HISTORIC CONSERVATION BOARD AGENDA

Monday, April 10, 2023 at 3:00 pm

There have been important changes to hearing procedures and rules for participation. This hearing will be conducted through a virtual/remote platform. Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

CONSENT ITEMS

Item 1. 1625 VINE ST
COA2023004

The applicant requests a Certificate of Appropriateness to rehabilitate an existing mixed-use structure, including replacement windows and storefront in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density. This case was postponed from 2/27/23 to 4/10/23 hearing date.

Applicant: CITY STUDIOS

Staff Report: DOUG OWEN

Item 2. 1633 VINE ST
COA2023005

The applicant requests a Certificate of Appropriateness to rehabilitate an existing mixed-use structure, including replacement windows and storefront in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density. This case was postponed from 2/27/23 to 4/10/23 hearing date.

Applicant: CITY STUDIOS

Staff Report: DOUG OWEN

DISCUSSION ITEMS

Item 3. 1806 REPUBLIC ST
COA2023009

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including four new residential units, window and door replacement, new exterior lighting, masonry/wood repairs and roof replacement in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density. This case was postponed from 3/13/23 to 4/10/23 hearing date.

Applicant: PLATTE ARCHITECTURE AND DESIGN

Staff Report: DOUG OWEN

Item 4. 1801 VINE ST
COA2023008

The applicant requests a Certificate of Appropriateness for 1801-1805 Vine Street to rehabilitate an existing mixed-use structure, including first floor commercial space, five residential units on the second floor, replacement of windows, doors and storefront, new exterior lighting, masonry repairs and roof replacement in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to density. This case was postponed from 3/13/23 to 4/10/23 hearing date.

Applicant: PLATTE ARCHITECTURE AND DESIGN

Staff Report: DOUG OWEN

Item 5. 2025 COLERAIN AV COA2023012

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including two new residential units on upper floors, an Eating and Drinking Establishment on first floor, new doors, and windows in the Dayton Street Historic District. Additionally, the applicant requests zoning relief related to density, parking, and Eating and Drinking Establishment.

Applicant: ENVISAGE ARCHITECTURE
Staff Report: DOUG OWEN

Item 6. 2011 COLERAIN AV COA2023011

The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including seven new residential units, new doors, and windows in the Dayton Street Historic District. Additionally, the applicant requests zoning relief related to density and parking.

Applicant: ENVISAGE ARCHITECTURE
Staff Report: DOUG OWEN

Item 7. 1918 FREEMAN AV COA2023013

Item 8. 1922 FREEMAN AV COA2023014

Item 9. 1926 FREEMAN AV COA2023015

The applicant requests a Certificate of Appropriateness to construct three single-family townhomes at 1918, 1922 and 1926 Freeman Ave in the Dayton Street Historic District. Additionally, the applicant requests zoning relief related to setbacks.

Applicant: CW DEVELOPMENT GROUP
Staff Report: DOUG OWEN

OTHER BUSINESS

ADJOURN

ITEM 1 April 10, 2023

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

APPLICATION #: ZH20230011/ COA2023004
APPLICANT: City Studios Architecture
OWNER: Commons on Main LP % Model Group
ADDRESS: **1625 Vine Street**
PARCELS: 094-0008-0112
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 13, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-07** – **Density Variance** of three (3) to allow a total of 14 units on the property with a proposed density of 1 unit per 394 sf of lot area, in excess of the 11 units permitted at 1 unit per 500 sf.

Existing Conditions

The subject property is situated on the west side of Vine Street between its intersection with Green Street on the north and W. Liberty Street on the south in the Over-the-Rhine neighborhood. The property consists of a four-and-one-half-story brick building built ca. 1900. The building most recently served as a mixed-use building, housing 12 residential units on the upper floors and ground-floor commercial space.

Proposed Conditions

The applicant is proposing the complete renovation of the building, with commercial space retained on the Vine Street frontage, and adding two accessible units at the rear of the ground floor fronting on Republic Street on the west in a portion of the former commercial space. A total of 14 affordable housing residential units are proposed. Exterior work will include new windows throughout the building. The applicant is applying for Historic Tax Credits.

Applicable Zoning Code Sections:

1409-09: Commercial Districts – Development Regulations

1445-15: Variance Standards



Figure 1. Image of subject property ca. July 2022, facing southwest. Image from Google.


Figure 2. Location of subject property. Image courtesy of CAGIS.

Previous Reviews: N/A

Zoning Analysis:
The subject property was historically built as a mixed-use building with ground floor commercial space as indicated by historic Sanborn Insurance maps and City Directories. Historically, the ground floor space was commercial in nature with residential units on the upper levels, as was common for a building of this era. The applicant is proposing to retain the ground-floor commercial space along Vine Street while adding two additional residential units for a total of 14 units. As the density allowance for existing buildings in the CC-P District is one (1) unit per 500 sf of lot area, Zoning Relief is required for the proposed density of one (1) unit per 394 sf of lot area for a total of 14 residential units, where the allowable density is 11 units. The most recent use of the property included 12 residential units.

Standards for Variances per Section 1445-15

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the Historic Conservation Board may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the Board has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

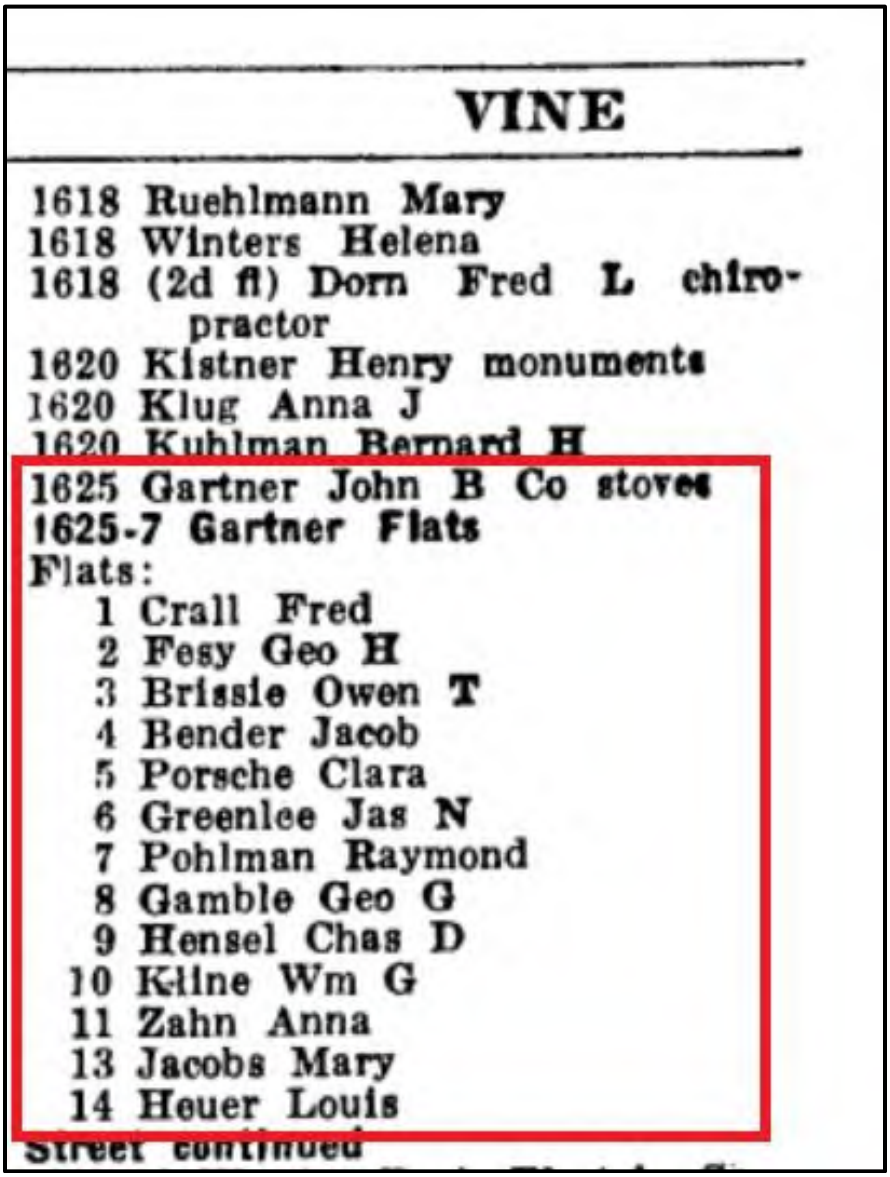
(a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code are unreasonable and would result in practical difficulties.

The property is an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability. City Directory research from 1925 shows that the property, known as "Gartner Flats" had fourteen residential units above a commercial storefront, which served as a stove and refrigerator shop. Tenants for the address in 1925 are included in Figure 3 below. The two new units will be installed on the ground floor fronting Republic Street and will be accessible units.

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved in the district since 2016 have a range of densities from as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit. The requested variance is for 106 sf of land area/unit for a total of 394 sf of land area/unit.

The owner did technically create the conditions giving rise to this request by increasing the proposed density of the building. That being said, the proposed density is in line with the historic use of the property and will not be detrimental or injurious to the public health, safety and general welfare. The work will not infringe on lighting or air availability of surrounding properties as the increase in density will be accomplished internal to the existing building with no new additions proposed.



VINE

1618 Ruehlmann Mary
1618 Winters Helena
1618 (2d fl) Dorn Fred L chiropractor
1620 Kistner Henry monuments
1620 Klug Anna J
1620 Kuhlman Bernard H
1625 Gartner John B Co stoves
1625-7 Gartner Flats
Flats:
1 Crall Fred
2 Fesy Geo H
3 Brissie Owen T
4 Bender Jacob
5 Porsche Clara
6 Greenlee Jas N
7 Pohlman Raymond
8 Gamble Geo G
9 Hensel Chas D
10 Kline Wm G
11 Zahn Anna
13 Jacobs Mary
14 Heuer Louis
Street continued

Figure 3. 1925 Williams' City Directory excerpt.

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 existing building is historic and the proposed density variance to allow two additional units above the existing legal nonconformity will support the rehabilitation of the building and will allow the owner to fully utilize the property. Density allows 11 units by right. The most recent use of the building had 12 units, with one unit considered legal nonconforming. The current request increases the total density to 14 units.

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

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

General Standards

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

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

The underlying zoning is CC-P. The proposed mixed-use renovation is in line with the general purposes and intent of the district.

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

The building was originally built as a mixed-use building with commercial on the first floor and 14 residential units above. Parking is no longer required due to the Urban Parking Overlay District. The additional two units requested above the existing density are not expected to significantly impact traffic by not providing the additional two parking spaces.

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 is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The structure was most recently used as a multi-family building. It will be operated as such under the current proposal with a modest increase in density and will return an underutilized building to productive use.

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

There are no adverse impacts anticipated for the addition of two dwelling units. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties. Traffic conditions or the development, usefulness or value of neighboring land and buildings is not expected to be significantly impacted by the addition of two dwelling units to the property.

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

Adding two additional dwelling units is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:

Exterior work includes replacement windows throughout the building. The proposed exterior modifications would be approvable at the Staff level. The applicant is applying for Historic Preservation Tax Credits.

REHABILITATION

2. Door and Window Openings*: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

Based on the drawings provided, the proposed windows are appropriate in size, profile, material and shape. Windows will fill the entire historic openings. A specific window model has not yet been selected and will be reviewed by Staff prior to approving permits. The windows will also be subject to review by OHPO and NPS as part of the Historic Tax Credit review.

Other Considerations:

Prehearing Results: A prehearing was held on February 8, 2023. One neighbor attending the hearing to learn more about the project and was supportive of the density request and the provision of affordable housing in the redevelopment.

Comments Provided to Staff: N/A.

Consistency with Approved Plans:

Plan Cincinnati (2012)

The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the

Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:

Staff recommends the Historic Conservation Board take the following actions based on the plans by City Studios Architecture dated 1.13.23:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **APPROVE –** Section 1405-07 – **Density Variance** of three (3) to allow a total of 14 units on the property with a proposed density of 1 unit per 394 sf of lot area, in excess of the 11 units permitted at 1 unit per 500 sf.

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 proposed changes to 1625 Vine Street with the following conditions:

1. Any changes required by the National Park Service for the Federal Historic Tax Credit application shall be approvable by Staff.

2. The building permit must be issued within 2 years, or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.

Historic Conservation Board

Hearing Application

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 1625 Vine Street, Cincinnati, OH 45202 COMMUNITY Over the Rhine
PARCEL ID(S) 009400080112 HISTORIC DISTRICT Over the Rhine
BASE ZONING CLASSIFICATION CC-P HILLSIDE DISTRICT: ☐ Yes ☒ No
☒ Non-Residential Project ☐ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME City Studios Architecture CONTACT PERSON (if legal entity) Chantelle Noble
ADDRESS 1148 Main Street CITY Cincinnati STATE OH ZIP 45202
EMAIL cnoble@citystudiosarch.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 513-621-0750

Section 3. OWNER

NAME COMMONS ON MAIN LP % MODEL GROUP CONTACT PERSON (if legal entity) Sara Bedinghaus
ADDRESS 1826 Race Street CITY Cincinnati STATE OH ZIP 45202
EMAIL sbedinghaus@3cdc.org RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-977-8044

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

☐ New Construction ☒ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

This project is the renovation of the existing 4-story building at 1625 Vine Street. This project is part of larger initiative of neighboring buildings which is pursuing historic tax credits and Low Income Housing Tax Credits. The existing building is comprised of first floor commercial space and (12) residential units on floors 2-4 above. The (12) residential units will be maintained. The existing first floor commercial space will be maintained on the Vine Street portion, while the rear Republic street portion will become (2) accessible residential units at the ground level.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or select all that apply:

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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

Per 1409-09 Development Regulations in the CC-P designation, 1 residential unit per 500 SF maximum of lot area is permitted at 1625 Vine Street. The existing lot area is 5,520 SF which allows (11) residential units. The existing building has (12) residential units. The project proposes an additional (2) accessible units on the first floor for a total of (14) residential units at 394 SF of lot area per unit. A variance of (3) units is required.

Section 6. SIGNATURE.

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.

Print Name Chantelle Noble **Signature** **Date** 1/12/2023

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

☐	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. *No emails.*
☐	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
☐	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
☐	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. *If you fail to follow the instructions for your type of request(s), your application may be denied.*
☐	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.*
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. *No larger sizes will be accepted.*
☐	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
☐	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
☐	The Hamilton County Auditor's record showing ownership of the property. 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.
☐	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
☐	Other documents or information you intend to introduce at the hearing on this application.
☐	A non-refundable application fee - a check made payable to "City of Cincinnati."

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.

ADJUDICATION/DENIAL LETTER
Date: December 20, 2022
Location: 1625 Vine Street
Request: COA/ Zoning Relief (Density)
Zoning District: CC-P/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board, as it is within a local historic district and involves exterior alterations including replacement windows and storefronts.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. 1409-09: Development Regulations. A maximum density of 11 units is permitted. A **Numerical Variance** of three (3) is required for the proposed 14 units at 394 sf of lot area per unit.

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. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

CITYSTUDIOS
ARCHITECTURE

January 13th, 2023

Historic Conservation Board
II Centennial Plaza
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: Application for Zoning Relief (Density)
1625 Vine Street, Cincinnati, Ohio

This letter is to request a variance per Section 1445-15 Standards for Variances of the Cincinnati Zoning Code for a proposed renovation of 1625 Vine Street. The renovation work associated with this address is part of a larger project of neighboring buildings that is pursuing historic tax credits and Low Income Housing Tax Credits (LIHTC).

1625 Vine Street is located north of the intersection of Liberty Street and Vine Street and is situated on the west side of Vine Street. 1625 Vine is an existing 4-story structure comprised of a first floor commercial space and (12) residential units on floors 2-4 above. The existing (12) residential units will be maintained. The existing first floor commercial space will be maintained on the Vine Street portion, while the rear (west) Republic Street portion will become (2) accessible units at the ground level as a requirement of the LIHTC program. This renovation proposes a total of (14) residential units. A new accessible entrance will be provided from Republic Street. The site falls within the Over-the-Rhine Historic District and is designated CC-P zoning.

The following information is included:

1. Adjudication Letter dated December 20, 2022 and checklist
2. Completed Zoning Hearing Examiner Application
3. Hamilton County Auditor property report showing ownership
4. Drawing package dated January 13, 2023.
5. List of witnesses
6. Photographs
7. Check for $631.25

Per 1409-09 Development Regulations in the CC-P designation, 1 residential unit per 500 SF maximum of lot area is permitted. The existing lot area is 5,520 SF which allows (11) units. The existing building has (12) residential units. The project proposes (14) units at 394 SF of lot area per residential unit. A variance of (3) units is required.

As mentioned above, the proposed renovation at the rear of the building will include (2) accessible units to occupy the ground floor. This work makes it possible to provide the required

accessible units on the ground floor without sacrificing first floor leasable commercial space along Vine Street. We believe that the proposed (14) residential units in this existing building within the property on a small lot, requiring the requested variance, meets the standards as outlined in Cincinnati Municipal Code 1435-05, 1445-13, and 1445-15. This lot density variance request is consistent with the general spirit and intent of the Zoning Code, and will not be detrimental or injurious to the public health, safety, and general welfare of the occupants or neighboring properties.

Sincerely,



Chantelle Noble
CITY STUDIOS ARCHITECTURE

List of Witnesses:

Chantelle Noble
cnoble@citystudiosarch.com
1148 Main Street
Cincinnati OH 45202

Sara Bedinghaus
sbedinghaus@3cdc.org
1203 Walnut Street, 4th Floor
Cincinnati, OH 45202

Dusty Rhodes, Hamilton County Auditor

generated on 1/12/2023 8:39:14 AM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
094-0008-0112-00	1625 VINE ST	Parcel Number	2022 Payable 2023

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Auditor Land Use
404 - RETAIL/APARTMENT OVER

Owner Name and Address
COMMONS ON MAIN LP % MODEL GROUP
1826 RACE ST
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
THE MODEL GROUP
1826 RACE ST
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
14,300

Effective Tax Rate
90.565061

Total Tax
$1,324.36

Property Description
VINE ST 46 X 120 LOT 7 JAS FINDLAY SUB

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	12/29/2006
Last Sale Amount	$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	113558
# of Parcels Sold	10
Acreage	0.129

Tax/Credit/Value Summary

Board of Revision	YES(18)
Rental Registration	**Yes**
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	11,430
CAUV Value	0
Market Improvement Value	29,440
Market Total Value	40,870
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email dusty.rhodes@fuse.net with any data or mailing address corrections.

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	404 RETAIL/APARTMENT OVER	20,650	1900

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	353 Retail Store	4,524	9	1
Section 2	352 Multiple Res (Low Rise)	13,572	9	3
Section 3	352 Multiple Res (Low Rise)	2,554	9	1

Parcel Photo



Related Names

Name	Relationship	Status
COMMONS ON MAIN LP % MODEL GROUP	Parcel Owner	Current

1625 VINE STREET

DRAWING INDEX

A0.1 PROJECT INFORMATION

A2.0 BASEMENT DEMOLITION PLAN
A2.1 FIRST FLOOR DEMOLITION PLAN
A2.2 SECOND FLOOR DEMOLITION PLAN
A2.3 THIRD FLOOR DEMOLITION PLAN
A2.4 FOURTH FLOOR DEMOLITION PLAN
A2.5 ATTIC DEMOLITION PLAN
A2.6 ROOF DEMOLITION PLAN

A3.0 BASEMENT NEW WORK PLAN
A3.1 FIRST FLOOR NEW WORK PLAN
A3.2 SECOND FLOOR NEW WORK PLAN
A3.3 THIRD FLOOR NEW WORK PLAN
A3.4 FOURTH FLOOR NEW WORK PLAN
A3.5 ATTIC NEW WORK PLAN
A3.6 ROOF NEW WORK PLAN

A5.0 EAST EXTERIOR ELEVATION
A5.1 SOUTH EXTERIOR ELEVATION
A5.2 WEST EXTERIOR ELEVATION
A5.3 NORTH EXTERIOR ELEVATION

CONTEXT MAP - NOT TO SCALE



A0.1
PROJECT INFORMATION

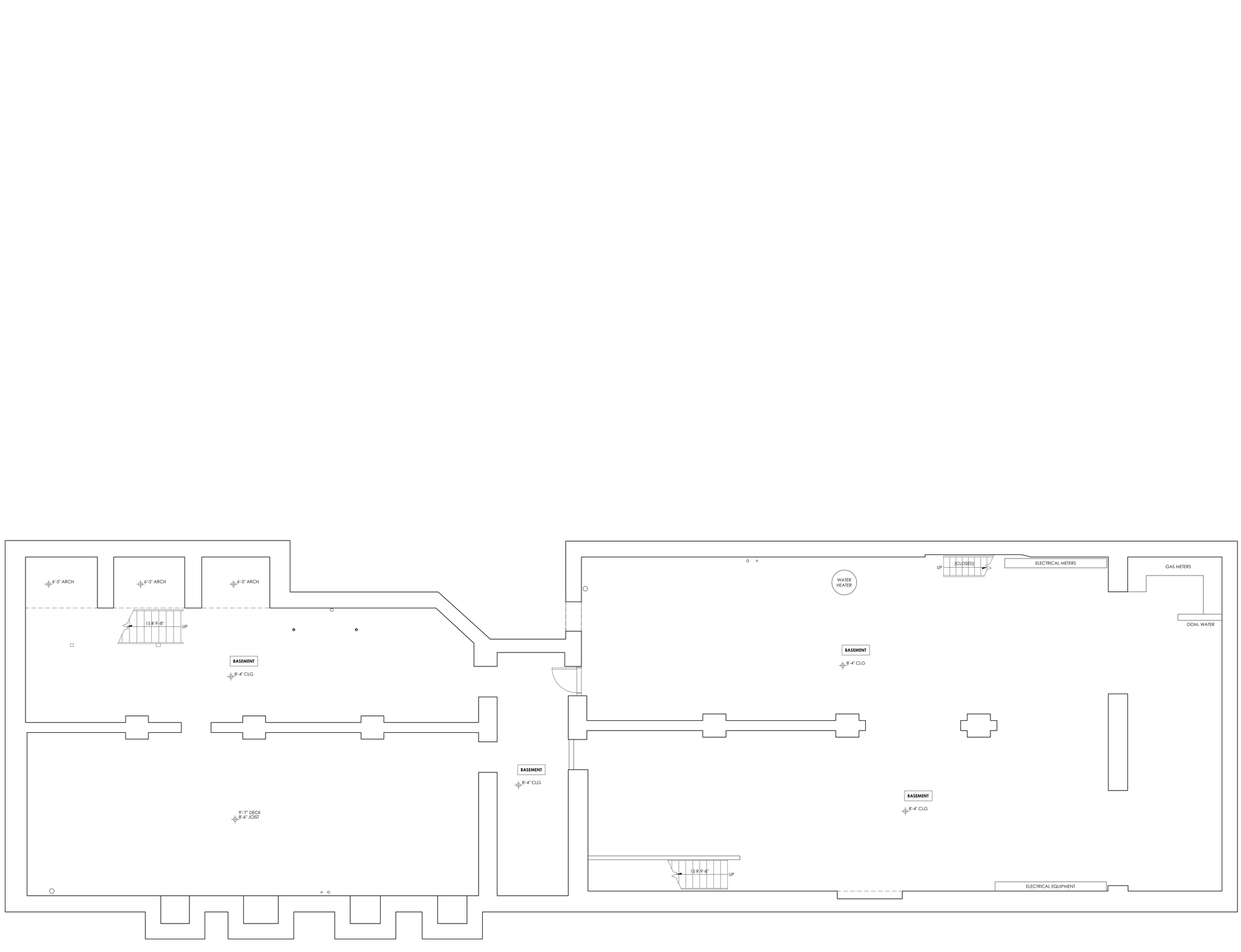
DATE: 01.13.2023

RUSS ALLEY - 1625 VINE
HISTORIC CONSERVATION BOARD SUBMITTAL

1625 VINE STREET
CINCINNATI OH 45202

3CDC CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

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1 A2.0 BASEMENT DEMOLITION PLAN

1/4" = 1'-0"

N

0 2 4 8 16

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ISSUE LOG:

01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

BASEMENT DEMOLITION PLAN

A2.0

PRELIMINARY:
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1 A2.1 FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

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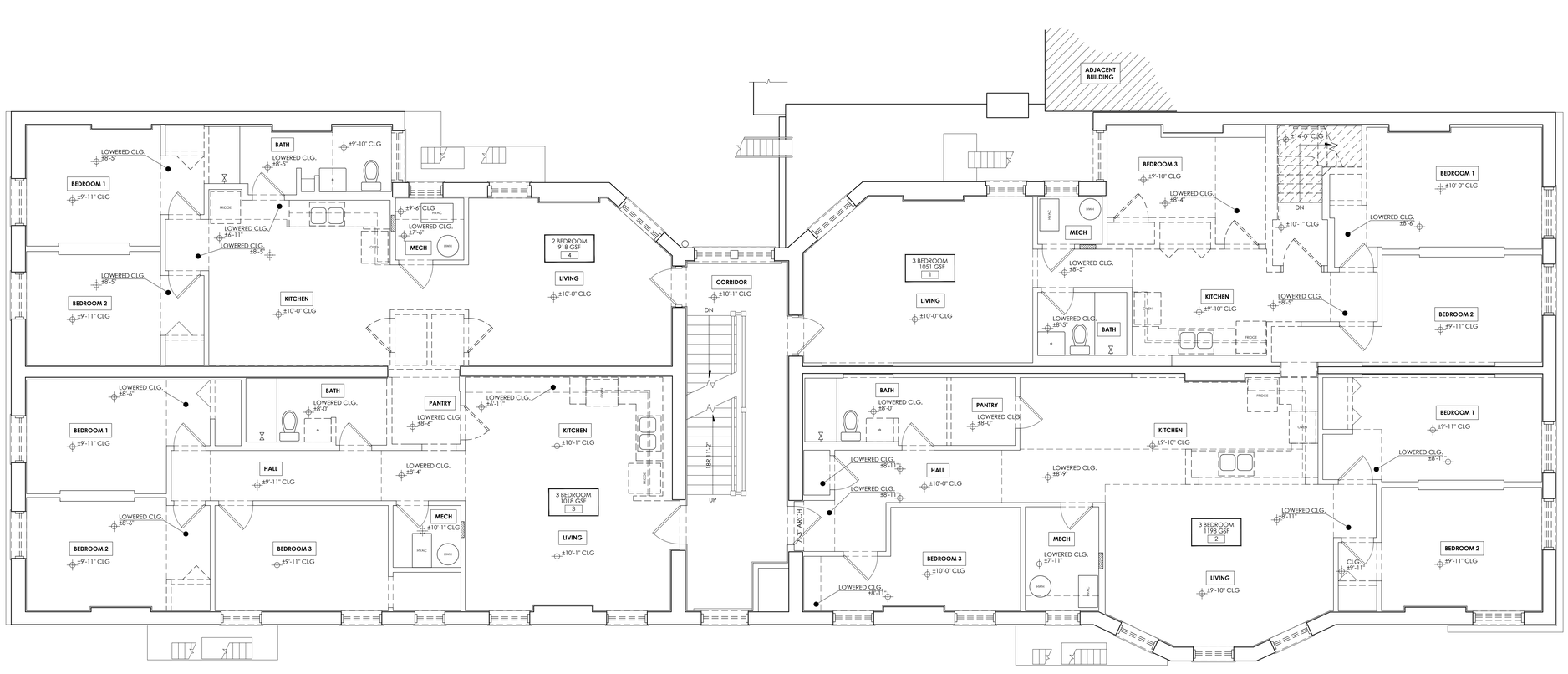
FIRST FLOOR DEMOLITION PLAN

A2.1

PRELIMINARY: NOT FOR CONSTRUCTION

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1 A2.2 SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

N

0 2 4 8 16

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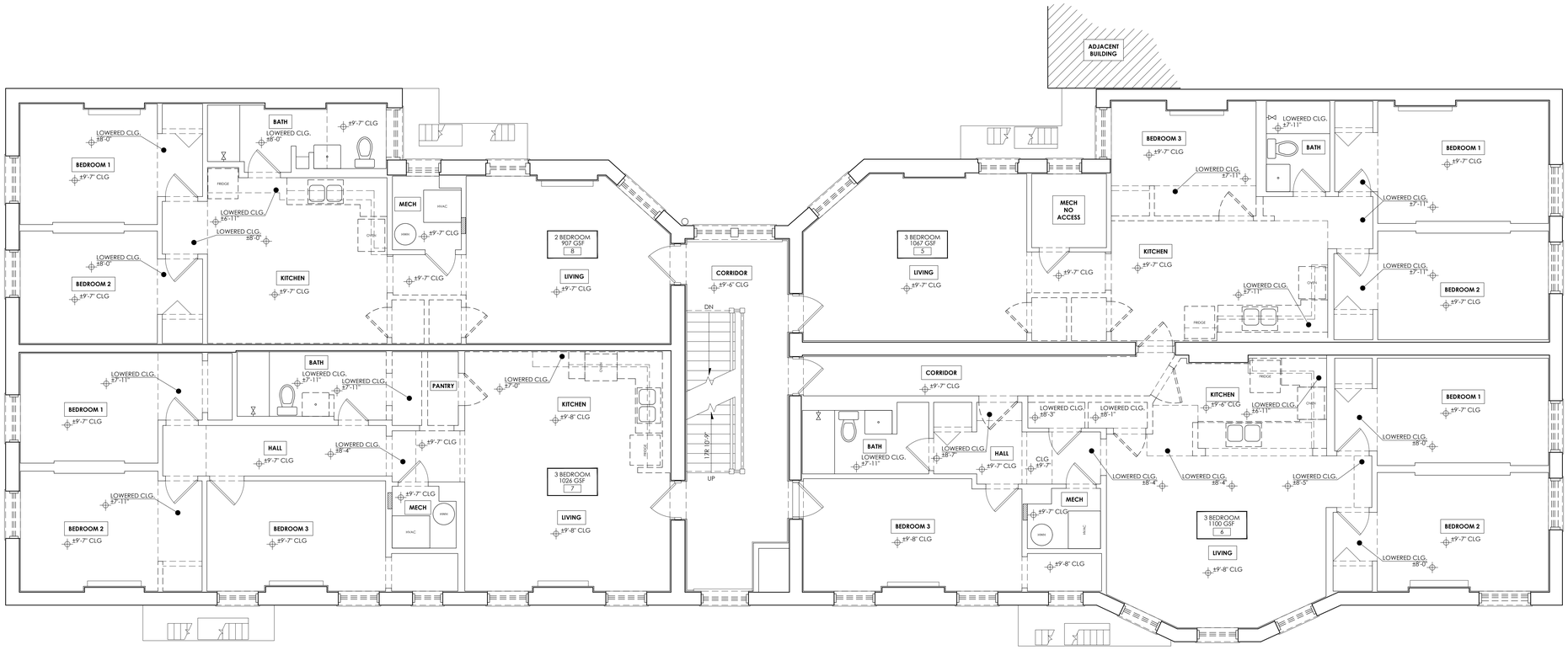
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01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

SECOND FLOOR DEMOLITION PLAN

A2.2

PRELIMINARY:
NOT FOR CONSTRUCTION



1 A2.3 THIRD FLOOR DEMOLITION PLAN

1/4" = 1'-0"

N

0 2 4 8 16

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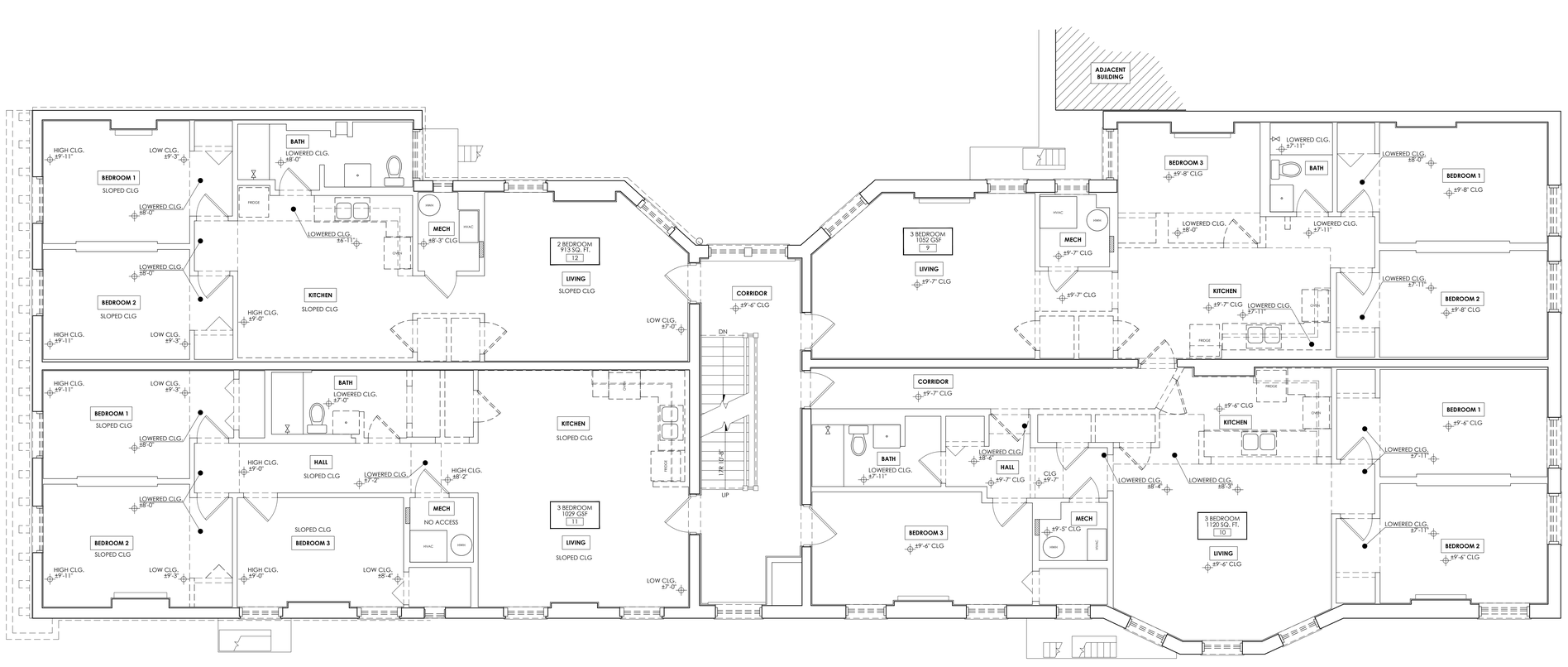
THIRD FLOOR DEMOLITION PLAN

A2.3

PRELIMINARY: NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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1 A2.4 FOURTH FLOOR DEMOLITION PLAN
1/4" = 1'-0"

N

0 2 4 8 16

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CINCINNATI, OH 45202

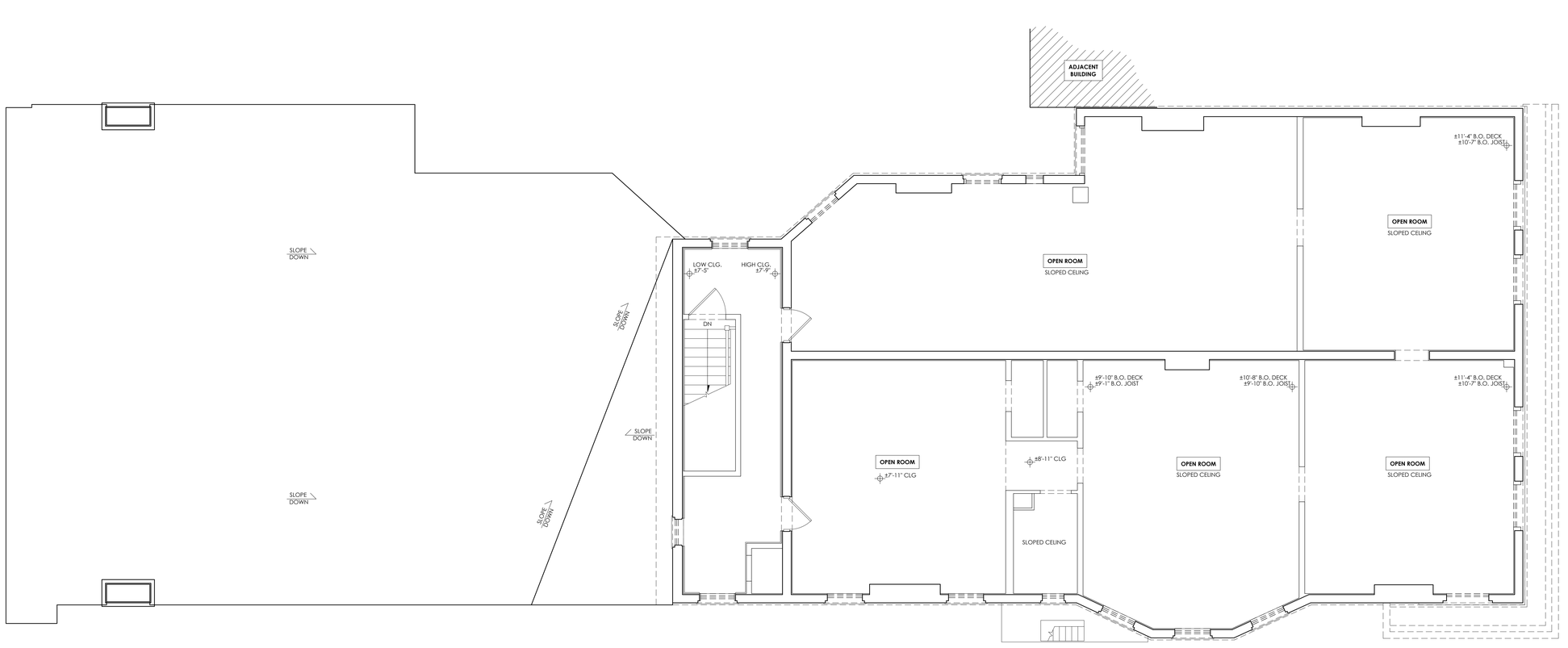
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01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

FOURTH FLOOR DEMOLITION PLAN

A2.4

PRELIMINARY: NOT FOR CONSTRUCTION



1 A2.5 ATTIC DEMOLITION PLAN

1/4" = 1'-0"

N

0 2 4 8 16

NOT FOR CONSTRUCTION

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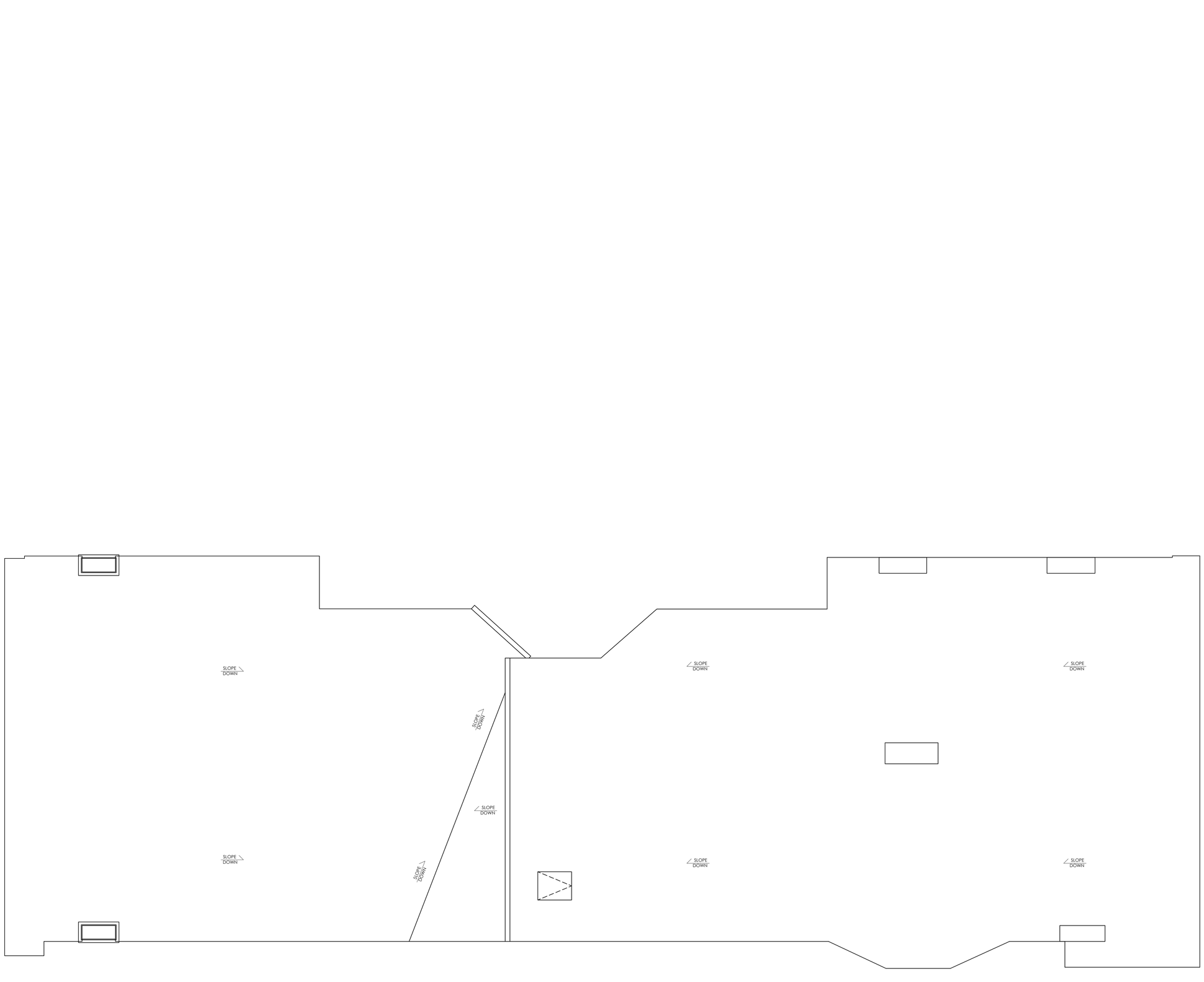
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01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

ATTIC
DEMOLITION PLAN

A2.5

**PRELIMINARY:
NOT FOR CONSTRUCTION**



1 A2.6 ROOF DEMOLITION PLAN
1/4" = 1'-0"

N

0 2 4 8 16

NOT FOR CONSTRUCTION

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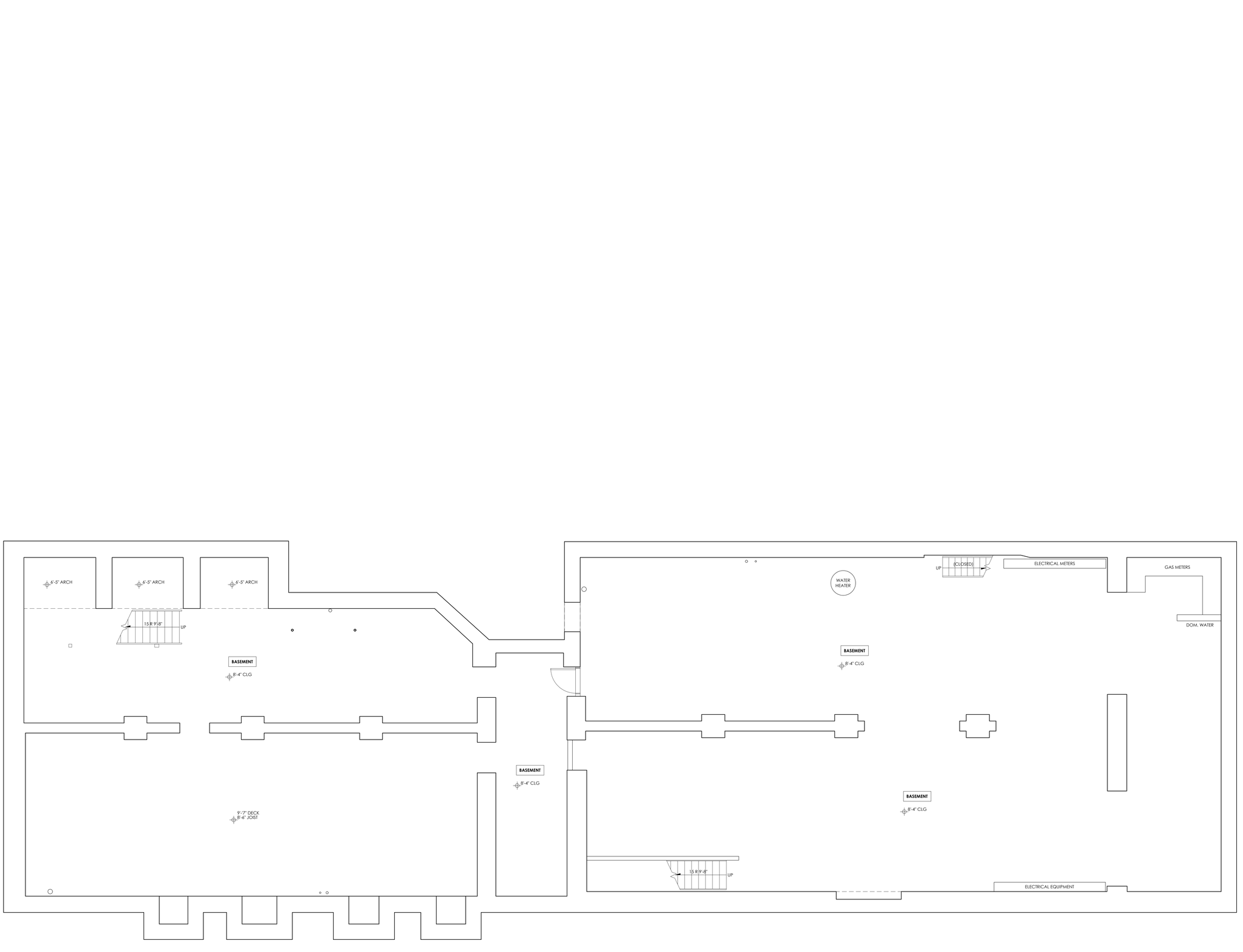
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01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

ROOF DEMOLITION PLAN

A2.6

PRELIMINARY:
NOT FOR CONSTRUCTION



1 A3.0 BASEMENT NEW WORK PLAN

1/4" = 1'-0"

N

0 2 4 8 16

NOT FOR CONSTRUCTION

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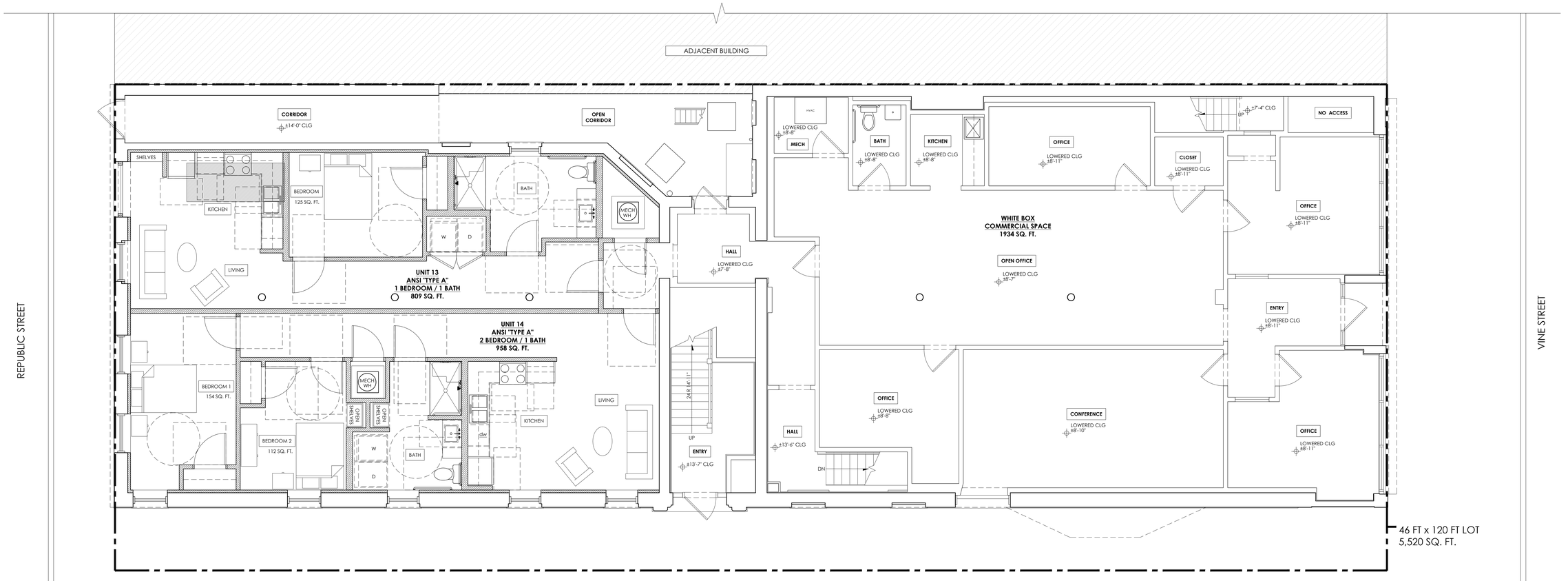
ISSUE LOG:

01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

BASEMENT NEW WORK PLAN

A3.0

PRELIMINARY: NOT FOR CONSTRUCTION



1 A3.1 FIRST FLOOR NEW WORK PLAN

1/4" = 1'-0"

N

0 2 4 8 16

NOT FOR CONSTRUCTION

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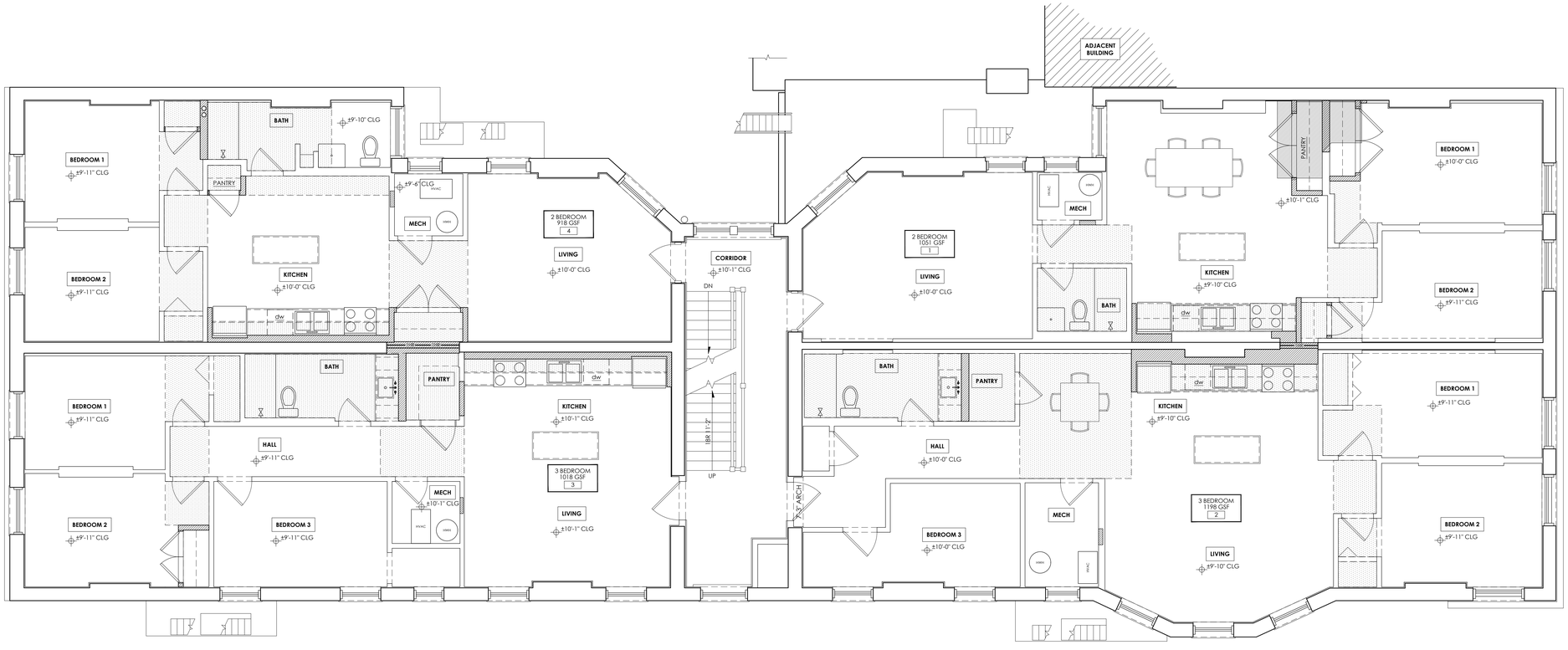
FIRST FLOOR NEW WORK PLAN

A3.1

PRELIMINARY: NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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1 A3.2 SECOND FLOOR NEW WORK PLAN
1/4" = 1'-0"

N

0 2 4 8 16

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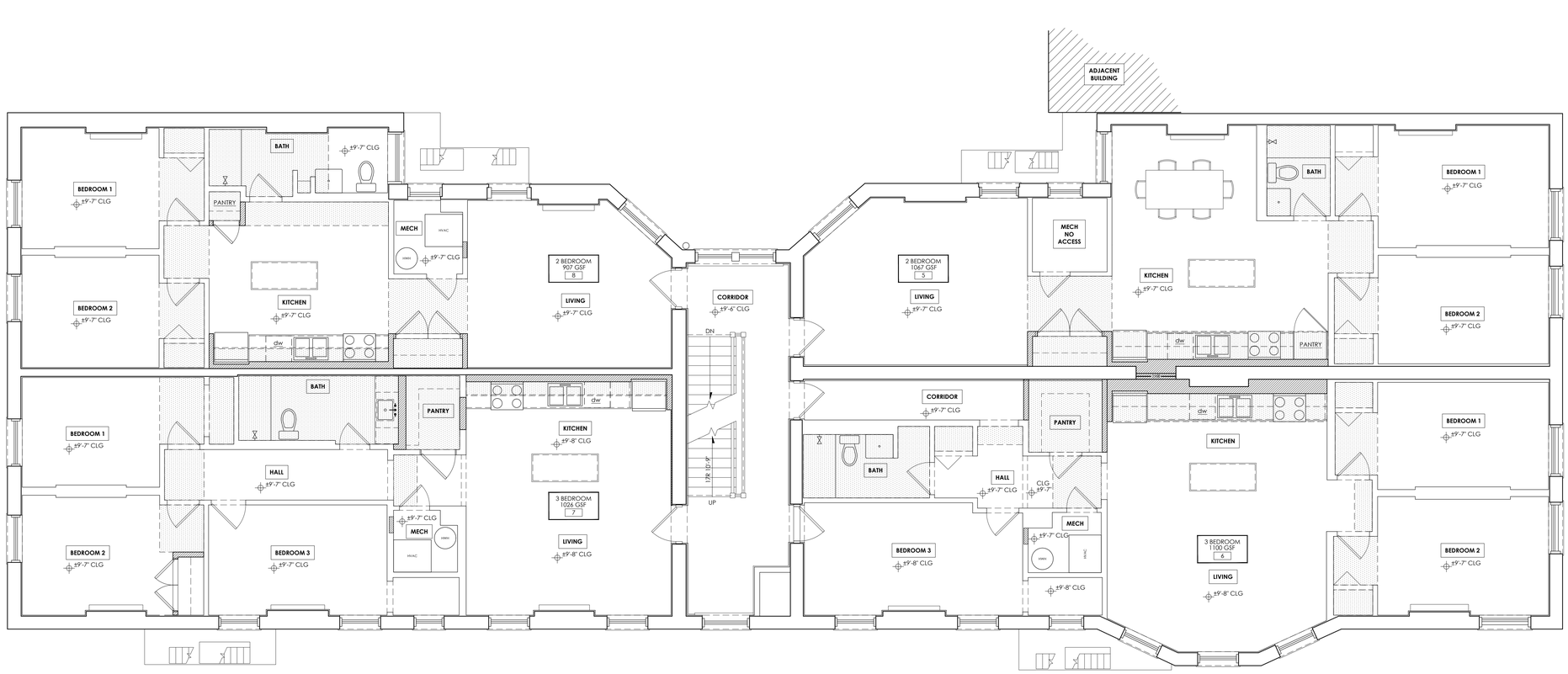
SECOND FLOOR NEW WORK PLAN

A3.2

PRELIMINARY: NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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1 / A3.3 THIRD FLOOR NEW WORK PLAN
1/4" = 1'-0"

N

0 2 4 8 16

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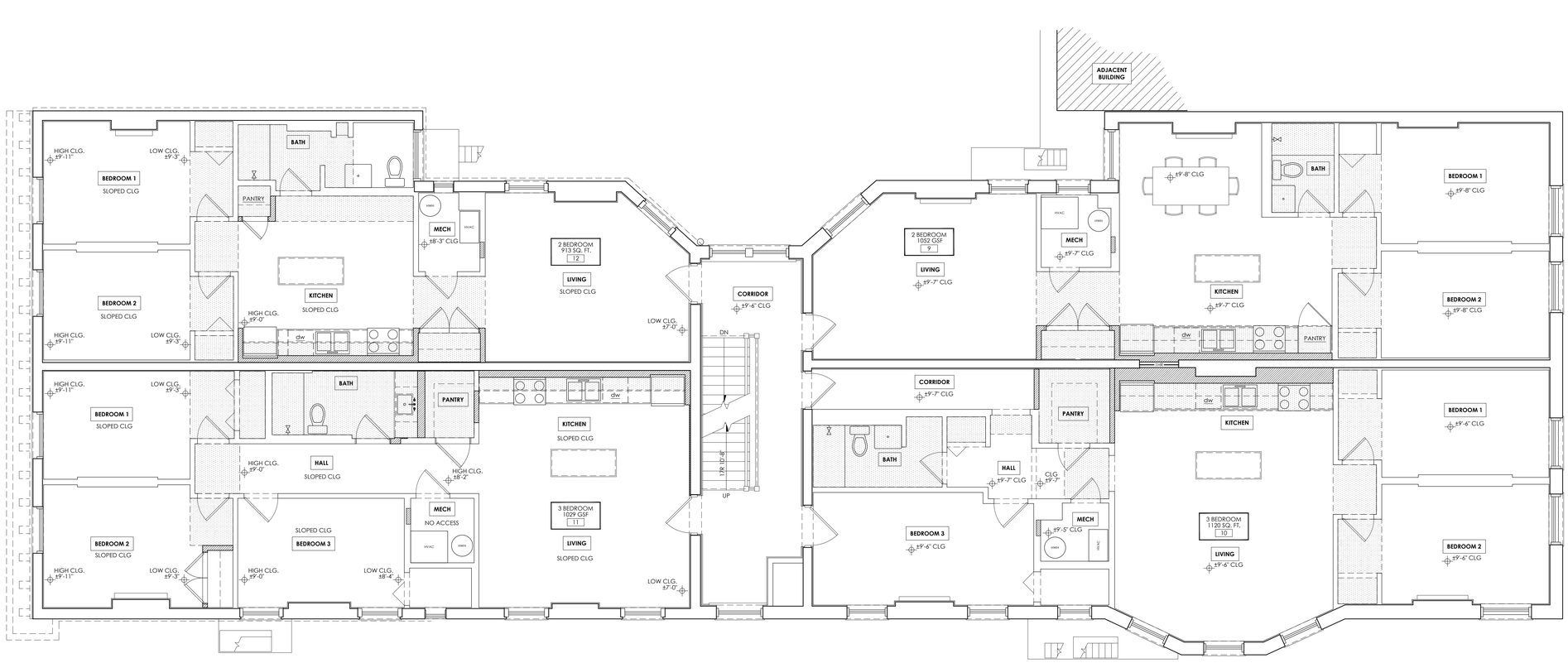
THIRD FLOOR
NEW WORK PLAN

A3.3

**PRELIMINARY:
NOT FOR CONSTRUCTION**

NOT FOR CONSTRUCTION

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1 A3.4 FOURTH FLOOR NEW WORK PLAN

1/4" = 1'-0"

N

0 2 4 8 16

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ISSUE LOG:

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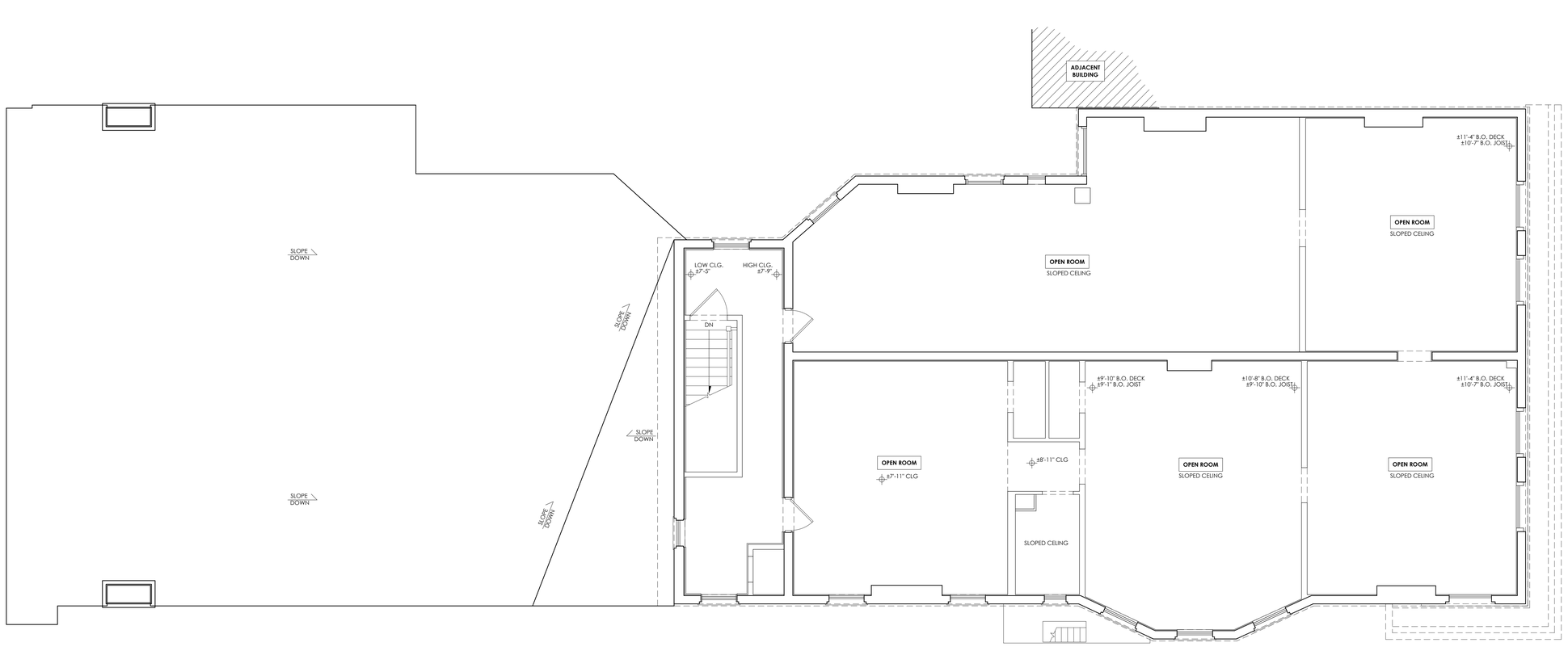
FOURTH FLOOR
NEW WORK PLAN

A3.4

PRELIMINARY: NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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1 / A3.5 ATTIC NEW WORK PLAN
1/4" = 1'-0"

N

0 2 4 8 16

RUSS ALLEY
1625 VINE STREET
CINCINNATI, OH 45202

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ISSUE LOG:

01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

ATTIC
NEW WORK PLAN

A3.5

PRELIMINARY: NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

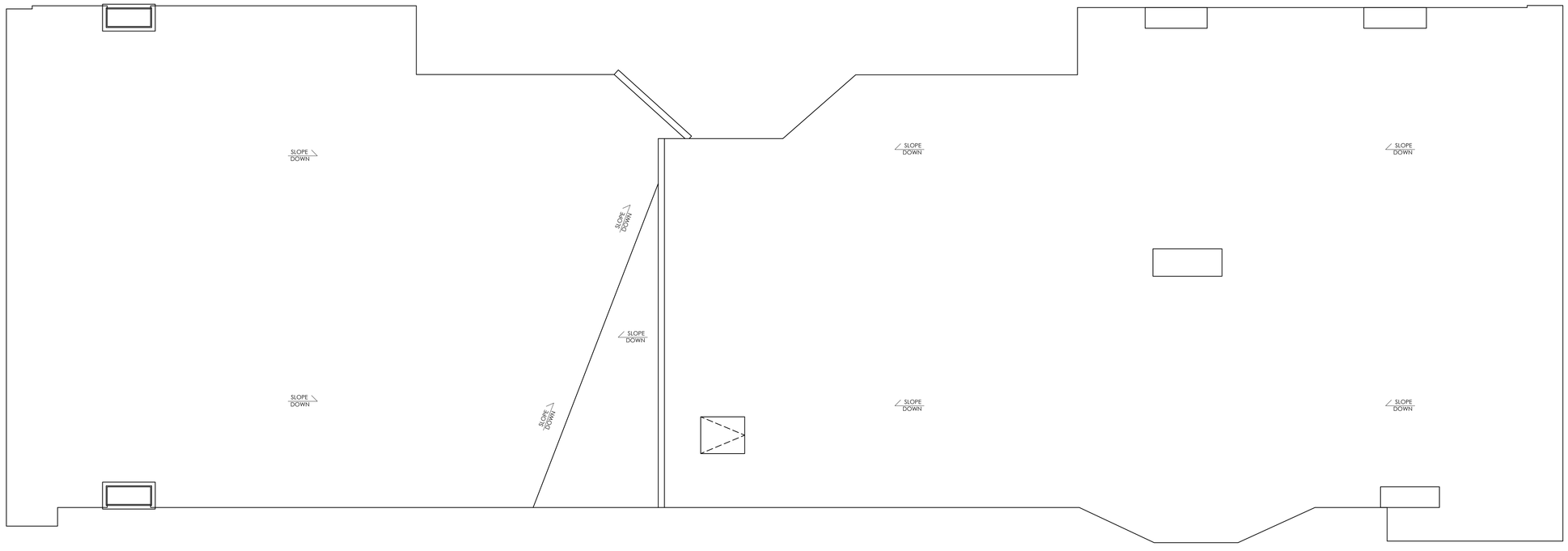
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ISSUE LOG:

01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION



1 A3.6 ROOF NEW WORK PLAN
1/4" = 1'-0"

N

0 2 4 8 16

ROOF
NEW WORK PLAN

A3.6

**PRELIMINARY:
NOT FOR CONSTRUCTION**



1 / A5.0 EAST EXTERIOR ELEVATION - VINE STREET

1/4" = 1'-0"

0 2 4 8 16

NOT FOR CONSTRUCTION

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ISSUE LOG:

01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

EAST EXTERIOR ELEVATION

A5.0

PRELIMINARY: NOT FOR CONSTRUCTION



1 A5.1 SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

0 2 4 8 16

NOT FOR CONSTRUCTION

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ISSUE LOG:

01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

SOUTH EXTERIOR ELEVATION

A5.1

PRELIMINARY: NOT FOR CONSTRUCTION



1 A5.2 WEST EXTERIOR ELEVATION - REPUBLIC STREET

1/4" = 1'-0"

0 2 4 8 16

NOT FOR CONSTRUCTION

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ISSUE LOG:

01.13.2023
HISTORIC CONSERVATION BOARD SUBMISSION

WEST EXTERIOR ELEVATION

A5.2

PRELIMINARY: NOT FOR CONSTRUCTION



1 A5.3 NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

0 2 4 8 16

NOT FOR CONSTRUCTION

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HISTORIC CONSERVATION BOARD SUBMISSION

NORTH EXTERIOR ELEVATION

A5.3

PRELIMINARY: NOT FOR CONSTRUCTION



EAST

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CITYSTUDIOS ARCHITECTURE







SOUTH

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CITYSTUDIOS ARCHITECTURE

WEST



NORTH





1625 VINE STREET
HISTORIC CONSERVATION BOARD SUBMITTAL
01.13.2023

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CITYSTUDIOS ARCHITECTURE



VIEW ALONG VINE

3CDC CINCINNATI CENTER CITY DEVELOPMENT CORPORATION
CITYSTUDIOS ARCHITECTURE



VIEW ALONG REPUBLIC

3CDC CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

CITYSTUDIOS ARCHITECTURE

ITEM 2 April 10, 2023

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

APPLICATION #: ZH20230012/ COA2023005
APPLICANT: City Studios Architecture
OWNER: OTR Holdings Inc.
ADDRESS: **1633 Vine Street**
PARCELS: 094-0008-0114
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 15, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-07** – **Density Variance** of one (1) to allow a total of six (6) units on the property with a proposed density of 1 unit per 420 sf of lot area, in excess of the 5 units permitted at 1 unit per 500 sf.

