-08-08
Loren Peterman	Cincinnati, US	2019-08-08

Name	Location	Date
Shelby S	Glen Burnie, US	2019-08-08
Megan Dobberteen	US	2019-08-08
Paisley Stone	Cincinnati, US	2019-08-08
Kelsey Krekeler	Ridgewood, US	2019-08-08
Julia Chick	Cincinnati, OH	2019-08-08
Bob Smith	Freehold, US	2019-08-08
Jennifer Hesse	Debary, US	2019-08-08
Jessica Hines	Blanchard, US	2019-08-08
Trent Steffes	Osseo, US	2019-08-08
Sarah Eberle	Cincinnati, US	2019-08-08
Francois de la Giroday	Los Angeles, US	2019-08-08
Nerissa Cain	Deland, US	2019-08-08
Omar Dandan	Marietta, US	2019-08-08
Rosie Kovacs	Cincinnati, US	2019-08-08
Anne Gibbons	Cincinnati, US	2019-08-08
Carolyn Rudolph	Cincinnati, US	2019-08-08
Bruce Krekeler	Las Vegas, US	2019-08-08
Jason Hicks	Decatur, US	2019-08-08
Ron Giwer	Philadelphia, US	2019-08-08
Emma Maue	Amelia, OH	2019-08-08
Linda Colvin	US	2019-08-08
Shailah Maynard	Cincinnati, US	2019-08-08

Name	Location	Date
Andrew Fenner	Seattle, US	2019-08-08
Annie Haskins	Cincinnati, US	2019-08-08
Sarah Millikin	Covington, US	2019-08-08
Justin Schafer	Cincinnati, OH	2019-08-08
Drew Trenkamp	Cincinnati, US	2019-08-08
J. Honeck	Cincinnati, US	2019-08-08
Lara Jacobs	Cincinnati, US	2019-08-08
Carla Lamb	Cincinnati, OH	2019-08-08
Emma Roberts	Cincinnati, OH	2019-08-08
Morgan Peterman	Cincinnati, US	2019-08-08
Hayley Douglas	Cincinnati, US	2019-08-08
Kelly Finn	Atkins, AR	2019-08-08
Cody Burden	Bowling Green, US	2019-08-08
Kara Cannon	freehold, US	2019-08-08
Erin Walter	Sabattus, US	2019-08-08
Arlene Zuckerman	Jamaica, US	2019-08-08
Emily Peterson	Ohio	2019-08-08
Brittany Liu	Batavia, US	2019-08-08
Peg Fenner	Cincinnati, US	2019-08-08
Natalia Ochoa	Denver, US	2019-08-08
Theresa Kajs	Loveland, US	2019-08-08
Sarah Hanselman	Cincinnati, US	2019-08-08

Name	Location	Date
Nataley Lancaster	Mobile, US	2019-08-08
Alex Larson	Saint Cloud, US	2019-08-08
Shelby Stevlingson	Cincinnati, US	2019-08-08
Dafna Garber	Los Angeles, CA	2019-08-08
Mahealani Botelho	Waianae, US	2019-08-08
Daniel Jackson	Charlotte, US	2019-08-08
Bradley Click	West Liberty, US	2019-08-08
Nicholas Osburg	Woodlawn, US	2019-08-08
Lily Maynard	Cincinnati, OH	2019-08-08
Andrea Essert	Cincinnati, US	2019-08-08
Morgan Kayser	Sequim, US	2019-08-08
Sandy Montgomery	Oak Hill, WV	2019-08-08
Caroline schutt	cincinnati, US	2019-08-08
Theda Stanford	Pinellas Park, US	2019-08-08
Maressa Krekeler	Cincinnati, US	2019-08-09
Rene Dierker	Cincinnati, US	2019-08-09
Tonya Dumas	Cincinnati, US	2019-08-09
Carol Fisher	Dayton, OH	2019-08-09
Trevor Scott	Cincinnati, US	2019-08-09
Maxim Igolnikov	Newtonville, US	2019-08-09
Connie Bowman	Cincinnati, US	2019-08-09
Terri White	Newberry, US	2019-08-09

Name	Location	Date
Kelley Dziech	Cincinnati, US	2019-08-09
Erika Eisenberg	Cincinnati, US	2019-08-09
Ali Hausfeld	Columbus, US	2019-08-09
Caitlin McCall	Cincinnati, US	2019-08-09
Bridget Davis	New York, US	2019-08-09
Christopher Harrison	Cincinnati, US	2019-08-09
Shah Hughes	Apex, US	2019-08-09
Dawn Adams	Indianapolis, US	2019-08-09
Nicole Zapp	Cincinnati, US	2019-08-09
Becca Pele	San Jose, US	2019-08-09
Naja Goodwin	Omaha, US	2019-08-09
London Turk	US	2019-08-09
Katie Hart	Mason, OH	2019-08-09
Cyndi Loveless	Batavia, OH	2019-08-09
Christian Jauregui	Cleveland, US	2019-08-09
Tiffany Ruiz	Garden Grove, US	2019-08-09
Adriana Roman	Bellflower, US	2019-08-09
Brittany Velasco	Long Beach, US	2019-08-09
Vanessa Daniel	Garden Grove, US	2019-08-09
Yoanna Ramirez	Beaverton, US	2019-08-09
Brooke Shanesy	Cincinnati, OH	2019-08-09
Heather Nahrgang	Cincinnati, US	2019-08-09

Name	Location	Date
Ashley Alter	Dunkirk, US	2019-08-09
Peja Glasper	Elyria, US	2019-08-09
Kathryn Chipman	San Rafael, US	2019-08-09
Lauren Ratterman	Cincinnati, US	2019-08-09
Kiersten Richards	Cincinnati, US	2019-08-09
Kathleen Topp	Milwaukee, US	2019-08-09
Kassandra Thomas	Rayburn avenue, US	2019-08-09
Ferid Cecunjanin	Salem, US	2019-08-09
Nalani Gamez	Los Angeles, US	2019-08-09
Dave Gamstetter	mt olivet, US	2019-08-09
Meghan Hammitt	Elk Grove, US	2019-08-09
Nilufer Oner	Houston, US	2019-08-09
Rezshenae Youngblood	Kapolei, US	2019-08-09
Elaine Dang	Buena Park, US	2019-08-09
Graciana Lemos	Ventura, US	2019-08-09
Caca Belinda	Waco, US	2019-08-09
Jayda Williams	Covina, US	2019-08-09
Sophie Schneider	Midlothian, US	2019-08-09
Aniya Venable	Vallejo, US	2019-08-09
kw carr	Cincinnati, US	2019-08-09
Jodie Zultowsky	Cincinnati, US	2019-08-09
Betsy Boss	Cincinnati, OH	2019-08-09

Name	Location	Date
Gail Suiter	Hamilton, OH	2019-08-09
Devin Grush	Parker, US	2019-08-09
Rama Kasturi	Cincinnati, US	2019-08-09
Renate Pealer	Hamilton, OH	2019-08-09
Andrea Ehoodin	Cincinnati, US	2019-08-09
Julia Trechak	Brooklyn, US	2019-08-09
Heidy Veliz	Hialeah, US	2019-08-09
Mario Soto	New York, US	2019-08-09
jess marge	culver city, US	2019-08-09
Nick Knoblauch	Fort Wayne, US	2019-08-09
Yolanda Moore	Los Angeles, US	2019-08-09
Jackie Underwood	Pittsburgh, PA	2019-08-10
Marielle Marne	Phoenix, AZ	2019-08-10
Jack Myers	Tualatin, US	2019-08-10
vivian Brooks	Middletown, US	2019-08-10
John Twachtman	Cincinnati, US	2019-08-10
Laura Sims	Tacoma, US	2019-08-10
Christine Henson	North Fort Myers, US	2019-08-10
Tiahna Mitchell	US	2019-08-10
Kylie Allison	Long Beach, US	2019-08-10
Vanessa Aulii	US	2019-08-10
S J Reilly	Los Angeles, US	2019-08-10