Existing Conditions

The subject property is situated on the west side of Vine Street between its intersection with Green Street on the north and W. Liberty Street on the south in the Over-the-Rhine neighborhood. The property consists of a three-and-one-half-story brick building built ca. 1880. The building most recently served as a mixed-use building, housing 4 efficiency residential units on the upper floors and ground-floor commercial space.

Proposed Conditions

The applicant is proposing the complete renovation of the building, with commercial space retained on the Vine Street frontage, and adding one (1) accessible unit at the rear of the ground floor fronting on Republic Street on the west in a portion of the former commercial space. A total of six (6) affordable housing residential units are proposed. Exterior work will include new windows and new storefronts. The applicant is applying for Historic Tax Credits.

Applicable Zoning Code Sections:

1409-09: Commercial Districts – Development Regulations

1445-15: Variance Standards

Previous Reviews: N/A



Figure 1. Location of subject property. Image courtesy of CAGIS.



Figure 2. Image of subject property from Vine Street, July 2022. Image from Google.



Figure 3. Image of subject property from Republic Street, July 2022. Image from Google.

Zoning Analysis:

The subject property was historically built as a mixed-use building with ground floor commercial space as indicated by historic Sanborn Insurance maps and City Directories. Historically, the ground floor space was commercial in nature with residential units on the upper levels, as was common for a building of this era. The applicant is proposing to retain the ground-floor commercial space along Vine Street while adding two additional residential units for a total of six (6) units. As the density allowance for existing buildings in the CC-P District is one (1) unit per 500 sf of lot area, Zoning Relief is required for the proposed density of one (1) unit per 420 sf of lot area for a total of six (6) residential units, where the allowable density is five (5) units. The most recent use of the property included four (4) residential units.

Standards for Variances per Section 1445-15

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the Historic Conservation Board may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the Board has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

(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 are unreasonable and would result in practical difficulties.

The property is an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability. City Directory research from 1925 shows that the property had five (5) residential units above a commercial storefront, which served as the Vine Street Furniture Exchange, occupying the entire first floor. One (1) new unit will be installed on the ground floor fronting Republic Street in the rear portion of the former commercial space, and will be an accessible unit. The upper floors will be reconfigured to provide five (5) units for a total of six (6) units in the building.

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved in the district since 2016 have a range of densities from as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit. The requested variance is for 80 sf of land area/unit for a total of 420 sf of land area/unit.

The owner did technically create the conditions giving rise to this request by increasing the proposed density of the building. That being said, the proposed density is in line with the historic use of the property and will not be detrimental or injurious to the public health, safety and general welfare. The work will not infringe on lighting or air availability of surrounding properties as the increase in density will be accomplished internal to the existing building with no new additions proposed.

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 existing building is historic and the proposed density variance to allow one (1) additional unit above the existing density allowance will support the rehabilitation of the building and will allow the owner to fully utilize the property. Density allows five (5) units by right. The most recent use of the building had four (4) units, and the historic use included at least five (5) units with the entire ground floor dedicated to commercial use. The current request increases the total density to six (6) units and will convert a portion of the ground floor commercial space fronting Republic Street to residential, retaining the historic density of five (5) units on the upper floors.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a

determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

A denial of the density variance would likely not result in the deprivation of all economically viable use; however, the inclusion of affordable housing in the project would make the project difficult and potentially infeasible without the additional unit, which would be an accessible ground-floor unit.

General Standards

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

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

The underlying zoning is CC-P. The proposed mixed-use renovation is in line with the general purposes and intent of the district.

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

The building was originally built as a mixed-use building with commercial on the first floor and five (5) residential units above. Parking is no longer required due to the Urban Parking Overlay District. The additional one (1) unit requested above the allowable density is not expected to significantly impact traffic by not providing the additional one parking space.

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 is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The structure was most recently used as a multi-family building. It will be operated as such under the current proposal with a modest increase in density and will return an underutilized building to productive use.

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

There are no adverse impacts anticipated for the addition of the dwelling unit. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties. Traffic conditions or the development, usefulness or value of neighboring land and buildings is not expected to be significantly impacted by the addition of one dwelling unit above the permitted density.

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

Adding the additional dwelling unit is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:

Exterior work includes replacement windows and replacement storefronts on the Vine and Republic elevations. The proposed exterior modifications would be approvable at the Staff level. The applicant is applying for Historic Preservation Tax Credits.

REHABILITATION

2. Door and Window Openings*: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

Based on the drawings provided, the proposed windows are appropriate in size, profile, material and shape. Windows will fill the entire historic openings. A specific window model has not yet been selected and will be reviewed by Staff prior to approving permits. The windows will also be subject to review by OHPO and NPS as part of the Historic Tax Credit review.

Two door openings will be infilled with brick. These openings are on a side and interior courtyard elevation and will not be visible from surrounding streets. Replacement doors in other existing openings will fill the entire historic opening. A new ADA ramp will be installed on the south elevation along the alley.

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 existing storefront on the Vine Street façade has been altered with wood siding cladding and replacement doors and windows. The existing cladding material will be removed. Any original iron or stone storefront elements will be retained and a new storefront installed matching historic configurations. New storefront elements

will be black aluminum with new knee walls and large transom windows installed in existing openings.

The rear storefront on the Republic Street façade has also been substantially altered. While the historic configuration is not known, a modern overhead door was installed in the northern bay with the remainder featuring a replacement door and the same wood siding as installed on the Vine Street façade. The metal lintel remains above the former storefront opening. The modern materials will be removed and replaced with a new door system at the ground level, filling the entire former storefront opening beneath the existing lintel. As this space is being converted to residential use, the majority of the door system will be fixed in place with one pedestrian entry door being operable. This treatment is appropriate, as this stretch of Republic Street is residential in nature with typical residential facades and no full commercial storefronts.

Other Considerations:

Prehearing Results: A prehearing was held on February 8, 2023. The applicant team was in attendance.

Comments Provided to Staff: N/A.

Consistency with Approved Plans:

Plan Cincinnati (2012)
The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on the plans by City Studios Architecture dated 1.13.23:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **APPROVE –** Section 1405-07 – **Density Variance** of one (1) to allow a total of six (6) units on the property with a proposed density of 1 unit per 420 sf of lot area, in excess of the 5 units permitted at 1 unit per 500 sf.

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 proposed changes to 1625 Vine Street with the following conditions:

1. Any changes required by the National Park Service for the Federal Historic Tax Credit application shall be approvable by Staff.

2. The building permit must be issued within 2 years, or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.

Historic Conservation Board

Hearing Application

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 1633 Vine Street, Cincinnati, OH 45202 COMMUNITY Over the Rhine
PARCEL ID(S) 009400080114 HISTORIC DISTRICT Over the Rhine
BASE ZONING CLASSIFICATION CC-P HILLSIDE DISTRICT: ☐ Yes ☒ No
☒ Non-Residential Project ☐ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME City Studios Architecture CONTACT PERSON (if legal entity) Chantelle Noble
ADDRESS 1148 Main Street CITY Cincinnati STATE OH ZIP 45202
EMAIL cnoble@citystudiosarch.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 513-621-0750

Section 3. OWNER

NAME OTR Holdings Inc. CONTACT PERSON (if legal entity) Sara Bedinghaus
ADDRESS 1203 Walnut Street, 4th Floor CITY Cincinnati STATE OH ZIP 45202
EMAIL sbedinghaus@3cdc.org RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-977-8044

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

☐ New Construction ☒ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

This project is the renovation of the existing building at 1633 Vine Street, consisting of a 4-story front portion (Vine St.) and a 2-story rear portion (Republic St.). The front portion will maintain its existing (4) residential units and first floor commercial space. Commercial space at the rear portion will become (2) additional residential units with a required accessible unit at the ground level. This project is part of larger initiative of neighboring buildings which is pursuing both historic and low income housing tax credits.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or select all that apply:

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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

Per 1409-09 Development Regulations in the CC-P designation, 1 residential unit per 500 SF maximum of lot area is permitted at 1633 Vine Street. The existing lot area is 2,520 SF which allows (5) residential units. The project proposes (6) residential units at 420 SF of lot area per unit. A variance of (1) unit is required.

Section 6. SIGNATURE.

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.

Print Name Chantelle Noble **Signature** [signature] **Date** 1/12/2023

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

☐	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. *No emails.*
☐	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
☐	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
☐	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. *If you fail to follow the instructions for your type of request(s), your application may be denied.*
☐	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.*
☐	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. *No larger sizes will be accepted.*
☐	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
☐	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
☐	The Hamilton County Auditor's record showing ownership of the property. 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.
☐	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
☐	Other documents or information you intend to introduce at the hearing on this application.
☐	A non-refundable application fee - a check made payable to "City of Cincinnati."

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.

ADJUDICATION/DENIAL LETTER
Date: December 20, 2022
Location: 1633 Vine Street
Request: COA/ Zoning Relief (Density)
Zoning District: CC-P/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board, as it is within a local historic district and involves exterior alterations including replacement windows and storefronts.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/historic-conservation/historic-conservation-board/**. Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1409-09: Development Regulations. A maximum density of 5 units is permitted. A **Numerical Variance** of one (1) is required for the proposed 6 units at 420 sf of lot area per unit.

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. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

CITYSTUDIOS
ARCHITECTURE

January 13th, 2023

Historic Conservation Board
II Centennial Plaza
805 Central Ave., Suite 500
Cincinnati, Ohio 45202

Re: Application for Zoning Relief (Density)
1633 Vine Street, Cincinnati, Ohio

This letter is to request a variance per Section 1445-15 Standards for Variances of the Cincinnati Zoning Code for a proposed renovation of 1633 Vine Street. The renovation work associated with this address is part of a larger project of neighboring buildings that is pursuing historic tax credits and Low Income Housing Tax Credits (LIHTC).

1633 Vine Street is located just north of the intersection of Russ Alley and Vine Street and extends the full length of the alley with its front portion at Vine Street to the east and rear building at Republic Street to the west. The front portion facing Vine Street is a 4-story structure comprised of a first floor commercial space with a total of (4) efficiency residential units on floors 2 and 3 above. The rear portion facing Republic Street is a 2-story structure, currently commercial use. It is proposed that the rear portion will be renovated into (2) additional residential units for a total of (6) residential units. The first floor residential unit of the rear portion will be accessible, which is a requirement for the LIHTC program. The site falls within the Over-the-Rhine Historic District and is designated CC-P zoning.

The following information is included:

1. Adjudication Letter dated December 20, 2022 and checklist
2. Completed Zoning Hearing Examiner Application
3. Hamilton County Auditor property report showing ownership
4. Drawing package dated January 13, 2023.
5. List of witnesses
6. Photographs
7. Check for $631.25

Per 1409-09 Development Regulations in the CC-P designation, 1 residential unit per 500 SF maximum of lot area is permitted. The existing lot area is 2,520 SF which allows (5) units. The project proposes (6) units at 420 SF of lot area per residential unit. A variance of (1) unit is required.

As mentioned above, the proposed renovation at the rear portion facing Republic Street will include (2) residential units – one at each level of the existing 2-story structure. This work makes it

possible to provide the required accessible unit on the ground floor without sacrificing first floor leasable commercial space along Vine Street. We believe that the proposed (6) residential units in this existing building within the property on a small lot, requiring the requested variance, meets the standards as outlined in Cincinnati Municipal Code 1435-05, 1445-13, and 1445-15. This lot density variance request is consistent with the general spirit and intent of the Zoning Code, and will not be detrimental or injurious to the public health, safety, and general welfare of the occupants or neighboring properties.

Sincerely,



Chantelle Noble
CITY STUDIOS ARCHITECTURE

List of Witnesses:

Chantelle Noble
cnoble@citystudiosarch.com
1148 Main Street
Cincinnati OH 45202

Sara Bedinghaus
sbedinghaus@3cdc.org
1203 Walnut Street, 4th Floor
Cincinnati, OH 45202

Dusty Rhodes, Hamilton County Auditor

generated on 1/11/2023 7:00:01 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
094-0008-0114-00	1633 VINE ST	Parcel Number	2022 Payable 2023

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Auditor Land Use
404 - RETAIL/APARTMENT OVER

Owner Name and Address
OTR HOLDINGS INC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
OTR HOLDINGS INC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
25,990

Effective Tax Rate
90.565061

Total Tax
$2,366.55

Property Description
1633 VINE ST 21 X 120 PT LOT 9 JAS FINDLAY & PT PT VAC RUSS AL

Appraisal/Sales Summary

Year Built	1880
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	4/4/2017
Last Sale Amount	$0
Conveyance Number	136649
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	34
Acreage	0.053

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	28,230
CAUV Value	0
Market Improvement Value	46,030
Market Total Value	74,260
TIF Value	41,660
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

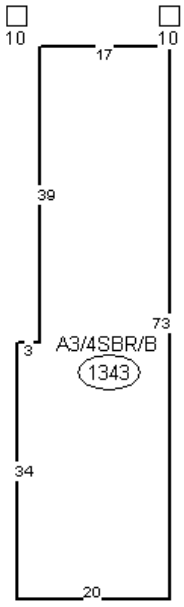
1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email dusty.rhodes@fuse.net with any data or mailing address corrections.

Parcel Photo



Parcel Sketch



Related Names

Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

Detailed Name Information

Full Name OTR HOLDINGS INC	**Type** Parcel Owner
Address 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202	**Mailing Flags** [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

1633 VINE STREET

DRAWING INDEX

X0.00 COVER SHEET

X1.10 BASEMENT DEMOLITION PLAN
X1.11 FIRST FLOOR DEMOLITION PLAN
X1.12 SECOND FLOOR DEMOLITION PLAN
X1.13 THIRD FLOOR DEMOLITION PLAN
X1.14 FOURTH FLOOR DEMOLITION PLAN
X1.15 ROOF PLAN - FRONT
X1.16 ROOF PLAN - REAR

A1.10 BASEMENT NEW WORK PLAN
A1.11 FIRST FLOOR NEW WORK PLAN
A1.12 SECOND FLOOR NEW WORK PLAN
A1.13 THIRD FLOOR NEW WORK PLAN
A1.14 FOURTH FLOOR NEW WORK PLAN
A1.15 ROOF PLAN - FRONT - NEW WORK
A1.16 ROOF PLAN - REAR - NEW WORK

X2.10 EXISTING AND DEMOLITION ELEVATIONS
X2.11 EXISTING AND DEMOLITION ELEVATIONS
X2.12 EXISTING AND DEMOLITION ELEVATIONS
X2.13 EXISTING AND DEMOLITION ELEVATIONS
X2.14 EXISTING AND DEMOLITION ELEVATIONS

A2.10 NEW WORK ELEVATIONS
A2.11 NEW WORK ELEVATIONS
A2.12 NEW WORK ELEVATIONS
A2.13 NEW WORK ELEVATIONS
A2.14 NEW WORK ELEVATIONS

CONTEXT MAP - NOT TO SCALE



X0.00 COVER SHEET

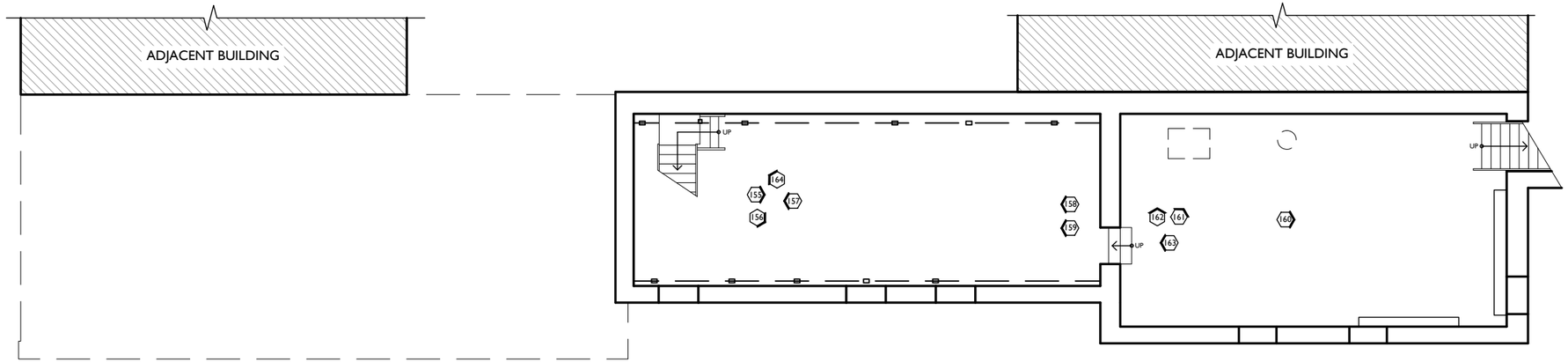
DATE: 01.13.2023

RUSS ALLEY - 1633 VINE
HISTORIC CONSERVATION BOARD SUBMITTAL

1633 VINE STREET
CINCINNATI OH 45202

3CDC CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

CITYSTUDIOS
ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



1 BASEMENT

N

EXISTING/DEMO GENERAL NOTES

A. DASHED LINES DENOTE EXISTING WALLS OR PORTIONS OF EXISTING WALLS TO BE REMOVED
B. ANY WINDOW SASHES AND/OR DOORS THAT ARE CURRENTLY REMOVED FROM THEIR FRAMES BUT PRESENT IN SPACE SHOULD BE CAREFULLY SALVAGED AND RETURNED TO POSITION.
C. UNLESS OTHERWISE NOTED, ALL FLOORING TO BE REMOVED DOWN TO EXISTING HISTORIC WOOD FLOORING
D. REMOVE ALL DAMAGED PLASTER AT EXISTING WALLS, UNLESS NOTED OTHERWISE
E. REMOVE EXISTING CEILINGS, UNLESS NOTED OTHERWISE.

EXISTING/DEMO KEY

EXISTING WALL TO BE REMOVED

EXISTING FRAMED WALL TO REMAIN

EXISTING MASONRY WALL TO REMAIN

EXISTING WAINSCOTING TO REMAIN

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

PHOTO TAG

SHEER CRACK
AREA OF DAMAGED MASONRY
TUCKPOINT #%

AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X1.10 EXISTING AND DEMO PLANS

SCALE: 3/32" = 1'-0"

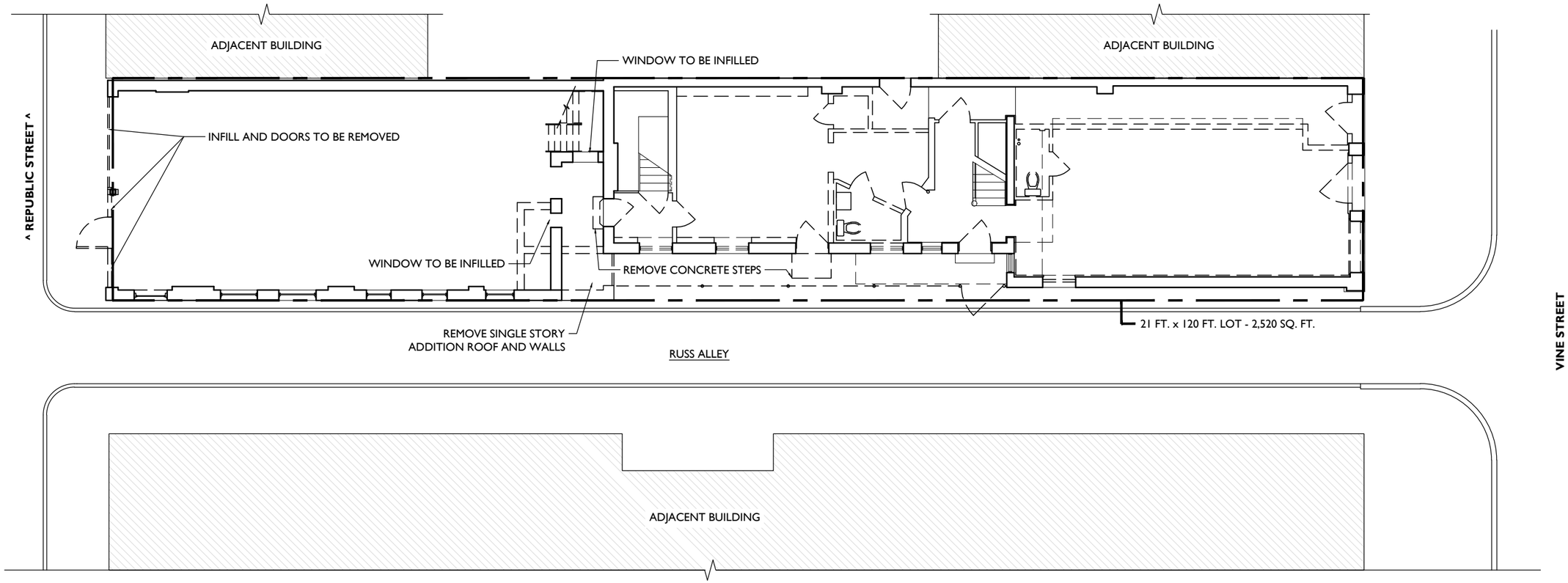
1633 VINE STREET
FRONT BUILDING

01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

PROPOSED PROJECT:

PERSEVERANCE II
CINCINNATI, OH

CITYSTUDIOS
ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



X1.11 FIRST FLOOR
DEMOLITION PLAN
3/32" = 1'-0"

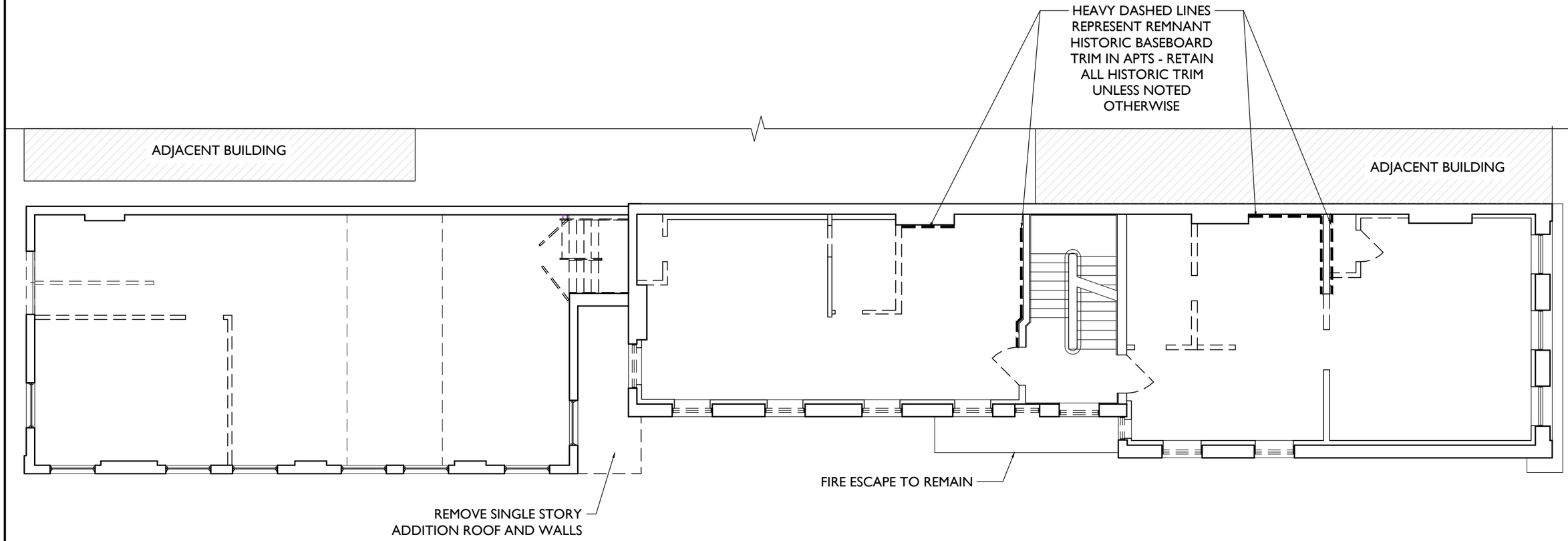
DATE: 01.13.2023

RUSS ALLEY - 1633 VINE
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1633 VINE STREET
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X1.12 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

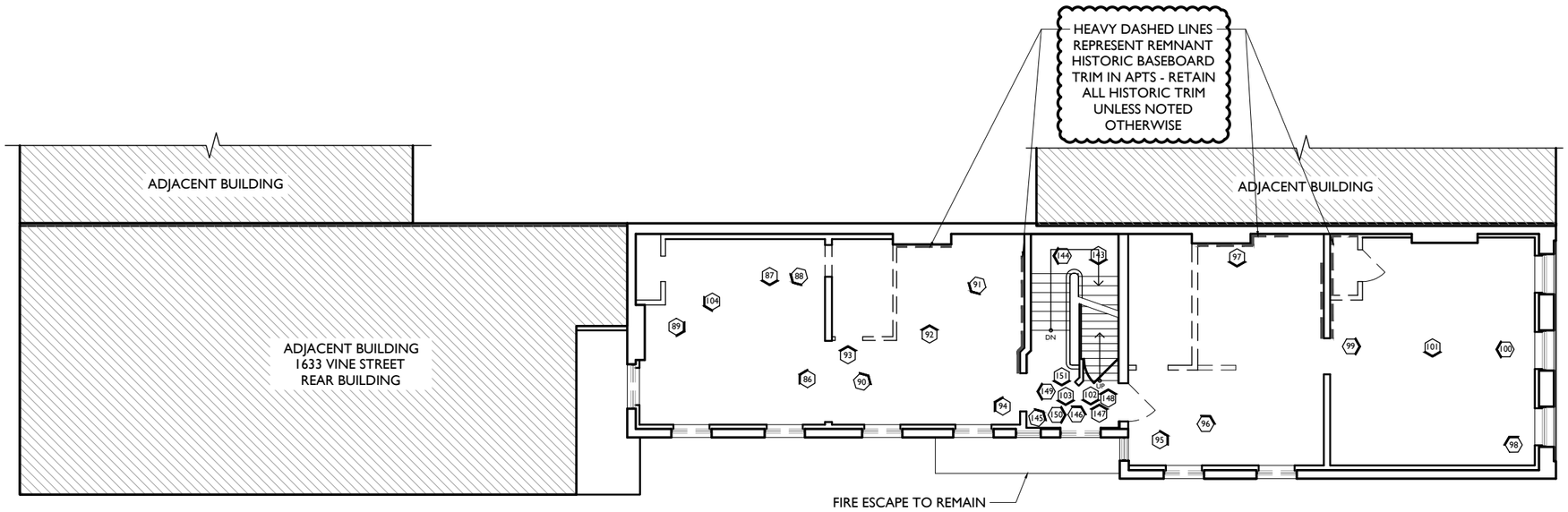
DATE: 01.13.2023

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EXISTING/DEMO GENERAL NOTES

A. DASHED LINES DENOTE EXISTING WALLS OR PORTIONS OF EXISTING WALLS TO BE REMOVED
B. ANY WINDOW SASHES AND/OR DOORS THAT ARE CURRENTLY REMOVED FROM THEIR FRAMES BUT PRESENT IN SPACE SHOULD BE CAREFULLY SALVAGED AND RETURNED TO POSITION.
C. UNLESS OTHERWISE NOTED, ALL FLOORING TO BE REMOVED DOWN TO EXISTING HISTORIC WOOD FLOORING
D. REMOVE ALL DAMAGED PLASTER AT EXISTING WALLS, UNLESS NOTED OTHERWISE
E. REMOVE EXISTING CEILINGS, UNLESS NOTED OTHERWISE.

EXISTING/DEMO KEY

- EXISTING WALL TO BE REMOVED
- EXISTING FRAMED WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING WAINSCOTING TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- PHOTO TAG
- SHEER CRACK / AREA OF DAMAGED MASONRY / TUCKPOINT #%
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

1 THIRD FLOOR

N

X1.13 EXISTING AND DEMO PLANS

SCALE: 3/32" = 1'-0"

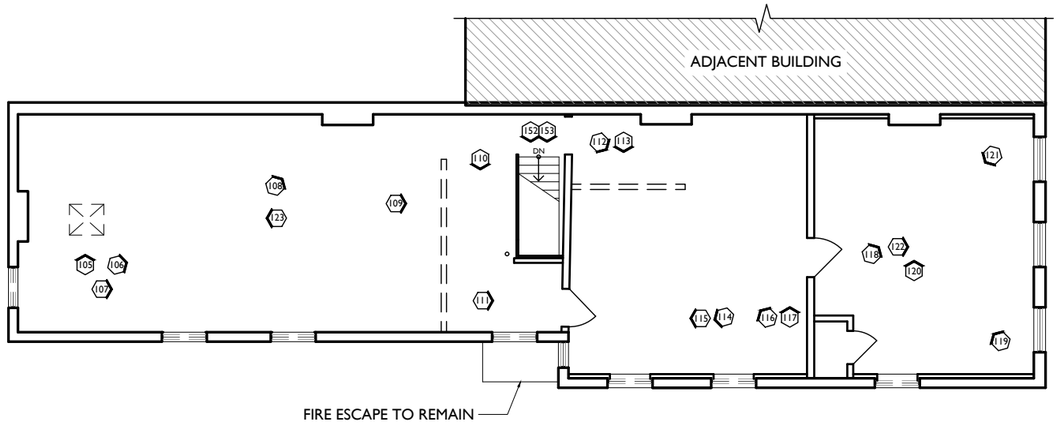
1633 VINE STREET
FRONT BUILDING

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EXISTING/DEMO GENERAL NOTES

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EXISTING/DEMO KEY

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- EXISTING FRAMED WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING WAINSCOTING TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- PHOTO TAG
- SHEER CRACK / AREA OF DAMAGED MASONRY / TUCKPOINT #%
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

1 FOURTH FLOOR

N

X1.14 EXISTING AND DEMO PLANS

SCALE: 3/32" = 1'-0"

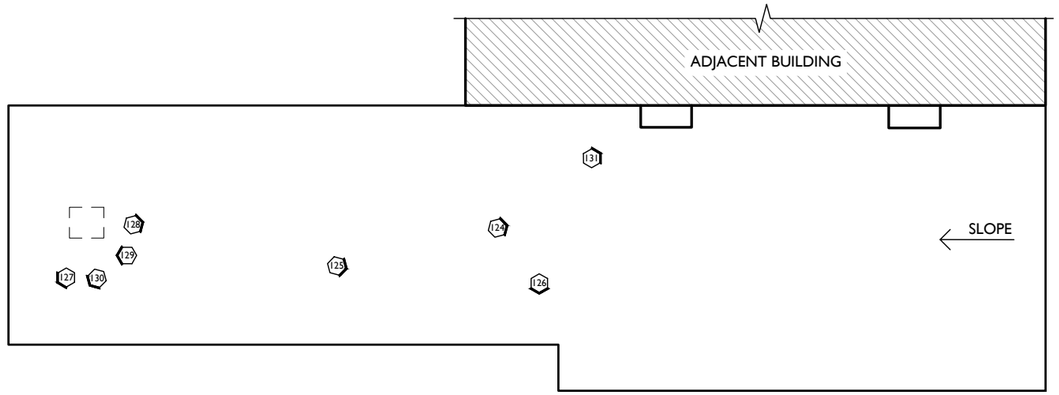
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FRONT BUILDING

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I ROOF PLAN

N

EXISTING/DEMO GENERAL NOTES

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- EXISTING MASONRY WALL TO REMAIN
- EXISTING WAINSCOTING TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- PHOTO TAG
- SHEER CRACK / AREA OF DAMAGED MASONRY / TUCKPOINT #%
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X1.15 EXISTING AND DEMO PLANS

SCALE: 3/32" = 1'-0"

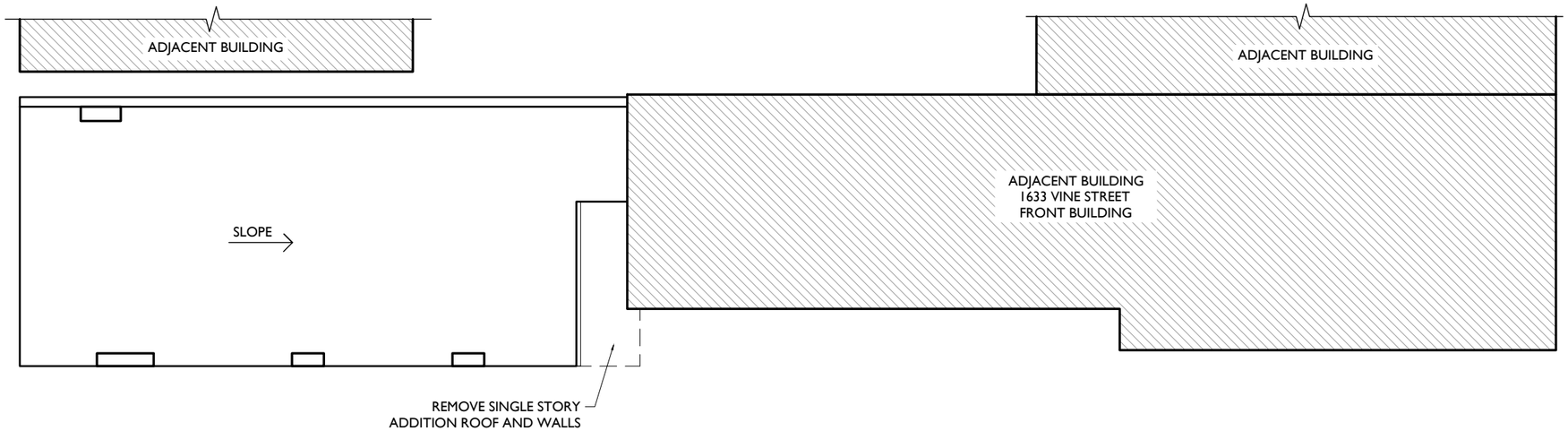
1633 VINE STREET
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1 ROOF PLAN

EXISTING/DEMO GENERAL NOTES

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EXISTING/DEMO KEY

- EXISTING WALL TO BE REMOVED
- EXISTING FRAMED WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING WAINSCOTING TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- PHOTO TAG
- SHEER CRACK / AREA OF DAMAGED MASONRY / TUCKPOINT #%
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X1.16 EXISTING AND DEMO PLANS

SCALE: 3/32" = 1'-0"

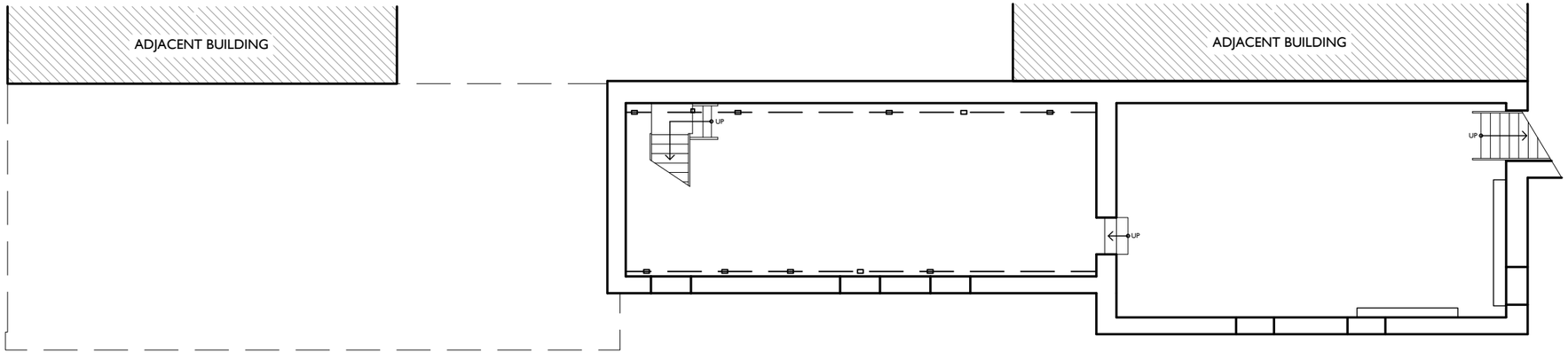
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I BASEMENT

N

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A1.10 PROPOSED PLANS

SCALE: 3/32" = 1'-0"

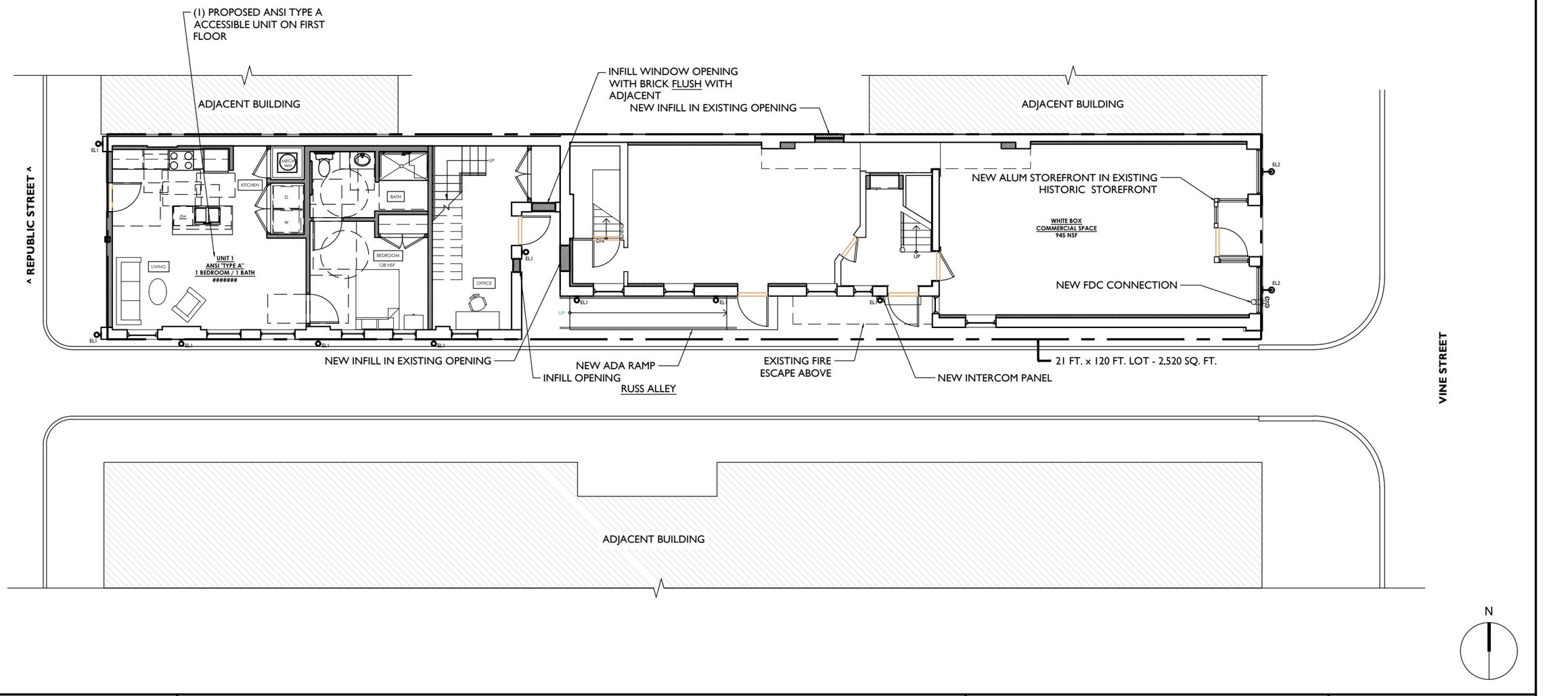
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A1.11 FIRST FLOOR NEW WORK PLAN
3/32" = 1'-0"

DATE: 01.13.2023

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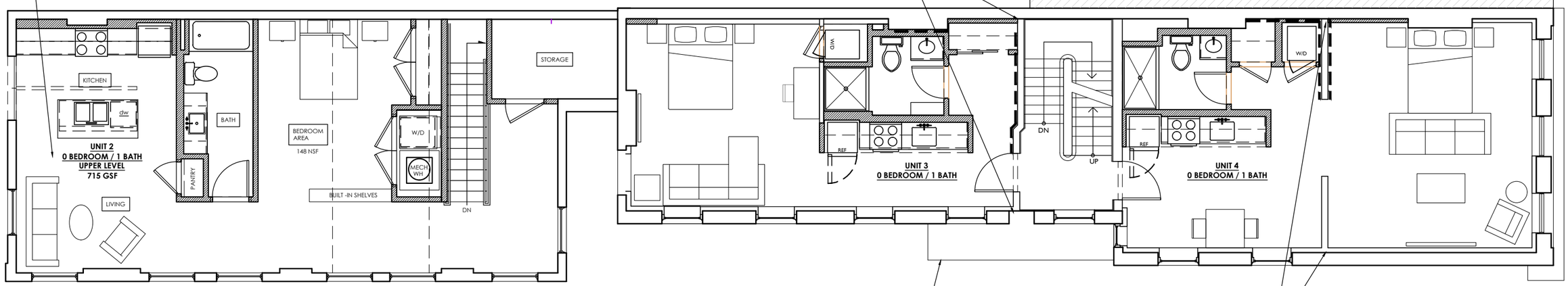
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(1) PROPOSED EFFICIENCY UNIT
AT REAR OF SECOND FLOOR

ADJACENT BUILDING

RETAIN /REPLICATE HISTORIC
BASEBOARD TRIM ON BOTH
SIDES OF STAIRHALL WALL

ADJACENT BUILDING



EXISTING FIRE ESCAPE TO REMAIN

RETAIN /REPLICATE HISTORIC
BASEBOARD & DOOR CASING TRIM ON
BOTH SIDES OF HISTORIC
NORTH-SOUTH DIVIDING WALL

A1.12 SECOND FLOOR
NEW WORK PLAN
1/8" = 1'-0"

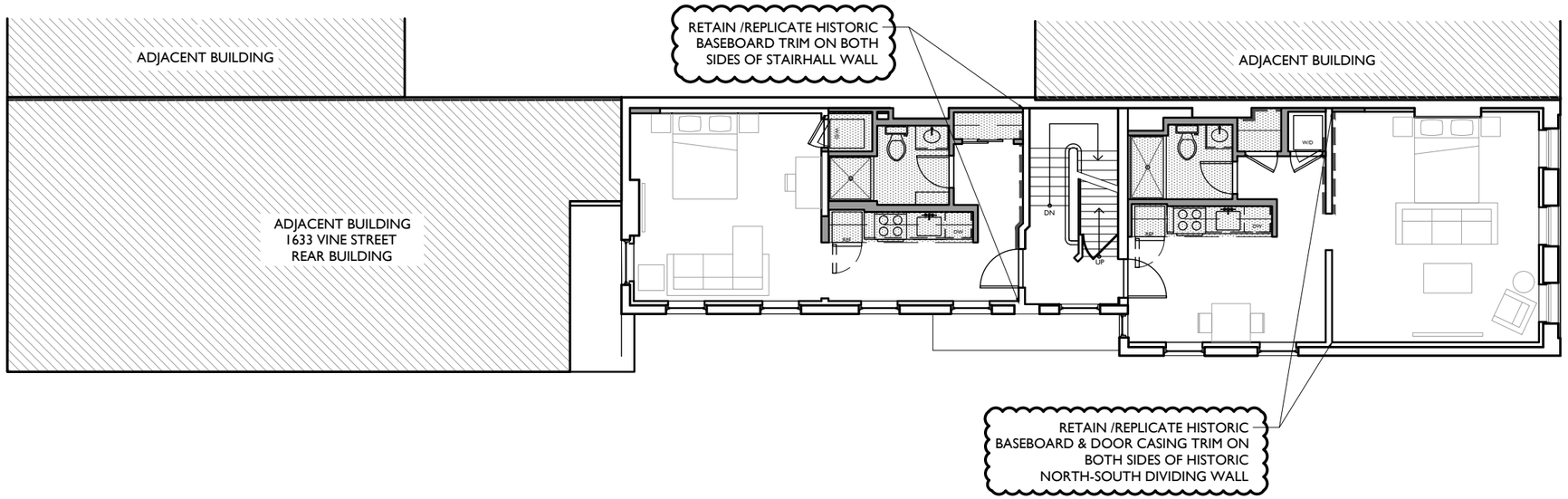
DATE: 01.13.2023

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I THIRD FLOOR

N

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A1.13 PROPOSED PLANS

SCALE: 3/32" = 1'-0"

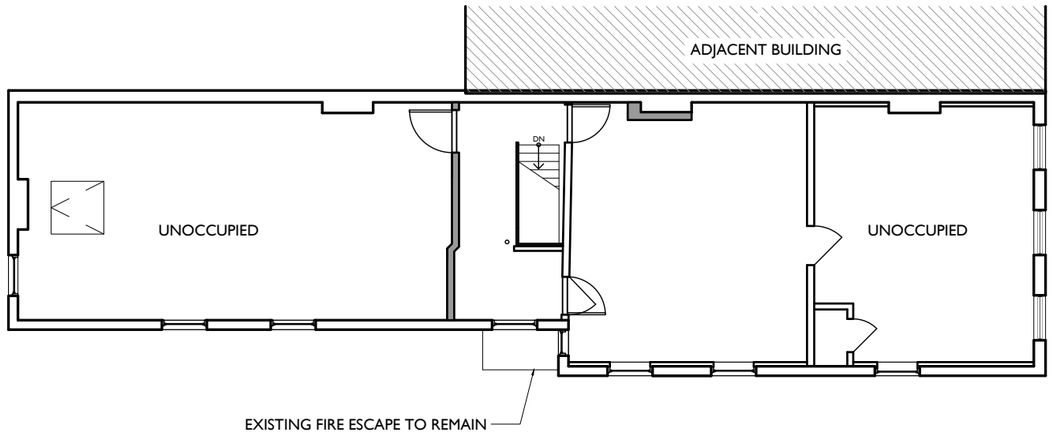
1633 VINE STREET
FRONT BUILDING

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1 FOURTH FLOOR

N

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A1.14 PROPOSED PLANS

SCALE: 3/32" = 1'-0"

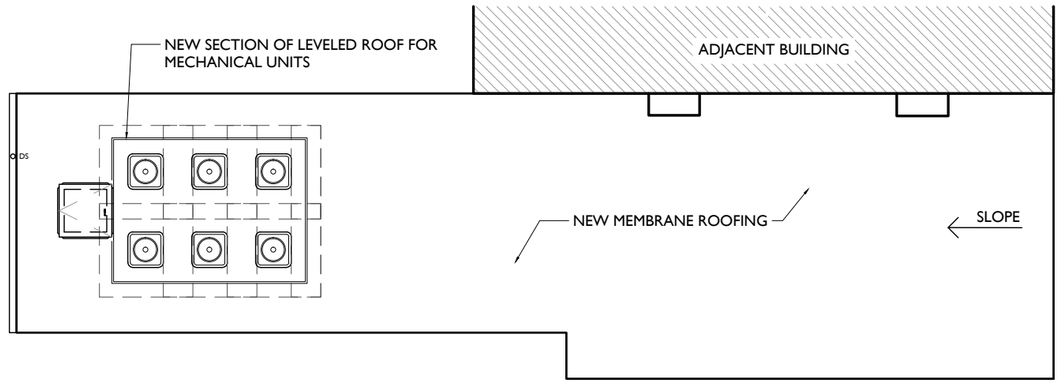
1633 VINE STREET
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I ROOF PLAN

N

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A1.15 PROPOSED PLANS

SCALE: 3/32" = 1'-0"

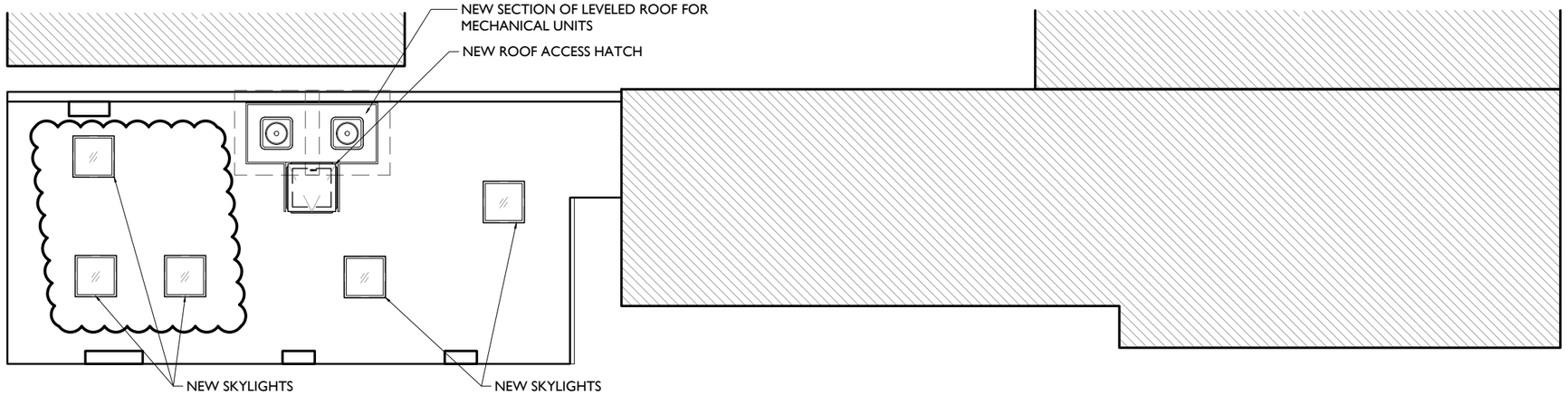
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1 ROOF PLAN

N

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NEW WORK KEY

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- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A1.16 PROPOSED PLANS

SCALE: 3/32" = 1'-0"

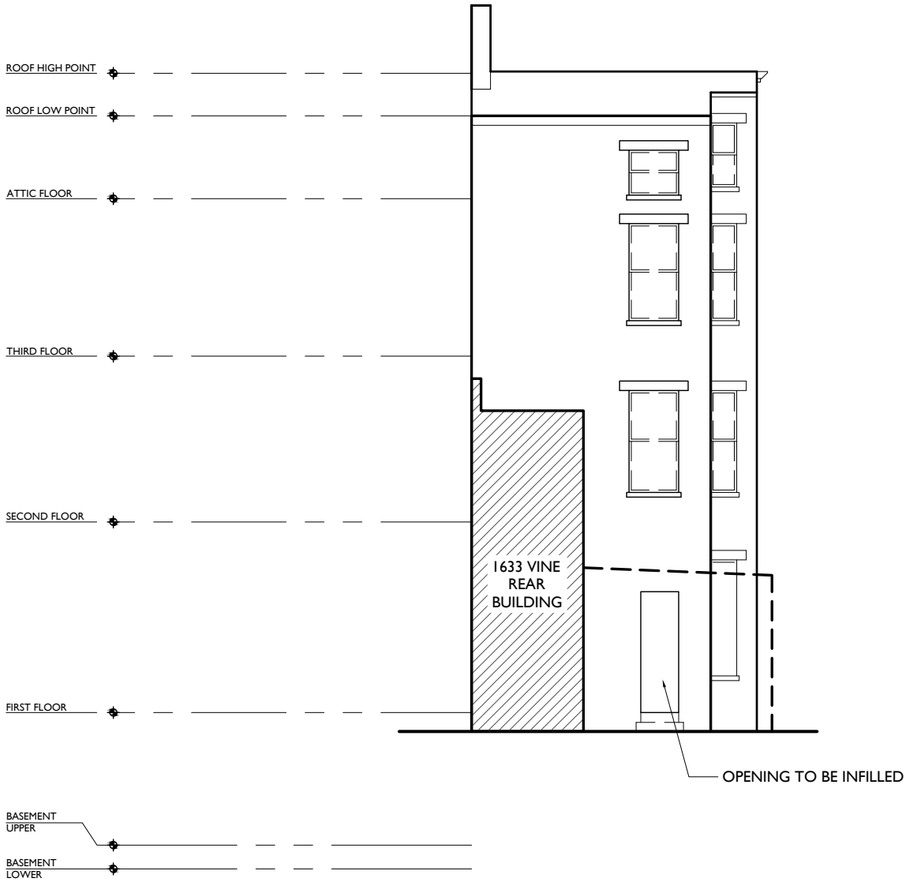
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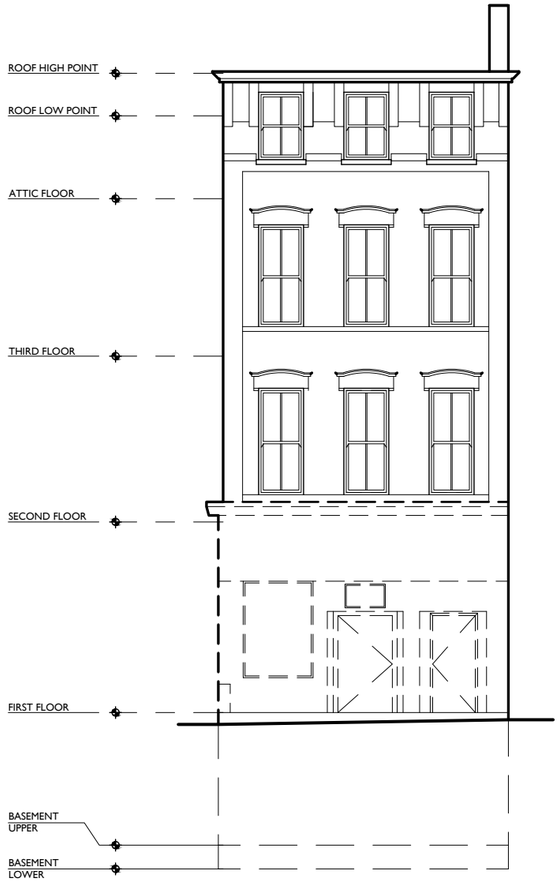
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2 WEST ELEVATION



1 EAST ELEVATION

EXISTING/DEMO GENERAL NOTES

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- EXISTING MASONRY WALL TO REMAIN
- EXISTING WAINSCOTING TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- PHOTO TAG
- SHEER CRACK / AREA OF DAMAGED MASONRY / TUCKPOINT #%
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X2.10 EXISTING AND DEMO ELEVATIONS
SCALE: 3/32" = 1'-0"

1633 VINE STREET
FRONT BUILDING
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1 SOUTH ELEVATION

EXISTING/DEMO GENERAL NOTES

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D. REMOVE ALL DAMAGED PLASTER AT EXISTING WALLS, UNLESS NOTED OTHERWISE
E. REMOVE EXISTING CEILINGS, UNLESS NOTED OTHERWISE.

EXISTING/DEMO KEY

EXISTING WALL TO BE REMOVED
EXISTING FRAMED WALL TO REMAIN
EXISTING MASONRY WALL TO REMAIN
EXISTING WAINSCOTING TO REMAIN
EXISTING DOOR TO REMAIN
EXISTING DOOR TO BE REMOVED
EXISTING WINDOW TO BE REMOVED
PHOTO TAG
SHEER CRACK
AREA OF DAMAGED MASONRY
TUCKPOINT #%
AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X2.11 EXISTING AND DEMO ELEVATIONS

SCALE: 3/32" = 1'-0"

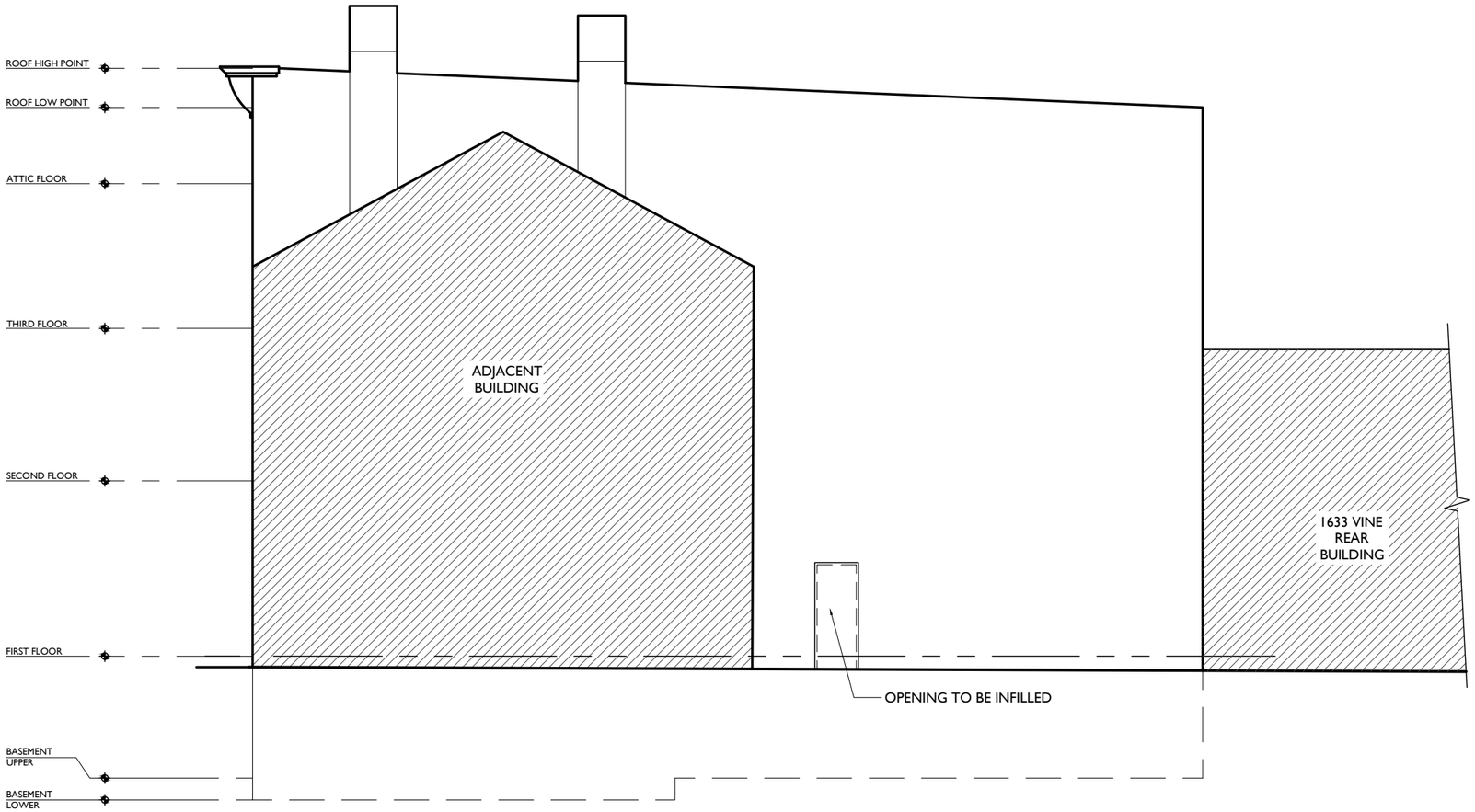
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1 NORTH ELEVATION

EXISTING/DEMO GENERAL NOTES

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E. REMOVE EXISTING CEILINGS, UNLESS NOTED OTHERWISE.

EXISTING/DEMO KEY

EXISTING WALL TO BE REMOVED

EXISTING FRAMED WALL TO REMAIN

EXISTING MASONRY WALL TO REMAIN

EXISTING WAINSCOTING TO REMAIN

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

PHOTO TAG

SHEER CRACK
TUCKPOINT #%
AREA OF DAMAGED MASONRY

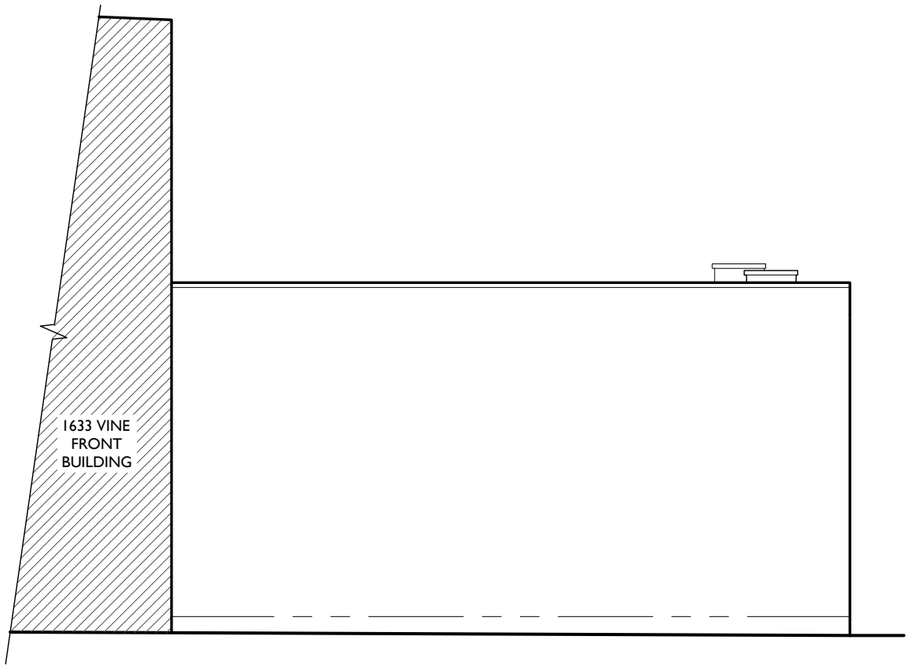
AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X2.12 EXISTING AND DEMO ELEVATIONS
SCALE: 3/32" = 1'-0"

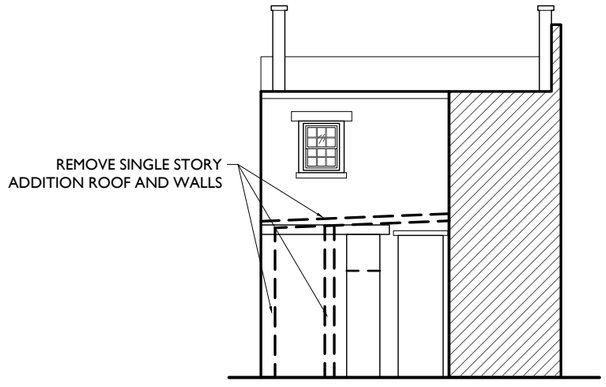
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2 NORTH ELEVATION



1 EAST ELEVATION

EXISTING/DEMO GENERAL NOTES

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B. ANY WINDOW SASHES AND/OR DOORS THAT ARE CURRENTLY REMOVED FROM THEIR FRAMES BUT PRESENT IN SPACE SHOULD BE CAREFULLY SALVAGED AND RETURNED TO POSITION.
C. UNLESS OTHERWISE NOTED, ALL FLOORING TO BE REMOVED DOWN TO EXISTING HISTORIC WOOD FLOORING
D. REMOVE ALL DAMAGED PLASTER AT EXISTING WALLS, UNLESS NOTED OTHERWISE
E. REMOVE EXISTING CEILINGS, UNLESS NOTED OTHERWISE.

EXISTING/DEMO KEY

- EXISTING WALL TO BE REMOVED
- EXISTING FRAMED WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING WAINSCOTING TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- PHOTO TAG
- SHEER CRACK / AREA OF DAMAGED MASONRY / TUCKPOINT #%
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X2.13 EXISTING AND DEMO ELEVATIONS

SCALE: 3/32" = 1'-0"

1633 VINE STREET
REAR BUILDING

01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

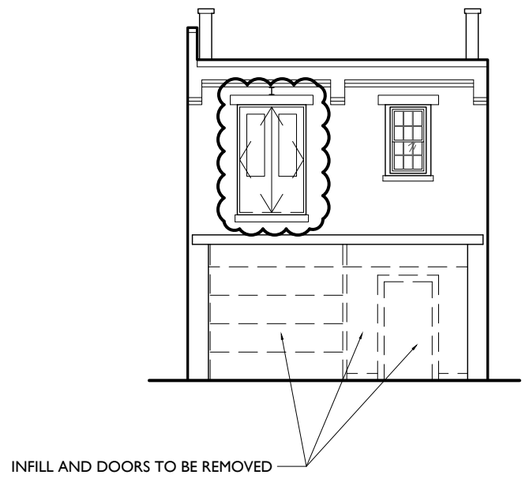
PROPOSED PROJECT:

PERSEVERANCE II
CINCINNATI, OH

CITYSTUDIOS
ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



2 SOUTH ELEVATION



1 WEST ELEVATION

EXISTING/DEMO GENERAL NOTES

A. DASHED LINES DENOTE EXISTING WALLS OR PORTIONS OF EXISTING WALLS TO BE REMOVED
B. ANY WINDOW SASHES AND/OR DOORS THAT ARE CURRENTLY REMOVED FROM THEIR FRAMES BUT PRESENT IN SPACE SHOULD BE CAREFULLY SALVAGED AND RETURNED TO POSITION.
C. UNLESS OTHERWISE NOTED, ALL FLOORING TO BE REMOVED DOWN TO EXISTING HISTORIC WOOD FLOORING
D. REMOVE ALL DAMAGED PLASTER AT EXISTING WALLS, UNLESS NOTED OTHERWISE
E. REMOVE EXISTING CEILINGS, UNLESS NOTED OTHERWISE.

EXISTING/DEMO KEY

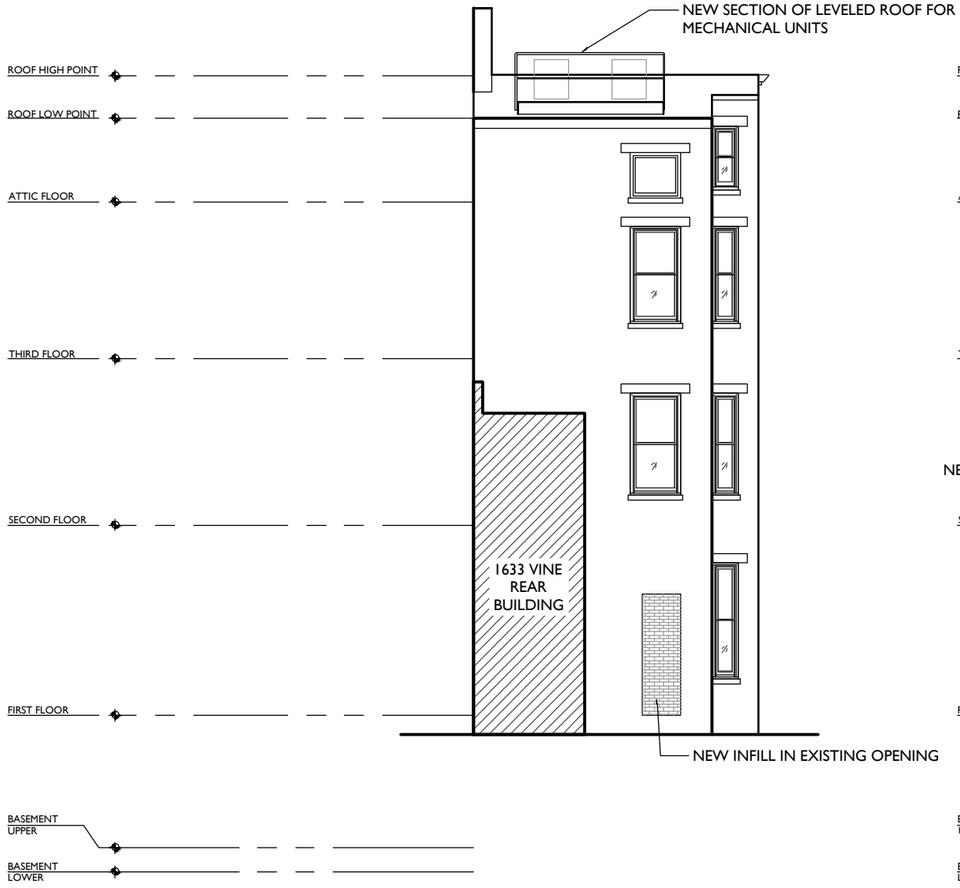
- EXISTING WALL TO BE REMOVED
- EXISTING FRAMED WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING WAINSCOTING TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- PHOTO TAG
- SHEER CRACK / AREA OF DAMAGED MASONRY / TUCKPOINT #%
- AREA OF FLOOR/WALL/INFILL TO BE REMOVED

X2.14 EXISTING AND DEMO ELEVATIONS
SCALE: 3/32" = 1'-0"

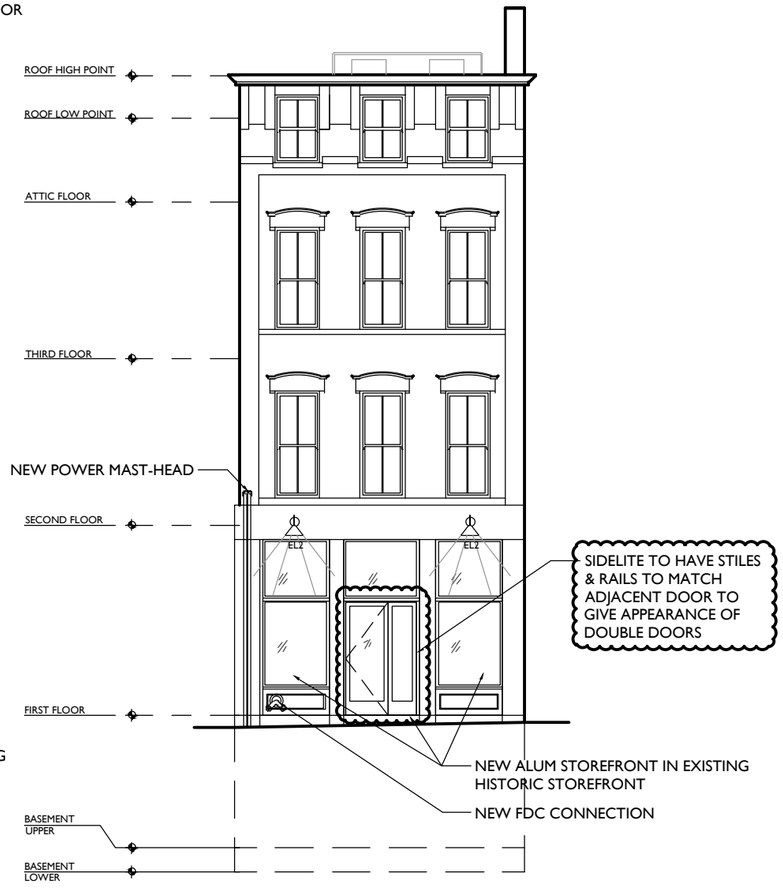
1633 VINE STREET
REAR BUILDING
01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

PROPOSED PROJECT:
PERSEVERANCE II
CINCINNATI, OH

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ARCHITECTURE
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Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



2 WEST ELEVATION



1 EAST ELEVATION

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A2.10 PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"

1633 VINE STREET
FRONT BUILDING

01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

PROPOSED PROJECT:

PERSEVERANCE II
CINCINNATI, OH

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ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



1 SOUTH ELEVATION

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A2.11 PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"

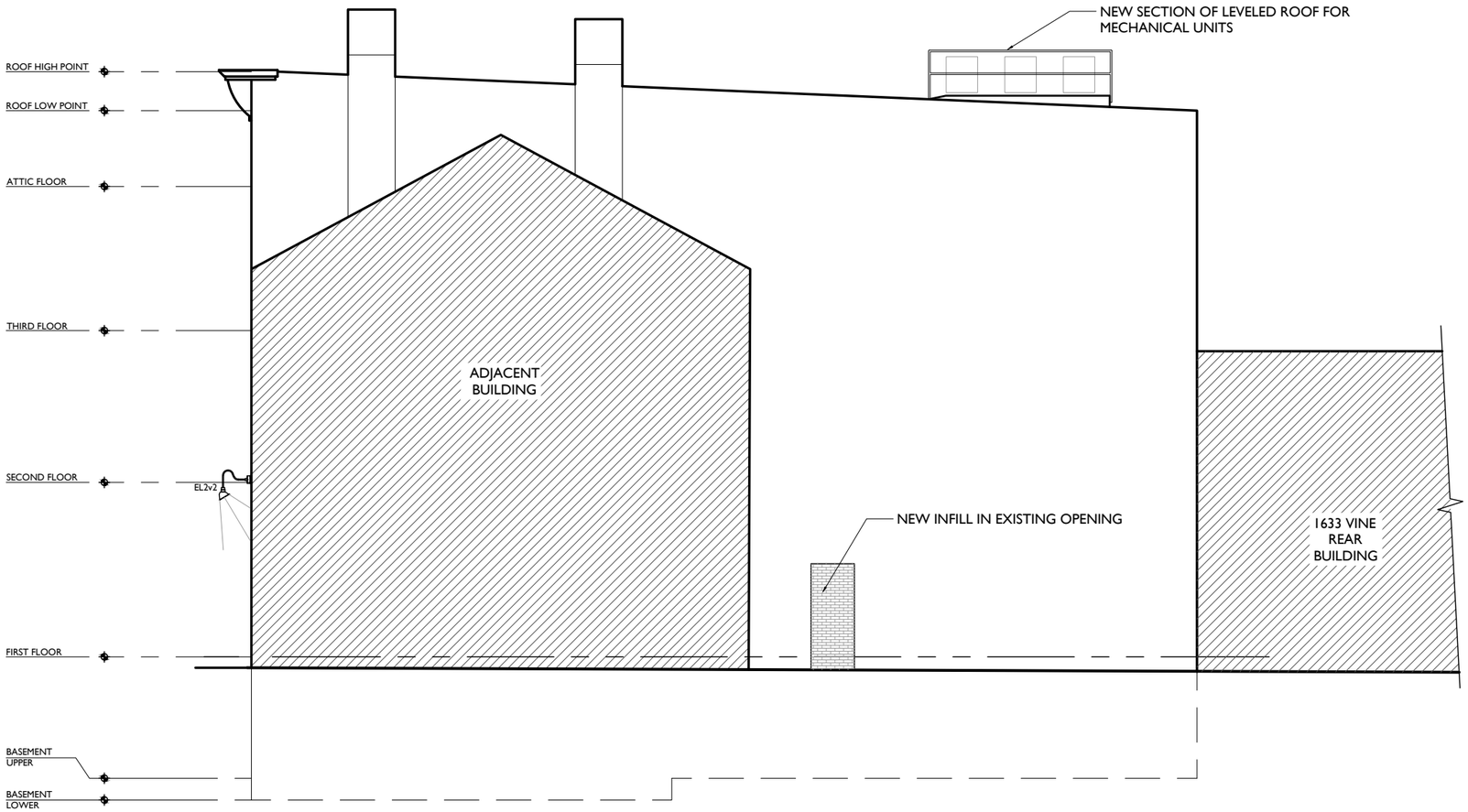
1633 VINE STREET FRONT BUILDING

01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

PROPOSED PROJECT:

PERSEVERANCE II
CINCINNATI, OH

CITYSTUDIOS
ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



1 NORTH ELEVATION

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A2.12 PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"

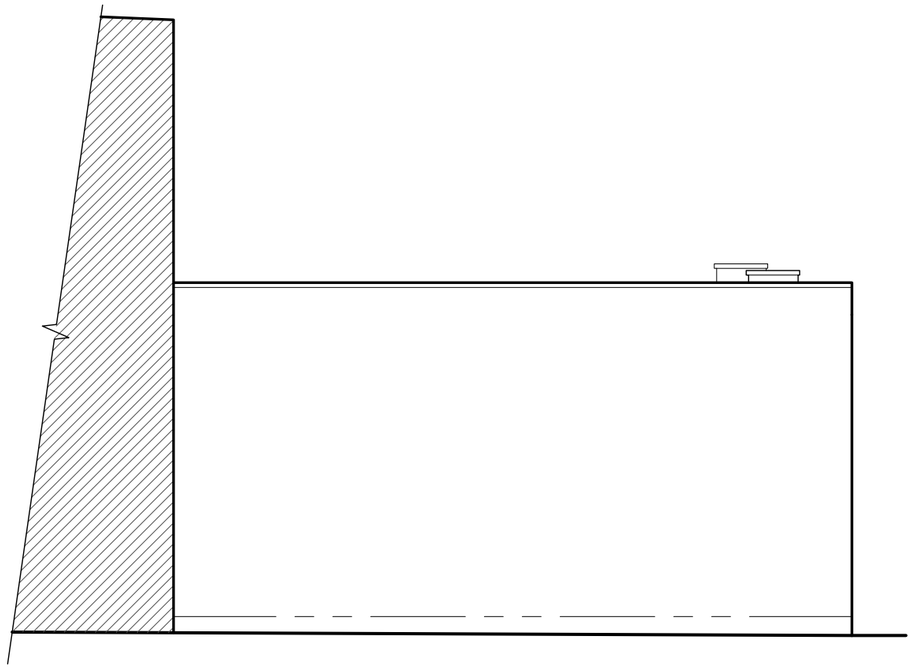
1633 VINE STREET
FRONT BUILDING

01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

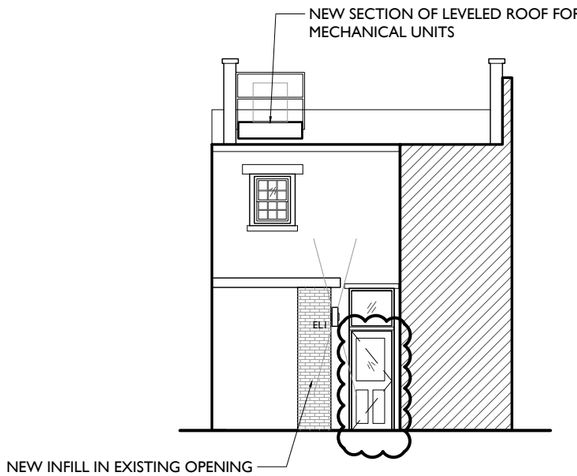
PROPOSED PROJECT:

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CINCINNATI, OH

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ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



2 NORTH ELEVATION



1 EAST ELEVATION

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A2.13 PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"

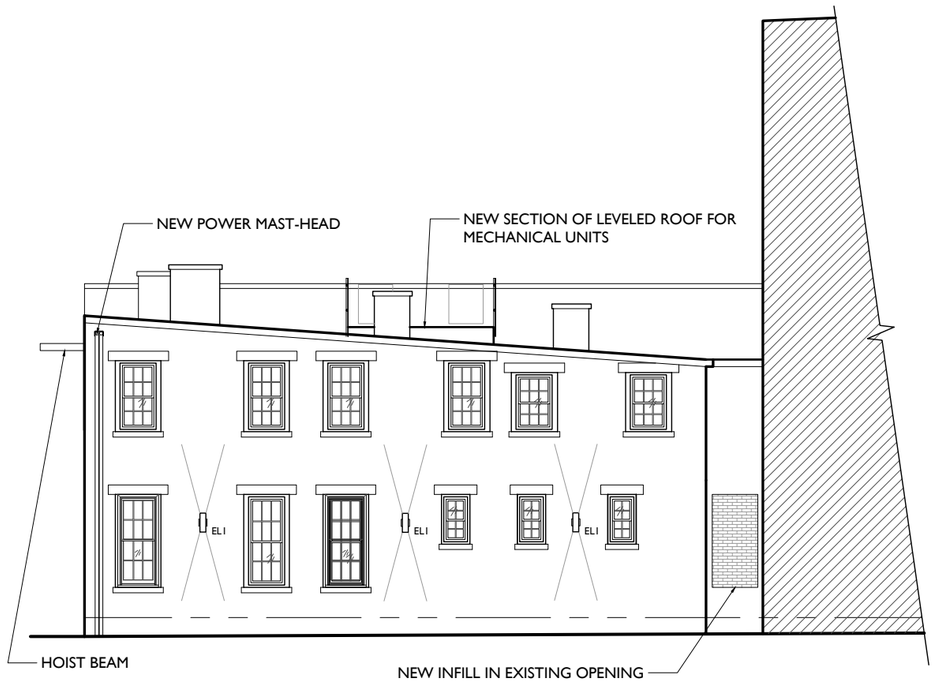
1633 VINE STREET
REAR BUILDING

01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

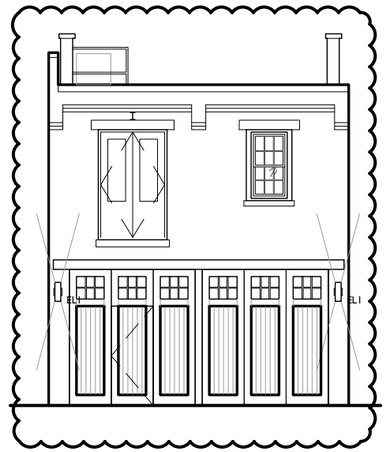
PROPOSED PROJECT:

PERSEVERANCE II
CINCINNATI, OH

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1148 Main Street
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ph. 513.621.0750
citystudiosarch.com



2 SOUTH ELEVATION



1 WEST ELEVATION

NEW WORK GENERAL NOTES

A. ALL WOOD FRAMED FLOORS TO RECEIVE NEW HARDWOOD FLOORING, UNLESS NOTED OTHERWISE

NEW WORK KEY

- NEW FRAMED WALL
- NEW CMU WALL
- NEW BRICK WALL
- NEW FURRING ON EXISTING WALL
- NEW DOOR
- NEW WINDOW
- NEW SOFFIT
- NEW AREA OF FLOORING INFILL
- NEW AREA OF MASONRY INFILL (ELEVATION)

A2.14 PROPOSED ELEVATIONS
SCALE: 3/32" = 1'-0"

1633 VINE STREET
REAR BUILDING
01.13.2023 HISTORIC CONSERVATION BOARD SUBMITTAL

PROPOSED PROJECT:
PERSEVERANCE II
CINCINNATI, OH

CITYSTUDIOS
ARCHITECTURE
1148 Main Street
Cincinnati, OH 45202
ph. 513.621.0750
citystudiosarch.com



EAST





SOUTH

1633 VINE STREET
HISTORIC CONSERVATION BOARD SUBMITTAL
01.13.2023

3CDC CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

CITYSTUDIOS ARCHITECTURE

WEST



NORTH



1633 VINE STREET
HISTORIC CONSERVATION BOARD SUBMITTAL
01.13.2023

3CDC CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

CITYSTUDIOS ARCHITECTURE



VIEW ALONG VINE

3CDC CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

CITYSTUDIOS ARCHITECTURE



VIEW ALONG REPUBLIC

ITEM 3 April 10, 2023

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

APPLICATION #: ZH20230017/ COA2023009
APPLICANT: Platte Architecture & Design
OWNER: OTR Holdings, Inc.
ADDRESS: **1806 Republic Street**
PARCELS: 094-0008-0354
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: February 23, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-07** – **Density Variance** of two (2) to allow a total of four (4) units on the property with a proposed density of 1 unit per 261 sf of lot area, in excess of the two (2) units permitted at 1 unit per 500 sf.

Existing Conditions

The subject property is situated on the east side of Republic Street between its intersection with W. Elder Street on the south and the northern terminus of Republic Street and Bardes Alley on the north in the Over-the-Rhine neighborhood. The property consists of a four story brick building built ca. 1870. The building most recently served as a multi-family residential building, housing three (3) residential units.

Proposed Conditions

The applicant is proposing the complete renovation of the building expanding the density from the existing three (3) units to four (4). Exterior work will include new windows throughout the building, new exterior doors, general repairs, and new rooftop mechanicals and vents. The applicant is applying for Historic Tax Credits.

Applicable Zoning Code Sections:

1409-09: Commercial Districts – Development Regulations

1445-15: Variance Standards



Figure 1. Location of subject property. Image courtesy of CAGIS.



Figure 2. Image of subject property ca. July 2022, facing southeast. Image from Google.

Previous Reviews: N/A

Zoning Analysis:
The subject property was historically built as a multi-family residential building as indicated by historic Sanborn Insurance maps and City Directories. The applicant is proposing to rehabilitate the building and provide a total of four (4) residential units. As the density allowance for existing buildings in the CC-P District is one (1) unit per 500 sf of lot area, Zoning Relief is required for the proposed density of one (1) unit per 261 sf of lot area, where the allowable density is two (2) units. The most recent use of the property included three (3) residential units, with one unit being legal nonconforming.

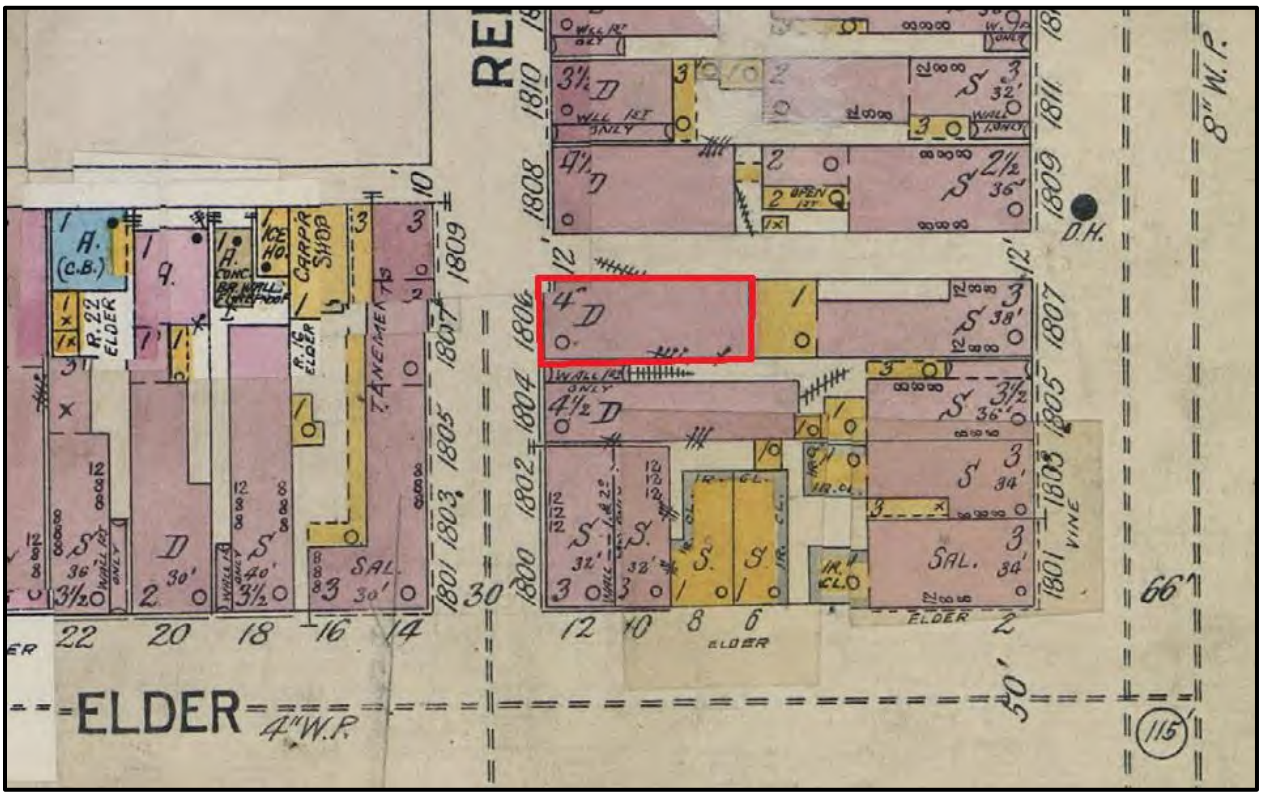


Figure 3. 1904 Sanborn Insurance map.

Standards for Variances per Section 1445-15

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the Historic Conservation Board may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the Board has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

(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 are unreasonable and would result in practical difficulties.

The property is an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability. City Directory research from 1925 shows that the property likely had 4 units historically, with 5 residents listed and two sharing a last name.

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved in the district since 2016 have a range of densities from as low as 150 sf of lot area/unit up to 864 sf of lot area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit. The requested variance is for 239 sf of land area/unit for a total of 261 sf of land area/unit.

The owner did technically create the conditions giving rise to this request by increasing the proposed density of the building. That being said, the proposed density is in line with the historic use of the property and will not be detrimental or injurious to the public health, safety and general welfare. The work will not infringe on lighting or air availability of surrounding properties as the increase in density will be accomplished internal to the existing building with no new additions proposed.

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 existing building is historic and the proposed density variance to allow one additional unit above the existing legal nonconformity and two units above the allowable density will support the rehabilitation of the building and will allow the owner to fully utilize the property. Density allows 2 units by right. The most recent use of the building had 3 units, with one unit considered legal nonconforming. The current request increases the total density to 4 units.

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

A denial of the density variance may result in the deprivation of all economically viable uses. The applicant has stated that limiting the building to 2 units would be financially infeasible, but has not submitted specific documentation to prove this claim.

General Standards

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

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

The underlying zoning is CC-P. The proposed mixed-use renovation is in line with the general purposes and intent of the district.

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

The building was originally built as a multi-family residential building, which likely had at least 4 units. Parking is no longer required due to the Urban Parking Overlay District. The additional one unit requested above the existing density is not expected to significantly impact traffic by not providing the additional one parking space that would be required if not for the Urban Parking Overlay.

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 is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The structure was most recently used as a multi-family building. It will be operated as such under the current proposal with a modest increase in density and will return an underutilized building to productive use.

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

There are no adverse impacts anticipated for the addition of one dwelling unit above the existing legal nonconformity (or two units above the current density allowance). Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties. Traffic conditions or the development, usefulness or value of neighboring land and buildings is not expected to be significantly impacted by the addition of one dwelling unit to the property.

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

Adding the additional dwelling unit is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:
Exterior work includes replacement windows and doors throughout the building and rooftop mechanical equipment, which will be setback from the façade so as not to be visible from the street. The proposed exterior modifications would be approvable at the Staff level. The applicant is applying for Historic Preservation Tax Credits.

REHABILITATION

2. Door and Window Openings*: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

Based on the drawings provided, the proposed windows and doors are appropriate in size, profile, material and shape. Windows and doors will fill the entire historic openings. Specific window and door models have not yet been selected and will be reviewed by Staff prior to approving permits. The windows and doors will also be subject to review by OHPO and NPS as part of the Historic Tax Credit review.

Other Considerations:

Prehearing Results: A prehearing was held on February 22, 2023. The applicants were in attendance.

Comments Provided to Staff: An email was received by the Historic Conservation Office from a neighbor on Republic Street with concerns related to a lack of parking in the area.

Consistency with Approved Plans:

Plan Cincinnati (2012)
The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on the plans by Platte Architecture + Design dated 8.10.2022:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **APPROVE –** Section 1405-07 – **Density Variance** of two (2) to allow a total of four (4) units on the property with a proposed density of 1 unit per 261 sf of lot area, in excess of the two (2) units permitted at 1 unit per 500 sf.

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 proposed changes to 1806 Republic Street with the following conditions:

1. Any changes required by the National Park Service for the Federal Historic Tax Credit application shall be approvable by Staff.

2. The building permit must be issued within 2 years, or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.

ADJUDICATION/DENIAL LETTER
Date: September 20, 2022
Location: 1806 Republic Street
Request: COA/ Density Variance
Zoning District: CC-P/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires 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 "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. 1409-09: Density. A maximum density of 2 units is permitted. A Variance is required for the proposed 4 units.

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. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

Historic Conservation Board

Hearing Application

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 1806 Republic Street COMMUNITY
PARCEL ID(S) 094-0008-0354-00 HISTORIC DISTRICT Over-The-Rhine
BASE ZONING CLASSIFICATION CC-P HILLSIDE DISTRICT: ☐ Yes ☑ No
☐ Non-Residential Project ☑ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Platte Architecture & Design CONTACT PERSON (if legal entity) Samantha Offringa
ADDRESS 1810 Campbell Alley, Suite 400 CITY Cincinnati STATE OH ZIP 45202
EMAIL sam@plattedesign.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 317-694-3723

Section 3. OWNER

NAME OTR Holdings, LLC CONTACT PERSON (if legal entity) Sara Bedinghaus
ADDRESS 1203 Walnut Street, 4th Floor CITY Cincinnati STATE OH ZIP 45202
EMAIL sbedinghaus@3CDC.org RELATIONSHIP TO OWNER (if not owner) Development Manager
TELEPHONE 513-977-8044

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

The main proposed alterations to the exterior include storefront, entrance, window, and roof modifications.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or select all that apply:

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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

The regulations would allow for 2 units. The auditor's website lists this property as having 3 units. We are proposing 4 units; a density variances is requested.

Section 6. SIGNATURE.

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.

Print Name Samantha Offringa **Signature** Samantha Offringa **Date** 1.18.2023

Dusty Rhodes, Hamilton County Auditor

generated on 1/18/2023 2:41:58 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
094-0008-0354-00	1806 REPUBLIC ST	Parcel Number	2022 Payable 2023

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

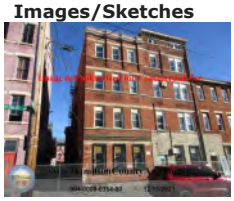
Appraisal Area
01801 - OVER THE RHINE 01

Auditor Land Use
404 - RETAIL/APARTMENT OVER

Owner Name and Address
OTR HOLDINGS INC
1203 WALNUT ST 4TH FL
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
OTR HOLDINGS INC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
10,950

Effective Tax Rate
90.565061

Total Tax
$1,013.77

Property Description
1806 REPUBLIC ST 20 X 48.33 PT LOT 20 J FINDLAY

Appraisal/Sales Summary

Year Built	1870
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	11/1/2019
Last Sale Amount	$689,540
Conveyance Number	218965
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.024

Tax/Credit/Value Summary

Board of Revision	YES(10)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	9,750
CAUV Value	0
Market Improvement Value	21,540
Market Total Value	31,290
TIF Value	6,090
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email dusty.rhodes@fuse.net with any data or mailing address corrections.

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	404 RETAIL/APARTMENT OVER	3,840	1870

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	352 Multiple Res (Low Rise)	960	9	1
Section 2	352 Multiple Res (Low Rise)	2,880	9	3

No Proposed Levies Found

Levies Passed - 2022 Pay 2023 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Health & Hospitalization	Renewal	4.07	$27.08	$27.08	B
Hamilton County - Senior Services	Renewal	1.29	$12.57	$12.57	B
Hamilton County - Senior Services	Renewal	0.31	$3.09	$3.09	B
Hamilton County - Mental Health Services	Renewal	2.99	$23.17	$23.17	B
Hamilton County - Mental Health Services	Additional	0.38	$0.00	$4.16	B
Cincinnati CSD - Emergency ($51,500,000)	Renewal	6.80	$77.20	$74.46	B, C

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2019	218965	689,540	11/1/2019	NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC	OTR HOLDINGS INC
2019	205630	785,751	6/14/2019	HISTORIC LIMITED LIABILITY COMPANY LLC HISTORIC LIMITED LIABILITY COMPANY LLC HISTORIC LIMITED LIABILITY COMPANY LLC	NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC
2009	23771	161,304	6/19/2009	ELDER APTS LTD	HISTORIC LIMITED LIABILITY COMPANY LLC
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	ELDER APTS LTD

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	9,750	21,540	31,290	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	7,800	17,230	25,030	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	3,400	6,930	10,330	0	120 Reappraisal, Update or Annual Equalization
2011	3/1/2011	3,470	7,070	10,540	0	120 Reappraisal, Update or Annual Equalization
2009	9/1/2010	3,710	6,830	10,540	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	3,710	26,290	30,000	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	3,500	24,800	28,300	0	50 Changes to/from Exempt Property
2008	2/1/2008	3,500	24,800	28,300	0	50 Changes to/from Exempt Property
2005	9/19/2005	3,500	24,800	28,300	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	3,300	21,900	25,200	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	3,000	20,100	23,100	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	2,700	20,000	22,700	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
2009300883	4/14/2010	No	4/14/2010	7/9/2010 8:40 AM	30,000	10,540	10,540	9/1/2010

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

Payment Information

JILL A. SCHILLER, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	OTR HOLDINGS INC
Tax Bill Mail Address	OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202

Taxable Value	
Land	3,410
Improvements	7,540
Total	10,950

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	110.450000
Effective Rate	90.565061
Non Business Credit	0.087027
Owner Occupancy Credit	0.021756
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$604.71		$604.71	
Credit			$108.87		$108.87	
Subtotal			$495.84		$495.84	
Non Business Credit			$0.00		$0.00	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$0.00**	**$0.00**	**$495.84**	**$0.00**	**$495.84**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$0.00		$0.00	
Real Estate Owed	$0.00		$495.84		$495.84	
Special Assess Paid	$0.00		$0.00		$0.00	
Special Assess Owed	$0.00		$22.09		$0.00	
Total Due	$0.00		$517.93		$495.84	
Total Paid	$0.00		$0.00		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$517.93**		**$1,013.77**	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	$0.00	$0.00	$22.09	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Paid	$0.00		$0.00		$0.00	
Owed	$0.00		$22.09		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/21/2022	2 - 2021	$0.00	$0.00	$487.23	$0.00
1/28/2022	1 - 2021	$0.00	$502.20	$0.00	$0.00
6/21/2021	2 - 2020	$0.00	$0.00	$487.77	$0.00
2/5/2021	1 - 2020	$0.00	$652.74	$0.00	$0.00
1/31/2020	1 - 2019	$0.00	$437.44	$422.52	$0.00
6/20/2019	2 - 2018	$0.00	$0.00	$422.74	$0.00
1/31/2019	1 - 2018	$0.00	$437.68	$0.00	$0.00
6/20/2018	2 - 2017	$0.00	$0.00	$409.45	$0.00
1/31/2018	1 - 2017	$0.00	$422.97	$0.00	$0.00

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value

Land	9,750
Building	21,540
Total	**31,290**

Assessed Value (35%)

Land	3,410
Building	7,540
Total	**10,950**

Tax Rate Information

Full Tax Rate (mills)	110.450000
Reduction Factor	0.180036
Effective Tax Rate (mills)	90.565061
Non Business Credit	0.087027
Owner Occupancy Credit	0.021756

Tax Calculations

Gross Real Estate Tax	$1,209.42
- Reduction Amount	$217.74
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$495.84
- Sales Tax Credit	$0.00
+ Current Assessment	$22.09
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$517.93

Half Year Tax Distributions

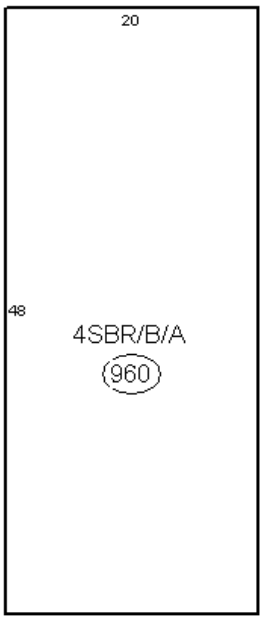
School District	$250.65
Township	$0.00
City/Village	$150.86
Joint Vocational School	$0.00
County General Fund	$9.97
Public Library	$8.14
Family Service/Treatment	$1.37
HLTH/Hospital Care-Indigent	$10.96
Mental Health Levy	$11.06
Developmental Disabilities	$16.61
Park District	$8.34
Crime Information Center	$1.22
Children Services	$18.52
Senior Services	$6.33
Zoological Park	$1.81

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

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	$22.09

Related Names

Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

PLATTE
architecture + design

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

January 25, 2023

Historic Conservation Board
Attn Douglas Owen, Urban Conservator
City of Cincinnati - Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Certificate of Appropriateness and Application for Zoning Relief – Historic Building located at 1806 Republic Street

To Whom It May Concern:

The proposed rehabilitation at 1806 Republic Street seeks to meet the Historic Conservation Guidelines and the standards for requested zoning relief.

Project Description
This building faces Republic Street and is a 4-Story brick Italianate constructed c.1890s. The building has a rectangular plan that borders Bardes Alley to the north and 1804 Republic to the south. The proposed project will make improvements and modifications to the building to accommodate four (4) new residential units on the first through fourth floors. The basement and attic will remain unoccupied.

This building has brick exterior walls and a stone foundation. Brick is laid in a common bond except at the main (west) façade where it is laid in an ornate decorative pattern. Rubber membrane covers the shed roof and one brick chimney remains. An elaborate cornice caps the main (west) façade. The window openings on the main (west) façade have ornate lintels and sills integrated in horizontal bands. Secondary facades have plain limestone lintels and sills. All windows openings have one-over-one non-historic vinyl windows, many of which are shorter than the original openings. A 20th century metal fire escape is affixed to the north elevation. There is an entrance on the north elevation.

Proposed Alterations
The main proposed alterations to the exterior include window and door replacements, new exterior lighting, masonry/wood repair, and roof alterations which will appropriately restore the building and bring it into active use.

Openings: The non-historic door and frame will be removed at the entrance and replaced with a new half-lite aluminum two-panel door and frame with a dark bronze factory finish. All windows will be replaced with new aluminum-clad wood windows with historically appropriate details in the exact place as the historic windows and they will completely fill the historic openings.

Roof alterations: The existing membrane roof will be replaced, and the chimney will receive a new bronze metal cap. New rooftop mechanical equipment and exhaust vents will be placed on the roof and kept set back to minimize visibility from surrounding properties.

Other: The masonry walls and wood building elements (cornice) will be gently cleaned, repaired, and repointed as needed according to the HCB guidelines. The existing fire escape will be cleaned and repainted. Any exterior masonry that is unpainted shall remain unpainted.

Density – Variance: Summary of reasons why relief should be granted
We are requesting relief in the form of a density variance. The development regulations in this district would allow for only 2 units. The auditor's website lists this property as having 3 units, one of which was a 2-floor townhouse. We are proposing 4 separate, single-floor units.

A reduction in apartment units could jeopardize funding for the project. As we will demonstrate, 2 units doesn't work financially, nor does it meet the needs of the city for the highest and best use of the site. It is financially and practically necessary, and historically appropriate, to request increased density for this project.

Per Cincinnati Municipal Code 1445-13, the proposed project is in the public interest, as outlined below:

a) *Zoning:* The proposed project substantially conforms to the zone district regulations. The requested density does not meet the zoning regulations but is in line with other developments in the district and vicinity, as demonstrated in the comparison chart below.

a) *Guidelines:* The proposed project seeks to appropriately conform to the guidelines of the Over-the-Rhine historic district. Please refer to application and documentation for Certificate of Appropriateness.

a) *Plans:* The proposed project conforms to the OTR Comprehensive plan as an addition of space that supports walkability and activates the street.

a) *Traffic:* The site is accessed via existing infrastructure. Findlay Street is adequately sized to support an increase in development. We believe the development will support walkability and increased use of the streetcar system.

b) *Buffering:* N/A

c) *Landscaping:* N/A

d) *Hours of Operation:* N/A

a) *Neighborhood Compatibility:* The proposed development of residential units is compatible with the neighborhood. It has been deemed appropriate by the State Historic Preservation Offices as well as the National Park Service. The proposed design seeks to be compatible with the OTR historic guidelines as well.

b) *Proposed Zoning Amendments:* N/A

a) *Adverse Effects:* This proposed project will have positive effects on the vicinity. Increased usefulness of the site, increased value of the property, improvement of the street façade, all contribute in a positive way. Density is in line with other surrounding properties.

a) *Blight:* The building is currently unoccupied. Putting an empty building into active use is a benefit to the neighborhood.

b) *Economic Benefits:* The proposed project will increase the property value of this site.

a) *Job Creation:* The proposed development will create temporary construction jobs and later will create permanent jobs in property management and maintenance of the apartments.

a) *Tax Valuation*: Property taxes will increase with the proposed development of this project, and more so due to the increased density of units.

a) *Private Benefits:* The owner is seeking an economic benefit in the development of this property and wishes to ensure economic success through the request for increased density.

a) *Public Benefits:* The proposed project will make available more apartments to meet the ongoing demand in the neighborhood. Further, the project design seeks to substantially conform to the OTR historic guidelines through a thoughtful composition. The project also conforms to State and Federal Historic Renovation Guidelines.

The proposed project meets the following conditions, as outlined in the Cincinnati Municipal Code 1445-15:

a) *The strict application of the Code is unreasonable and would result in practical difficulties:* Compelling the owner of the building to limit the number of units will significantly impact their return on investment. There is a strong demand for housing units in OTR and the number of units proposed is in line with the make-up of the neighborhood.

a) *Neighboring properties enjoy a high unit density:* A variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Comparable nearby developments, both new and historic buildings, enjoy a similar density to this request. This variance will allow the owners to experience a comparable privilege to other property owners nearby. The owner nor its predecessors caused the nonconformity.

Comparison Properties in Zoning District CC-P whose unit density ratios exceed 1/500 SF:

Address	Lot SF	# of Units	SF / Unit	Permitted # of Units*
This Project: 1086 Republic	*1045*	*4*	*261*	*2*
1808 Race Street	2508	6	418	5
1812 Race Street	2280	6	380	4
1814 Race Street	2270	6	378	4
1834 Race Street	2600	6	433	5
1900/1902 Race Street	4500	14	321	9
1810 Elm Street	3607	13	277	7
1830 Elm Street	2270	5	454	4
1936 Race Street	3923	9	436	7
1401 Walnut	4767	11	433	9
1405 Republic	4125	13	317	8
31 W 13th Street	4660	17	274	9

Witnesses: The proposed project will be represented by the following persons:

- Sara Bedinghaus (sbedinghaus@3cdc.org) – Development Manager, 3CDC
- Samantha Offringa (sam@plattedesign.com) – PM, Platte Architecture & Design
- Michelle Rush (michelle@plattedesign.com) – Job Captain, Platte Architecture & Design

In summary, this rehabilitation will return this building to productive service. The building will be repaired to a durable state, damage will be undone, and the street and alley will be re-activated. New work is harmonious to the present building and the context of the Findlay Market vicinity.

Sincerely,

Samantha Offringa

Samantha Offringa
Architect

1806 REPUBLIC ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS RENOVATION

STRUCTURAL ENGINEER
ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER
ENGINEERED BUILDING SYSTEMS, INC.
515 MONMOUTH STREET, SUITE 201
NEWPORT, KY 41071
(859) 261-0585

CIVIL ENGINEER
BAYER BECKER
1404 RACE STREET, SUITE 204
CINCINNATI, OH 45202
(513) 336-6600

ARCHITECT
PLATTE DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

CLIENT/DEVELOPER
3CDC
1203 WALNUT STREET
CINCINNATI, OH 45202
(513) 621-4400

SHEET INDEX

SITE
1 OF 2 - SITE SURVEY/ EXG. CONDITIONS
2 OF 2 - PROPOSED SITE PLANS

DEMO PLANS
AD1.00 - DEMO BASEMENT PLAN
AD1.01 - DEMO FIRST FLOOR PLAN
AD1.02 - DEMO SECOND FLOOR PLAN
AD1.03 - DEMO THIRD FLOOR PLAN
AD1.04 - DEMO FOURTH FLOOR PLAN
AD1.05 - DEMO ROOF PLAN

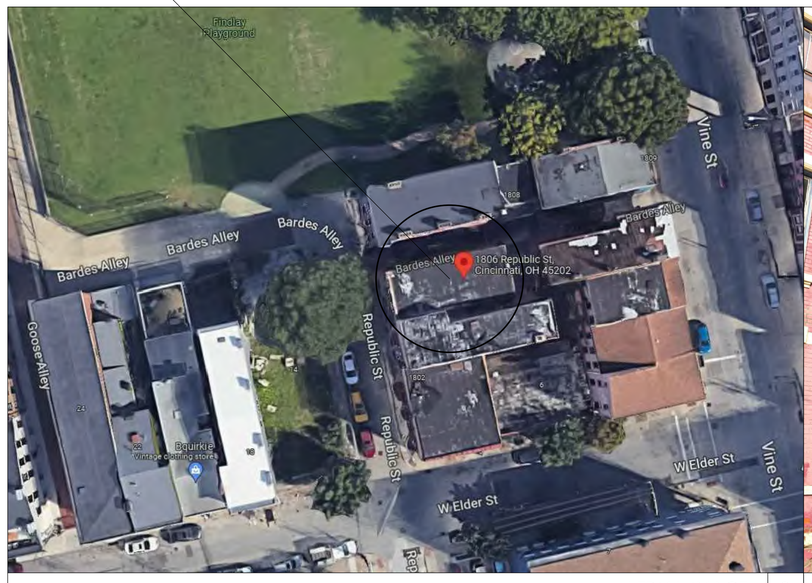
DEMO ELEVATIONS
AD2.00 - DEMO EAST ELEVATION
AD2.01 - DEMO SOUTH ELEVATION
AD2.02 - DEMO WEST ELEVATION
AD2.03 - DEMO NORTH ELEVATION

PROPOSED PLANS
A1.10 - PROPOSED BASEMENT PLAN
A1.11 - PROPOSED FIRST FLOOR PLAN
A1.12 - PROPOSED SECOND FLOOR PLAN
A1.13 - PROPOSED THIRD FLOOR PLAN
A1.14 - PROPOSED FOURTH FLOOR PLAN
A1.15 - PROPOSED ROOF PLAN

PROPOSED ELEVATIONS
A2.10 - PROPOSED EAST ELEVATION
A2.11 - PROPOSED SOUTH ELEVATION
A2.12 - PROPOSED WEST ELEVATION
A2.13 - PROPOSED NORTH ELEVATION

PHOTOS
A9.00 - EXTERIOR PHOTOS
A9.01 - SITE PHOTOS

PROJECT LOCATION



SCALE: NTS AERIAL IMAGE 2



STREET VIEW 1

PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC RESIDENTIAL BUILDING. THE BUILDING IS 3 STORIES WITH A FULL BASEMENT AND OCCUPIABLE ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. ALL FLOORS WILL REMAIN USE R-2 APARTMENTS.

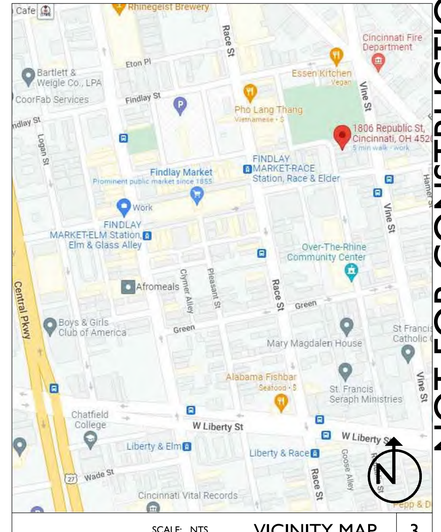
NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS.

TYPICAL ABBREVIATIONS

ADJ	ADJACENT	EQ	EQUAL	N.T.S.	NOT TO SCALE
A.F.F.	ABOVE FINISH FLOOR	EXG	EXISTING	OBC	OHIO BUILDING CODE
ALT	ALTERNATE	EXT	EXTERIOR	O.C.	ON CENTER
ALUM	ALUMINUM	FDC	FIRE DEPARTMENT CONNECTION	OPNG	OPENING
APPROX	APPROXIMATELY			OPP	OPPOSITE
APT	APARTMENT	FDN	FOUNDATION	O/	OVER
BD	BOARD	F.E.	FIRE EXTINGUISHER	PLWD	PLYWOOD
BLDG	BUILDING	F.F.E.	FINISH FLOOR ELEVATION	PLUMB	PLUMBING
C.L.	CENTER LINE	FLR	FLOOR	PT.	PRESSURE TREATED
C.J.	CONTROL JOINT	FTG	FOOTING	RCP	REFLECTED CEILING PLAN
CLG	CEILING	G.C.	GENERAL CONTRACTOR	REQ	REQUIRED
CLR	CLEAR DIMENSION	GYP	GYPSUM	REV	REVISED/REVISION
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	R.O.	ROUGH OPENING
		HR	HOUR	R.O.W.	RIGHT OF WAY
COL.	COLUMN	HORIZ	HORIZONTAL	SECT	SECTION
CONC	CONCRETE	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	SIM	SIMILAR
CONT	CONTINUOUS/ CONTINUED			SF	SQUARE FEET
		INCL	INCLUDED/ INCLUDING	SPEC	SPECIFICATION
CONTR	CONTRACTOR	INFO	INFORMATION	STRUCT	STRUCTURAL
DIAG	DIAGONAL	INSUL	INSULATED/ INSULATING	T.O. or T/	TOP OF
DIA or Ø	DIAMETER	INT	INTERIOR	T&G	TONGUE & GROOVE
DIM(S)	DIMENSION(S)	L.L.	LIVE LOAD	TYP	TYPICAL
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	MATL	MATERIAL	U.N.O.	UNLESS NOTED OTHERWISE
		MECH	MECHANICAL		
		MEP	MECHCANICAL, ELECTRICAL, AND PLUMBING	V.B.	VAPOR BARRIER
D.L.	DEAD LOAD			VERT	VERTICAL
D.S.	DOWNSPOUT			V.I.F. or ±	VERIFY IN FIELD
DTL(S)	DETAIL(S)	MIN	MINIMUM	W/	WITH
DWG(S)	DRAWING(S)	MAX	MAXIMUM	W/O	WITHOUT
EA	EACH	MANUF	MANUFACTURER	WD	WOOD
ELEC	ELECTRICAL	N/A	NOT APPLICABLE		
ELEV(S)	ELEVATION(S)	N.I.C.	NOT IN CONTRACT		
E.J.	EXPANSION JOINT	N.I.S.	NOT IN SCOPE		

TYPICAL SYMBOLS

NORTH ARROW
EGRESS WINDOW
KEYNOTE (01)
CENTERLINE TAG
FLOOR ELEVATION TAG (X'-X")
REVISION CLOUD TAG (1)
ELEVATION TAG (dwg # / sheet # A2.01)
INTERIOR ELEVATION TAG (dwg # / sheet # A4.01)
SECTION CUT TAG (dwg # / sheet # A3.01)
DETAIL CALLOUT (dwg # / sheet # A5.00)



SCALE: NTS VICINITY MAP 3

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Progress Dates
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Revisions

Design Team:
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Drawn by:
MR, AM

PROPOSED PROJECT:
RENOVATION FOR
1806 REPUBLIC
CINCINATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A0.00

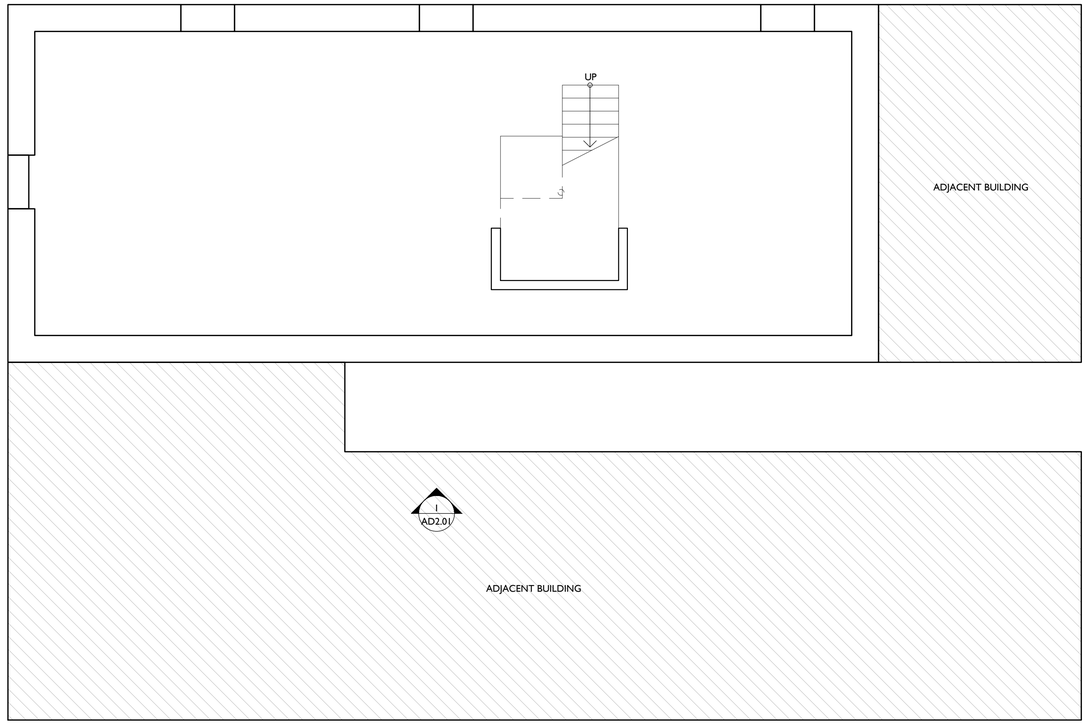
DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

DEMO WORK GRAPHIC KEY:

- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

1 AD2.03

1 AD2.02



1 AD2.00

1 AD2.01

NOT FOR CONSTRUCTION

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

EXISTING + DEMOLITION PLAN - BASEMENT | 1

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FINDLAY FLATS

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AD1.00

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- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

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

EXISTING + DEMOLITION PLAN - FIRST FLOOR | 1

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FINDLAY FLATS

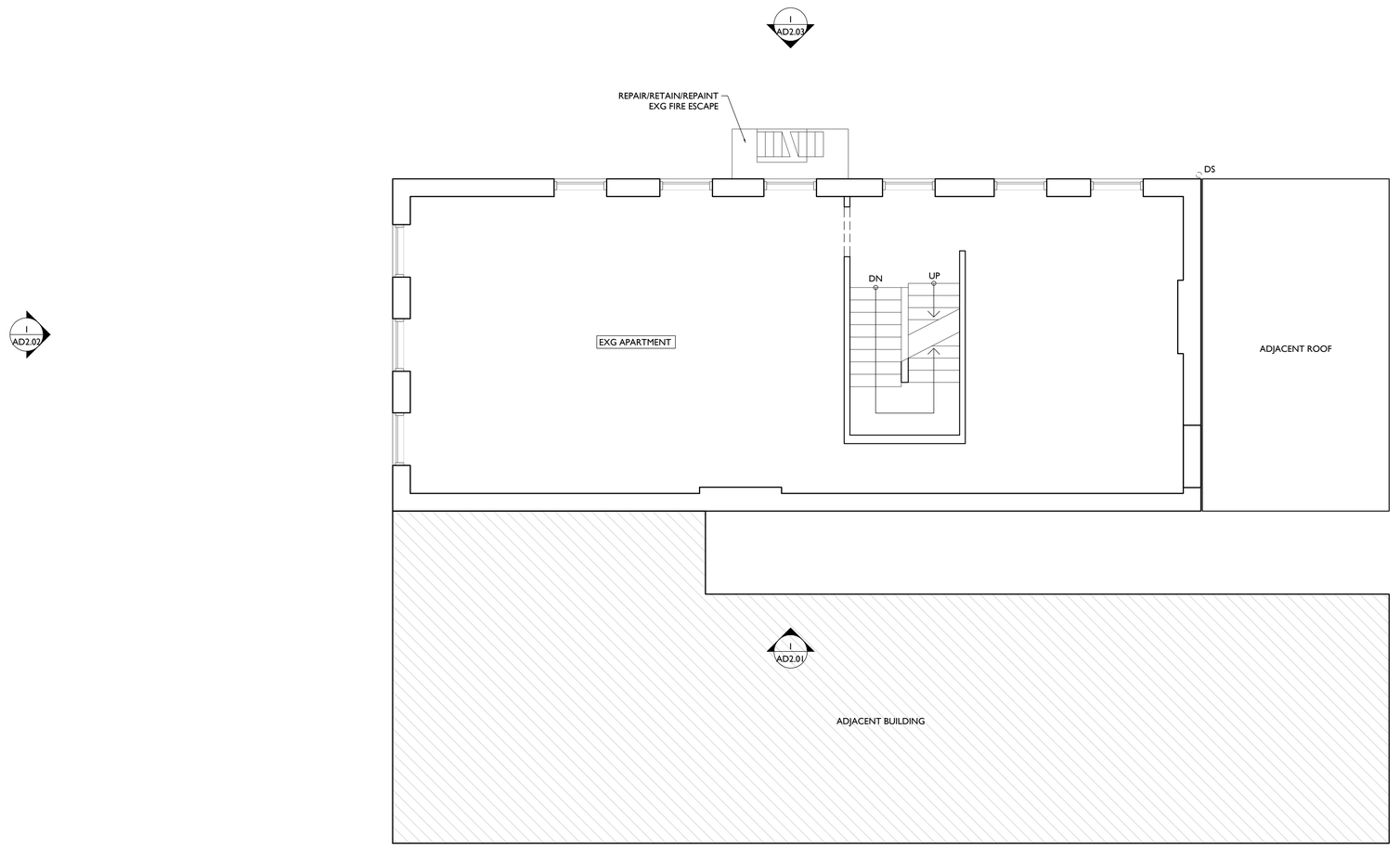
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AD1.01

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DEMO WORK GRAPHIC KEY:

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- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION PLAN - SECOND FLOOR | 1

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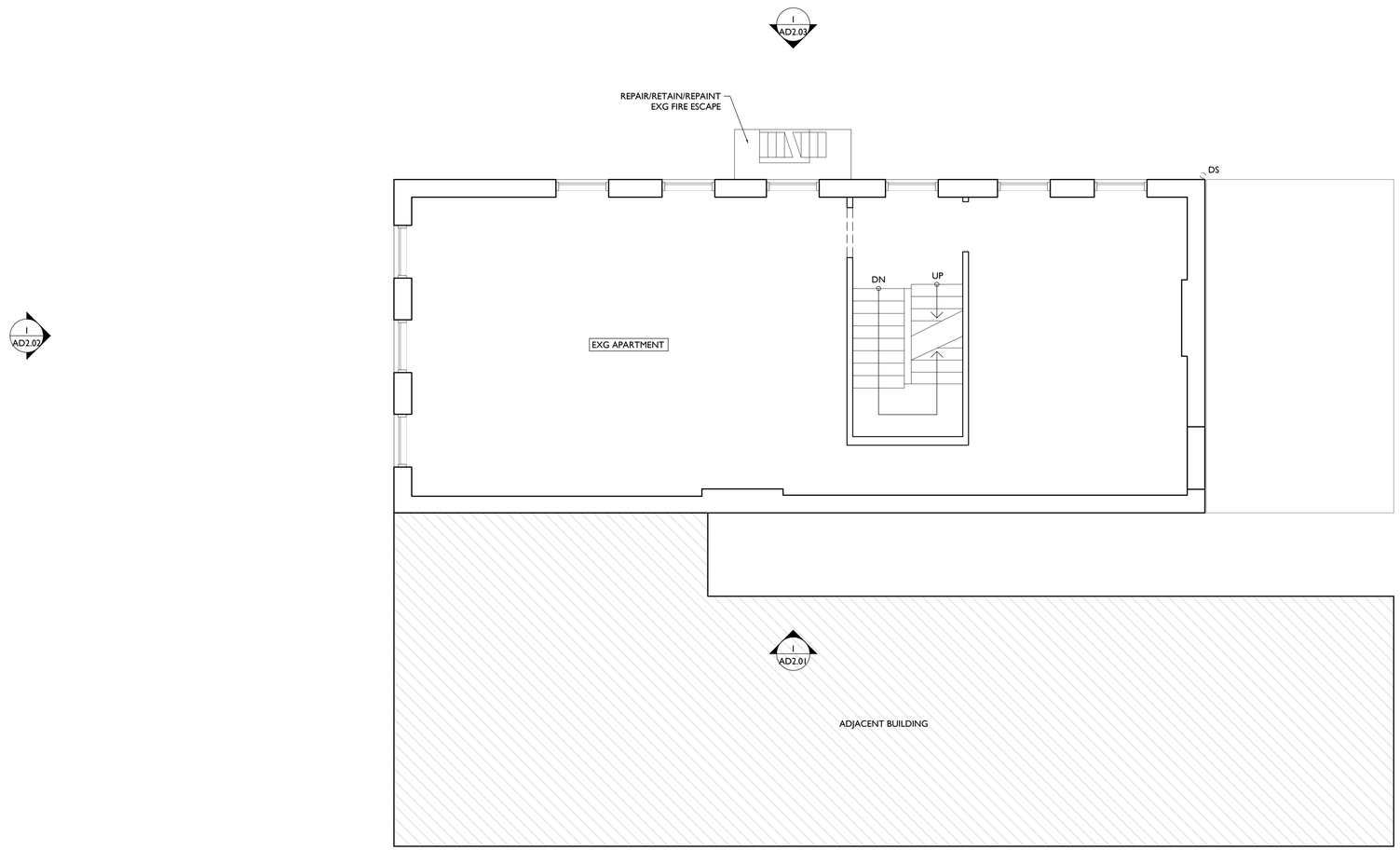
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AD1.02

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

DEMO WORK GRAPHIC KEY:

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- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION PLAN - THIRD FLOOR | 1

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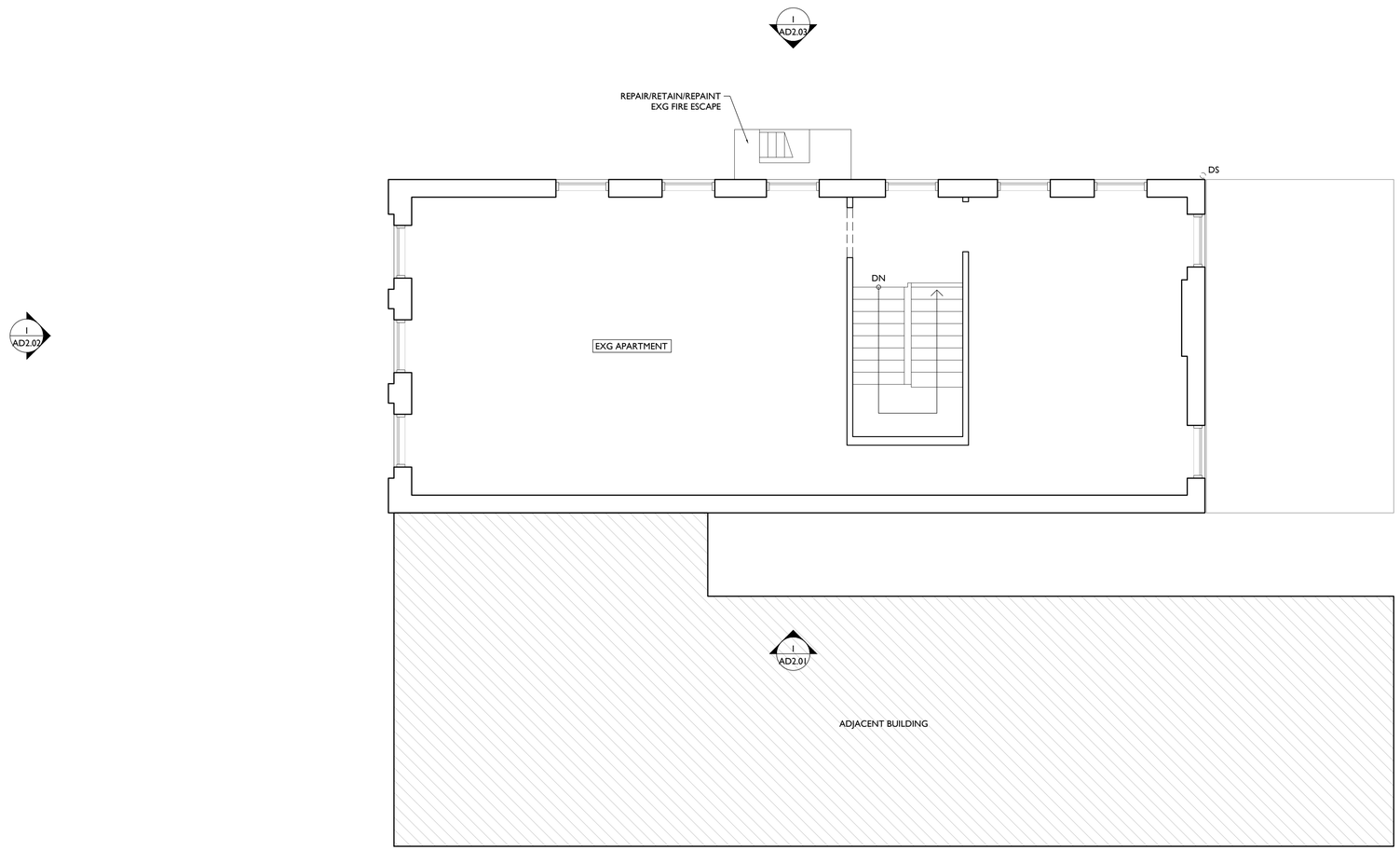
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AD1.03

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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NOT FOR CONSTRUCTION

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

EXISTING + DEMOLITION PLAN - FOURTH FLOOR | 1

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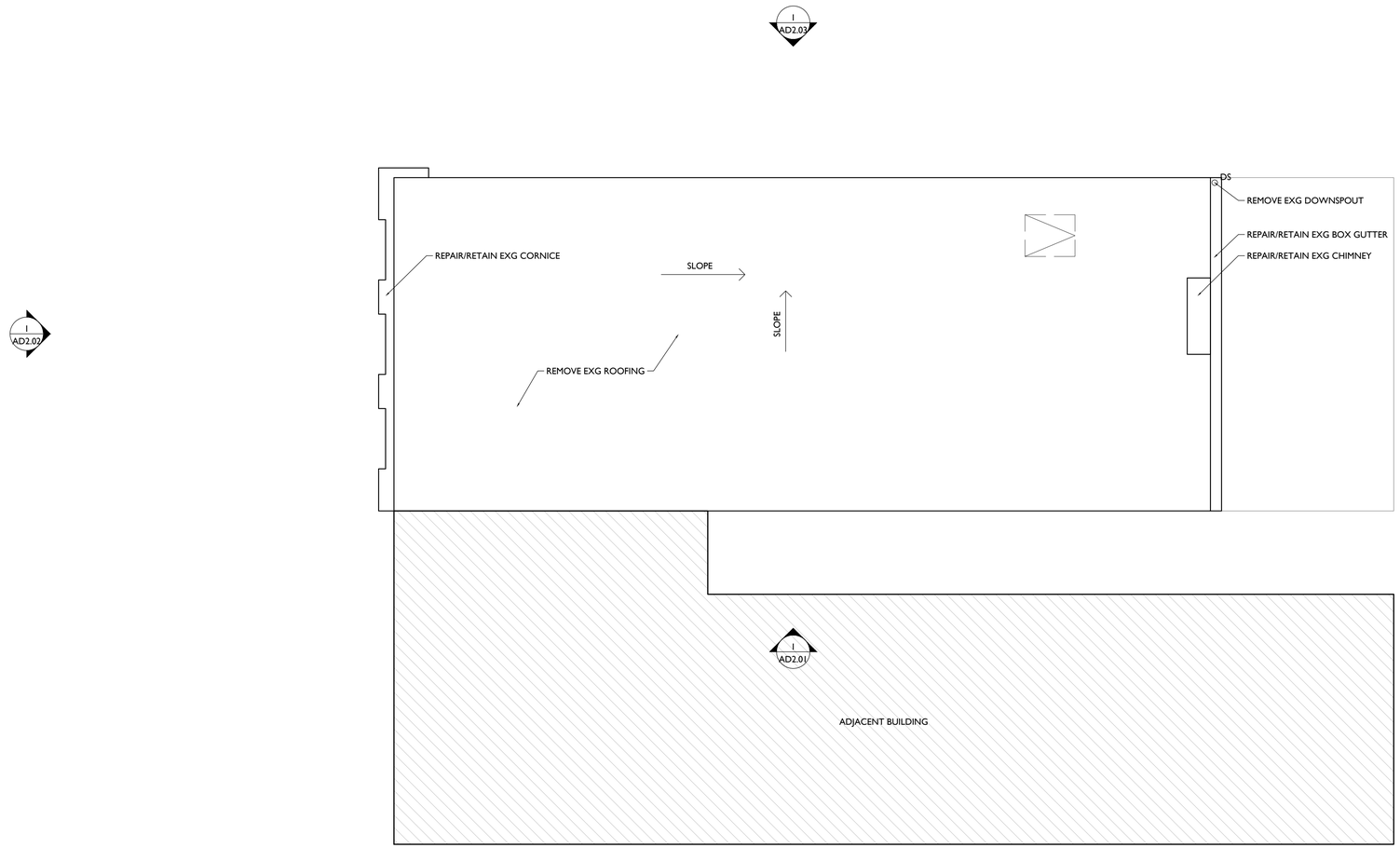
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AD1.04

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION PLAN - ROOF | 1

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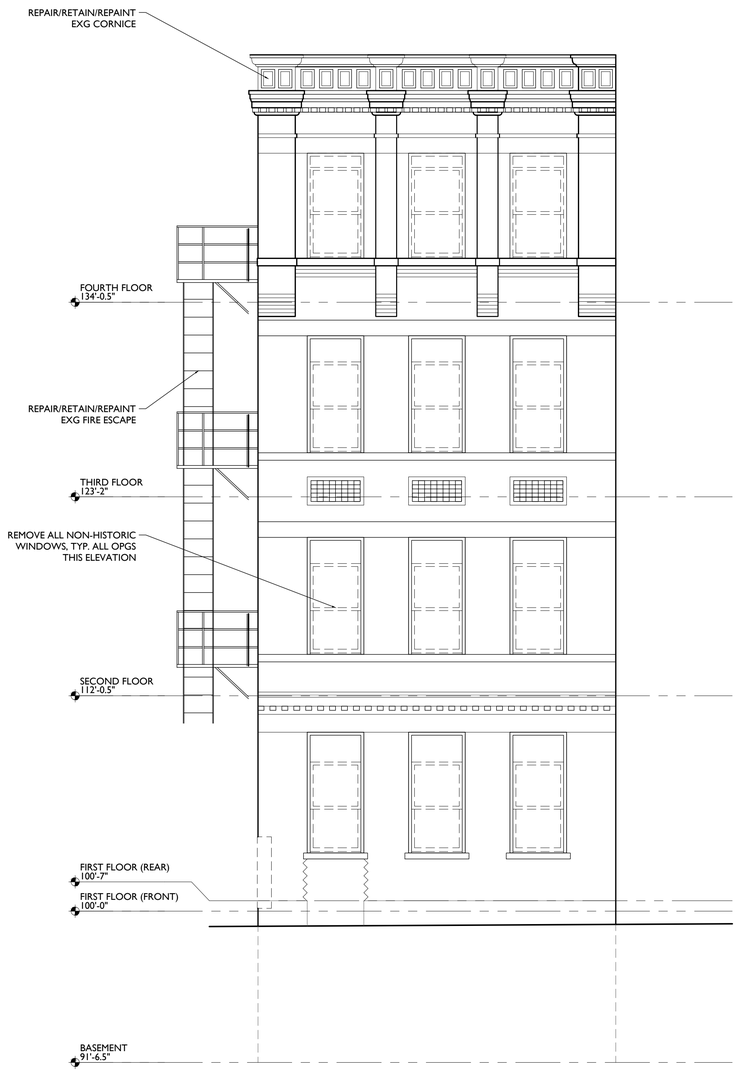
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AD1.05

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

DEMO WORK GRAPHIC KEY:

- KEYNOTE
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- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION ELEVATION - EAST | 1

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FINDLAY FLATS

Job No: 22042 8/10/2022

AD2.00

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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