Name	Location	Date
Craig Myers	Dillon, US	2019-08-10
mary heimert	Cincinnati, OH	2019-08-10
Gina Clark	Orangevale, US	2019-08-10
Amy Roberts	South Burlington, US	2019-08-10
David Stradling	Cincinnati, US	2019-08-10
Rath Mannam	Hightstown, US	2019-08-10
Jennifer Doan	Cincinnati, US	2019-08-10
Alexander Bernhard	Cincinnati, US	2019-08-10
Alex Wade	Cincinnati, OH	2019-08-10
Andrea Reeder	Cincinnati, US	2019-08-10
Lindsay Welton	Dayton, US	2019-08-10
Mary Foote Lund	Cincinnati, US	2019-08-10
Angel Cipres	Los Angeles, US	2019-08-10
Thomas Darrah	Milford, US	2019-08-10
Dyana Garcia	Waipahu, US	2019-08-11
dull pen	Place, US	2019-08-11
Zachary Smith	Tazewell, US	2019-08-11
Kely Marie Jackson	Jacksonville Beach, US	2019-08-11
Kyle Lewis	Cincinnati, US	2019-08-11
Grant Nikanowicz	Pinckney, MI	2019-08-11
Elise Bernhard	Las Vegas, US	2019-08-11
Logan Austin	Washington Court House, US	2019-08-11

Name	Location	Date
Amy Knauer	Cincinnati, US	2019-08-11
Janie Michel	Saint Louis, US	2019-08-11
Miranda Glennon-Nerone	Cincinnati, US	2019-08-11
Ana Cruz	San Antonio, US	2019-08-11
Nathan Crawford	Kent, US	2019-08-11
Marilyn Wehri	Cincinnati, US	2019-08-11
Barbara Hendricks	Cincinnati, OH	2019-08-11
Alyssa Scroghan	Cincinnati, US	2019-08-11
Randie Flaig	Cincinnati, US	2019-08-11
Julie Doepke	Cincinnati, OH	2019-08-11
Rose Seegee	Alexandria, US	2019-08-11
David Allen	Mason, US	2019-08-11
Jason Knauer	Lakewood, US	2019-08-11
Farah Sagin	Cincinnati, US	2019-08-11
Tyler Rasp	Cincinnati, OH	2019-08-11
Jessica Schultz	Cincinnati, US	2019-08-11
Christopher Burkey	Cincinnati, OH	2019-08-11
David Rosenberg	Cincinnati, US	2019-08-11
Brittney Long	Salisbury, US	2019-08-11
ryan welton	Cincinnati, OH	2019-08-11
Liz Rosevear	Pittsburgh, US	2019-08-11
Evan Place	Catskill, US	2019-08-11

Name	Location	Date
Ann King	Cincinnati, US	2019-08-11
Owen Nyswonger	Cincinnati, US	2019-08-11
Julia Hawgood	Cincinnati, US	2019-08-11
Susan Chapman	Cincinnati, US	2019-08-11
Erica Estrada	Cudahy, US	2019-08-11
Leigh Gaines	Cincinnati, US	2019-08-11
Kay Atkins	Cincinnati, OH	2019-08-11
Arynn McCandless	Cincinnati, US	2019-08-11
Corina Cleveland	Marion, US	2019-08-11
Ann Eismeier	Cincinnati, US	2019-08-11
Holly Tomita	Honolulu, US	2019-08-11
Darlene Avitia	La Habra, US	2019-08-11
Susan Mitchell	Falmouth, KY	2019-08-11
Mooney Christine	Cincinnati, US	2019-08-11
Jason Martin	Phoenix, US	2019-08-11
Jeffry Weidner	Cincinnati, US	2019-08-11
Grace Lillie	geneva, US	2019-08-11
Natalie Beck	Cincinnati, US	2019-08-11
Tammy Wolf	Gettysburg, PA	2019-08-11
Heather Redden	De Mossville, KY	2019-08-11
Kathleen Kraemer	Cincinnati, US	2019-08-11
Julie Ledford	Richmond, US	2019-08-11