EXISTING + DEMOLITION ELEVATION - SOUTH | 1

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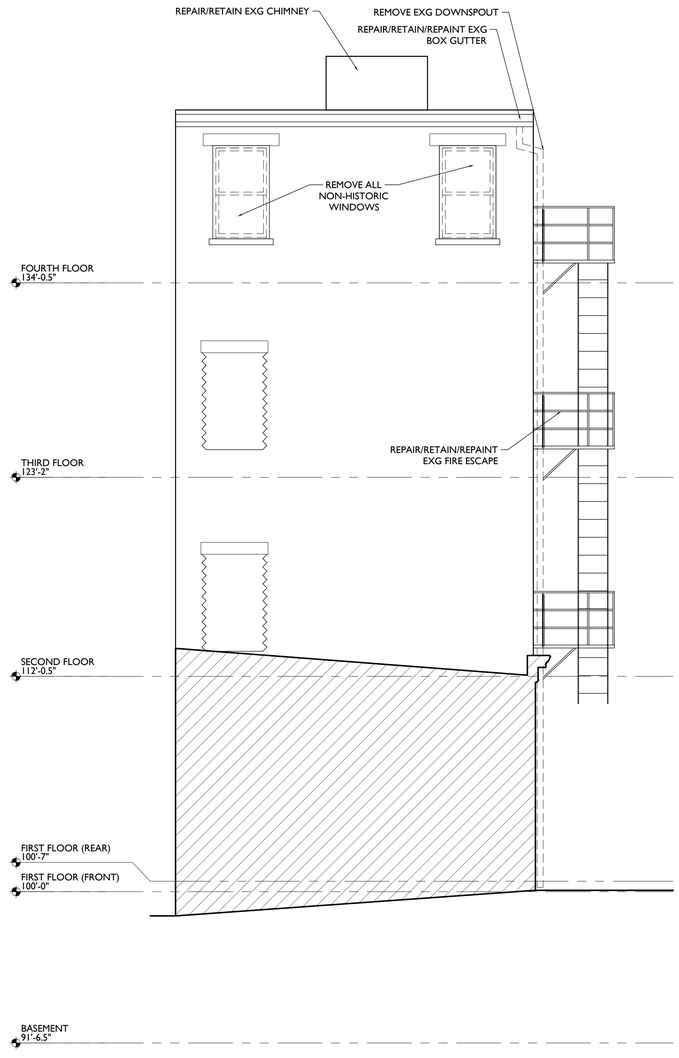
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AD2.01

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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

EXISTING + DEMOLITION ELEVATION - WEST | 1

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PROPOSED PROJECT:
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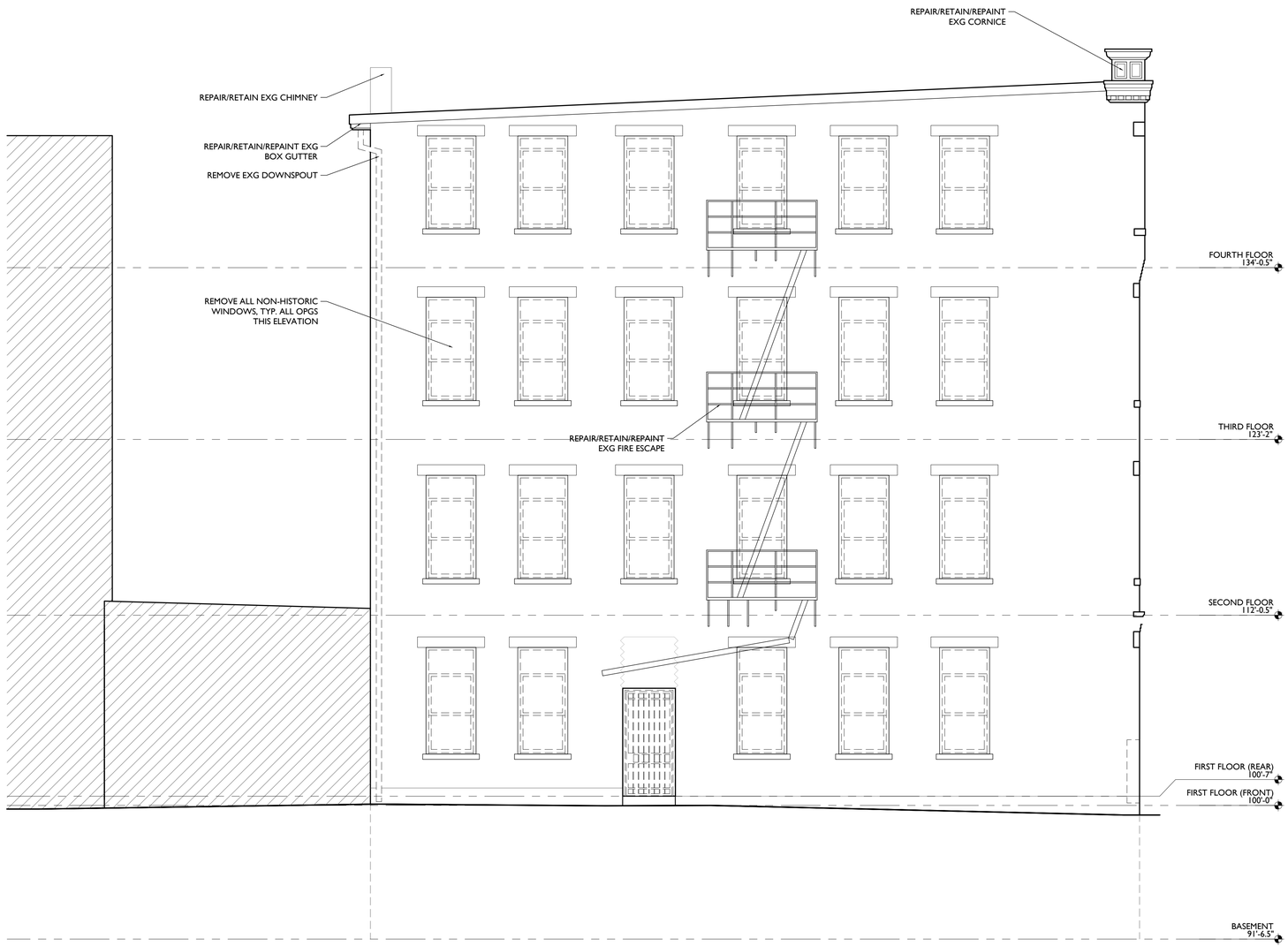
Job No: 22042 8/10/2022

AD2.02

DEMO WORK PLANS & ELEVATIONS [#] KEYED NOTES:

DEMO WORK GRAPHIC KEY:

- KEYNOTE
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- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION ELEVATION - NORTH | 1

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PROPOSED PROJECT:
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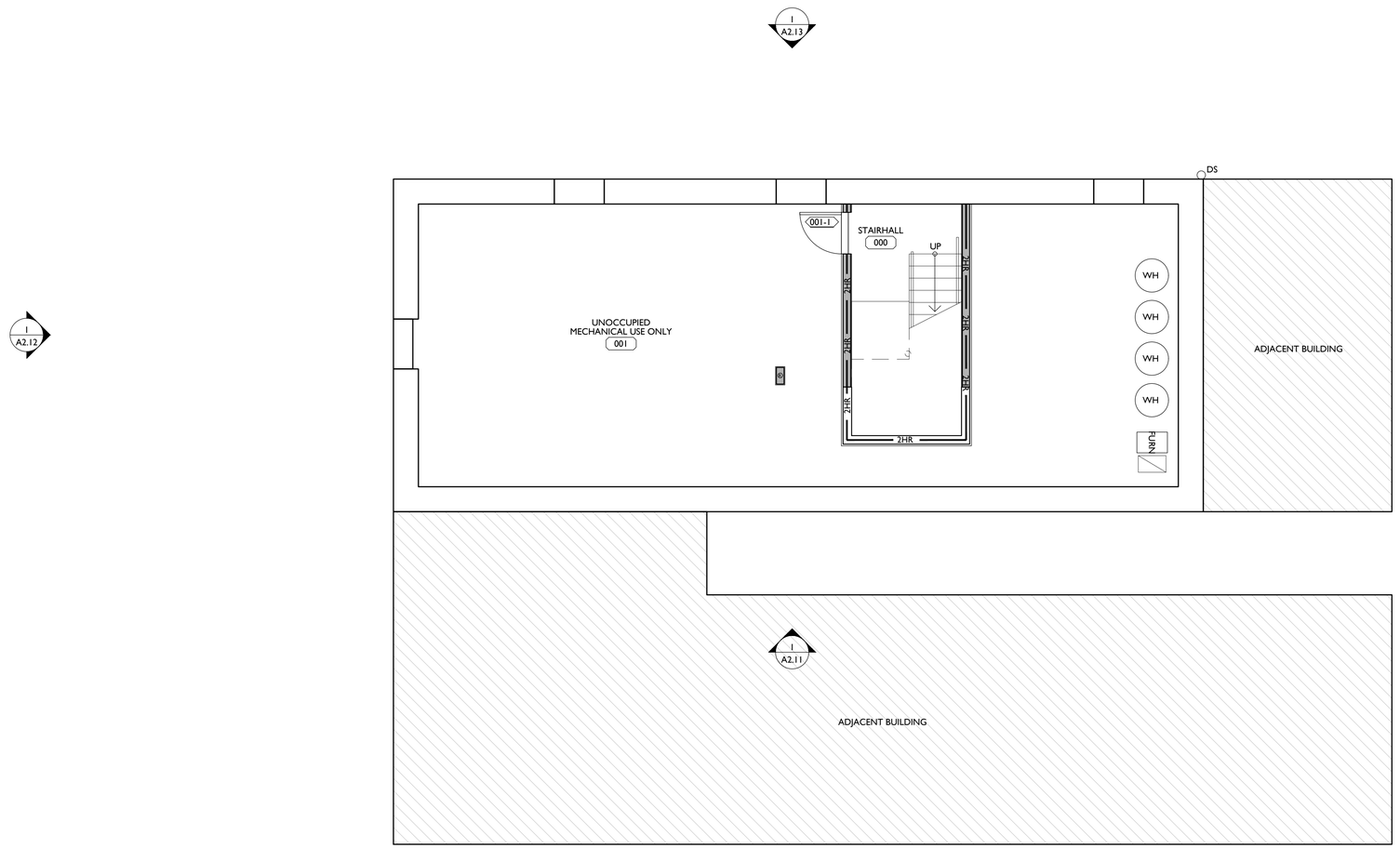
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AD2.03

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

NEW WORK GRAPHIC KEY:

- 2 / 4 — PARTITION TYPE - SEE A6.00. / KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR / 2HR — 1-HR FIRE RATING. / 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A — DOOR TAG. SEE SCHEDULE / A6.10-13.
- A — WINDOW DESIGNATION. SEE A6.20-25.
- SFA — STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG — OPG CONTAINS SAFETY GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" — ELEVATION TAG.



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

PROPOSED PLAN - BASEMENT | 1

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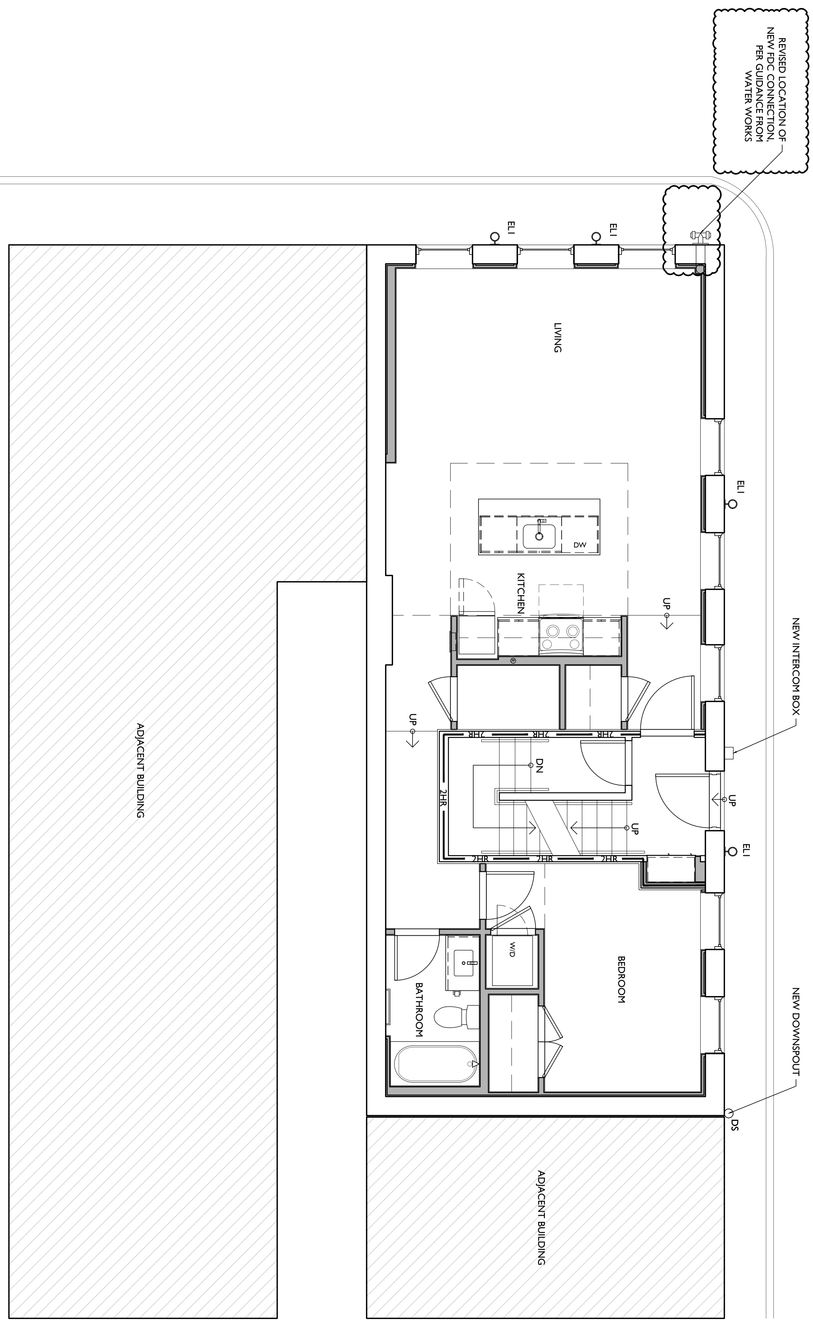
Revisions
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Drawn by:
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PROPOSED PROJECT:
RENOVATION FOR
1806 REPUBLIC
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 | 8/10/2022

A1.10



PROPOSED PLAN - FIRST FLOOR

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

1

NOT FOR CONSTRUCTION

A1.11

PROPOSED PROJECT:

RENOVATION FOR

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FINDLAY FLATS

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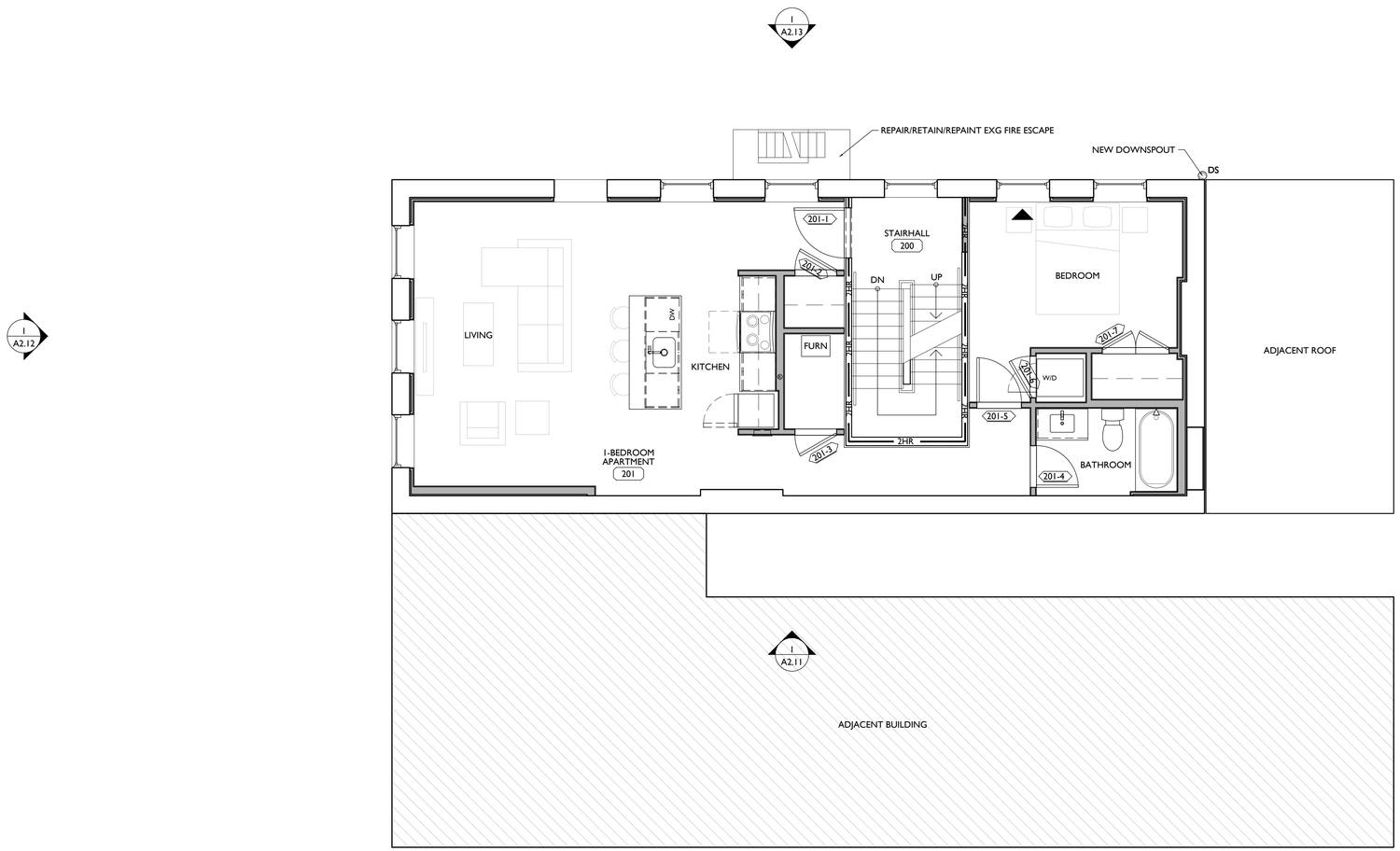
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REGISTERED ARCHITECT

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NEW WORK PLANS & ELEVATIONS # KEYED NOTES:

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- NEW MASONRY WALL.
- OBJECT OVERHEAD.
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- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A — DOOR TAG. SEE SCHEDULE / A6.10-13.
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- SFA — STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG — OPG CONTAINS SAFETY GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" — ELEVATION TAG.



NOT FOR CONSTRUCTION

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

PROPOSED PLAN - SECOND FLOOR | 1

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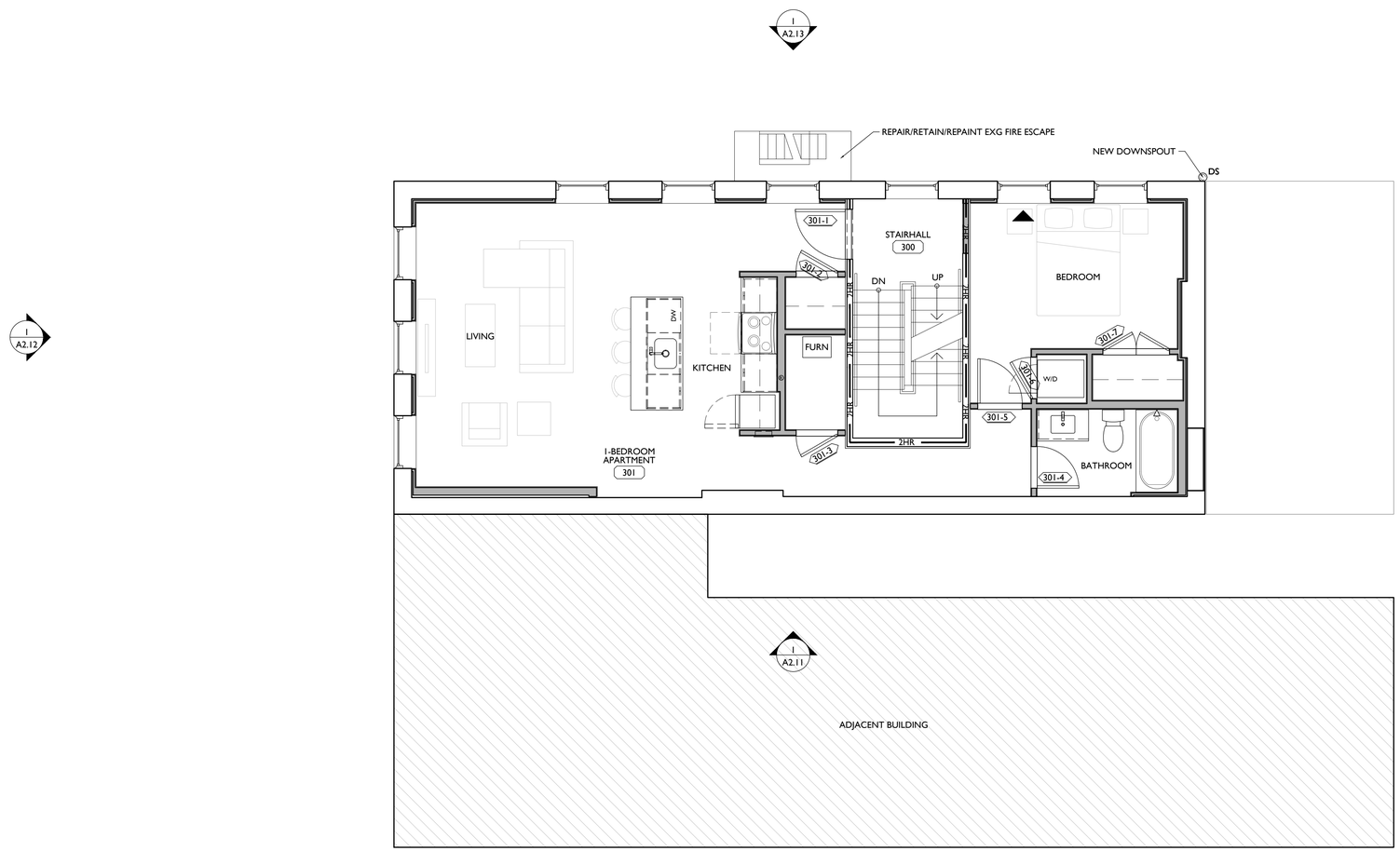
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A1.12

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

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- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR / 2HR — 1-HR FIRE RATING. 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
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- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" — ELEVATION TAG.



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

PROPOSED PLAN - THIRD FLOOR | 1

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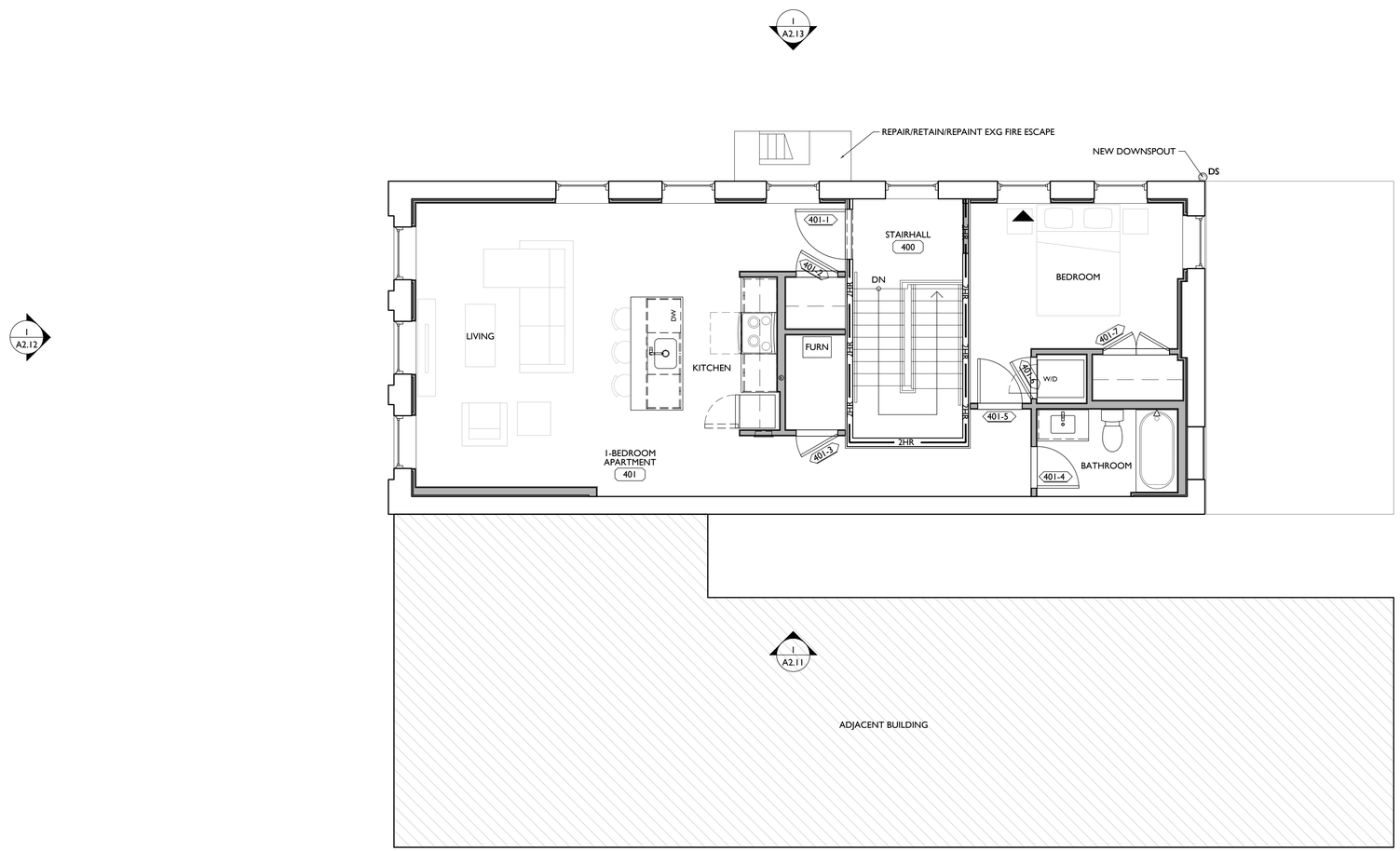
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A1.13

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- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR / 2HR — 1-HR FIRE RATING. 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A — DOOR TAG. SEE SCHEDULE / A6.10-13.
- A — WINDOW DESIGNATION. SEE A6.20-25.
- SFA — STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG — OPG CONTAINS SAFETY GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" — ELEVATION TAG.



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

PROPOSED PLAN - FOURTH FLOOR | 1

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Progress Dates
01.27.2023 - HCB SUBMISSION

Revisions
0

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
MR, AM

PROPOSED PROJECT:
RENOVATION FOR
1806 REPUBLIC
CINCINNATI, OH, 45202
FINDLAY FLATS

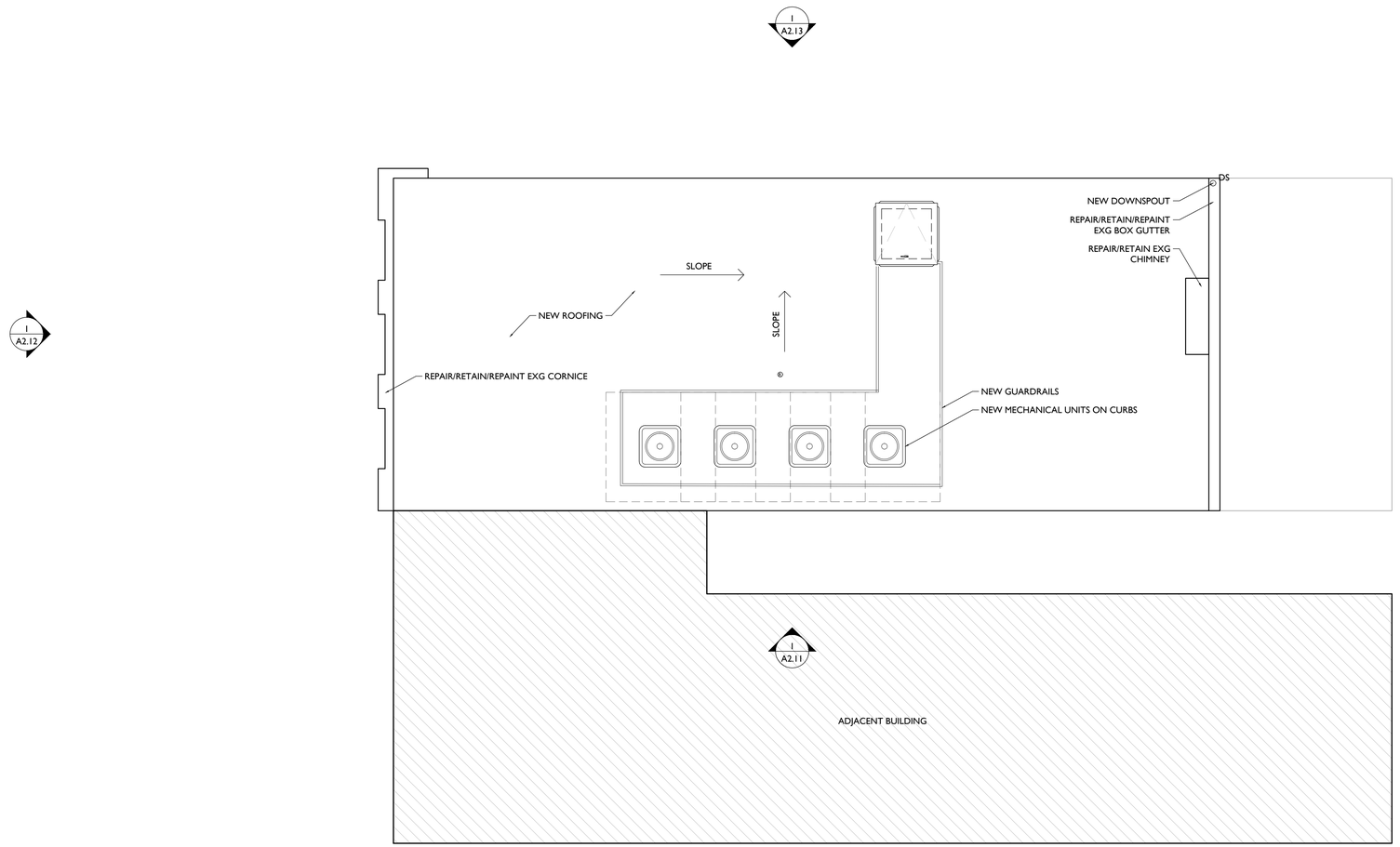
Job No: 22042 8/10/2022

A1.14

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR / 2HR — 1-HR FIRE RATING. 2-HR FIRE RATING.
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SCALE: 1/4" = 1'-0"

PROPOSED PLAN - ROOF | 1

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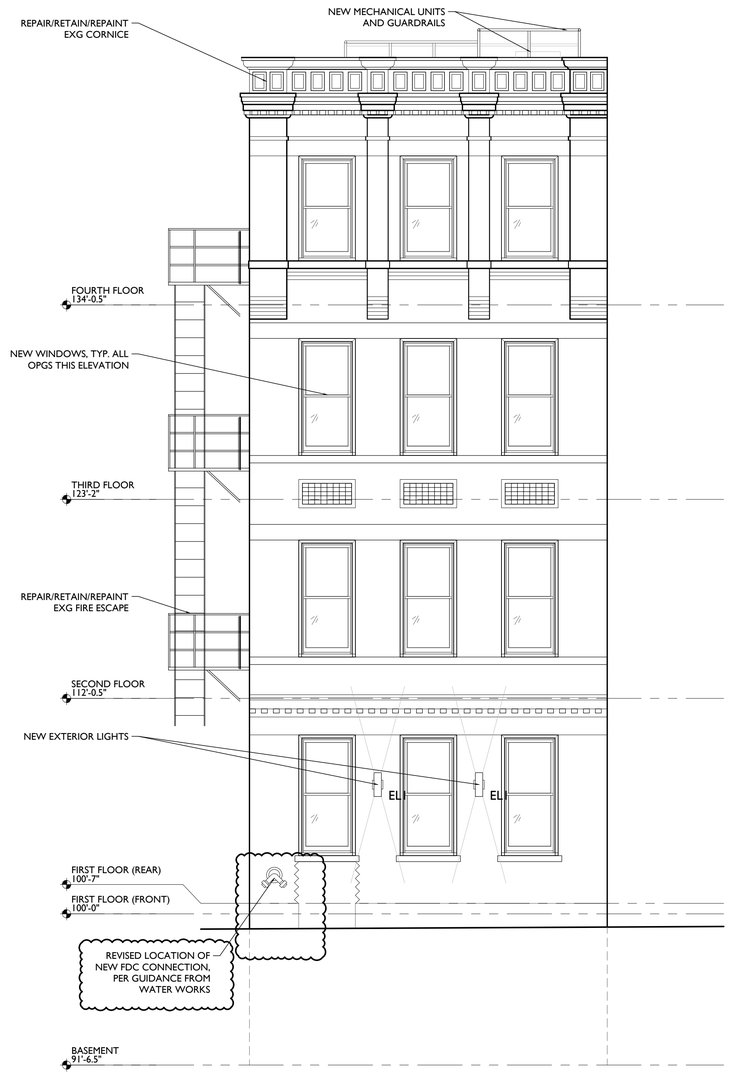
Revisions
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Drawn by:
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A1.15



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

PROPOSED ELEVATION - EAST | 1

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KURT J. PLATTE
10833
REGISTERED ARCHITECT

Progress Dates
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Revisions

Design Team:
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Drawn by:
MR, AM

PROPOSED PROJECT:
RENOVATION FOR
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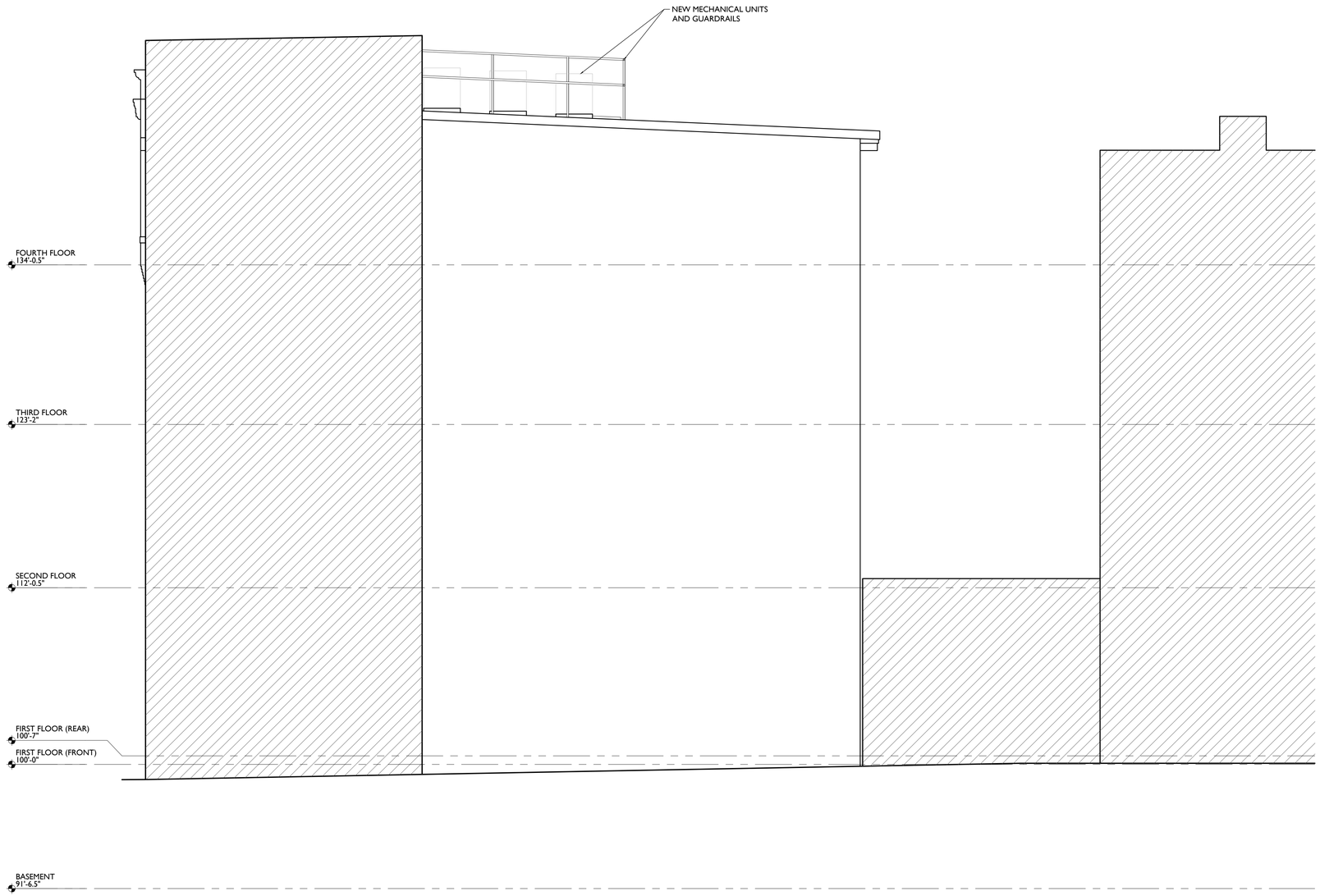
Job No: 22042 8/10/2022

A2.10

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
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SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION - SOUTH | 1

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Drawn by:
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PROPOSED PROJECT:
RENOVATION FOR
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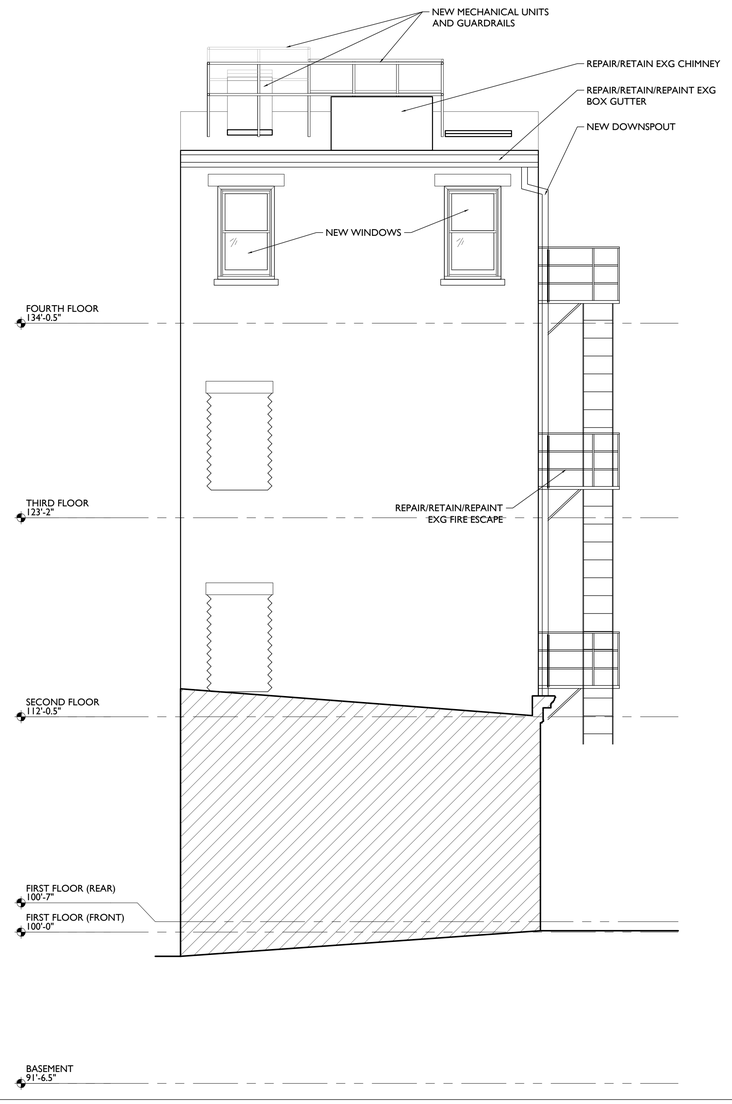
Job No: 22042 8/10/2022

A2.11

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

NEW WORK GRAPHIC KEY:

- 2 / 4 — PARTITION TYPE - SEE A6.00.
- KEYNOTE.
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- NEW PARTITION WALL.
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SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION - WEST | 1

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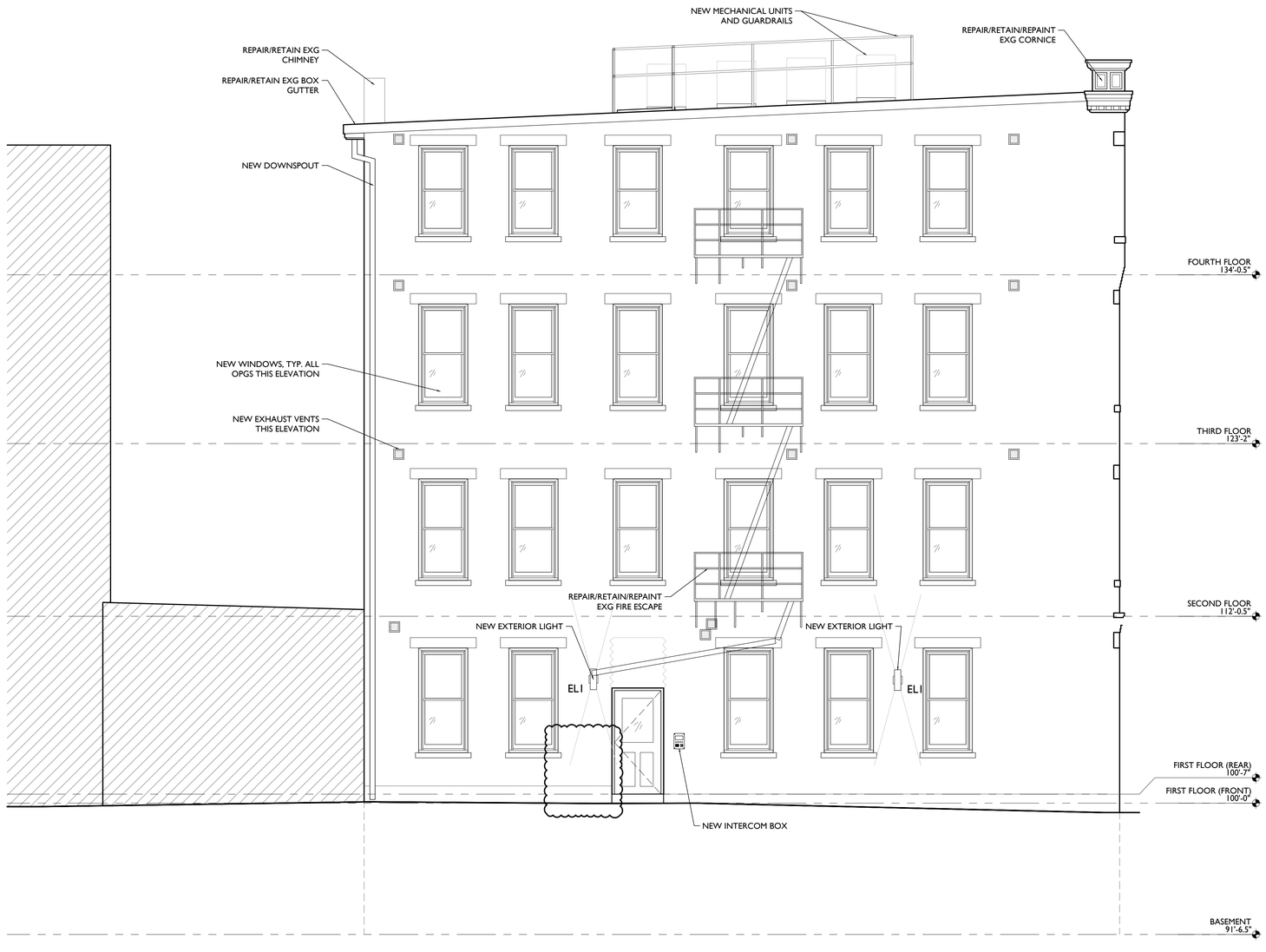
Revisions

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PROPOSED PROJECT:
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A2.12



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

PROPOSED ELEVATION - NORTH | 1

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STATE OF OHIO
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A2.13

NORTH FACADE | 2

WEST FACADE | 1

EXTERIOR PHOTOS

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FINDLAY FLATS

Job No: 22042 8/10/2022

A9.00



REPUBLIC STREET - EAST ELEVATION | 2



REPUBLIC STREET - WEST ELEVATION | 1

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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A9.01

Owen, Douglas

From: Alexis Marsh <alexis.marsh@gmail.com>
Sent: Friday, February 3, 2023 12:30 PM
To: Owen, Douglas
Subject: Re: [External Email] Re: HCB Hearing List 3.13.23

Thanks - I see there is a consideration for traffic - how does the HCB look at what traffic is already there and what more density could bring? Is parking a consideration? If so, how do you consider it? If not, why?

This is in light of density on my small street of Pleasant and Green where a 50-unit development without parking - the Willkommen project has drastically increased street parking demand that surrounding residents used to rely on. Paired with the lifting of the parking minimum for more density, we're seeing significant quality of life issues for residents. There is no infrastructure in place to accommodate the traffic or parking for instance. Outdated signage, street direction means more tickets for residents unsure of where to park now that their old spots are taken by larger development, pushing residents further away from their homes. At the same time, construction dumpsters and fences take up multiple spots, seemingly without an end date.

Seeing more projects add 2 or 3 units above the density maximums in this district is concerning because it is not paired with amenities to serve new residential needs. I have more photos, but the latest issue is vandalism that, I think, speaks to someone's frustration with new density.

I'm not sure if it's an HCB issue, but it is affecting the quality of the neighborhood.

Thanks for considering it - Alexis


1622


DO U STILL
FEEL STRONG AND
STUPID





On Fri, Feb 3, 2023 at 12:19 PM Owen, Douglas <Douglas.Owen@cincinnati-oh.gov> wrote:

> The standards applied to Zoning Relief may be found at the links below:
>
> § 1435-05-4. - Variances, Special Exceptions and Conditional Uses. | Code of Ordinances | Cincinnati, OH | Municode Library
>
> § 1445-13. - General Standards; Public Interest. | Code of Ordinances | Cincinnati, OH | Municode Library
>
> Thank you,
>
> Douglas Owen | Urban Conservator

ITEM 4 April 10, 2023

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

APPLICATION #: ZH20230016/ COA2023008
APPLICANT: Platte Architecture & Design
OWNER: OTR Holdings, Inc.
ADDRESS: **1801-1805 Vine Street**
PARCELS: 094-0008-0341; 094-0008-0342
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: April 3, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-07** – **Density Variance** of two (2) to allow a total of sixteen (16) units on the property with a proposed density of 1 unit per 446 sf of lot area, in excess of the fourteen (14) units permitted at 1 unit per 500 sf.

Existing Conditions

The subject property is situated at the northwest corner of Vine Street and W. Elder Street in the Over-the-Rhine neighborhood. The property consists of several buildings that have been combined in the past, varying from one (1) to four-and-one-half (4 ½) stories. The complex primarily dates to the 1890s with some later additions. The building most recently served as a mixed-use building, housing fourteen (14) residential units on the upper floors and commercial space on the ground floor fronting Vine Street and a portion of W. Elder Street.

Proposed Conditions

The applicant is proposing the complete renovation of the building expanding the density from the existing fourteen (14) units to sixteen (16). Exterior work will include new windows throughout the building, new exterior doors, general repairs, and new rooftop mechanicals and vents. The formstone cladding will also be removed and the original brick restored. Because of the level of deterioration of some existing walls, portions of the walls will be rebuilt in the original configuration. The applicant is applying for Historic Tax Credits.

Applicable Zoning Code Sections:

1409-09: Commercial Districts – Development Regulations

1445-15: Variance Standards



Figure 1. Location of subject property. Image courtesy of CAGIS.


Figure 2. Image of subject property from Vine St., July 2022, facing northwest. Image from Google.



Figure 3. Image of subject property from W. Elder St., July 2022, facing northeast. Image from Google.

Previous Reviews: N/A

Zoning Analysis:
The subject property was historically built as several separate mixed-use and multi-family residential buildings as indicated by historic Sanborn Insurance maps and City Directories. At some point in the property's history, the separate buildings were combined into one building on one larger lot. The applicant is proposing to rehabilitate the building and provide a total of sixteen (16) residential units and ground-floor commercial space. As the density allowance for existing buildings in the CC-P District is one (1) unit per 500 sf of lot area, Zoning Relief is required for the proposed density of one (1) unit per 446 sf of lot area, where the allowable density is fourteen (14) units. The most recent use of the property included fourteen (14) residential units.

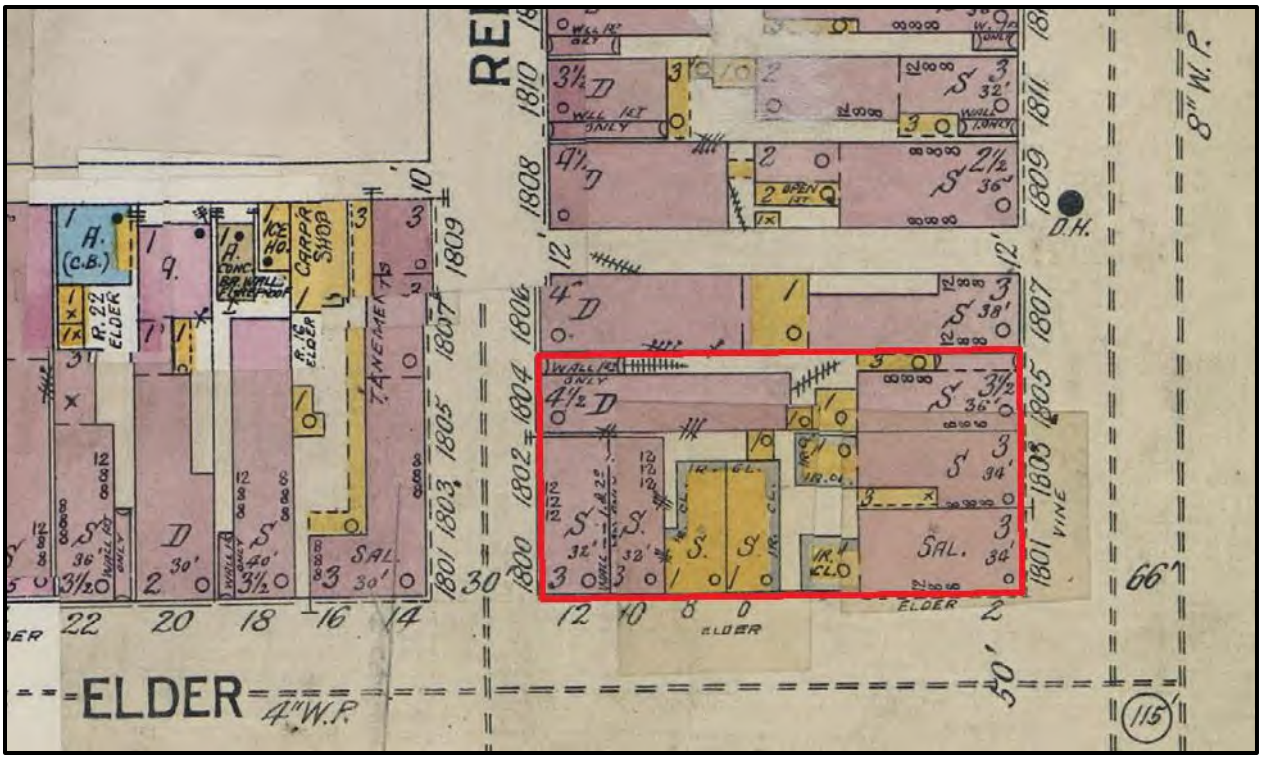


Figure 3. 1904 Sanborn Insurance map.

Standards for Variances per Section 1445-15

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the Historic Conservation Board may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the Board has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

(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 are unreasonable and would result in practical difficulties.

The property is an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability.

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

The applicant is seeking a density that is similar to other densities that have been approved for existing buildings within the area, including the Over-the-Rhine Historic district. Existing property densities that have been previously approved in the district since 2016 have a range of densities from as low as 150 sf of lot area/unit up to 864 sf of lot

area/unit. The majority of the variances allow for a density around 200-300 sf of lot area/unit. The requested variance is for 54 sf of land area/unit for a total of 446 sf of land area/unit.

The owner did technically create the conditions giving rise to this request by increasing the proposed density of the building. That being said, the proposed density is in line with the historic use of the property and will not be detrimental or injurious to the public health, safety and general welfare. The work will not infringe on lighting or air availability of surrounding properties as the increase in density will be accomplished internal to the existing building with no new additions proposed.

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 existing building is historic and the proposed density variance to allow two additional units above the existing and allowable density will support the rehabilitation of the building and will allow the owner to fully utilize the property. Density allows 14 units by right. The most recent use of the building had 14 units. The current request increases the total density to 16 units.

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

A denial of the density variance may result in the deprivation of all economically viable uses. The applicant has stated that limiting the building to 14 units would be financially infeasible, but has not submitted specific documentation to prove this claim.

General Standards

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

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

The underlying zoning is CC-P. The proposed mixed-use renovation is in line with the general purposes and intent of the district.

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

The building was originally built as several separate mixed-use and multi-family residential buildings, which were later combined into one building. Parking is no longer required due to the Urban Parking Overlay District. The

additional two units requested above the existing density is not expected to significantly impact traffic by not providing the additional two parking spaces that would be required if not for the Urban Parking Overlay.

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 is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The structure was most recently used as a mixed-use building. It will be operated as such under the current proposal with a modest increase in density and will return an underutilized building to productive use.

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

There are no adverse impacts anticipated for the addition of two dwelling units above the existing density allowance. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties. Traffic conditions or the development, usefulness or value of neighboring land and buildings are not expected to be significantly impacted by the addition of two dwelling units to the property.

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

Adding the additional dwelling units is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:

Exterior work includes replacement storefronts, windows and doors throughout the building and rooftop mechanical equipment, which will be setback from the façade so as not to be visible from the street. The existing non-historic formstone cladding will also be removed and the historic brick repaired or replaced where necessary. Certain sections of the existing brick walls will require rebuilding due to the level of deterioration present. In these areas, the walls will be rebuilt with existing or matching brick in the original historic configuration. The proposed exterior modifications would be approvable at the Staff level. Staff feels the proposed alterations substantially comply with the Over-the-Rhine Conservation Guidelines. The applicant is applying for Historic Preservation Tax Credits.

REHABILITATION

1. ***Materials:*** Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate. Other types of synthetic materials such as split-face concrete block may be approved

on a case-by-case basis.

The formstone cladding material located on the buildings is not a historic material and will be removed. The brick beneath the cladding material will be restored and certain sections of deteriorated brick may be replaced as needed. Replacement brick will be a historic brick matching the configuration of the original material. Areas of the historic brick wall that show evidence of previous painting will be repainted. Areas where replacement brick is required may also be repainted. Portions of the walls will require demolition and rebuilding due to the level of deterioration. These walls will be reconstructed in the same configuration as the original, including opening locations.

2. ***Door and Window Openings****: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

   Based on the drawings provided, the proposed windows and doors are appropriate in size, profile, material and shape. Windows and doors will fill the entire historic openings. Specific window and door models have not yet been selected and will be reviewed by Staff prior to approving permits. The windows and doors will also be subject to review by OHPO and NPS as part of the Historic Tax Credit review.

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.

   Existing historic storefronts along Vine Street and in the first bay on W. Elder Street have been significantly altered with infill material and formstone cladding. Portions of the formstone have already been removed from the building, revealing intact portions of the historic storefronts, primarily consisting of the metal columns and lintels. Remaining historic features in good condition will be retained. Damaged or severely deteriorated features will be replaced. The historic knee wall on the 1801 Vine portion of the building will be retained and replacement knee walls on the remainder of the building will feature the same dimensions as the historic knee

wall. New storefront windows and divisions will be black aluminum.

Other Considerations:

Prehearing Results: A prehearing was held on February 22, 2023. The applicants were in attendance.

Comments Provided to Staff: An email was received by the Historic Conservation Office from a neighbor on Republic Street with concerns related to a lack of parking in the area.

Consistency with Approved Plans:

Plan Cincinnati (2012)
The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on the plans by Platte Architecture + Design dated 8.10.2022:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **APPROVE –** Section 1405-07 – **Density Variance** of two (2) to allow a total of sixteen (16) units on the property with a proposed density of 1 unit per 446 sf of lot area, in excess of the fourteen (14) units permitted at 1 unit per 500 sf.

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 proposed changes to 1801-1805 Vine Street with the following conditions:

1. Any changes required by the National Park Service for the Federal Historic Tax Credit application shall be approvable by Staff.

2. The building permit must be issued within 2 years, or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.

ADJUDICATION/DENIAL LETTER
Date: September 20, 2022
Location: 1801-1805 Vine Street
Request: COA/ Density Variance
Zoning District: CC-P/ Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires 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 "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. 1409-09: Density. A maximum density of 14 units is permitted. A Variance is required for the proposed 16 units.

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. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

Historic Conservation Board

Hearing Application

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 1801-1805 Vine Street COMMUNITY

PARCEL ID(S) 094-0008-0341-00 and 0342-00 HISTORIC DISTRICT Over-The-Rhine

BASE ZONING CLASSIFICATION CC-P HILLSIDE DISTRICT: ☐ Yes ☑ No

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

Section 2. APPLICANT

NAME Platte Architecture & Design CONTACT PERSON (if legal entity) Samantha Offringa

ADDRESS 1810 Campbell Alley, Suite 400 CITY Cincinnati STATE OH ZIP 45202

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

TELEPHONE 317-694-3723

Section 3. OWNER

NAME OTR Holdings, LLC CONTACT PERSON (if legal entity) Sara Bedinghaus

ADDRESS 1203 Walnut Street, 4th Floor CITY Cincinnati STATE OH ZIP 45202

EMAIL sbedinghaus@3CDC.org RELATIONSHIP TO OWNER (if not owner) Development Manager

TELEPHONE 513-977-8044

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

The main proposed alterations to the exterior include storefront, elevation, entrance, window, and roof modifications.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or select all that apply:

☑ Variance ☐ Special Exception ☐ Conditional Use ☐ Use Variance

☐ Expansion or Substitution of Non-Conforming Use ☐ Hillside Overlay District Permission

☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

The regulations would allow for 14 units on the lot. The auditor's website lists this property as having 14 units. We are proposing 16 units; a density variances is requested.

Section 6. SIGNATURE.

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.

Print Name Samantha Offringa **Signature** Samantha Offringa **Date** 1.18.2023

Dusty Rhodes, Hamilton County Auditor

generated on 1/18/2023 2:47:39 PM EST

Property Report

Parcel ID	Address	Index Order	Tax Year
094-0008-0341-00	6 W ELDER ST	Parcel Number	2022 Payable 2023

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01801 - OVER THE RHINE 01

Auditor Land Use
404 - RETAIL/APARTMENT OVER

Owner Name and Address
OTR HOLDINGS INC
1203 WALNUT ST 4TH FL
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
OTR HOLDINGS INC
1203 WALNUT ST
4TH FLOOR
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
34,810

Effective Tax Rate
90.565061

Total Tax
$3,228.85

Property Description
1801 VINE & ELDER 60 X 120.63 LOT 19 PT 20 JOS FINDLAY SUB PARS 341-342

Appraisal/Sales Summary

Year Built	1890
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	11/1/2019
Last Sale Amount	$689,540
Conveyance Number	218965
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.164

Tax/Credit/Value Summary

Board of Revision	YES(10)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	54,540
CAUV Value	0
Market Improvement Value	44,900
Market Total Value	99,440
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

2023 is a reappraisal year for Hamilton County. Please review your property's data and mailing addresses for accuracy. Email dusty.rhodes@fuse.net with any data or mailing address corrections.

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	404 RETAIL/APARTMENT OVER	12,960	1890

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	353 Retail Store	5,600	12	1
Section 2	300 Apartment	7,360	12	2

No Proposed Levies Found

Levies Passed - 2022 Pay 2023 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Health & Hospitalization	Renewal	4.07	$86.08	$86.08	B
Hamilton County - Senior Services	Renewal	1.29	$39.95	$39.95	B
Hamilton County - Senior Services	Renewal	0.31	$9.82	$9.82	B
Hamilton County - Mental Health Services	Renewal	2.99	$73.67	$73.67	B
Hamilton County - Mental Health Services	Additional	0.38	$0.00	$13.23	B
Cincinnati CSD - Emergency ($51,500,000)	Renewal	6.80	$245.41	$236.71	B, C

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2019	218965	689,540	11/1/2019	NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC	OTR HOLDINGS INC
2019	205630	785,751	6/14/2019	HISTORIC LIMITED LIABILITY COMPANY LLC HISTORIC LIMITED LIABILITY COMPANY LLC HISTORIC LIMITED LIABILITY COMPANY LLC	NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC NASSAU AVENUE INVESTMENTS LLC
2009	23771	161,304	6/19/2009	ELDER APTS LTD	HISTORIC LIMITED LIABILITY COMPANY LLC
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	ELDER APTS LTD

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	54,540	44,900	99,440	0	120 Reappraisal, Update or Annual Equalization
2017	11/15/2017	43,630	35,920	79,550	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	30,370	34,380	64,750	0	120 Reappraisal, Update or Annual Equalization
2011	3/1/2011	30,990	35,080	66,070	0	120 Reappraisal, Update or Annual Equalization
2009	9/1/2010	32,860	33,210	66,070	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	32,860	155,180	188,040	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	31,000	146,400	177,400	0	50 Changes to/from Exempt Property
2008	1/31/2008	31,000	146,400	177,400	0	50 Changes to/from Exempt Property
2005	9/19/2005	31,000	146,400	177,400	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	33,300	134,000	167,300	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	30,600	123,200	153,800	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	27,400	122,000	149,400	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
2009300883	4/14/2010	No	4/14/2010	7/9/2010 8:40 AM	188,040	66,070	66,070	9/1/2010

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

Payment Information

JILL A. SCHILLER, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	OTR HOLDINGS INC
Tax Bill Mail Address	OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202

Taxable Value	
Land	19,090
Improvements	15,720
Total	34,810

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	110.450000
Effective Rate	90.565061
Non Business Credit	0.087027
Owner Occupancy Credit	0.021756
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$1,922.38		$1,922.38	
Credit			$346.10		$346.10	
Subtotal			$1,576.28		$1,576.28	
Non Business Credit			$0.00		$0.00	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$0.00**	**$0.00**	**$1,576.28**	**$0.00**	**$1,576.28**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$0.00		$0.00	
Real Estate Owed	$0.00		$1,576.28		$1,576.28	
Special Assess Paid	$0.00		$0.00		$0.00	
Special Assess Owed	$0.00		$76.29		$0.00	
Total Due	$0.00		$1,652.57		$1,576.28	
Total Paid	$0.00		$0.00		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$1,652.57**		**$3,228.85**	

Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	$0.00	$0.00	$76.29	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Paid	$0.00		$0.00		$0.00	
Owed	$0.00		$76.29		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/21/2022	2 - 2021	$0.00	$0.00	$1,548.89	$0.00
1/28/2022	1 - 2021	$0.00	$1,600.58	$0.00	$0.00
6/21/2021	2 - 2020	$0.00	$0.00	$1,550.62	$0.00
2/5/2021	1 - 2020	$0.00	$1,752.31	$0.00	$0.00
1/31/2020	1 - 2019	$0.00	$1,394.72	$1,342.81	$0.00
6/20/2019	2 - 2018	$0.00	$0.00	$1,343.50	$0.00
1/31/2019	1 - 2018	$0.00	$1,395.42	$0.00	$0.00
6/20/2018	2 - 2017	$0.00	$0.00	$1,301.25	$0.00
1/31/2018	1 - 2017	$0.00	$1,348.21	$0.00	$0.00

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value

Land	54,540
Building	44,900
Total	**99,440**

Assessed Value (35%)

Land	19,090
Building	15,720
Total	**34,810**

Tax Rate Information

Full Tax Rate (mills)	110.450000
Reduction Factor	0.180036
Effective Tax Rate (mills)	90.565061
Non Business Credit	0.087027
Owner Occupancy Credit	0.021756

Tax Calculations

Gross Real Estate Tax	$3,844.76
- Reduction Amount	$692.20
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$1,576.28
- Sales Tax Credit	$0.00
+ Current Assessment	$76.29
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$1,652.57

Half Year Tax Distributions

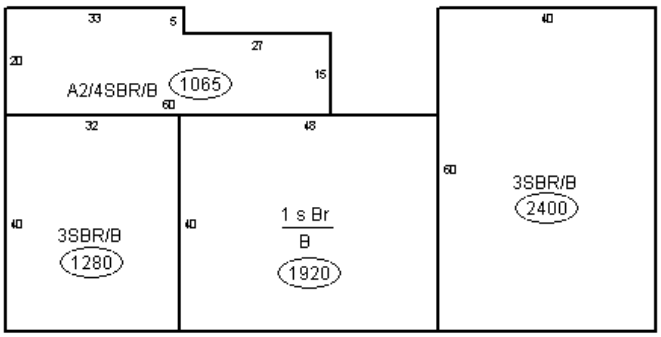
School District	$989.24
Township	$0.00
City/Village	$214.78
Joint Vocational School	$0.00
County General Fund	$39.36
Public Library	$32.13
Family Service/Treatment	$5.40
HLTH/Hospital Care-Indigent	$43.22
Mental Health Levy	$43.61
Developmental Disabilities	$65.58
Park District	$32.93
Crime Information Center	$4.81
Children Services	$73.11
Senior Services	$24.98
Zoological Park	$7.13

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

Parcel Photo



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	$76.29

Related Names

Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

PLATTE
architecture + design

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

March 31, 2023

Historic Conservation Board
Attn Douglas Owen, Urban Conservator
City of Cincinnati - Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Certificate of Appropriateness and Application for Zoning Relief – Historic Building located at 1801-1805 Vine Street

To Whom It May Concern:

The proposed rehabilitation at 1801-1805 Vine Street seeks to meet the Historic Conservation Guidelines and the standards for requested zoning relief.

Project Description
This building is located on the west side of Vine Street between Bardes Alley and West Elder Street. It is a 3.5-story brick Italianate constructed c 1860s. The building has a rectangular plan with a slight "L" indent in the SW corner. The building consists of three historically separate buildings, 1801 Vine, 1803 Vine, and 1805 Vine, which were combined at some point into one building. The building is on a consolidated lot listed as 6 W. Elder.

The proposed project will make improvements and modifications to the building to accommodate a commercial space on the first floor and five (5) new residential units on the second through third floors, which mostly matches the previous use. Previously the first floor was both commercial and residential. The basement and attic will remain unoccupied.

Non-historic stone formwork has been partially removed to reveal a combination of painted brick exterior walls laid in a common bond pattern, masonry piers, historic stone lintels, parging, non-historic CMU infill, and a stone foundation. Asphalt shingles and rubber membrane covers the roof and small sections of parapet walls remain, with contemporary metal caps.

Window openings on the main (east and south) façades have simple limestone sills and lintels. All one-over-one non-historic vinyl windows have been removed as a part of the approved SHPO demo scope. There are 20th century metal fire escapes affixed to the south and east elevations. There are entrances on the east elevation.

Proposed Alterations
The main proposed alterations to the exterior include window, door, and storefront replacements, new exterior lighting, masonry repair, and roof alterations which will appropriately restore the building and bring it into active use.

Openings: New aluminum storefront systems will be installed in existing historic cast iron/stone storefronts at both entrances. The existing historic bulkheads will remain on the 1801 Vine

portion of the building. There will be new bulkheads to match at the 1803-1805 Vine portions of the building. Non-historic windows will be replaced with new aluminum-clad wood windows with historically appropriate details in the exact place as the historic windows and they will completely fill the historic openings.

Roof alterations: The existing shingle roofing will be removed and replaced with a new slate colored shingle roof. Existing downspouts and gutters will be removed and replaced with K-style gutters and round metal downspouts in the same location. Gutters will be factory finished to be dark bronze and downspouts will be painted to match the adjacent wall. The existing fascia boards will be removed and replaced with new wood fascia boards on the west, south, and east elevation roofline, and painted dark bronze to match the gutters. The existing parapet wall will be re-flashed and a new dark bronze metal cap will be provided.

Elevations: The east and south exterior elevations of 1801 Vine Street are in danger of collapse. This condition has worsened in the last 6 months, and the client has been notified by the City of Cincinnati that they need to stabilize the building immediately. The upper portion of the south and east facades will be removed (see attached drawings) and rebuilt with solid masonry. The wall assembly will be new CMU behind salvaged and replacement brick.

- Salvaged Material
  Within the portion of the walls being rebuilt, the vast majority of exterior face brick and stone lintels and sills will be salvaged and reused. All salvaged brick and stone will be toothed out and carefully placed on palettes. The contractor will record where on the building the brick was removed from.

- Replacement Material
  Within the portion of the walls being rebuilt, a small amount of exterior wythe brick will require replacement due to damage of the existing brick. Although the exterior walls will eventually be painted, the replacement brick will be selected to match the existing brick's height and width, texture, and color.

- Consolidation of salvaged vs. replacement brick
  Within the portion of the walls being rebuilt, the contractor will avoid co-mingling the salvaged and replacement brick in a weave pattern. Instead, the different bricks will be consolidated in different areas while attempting to smooth out the transitions between them.

- Restoration of the original façade
  Within the portion of the walls being rebuilt, the original façade will be rebuilt to match the existing. All openings will be reconstructed to exactly match the existing in size and location. The brick rows and coursing, along with the mortar joint size and style, will match the existing condition.

While any amount of demo and reconstruction is regrettable, the work is essential to keep the building at 1801 Vine from falling down. Moreover, this work will maintain the physical and visible integrity of neighboring buildings which are integrated into the façade. While separate properties, these three buildings (1801-1805 Vine Street) are tied together structurally, and they present as a uniform stretch of buildings. The rehabilitation of these three buildings is critical to maintaining a compelling threshold of historic fabric at this corner, on this block, and in this part of OTR where many historic buildings have been lost.

Where the exterior walls are not being rebuilt, the masonry walls will be gently cleaned, repaired, and repointed as needed according to the HCB guidelines. The fire escape on the south elevation will be removed. The fire escape on the east elevation will be shortened back to the 1803 Portion of the building, cleaned, and repainted. Painted masonry will be repainted.

Density – Variance: Summary of reasons why relief should be granted

We are requesting relief in the form of a density variance. The property located at 1801-1805 Vine Street is currently on a consolidated lot with 1800 Republic, 1804 Republic, and 6 W. Elder. The development regulations in this district would allow for 14 units on the consolidated lot. We are proposing 16 total units on the lot, per below:

Address	**Existing # of units per Auditor**	**Proposed # of Units**
1801-1805 Vine Street	5	5
6 W. Elder Street	N/A – commercial use	N/A – commercial use
1800 Republic Street	3	4
1804 Republic Street	6	7
	14 Existing Units	**16 Proposed Units**

A reduction in apartment units could jeopardize funding for the project. As we will demonstrate, 14 units doesn't work financially, nor does it meet the needs of the city for the highest and best use of the site. It is financially and practically necessary, and historically appropriate, to request increased density for this project.

Per Cincinnati Municipal Code 1445-13, the proposed project is in the public interest, as outlined below:

a) *Zoning:* The proposed project substantially conforms to the zone district regulations. The requested density does not meet the zoning regulations but is in line with other developments in the district and vicinity, as demonstrated in the comparison chart below.

a) *Guidelines:* The proposed project seeks to appropriately conform to the guidelines of the Over-the-Rhine historic district. Please refer to application and documentation for Certificate of Appropriateness.

a) *Plans:* The proposed project conforms to the OTR Comprehensive plan as an addition of mixed-use space that supports walkability and activates the street.

a) *Traffic:* The site is accessed via existing infrastructure. Findlay Street is adequately sized to support an increase in development. We believe the development will support walkability and increased use of the streetcar system.

b) *Buffering:* N/A

c) *Landscaping:* N/A

d) *Hours of Operation:* N/A

a) *Neighborhood Compatibility:* The proposed mixed-use development of commercial space with residential units above is compatible with the neighborhood. It has been deemed appropriate by the State Historic Preservation Offices as well as the National Park Service The proposed design seeks to be compatible with the OTR historic guidelines as well.

b) *Proposed Zoning Amendments:* N/A

a) *Adverse Effects:* This proposed project will have positive effects on the vicinity. Increased usefulness of the site, increased value of the property, improvement of the street façade, all contribute in a positive way. Density is in line with other surrounding properties.

a) *Blight:* The building is currently unoccupied. Putting an empty building into active use is a benefit to the neighborhood.

b) *Economic Benefits:* The proposed project will increase the property value of this site.

a) *Job Creation:* The proposed development will create temporary construction jobs and later will create permanent jobs in the commercial spaces and in property management and maintenance of the apartments.

a) *Tax Valuation*: Property taxes will increase with the proposed development of this project, and more so due to increased density of units.

a) *Private Benefits:* The owner is seeking an economic benefit in the development of this property and wishes to ensure economic success through the request for increased density.

a) *Public Benefits:* The proposed project will make available more apartments to meet the ongoing demand in the neighborhood. The project will bring additional commercial use to this side of the street, increasing walkability and amenities in the vicinity. Further, the project design seeks to substantially conform to the OTR historic guidelines through a thoughtful composition. The project also conforms to State and Federal Historic Renovation Guidelines.

The proposed project meets the following conditions, as outlined in the Cincinnati Municipal Code 1445-15:

a) *The strict application of the Code is unreasonable and would result in practical difficulties:* Compelling the owner of the building to limit the number of units will significantly impact their return on investment. There is a strong demand for housing units in OTR and the number of units proposed is in line with the make-up of the neighborhood.

a) *Neighboring properties enjoy a high unit density:* A variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity. Comparable nearby developments, both new and historic buildings, enjoy a similar density to this request. This variance will allow the owners to experience a comparable privilege to other property owners nearby. The owner nor its predecessors caused the nonconformity.

Comparison Properties in Zoning District CC-P whose unit density ratios exceed 1/500 SF:

Address	Lot SF	# of Units	SF / Unit	Permitted # of Units*
This project	*7,144*	*16*	*446*	*14*
1808 Race Street	2508	6	418	5
1812 Race Street	2280	6	380	4
1814 Race Street	2270	6	378	4
1834 Race Street	2600	6	433	5
1900/1902 Race Street	4500	14	321	9
1810 Elm Street	3607	13	277	7
1830 Elm Street	2270	5	454	4
1936 Race Street	3923	9	436	7
1401 Walnut	4767	11	433	9
1405 Republic	4125	13	317	8
31 W 13th Street	4660	17	274	9

Witnesses: The proposed project will be represented by the following persons:

- Sara Bedinghaus (sbedinghaus@3cdc.org) – Development Manager, 3CDC
- Samantha Offringa (sam@plattedesign.com) – PM, Platte Architecture & Design
- Ryan O'Malley (ryan@plattedesign.com) – Job Captain, Platte Architecture & Design

In summary, this rehabilitation will return this building to productive service. The building will be repaired to a durable state, damage will be undone, and the street and alley will be re-activated. New work is harmonious to the present building and the context of the Findlay Market vicinity.

Sincerely,

Samantha Offringa

Samantha Offringa
Architect

1801 - 1805 VINE ST.
CINCINNATI, OHIO, 45202
FINDLAY FLATS RENOVATION

STRUCTURAL ENGINEER
ADVANTAGE GROUP
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CINCINNATI, OH 45206
(513) 396-8900

MEP ENGINEER
ENGINEERED BUILDING SYSTEMS, INC.
515 MONMOUTH STREET, SUITE 201
NEWPORT, KY 41071
(859) 261-0585

CIVIL ENGINEER
BAYER BECKER
1404 RACE STREET, SUITE 204
CINCINNATI, OH 45202
(513) 336-6600

ARCHITECT
PLATTE DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

CLIENT/DEVELOPER
3CDC
1203 WALNUT STREET
CINCINNATI, OH 45202
(513) 621-4400

SHEET INDES

SITE
1 OF 2 - SITE SURVEY/ EXG. CONDITIONS
2 OF 2 - PROPOSED SITE PLANS

DEMO PLANS
AD1.00 - DEMO BASEMENT PLAN
AD1.01 - DEMO FIRST FLOOR
AD1.02 - DEMO SECOND FLOOR
AD1.03 - DEMO THIRD FLOOR
AD1.04 - DEMO ATTIC FLOOR
AD1.05 - DEMO ROOF PLAN

DEMO ELEVATIONS
AD2.00 - DEMO EAST ELEVATION
AD2.01 - DEMO SOUTH ELEVATION
AD2.02 - DEMO WEST ELEVATION

PROPOSED PLANS
A1.10 - PROPOSED BASEMENT PLAN
A1.11 - PROPOSED FIRST FLOOR PLAN
A1.12 - PROPOSED SECOND FLOOR PLAN
A1.13 - PROPOSED THIRD FLOOR PLAN
A1.14 - PROPOSED ATTIC FLOOR PLAN
A1.15 - PROPOSED ROOF PLAN

PROPOSED ELEVATIONS
A2.10 - PROPOSED EAST ELEVATION
A2.11 - PROPOSED SOUTH ELEVATION
A2.12 - PROPOSED WEST ELEVATION

PHOTOS
A9.00 - EXTERIOR PHOTOS
A9.01 - SITE PHOTOS



SCALE: NTS AERIAL IMAGE 2



STREET VIEW 1

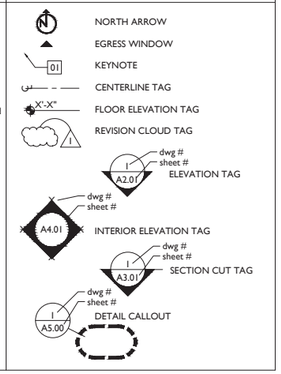
PROJECT DESCRIPTION

THIS PROJECT IS THE REHABILITATION/RENOVATION OF AN EXISTING HISTORIC COMMERCIAL / RESIDENTIAL BUILDING. 6 WEST ELDER IS A 3-STORY BUILDING WITH A FULL BASEMENT AND ATTIC. THE BASEMENT WILL REMAIN UNOCCUPIED WITH THE EXCEPTION OF MECHANICAL EQUIPMENT. THE FIRST FLOOR WILL BECOME B / M USES. THE SECOND AND THIRD FLOORS WILL BECOME SEPARATE RESIDENCES. THE ATTIC WILL REMAIN UNOCCUPIED.

TYPICAL ABBREVIATIONS

ADJ	ADJACENT	EQ	EQUAL	N.T.S.	NOT TO SCALE
A.F.F.	ABOVE FINISH FLOOR	EXG	EXISTING	ORC	OHIO BUILDING CODE
ALT	ALTERNATE	EXT	EXTERIOR	O.C.	ON CENTER
ALUM	ALUMINUM	FDC	FIRE DEPARTMENT CONNECTION	OPNG	OPENING
APPROX	APPROXIMATELY			OPP	OPPOSITE
APT	APARTMENT	FDN	FOUNDATION	O/	OVER
BD	BOARD	F.E.	FIRE EXTINGUISHER	PLWD	PLYWOOD
BLDG	BUILDING	F.F.E.	FINISH FLOOR ELEVATION	PLUMB	PLUMBING
C.L.	CENTER LINE	FLR	FLOOR	PT.	PRESSURE TREATED
C.J.	CONTROL JOINT	FTG	FOOTING	RCP	REFLECTED CEILING PLAN
CLG	CEILING	G.C.	GENERAL CONTRACTOR	REQ	REQUIRED
CLR	CLEAR DIMENSION	GYP	GYPSUM	REV	REVISED/REVISION
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	R.O.	ROUGH OPENING
		HR	HOUR	R.O.W.	RIGHT OF WAY
COL.	COLUMN	HORIZ	HORIZONTAL	SECT	SECTION
CONC	CONCRETE	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	SIM	SIMILAR
CONT	CONTINUOUS/ CONTINUED			SF	SQUARE FEET
		INCL	INCLUDED/ INCLUDING	SPEC	SPECIFICATION
CONTR	CONTRACTOR	INFO	INFORMATION	STRUCT	STRUCTURAL
DIAG	DIAGONAL	INSUL	INSULATED/ INSULATING	T.O. or T/	TOP OF
DIA or Ø	DIAMETER	INT	INTERIOR	T&G	TONGUE & GROOVE
DIM(S)	DIMENSION(S)	L.L.	LIVE LOAD	TYP	TYPICAL
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	MATL	MATERIAL	U.N.O.	UNLESS NOTED OTHERWISE
		MECH	MECHANICAL		
		MEP	MECHCANICAL, ELECTRICAL, AND PLUMBING	V.B.	VAPOR BARRIER
D.L.	DEAD LOAD			VERT	VERTICAL
D.S.	DOWNSPOUT			V.I.F. or ±	VERIFY IN FIELD
DTL(S)	DETAIL(S)	MIN	MINIMUM	W/	WITH
DWG(S)	DRAWING(S)	MAX	MAXIMUM	W/O	WITHOUT
EA	EACH	MANUF	MANUFACTURER	WD	WOOD
ELEC	ELECTRICAL	N/A	NOT APPLICABLE		
ELEV(S)	ELEVATION(S)	N.I.C.	NOT IN CONTRACT		
E.J.	EXPANSION JOINT	N.I.S.	NOT IN SCOPE		

TYPICAL SYMBOLS





SCALE: NTS VICINITY MAP 3

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Progress Dates
01.27.2023 - HCB SUBMISSION

Revisions

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A0.00

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

bayer becker

www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

811

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STATE OF OHIO
JEFFREY D. LAMBERT
PROFESSIONAL SURVEYOR

Progress Dates

Revisions

Design Team:

Drawn by:

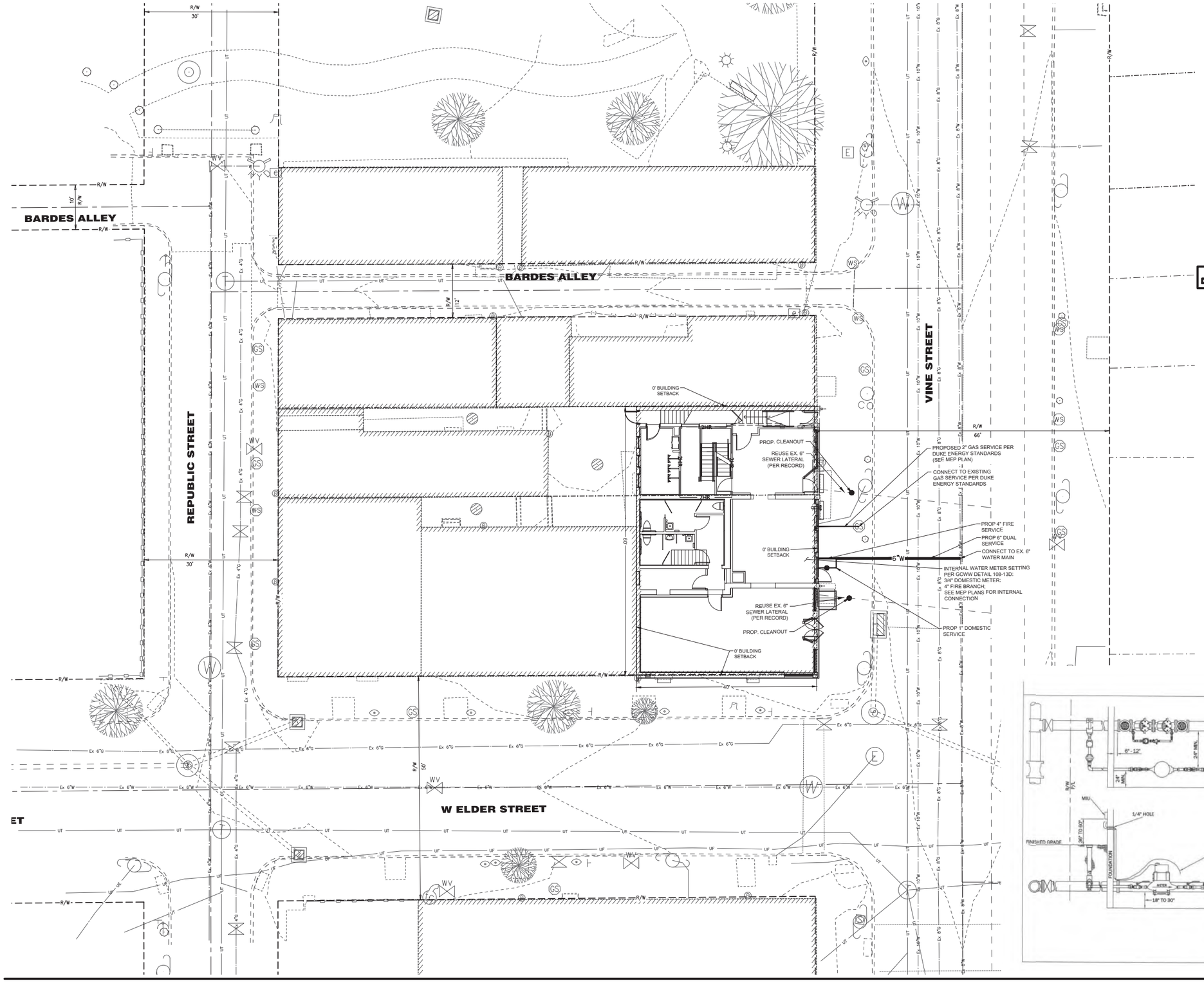
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PROPOSED PROJECT:
RENOVATION FOR
1801-1805 VINE
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 12/14/2022

1 of 2

SITE SURVEY AND EXISTING CONDITIONS 1



Basis of Bearing:
State Plane NAD83 (2011)

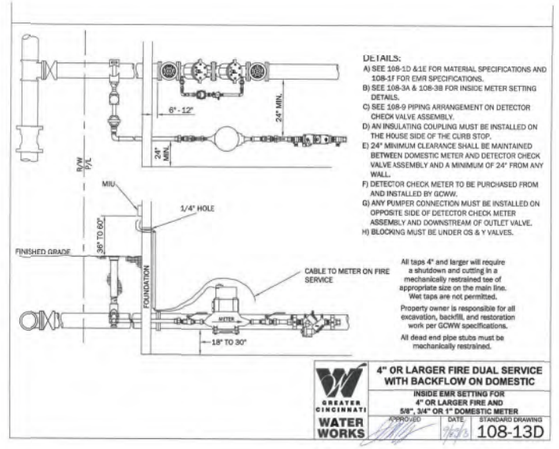
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SCALE: 1" = 10'

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PROPOSED SITE PLAN 2

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STATE OF OHIO
MICHAEL P. MADDERY
E-73575
REGISTERED
PROFESSIONAL ENGINEER

Progress Dates

Revisions

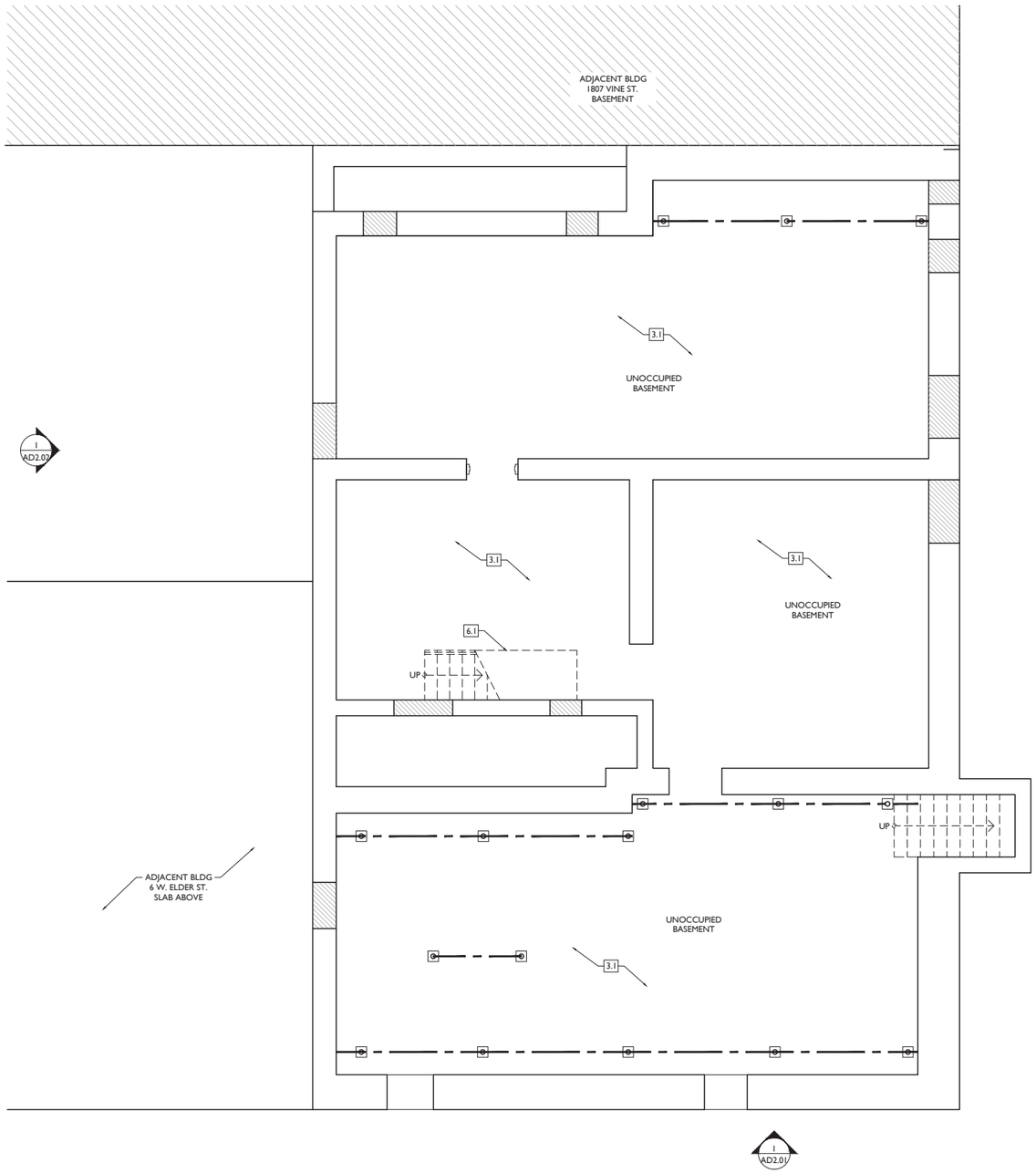
Design Team:

Drawn by:

PROPOSED PROJECT:
RENOVATION FOR
1801-1805 VINE
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 12/14/2022

2 of 2



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

EXISTING + DEMOLITION PLAN - BASEMENT | 1

DEMO WORK GRAPHIC KEY:

- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

DEMO WORK PLANS & ELEVATIONS # KEYED NOTES:

1. GENERAL

2. EXG CONDITIONS
2.1 REMOVE NON-HISTORIC ENTRY GATE.
2.2 EXCAVATE AREA FOR NEW FOOTING BELOW SHAFT STAIR WALLS. FOUNDATION. SEE NEW WORK PLANS.
2.3 TEMPORARY SHORING WALL TO BE REMOVED - SEE STRUCT DWGS.
2.4 EXG BEAM ABOVE TO REMAIN - SEE STRUCT DWGS.
2.5 EXG BEAM ABOVE TO BE REMOVED - SEE STRUCT DWGS.
2.6 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS.
2.7 FIRE ESCAPE TO REMAIN
2.8 FIRE ESCAPE TO BE REMOVED
2.9 EXG. CAST IRON COLUMN TO REMAIN

3. CONCRETE
3.1 CONCRETE SLAB TO BE RETAINED.

4. MASONRY
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE NEW PLANS & STRUCT DWGS.

5. METALS
5.1 NOT USED.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REMOVE NON-HISTORIC STAIR & GUARD/HANDRAILS ENTIRELY. PROVIDE SHORING AS REQ'D. SEE STRUCT DWGS.
6.2 WOOD STAIR TO REMAIN IN PLACE.
A. REMOVE NON-HISTORIC BANISTER/GUARDRAIL.
B. REMOVE NON-HISTORIC FINISH ON TREADS.
6.3 HISTORIC WD BULKHEAD TO BE RETAINED. SEE NEW ELEVATIONS.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.3 REMOVE ROOF ACCESS HATCH.
7.4 REMOVE EXG MEMBRANE ROOF & SHINGLES. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.

8. OPENINGS
8.1 PREP WINDOW OPENER FOR INFILL, SEE NEW PLANS AND ELEVATIONS
8.2 REMOVE NON-HISTORIC MASONRY/STOREFRONT INFILL SPANNING B/W MASONRY DEMISING WALLS, WHILE PRESERVING ALL HISTORIC CAST IRON OR STONE FASCIA, SILL, PILASTERS, AND OTHER HISTORIC MATERIAL.
8.3 NON-HISTORIC DOOR & FRAME TO BE REMOVED.
8.4 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.5 EXG METAL HATCH TO BE REMOVED

9. FINISHES
9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.
9.5 REMOVE NON-HISTORIC FLOORING DOWN TO WOOD SUBFLOOR.

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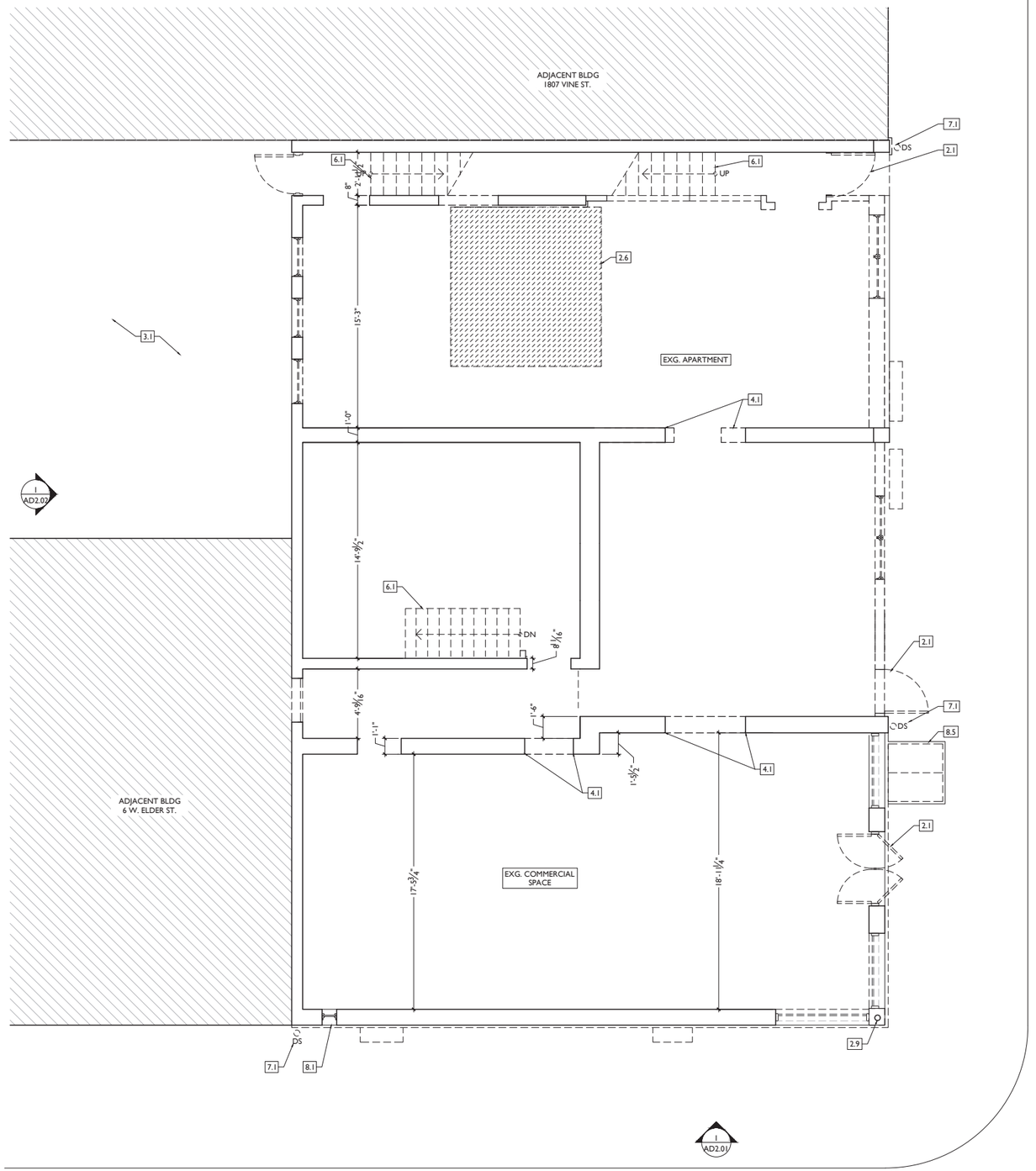
Revisions

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

AD1.00



DEMO WORK GRAPHIC KEY:

- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

DEMO WORK PLANS & ELEVATIONS # KEYED NOTES:

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2.1 REMOVE NON-HISTORIC ENTRY GATE.
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2.3 TEMPORARY SHORING WALL TO BE REMOVED - SEE STRUCT DWGS.
2.4 EXG BEAM ABOVE TO REMAIN - SEE STRUCT DWGS.
2.5 EXG BEAM ABOVE TO BE REMOVED - SEE STRUCT DWGS.
2.6 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS.
2.7 FIRE ESCAPE TO REMAIN
2.8 FIRE ESCAPE TO BE REMOVED
2.9 EXG. CAST IRON COLUMN TO REMAIN

3. CONCRETE
3.1 CONCRETE SLAB TO BE RETAINED.

4. MASONRY
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6.3 HISTORIC WD BULKHEAD TO BE RETAINED. SEE NEW ELEVATIONS.

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8.4 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.5 EXG METAL HATCH TO BE REMOVED

9. FINISHES
9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.

9.5 REMOVE NON-HISTORIC FLOORING DOWN TO WOOD SUBFLOOR.

SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION PLAN - FIRST FLOOR 1

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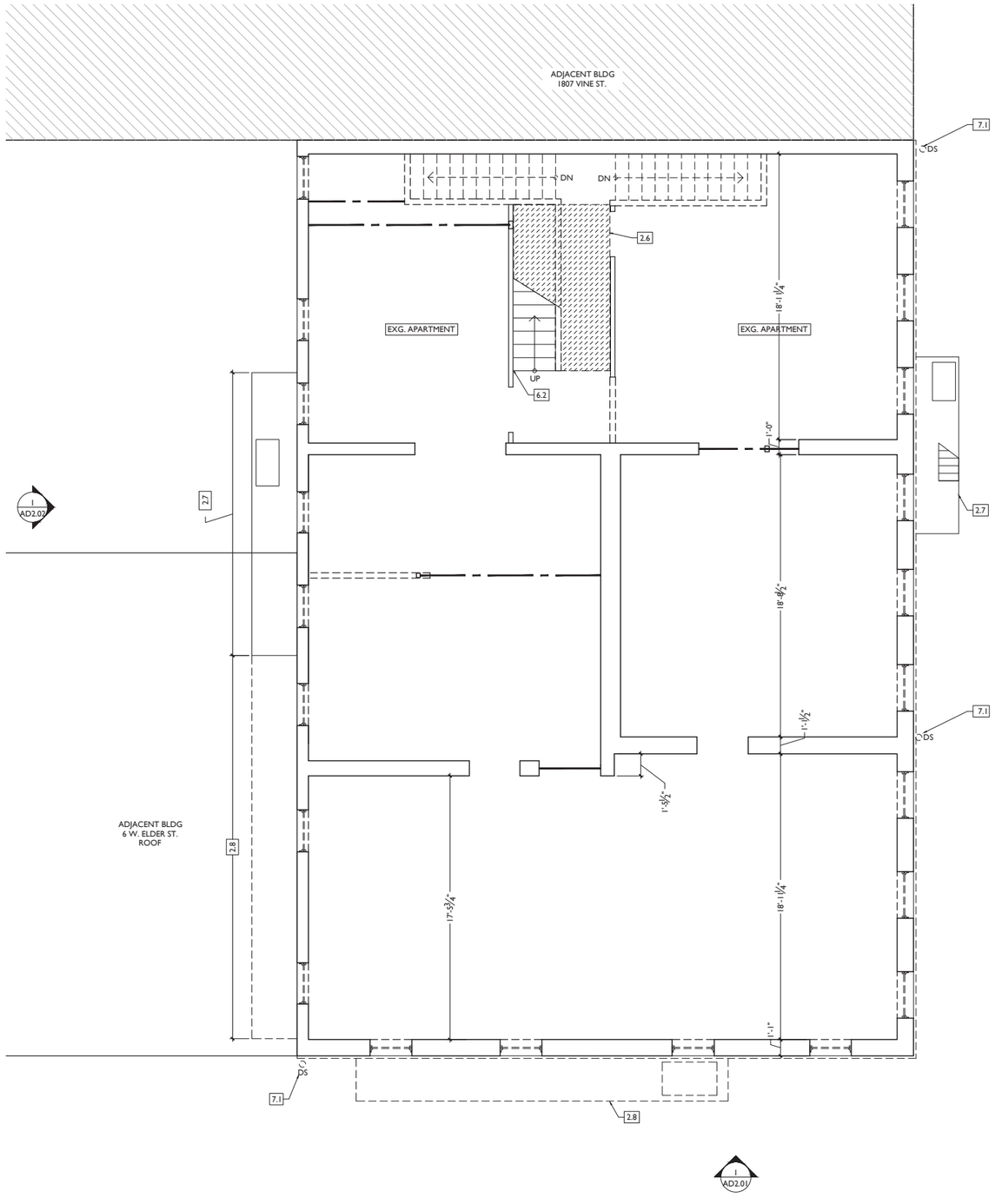
Revisions

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Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

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

EXISTING + DEMOLITION PLAN - SECOND FLOOR | 1

DEMO WORK GRAPHIC KEY:

- KEYNOTE
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- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

DEMO WORK PLANS & ELEVATIONS # KEYED NOTES:

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2.7 FIRE ESCAPE TO REMAIN
2.8 FIRE ESCAPE TO BE REMOVED
2.9 EXG. CAST IRON COLUMN TO REMAIN

3. CONCRETE
3.1 CONCRETE SLAB TO BE RETAINED.

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9. FINISHES
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9.5 REMOVE NON-HISTORIC FLOORING DOWN TO WOOD SUBFLOOR.

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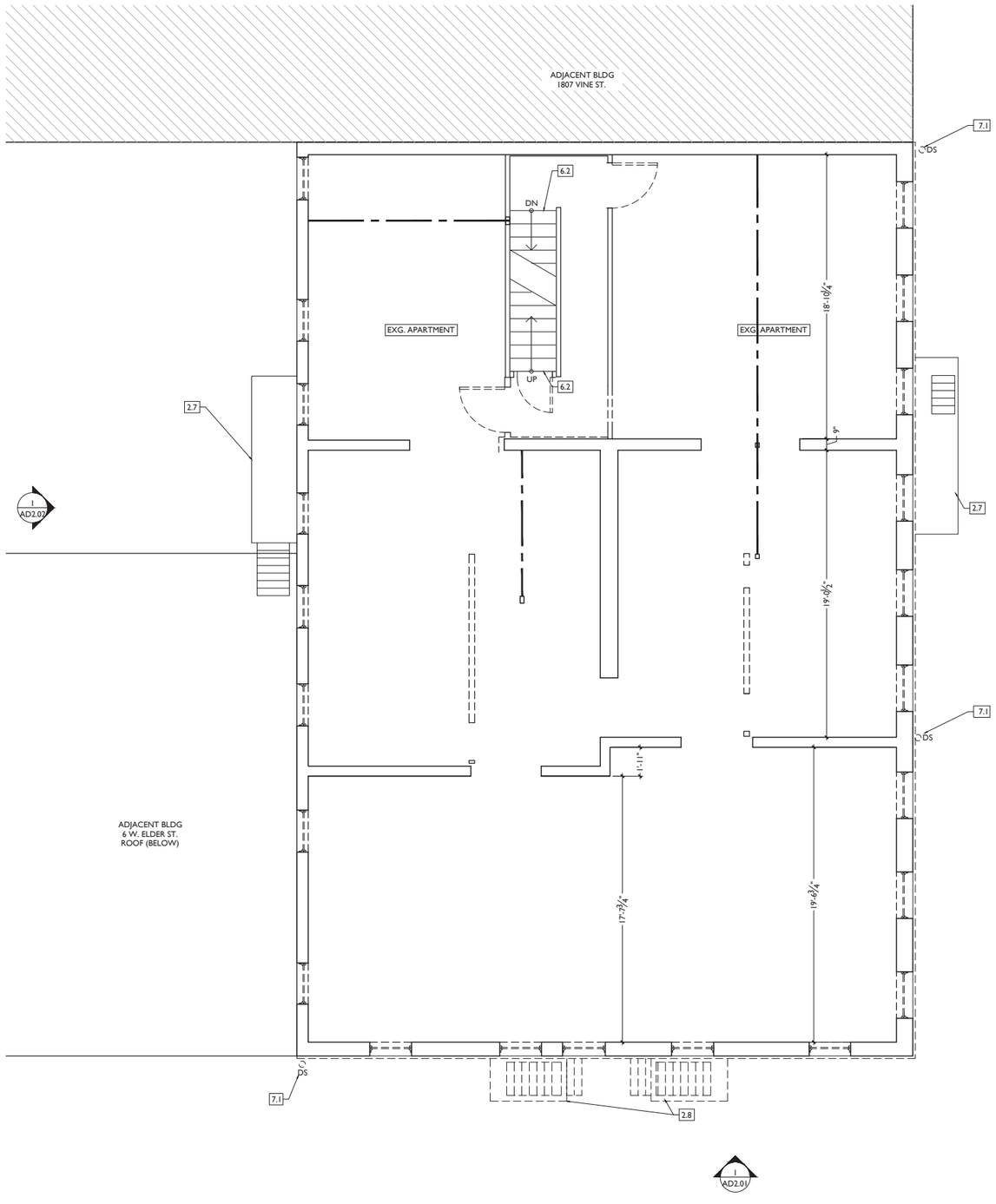
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PROPOSED PROJECT:
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FINDLAY FLATS

Job No: 22042 8/10/2022

AD1.02



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

EXISTING + DEMOLITION PLAN - THIRD FLOOR | 1

DEMO WORK GRAPHIC KEY:

- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

DEMO WORK PLANS & ELEVATIONS # KEYED NOTES:

1. GENERAL

2. EXG CONDITIONS
2.1 REMOVE NON-HISTORIC ENTRY GATE.
2.2 EXCAVATE AREA FOR NEW FOOTING BELOW SHAFT STAIR WALLS. FOUNDATION. SEE NEW WORK PLANS.
2.3 TEMPORARY SHORING WALL TO BE REMOVED - SEE STRUCT DWGS.
2.4 EXG BEAM ABOVE TO REMAIN - SEE STRUCT DWGS.
2.5 EXG BEAM ABOVE TO BE REMOVED - SEE STRUCT DWGS.
2.6 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS.
2.7 FIRE ESCAPE TO REMAIN
2.8 FIRE ESCAPE TO BE REMOVED
2.9 EXG. CAST IRON COLUMN TO REMAIN

3. CONCRETE
3.1 CONCRETE SLAB TO BE RETAINED.

4. MASONRY
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE NEW PLANS & STRUCT DWGS.

5. METALS
5.1 NOT USED.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REMOVE NON-HISTORIC STAIR & GUARD/HANDRAILS ENTIRELY. PROVIDE SHORING AS REQ'D. SEE STRUCT DWGS.
6.2 WOOD STAIR TO REMAIN IN PLACE.
A. REMOVE NON-HISTORIC BANISTER/GUARDRAIL.
B. REMOVE NON-HISTORIC FINISH ON TREADS.
6.3 HISTORIC WD BULKHEAD TO BE RETAINED. SEE NEW ELEVATIONS.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.3 REMOVE ROOF ACCESS HATCH.
7.4 REMOVE EXG MEMBRANE ROOF & SHINGLES. CONTRACTOR TO INSPECT EXG ROOF DECKING AND REPAIR AS NEEDED.

8. OPENINGS
8.1 PREP WINDOW OPENER FOR INFILL, SEE NEW PLANS AND ELEVATIONS
8.2 REMOVE NON-HISTORIC MASONRY/STOREFRONT INFILL SPANNING B/W MASONRY DEMISING WALLS, WHILE PRESERVING ALL HISTORIC CAST IRON OR STONE FASCIA, SILL, PILASTERS, AND OTHER HISTORIC MATERIAL.
8.3 NON-HISTORIC DOOR & FRAME TO BE REMOVED.
8.4 REMOVE NON-HISTORIC WINDOW & NON-HISTORIC FRAME ENTIRELY, BACK TO MASONRY OPENING.
8.5 EXG METAL HATCH TO BE REMOVED

9. FINISHES
9.1 HISTORIC PLASTER AT MASONRY WALL TO REMAIN, IF POSSIBLE.

9.5 REMOVE NON-HISTORIC FLOORING DOWN TO WOOD SUBFLOOR.

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Progress Dates
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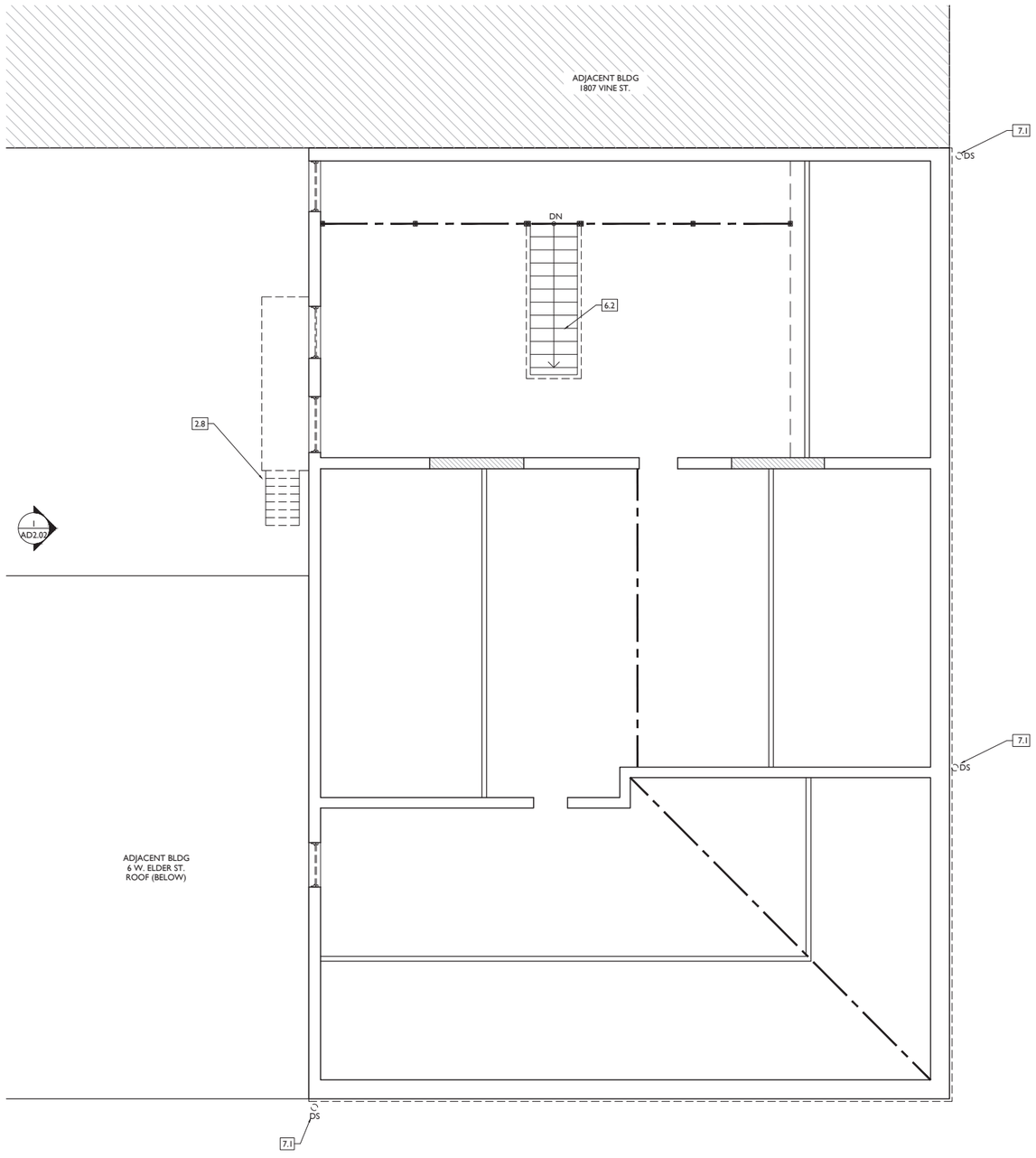
Revisions

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

AD1.03



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

EXISTING + DEMOLITION PLAN - ATTIC | 1

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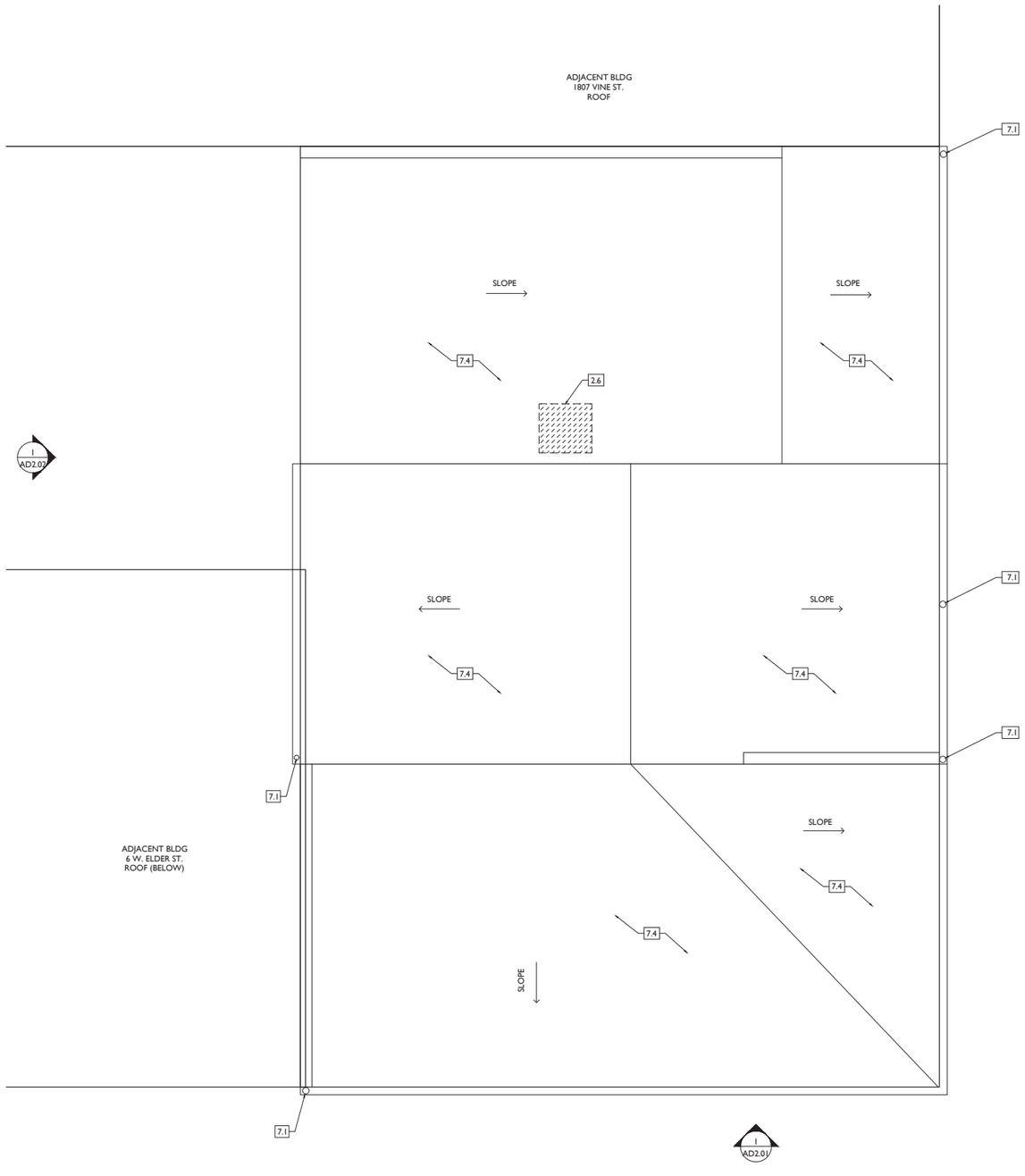
Revisions

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Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

AD1.04



DEMO WORK GRAPHIC KEY:

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

EXISTING + DEMOLITION PLAN - ROOF | 1

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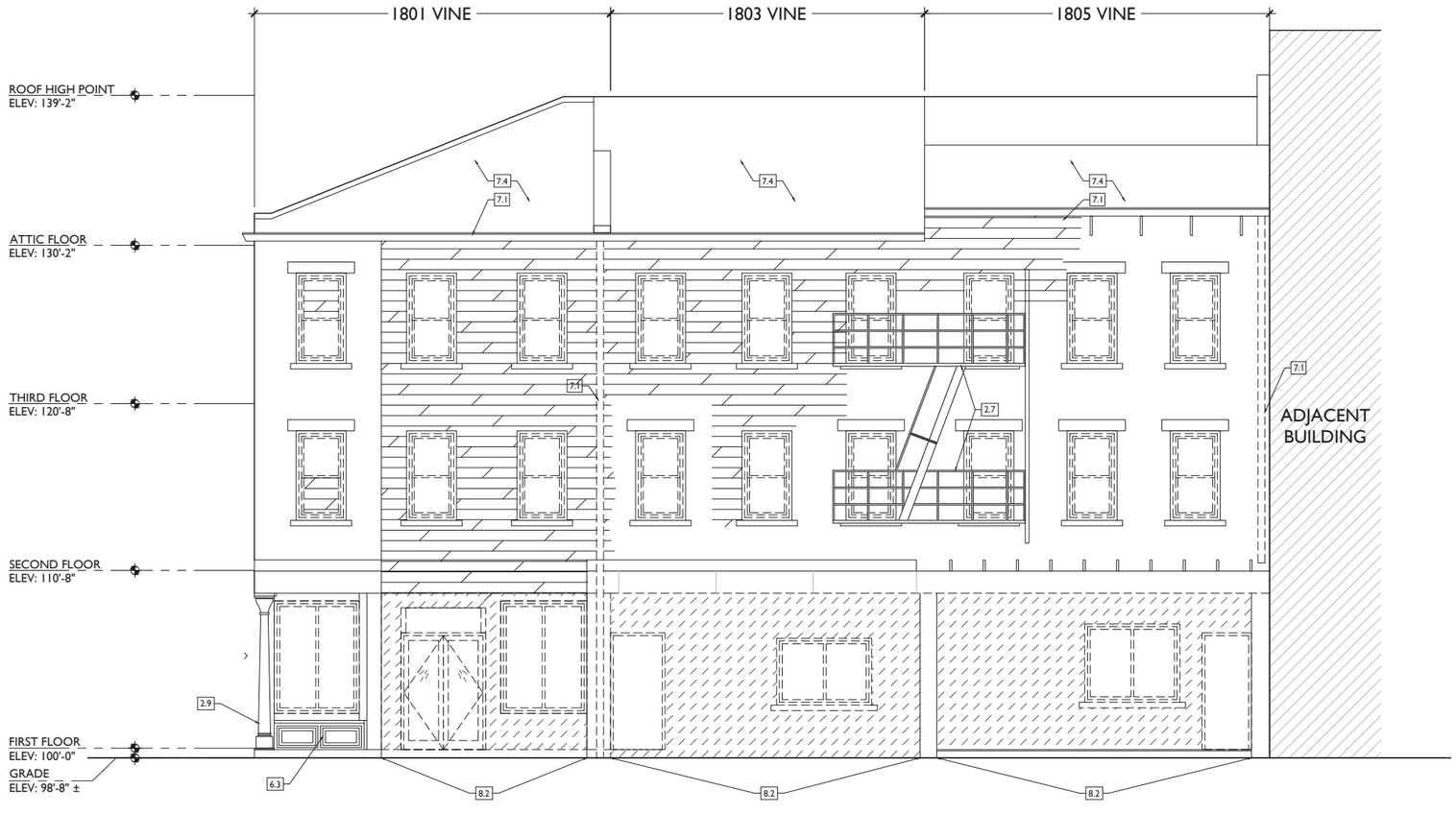
Revisions

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RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

AD1.05



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

EXISTING + DEMOLITION ELEVATION - EAST | 1

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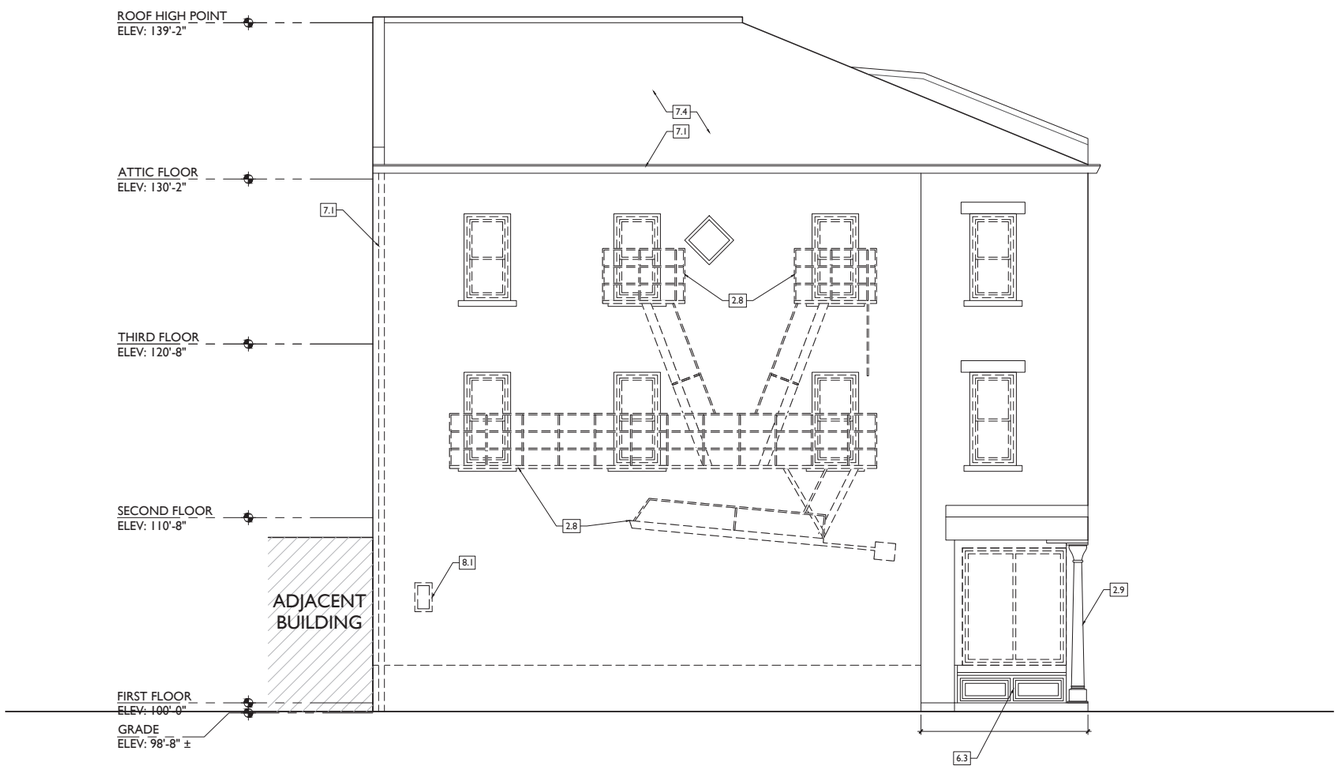
Revisions

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Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

AD2.00



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

EXISTING + DEMOLITION ELEVATION - SOUTH | 1

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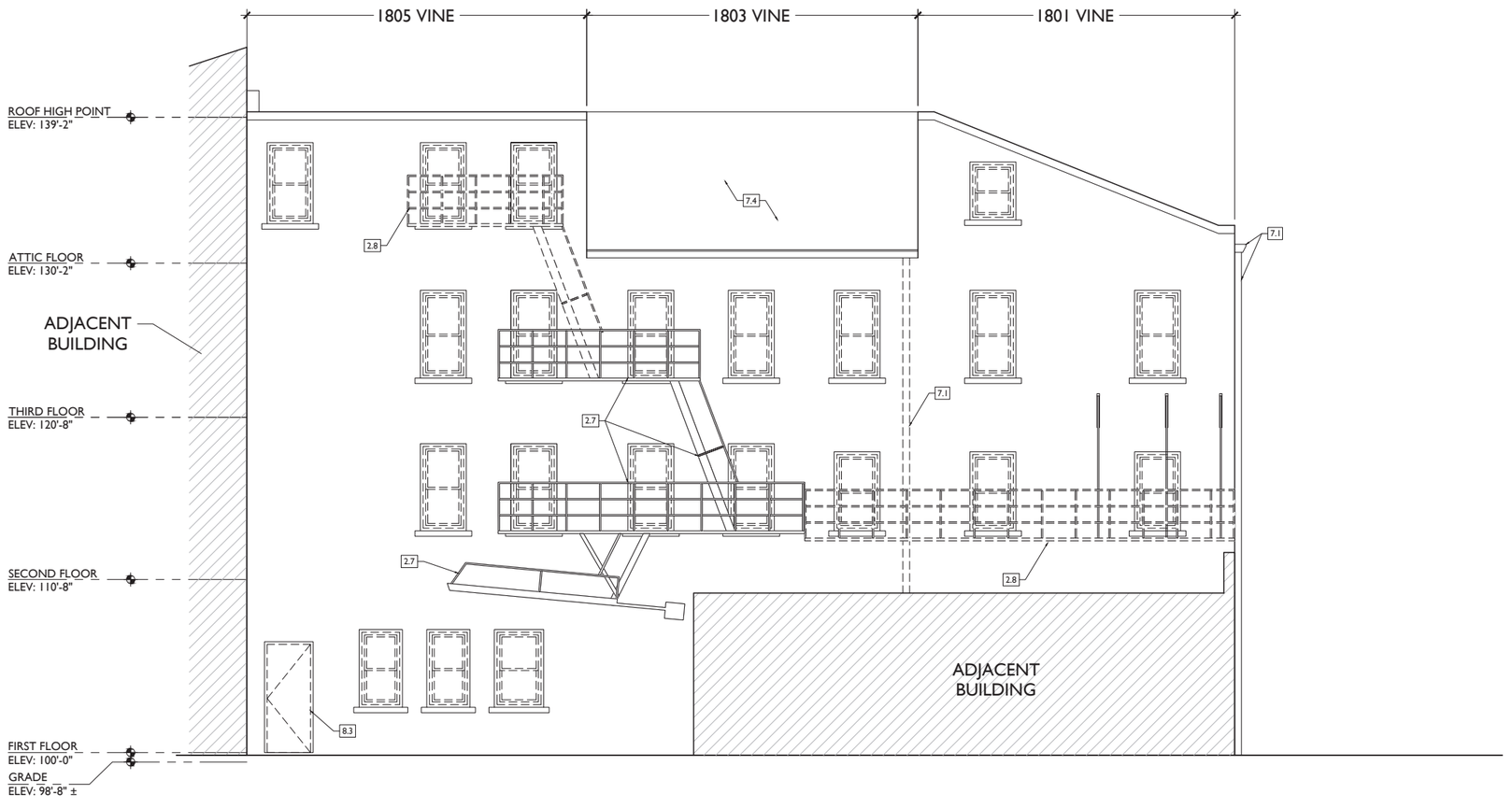
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PROPOSED PROJECT:
RENOVATION FOR
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CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

AD2.01



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

EXISTING + DEMOLITION ELEVATION - WEST | 1

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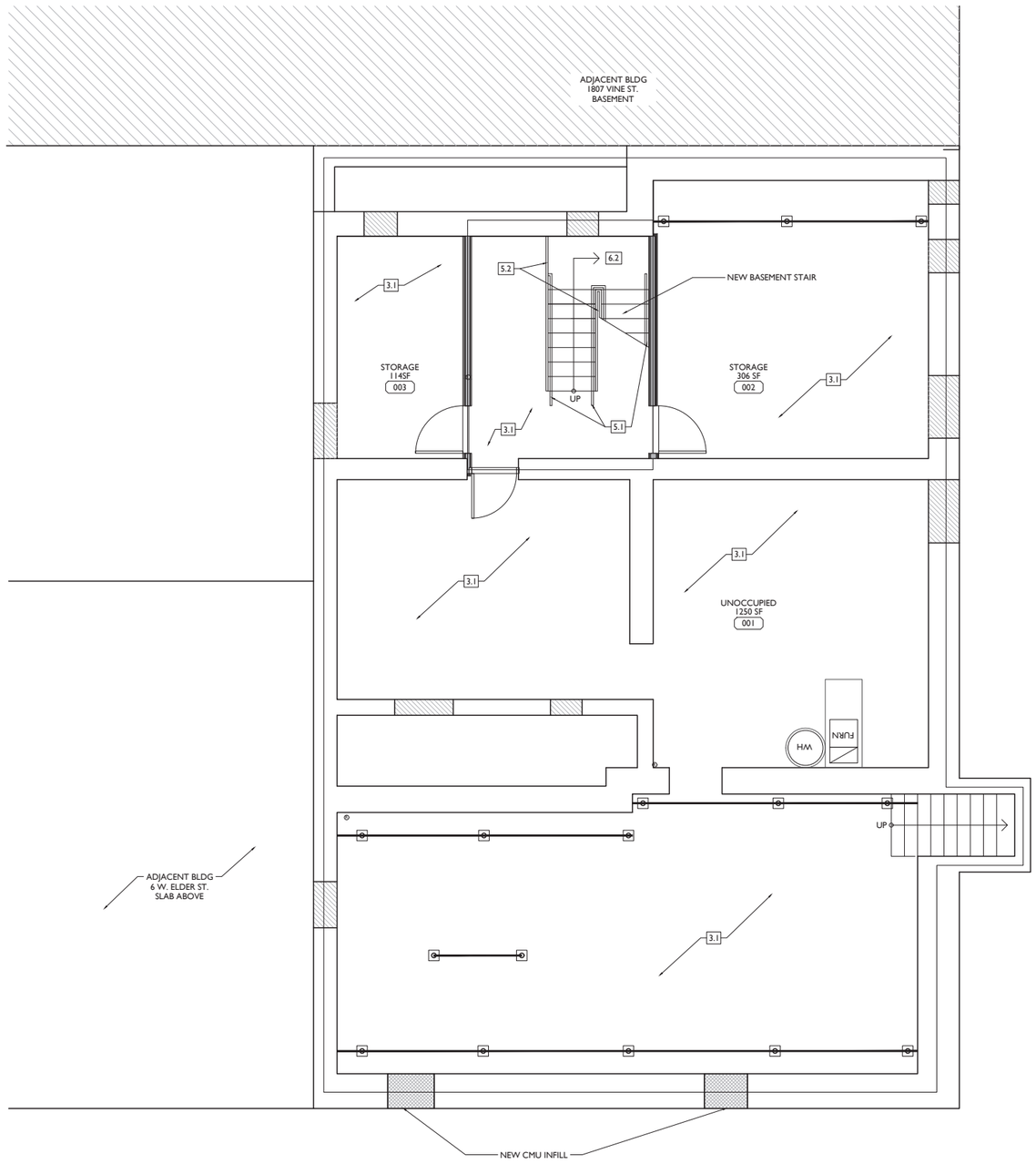
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PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

AD2.02



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

PROPOSED PLAN - BASEMENT | 1

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING. 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-13.
- A WINDOW DESIGNATION. SEE A6.20-25.
- SFA STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" ELEVATION TAG.

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

IMPORTANT !!! HISTORIC ELEMENTS PRESENT IN THIS BUILDING:
- PRESERVE HISTORIC ELEMENTS UNO.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
~~3.2 VAPOR MITIGATION SYSTEM BELOW SLAB. AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.~~
3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
3.4 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.
3.5 NEW CONCRETE RAMP - SLOPE 1:12 MAX.
3.6 NEW CONCRETE FLOOR.

4. MASONRY
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL.
4.2 BRICK TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.3 CMU TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.4 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.5 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.6 PARGING:
A. REMOVE LOOSE AND/OR CRACKED AS SHOWN ON THE ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.
4.7 NEW 12" WIDE BRICK COLUMN. PAINTED.
4.8 INFILL EXISTING WINDOW OPENING WITH CMU & FACE BRICK. KEY IN BRICK FOR SEAMLESS EXTERIOR MASONRY APPEARANCE.

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.
5.3 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
~~5.4 TENANT STORAGE AREA IN BASEMENT TO BE ENCLOSED BY OPEN CHAIN LINK FENCING WITH 36" WIDE GATE.~~
5.5 NEW PAINTED METAL-CLAD COLUMN.
5.6 NEW PAINTED METAL CEILING, EXTERIOR GRADE.
5.7 CAST IRON COLUMN TO REMAIN.
5.8 EXISTING FIRE ESCAPE TO REMAIN.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 RETAIN & REPAIR HISTORIC STOREFRONT BULKHEAD. PAINT. SEE ELEVATIONS.
6.5 NEW WOOD BULKHEAD TO MATCH EXG HISTORIC ADJACENT. PAINT. SEE ELEVATIONS.
6.6 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
6.7 NEW COLUMN PER STRUCTURAL DWGS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW PRE-FINISHED K-STYLE ALUMINUM GUTTER.
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
~~7.5 NEW SLATE CONFORED ROOF SHINGLES.~~
7.6 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.

8. OPENINGS
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.
8.2 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.
8.3 NEW STOREFRONT CONSTRUCTION. SEE EXTERIOR ELEVATIONS.
8.4 ATTIC ACCESS PANEL (22"x30" MIN.).
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.6 FIXED DOUBLE DOOR. SEE DOOR SCHEDULE.
8.7 NEW BASEMENT ACCESS HATCH.

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.6 NEW HARDWOOD FLOORING.

10. SPECIALTIES
10.2 SURFACE MOUNTED MAILBOXES.
10.3 ENTRY SECURITY SYSTEM CALL BOX.
~~10.4 VINYL LETTERS ON GLASS FOR COMMERCIAL SPACE.~~
10.5 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
B. OPEN CLOSET- SHELF & CLOTHES ROD.
C. ADJUSTABLE SHELVES ON STANDARD MOUNT.
10.6 TENANT TRASH AREA.

~~**21. FIRE SUPPRESSION**~~
~~21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.~~
~~21.2 SPRINKLER RISER. SEE PLUMBING DWGS.~~

22. PLUMBING
~~22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.~~
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF <3:12, INSTALL C.U. ON SOUND ISOLATING PADS
B. ROOF > 3:12, INSTALL C.U. ON MECHANCIAL PLATFORM
CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM.
23.2 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
23.3 NEW EXHAUST VENT COVER. PAINT TO MATCH ADJACENT WALL SURFACE.