Name	Location	Date
Courtney Alexander	Cincinnati, US	2019-08-11
Sarah Fischer	Cincinnati, OH	2019-08-12
David Schmitt	Crittenden, US	2019-08-12
Erica Butcher	Loveland, US	2019-08-12
Suzanne Mehl	Cincinnati, US	2019-08-12
Kathy Leugers	Cincinnati, US	2019-08-12
Nohea Chang	Honolulu, US	2019-08-12
Chuck Lohre	Cincinnati, OH	2019-08-12
Emily Hammerberg	Cincinnati, US	2019-08-12
Cara Hague	Cincinnati, US	2019-08-12
Rose Meinken	Cincinnati, US	2019-08-12
Shannon Ryan	Cincinnati, OH	2019-08-12
Maggie Baker	Cincinnati, US	2019-08-12
Dara O'Loughlin	Cincinnati, US	2019-08-12
Diane Salvato	Cincinnati, OH	2019-08-12
Michaela Master	Columbus, US	2019-08-12
Elizabeth Keuffer	Cincinnati, US	2019-08-12
Tom Lohre	Cincinnati, US	2019-08-12
Carolina Gleason	Phoenix, AZ	2019-08-12
Mallin Blaxall	Cincinnati, OH	2019-08-12
Beena Kamath-Rayne	Cincinnati, OH	2019-08-12
Lauren Campbell	Cincinnati, US	2019-08-12

Name	Location	Date
Marcy Wydman	Cincinnati, OH	2019-08-12
Jennifer Gruenhagen	Hamilton, OH	2019-08-12
Barbara Arend-Hendricks	Cincinnati, US	2019-08-12
Grace fening	Walnut Hills, OH	2019-08-12
Anne Cooper	Cincinnati, OH	2019-08-12
Elizabeth Naugher	Cincinnati, US	2019-08-12
Matthew Utter	Cincinnati, OH	2019-08-12
Emily Smith	Cincinnati, US	2019-08-12
Melisa Jenkins	cincinnati, OH	2019-08-12
Trudy Lorenz	Covington, KY	2019-08-12
ursula roma	cincinnati, OH	2019-08-12
Jessie Boone	Cincinnati, OH	2019-08-12
Natalie Tyler	Cincinnati, US	2019-08-12
Sandra Woy-Hazleton	Oxford, US	2019-08-12
Kristen Albert	Cincinnati, OH	2019-08-12
Noel Prows	Cincinnati, OH	2019-08-12
Meri Fleisch	Cincinnati, US	2019-08-12
Kate Jarvi	Cincinnati, US	2019-08-12
John Spencer	Cincinnati, OH	2019-08-12
Monica Reynolds	Cincinnati, US	2019-08-12
Justin Hoffer	Hanscom AFB, US	2019-08-12
Chris Smyth	Cincinnati, OH	2019-08-12