26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING. SEE RCP'S AND ELECTRICAL DWGS.

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Progress Dates
01.27.2023 - HCB SUBMISSION

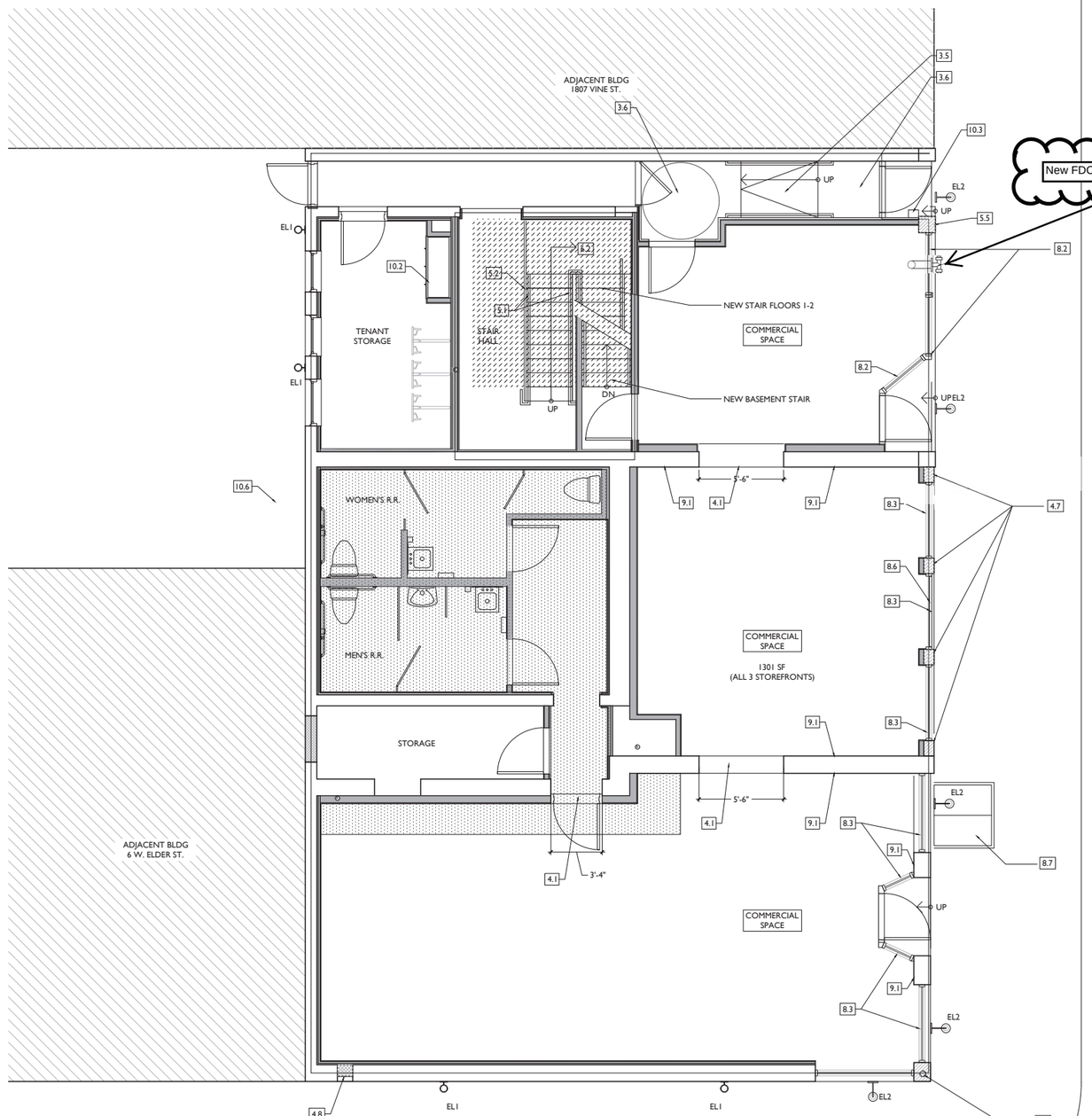
Revisions
1

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A1.10



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

PROPOSED PLAN - FIRST FLOOR | 1

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING. 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG — OPG CONTAINS SAFETY GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

IMPORTANT !!! HISTORIC ELEMENTS PRESENT IN THIS BUILDING:
- PRESERVE HISTORIC ELEMENTS UNO.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
~~3.2 VAPOR MITIGATION SYSTEM BELOW SLAB. AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.~~
3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
3.4 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.
3.5 NEW CONCRETE RAMP - SLOPE 1:12 MAX.
3.6 NEW CONCRETE FLOOR.

4. MASONRY
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL.
4.2 BRICK TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.3 CMU TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.4 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.5 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.6 PARGING:
A. REMOVE LOOSE AND/OR CRACKED AS SHOWN ON THE ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.
4.7 NEW 12" WIDE BRICK COLUMN. PAINTED.
4.8 INFILL EXISTING WINDOW OPENING WITH CMU & FACE BRICK. KEY IN BRICK FOR SEAMLESS EXTERIOR MASONRY APPEARANCE.

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.
5.3 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
~~5.4 TENANT STORAGE AREA IN BASEMENT TO BE ENCLOSED BY OPEN CHAIN LINK FENCING WITH 36" WIDE GATE.~~
5.5 NEW PAINTED METAL-CLAD COLUMN.
5.6 NEW PAINTED METAL CEILING, EXTERIOR GRADE.
5.7 CAST IRON COLUMN TO REMAIN.
5.8 EXISTING FIRE ESCAPE TO REMAIN.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS.
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7. THERMAL AND MOISTURE PROTECTION
7.1 NEW PRE-FINISHED K-STYLE ALUMINUM GUTTER.
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~~7.5 NEW SLATE COLORED ROOF SHINGLES.~~
7.6 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.

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8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.
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8.3 NEW STOREFRONT CONSTRUCTION. SEE EXTERIOR ELEVATIONS.
8.4 ATTIC ACCESS PANEL (22"x30" MIN.).
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.6 FIXED DOUBLE DOOR. SEE DOOR SCHEDULE.
8.7 NEW BASEMENT ACCESS HATCH.

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.6 NEW HARDWOOD FLOORING.

10. SPECIALTIES
10.2 SURFACE MOUNTED MAILBOXES.
10.3 ENTRY SECURITY SYSTEM CALL BOX.
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A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
B. OPEN CLOSET- SHELF & CLOTHES ROD.
C. ADJUSTABLE SHELVES ON STANDARD MOUNT.
10.6 TENANT TRASH AREA.

~~**21. FIRE SUPPRESSION**~~
~~21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.~~
~~21.2 SPRINKLER RISER. SEE PLUMBING DWGS.~~

22. PLUMBING
~~22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.~~
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CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM.
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26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING. SEE RCP'S AND ELECTRICAL DWGS.

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Progress Dates
01.27.2023 - HCB SUBMISSION
03.31.2023 - HCB REVISION

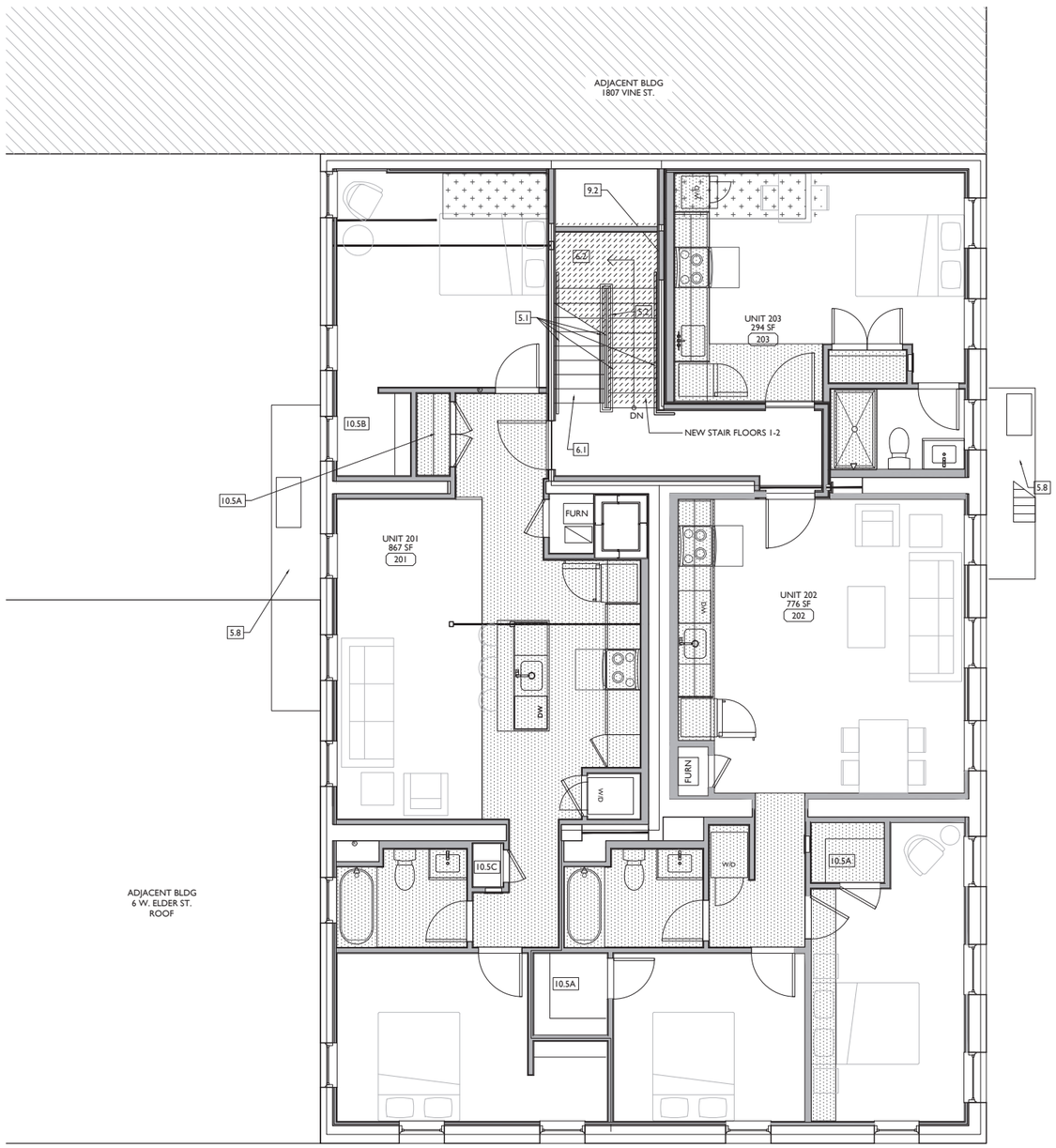
Revisions
1

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A1.11



NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING. 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
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- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
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- SG — OPG CONTAINS SAFETY GLAZING.
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NEW WORK PLANS & ELEVATIONS KEYED NOTES:

IMPORTANT !!! HISTORIC ELEMENTS PRESENT IN THIS BUILDING:
- PRESERVE HISTORIC ELEMENTS UNO.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
~~3.2 VAPOR MITIGATION SYSTEM BELOW SLAB. AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.~~
3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
3.4 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.
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4. MASONRY
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4.5 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.6 PARGING:
A. REMOVE LOOSE AND/OR CRACKED AS SHOWN ON THE ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.
4.7 NEW 12" WIDE BRICK COLUMN. PAINTED.
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5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
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5.3 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
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5.6 NEW PAINTED METAL CEILING, EXTERIOR GRADE.
5.7 CAST IRON COLUMN TO REMAIN.
5.8 EXISTING FIRE ESCAPE TO REMAIN.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 RETAIN & REPAIR HISTORIC STOREFRONT BULKHEAD. PAINT. SEE ELEVATIONS.
6.5 NEW WOOD BULKHEAD TO MATCH EXG HISTORIC ADJACENT. PAINT. SEE ELEVATIONS.
6.6 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
6.7 NEW COLUMN PER STRUCTURAL DWGS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW PRE-FINISHED K-STYLE ALUMINUM GUTTER.
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
~~7.5 NEW SLATE-COLORED ROOF SHINGLES.~~
7.6 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUF'S INSTRUCTS.

8. OPENINGS
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.
8.2 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.
8.3 NEW STOREFRONT CONSTRUCTION. SEE EXTERIOR ELEVATIONS.
8.4 ATTIC ACCESS PANEL (22"x30" MIN.).
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.6 FIXED DOUBLE DOOR. SEE DOOR SCHEDULE.
8.7 NEW BASEMENT ACCESS HATCH.

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE.
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.6 NEW HARDWOOD FLOORING.

10. SPECIALTIES
10.2 SURFACE MOUNTED MAILBOXES.
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10.6 TENANT TRASH AREA.

~~21. FIRE SUPPRESSION~~
~~21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.~~
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22. PLUMBING
~~22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.~~
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
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A. ROOF <3:12, INSTALL C.U. ON SOUND ISOLATING PADS
B. ROOF > 3:12, INSTALL C.U. ON MECHANICIAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM.
23.2 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
23.3 NEW EXHAUST VENT COVER. PAINT TO MATCH ADJACENT WALL SURFACE.

26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING. SEE RCP'S AND ELECTRICAL DWGS.

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

PROPOSED PLAN - SECOND FLOOR | 1

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Progress Dates
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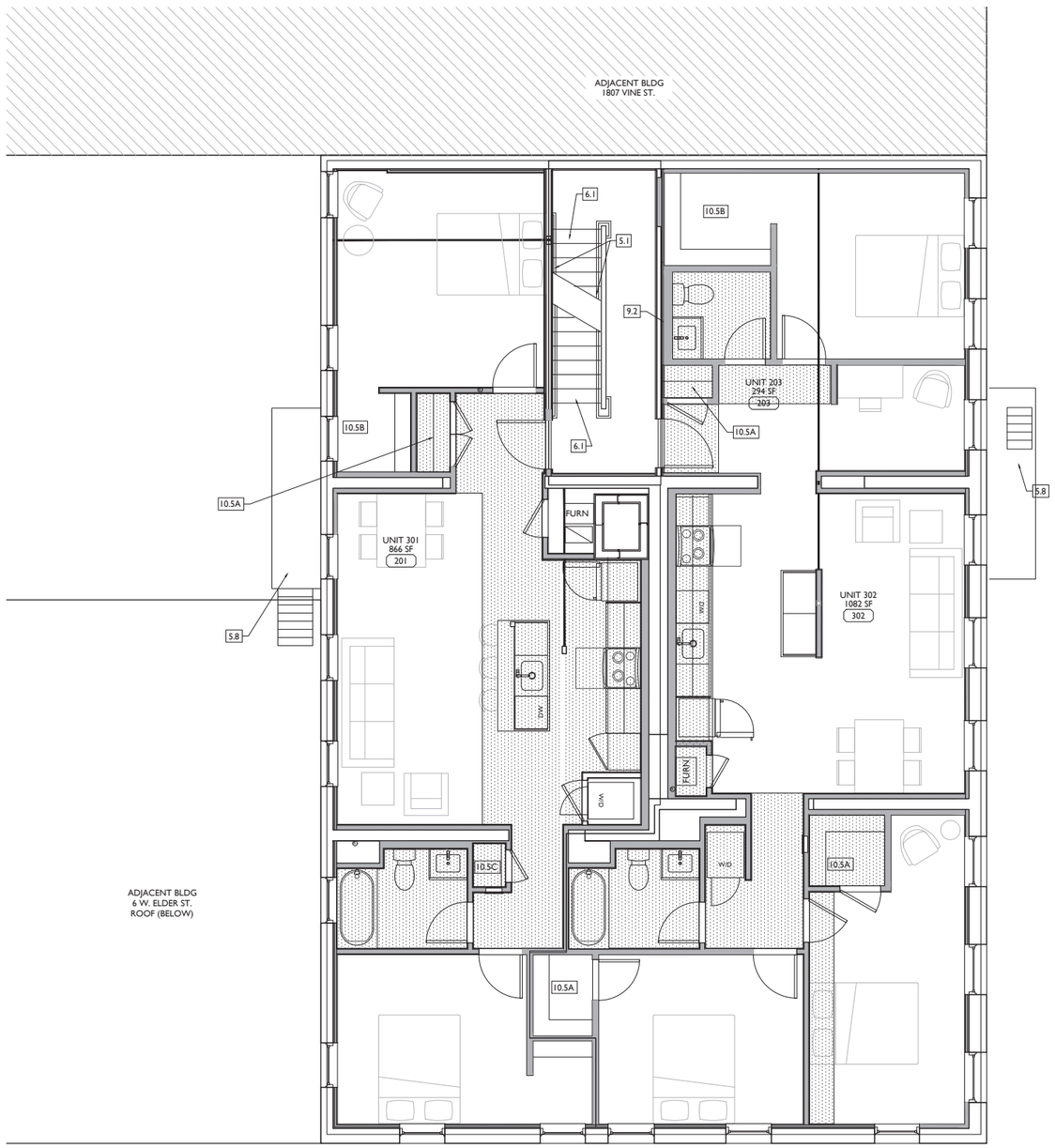
Revisions
1

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A1.12



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

PROPOSED PLAN - THIRD FLOOR | 1

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING. 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
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- 100A DOOR TAG. SEE SCHEDULE / A6.10-13.
- A WINDOW DESIGNATION. SEE A6.20-25.
- SFA STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
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3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
~~3.2 VAPOR MITIGATION SYSTEM BELOW SLAB. AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.~~
3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
3.4 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.
3.5 NEW CONCRETE RAMP - SLOPE 1:12 MAX.
3.6 NEW CONCRETE FLOOR.

4. MASONRY
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL.
4.2 BRICK TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.3 CMU TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.4 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.5 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.6 PARGING:
A. REMOVE LOOSE AND/OR CRACKED AS SHOWN ON THE ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.
4.7 NEW 12" WIDE BRICK COLUMN. PAINTED.
4.8 INFILL EXISTING WINDOW OPENING WITH CMU & FACE BRICK. KEY IN BRICK FOR SEAMLESS EXTERIOR MASONRY APPEARANCE.

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.
5.3 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
~~5.4 TENANT STORAGE AREA IN BASEMENT TO BE ENCLOSED BY OPEN CHAIN LINK FENCING WITH 36" WIDE GATE.~~
5.5 NEW PAINTED METAL-CLAD COLUMN.
5.6 NEW PAINTED METAL CEILING, EXTERIOR GRADE.
5.7 CAST IRON COLUMN TO REMAIN.
5.8 EXISTING FIRE ESCAPE TO REMAIN.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 RETAIN & REPAIR HISTORIC STOREFRONT BULKHEAD. PAINT. SEE ELEVATIONS.
6.5 NEW WOOD BULKHEAD TO MATCH EXG HISTORIC ADJACENT. PAINT. SEE ELEVATIONS.
6.6 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
6.7 NEW COLUMN PER STRUCTURAL DWGS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW PRE-FINISHED K-STYLE ALUMINUM GUTTER.
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
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8.2 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.
8.3 NEW STOREFRONT CONSTRUCTION. SEE EXTERIOR ELEVATIONS.
8.4 ATTIC ACCESS PANEL (22"x30" MIN.).
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.6 FIXED DOUBLE DOOR. SEE DOOR SCHEDULE.
8.7 NEW BASEMENT ACCESS HATCH.

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9.6 NEW HARDWOOD FLOORING.

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10.2 SURFACE MOUNTED MAILBOXES.
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A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
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C. ADJUSTABLE SHELVES ON STANDARD MOUNT.
10.6 TENANT TRASH AREA.

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~~21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.~~
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22. PLUMBING
~~22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.~~
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF <3:12, INSTALL C.U. ON SOUND ISOLATING PADS
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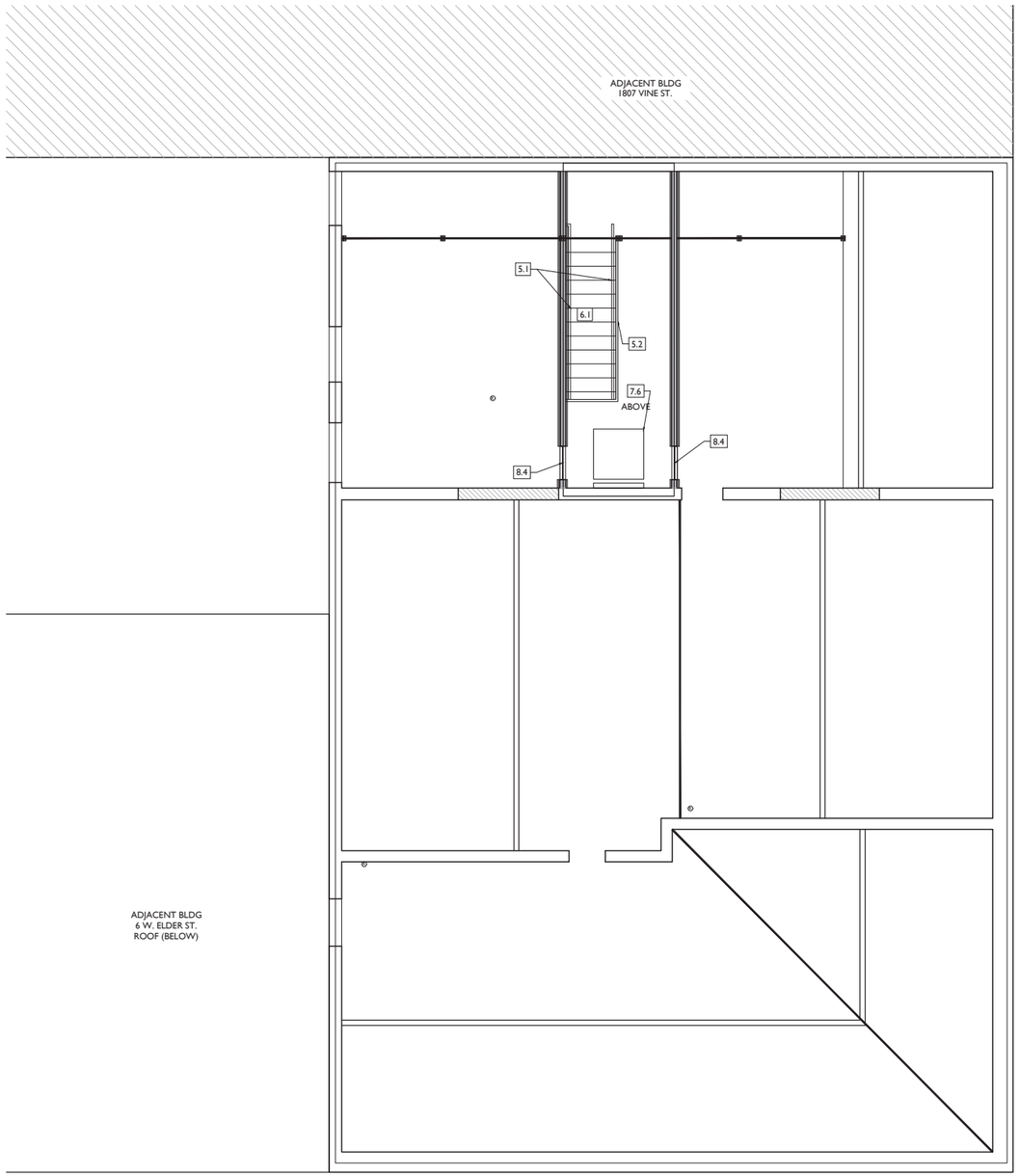
Revisions
6

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A1.12



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

PROPOSED PLAN - ATTIC | 1

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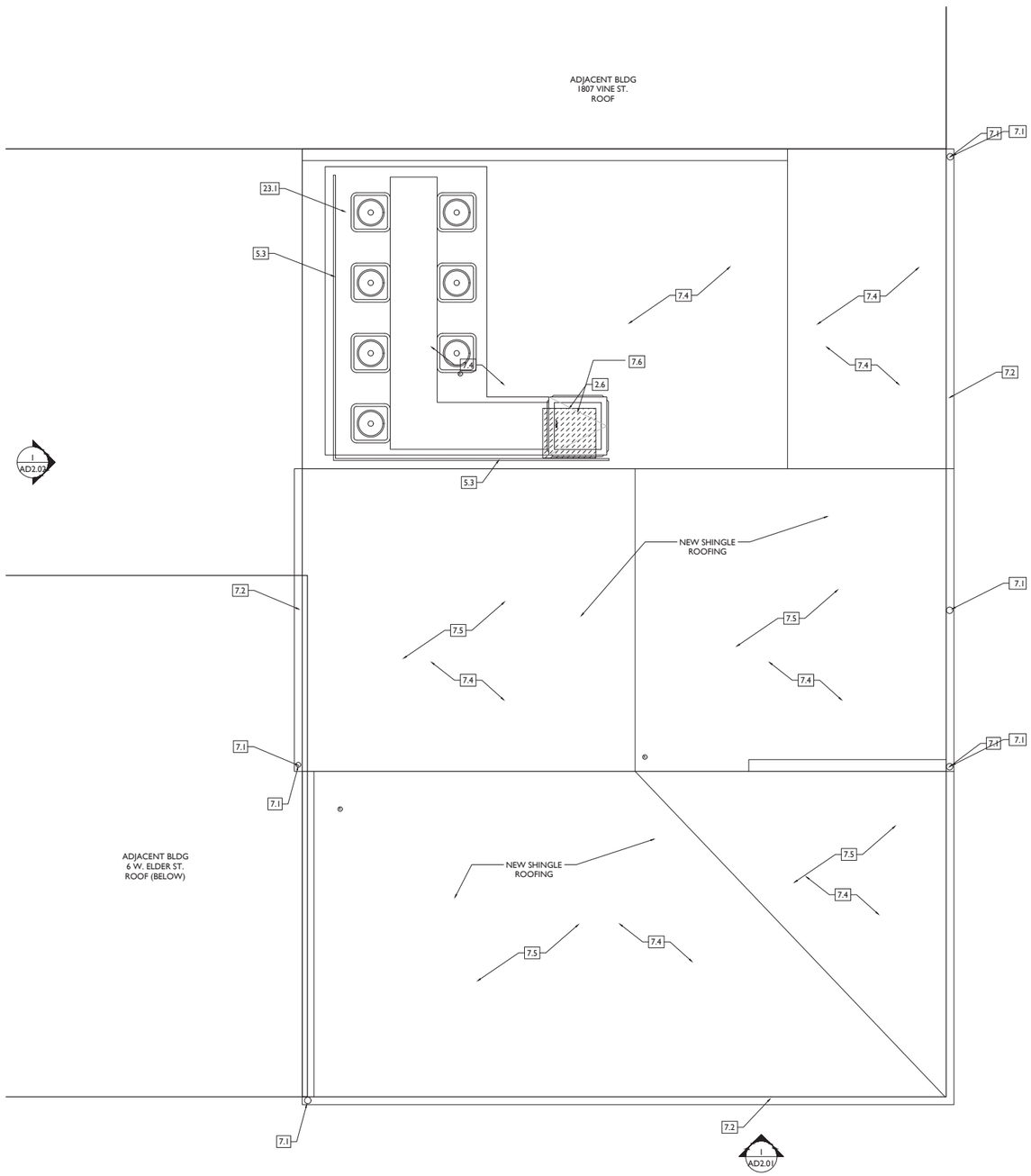
Revisions
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CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
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FINDLAY FLATS

Job No: 22042 | 8/10/2022

A1.12



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

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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

Progress Dates
01.27.2023 - HCB SUBMISSION

Revisions
1

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 | 8/10/2022

A1.13



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

PROPOSED ELEVATION - EAST | 1

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG — OPG CONTAINS SAFETY GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- ELEVATION TAG.

NEW WORK PLANS & ELEVATIONS [#] KEYED NOTES:

IMPORTANT !!! HISTORIC ELEMENTS PRESENT IN THIS BUILDING:
- PRESERVE HISTORIC ELEMENTS UNO.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
~~3.2 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.~~
3.3 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. IF IN PUBLIC R.O.W. COMPLY W/ LOCAL JURISDICTION STANDARDS.
3.4 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.
3.5 NEW CONCRETE RAMP - SLOPE 1:12 MAX.
3.6 NEW CONCRETE FLOOR.

4. MASONRY
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS). PROVIDE NEW STEEL LINTEL.
4.2 BRICK TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.3 CMU TO BE LEFT EXPOSED. SCRAPE LOOSE PAINT, CLEAN, AND PAINT.
4.4 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.5 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.6 PARGING:
A. REMOVE LOOSE AND/OR CRACKED AS SHOWN ON THE ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.
4.7 NEW 12" WIDE BRICK COLUMN. PAINTED.
4.8 INFILL EXISTING WINDOW OPENING WITH CMU & FACE BRICK. KEY IN BRICK FOR SEAMLESS EXTERIOR MASONRY APPEARANCE.

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE DETAILS.
5.2 NEW STEEL GUARDRAIL. SEE DETAILS.
5.3 NEW STEEL PIPE GUARDRAIL. SEE DETAILS.
~~5.4 TENANT STORAGE AREA IN BASEMENT TO BE ENCLOSED BY OPEN CHAIN LINK FENCING WITH 36" WIDE GATE.~~
5.5 NEW PAINTED METAL-CLAD COLUMN.
5.6 NEW PAINTED METAL CEILING, EXTERIOR GRADE.
5.7 CAST IRON COLUMN TO REMAIN.
5.8 EXISTING FIRE ESCAPE TO REMAIN.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED WOOD STAIR TREADS/RISERS AS REQ'D.
6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 RETAIN & REPAIR HISTORIC STOREFRONT BULKHEAD. PAINT. SEE ELEVATIONS.
6.5 NEW WOOD BULKHEAD TO MATCH EXG HISTORIC ADJACENT. PAINT. SEE ELEVATIONS.
6.6 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING - SEE ELEVATIONS.
6.7 NEW COLUMN PER STRUCTURAL DWGS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW PRE-FINISHED K-STYLE ALUMINUM GUTTER.
7.2 NEW ROUND ALUMINUM DOWNSPOUT PAINTED TO MATCH ADJACENT WALL SURFACE. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED WHITE TPO MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/ TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
~~7.5 NEW SLATE-COLORED ROOF SHINGLES.~~
7.6 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.

8. OPENINGS
8.1 NEW ALUMINUM CLAD WINDOW & TRIM INSTALLED IN MASONRY OPENING PER DETAILS.
8.2 NEW ALUMINUM STOREFRONT IN HISTORIC OPENING - SEE EXTERIOR ELEVATIONS.
8.3 NEW STOREFRONT CONSTRUCTION. SEE EXTERIOR ELEVATIONS.
8.4 ATTIC ACCESS PANEL (22"x30" MIN.).
8.5 NEW EXTERIOR BUILDING ENTRY DOOR AND FRAME - SEE DOOR SCHEDULE.
8.6 FIXED DOUBLE DOOR. SEE DOOR SCHEDULE.
8.7 NEW BASEMENT ACCESS HATCH.

9. FINISHES
9.1 EXG PLASTER AT MASONRY WALL TO BE PATCHED AND REPAIRED, WHERE POSSIBLE
9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.6 NEW HARDWOOD FLOORING.

10. SPECIALTIES
10.2 SURFACE MOUNTED MAILBOXES.
10.3 ENTRY SECURITY SYSTEM CALL BOX.
~~10.4 VINYL LETTERS ON GLASS FOR COMMERCIAL SPACE.~~
10.5 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
B. OPEN CLOSET- SHELF & CLOTHES ROD.
C. ADJUSTABLE SHELVES ON STANDARD MOUNT.
10.6 TENANT TRASH AREA.

~~21. FIRE SUPPRESSION~~
~~21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.~~
~~21.2 SPRINKLER RISER. SEE PLUMBING DWGS.~~

22. PLUMBING
~~22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. SEE NOTE 3.2. COORDINATE WITH PLUMBING.~~
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF <3:12, INSTALL C.U. ON SOUND ISOLATING PADS
B. ROOF > 3:12, INSTALL C.U. ON MECHANCIAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM.
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26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.
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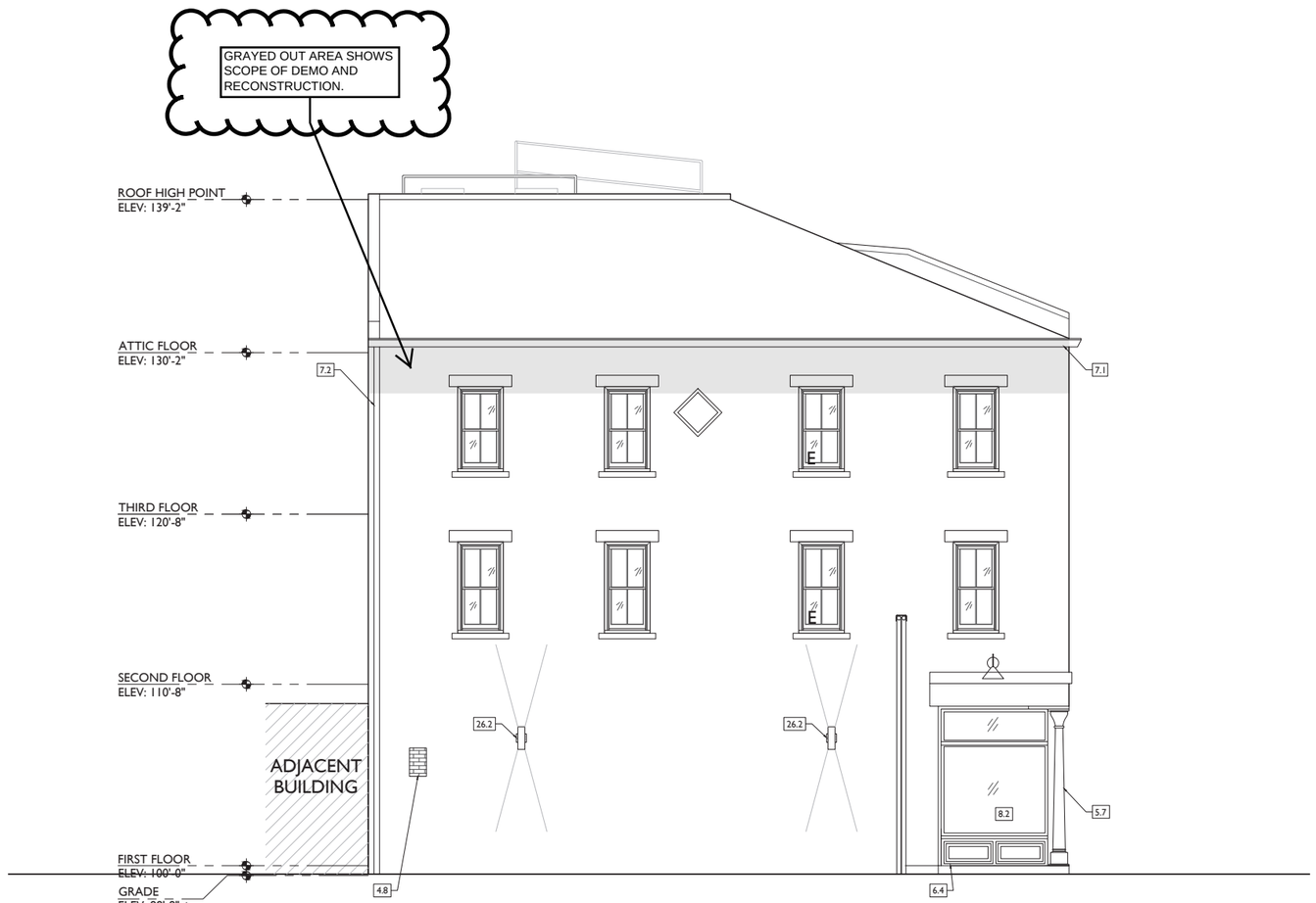
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A2.10



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PROPOSED ELEVATION - SOUTH | 1

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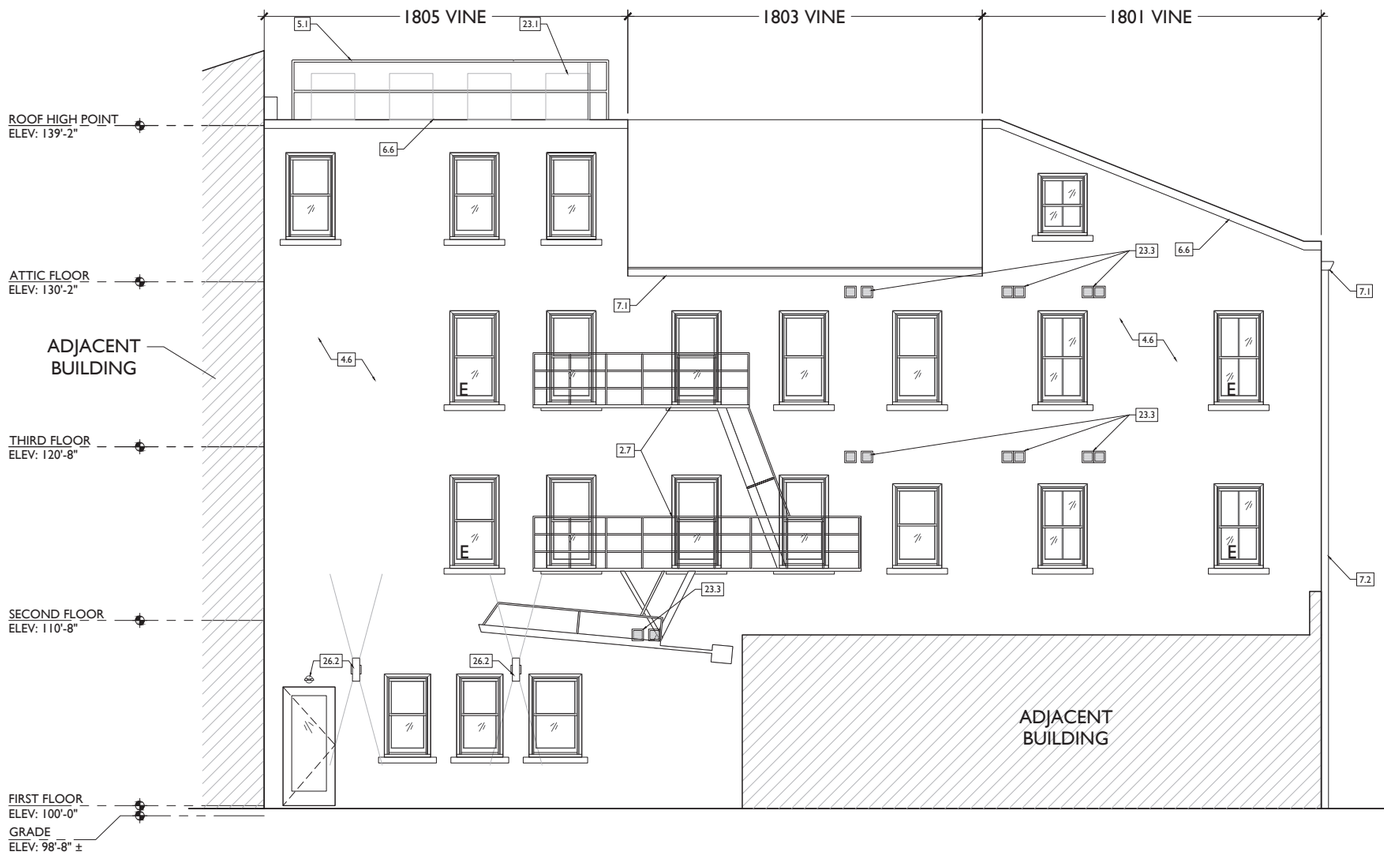
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Job No: 22042 8/10/2022

A2.11



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

PROPOSED ELEVATION - WEST | 1

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- 100A — DOOR TAG. SEE SCHEDULE / A6.10-13.
- A — WINDOW DESIGNATION. SEE A6.20-25.
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- X'-X" — ELEVATION TAG.

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23.1 MECHANICAL UNIT(S) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. SEE HVAC & STRUCTURAL DWGS.
A. ROOF <3:12, INSTALL C.U. ON SOUND ISOLATING PADS
B. ROOF > 3:12, INSTALL C.U. ON MECHANICIAL PLATFORM CONDENSING UNIT(S) ON MECHANICAL PLATFORM. SOUND ISOLATE MECHANICAL PLATFORM.
23.2 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
23.3 NEW EXHAUST VENT COVER. PAINT TO MATCH ADJACENT WALL SURFACE.

26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING. SEE RCP'S AND ELECTRICAL DWGS.

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

Progress Dates
01.27.2023 - HCB SUBMISSION

Revisions

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A2.12



VINE STREET - WEST STREET ELEVATION | 3



VINE STREET - EAST STREET ELEVATION | 2



ELDER STREET - NORTH STREET ELEVATION | 1

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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

Progress Dates
09.20.2022 - PROGRESS PLANS

Revisions

Design Team:
CO, JK, MR, MR, RK, RO, SO, TB
Drawn by:
RO, AM

PROPOSED PROJECT:
RENOVATION FOR
1801 - 1805 VINE ST.
CINCINNATI, OH, 45202
FINDLAY FLATS

Job No: 22042 8/10/2022

A9.01



SOUTH FACADE | 2



EAST FACADE | 1

EXTRIOR PHOTOS

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FINDLAY FLATS

Job No: 22042 8/10/2022

A9.00

Owen, Douglas

From: Alexis Marsh <alexis.marsh@gmail.com>
Sent: Friday, February 3, 2023 12:30 PM
To: Owen, Douglas
Subject: Re: [External Email] Re: HCB Hearing List 3.13.23

Thanks - I see there is a consideration for traffic - how does the HCB look at what traffic is already there and what more density could bring? Is parking a consideration? If so, how do you consider it? If not, why?

This is in light of density on my small street of Pleasant and Green where a 50-unit development without parking - the Willkommen project has drastically increased street parking demand that surrounding residents used to rely on. Paired with the lifting of the parking minimum for more density, we're seeing significant quality of life issues for residents. There is no infrastructure in place to accommodate the traffic or parking for instance. Outdated signage, street direction means more tickets for residents unsure of where to park now that their old spots are taken by larger development, pushing residents further away from their homes. At the same time, construction dumpsters and fences take up multiple spots, seemingly without an end date.

Seeing more projects add 2 or 3 units above the density maximums in this district is concerning because it is not paired with amenities to serve new residential needs. I have more photos, but the latest issue is vandalism that, I think, speaks to someone's frustration with new density.

I'm not sure if it's an HCB issue, but it is affecting the quality of the neighborhood.

Thanks for considering it - Alexis


1622


DO U STILL
FEEL STRONG AND
STUPID





On Fri, Feb 3, 2023 at 12:19 PM Owen, Douglas <Douglas.Owen@cincinnati-oh.gov> wrote:

> The standards applied to Zoning Relief may be found at the links below:
>
> § 1435-05-4. - Variances, Special Exceptions and Conditional Uses. | Code of Ordinances | Cincinnati, OH | Municode Library
>
> § 1445-13. - General Standards; Public Interest. | Code of Ordinances | Cincinnati, OH | Municode Library
>
> Thank you,
>
> Douglas Owen | Urban Conservator

ITEM 5 April 10, 2023

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

APPLICATION #:	ZHUV230002/ COA2023012
APPLICANT:	Envisage Architecture, LLC
OWNER:	Hamilton County Land Reutilization Corp
ADDRESS:	**2025 Colerain Avenue**
PARCELS:	184-0005-0024
ZONING:	RM-0.7
OVERLAYS:	Dayton Street Historic District
COMMUNITY:	West End
REPORT DATE:	March 23, 2023
STAFF REVIEW:	Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-05** – **Use Variance** for a proposed Eating and Drinking Establishment in the RM-0.7 District.
2. **Section 1405-07** – **Density Variance** of two (2) to allow a total of six (6) units on the property with a proposed density of 1 unit per 500 sf of lot area, in excess of the four (4) units permitted at 1 unit per 700 sf.
3. **Section 1425-19** – **Numerical Variance** of 10 to allow zero parking spaces, short of the required 10 spaces.

Existing Conditions

The subject property is situated on the southwest corner of the intersection of Colerain Avenue and Bank Street in the West End neighborhood. The property consists of a three-and-one-half-story brick building built ca. 1888. The building historically had a ground-floor commercial space and upper-level apartments. The most recent use included four (4) residential units and ground floor commercial space housing a Club and Lodge use.

Proposed Conditions

The applicant is proposing the complete renovation of the building, with affordable residential housing units on the upper floors and an eating and drinking establishment on the ground floor. A total of six (6) residential units are proposed. Exterior work will include new windows and storefront and general repair work.

Applicable Zoning Code Sections:

1405: Residential Districts – Development Regulations

1425: Parking Requirements

1445-15: Variance Standards



Figure 1. Image of subject property ca. July 2022, facing southwest. Image from Google.



Figure 2. Location of subject property. Image courtesy of CAGIS.

Previous Reviews: N/A

Zoning Analysis:
The subject property was historically built as a mixed-use building with ground floor commercial space as indicated by historic Sanborn Insurance maps and City Directories. Historically, the ground floor space along Colerain Avenue was commercial in nature with residential units on the upper levels, as was common for a building of this era. The applicant is proposing to convert the currently vacant building into six (6) affordable residential housing units with ground floor commercial space for an eating and drinking establishment. Eating and drinking establishments are not permitted in the RM-0.7 District, therefore, a Use Variance is required. As the density allowance for existing buildings in the RM-0.7 District is one (1) unit per 700 sf of lot area, Zoning Relief is required for the proposed density of one (1) unit per 500 sf of lot area for a total of six (6) residential units, where the allowable density is four (4) units.

The applicant has shown that the building most recently housed four (4) residential units and while vacant, the use was never abandoned. As such parking is not required for the existing four (4) units, which retain their legal nonconforming status in regards to parking requirements. Parking is required for the two (2) proposed additional units, as well as the eating and drinking establishment space. Two (2) parking spaces are required for the residential use and eight (8) spaces for the commercial use. Zoning Relief is required for all ten (10) requires spaces, as no parking is proposed.

Standards for Use Variances per Section 1445-16

The proposed work meets the following criteria for a Use Variance from Section 1445-16:

(a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district.

The subject property is located on a busy corner lot in an RM-0.7 Zoning District. The property has been vacant for many years. The applicant has submitted information regarding the economic viability of the property, primarily related to residential density. It should be noted, however, that the building has historically housed ground-floor commercial space that likely originally served as an eating and drinking establishment and has never been used for residential.

(b) The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district

Mixed-use buildings such as this property were once a common feature in primarily residential neighborhoods. Historic map and City Directory research shows that this building originally housed a storefront commercial space from its initial construction likely through the present day. While the majority of these corner stores are now zoned residential, many have retained legal nonconformity. This particular property abandoned its previous commercial use and was vacant for many years. The building is set up for ground-floor commercial space and the most reasonable use of the space would likely be commercial. It should also be noted that this

section of the RM-0.7 district is in very close proximity to a UM District and an MG District all within one-half a block from the property. These districts would allow the intended use.

(c) The hardship condition is not created by actions of the applicant

Neither the current owner nor the applicant has created any action to produce a hardship condition. Prior to the current zoning, the building was originally built as a mixed-use building with ground floor commercial space. The applicant wishes to return the space to commercial use.

(d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents

The rights of adjacent property owners or residents should not be adversely impacted by a small-scale eating and drinking establishment. The proposed use is small in nature and is located on a fairly busy street with other commercial and manufacturing uses to the north and the west. Returning this long vacant space to productive use is likely to be beneficial to surrounding land values and will add additional activity to the street.

(e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare

The proposed use as outlined by the applicant will not adversely affect the community character, public health, safety or general welfare. In fact, the addition of a viable community-oriented business is likely to improve these assets.

(f) The variance will be consistent with the general spirit and intent of the Zoning Code

The variance will be consistent with the intent of the Zoning Code. Several other mixed-use commercial buildings are located in the vicinity. Furthermore, while commercial properties are not currently permitted in residential districts, this was a common feature at the time of the building's construction and will serve to promote a more walkable neighborhood.

(g) The variance sought is the minimum that will afford relief to the applicant

The variance sought is the minimum that will afford relief to the applicant on this specific property.

Standards for Variances per Section 1445-15

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the Historic Conservation Board may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the Board has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

(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 are unreasonable and would result in practical difficulties.

The property is an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability. This is especially true when redeveloped for affordable housing. The property has a density allowance of four (4) units, based on its 3000 sf of lot area. This is a very large building to house only four (4) units, and the building historically likely housed at least six (6) units. City Directory research from 1925 shows six (6) residential tenants and a ground floor commercial space (restaurant).

The building has existing legal nonconformity for four (4) parking spaces related to the most recent density of four (4) units, which was never officially abandoned. Parking is required for the additional two (2) units proposed and the proposed eating and drinking establishment, which requires eight (8) spaces. The existing building occupies the majority of the lot, with a small patio and retaining wall at the rear lot line. Parking is not possible on the existing lot. The only other option would be to acquire additional land on vacant lots within 600' to provide a dedicated parking facility. Parking facilities in the RM-0.7 district require Conditional Use approval, and it would be preferable to allow vacant land to be marketed for future building sites, rather than being acquired for parking.

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

The applicant is seeking a density that is similar to other densities on similarly sized buildings and lots within the area, including 1105 Dayton Street (8 units) and 1035 Dayton Street (5 units). The requested variance is for 200 sf of land area/unit for a total of 500 sf of land area/unit.

The majority of the mixed-use buildings in the vicinity do not have dedicated off-street parking.

The owner did technically create the conditions giving rise to this request by increasing the proposed density of the building and reestablishing the ground-floor eating and drinking establishment. That being said, the proposed density and uses are in line with the historic use of the property and will not be detrimental or injurious to the public health, safety and general welfare. The work will not infringe on lighting or air availability of surrounding properties as the increase in density will be accomplished internal to the existing building with no new additions proposed.

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 existing building is historic and the proposed density variance to allow three additional units above the existing legal nonconformity will support the rehabilitation of the building and will allow the owner to fully utilize the property. The proposal returns the building to its historic density and uses and is in the interest of historic preservation.

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

A denial of the Zoning Relief may not result in the deprivation of all economically viable uses; however, it likely would prohibit the uses currently proposed. The applicant has provided economic justification for the proposed relief, included with the application materials.

General Standards

Below is analysis of the consideration factors for 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-0.7. The proposed rehabilitation is in line with the general purposes and intent of the district.

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

The building was originally built as a mixed-use building with commercial on the first floor and multiple residential units above. The proposed rehabilitation will restore the original uses and density of the property. As the area is walkable and in close proximity to transit stops, the lack of off-street parking is not expected to significantly increase traffic.

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

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The structure was most recently used as a mixed-use building. It will be operated as such under the current proposal with a modest increase in density and will return a vacant and underutilized building to productive use.

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

There are no adverse impacts anticipated for the proposed uses, increase in density or reduction in parking. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties. Traffic conditions or the development, usefulness or value of neighboring land and buildings is not expected to be significantly impacted by the additional dwelling units on the property.

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

Adding additional dwelling units is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:

Exterior work includes replacement windows throughout the building and a replacement storefront.

REHABILITATION

Door and Window Openings*: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

Based on the drawings provided, the proposed residential windows are appropriate in size, profile, and shape. Windows will fill the entire historic openings. A specific window model has not yet been selected and will be reviewed by Staff prior to approving building permits.

The existing storefront has been boarded over and will be replaced. Existing columns and lintels will be retained with a new storefront glazing system installed in the openings. Existing transoms are later replacements and will be replaced. The main entry will be located at the Dayton Street side with a glass door surrounding by glass storefront panels.

Painting: *Repaint buildings that were historically painted. Many buildings built before 1890 in the District were originally painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted.*

The building is currently painted. The applicant proposes repainting the building in a gold color scheme.

Other Considerations:

Prehearing Results: A prehearing was held on March 22, 2023. The applicant team and a member of the Community Council were in attendance.

Comments Provided to Staff: N/A.

Consistency with Approved Plans:

Plan Cincinnati (2012)
The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on the plans by Envisage Architecture dated 1.26.23:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **APPROVE** – Section 1405-05 – **Use Variance** for a proposed Eating and Drinking Establishment in the RM-0.7 District.

2. **APPROVE** – Section 1405-07 – **Density Variance** of two (2) to allow a total of six (6) units on the property with a proposed density of 1 unit per 500 sf of lot area, in excess of the four (4) units permitted at 1 unit per 700 sf.

3. **APPROVE** – Section 1425-19 – **Numerical Variance** of 10 to allow zero parking spaces, short of the required 10 spaces.

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 proposed changes to 2025 Colerain Avenue with the following conditions:

1. The building permit must be issued within 2 years, or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.

ADJUDICATION/DENIAL LETTER
Date: February 10, 2023
Location: 2025 Colerain Avenue
Request: COA/ Zoning Relief
Zoning District: RM-0.7/ Dayton Street Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board, as it is within a local historic district and involves exterior alterations to the building, specifically, new windows and doors.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. 1405-05: Land Use Regulations. A **Use Variance** is required for an Eating and Drinking Establishment.
2. 1405-07: Development Regulations. A density of 4 units is permitted. A **Density Variance** is required for the proposed 6 units.
3. 1425-19: Off-Street Parking Requirements. Two (2) parking spaces are required for the proposed 2 new residential units, and 8 spaces are required for the 1,217 sf Eating and Drinking Establishment. A **Numerical Variance** of 10 is required for zero parking spaces.

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. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,

Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf for the final board packet. Hard copies must be formatted and retain the proper scale on sheets no larger than 11x17 or 12x18.

☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $631.25__

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 site plans
☒ Proposed site plans

All site plans must have

- ✓ *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*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
☒ Proposed elevation drawings

All elevations (existing and proposed) must have

- ✓ *Total Height from grade to top of the building*
- ✓ *Total height- ASL (Above Sea Level)*
- ✓ *Materials labeled*
- ✓ *Location and placement of exterior utilities and vents*

☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
- ✓ *Location and placement of exterior utilities and vents*

☐ 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
☒ Labeled photos of 1 block streetscape context in all directions
☐ Site line drawings for any roof additions, roof decks, utilities.
☐ 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 about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@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.

city of CINCINNATI

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: 2025 COLERAIN AVE
Hamilton Co. Parcel ID No.: 184-0005-0024-00 Zoning District: RM-0.7
Historic District: DAYTON STREET Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☒ OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)
Name: ENVISAGE ARCHITECTURE LLC
Contact Person (if legal entity): WENDY KLEPCYK
Address: 3125 LOOKOUT CIRCLE
City: CINCINNATI State: OHIO Zip Code: 45208
Phone: 513-284-3987 E-mail: WKlepcyk@envisage-arch.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE
Name: HAMILTON COUNTY LAND REUTILIZATION CORPORATION
Contact Person (if legal entity): BRADY MELTON
Address: 3 EAST FOURTH STREET, SUITE 300
City: CINCINNATI State: OHIO Zip Code: 45202
Phone: 513-632-3725 E-mail: bmelton@cincinnatipark.org

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☒ Alteration ☐ Demolition

Provide a very brief summary of the project:
RENOVATE EXISTING MULTI-USE MULTIFAMILY BUILDING INTO 1217SF OF BAR/EATING AND DRINKING ESTABLISHMENT SPACE AND SIX APARTMENTS. THERE ARE NO ADDITIONS PROPOSED TO THE EXISTING BUILDING.

ZONING RELIEF ☒ **Yes** ☐ **No**

Provide a very brief summary of the zoning relief requested:
1405-07 DEVELOPMENT REGULATIONS — DENSITY VARIANCE TO ALLOW SIX UNITS INSTEAD OF FOUR. PARKING VARIANCE. USE VARIANCE FOR ABANDONED COMMERCIAL SPACE ON FIRST FLOOR

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: Wendy L Klepcyk Date: 1/26/23

Historic Conservation Board

Hearing Application

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 2025 Colerain Ave. COMMUNITY West End
PARCEL ID(S) 184-0005-0024-00 HISTORIC DISTRICT Dayton Street
BASE ZONING CLASSIFICATION _____ HILLSIDE DISTRICT: ☐ Yes ☑ No
☑ Non-Residential Project ☑ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Envisage Architecture CONTACT PERSON (if legal entity) Wendy Klepcyk
ADDRESS 3125 Lookout Circle, Cincinnati CITY _____ STATE Ohio ZIP 45208
EMAIL Wklepcyk RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 513-284-3987

Section 3. OWNER

NAME Hamilton Co. Land Revitlization Corp CONTACT PERSON (if legal entity) Brady Melton
ADDRESS 3 Eat Fourth Street, Suite 300 CITY Cincinanti STATE Ohio ZIP 45202
EMAIL bmelton@cincinnati0rt.org RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-632-3725

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

Renovate existing mixed -Use, Multifamily building into 1217sf of Commercial Space and six apartments

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or select all that apply:

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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

Renovate existing mixed -Use, Multifamily building into 1217sf of Commercial Space and six apartments

Renovate existing mixed -Use, Multifamily building into 1217sf of Commercial Space and six apartments

Section 6. SIGNATURE.

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.

Print Name Wendy L. Klepcyk **Signature** Wendy L. Klepcyk **Date** 2/22/23

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

☑	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. *No emails.*
☑	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
☑	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
☑	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. *If you fail to follow the instructions for your type of request(s), your application may be denied.*
☐	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.*
☑	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. *No larger sizes will be accepted.*
☑	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
☑	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
☑	The Hamilton County Auditor's record showing ownership of the property. 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.
☑	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
☑	Other documents or information you intend to introduce at the hearing on this application.
☐	A non-refundable application fee - a check made payable to "City of Cincinnati."

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.

Envisage
ARCHITECTURE

February 17, 2023

Written Statement of Intent and How the Project Meets the Applicable Historic Conservation Guidelines

To Whom it May Concern,

The building at 2011 Colerain Avenue was originally a multifamily building with eight units. This is clear from the location of the central interior stairs, the location of the existing fire escape stair, and the presence of two adjacent exterior doors on the front façade of the building. We are proposing to renovate the building and create seven units.

The building is currently owned by The Hamilton County Land Reutilization Corporation with the intention of transferring ownership to Seven Hills Neighborhood Houses once the Historic Conservation Board and Zoning approvals are received.

The plan is for Seven Hills Neighborhood Houses to renovate the building to its original use, within the confines of the existing walls, creating seven apartments.

The exterior of the building will retain its historic detailing. New windows and doors will be installed that use the full opening size, and the building will be painted historic Sherwin Williams colors. There are no additions planned. Please see the drawings for further information.

It is necessary to create seven apartments to make the building financially viable. Please see the Financial Information spreadsheet included in the packet.

Thank you,

Wendy Klepcyk, AIA

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Cincinnati OH 45208
513.409.0609
direct 513.284.3987
wklepcyk@envisage-arch.com
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Envisage ARCHITECTURE

Section 6 – Summary of Reasons Why Relief Should be Granted

1445-13 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 or the Land Development Code, as applicable.
- The property at 2025 Colerain Avenue is an existing, legally nonconforming mixed-use building that is vacant. Due to the configuration of the building, with a center stairwell, it was 2045 square feet of abandoned bar/eating and drinking establishment space and four apartments. The proposed use is in keeping with the existing permitted use.
- Our proposal is to completely renovate the building to create 6 affordable apartments (three 2-bedroom units, and three 1-bedroom units) and return 1217 square feet of abandoned bar/eating and drinking establishment space to its former use. Our renovation of this space will include restoring the storefront system and finishing the space to cold, dark shell condition.

(b) Guidelines. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- According to the Local Initiatives Support Corporation (LISC), Greater Cincinnati is experiencing a shortage of 40,000 affordable housing units and is in need of housing for all income levels.

(c) Plans. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- The proposed use promotes the West End's goals, particularly "2019 West End Housing Study" that identifies the need of the neighborhood to maintain affordability as well as have quality price appropriate housing for higher income levels, have responsible landlords, eliminate blight, preserve important neighborhood buildings, support local business owners, and have a safe, walkable, clean community. Seven Hills Neighborhood Houses has been serving the West End community for decades.

(d) Traffic. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
- The project is located on the corner of Colerain Avenue and Bank Street, in the historic Dayton Street District. Both are wide streets with room for street parking. There are many bus stops located along Bank Street.

(e) Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
- There will be a 6' privacy fence to divide the back lot from the neighboring building on the south side. The other three sides of the building are buffered by Colerain Avenue and Bank Street.

(f) Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
- The entire lot is hardscape.

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

- When a tenant moves in, the bar/eating and drinking establishment operation would be compatible with and support the neighborhood, but would be closed at a reasonable hour. The residential operation is allowed.

(h) Neighborhood Compatibility. The proposed work is compatible with the predominant or prevailing land use, building, and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
- As a vacant building, it adds blight and insecurity to the neighborhood. Renovating the building and putting it to good use would preserve the nature of the original neighborhood and support the existing neighbors with a bar/eating and drinking establishment space.

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

(j) Adverse Effects. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic condition; or the development, usefulness or value of neighboring land and buildings.
- None, no square footage is being added to the building.

(k) Blight. The elimination or avoidance of blight.
- The property is uninhabitable and considered to be a blight on the community. It has been vacant for years and has suffered extensive damage. Portions of the building have been gutted down to its structural components and stabilized. It is a massive undertaking that will require all new wall framing, windows, doors, roof, HVAC, electric, plumbing, insulation, flooring, drywall, paint, storefront glazing, kitchen and bathroom finishes, and much, much more. Please see the attached drawings and photos of the existing conditions, as well as the new floor plans and finished rendering (attached).

(l) Economic Benefits. The promotion of the Cincinnati economy.
- This project will have the benefit of increasing income tax revenue for the city, both from the residents who live there as well as from the bar/eating and drinking establishment space. In its current state, the property is worthless and generates no property taxes.

(m) Job Creation. The creation of jobs both permanently and during construction.
- The renovation will create short term construction jobs, while the commercial space will provide permanent jobs in the future when a tenant moves in.

(n) Tax Valuation. Any increase in the real property tax duplicate.
- The property is not providing any tax benefit to the city or county currently.

(o) Private Benefits. The economic and other private benefits to the owner or applicant.
- The property benefits Seven Hills Neighborhood Houses by generating a source of revenue to help maintain their facilities and finance community engagement events. As an investment, it will produce minimal return initially, but the long-term prospect is more encouraging – and the plan is to maintain the property well into the future.

(p) Public Benefits. The public peace, health, safety, or general welfare.
- It would be difficult to overstate the benefit that this renovation will have on the West End community. It restores an unsafe, blighted building into a useful and productive residential anchor, thereby creating a positive impact on the neighborhood by increasing desirability and stabilizing property values. It will be

managed by Seven Hills Neighborhood Houses, who will be on site regularly to take good care of the building and the residents.

1405-07 Development Regulations

The building was originally a multi-use, multifamily building. You can see from the drawings that given the location of the stairs and the configuration of the building that it was originally commercial space on the first floor and four apartments – one unit on the east half and one on the west half on the second and third floors. We are proposing to restore the existing 1217 square feet of abandoned bar/eating and drinking establishment space, maintain the existing four units, and add one additional unit on the first floor and one on the fourth floor.

1445-19 Parking and Loading

Two new parking spaces are required per code to support the proposed two new residential units. There is room for zero parking spaces on site. It is an urban district built to be a walkable neighborhood with plenty of street parking and public transit available within one block of the building.

1445-16 Use Variance Standards

(a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district.

- Please see the attached Financial Information document.

(b) The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district

- Mixed-use buildings are unusual in the residential section of the West End and are typically located only in the business districts.

(c) The hardship condition is not created by actions of the applicant

- Refer to 1445-13 (k) Blight. The building was already in poor condition when obtained by The Hamilton County Land Reutilization Corporation in 2019.

(d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents

- Renovating the abandoned bar/eating and drinking establishment will be a vast improvement to the surrounding residential area. The nature of the business and the operating hours will be compatible to the residential neighborhood.

(e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare

- Refer to 1445-16 (d)

(f) The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable

- Refer to 1445-13 (a), (b) and (c)

(g) The variance sought is the minimum that will afford relief to the applicant

- Under the strict application of the Cincinnati Zoning Code, the building can only have four units. Given the extremely distressed condition of the property, the rent from four apartments could not support the cost of the renovations required to make this building useful. Equally importantly, splitting the building into four apartments isn't technically or fiscally feasible. The alternative to receiving zoning approval for our proposal is to demolish the building. The razing of an iconic building would negatively impact the fabric of the neighborhood, a community that has already suffered the effects from being redrawn and divided by the controversial construction of I-75; and in more

recent times has had other historically significant buildings torn down or threatened with demolition.

Thank you for your time and consideration.