Name	Location	Date
Amanda Nielsen	St. Bernard, OH	2019-08-12
Jennifer Griswold	Cincinnati, US	2019-08-12
Ann-Drea Hensley	Frisco, US	2019-08-12
Fred Yaeger	Cincinnati, OH	2019-08-12
Jamie Gaines	Loveland, US	2019-08-12
Gary Pelletier	Winthrop, MA	2019-08-12
Eddie Susshine	Cincinnati, US	2019-08-12
Nancy Chase	Cincinnati, US	2019-08-12
Rebecca Longardner	Cincinnati, US	2019-08-12
Teri Heist	Cincinnati, US	2019-08-12
Sanj Bias	Cincinnati, OH	2019-08-12
Rachel Culley	Cincinnati, OH	2019-08-12
Alicia Culman	Cincinnati, US	2019-08-12
Sharon McCartney	Washington, US	2019-08-12
Max Leveridge	Dublin, OH	2019-08-12
Gary Kessler	Cincinnati, US	2019-08-12
Patricia Zwier	Portage, US	2019-08-12
Emma Verville	Cincinnati, US	2019-08-12
Susan Gilbert	Goshen, OH	2019-08-12
Toni Cradle	Dowagiac, US	2019-08-12
Justicia Rhodus	Cincinnati, US	2019-08-12
David White	Cincinnati, OH	2019-08-12

Name	Location	Date
Kathleen Hofmann	Cincinnati, OH	2019-08-12
Jessica Garner	Pierre Part, US	2019-08-12
joshua kruer	Cincinnati, OH	2019-08-12
Marisa Head	Cincinnati, US	2019-08-12
Rebecca Kiefer	Newport, KY	2019-08-12
Carly Molumby	Cincinnati, US	2019-08-12
Karen Oberjohn	Park Hills, US	2019-08-12
Dr Shelley J Hamler	Cincinnati, US	2019-08-12
Rebecca Fay	Cincinnati, US	2019-08-12
Zach El-Sawaf	Cincinnati, US	2019-08-12
Cinda Glenn	Cincinnati, OH	2019-08-12
Sandra Tyler	Hamilton, US	2019-08-12
Laura Castillo	Columbus, US	2019-08-12
Lisa Stocks	Cincinnati, US	2019-08-12
Dan Dressman	North Baltimore, US	2019-08-12
Kathleen Pepmeyer	Cincinnati, OH	2019-08-12
Christine Barlow	maineville, US	2019-08-12
annie kanter	cincinnati, US	2019-08-12
Sarah Habib	Cincinnati, US	2019-08-12
Sarah Burke	Bozeman, US	2019-08-12
Elizabeth Howarth	Cincinnati, US	2019-08-12
Toni Winston	Cincinnati, US	2019-08-12

Name	Location	Date
DONNA DRESSMAN	Cincinnati, US	2019-08-12
Stephanie Boehringer	Cincinnati, OH	2019-08-12
Eileen Cooper	US	2019-08-12
Jenn Gum	Cincinnati, US	2019-08-12
Karen Koenig	Dayton, US	2019-08-12
Deborah A. Frederick	Milford, US	2019-08-12
Morgan Cramer	Cincinnati, US	2019-08-12
Jean Swartley	Cincinnati, OH	2019-08-12
Kali Cavanagh	US	2019-08-12
Alexandra Robb	North Adams, US	2019-08-12
Logan Howlett	Front Royal, US	2019-08-12
Iyah Brown	Cincinnati, OH	2019-08-12
Ralph Sabato	Cincinnati, OH	2019-08-12
Carol Monson	Independence, KY	2019-08-12
Mo McKnight	Newport, US	2019-08-12
Mary Wellen	Cincinnati, US	2019-08-12
kate gallion	cincinnati, OH	2019-08-12
Katie Yoder	Cincinnati, US	2019-08-12
Stefan Skirtz	Cincinnati, US	2019-08-12
Leila Llanes	Kapaa, HI	2019-08-12
Rylee Geiger	Menomonee Falls, US	2019-08-12
Gray Boom	Henrico, US	2019-08-12

Name	Location	Date
Heather Golden	Cincinnati, US	2019-08-12
Diane Marhoffer	Harrison, US	2019-08-12
Madeline Vandermeijden	Cincinnati, US	2019-08-12
Ruth Hardy	Cincinnati, OH	2019-08-12
Marybeth McManus	Liberty Township, US	2019-08-13
Ashleigh Nunez	Cincinnati, US	2019-08-13
Rachael Pollard	Brookville, IN	2019-08-13
Jennifer Meinken	Cincinnati, US	2019-08-13
Cara Cheshire	Cincinnati, US	2019-08-13
Linda Conway Hensley	Cincinnati, OH	2019-08-13
Diane Cheshire	Cincinnati, US	2019-08-13
Mitch Anderskow	Cincinnati, US	2019-08-13
Claire Wagner	Cincinnati, US	2019-08-13
Jessica Conover	Cincinnati, US	2019-08-13
Marie Hopkins	Cincinnati, US	2019-08-13
Sara Tomlin	Cincinnati, US	2019-08-13
Adrienne McDonough	Independence, US	2019-08-13
Amy Leibrock	Cincinnati, OH	2019-08-13
Bailey Leo	Cincinnati, US	2019-08-13
Tyler Wood	Dayton, US	2019-08-13
Tamar Stalveys	Cincinnati, OH	2019-08-13
Rathna Sivasailam	Mechanicsburg, US	2019-08-13

Name	Location	Date
Kathleen Mehl	Cincinnati, US	2019-08-13
Teresa Smith	columbus, OH	2019-08-13
Marc Landy	France	2019-08-13
Fleming ackermann	Cincinnati, US	2019-08-13
Bob Wehmeier	Cincinnati, US	2019-08-13
Meredith Kaucher	Covington, US	2019-08-13
Heather Froehle	Cincinnati, US	2019-08-13
Susan Sturgeon	Ft Mitchell, US	2019-08-13
Joanna Haehnle	Cincinnati, US	2019-08-13
Larry Mcgruder	Cincinnati, US	2019-08-13
Greg Allen	Ft Mitchell, US	2019-08-13
Gabrielle Kalouche	Cincinnati, US	2019-08-13
Cynthia Starr	Cincinnati, US	2019-08-13
Joan Weidner	Cincinnati, US	2019-08-13
Shaina Gerber	Cincinnati, US	2019-08-13
Melissa Golly	Dallas, US	2019-08-13
Cesar Serrano	Los Angeles, US	2019-08-13
Kimiko White	San Bernardino, US	2019-08-13
Alyson Dressman	Cincinnati, US	2019-08-13
Nichole Boue	Cincinnati, US	2019-08-13
Jennifer Bishop	Aliso Viejo, US	2019-08-13
Kara Pelicano	Cincinnati, US	2019-08-13

Name	Location	Date
Emily Imhoff	Cincinnati, US	2019-08-13
Peyton Snowball	Florence, US	2019-08-13
Alexa Zuber	Cincinnati, US	2019-08-13
janet abbott	Erlanger, US	2019-08-13
Karen Tackett	Cincinnati, OH	2019-08-13
Kristopher Kline	Cincinnati, US	2019-08-13
Racquel Jones	Cincinnati, OH	2019-08-14
Sarah Kennedy	Cincinnati, OH	2019-08-14
Terence Webber	Mansfield, OH	2019-08-14
Christina Thornton	Mansfield, US	2019-08-14
Jasmine Davies	Dayton, US	2019-08-14
Becky Thacker	Fayetteville, AR	2019-08-14
Joan McCaffrey	Ridley Park, US	2019-08-14
Kimberly Linder	Cincinnati, OH	2019-08-14
Russell Tullis	Bothell, US	2019-08-14
Sandra Klein	Cincinnati, US	2019-08-14
Julie Brown	Cincinnati, US	2019-08-14
sidney Mulford	Cincinnati, OH	2019-08-14
Tom KLINE	Loveland, US	2019-08-14
John Sturgeon	Trenton, US	2019-08-14
Kate Beltramo	Cincinnati, OH	2019-08-14
Jacquelyn Chischillie	Cincinnati, US	2019-08-14