Wendy Klepcyk, AIA

Envisage Architecture LLC
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Cincinnati OH 45208
513.409.0609
direct 513.284.3987
wklepcyk@envisage-arch.com
www.envisage-arch.com

Attachments:

1_2025 Colerain Zoning Drawings
2_2025 Colerain – ADJ COA
3_Written Statement of Intent
4_Zoning Hearing Application
5_Section 6
6_Hamilton County Auditor Record
7_List of Witnesses
8_Financial Information
9_CET Support Letter
10_Deeper Roots Support Letter
11_ROMAC Support Letter

Parcel ID	Address	Index Order	Tax Year
184-0005-0024-00	2025 COLERAIN AVE	Parcel Number	2021 Payable 2022

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches



Appraisal Area
02300 - WEST END
Sales

Auditor Land Use
640 - MUNICIPALITY OWNED

Owner Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Assessed Value	Effective Tax Rate	Total Tax
0	0.000000	

Property Description
2025 COLERAIN AVE 30 X 100 LOT 34 W E & F ROELOFSONS SUB SQ 6

Appraisal/Sales Summary

Year Built	1888
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Transfer Date	12/15/2021
Last Sale Amount	$0
Conveyance Number	289167
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	18
Acreage	0.067

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	14,190
CAUV Value	0
Market Improvement Value	71,810
Market Total Value	86,000
TIF Value	0
Abated Value	0
Exempt Value	86,000
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

February 24, 2023

List of Witnesses Re: 2025 Colerain Avenue

Brady Melton, Hamilton County Land Reutilization Company	BMelton@cincinnatiport.org
Kai Lewars, Kaiker Development + Construction	kai@kaikerdevelopment.com
Alexis Kidd Zaffer, Seven Hills Neighborhood Houses	alexis.kidd@7hillsnh.com
Wendy Klepcyk, Envisage Architecture LLC	wklepcyk@envisage-arch.com
Sarah Kleiner, Envisage Architecture LLC	skleiner@envisage-arch.com
Norma Williams, Envisage Architecture LLC	nwilliams@envisage-arch.com
Robert Killins, Greater Cincinnati Foundation	robert.killins@gcfdn.org
Yvette Simpson, Yvette Simpson LLC	yvette@yvettesimpson.com

WEST END AFFORDABLE HOUSING DEVELOPMENT PROJECT

PROFORMA - INCOME STATEMENT

January 13, 2023

INCOME STATEMENT

Effective Gross Income - Fifteen Total Units	SQFT	RENT/SQFT CONSTANT	MONTHLY	ANNUAL
Residential Rental Income				
1904 Linn Street - Two Units				
Unit 1 - 1BR/1BA	735	0.99	726	8,717
Unit 2 - 1BR/1BA	735	0.99	726	8,717
Total 1904 Linn Street			**1,453**	**17,433**
2011 Colerain Avenue - Eight Units				
Unit 1A - 1BR	573	0.99	566	6,795
Unit 1B - 1BR	573	0.99	566	6,795
Unit 1C - 1BR	573	0.99	566	6,795
Unit 2A - 2BR	973	0.95	921	11,048
Unit 2B - 1BR	573	0.99	566	6,795
Unit 3A - 2BR	973	0.95	921	11,048
Unit 3B - 1BR	573	0.99	566	6,795
Unit 4A - 3BR	1670	0.95	1,580	18,962
Total 2011 Colerain Avenue			**6,253**	**75,034**
2025 Colerain Avenue - Five Units				
Unit 1A - 2BR	851	0.86	732	8,782
Unit 2A - 1BR	851	0.99	841	10,092
Unit 2B - 2BR	1192	0.86	1,025	12,301
Unit 3A - 2BR	851	0.86	732	8,782
Unit 3B - 2BR	1192	0.86	1,025	12,301
Total 2025 Colerain Avenue			**4,355**	**52,260**
Gross Operating Income			**12,061**	**144,727**
Vacancy Allowance - 5%			**(603)**	**(7,236)**
Effective Gross Income			**11,458**	**137,491**
Operating Expenses				
Taxes			1,018	12,218
Insurance			2,200	26,400
Management - 11%			1,327	15,920
Maintenance and Maintenance			867	10,400
Utilities				-
Electric & Gas			300	3,600
Water & Sewer			1,120	13,440
Reserves			333	4,000
Total Operating Expenses			**7,165**	**85,978**
Net Operating Income			**4,293**	**51,513**
Operating Ratio				**62.53%**
Expenses Per Door				**5,732**

WEST END AFFORDABLE HOUSING DEVELOPMENT PROJECT

PROFORMA - 10-YEAR PROJECTION

January 13, 2023

10-YEAR PROJECTION

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Effective Gross Income - Fifteen Total Units										
Residential Rental Income	**0% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**
1904 Linn Street - Two Units	17,433	18,131	18,856	19,610	20,394	21,210	22,059	22,941	23,859	24,813
2011 Colerain Avenue - Eight Units	75,034	78,035	81,157	84,403	87,779	91,290	94,942	98,740	102,689	106,797
2025 Colerain Avenue - Five Units	52,260	54,350	56,524	58,785	61,137	63,582	66,125	68,770	71,521	74,382
Sub Total Rental Income	**144,727**	**150,516**	**156,537**	**162,798**	**169,310**	**176,083**	**183,126**	**190,451**	**198,069**	**205,992**
Vacancy Allowance - 5%	**(7,236)**	**(7,526)**	**(7,827)**	**(8,140)**	**(8,466)**	**(8,804)**	**(9,156)**	**(9,523)**	**(9,903)**	**(10,300)**
Effective Gross Income	**137,491**	**142,990**	**148,710**	**154,658**	**160,845**	**167,278**	**173,970**	**180,928**	**188,165**	**195,692**
Operating Expenses	**0% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**
Taxes	12,218	12,584	12,962	13,351	13,751	14,164	14,589	15,027	15,477	15,942
Insurance	26,400	27,192	28,008	28,848	29,713	30,605	31,523	32,469	33,443	34,446
Management - 11%	15,920	16,557	17,219	17,908	18,624	19,369	20,144	20,950	21,788	22,659
Maintenance and Maintenance	10,400	10,712	11,033	11,364	11,705	12,056	12,418	12,791	13,174	13,570
Utilities	-									
Electric & Gas	3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697
Water & Sewer	13,440	13,843	14,258	14,686	15,127	15,581	16,048	16,530	17,025	17,536
Reserves	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
Total Operating Expenses	**85,978**	**88,716**	**91,544**	**94,462**	**97,475**	**100,585**	**103,797**	**107,112**	**110,535**	**114,069**
Operating Ratio	62.53%	62.04%	61.56%	61.08%	60.60%	60.13%	59.66%	59.20%	58.74%	58.29%
Expenses Per Door	5,732	5,914	6,103	6,297	6,498	6,706	6,920	7,141	7,369	7,605
Net Operating Income	**51,513**	**54,274**	**57,166**	**60,196**	**63,370**	**66,693**	**70,173**	**73,816**	**77,631**	**81,623**
DEBT SERVICE										
CDF Loan	800,000									
Interest Rate	4.00%									
Term (Years)	30									
CASH FLOW										
Net Operating Income	51,513	54,274	57,166	60,196	63,370	66,693	70,173	73,816	77,631	81,623
Minus Debt Service	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)
ANNUAL BEFORE-TAX CASH FLOW (AFTER DEBT SERVICE)	**5,681**	**8,442**	**11,335**	**14,364**	**17,538**	**20,861**	**24,341**	**27,984**	**31,799**	**35,791**
MONTHLY BEFORE-TAX CASH FLOW (AFTER DEBT SERVICE)	**473**	**703**	**945**	**1,197**	**1,461**	**1,738**	**2,028**	**2,332**	**2,650**	**2,983**
MARKET VALUE	**735,896**	**775,340**	**952,773**	**1,003,271**	**1,267,393**	**1,333,859**	**1,403,457**	**1,476,326**	**1,552,611**	**1,632,465**
CDF Loan	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000
EQUITY	**(64,104)**	**(24,660)**	**152,773**	**203,271**	**467,393**	**533,859**	**603,457**	**676,326**	**752,611**	**832,465**

Project Description

RENOVATE EXISTING MULTI-USE BUILDING. EXISTING BUILDING CONSISTS OF EXISTING FIRST FLOOR STOREFRONT WITH RESIDENTIAL UNIT IN REAR AND SECOND AND THIRD STORY. RENOVATION WILL INCLUDE THE FOLLOWING SPACES

1ST FLOOR	
COMMERCIAL SPACE	1217 SF
UNIT 1A ONE BEDROOM	828 SF
2ND FLOOR	
UNIT 2A ONE BEDROOM	851 SF
UNIT 2B TWO BEDROOM	1192 SF
3RD FLOOR	
UNIT 3A ONE BEDROOM	851 SF
UNIT 3B TWO BEDROOM	1192 SF
4TH FLOOR	
UNIT 4A TWO BEDROOM	1879 SF
(6) TOTAL RESIDENTIAL UNITS	6523 SF
COMMON (STAIR/CORRIDOR)	295 SF
(1) COMMERCIAL	1217 SF
BUILDING TOTAL	8305 SF

Zoning Sheets

Sheet Number	Sheet Name
Z.1	Title Sheet
Z.2	Existing Streetscape
Z.3	Demo Plans
Z.4	Proposed Plans
Z.5	Elevations
Z.6	Existing Conditions



1 3D View of Front



Property Map



Envisage
ARCHITECTURE
3125 Lookout Circle, Cincinnati OH 45208
www.envisage-arch.com

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Hamilton County Land Reutilization Corporation
2025 Colerain Ave.
Cincinnati, OH 45214

No.	Description	Date

Title Sheet

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

Z.1

Scale 1/4" = 1'-0"

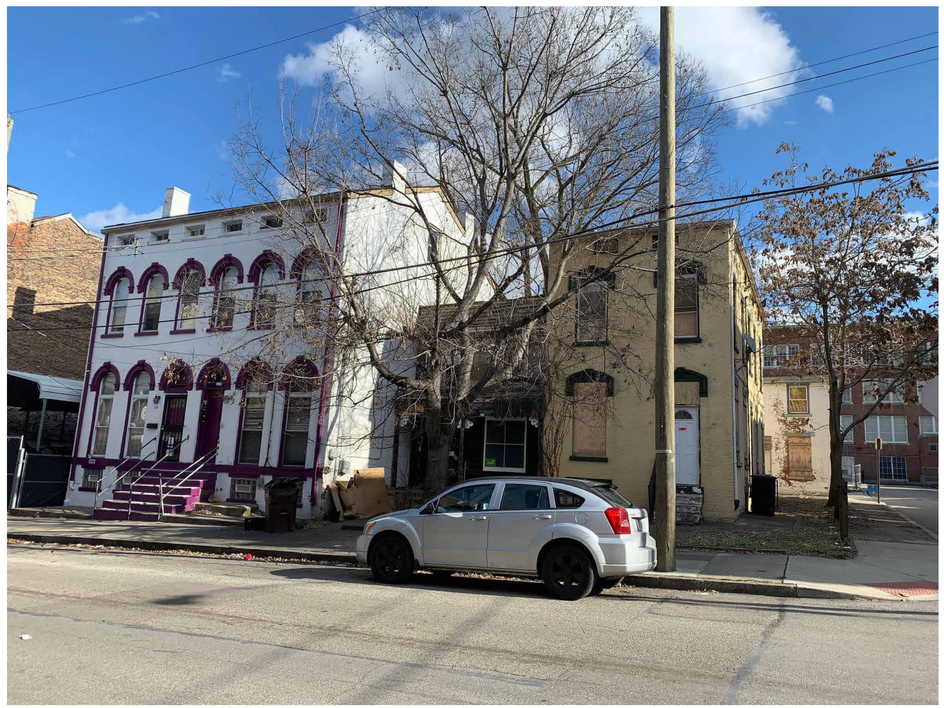
2/13/2023 12:53:42 PM



Corner of Colerain Ave and Bank Street, looking West



Corner of Colerain Avenue and Garden Street, looking NW



Corner of Colerain Avenue and Garden Street, looking East



Colerain Avenue, looking NE

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Hamilton County Land Reutillization Corporation
2025 Colerain Ave.
Cincinnati, OH 45214

No.	Description	Date

Existing Streetscape

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

Z.2

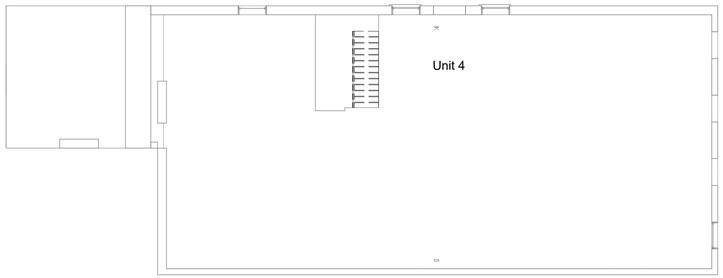
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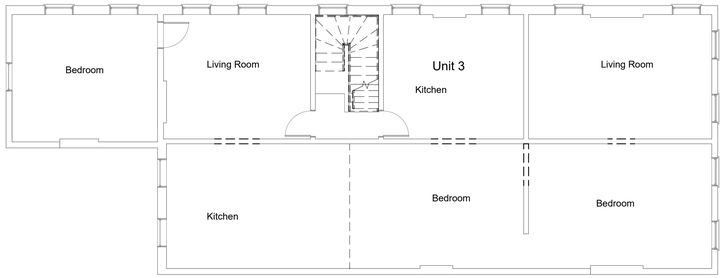




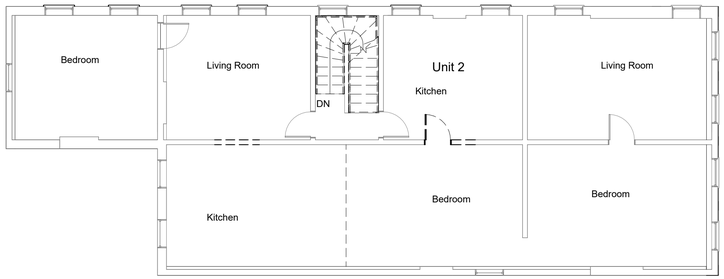




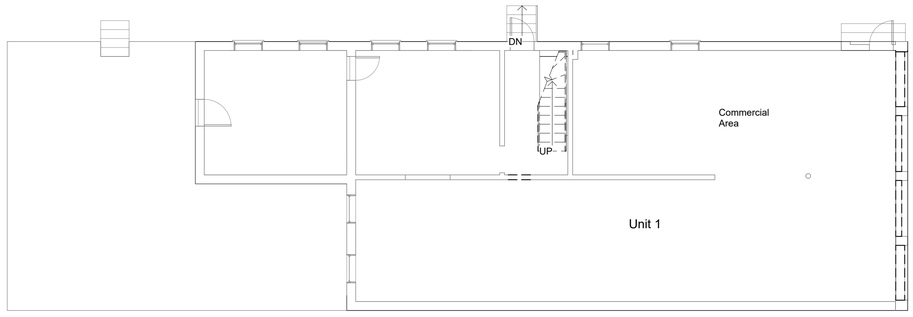
4 Fourth Floor Demo Plan
1/8" = 1'-0"



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



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



1 First Floor Demo Plan
1/8" = 1'-0"

Envisage
ARCHITECTURE
3125 Lookout Circle, Cincinnati OH 45208
www.envisage-arch.com

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Hamilton County Land Reutillization Corporation
2025 Colerain Ave.
Cincinnati, OH 45214

No.	Description	Date

Demo Plans

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

Z.3

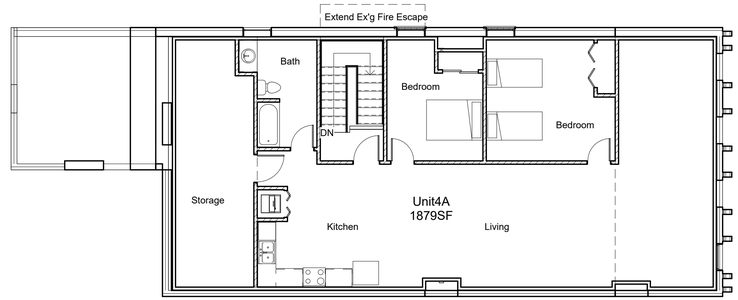
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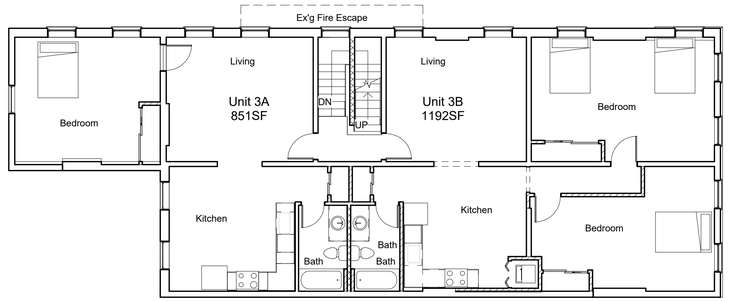




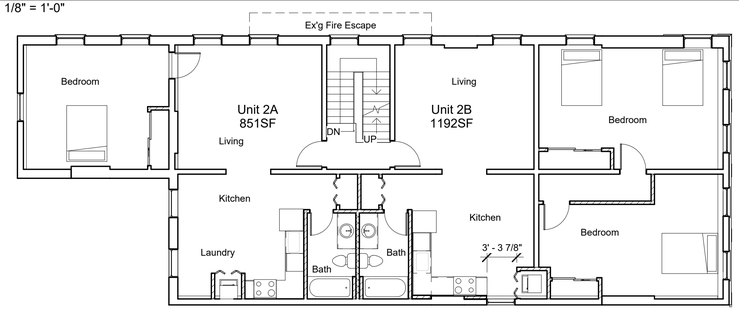




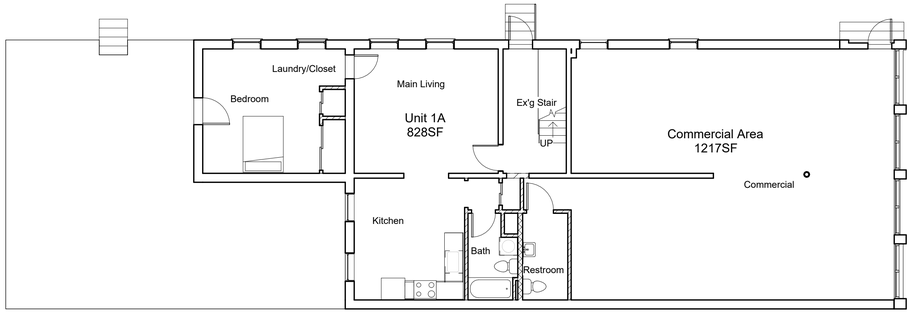
4 Proposed Fourth Floor Plan
1/8" = 1'-0"



3 Proposed Third Floor Plan
1/8" = 1'-0"



2 Proposed Second Floor Plan
1/8" = 1'-0"



1 Proposed First Floor Plan
1/8" = 1'-0"

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Hamilton County Land Reutillization Corporation
2025 Colerain Ave.
Cincinnati, OH 45214

No.	Description	Date

Proposed Plans

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

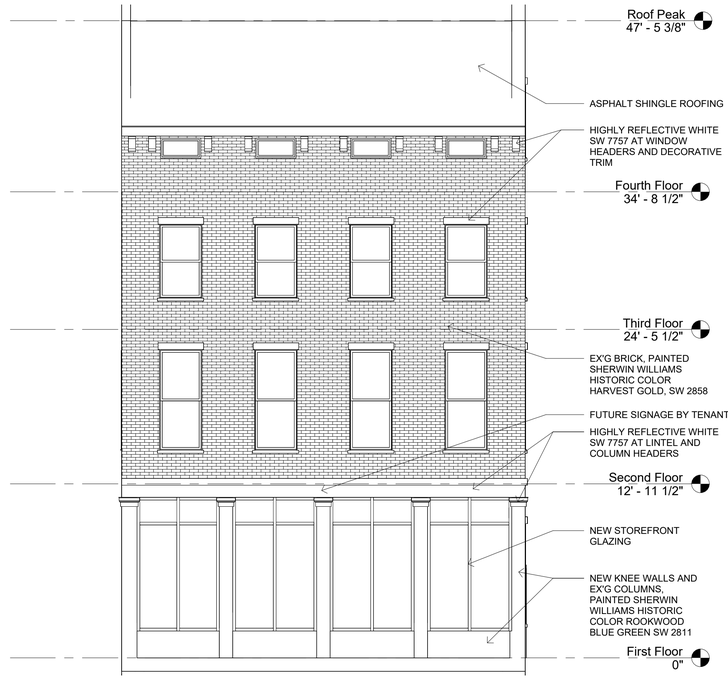
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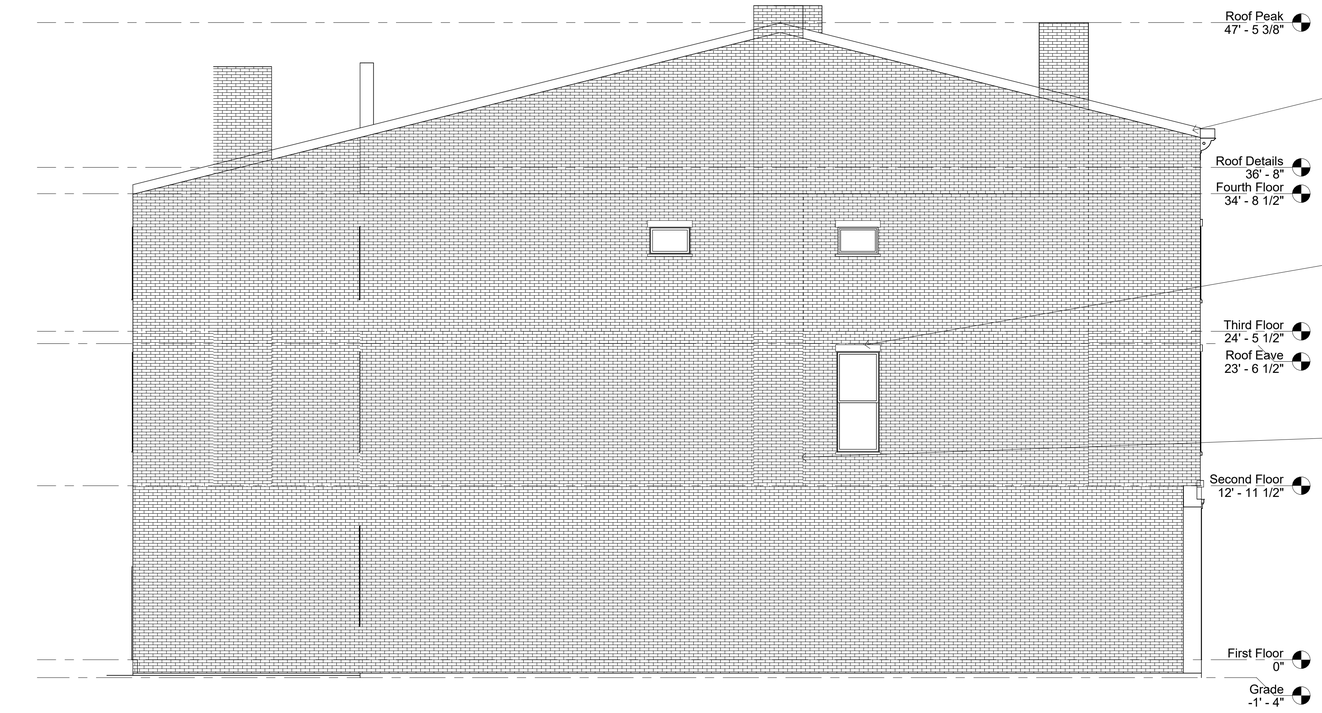
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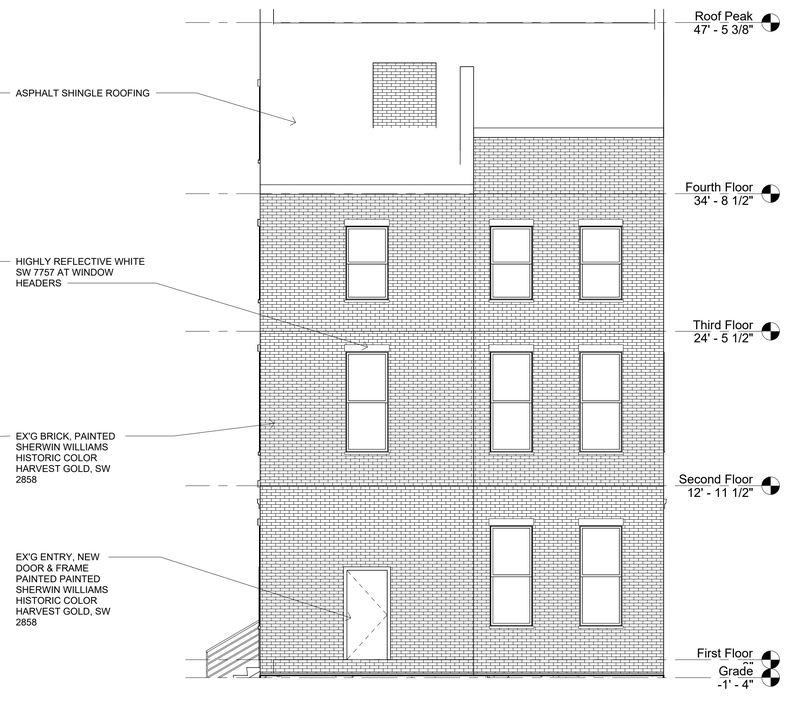
2 North Elevation
3/16" = 1'-0"



1 East Elevation
3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"



4 West Elevation
3/16" = 1'-0"

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Hamilton County Land Reutillization Corporation
2025 Colerain Ave.
Cincinnati, OH 45214

No.	Description	Date

Elevations

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

Z.5

Scale 3/16" = 1'-0"

2/13/2023 12:53:50 PM



Detail View at Commercial Entry



South View



West View



South West View



Detail View at Commercial Entry



Detail View with Adjacent Building

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Hamilton County Land Reutillization Corporation
2025 Colerain Ave.
Cincinnati, OH 45214

No.	Description	Date

Existing Conditions

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

Z.6

Scale

2/13/2023 12:53:53 PM

January 13, 2023

To Whom it May Concern,

On behalf of CET (Cincinnati Educational Television) we would like to express support for the Seven Hills Neighborhood Houses and their projects.

As a Cincinnati West End partner, CET recognizes and supports the great work Seven Hills accomplishes to improve the quality of life for their West End Neighbors. This work to develop housing opportunities and offer a wide range of initiatives is critical to the sustainable health of our community and is vitally important to those most at risk.

We support Seven Hills Neighborhood Houses in their role as the representative Community Development Corporation (CDC) in the West End Neighborhood as well as support the following projects:

- The stabilization and rehabilitation of the First German Reformed Church into a community gather space and events center
- The West End (WE) Affordable project
- The creation of the Trauma Recovery Center of Cincinnati

Sincerely,

Lee Weinel
CFO/COO

CET
1223 Central Parkway
Cincinnati, Ohio 45214
www.CETconnect.org

DEEPER ROOTS
COFFEE

2108 Colerain Ave
Cincinnati, OH 45214
513-655-6535
info@deeperrootscoffee.com
www.DeeperRootsCoffee.com

16 Jan, 2023

To Whom it May Concern,

As an organization based in the West End neighborhood, Deeper Roots Coffee would like to express support for the following projects of the Seven Hills Neighborhood Houses. Seven Hills is dedicated to improving the quality of life of their West End Neighbors and works to develop housing opportunities and offers a wide range of initiatives critical to the sustainable health of our community, such as: trauma recovery services, victims of crime advocacy, equitable economic development, safety, sanitation, street scaping, neighborhood planning projects, and community engagement events.

We support Seven Hills Neighborhood Houses in their role as the representative Community Development Corporation (CDC) in the West End Neighborhood as well as support the following projects:

- The stabilization and rehabilitation of the First German Reformed Church into a community gather space and events center
- The West End (WE) Affordable project
- The creation of the Trauma Recovery Center of Cincinnati

Sincerely,

Jon Lewis, Director of Community Engagement
jon@deeperrootscoffee.com

ROMAC
Robert O'Neal Multicultural Arts Center

To Whom it May Concern,

Robert O'Neal Multicultural Art Center would like to express support for the following Seven Hills Neighborhood Houses projects. Seven Hills is dedicated to improving the quality of life of their West End Neighbors and works to develop housing opportunities, and offers a wide range of initiatives critical to the sustainable health of our community, such as trauma recovery services, victims of crime advocacy, equitable economic development, safety, sanitation, street scaping, neighborhood planning projects, and community engagement events.

We support Seven Hills Neighborhood Houses in their role as the representative Community Development Corporation (CDC) in the West End Neighborhood, as well as support the following projects:

- The stabilization and rehabilitation of the First German Reformed Church into a community gathering space and events center
- The West End (WE) Affordable project
- The creation of the Trauma Recovery Center of Cincinnati

Sincerely,

Toilynn O'Neal, Founding Director

ITEM 6 April 10, 2023

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

APPLICATION #: ZH20230028/ COA2023011
APPLICANT: Envisage Architecture, LLC
OWNER: Hamilton County Land Reutilization Corp
ADDRESS: **2011 Colerain Avenue**
PARCELS: 184-0005-0030
ZONING: RM-0.7
OVERLAYS: Dayton Street Historic District
COMMUNITY: West End
REPORT DATE: April 4, 2023
STAFF REVIEW: Douglas Owen, Urban Conservator

Details of Zoning Relief Required:

1. **Section 1405-07** – **Density Variance** of four (4) to allow a total of seven (7) units on the property with a proposed density of 1 unit per 357 sf of lot area, in excess of the three (3) units permitted at 1 unit per 700 sf.

2. **Section 1425-19** – **Numerical Variance** of seven (7) to allow zero parking spaces, short of the required seven (7) spaces.

Existing Conditions

The subject property is situated on the northwest corner of the intersection of Colerain Avenue and Garden Street in the West End neighborhood. The property consists of a three-and-one-half-story brick building built ca. 1885. The building historically had a ground-floor commercial space and upper-level apartments. The building has been gutted and no longer contains remnants of the former uses, constituting an abandonment of previous uses.

Proposed Conditions

The applicant is proposing the complete renovation of the building, with affordable residential housing units throughout. A total of seven (7) residential units are proposed. Exterior work will include new windows throughout the building and general repair work.

Applicable Zoning Code Sections:

1405: Residential Districts – Development Regulations

1425: Parking Requirements

1445-15: Variance Standards



Figure 1. Image of subject property ca. July 2014, facing southwest. Image from Google.



Figure 2. Location of subject property. Image courtesy of CAGIS.

Previous Reviews: N/A

Zoning Analysis:
The subject property was historically built as a mixed-use building with ground floor commercial space as indicated by historic Sanborn Insurance maps and City Directories. Historically, the ground floor space along Colerain Avenue was commercial in nature with residential units on the upper levels, as was common for a building of this era. The rear wing of the building also likely had residential units on the ground floor along Garden Street. The applicant is proposing to convert the currently vacant and gutted building into seven (7) affordable residential housing units. As the density allowance for existing buildings in the RM-0.7 District is one (1) unit per 700 sf of lot area, Zoning Relief is required for the proposed density of one (1) unit per 357 sf of lot area for a total of seven (7) residential units, where the allowable density is three (3) units.

The applicant believes the building most recently housed eight (8) units; however, as the previously nonconforming elements of the building have been removed through the previous interior demolition, and the building has since remained vacant for greater than 365 consecutive days, any previous legal nonconformity has been abandoned per Section 1447-07. Zoning Relief is required for the proposed seven (7) units and their required seven (7) parking spaces, as no parking is proposed.

Standards for Variances per Section 1445-15

Subject to the other provisions of Chapter 1445-15, Standards for Variances, the Historic Conservation Board may grant a variance from the requirements of the Cincinnati Zoning Code, provided the condition giving rise to the request for the variance was not created by the owner or any predecessor in title. In order to grant approval, the Board has to find that the requested variance is not contrary to the intent and purpose of this Code and the zone district nor detrimental or injurious to the public health, safety and general welfare based on either of the following:

(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 are unreasonable and would result in practical difficulties.

The property is an existing building. Configuring existing buildings into today's standards and market design often requires relief to make the apartments practical in design and marketability. This is especially true when redeveloped for affordable housing. The property has a density allowance of three (3) units, based on its 2500 sf of lot area. This is a very large building to house only three (3) units, and the building historically likely housed at least eight (8) units. City Directory research from 1925 shows seven (7) residential tenants and a ground floor commercial space (confectionary).

Because the building has no existing legal nonconformity in density or parking, the full seven (7) parking spaces are required. The existing building occupies the majority of the lot, with only a small area to the rear

of the building along Garden Street not occupied. This area is not large enough to accommodate Zoning-compliant parking spaces. The only other option would be to acquire additional land on vacant lots within 600' to provide a dedicated parking facility. Parking facilities in the RM-0.7 district require Conditional Use approval, and it would be preferable to allow vacant land to be marketed for future building sites, rather than being acquired for parking.

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

The applicant is seeking a density that is similar to other densities on similarly sized buildings and lots within the area, including 1105 Dayton Street (8 units) and 1035 Dayton Street (5 units). The requested variance is for 343 sf of land area/unit for a total of 357 sf of land area/unit.

The majority of the multi-family residential buildings in the vicinity do not have dedicated off-street parking.

The owner did technically create the conditions giving rise to this request by increasing the proposed density of the building. That being said, the proposed density is in line with the historic use of the property and will not be detrimental or injurious to the public health, safety and general welfare. The work will not infringe on lighting or air availability of surrounding properties as the increase in density will be accomplished internal to the existing building with no new additions proposed.

<u>Standards for Variances per Section 1435-05-4</u>

(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 existing building is historic and the proposed density variance to allow three additional units above the existing legal nonconformity will support the rehabilitation of the building and will allow the owner to fully utilize the property. Density allows three units by right. The current request increases the total density to seven units.

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

A denial of the density variance may not result in the deprivation of all economically viable uses; however, it likely would prohibit the use currently proposed. The applicant has provided economic justification for the proposed relief, included with the application materials.

General Standards

Below is analysis of the consideration factors for 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-0.7. The proposed multi-family rehabilitation is in line with the general purposes and intent of the district.

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

The building was originally built as a mixed-use building with commercial on the first floor and multiple residential units above. The proposed rehabilitation to seven residential units and no commercial space is likely below the property's peak historic usage. As the area is walkable and in close proximity to transit stops, the lack of off-street parking is not expected to significantly increase traffic.

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

The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. The structure was most recently used as a multi-family building. It will be operated as such under the current proposal with a modest increase in density and will return a vacant and underutilized building to productive use.

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

There are no adverse impacts anticipated for the increase in density or reduction in parking. Access by public services will not be impacted and the use will not hinder access to light and air by adjoining properties. Traffic conditions or the development, usefulness or value of neighboring land and buildings is not expected to be significantly impacted by the additional dwelling units on the property.

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

Adding additional dwelling units is likely to increase the general welfare of this area, in part by providing additional housing units. Adding activity to this street will be beneficial.

Certificate of Appropriateness Review:
Exterior work includes replacement windows throughout the building and a replacement storefront.

REHABILITATION

Door and Window Openings*: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.*

Based on the drawings provided, the proposed residential windows are appropriate in size, profile, and shape. Windows will fill the entire historic openings. A specific window model has not yet been selected and will be reviewed by Staff prior to approving building permits.

The existing storefront features two entry door openings in the central two bays with large storefront windows on each outer bay. These outer bay storefront windows feature a stone sill and recessed brick knee wall. An additional entry is located on the south elevation along Garden Street, which may have originally been a storefront window. A transom is visible on this side entry as well.

The original brick columns and storefront lintel will be retained. The applicant proposes replacing the storefront with new nonfunctional double entry doors in the original front and side door openings and new operable casement windows in the former storefront window bays. The casement windows will allow for an operable window that would appear more as a storefront window with a central division, while allowing the operability required for a residential unit. Placing nonfunctional or fixed doors in the former door openings will retain the character defining feature of the storefront while allowing the functionality required for the ground-floor residential unit. All openings in the storefront section will retain the transoms, sills and knee walls where existing. Any new storefront elements should match the historic configuration in these respects.

Painting: *Repaint buildings that were historically painted. Many buildings built before 1890 in the District were originally painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should not be painted.*

The building shows evidence of being painted in the past. The applicant proposes repainting the building in a green color scheme.

Other Considerations:

Prehearing Results: A prehearing was held on March 22, 2023. The applicant team and a member of the Community Council were in attendance.

Comments Provided to Staff: N/A.

Consistency with Approved Plans:

Plan Cincinnati (2012)
The proposed development is consistent with the Live Section of Plan Cincinnati by increasing walkable development (p. 157). The development is also consistent with the Sustain Section of Plan Cincinnati; specifically, it will preserve our built history by supporting a rehabilitated historic building (p. 197).

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on the plans by Envisage Architecture dated 1.26.23:

I. **ZONING RELIEF**

A. **VARIANCES**

1. **APPROVE** – Section 1405-07 – **Density Variance** of four (4) to allow a total of seven (7) units on the property with a proposed density of 1 unit per 357 sf of lot area, in excess of the three (3) units permitted at 1 unit per 700 sf.

2. **APPROVE** – Section 1425-19 – **Numerical Variance** of seven (7) to allow zero parking spaces, short of the required seven (7) spaces

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 proposed changes to 2011 Colerain Avenue with the following conditions:

1. Historic storefront configurations including transoms and knee walls shall be retained or replicated on all storefront openings.

2. Specific doors and windows shall be approved by Staff prior to the issuance of building permits.

3. The building permit must be issued within 2 years, or the COA shall expire.

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

1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.

city of CINCINNATI

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: 2011 COLERAIN AVE.
Hamilton Co. Parcel ID No.: 184-0005-0030-00 Zoning District: RM-0.7
Historic District: DAYTON STREET Overlay District: _____

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

Name: ENVISAGE ARCHITECTURE LLC
Contact Person (if legal entity): WENDY KLEPCYK
Address: 3125 LOOKOUT CIRCLE
City: CINCINNATI State: OHIO Zip Code: 45208
Phone: 513-284-3987 E-mail: wklepcyk@envisage-arch.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: HAMILTON COUNTY LAND REVITILIZATION CORPORATION
Contact Person (if legal entity): BRADY MELTON
Address: 3 EAST FOURTH STREET, SUITE 300
City: CINCINNATI State: OHIO Zip Code: 45202
Phone: 513-632-3725 E-mail: bmelton@cincinnatiport.org

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☒ Alteration ☐ Demolition

Provide a very brief summary of the project:
RENOVATE EXISTING MULTIFAMILY BUILDING INTO SEVEN APARTMENTS. THERE ARE NO ADDITIONS PROPOSED TO THE EXISTING BUILDING.

ZONING RELIEF ☒ Yes ☐ No

Provide a very brief summary of the zoning relief requested:
1405-07 DEVELOPMENT REGULATIONS – DENSITY VARIANCE TO ALLOW SEVEN UNITS INSTEAD OF THREE. AND PARKING VARIANCE

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: Wendy L Klepcyk Date: 1/26/23

Historic Conservation Board

Hearing Application

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 2011 Colerain Ave. COMMUNITY West End
PARCEL ID(S) 184-0005-0030-00 HISTORIC DISTRICT
BASE ZONING CLASSIFICATION RM-7 HILLSIDE DISTRICT: ☐ Yes ☑ No
☐ Non-Residential Project ☑ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Envisage Architecture LLC CONTACT PERSON (if legal entity) Wendy Klepcyk
ADDRESS 3125 Lookout Circle, Cincinnati CITY STATE Ohio ZIP 45208
EMAIL Wklepcyk@envisage-arch.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 513-284-3987

Section 3. OWNER

NAME Hamilton Co Land Revitilazation Corp CONTACT PERSON (if legal entity) Brady Melton
ADDRESS 3 East Fourth Street, Suite 300 CITY Cincinnati STATE Ohio ZIP 45202
EMAIL Bmelton@cincinnatiport.org RELATIONSHIP TO OWNER (if not owner)
TELEPHONE 513-632-3725

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. (Proceed to Section 5.)

A certificate of appropriateness is being requested for:

☐ New Construction ☑ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

renovate existing multifamily building into seven apartments

Section 5. NATURE OF ZONING RELIEF REQUESTED

☐ Zoning relief is NOT being requested, or select all that apply:

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

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

renovate existing multifamily building into seven apartments

renovate existing multifamily building into seven apartments

Section 6. SIGNATURE.

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.

Print Name Wendy L. Klepcyk **Signature** Wendy L Klepcyk **Date** 2/22/23

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

☑	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy on a thumb/flash drive in PDF format of all documents listed below. *No emails.*
☑	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
☑	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
☑	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. *If you fail to follow the instructions for your type of request(s), your application may be denied.*
☐	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.*
☑	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18. *No larger sizes will be accepted.*
☑	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
☑	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
☑	The Hamilton County Auditor's record showing ownership of the property. 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.
☑	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
☑	Other documents or information you intend to introduce at the hearing on this application.
☑	A non-refundable application fee - a check made payable to "City of Cincinnati."

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.

Parcel ID	Address	Index Order	Tax Year
184-0005-0030-00	2011 COLERAIN AVE	Parcel Number	2021 Payable 2022

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches



Appraisal Area
02300 - WEST END
Sales

Auditor Land Use
625 - LAND BANK OWNED

Owner Name and Address
HAMILTON COUNTY LAND
REUTILIZATION CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
HAMILTON COUNTY LAND REUTILIZATION
CORPORATION
3 EAST FOURTH ST SUITE 300
CINCINNATI OH 45202
(Questions? 946-4800 or
treasurer.taxbills@hamilton-co.org)

Assessed Value
0

Effective Tax Rate
0.000000

Total Tax

Property Description
2011 COLERAIN AV 25 X 100 LOT 40 W E & F ROELOFSONS SUB

Appraisal/Sales Summary

Year Built	1885
Total Rooms	12
# Bedrooms	6
# Full Bathrooms	3
# Half Bathrooms	0
Last Transfer Date	2/23/2022
Last Sale Amount	$0
Conveyance Number	295073
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.058

Tax/Credit/Value Summary

Board of Revision	YES(11)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	6,440
CAUV Value	0
Market Improvement Value	4,330
Market Total Value	10,770
TIF Value	0
Abated Value	0
Exempt Value	10,770
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

1) bor #10-405560 decrease to 7,340

Envisage
ARCHITECTURE

March 28, 2023

Written Statement of Intent and How the Project Meets the Applicable Historic Conservation Guidelines

To Whom it May Concern,

The building at 2011 Colerain Avenue was originally a multifamily building with eight units. This is clear from the location of the central interior stairs, the location of the existing fire escape stair, and the presence of two adjacent exterior doors on the front façade of the building. We are proposing to renovate the building and create seven units.

The building is currently owned by The Hamilton County Land Reutilization Corporation with the intention of transferring ownership to Seven Hills Neighborhood Houses once the Historic Conservation Board and Zoning approvals are received.

The plan is for Seven Hills Neighborhood Houses to renovate the building to its original use, within the confines of the existing walls, creating seven apartments.

The exterior of the building will retain its historic detailing. New windows and doors will be installed that use the full opening size, and the building will be painted historic Sherwin Williams colors. The existing front entry doors will be replaced with nonfunctional doors that mimc the historic doors. New casement windows, swinging in, will be placed in the front vacated openings, to mimic the historic storefront. The front and side transom windows will be replaced in place, maintaining the historic look. There are no additions planned. Please see the drawings for further information.

It is necessary to create seven apartments to make the building financially viable. Please see the Financial Information spreadsheet included in the packet.

Thank you,

Wendy Klepcyk, AIA

Envisage Architecture LLC
3125 Lookout Circle
Cincinnati OH 45208
513.409.0609
direct 513.284.3987
wklepcyk@envisage-arch.com
www.envisage-arch.com

Envisage
ARCHITECTURE

February 21, 2023

Section 6 – Summary of Reasons Why Relief Should be Granted
1445-13 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 or the Land Development Code, as applicable.
- The property at 2011 Colerain Avenue is an existing, legally nonconforming, multifamily building that is vacant. Due to the configuration of the building with a center staircase, the location of the existing fire escape stair, and two adjacent front entry doors on the front façade at street level, there were eight existing units. We are proposing to renovate the building and create seven units.
- Our proposal is to completely renovate the building to create seven affordable apartments, three 1-bedroom apartments, three 2-bedroom apartments, and one 3-bedroom apartment. Please see the attached plans and photographs (Attached).

(b) Guidelines. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- According to the Local Initiatives Support Corporation (LISC), Greater Cincinnati is experiencing a shortage of 40,000 affordable housing units and is in need of housing for all income levels.

(c) Plans. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- The proposed use promotes the West End's goals, particularly "2019 West End Housing Study" that identifies the need of the neighborhood to maintain affordability as well as have quality price appropriate housing for higher income levels, have responsible landlords, eliminate blight, preserve important neighborhood buildings, support local business owners, and have a safe, walkable, clean community. Seven Hills Neighborhood Houses has been serving the West End community for decades.

(d) Traffic. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
- The project is located on the corner of Colerain Avenue and Garden Street, in the historic Dayton Street District. Both are wide streets with room for street parking. There are many bus stops located one block north on Bank Street.

(e) Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise, and visual impacts.
- There is an existing 6' privacy fence between the property and the adjacent neighbor. The adjacent buildings also have roughly a 4' space between them.

(f) Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
- Landscaping shall be grass yard in the rear of the building, the rest of the lot is hardscape.

(g) Hours of Operation. Operating hours are compatible with adjacent land uses.
- n/a

(h) Neighborhood Compatibility. The proposed work is compatible with the predominant or prevailing land use, building, and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
- As a vacant building, it adds blight and insecurity to the neighborhood. Renovating the building and putting it to good use would preserve the nature of the original neighborhood.

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

(j) Adverse Effects. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic condition; or the development, usefulness or value of neighboring land and buildings.
- None, no square footage is being added to the building.

(k) Blight. The elimination or avoidance of blight.
- The property is uninhabitable and considered to be a blight on the community. It has been vacant for years and has suffered extensive damage. In fact, the entire building has been gutted down to its structural components and stabilized. It is a massive undertaking that will require all new wall framing, windows, doors, roof, HVAC, electric, plumbing, insulation, flooring, drywall, paint, kitchen and bathroom finishes, and much, much, more. Please see the attached drawings and photos of the existing conditions, as well as new floor plans and finished rendering (attached).

(l) Economic Benefits. The promotion of the Cincinnati economy.
- This project will have the benefit of increasing income tax revenue for the city from the residents who live there. In its current state, the property is worthless and generates no property taxes.

(m) Job Creation. The creation of jobs both permanently and during construction.
- The renovation will create short term construction jobs.

(n) Tax Valuation. Any increase in the real property tax duplicate.
- The property is not providing any tax benefit to the city or county currently.

(o) Private Benefits. The economic and other private benefits to the owner or applicant.
- The property benefits Seven Hills Neighborhood Houses by generating a source of revenue to help maintain their facilities and finance community engagement events. As an investment, it will produce minimal return initially, but the long-term prospect is more encouraging – and the plan is to maintain the property well into the future.

(p) Public Benefits. The public peace, health, safety, or general welfare.
- It would be difficult to overstate the benefit that this renovation will have on the West End community. It restores an unsafe, blighted building into a useful and productive residential anchor, thereby creating a positive impact on the neighborhood by increasing desirability and stabilizing property values. It will be managed by Seven Hills Neighborhood Houses, who will be on site regularly to take good care of the building and its residents.

1405-07 Development Regulations

The building was originally a multifamily building with eight units. This is clear from the location of the stairs, the configuration of the building, and the location of the existing fire stair. Working from top to bottom, the existing fire stair reaches up to the fourth floor, but only reaches to a window on the eastern side of the building, indicating that there was one unit on the top floor. On the third floor, the location of the existing fire escape and the central interior stairs indicate that there were two existing units, one in the front of the building, and one in the back. The second floor had the same two existing units, one in the front, and one in the back. On the first floor, however, there are two adjacent doors on the front façade of the building, indicating that there were two units in the front half of the building on this level and another unit in the back of the building. This totals eight existing units. Please see attached drawings for further clarification (attached).

1445-19 Parking and Loading

Seven parking spaces are required per the code. There is room for zero parking spaces on site. It is an urban district built to be a walkable neighborhood with plenty of street parking and public transit available within two blocks of the building.

Thank you for your time and consideration.

Wendy Klepcyk, AIA

Envisage Architecture LLC
3125 Lookout Circle
Cincinnati OH 45208
513.409.0609
direct 513.284.3987
wklepcyk@envisage-arch.com
www.envisage-arch.com

Attachments:
1_2011 Colerain Zoning Drawings
2_2011 Colerain – ADJ COA
3_Written Statement of Intent
4_Zoning Hearing Application
5_Section 6
6_Hamilton County Auditor Record
7_List of Witnesses
8_Financial Information
9_CET Support Letter
10_Deeper Roots Support Letter
11_ROMAC Support Letter

February 24, 2023

List of Witnesses Re: 2011 Colerain Avenue

Brady Melton, Hamilton County Land Reutilization Company	BMelton@cincinnatiport.org
Kai Lewars, Kaiker Development + Construction	kai@kaikerdevelopment.com
Alexis Kidd Zaffer, Seven Hills Neighborhood Houses	alexis.kidd@7hillsnh.com
Wendy Klepcyk, Envisage Architecture LLC	wklepcyk@envisage-arch.com
Sarah Kleiner, Envisage Architecture LLC	skleiner@envisage-arch.com
Norma Williams, Envisage Architecture LLC	nwilliams@envisage-arch.com
Robert Killins, Greater Cincinnati Foundation	robert.killins@gcfdn.org
Yvette Simpson, Yvette Simpson LLC	yvette@yvettesimpson.com

WEST END AFFORDABLE HOUSING DEVELOPMENT PROJECT

PROFORMA - INCOME STATEMENT

January 13, 2023

INCOME STATEMENT

Effective Gross Income - Fifteen Total Units	SQFT	RENT/SQFT CONSTANT	MONTHLY	ANNUAL
Residential Rental Income				
1904 Linn Street - Two Units				
Unit 1 - 1BR/1BA	735	0.99	726	8,717
Unit 2 - 1BR/1BA	735	0.99	726	8,717
Total 1904 Linn Street			**1,453**	**17,433**
2011 Colerain Avenue - Eight Units				
Unit 1A - 1BR	573	0.99	566	6,795
Unit 1B - 1BR	573	0.99	566	6,795
Unit 1C - 1BR	573	0.99	566	6,795
Unit 2A - 2BR	973	0.95	921	11,048
Unit 2B - 1BR	573	0.99	566	6,795
Unit 3A - 2BR	973	0.95	921	11,048
Unit 3B - 1BR	573	0.99	566	6,795
Unit 4A - 3BR	1670	0.95	1,580	18,962
Total 2011 Colerain Avenue			**6,253**	**75,034**
2025 Colerain Avenue - Five Units				
Unit 1A - 2BR	851	0.86	732	8,782
Unit 2A - 1BR	851	0.99	841	10,092
Unit 2B - 2BR	1192	0.86	1,025	12,301
Unit 3A - 2BR	851	0.86	732	8,782
Unit 3B - 2BR	1192	0.86	1,025	12,301
Total 2025 Colerain Avenue			**4,355**	**52,260**
Gross Operating Income			**12,061**	**144,727**
Vacancy Allowance - 5%			**(603)**	**(7,236)**
Effective Gross Income			**11,458**	**137,491**
Operating Expenses				
Taxes			1,018	12,218
Insurance			2,200	26,400
Management - 11%			1,327	15,920
Maintenance and Maintenance			867	10,400
Utilities				-
Electric & Gas			300	3,600
Water & Sewer			1,120	13,440
Reserves			333	4,000
Total Operating Expenses			**7,165**	**85,978**
Net Operating Income			**4,293**	**51,513**
Operating Ratio				**62.53%**
Expenses Per Door				**5,732**

WEST END AFFORDABLE HOUSING DEVELOPMENT PROJECT

PROFORMA - 10-YEAR PROJECTION

January 13, 2023

10-YEAR PROJECTION

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Effective Gross Income - Fifteen Total Units										
Residential Rental Income	**0% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**	**4% RENT INC**
1904 Linn Street - Two Units	17,433	18,131	18,856	19,610	20,394	21,210	22,059	22,941	23,859	24,813
2011 Colerain Avenue - Eight Units	75,034	78,035	81,157	84,403	87,779	91,290	94,942	98,740	102,689	106,797
2025 Colerain Avenue - Five Units	52,260	54,350	56,524	58,785	61,137	63,582	66,125	68,770	71,521	74,382
Sub Total Rental Income	**144,727**	**150,516**	**156,537**	**162,798**	**169,310**	**176,083**	**183,126**	**190,451**	**198,069**	**205,992**
Vacancy Allowance - 5%	**(7,236)**	**(7,526)**	**(7,827)**	**(8,140)**	**(8,466)**	**(8,804)**	**(9,156)**	**(9,523)**	**(9,903)**	**(10,300)**
Effective Gross Income	**137,491**	**142,990**	**148,710**	**154,658**	**160,845**	**167,278**	**173,970**	**180,928**	**188,165**	**195,692**
Operating Expenses	**0% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**	**3% INFLATION**
Taxes	12,218	12,584	12,962	13,351	13,751	14,164	14,589	15,027	15,477	15,942
Insurance	26,400	27,192	28,008	28,848	29,713	30,605	31,523	32,469	33,443	34,446
Management - 11%	15,920	16,557	17,219	17,908	18,624	19,369	20,144	20,950	21,788	22,659
Maintenance and Maintenance	10,400	10,712	11,033	11,364	11,705	12,056	12,418	12,791	13,174	13,570
Utilities	-									
Electric & Gas	3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697
Water & Sewer	13,440	13,843	14,258	14,686	15,127	15,581	16,048	16,530	17,025	17,536
Reserves	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
Total Operating Expenses	**85,978**	**88,716**	**91,544**	**94,462**	**97,475**	**100,585**	**103,797**	**107,112**	**110,535**	**114,069**
Operating Ratio	62.53%	62.04%	61.56%	61.08%	60.60%	60.13%	59.66%	59.20%	58.74%	58.29%
Expenses Per Door	5,732	5,914	6,103	6,297	6,498	6,706	6,920	7,141	7,369	7,605
Net Operating Income	**51,513**	**54,274**	**57,166**	**60,196**	**63,370**	**66,693**	**70,173**	**73,816**	**77,631**	**81,623**
DEBT SERVICE										
CDF Loan	800,000									
Interest Rate	4.00%									
Term (Years)	30									
CASH FLOW										
Net Operating Income	51,513	54,274	57,166	60,196	63,370	66,693	70,173	73,816	77,631	81,623
Minus Debt Service	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)	(45,832)
ANNUAL BEFORE-TAX CASH FLOW (AFTER DEBT SERVICE)	**5,681**	**8,442**	**11,335**	**14,364**	**17,538**	**20,861**	**24,341**	**27,984**	**31,799**	**35,791**
MONTHLY BEFORE-TAX CASH FLOW (AFTER DEBT SERVICE)	**473**	**703**	**945**	**1,197**	**1,461**	**1,738**	**2,028**	**2,332**	**2,650**	**2,983**
MARKET VALUE	**735,896**	**775,340**	**952,773**	**1,003,271**	**1,267,393**	**1,333,859**	**1,403,457**	**1,476,326**	**1,552,611**	**1,632,465**
CDF Loan	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000
EQUITY	**(64,104)**	**(24,660)**	**152,773**	**203,271**	**467,393**	**533,859**	**603,457**	**676,326**	**752,611**	**832,465**

January 13, 2023

To Whom it May Concern,

On behalf of CET (Cincinnati Educational Television) we would like to express support for the Seven Hills Neighborhood Houses and their projects.

As a Cincinnati West End partner, CET recognizes and supports the great work Seven Hills accomplishes to improve the quality of life for their West End Neighbors. This work to develop housing opportunities and offer a wide range of initiatives is critical to the sustainable health of our community and is vitally important to those most at risk.

We support Seven Hills Neighborhood Houses in their role as the representative Community Development Corporation (CDC) in the West End Neighborhood as well as support the following projects:

- The stabilization and rehabilitation of the First German Reformed Church into a community gather space and events center
- The West End (WE) Affordable project
- The creation of the Trauma Recovery Center of Cincinnati

Sincerely,

Lee Weinel
CFO/COO

CET
1223 Central Parkway
Cincinnati, Ohio 45214
www.CETconnect.org

DEEPER ROOTS
COFFEE

2108 Colerain Ave
Cincinnati, OH 45214
513-655-6535
info@deeperrootscoffee.com
www.DeeperRootsCoffee.com

16 Jan, 2023

To Whom it May Concern,

As an organization based in the West End neighborhood, Deeper Roots Coffee would like to express support for the following projects of the Seven Hills Neighborhood Houses. Seven Hills is dedicated to improving the quality of life of their West End Neighbors and works to develop housing opportunities and offers a wide range of initiatives critical to the sustainable health of our community, such as: trauma recovery services, victims of crime advocacy, equitable economic development, safety, sanitation, street scaping, neighborhood planning projects, and community engagement events.

We support Seven Hills Neighborhood Houses in their role as the representative Community Development Corporation (CDC) in the West End Neighborhood as well as support the following projects:

- The stabilization and rehabilitation of the First German Reformed Church into a community gather space and events center
- The West End (WE) Affordable project
- The creation of the Trauma Recovery Center of Cincinnati

Sincerely,

Jon Lewis, Director of Community Engagement
jon@deeperrootscoffee.com

ROMAC
Robert O'Neal Multicultural Arts Center

To Whom it May Concern,

Robert O'Neal Multicultural Art Center would like to express support for the following Seven Hills Neighborhood Houses projects. Seven Hills is dedicated to improving the quality of life of their West End Neighbors and works to develop housing opportunities, and offers a wide range of initiatives critical to the sustainable health of our community, such as trauma recovery services, victims of crime advocacy, equitable economic development, safety, sanitation, street scaping, neighborhood planning projects, and community engagement events.

We support Seven Hills Neighborhood Houses in their role as the representative Community Development Corporation (CDC) in the West End Neighborhood, as well as support the following projects:

- The stabilization and rehabilitation of the First German Reformed Church into a community gathering space and events center
- The West End (WE) Affordable project
- The creation of the Trauma Recovery Center of Cincinnati

Sincerely,

Toilynn O'Neal, Founding Director

Zoning Sheets

Sheet Number	Sheet Name
Z.1	Title Sheet
Z.2	Existing Streetscape
Z.3	Existing Plans
Z.4	Proposed Plans
Z.5	Elevations

Project Description

RENOVATE EXISTING MULTIFAMILY BUILDING. EXISTING BUILDING CONSISTS OF FOUR STORIES. RENOVATION WILL INCLUDE THE FOLLOWING SPACES

1ST FLOOR	
UNIT 1A TWO BEDROOM	973 SF
UNIT 1B ONE BEDROOM	573 SF
2ND FLOOR	
UNIT 2A TWO BEDROOM	973 SF
UNIT 2B ONE BEDROOM	573 SF
3RD FLOOR	
UNIT 3A TWO BEDROOM	973 SF
UNIT 3B ONE BEDROOM	573 SF
4TH FLOOR	
UNIT 4A THREE BEDROOM	1670 SF
(7) TOTAL RESIDENTIAL UNITS	6287 SF
COMMON (STAIR/CORRIDOR)	405 SF
BUILDING TOTAL	6692 SF



1 Perspective



Property Map



Envisage
ARCHITECTURE
3125 Lookout Circle, Cincinnati OH 45208
www.envisage-arch.com

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KAIKER
DEVELOPMENT + CONSTRUCTION
REVITALIZING THE PAST, BUILDING THE FUTURE

ENGINEERED
BUILDING
SYSTEMS INC.

Hamilton County Land
Reutillization Corporation
2011 Colerain Ave
Cincinnati, OH, 45214

No.	Description	Date

Title Sheet

Project number	2022-620
Date	3/28/23
Drawn by	NH
Checked by	WK

Z.1

Scale 1/4" = 1'-0"

3/29/2023 11:53:46 AM



Corner of Colerain Ave and Bank Street, looking West



Corner of Colerain Avenue and Garden Street, looking NW



Corner of Colerain Avenue and Garden Street, looking East



Colerain Avenue, looking NE

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3125 Lookout Circle, Cincinnati OH 45208
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Hamilton County Land Reutillization Corporation
2011 Colerain Ave
Cincinnati, OH, 45214

No.	Description	Date

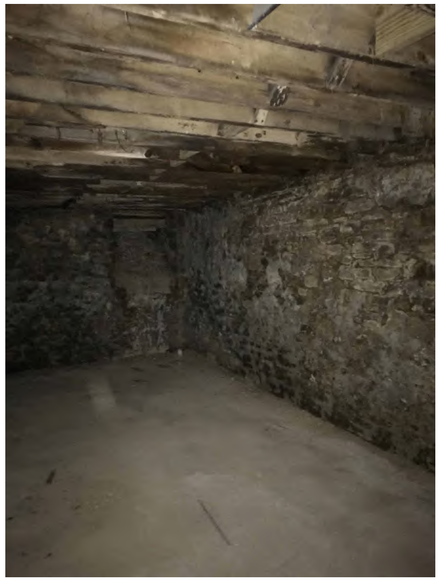
Existing Streetscape

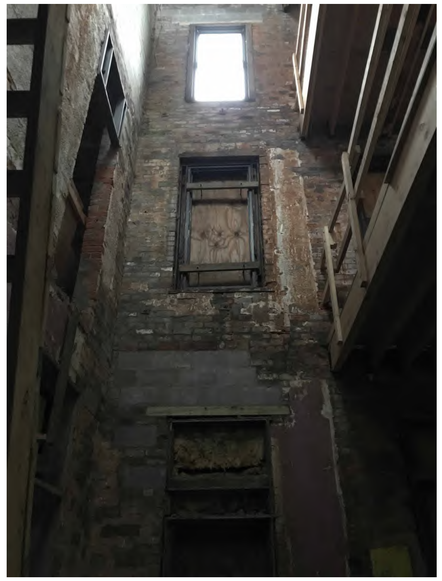
Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

Z.2

Scale

2/20/2023 9:19:00 AM



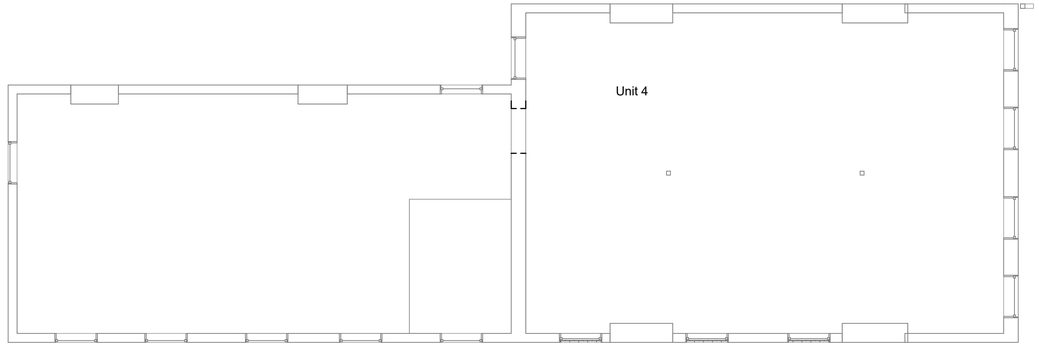




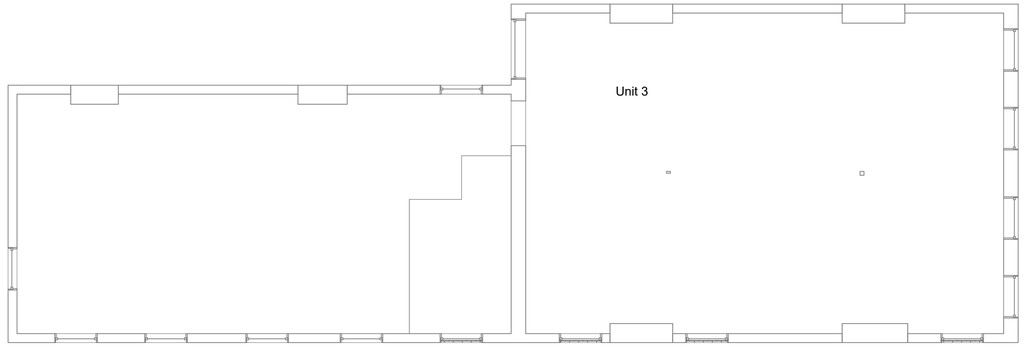




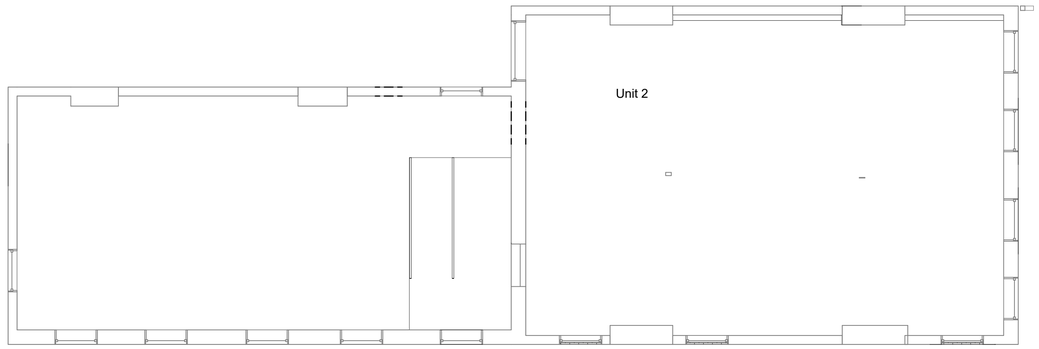




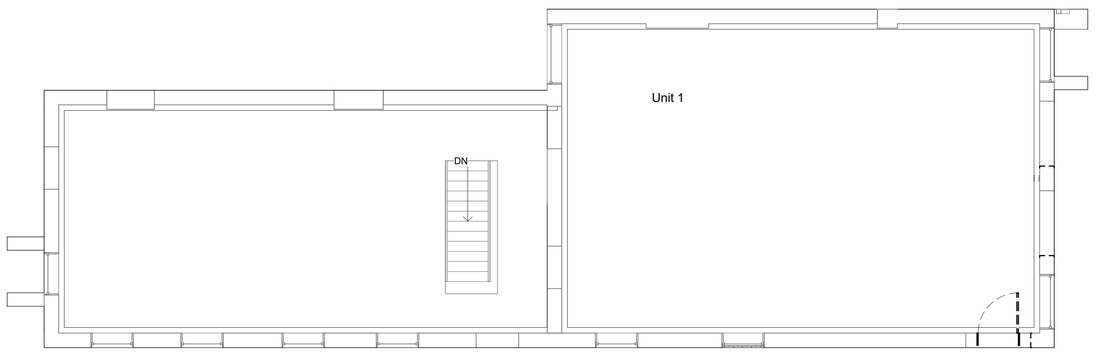
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3/16" = 1'-0"



3 Third Floor Existing Plan
3/16" = 1'-0"



2 Second Floor Existing Plan
3/16" = 1'-0"



1 First Floor Existing Plan
3/16" = 1'-0"

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No.	Description	Date

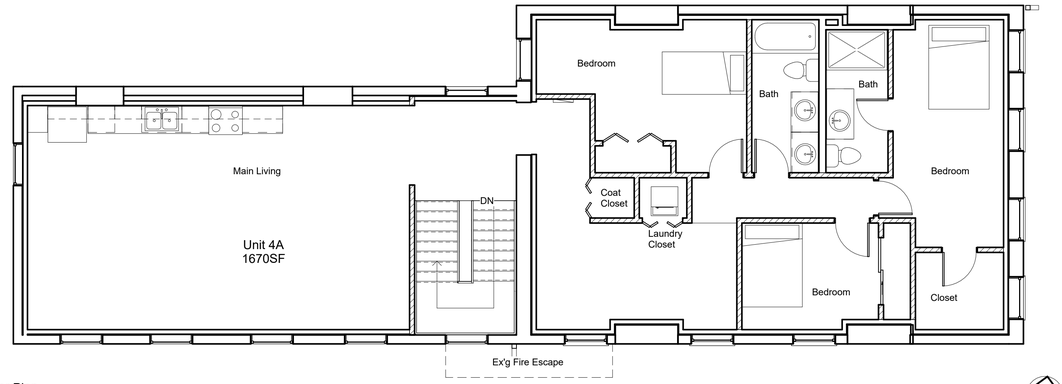
Existing Plans

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

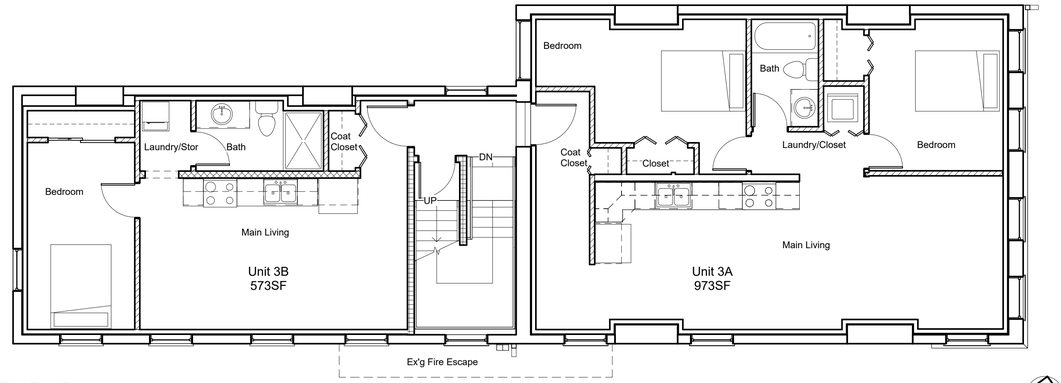
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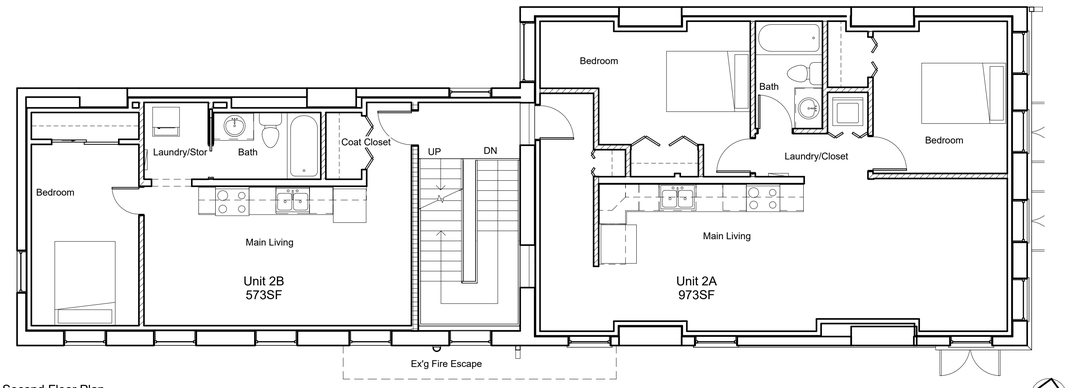
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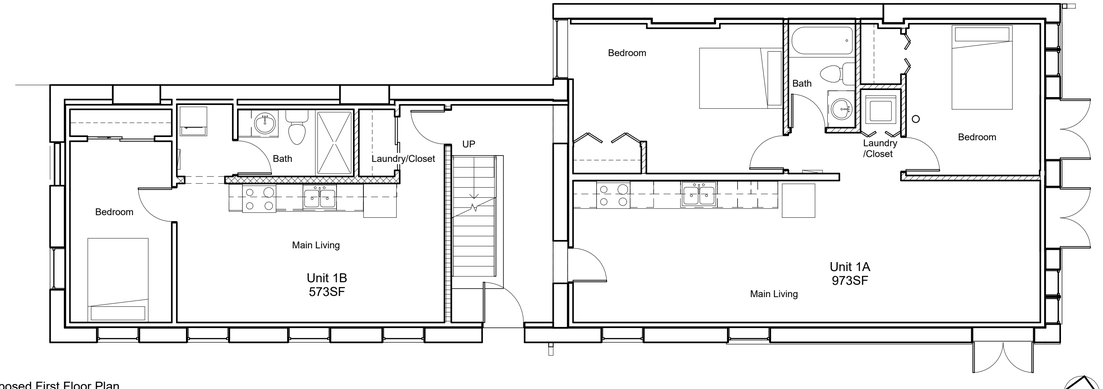
4 Fourth Floor Plan
3/16" = 1'-0"



1 Proposed Third Floor Plan
3/16" = 1'-0"



2 Proposed Second Floor Plan
3/16" = 1'-0"



3 Proposed First Floor Plan
3/16" = 1'-0"

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SYSTEMS INC.