Name	Location	Date
Bri Pluchino	Blue Springs, US	2019-08-14
Heather de Maynadier	Allentown, US	2019-08-14
lina fandino	Aventura, US	2019-08-14
Matthew Calamusso	Newark, US	2019-08-14
Anita Johnson	Richmond, US	2019-08-14
Ashley Pope	Cincinnati, US	2019-08-14
Cassandra Bonz	Cincinnati, OH	2019-08-14
Melissa Bays	Dayton, KY	2019-08-14
Craig Browne	Rockford, US	2019-08-14
Sarah Feldkamp	Cincinnati, US	2019-08-14
Chris Specht	Cincinnati, US	2019-08-14
Kimberly Winslow	Florence, KY	2019-08-14
mike Mattingly	Alexandria, US	2019-08-14
James Allen	Cincinnati, US	2019-08-14
Dakota Warren	Pasadena, US	2019-08-14
Thomas Halvas	Wake Forest, US	2019-08-14
Sam Henriquez	Thiells, US	2019-08-15
Lucy Klette	Cincinnati, OH	2019-08-15
Tom Anderson	Cincinnati, US	2019-08-15
maria Shteivi	Cincinnati, US	2019-08-15
Samantha Malott	Cincinnati, US	2019-08-15
Nicole Smith	Cincinnati, US	2019-08-15

Name	Location	Date
Mary Tabar	Independence, US	2019-08-15
Bianca Reisdorf	Lansing, MI	2019-08-15
madison mumma	Cincinnati, US	2019-08-15
Maggie Smith	Hamtramck, US	2019-08-15
Hannah Sparks	Cincinnati, US	2019-08-15
Danielle Jones	Memphis, US	2019-08-15
Leah Shields	Chicago, IL	2019-08-15
Chris Webber	Cincinnati, US	2019-08-15
Michael Shields	Chicago, US	2019-08-15
Allison Ventura	Mason, US	2019-08-15
Lauren Geiser	Cincinnati, US	2019-08-15
Willie Geiser	Holland, US	2019-08-15
Karen Geiser	Holland, US	2019-08-15
Josh Morgan	Cincinnati, US	2019-08-15
Ron Geiser	Boulder, US	2019-08-15
victoria weird	cincinnati, US	2019-08-15
Hana Seelig	Chicago, US	2019-08-15
Harris Wheeler	Wadsworth, US	2019-08-15
Brittany Walker	Cincinnati, OH	2019-08-15
Jen Berter	Cincinnati, US	2019-08-15
Kassandra Solon	Pickerington, OH	2019-08-15
Hannah Rogers	Cincinnati, US	2019-08-15

Name	Location	Date
Isai Morales	Cincinnati, US	2019-08-15
nau kim	Indianapolis, US	2019-08-15
Roselani Ferguson	East Hampton, US	2019-08-15
SL Geiser	Holland, US	2019-08-15
Lisa McCann	Denver, US	2019-08-16
Christine Mcnamara	Milford, US	2019-08-16
Dale Holt	Petersburg, US	2019-08-16
Madi Borders	Florence, US	2019-08-16
Reri Solatorio	Kaneohe, US	2019-08-16
Cory Yun	North Royalton, US	2019-08-16
Gabriella Sumner	Cincinnati, US	2019-08-16
Anna Goroncy	Cincinnati, US	2019-08-16
Cassie Saines	Cincinnati, US	2019-08-16
Warren Hargo III	Detroit, US	2019-08-16
Tess Jaeger	Cincinnati, OH	2019-08-17
Lydia Christopher	West Chester, OH	2019-08-17
Marva Anderson	Cincinnati, US	2019-08-17
holly mills	boulder, US	2019-08-17
Cynthia Gurklies	Pemberville, US	2019-08-17
Emily Snavely	Dayton, US	2019-08-18
Janina Grage	Germany	2019-08-20