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No.	Description	Date

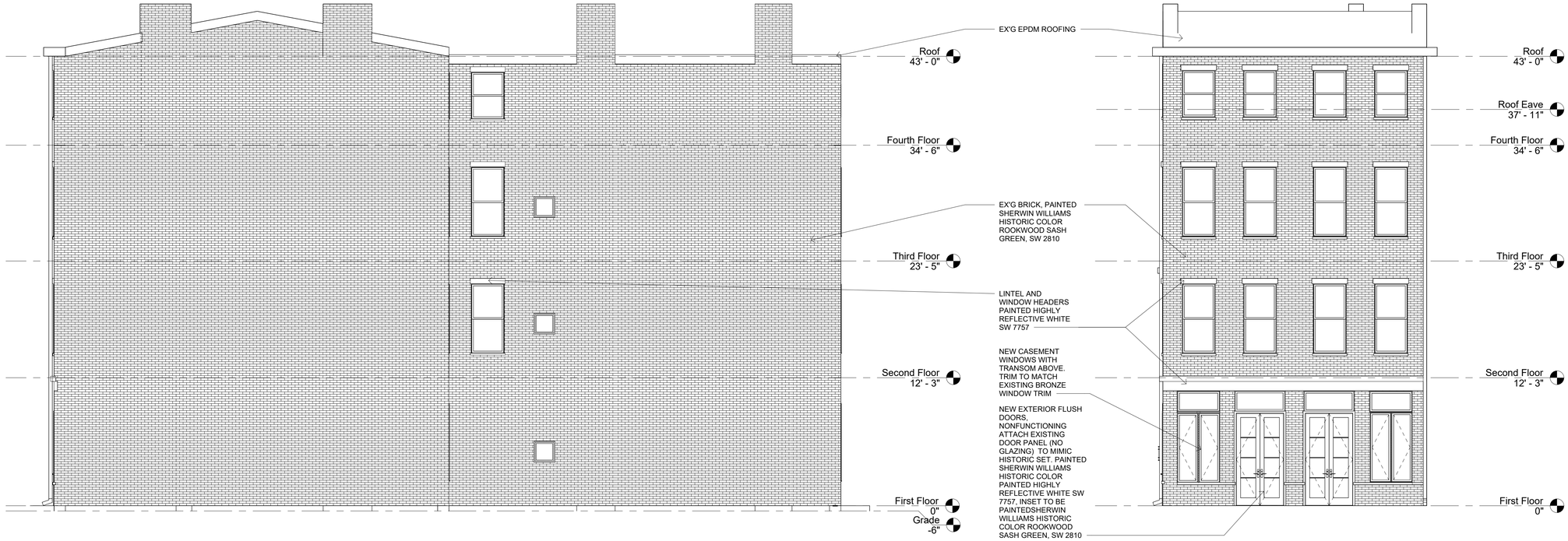
Proposed Plans

Project number	2022-620
Date	3/28/23
Drawn by	NH
Checked by	WK

Z.4

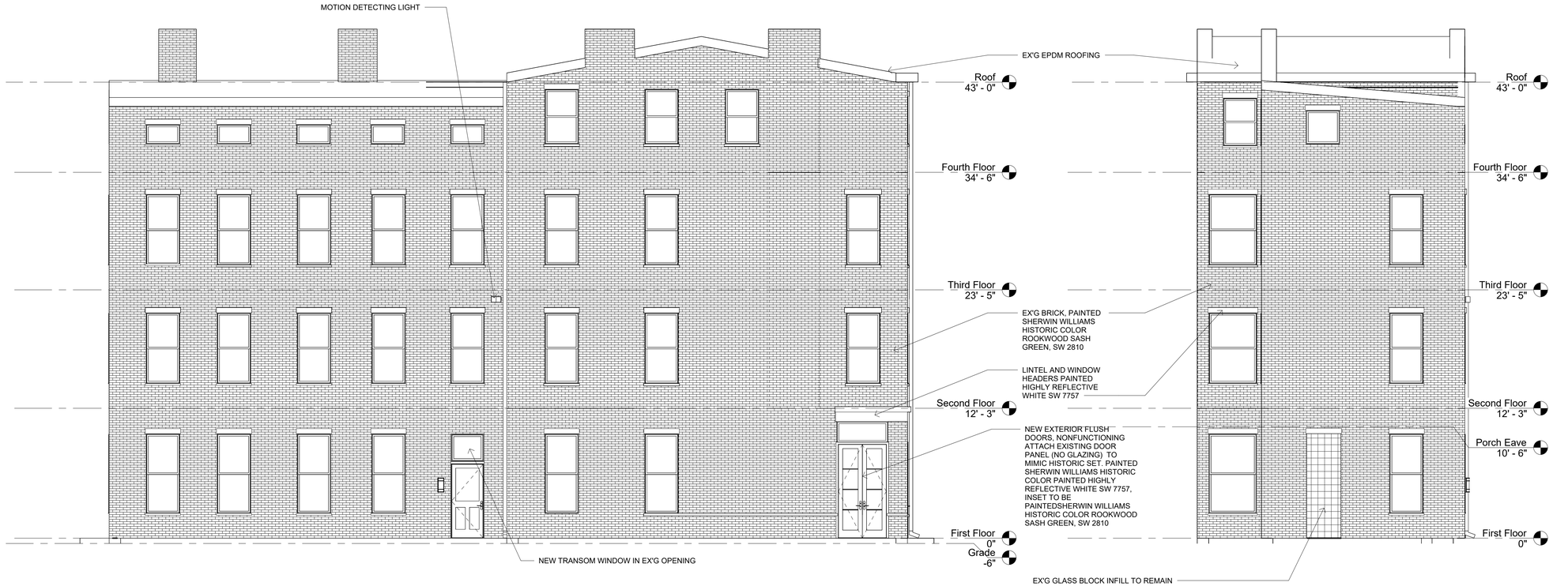
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2 North Elevetion
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1 East Elevation
3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"

4 West Elevation
3/16" = 1'-0"

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ENGINEERED BUILDING SYSTEMS INC.

Hamilton County Land Reutillization Corporation
2011 Colerain Ave
Cincinnati, OH, 45214

No.	Description	Date

Elevations

Project number	2022-620
Date	3/28/23
Drawn by	NH
Checked by	WK

Z.5

Scale 3/16" = 1'-0"

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North East View



West View



North West View



North West View



South West View



North West View

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No.	Description	Date

Existing Conditions

Project number	2022-620
Date	1/26/23
Drawn by	NH
Checked by	WK

Z.6

Scale

2/20/2023 9:19:11 AM

Owen, Douglas

From: Alexis Marsh <alexis.marsh@gmail.com>
Sent: Friday, February 3, 2023 12:30 PM
To: Owen, Douglas
Subject: Re: [External Email] Re: HCB Hearing List 3.13.23

Thanks - I see there is a consideration for traffic - how does the HCB look at what traffic is already there and what more density could bring? Is parking a consideration? If so, how do you consider it? If not, why?

This is in light of density on my small street of Pleasant and Green where a 50-unit development without parking - the Willkommen project has drastically increased street parking demand that surrounding residents used to rely on. Paired with the lifting of the parking minimum for more density, we're seeing significant quality of life issues for residents. There is no infrastructure in place to accommodate the traffic or parking for instance. Outdated signage, street direction means more tickets for residents unsure of where to park now that their old spots are taken by larger development, pushing residents further away from their homes. At the same time, construction dumpsters and fences take up multiple spots, seemingly without an end date.

Seeing more projects add 2 or 3 units above the density maximums in this district is concerning because it is not paired with amenities to serve new residential needs. I have more photos, but the latest issue is vandalism that, I think, speaks to someone's frustration with new density.

I'm not sure if it's an HCB issue, but it is affecting the quality of the neighborhood.

Thanks for considering it - Alexis


1622


DO U STILL
FEEL STRONG AND
STUPID





On Fri, Feb 3, 2023 at 12:19 PM Owen, Douglas <Douglas.Owen@cincinnati-oh.gov> wrote:

> The standards applied to Zoning Relief may be found at the links below:
>
> § 1435-05-4. - Variances, Special Exceptions and Conditional Uses. | Code of Ordinances | Cincinnati, OH | Municode Library
>
> § 1445-13. - General Standards; Public Interest. | Code of Ordinances | Cincinnati, OH | Municode Library
>
> Thank you,
>
> Douglas Owen | Urban Conservator

ITEMS 7-9 April 10, 2023

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

APPLICATION #:	COA2032013/ ZH20230029 (1918 Freeman) COA2023014/ ZH20230030 (1922 Freeman) COA2023015/ ZH20230031 (1926 Freeman)
APPLICANT:	CW Development Group LLC
OWNER:	Hamilton County Land Reutilization Corp
ADDRESS:	**1918, 1922, 1926 Freeman Avenue**
PARCELS:	184-0003-0046; 184-0003-0045; 184-0003-0044
ZONING:	CN-P
OVERLAYS:	Dayton Street Historic District
COMMUNITY:	West End
REPORT DATE:	March 23, 2023

Details of Zoning Relief Required:

- Per Section 1409-17, **a Dimensional Variance** of 8’ is required for the proposed 8’ setback, where the district requires building placement at the front lot line.

Existing Conditions:

The three vacant lots at 1918-1926 Freeman Avenue are located on the east side of Freeman Avenue between its intersections with Dayton Street on the north and Naeher Street on the south in the West End neighborhood. The lots are immediately west of Pink Alley. The lots formerly housed two historic buildings that were demolished after 2007. The building previously located on the northern lot was demolished prior to 1996.

Proposed Conditions:

The proposals at 1918-1926 Freeman Avenue include:

1. Construct three new single-family attached townhouses.
2. The houses will be clad in brick, masonry block and cement fiberboard siding.
3. Each townhouse will have a 3-story façade at the street with a fourth story set back from the street with a front roof deck.



Figure 1: Map of subject parcels. Image provided by Cagis.


Figure 2: Street view of subject parcels. Image from Google Street views.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial (CN-P)
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:		Dayton Street Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

Section 1409-15 of the Cincinnati Zoning Code requires new construction with frontage on one street to be built to the front lot line. The three new townhouses are proposed with an 8' setback. A Dimensional Variance is required.

Standards for Variances per Section 1435-05-4

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

The proposed work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials. The proposed 8' front yard setback is appropriate in this area as surrounding development includes a mix of zero lot line placement and minimal front yard setbacks, typically enclosed with a fence at the lot line.

The proposed development is sited to align with the adjacent historic building at 1916 Freeman Avenue. A fence is proposed for to be installed at the front lot line. The proposed placement is appropriate in the interest of historic conservation.

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

The denial would likely not result in the deprivation of all economically viable uses; however, it is appropriate in the interest of historic preservation as discussed above.

General Standards; Public Interest

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

(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 CN-P. The majority of the zoning considerations are satisfied, with the exception of the relief requested herein.

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

The proposed use is compatible with the neighborhood. The property sits on Freeman Avenue, with many other single- and multi-family residential buildings and mixed-use buildings located on this block. Many other buildings have modest front yard setbacks similar to that currently proposed.

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

There are no adverse impacts anticipated for the proposed project. The use and building placement are compatible with the general development patterns of the area.

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

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Certificate of Appropriateness Review:

Staff recommends that the design substantially conforms to the New Construction section of the Historic Conservation District Guidelines as discussed below.

NEW CONSTRUCTION

A. Intent and General Guidelines

1. New construction and infill 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, but uses materials, massing and rhythm of nearby buildings to influence the design choices.

2. 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 construction should respond to the traditional composition found in historic properties: a base, middle, and top. Most buildings in the District are built of brick with the principal façade parallel to the street it faces. The most important features of buildings in the District are the arrangement of openings on the building and an overall vertical emphasis of the whole design. Each building has its own variations, but collectively they share many 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 front entrance should be elevated atop front stairs and a stoop.*

   The buildings feature a base using a raised foundation with stone cladding. A side-oriented staircase and stoop are located at each rowhouse. The side entry is necessary to provide code-compliant risers with a minimal setback as required by the Conservation Guidelines. Front entries will be recessed from the building façade to allow a covered entry. This is an appropriate and compatible treatment for new residential infill based on the all-residential buildings in the vicinity.

   Middle: *Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on the upper floors. Decorative, horizontal bands indicating the floor lines, sill heights, or lintel heights should not overpower the vertical emphasis of the design.*

   The middles are defined with brick cladding and front punched openings on both the second and third floors. The windows are aligned vertically to give the façades a vertical emphasis. A precast concrete band is located between the second and third floors, but will not overpower the verticality of the design.

Top: *New construction shall employ a strong element that terminates the uppermost part of the building. Distinctive elements in the District are elaborate projecting cornices, decorative parapets, or expressive use of materials.*

The top of the front façades are defined by a simple cornice with a precast coping band. The parapet and cornice provide the railing for the roof decks that are behind the parapet wall. The top treatment provides an adequate termination at the top of the parapet.

2. ***Height:*** *Building heights vary across the District. New building heights shall not create a "jagged" effect in the district but rather relate to the surrounding structures and their proportions. Corner buildings tend to be three stories or taller.*

   The height is appropriate to the site and the area. The building presents as three stories from the front and has a fourth story setback from the façade, which is not visible from the street. The fourth story consists of an access enclosure for the roof deck and a bonus room. The access enclosure is setback approximately 8.5' from the front façade and the bonus room is approximately 25' from the front façade.

   The façade height is comparable to the adjacent building to the north at 1928 Freeman, which is 3.5 stories in height, and is slightly taller than the proposed new construction. The adjacent building to the east is two stories in height. The new construction will not create a jagged effect, but will gradually decrease the height along the streetscape.

3. ***Proportion:*** *New construction should have a vertical emphasis, because in the District buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and institutional buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings. Most buildings have 2 to 4 window bays.*

   Each of the three buildings has several elements that help to create a strong vertical emphasis. The major elements include that the buildings are taller than they are wide and each has a vertical alignment of windows in three bays.

4. ***Rhythm:*** *New construction shall 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 shall avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found in the district. Building facades typically display vertical subdivisions that establish a visual rhythm. In dense areas such as Dayton 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.*

Each of the three buildings features a three-bay configuration. The bays are symmetrical on the façades creating a consistent rhythm on the buildings that reflects the rhythm on other buildings on the street. Windows have regular spacing. The rhythm is comparable to the nearby residential buildings along the street, including the adjacent building at 1916 Freeman.

5. ***Setback:*** *The setback for new construction should be consistent with the buildings and nearby sites. Some buildings are set back from the street but retain an "edge" at the property line with a fence to provide public space and to add to their monumentality. In most cases new construction in the District should be built up near the property line parallel to the street, or both street property lines if on a corner site.*

   Setbacks vary on this block face with the adjacent mixed-use building to the north having zero lot line setbacks, and the other two extant structures on the south having small front setbacks of approximately 8' and 10', respectively. These two structures are both residential. The proposed new construction matches the setback of the adjacent residential building at 1916 Freeman, which is approximately 8'.

   The setback allows for the stair and stoop entry and a small landscaped front yard area. The applicant is proposing a fence at the front line to provide the "edge" at the property line. While the drawings show a 6' fence, Staff recommends that this be reduced to a maximum of 4' to more compatible with the surrounding development.

6. ***Window Openings:*** *Scale of doorways, windows and other openings in walls of buildings shall be compatible with contributing buildings in the district.*

   In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sashes 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 shall provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass should be clear; dark tinted or reflective glass is not encouraged. Also, roll down shutters and metal bar systems installed on the exterior of commercial buildings that cover door and window openings are not encouraged.

The windows substantially conform to the guidelines above. The windows are taller than they are wide and are in a punched opening format. The windows will have a cast stone lintel at the top of the windows and a sill at the bottom providing definition and articulation.

7. ***Roofs:*** *Roofs for new construction shall 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 the District have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang. Rooftop decks or balconies shall not be visible from the street.*

   The roofs are flat or slightly-sloped. This roof form is common in the neighborhood. The main distinction is the inclusion of roof decks near the center of the buildings. Due to the setback provided from the primary façade, the roof decks are not likely to be visible from the primary street as evidenced from the rendering submitted by the applicant.

8. ***Materials****: Materials used for exterior treatment of walls including exterior paint, shall be harmonious with the contributing buildings in the District. Clearly the dominant material in the District is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and are important as well. Materials such as stucco, synthetic stucco and plastic are not encouraged and shall not be considered as exposed finish materials for new construction in this district.*

   The main building material on the front façades is brick, stone veneer at the base foundation and cast stone sills and banding. The brick cladding will wrap the corners of the building beyond the first window bay. This brick extension will be the primary material visible on the sides of the buildings when viewed from Freeman Avenue due to the small (5.5’) setbacks on each of the end units.

   The sides of the building will primarily be clad in siding, with the exception of the brick returns on the western ends, which extend approximately 9’ back from the front corner of the building. The specific siding material is not identified. Staff recommends the siding be wood or fiber cement siding with a smooth finish in the same color as the brick as a condition of approval.

   The rear elevation will feature the same undetermined siding. The recessed balconies on the rear elevation will have black metal guardrails and balusters. The overhead garage doors are also not specified; however, the drawings show simple flat doors, which are appropriate. As the side and rear elevations will not be highly visible from any surrounding streets, the proposed materials are appropriate.

9. ***Service Entrances:*** *Garage doors, service docks or openings for motor vehicles in building walls shall be situated so that such doors, docks or openings are not visible [from] the streets.*

    Garages are proposed for the rear of the buildings and will be accessed off Pink Alley to the rear. The buildings have a significant rear yard setback, so the garages will not be visible from surrounding streets.

SITE IMPROVEMENTS
A. Design Elements

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, vinyl and lattice designs are not encouraged.*

The applicant is proposing a 6' black metal fence along the front property line where the building is setback from the property line. While fencing is encouraged in this location, the 6' height is inappropriate as most historic edge fencing is 3'-4' in height. Staff recommends the fencing be installed, but limited to a maximum of 4' in height.

Other Considerations:
Prehearing Results: A prehearing was held on March 22, 2023. One neighboring property owner was in attendance and indicated support for the project.

Comments Provided to Staff: NA

Recommendation:
Staff recommends the Historic Conservation Board take the following actions based on the plans submitted by BTH Construction Delivery dated 1.27.22:

I. **ZONING VARIANCES**
   1. Based on the application for Zoning Relief for a single-family home at 1918 Freeman Avenue (COA2032013/ ZH20230029):

      A. APPROVE – Section 1409-17, **a Dimensional Variance** of 8' is required for the proposed 8' setback, where the district requires building placement at the front lot line.

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

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

ii. Is necessary to allow a property right enjoyed by others in the vicinity.

2. Based on the application for Zoning Relief for a single-family home at 1922 Freeman Avenue (COA2023014/ ZH20230030):

A. APPROVE – Section 1409-17, **a Dimensional Variance** of 8' is required for the proposed 8' setback, where the district requires building placement at the front lot line.

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

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

ii. Is necessary to allow a property right enjoyed by others in the vicinity.

3. Based on the application for Zoning Relief for a single-family home at 1926 Freeman Avenue (COA2023015/ ZH20230031):

A. APPROVE – Section 1409-17, **a Dimensional Variance** of 8' is required for the proposed 8' setback, where the district requires building placement at the front lot line.

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

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

ii. Is necessary to allow a property right enjoyed by others in the vicinity.

II. **CERTIFICATE OF APPROPRIATENESS**

1. Based on the application for a Certificate of Appropriateness for a single-family home at 1918 Freeman Avenue (COA2032013/ ZH20230029):

A. APPROVE the application for a Certificate of Appropriateness for a single-family home at 1918 Freeman Avenue with the following conditions:

i. The proposed siding material on the side and rear elevations shall be wood or fiber cement siding with a smooth finish painted to match the brick.
ii. The proposed fence in the front yard shall have a maximum height of 4'.
iii. Stone cladding material on the foundation shall be submitted to the Urban Conservator for approval prior to issuance of building permits.
iv. 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:
i. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
ii. The building while contemporary has taken its cues from the neighboring contributing buildings with a strong base, middle top, brick material, vertical emphasis, paired punched double hung windows, and a strong contextual rhythm.

2. Based on the application for a Certificate of Appropriateness for a single-family home at 1922 Freeman Avenue (COA2023014/ ZH20230030):

A. APPROVE the application for a Certificate of Appropriateness for a single-family home at 1922 Freeman Avenue with the following conditions:
i. The proposed siding material on the rear elevations shall be wood or fiber cement siding with a smooth finish painted to match the brick.
ii. The proposed fence in the front yard shall have a maximum height of 4'.
iii. Stone cladding material on the foundation shall be submitted to the Urban Conservator for approval prior to issuance of building permits.
iv. 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:
i. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
ii. The building while contemporary has taken its cues from the neighboring contributing buildings with a strong base, middle top, brick material, vertical emphasis, paired punched double hung windows, and a strong contextual rhythm.

3. Based on the application for a Certificate of Appropriateness for a single-family home at 1926 Freeman Avenue (COA2023015/ ZH20230031):

A. APPROVE the application for a Certificate of Appropriateness for a single-family home at 1922 Freeman Avenue with the following conditions:

i. The proposed siding material on the side and rear elevations shall be wood or fiber cement siding with a smooth finish painted to match the brick.

ii. The proposed fence in the front yard shall have a maximum height of 4'.

iii. Stone cladding material on the foundation shall be submitted to the Urban Conservator for approval prior to issuance of building permits.

iv. 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:

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

ii. The building while contemporary has taken its cues from the neighboring contributing buildings with a strong base, middle top, brick material, vertical emphasis, paired punched double hung windows, and a strong contextual rhythm.

Historic Conservation Board

Hearing Application

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Click any red field for additional information.

Section 1. SUBJECT PROPERTY

ADDRESS 1918, 1922, 1926 Freeman Ave COMMUNITY West End

PARCEL ID(S) 184-0003-0046-00, 184-0003-0045-00, 184-0003-0044-00 HILLSIDE DISTRICT: ☐ Yes ☐ No

BASE ZONING CLASSIFICATION CP-P Commercial Neighborhood -Pedestrian ZONING OVERLAY (if applicable)

HISTORIC DISTRICT: Dayton Street

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

Section 2. APPLICANT

NAME CW Development Group LLC CONTACT PERSON (if legal entity) Chauncy Walker

ADDRESS CITY Cincinnati STATE OH ZIP

EMAIL CwalkerDevelopment@gmail.com RELATIONSHIP TO OWNER (if not owner)

TELEPHONE 513-356-2645

Section 3. OWNER

NAME Hamilton Co Land Reutilization Corporation CONTACT PERSON (if legal entity) Philip Denning

ADDRESS 3 East 4th Street CITY Cincinnati STATE OH ZIP 45202

EMAIL info@cincinnatiport.org RELATIONSHIP TO OWNER (if not owner)

TELEPHONE 513.621.3000

Section 4. NATURE OF CERTIFICATE OF APPROPRIATENESS REQUESTED

☐ A certificate of appropriateness is NOT being requested. Proceed to Section 5, or select all that apply

☑ New Construction ☐ Alteration ☐ Demolition

BRIEF DESCRIPTION OF PROJECT *(Do not write "see attached" or leave blank.)*

Three single family townhomes. Each home has the same layout, with 2 having 4 bedrooms, one having three bedrooms. Each home has a rooftop deck, two car garage and balcony on the second floor.

Section 5. NATURE OF ZONING RELIEF REQUESTED

☑ Zoning relief is NOT being requested, or select all that apply:

☐ Variance ☐ Special Exception ☐ Conditional Use ☐ Use Variance

☐ Expansion or Substitution of Non Conforming Use ☐ Hillside Overlay District Permission

☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

BRIEF DESCRIPTION OF ZONING RELIEF REQUESTED *(Do not write "see attached" or leave blank.)*

Section 6. SIGNATURE.

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.

Print Name Chauncy Walker **Signature** Chauncy Walker **Date** 01 / 26 / 2023

Section 7. DOCUMENTATION SUBMISSION REQUIREMENTS.

Important Information: An application will not be deemed complete until all required documents listed below have been submitted and the application fee is paid in full. All transactions must be completed by 4:00pm. No exceptions. Applicants are strongly encouraged to submit as early as possible to allow time for review and revisions. Partial applications cannot be processed. Failure to submit a complete application prior to 4:00pm on a deadline date will result in delays to the assigned hearing date.

✔	Submit two (2) paper copies collated, single sided and bound together of all the documents listed below, AND one (1) digital copy in PDF format of all the documents listed below.
✔	Historic Conservation Board hearing application; pages 1-2 only. The instruction pages should not be included in your submission.
✓	Adjudication Letter AND worksheet issued by the Department of City Planning & Engagement – Urban Conservator's Office. Provide all documents requested on the worksheet.
✓	A written statement explaining how the proposed project meets the applicable Historic Conservation Guidelines and, if requested, Zoning relief. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request(s), your application may be denied.
NA	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.
✓	All documents (forms, letters, etc.) must be formatted to 8.5x11. Font no smaller than size 11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
✓	Accurate drawings, plans or surveys (including a graphic scale) of **existing and proposed** project showing parcel lines, boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all primary and accessory structures from the nearest property lines. Provide all parcels and structures adjacent to the site. When landscaping is required by the zoning code, a landscaping plan must be provided.
✓	Detailed information (such as drawings, elevations with measurements, specifications) fully depicting the exterior and/or interior appearance of the **existing and proposed** project, including parking and access, exterior lighting, landscaping, signs, roof and floor plans involved in the application. Provide labeled photographs of **existing** conditions of all sides/directions of the structure/property.
✓	The Hamilton County Auditor's record showing ownership of the property. 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.
✓	A list of witnesses, expert witnesses, or legal counsel who you expect to testify at the hearing on this application. Please provide names and email addresses.
NA	Other documents or information you intend to introduce at the hearing on this application.
✔	A non-refundable application fee - a check made payable to "City of Cincinnati."

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.

ADJUDICATION/DENIAL LETTER
Date: January 27, 2023
Location: 1918 Freeman Avenue
Request: COA/ Zoning Relief
Zoning District: CN-P/ Dayton Street Historic District

The City of Cincinnati appreciates receiving information regarding your proposed project. The purpose of this letter is to inform you that your proposed project requires a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board, as it is within a local historic district and involves new infill construction.

All documents **that are checked** on the "Checklist for Historic Conservation Board" document are a required part of the submission, and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the "Checklist" Sheet must be submitted as well**.** The application can be found at this link: https://www.cincinnati-oh.gov/sites/planning/assets/HCB%20Application%20Revised%202.2.22%20Hyperlink.pdf.

All deadlines for upcoming Historic Conservation Board hearings can be found https://www.cincinnati-oh.gov/planning/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. 1409-019: Building Placement Requirements. New construction is required to be built to the front lot line. A Variance is required for the proposed setback.

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. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

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

Sincerely,



Douglas Owen
Urban Conservator
(p): 513-352-4848
(e): douglas.owen@cincinnati-oh.gov

Department of Planning and Engagement
Historic Conservation Office

Checklist for Historic Conservation Board Hearing Application

The Historic Conservation Office will provide this list with the required items checked off when an Adjudication letter is issued. All items checked must be submitted to the Law Department with submission or the application will not be accepted.

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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

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☒ Existing site plans
☒ Proposed site plans

All site plans must have

- ✓ *Parcel/boundary lines*
- ✓ *Building footprints and dimensions labeled*
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- ✓ *Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;*
- ✓ *All properties and their structures immediately adjacent to the site*
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☒ Existing elevation drawings (At minimum must provide photographs of existing conditions of all elevations)
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- ✓ *Total Height from grade to top of the building*
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☒ Existing floor plans and roof plans (with chimney locations)
☒ Proposed floor plans and roof plans (with chimney locations)

All floor(existing and proposed) plans must have

- ✓ *Residential and Commercial Spaces labeled. Residential Spaces must be numbered.*
- ✓ *Square feet of commercial spaces listed*
- ✓ *Location of trash storage and Utilities*
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☒ 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
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☒ Site line drawings for any roof additions, roof decks, utilities.
☒ 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
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☐ 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)
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☐ _____
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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;
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For additional questions about this checklist contact Urban Conservator at 513-352-4848 or urban.conservator@cincinnati-oh.gov

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Dusty Rhodes, Hamilton County Auditor

generated on 9/1/2022 12:18:10 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
184-0003-0046-00	1918 FREEMAN AVE	Parcel Number	2021 Payable 2022

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Images/Sketches



Appraisal Area
02300 - WEST END

Auditor Land Use
625 - LAND BANK OWNED

Owner Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST 4TH ST
SUITE 300
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST 4TH ST
SUITE 300
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Assessed Value
0

Effective Tax Rate
0.000000

Total Tax

Property Description
1918 FREEMAN AVE 25 X 100 IRR LOT 29 WM F & E A ROELFSON SUB SQ 2

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	9/8/2018
Last Sale Amount	$0
Conveyance Number	182483
Deed Type	SF - Sheriff Deed (EX)
Deed Number	
# of Parcels Sold	5
Acreage	0.057

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	6,510
CAUV Value	0
Market Improvement Value	0
Market Total Value	6,510
TIF Value	0
Abated Value	0
Exempt Value	6,510
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built

No Proposed Levies Found

Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77			B
Hamilton County - Children Services	Additional	1.74			B
Great Parks - Parks & Recreation	Additional	0.95			B

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2018	182483	0	9/8/2018	MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
2002	14243	19,000	9/11/2002	DUNLAP REALTY CO	MIAMI PURCHASE PRESERVATION FUND
1977	0	0	1/1/1977	SEE OWNERSHIP CARD	DUNLAP REALTY CO

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change

Value History

2020	8/22/2020	6,510	0	6,510	0	120 Reappraisal, Update or Annual Equalization
2020	3/25/2020	6,510	0	6,510	0	70 All ReClassified Real Property
2018	9/28/2018	6,510	0	6,510	0	50 Changes to/from Exempt Property
2017	11/15/2017	6,510	0	6,510	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	6,600	0	6,600	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	6,730	0	6,730	0	120 Reappraisal, Update or Annual Equalization
2009	7/1/2009	6,860	0	6,860	0	10 Value of Bldgs, Destroyed or Demolished
2008	9/28/2008	6,860	17,150	24,010	0	120 Reappraisal, Update or Annual Equalization
2005	9/20/2005	7,000	17,500	24,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	7,000	16,800	23,800	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	6,300	15,000	21,300	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	4,900	10,200	15,100	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
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***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

JILL A. SCHILLER, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
Tax Bill Mail Address	HAMILTON COUNTY LAND REUTILIZATION CORPORATION 3 EAST 4TH ST SUITE 300 CINCINNATI OH 45202

Taxable Value	
Land	0
Improvements	0
Total	0

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	0.000000
Effective Rate	0.000000
Non Business Credit	0.000000
Owner Occupancy Credit	0.000000
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$0.00		$0.00	
Credit			$0.00		$0.00	
Subtotal			$0.00		$0.00	
Non Business Credit			$0.00		$0.00	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$0.00		$0.00	
Real Estate Owed	$0.00		$0.00		$0.00	
Special Assess Paid	$0.00		$0.00		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$0.00		$0.00	
Total Paid	$0.00		$0.00		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$0.00**	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	0	Land	0	Full Tax Rate (mills)	0.000000
Building	0	Building	0	Reduction Factor	0.000000
Total	**0**	**Total**	**0**	Effective Tax Rate (mills)	0.000000
				Non Business Credit	0.000000
				Owner Occupancy Credit	0.000000

Tax Calculations	
Gross Real Estate Tax	$0.00
- Reduction Amount	$0.00
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$0.00
- Sales Tax Credit	$0.00
+ Current Assessment	$0.00
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$0.00

Half Year Tax Distributions	
School District	$0.00
Township	$0.00
City/Village	$0.00
Joint Vocational School	$0.00
County General Fund	$0.00
Public Library	$0.00
Family Service/Treatment	$0.00
HLTH/Hospital Care-Indigent	$0.00
Mental Health Levy	$0.00
Developmental Disabilities	$0.00
Park District	$0.00
Crime Information Center	$0.00
Children Services	$0.00
Senior Services	$0.00
Zoological Park	$0.00

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

Parcel Photo



No sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount

Related Names

Name	Relationship	Status
HAMILTON COUNTY LAND REUTILIZATION CORPORATION	Parcel Owner	Current

Detailed Name Information

Full Name HAMILTON COUNTY LAND REUTILIZATION CORPORATION	**Type** Parcel Owner
Address 3 EAST 4TH ST SUITE 300 CINCINNATI OH 45202	**Mailing Flags** [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

Dusty Rhodes, Hamilton County Auditor

generated on 9/1/2022 12:16:01 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
184-0003-0045-00	1922 FREEMAN AVE	Parcel Number	2021 Payable 2022

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
02300 - WEST END

Auditor Land Use
625 - LAND BANK OWNED

Owner Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST 4TH ST
SUITE 300
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST 4TH ST
SUITE 300
CINCINNATI OH 45202
(Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
0

Effective Tax Rate
0.000000

Total Tax

Property Description
1922 FREEMAN AVE 25 X 100 IRR LOT 30 WM F & E A ROELFSON SUB

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	9/8/2018
Last Sale Amount	$0
Conveyance Number	182483
Deed Type	SF - Sheriff Deed (EX)
Deed Number	
# of Parcels Sold	5
Acreage	0.056

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	6,490
CAUV Value	0
Market Improvement Value	0
Market Total Value	6,490
TIF Value	0
Abated Value	0
Exempt Value	6,490
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built

No Proposed Levies Found

Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77			B
Hamilton County - Children Services	Additional	1.74			B
Great Parks - Parks & Recreation	Additional	0.95			B

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

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

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

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Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2018	182483	0	9/8/2018	MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
				MIAMI PURCHASE PRESERVATION FUND	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
2001	0	0	10/12/2001	JENNINGS ROBERT M	MIAMI PURCHASE PRESERVATION FUND
1991	913	13,000	1/28/1991	HAGL BERNARD A & ILA I	JENNINGS ROBERT M
1978	0	0	9/1/1978	SEE OWNERSHIP CARD	HAGL BERNARD A & ILA I

Value History

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	6,490	0	6,490	0	120 Reappraisal, Update or Annual Equalization
2020	3/25/2020	6,490	0	6,490	0	70 All ReClassified Real Property
2018	9/28/2018	6,490	0	6,490	0	50 Changes to/from Exempt Property
2017	11/15/2017	6,490	0	6,490	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	6,560	0	6,560	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	6,690	0	6,690	0	120 Reappraisal, Update or Annual Equalization
2010	2/17/2010	7,000	0	7,000	0	10 Value of Bldgs, Destroyed or Demolished
2008	9/28/2008	7,000	6,800	13,800	0	120 Reappraisal, Update or Annual Equalization
2005	9/20/2005	7,000	6,800	13,800	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	6,700	11,600	18,300	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	6,300	11,000	17,300	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	5,100	12,200	17,300	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

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Payment Information

JILL A. SCHILLER, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
Tax Bill Mail Address	HAMILTON COUNTY LAND REUTILIZATION CORPORATION 3 EAST 4TH ST SUITE 300 CINCINNATI OH 45202

Taxable Value	
Land	0
Improvements	0
Total	0

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	0.000000
Effective Rate	0.000000
Non Business Credit	0.000000
Owner Occupancy Credit	0.000000
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$0.00		$0.00	
Credit			$0.00		$0.00	
Subtotal			$0.00		$0.00	
Non Business Credit			$0.00		$0.00	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$0.00		$0.00	
Real Estate Owed	$0.00		$0.00		$0.00	
Special Assess Paid	$0.00		$0.00		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$0.00		$0.00	
Total Paid	$0.00		$0.00		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$0.00**	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	0	Land	0	Full Tax Rate (mills)	0.000000
Building	0	Building	0	Reduction Factor	0.000000
Total	**0**	**Total**	**0**	Effective Tax Rate (mills)	0.000000
				Non Business Credit	0.000000

Market Value	Assessed Value (35%)	Tax Rate Information	
		Owner Occupancy Credit	0.000000

Tax Calculations		Half Year Tax Distributions	
Gross Real Estate Tax	$0.00	School District	$0.00
- Reduction Amount	$0.00	Township	$0.00
- Non Business Credit	$0.00	City/Village	$0.00
- Owner Occupancy Credit	$0.00	Joint Vocational School	$0.00
- Homestead	$0.00	County General Fund	$0.00
Half Year Real Taxes	$0.00	Public Library	$0.00
- Sales Tax Credit	$0.00	Family Service/Treatment	$0.00
+ Current Assessment	$0.00	HLTH/Hospital Care-Indigent	$0.00
+ Delinquent Assessment	$0.00	Mental Health Levy	$0.00
+ Delinquent Real Estate	$0.00	Developmental Disabilities	$0.00
Semi Annual Net	$0.00	Park District	$0.00
		Crime Information Center	$0.00
		Children Services	$0.00
		Senior Services	$0.00
		Zoological Park	$0.00

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

Parcel Photo



No sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount

Related Names

Name	Relationship	Status
HAMILTON COUNTY LAND REUTILIZATION CORPORATION	Parcel Owner	Current

Detailed Name Information

Full Name HAMILTON COUNTY LAND REUTILIZATION CORPORATION	**Type** Parcel Owner
Address 3 EAST 4TH ST SUITE 300 CINCINNATI OH 45202	**Mailing Flags** [1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

Dusty Rhodes, Hamilton County Auditor

generated on 9/1/2022 12:19:21 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
184-0003-0044-00	1926 FREEMAN AVE	Parcel Number	2021 Payable 2022

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
02300 - WEST END

Auditor Land Use
625 - LAND BANK OWNED

Owner Name and Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST 4TH ST
SUITE 300
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Tax Bill Mail Address
HAMILTON COUNTY LAND REUTILIZATION CORPORATION
3 EAST 4TH ST
SUITE 300
CINCINNATI OH 45202
(Questions? 946-4800 or
treasurer.taxbills@hamilton-co.org)

Images/Sketches



Assessed Value
0

Effective Tax Rate
0.000000

Total Tax

Property Description
1926 FREEMAN AVE 25 X 100 IRR LOT 31 WM F & E A ROELFSON SUB

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Transfer Date	9/8/2018
Last Sale Amount	$0
Conveyance Number	182479
Deed Type	SF - Sheriff Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.058

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	6,520
CAUV Value	0
Market Improvement Value	0
Market Total Value	6,520
TIF Value	0
Abated Value	0
Exempt Value	6,520
Taxes Paid	$0.00
Tax as % of Total Value	0.000%

Notes

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built

No Proposed Levies Found

Levies Passed - 2021 Pay 2022 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77			B
Hamilton County - Children Services	Additional	1.74			B
Great Parks - Parks & Recreation	Additional	0.95			B

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Transfer History

Year	Conveyance #	Selling Price	Transfer Date	Previous Owner	Current Owner
2018	182479	0	9/8/2018	COLERAIN-FREEMAN LIMITED PARTNERSHIP	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
1994	0	0	7/29/1994	JANSEN MARK H TR	COLERAIN-FREEMAN LIMITED PARTNERSHIP
1992	0	0	8/11/1992	JAGNARINE L	JANSEN MARK H TR
1987	0	0	9/1/1987	MCCANT BEVERLY	JAGNARINE L
1980	0	0	3/1/1980	BASSIN JEFFREY L & GAYNA M	MCCANT BEVERLY
1977	0	0	4/1/1977	SEE OWNERSHIP CARD	BASSIN JEFFREY L & GAYNA M

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2020	8/22/2020	6,520	0	6,520	0	120 Reappraisal, Update or Annual Equalization

Value History

2020	3/25/2020	6,520	0	6,520	0	70 All ReClassified Real Property
2018	9/28/2018	6,520	0	6,520	0	50 Changes to/from Exempt Property
2017	11/15/2017	6,520	0	6,520	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	6,610	0	6,610	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	6,740	0	6,740	0	120 Reappraisal, Update or Annual Equalization
2008	9/28/2008	7,000	0	7,000	0	120 Reappraisal, Update or Annual Equalization
2005	9/20/2005	7,000	0	7,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	6,800	0	6,800	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	6,300	0	6,300	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	5,100	0	5,100	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
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Payment Information

JILL A. SCHILLER, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	HAMILTON COUNTY LAND REUTILIZATION CORPORATION
Tax Bill Mail Address	HAMILTON COUNTY LAND REUTILIZATION CORPORATION 3 EAST 4TH ST SUITE 300 CINCINNATI OH 45202

Taxable Value	
Land	0
Improvements	0
Total	0

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	0.000000
Effective Rate	0.000000
Non Business Credit	0.000000
Owner Occupancy Credit	0.000000
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$0.00		$0.00	
Credit			$0.00		$0.00	
Subtotal			$0.00		$0.00	
Non Business Credit			$0.00		$0.00	
Owner Occupancy Credit			$0.00		$0.00	
Homestead			$0.00		$0.00	
Sales CR			$0.00		$0.00	
Subtotal	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$0.00		$0.00	
Real Estate Owed	$0.00		$0.00		$0.00	
Special Assess Paid	$0.00		$0.00		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$0.00		$0.00	
Total Paid	$0.00		$0.00		$0.00	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$0.00**	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus

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

Contact the County Treasurer with your tax bill questions at county.treasurer@hamilton-co.org or 513-946-4800

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	0	Land	0	Full Tax Rate (mills)	0.000000
Building	0	Building	0	Reduction Factor	0.000000
Total	**0**	**Total**	**0**	Effective Tax Rate (mills)	0.000000
				Non Business Credit	0.000000
				Owner Occupancy Credit	0.000000

Tax Calculations	
Gross Real Estate Tax	$0.00
- Reduction Amount	$0.00
- Non Business Credit	$0.00
- Owner Occupancy Credit	$0.00
- Homestead	$0.00
Half Year Real Taxes	$0.00
- Sales Tax Credit	$0.00
+ Current Assessment	$0.00
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$0.00

Half Year Tax Distributions	
School District	$0.00
Township	$0.00
City/Village	$0.00
Joint Vocational School	$0.00
County General Fund	$0.00
Public Library	$0.00
Family Service/Treatment	$0.00
HLTH/Hospital Care-Indigent	$0.00
Mental Health Levy	$0.00
Developmental Disabilities	$0.00
Park District	$0.00
Crime Information Center	$0.00
Children Services	$0.00
Senior Services	$0.00
Zoological Park	$0.00

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

Parcel Photo



No sketch available.

Special Assessments

Project	Ord/Res	Description	Certified	End Year	Payoff Amount

Related Names

Name	Relationship	Status
HAMILTON COUNTY LAND REUTILIZATION CORPORATION	Parcel Owner	Current

Detailed Name Information

Full Name
HAMILTON COUNTY LAND REUTILIZATION CORPORATION

Type
Parcel Owner

Address
3 EAST 4TH ST
SUITE 300
CINCINNATI OH 45202

Mailing Flags
[1st Half Tax Bill] [2nd Half Tax Bill] [Change Notice] [Delinquent Tax Bill] [Reduction Notice]

Historic Conservation Board

805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

RE: 1918, 1922 1926 Freeman Avenue Certificate of Appropriateness

We would like to request a Certificate of Appropriateness for three new single-family townhomes at 1918, 1922 and 1926 Freeman Ave Cincinnati, OH 45214. With the redevelopment, we will be creating three new single family housing units in West End. Our goal is to design and construct new single family housing that complies with the Dayton Street Historic Guidelines.

The project's location, design and configuration will not pose adverse effects on the neighborhood. Our intention is to develop new single family homes that are harmonious with the neighborhood. The new townhomes are designed to be of similar height and scale as the surrounding buildings. The townhomes respond to traditional historic properties, a base a middle and top. The base is well defined, and distinguishable from the rest of the building. The proposed base material is to be stone, with a front entrance at each unit. Each unit has a stoop, similar to the surrounding buildings. The middle of the buildings is brick, with each unit consisting of a different brick color and a horizontal band to add detail. The top of the building has a distinctive projecting cornice that is also a decorative parapet for the rooftop deck.

The garages and driveways will be in the rear of the building and will discharge onto Pinky Alley. The window openings have proportions that are taller and wide, with precast lintels and sills. The townhomes have a rooftop deck that is not visible to the street. The setback for all three single family units are similar to the adjacent buildings. Our desire is to create new housing that is compatible with the surrounding structures, using design solutions that pay attention to materials, openings, rhythm, scale height and proportion. We appreciate your time to review this project and are happy to answer any questions you may have.

Sincerely,

Chauncy Walker

Chauncy Walker
CW Development Group LLC

Witnesses to testify

1. Chauncey Walker - CW Development cwalkerdevelopment@gmail.com
2. Robert Sanders - Sanders Development Group robert@sandersdg.com
3. Bridget Harris - BTH Construction Delivery bth@bthconstruction.org
4. Michael George KL Engineers michael.george@kleingers.com

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

GENERAL NOTES

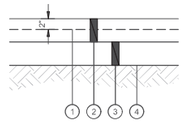
1. THE CITY OF CINCINNATI AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF CINCINNATI REQUIREMENTS, THE CITY OF CINCINNATI REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
3. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM THEMSELVES CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THEM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
6. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION. ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
7. THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
8. THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
9. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3745-9-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
10. ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.01 AND 1521.05 IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: DIVISION OF WATER, OHIO DEPARTMENT OF NATURAL RESOURCES, FOUNTAIN SQUARE, COLUMBUS, OHIO 43224, (614)2656717.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
12. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
13. ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
15. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS-BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF CINCINNATI AND THE OHIO EPA.
8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
9. CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

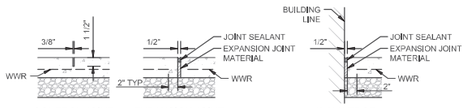
UTILITY NOTES

1. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
9. ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
10. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
12. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
13. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
14. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
15. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
16. SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
17. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
18. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE. ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS.
19. ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
20. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
21. ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
22. ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
23. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
24. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
25. SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF CINCINNATI. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CITY OF CINCINNATI AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
26. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
27. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4' OF COVER.
28. WATERLINE SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 250 PSI. (ADD SPECIAL NOTE FOR WATERLINE 2 INCHES AND UNDER TO BE "K" COPPER OR POLYTUBING. MAKE SURE SPEC FOLLOWS)

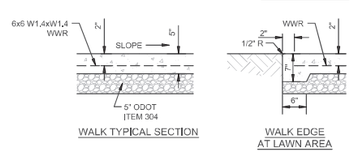


1. 6X6 W4XW4 WELD WIRE REINFORCEMENT
2. 6" ODOT ITEM 452 NONREINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
3. 6" ODOT ITEM 304 AGGREGATE BASE
4. SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

STANDARD DUTY CONCRETE PAVEMENT DETAIL
1 / C100 — N.T.S.



CONTROL JOINT | EXPANSION JOINT | WALK EDGE AT BUILDING LINE

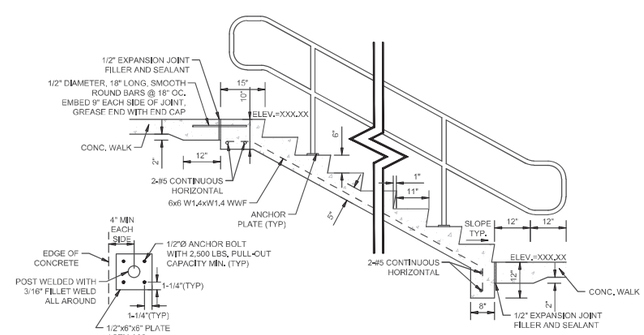


WALK TYPICAL SECTION | WALK EDGE AT LAWN AREA

NOTES:

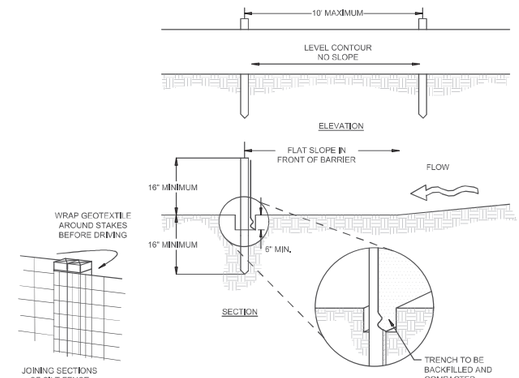
1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES, WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED, SAWED JOINTS ARE NOT PERMITTED.
3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

EXTERIOR CONCRETE SLAB WALK WITH INTEGRAL CURB DETAIL
2 / C100 — N.T.S.



NOTE:
CONTRACTOR SHALL INSTALL HANDRAIL PER ARCHITECTURAL DRAWINGS AND MODIFY OVERALL LENGTH AS NECESSARY PER NUMBER OF STAIR RISERS SHOWN ON PLAN.

EXTERIOR STAIR DETAIL
4 / C100 — N.T.S.



NOTES:

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
10. MAINTENANCE—SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

   SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

   SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POST – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC – SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS. (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4533
APPARENT OPENING SIZE	<0.84 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10-2 SEC-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

SILT FENCE DETAIL
5 / C100 — N.T.S.

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SEAL:

NO.	DATE	DESCRIPTION

FREEMAN AVENUE TOWNHOMES
1918-1926 FREEMAN AVE, CINCINNATI, OHIO, 45214

PROJECT NO:	220959.001
DATE:	01-27-2023
SCALE:	

SHEET NAME:
GENERAL NOTES AND DETAILS

SHEET NO.
C100

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INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

LEGAL DESCRIPTIONS:

Address: 1926 Freeman Avenue, Cincinnati, OH 45214
Hamilton County Parcel No.: 184-0003-0044-00

All that certain Lot of Land, known, numbered and designated as Lot Thirty-one (31) in square two (2) of Avery and Kirby's Subdivision in the City of Cincinnati, Hamilton County, Ohio. Said lot fronting twenty-five (25) feet on the east side of Freeman Avenue, lying twenty-five (25) feet south of Dayton Street and running back eastwardly at right angles to said Freeman Avenue between parallel lines, one hundred feet to an alley.

Address: 1922 Freeman Avenue, Cincinnati, Ohio 45214
Hamilton County Parcel No.: 184-0003-0045-00

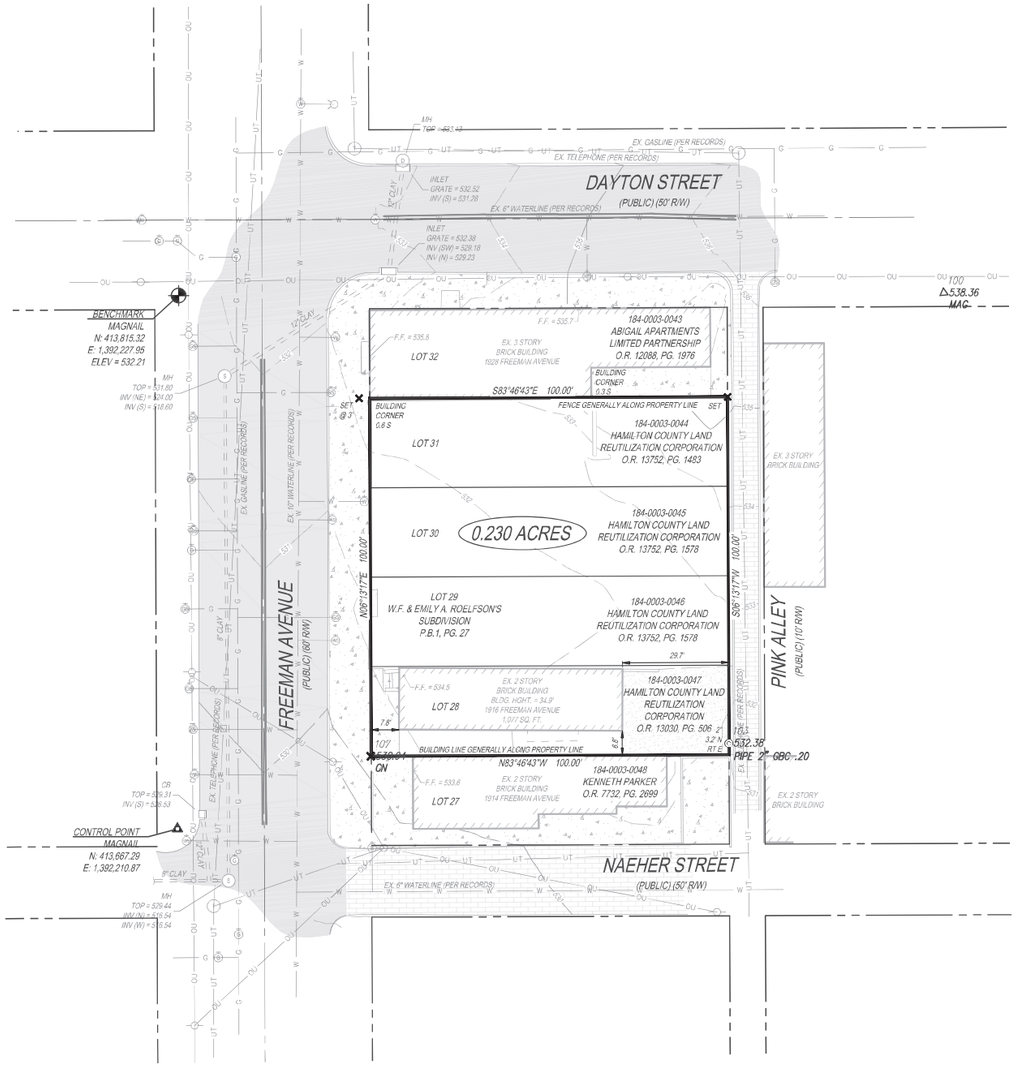
All that certain lot of ground with the improvements thereon, in the City of Cincinnati, County of Hamilton and State of Ohio, known and designated as Lot 30 of Wm. F. and Emily A. Roelfson's Subdivision of a part of Avery and Kirby's Subdivision as recorded in Plat Book 1, Page 219 of the Hamilton County Records. Said lot has a frontage of 25 feet on the East side of Freeman Avenue between York and Dayton Streets, and same runs back eastwardly between parallel lines to an alley now known as Pink Alley.

Address: 1918 Freeman Avenue, Cincinnati, Ohio 45214
Hamilton County Parcel No.: 184-0003-0046-00

Being all that lot of land in Cincinnati, Hamilton County, Ohio, in William F. and Emily A. Roelfson's Subdivision of the north part of Square Number Two (2) in Avery and Kirby's Subdivision; beginning seventy-five (75) feet south of Dayton Street in the East side of Freeman Avenue; thence on the east side of Freeman Avenue South twenty-five (25) feet in front and extending back the same width in lines parallel too Dayton Street one hundred (100) feet.

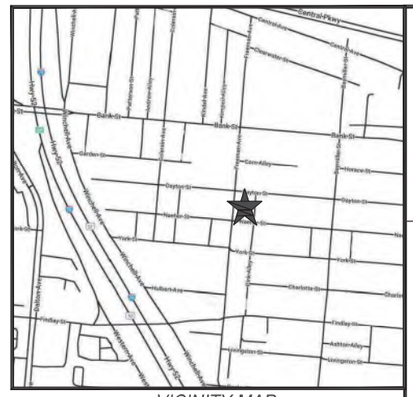
Address: 1914 Freeman Avenue, Cincinnati, Ohio 45214
Hamilton County Parcel No.: 184-0003-0047-00

Plat Book 184, Page 3, Parcel 47
Situated in the County of Hamilton, in the State of Ohio, and in the City of Cincinnati; to-wit: Being known as Lot 28 of W.F. and E.A. Roelolson's Subdivision as recorded in Plat Book 1, pages 219 and 220, Hamilton County, Ohio Records, and situate in the City of Cincinnati, Hamilton County, Ohio, being all of that lot or parcel of land situate on the East side of Freeman Avenue, between York Alley, now Naeher Street and Dayton Street, commencing at a point twenty-five (25) feet North of said York Alley, now Naeher Street; thence, extending northward twenty-five (25) feet; thence, East at right angles one hundred (100) feet to Pink Alley; thence, South twenty-five (25) feet; thence, West one hundred (100) feet to the place of beginning.



LEGEND

- BENCHMARK
- MAGNAIL FOUND
- MAGNAIL SET
- 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- PIPE FOUND (SIZE AS NOTED)
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT
- SIGN - SINGLE POST
- UTILITY POLE
- GAS VALVE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- TREE LINE
- ASPHALT
- CONCRETE
- GRAVEL



VICINITY MAP
N.T.S

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY, EXCEPT AS SHOWN HEREON.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD '83 - 2011
5. ELEVATIONS ARE BASED ON NGVD 29, AS REFERENCED TO CITY OF CINCINNATI BENCHMARK NO. 6915.
6. SITE BENCHMARK AS SHOWN HEREON.
7. SUBJECT SITE IS LOCATED IN ZONE "X" - OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39061C0332F WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012.
8. SUBJECT SITE CONTAINS 0 PARKING SPACES.
9. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
11. SUBJECT SITE HAS DIRECT ACCESS TO FREEMAN AVENUE AND PEDESTRIAN ACCESS TO PINK ALLEY.

SURVEYOR'S CERTIFICATION

TO: HAMILTON COUNTY LAND REUTILIZATION CORPORATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 9-30-2022

DATE OF PLAT OR MAP 10-14-2022

RANDY C. WOLFE DATE
OHIO PROFESSIONAL SURVEYOR NO. 8033

NOTE:
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513.779.7851

SEAL:
STATE OF OHIO
RANDY C. WOLFE
8033
REGISTERED
PROFESSIONAL SURVEYOR
PRELIMINARY

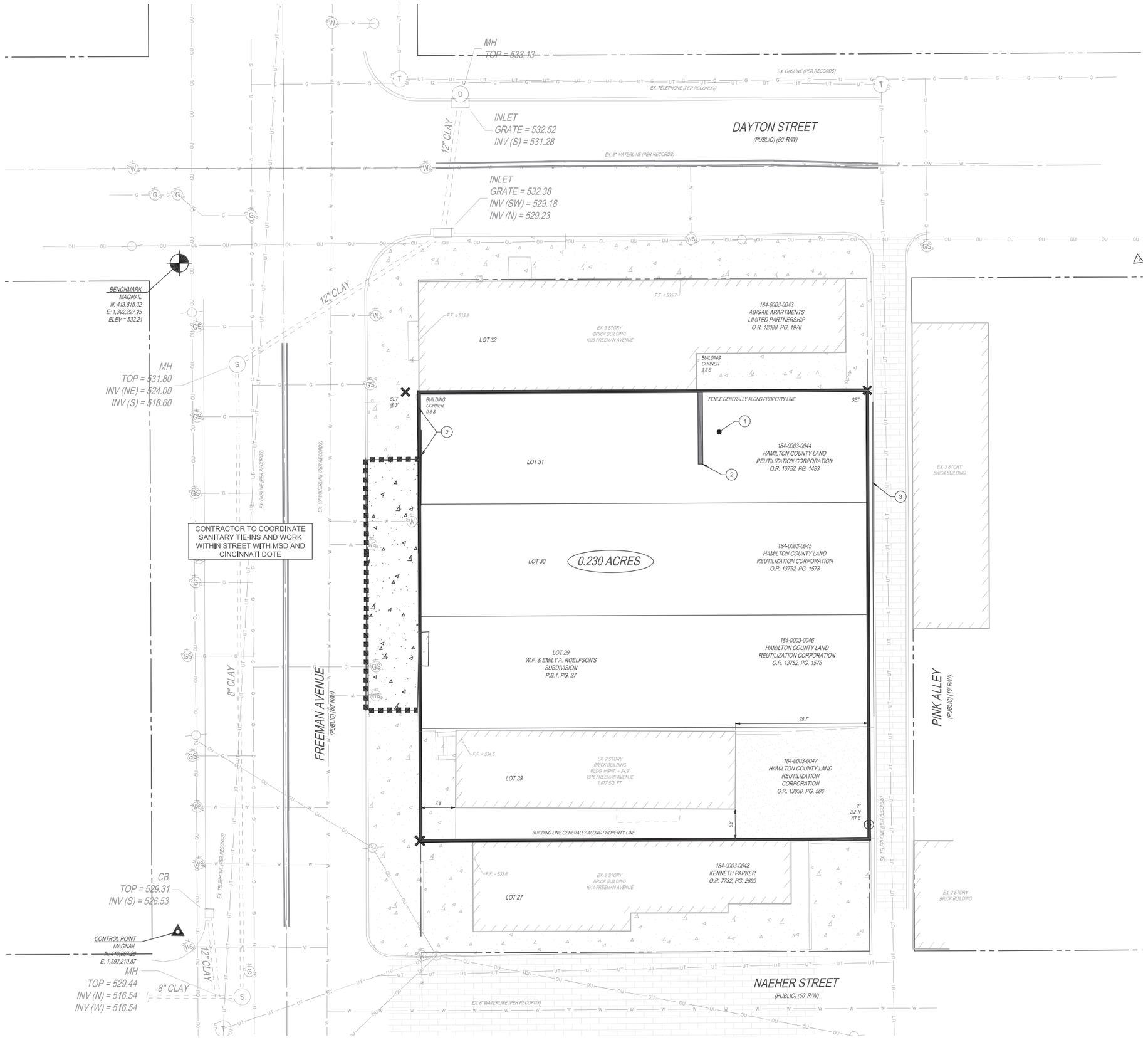
NO.	DATE	DESCRIPTION

FREEMAN AVENUE TOWNHOMES
1918-1926 FREEMAN AVE, CINCINNATI, OHIO, 45214

PROJECT NO:	220959.001
DATE:	01-27-2023
SCALE:	0 10 20 40
SHEET NAME:	SURVEY BASEMAP
SHEET NO.	C200

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INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



DEMOLITION LEGEND

- REMOVE CONCRETE
- SAWCUT LINE

CODED NOTES

1. REMOVE BUSH
2. REMOVE WALL AND FOOTER
3. REMOVE CURB

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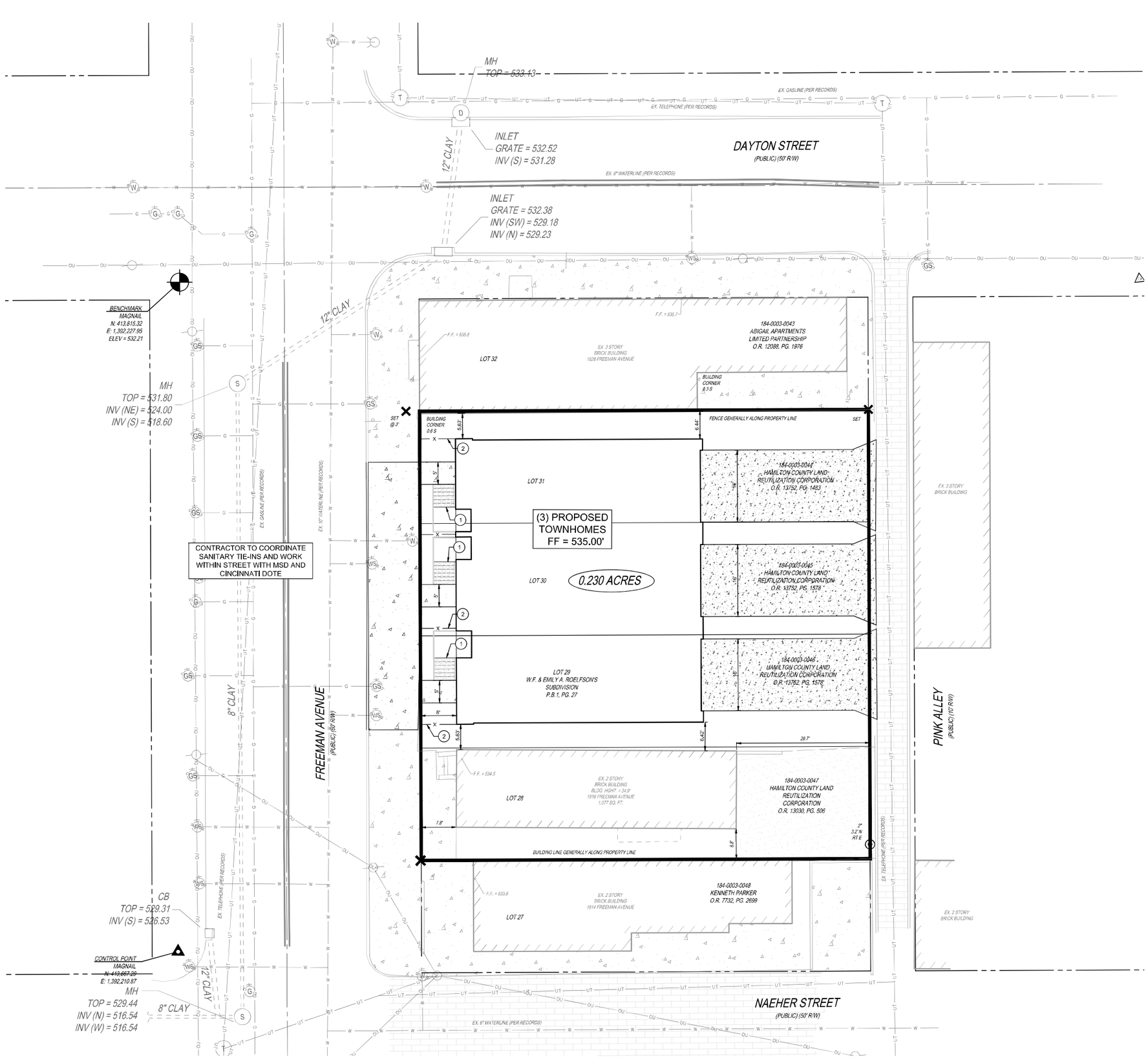
NO. DATE DESCRIPTION

FREEMAN AVENUE TOWNHOMES
1918-1926 FREEMAN AVE, CINCINNATI, OHIO, 45214

PROJECT NO:	220959.001
DATE:	01-27-2023
SCALE:	0 5 10 20
SHEET NAME:	DEMOLITION PLAN
SHEET NO.	C300

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INSPIRED PEOPLE ▲ TRANSFORMING COMMUNITIES ▲ CREATIVE DESIGN



PROPOSED LEGEND

- CONCRETE PAVEMENT (1 C100)
- CONCRETE WALK (2 C100) (3 C100)

CODED NOTES

1. PROPOSED PORCH. SEE ARCHITECTURAL DRAWINGS.
2. PROPOSED FENCING, SEE ARCHITECTURAL DRAWINGS.

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NO. DATE DESCRIPTION

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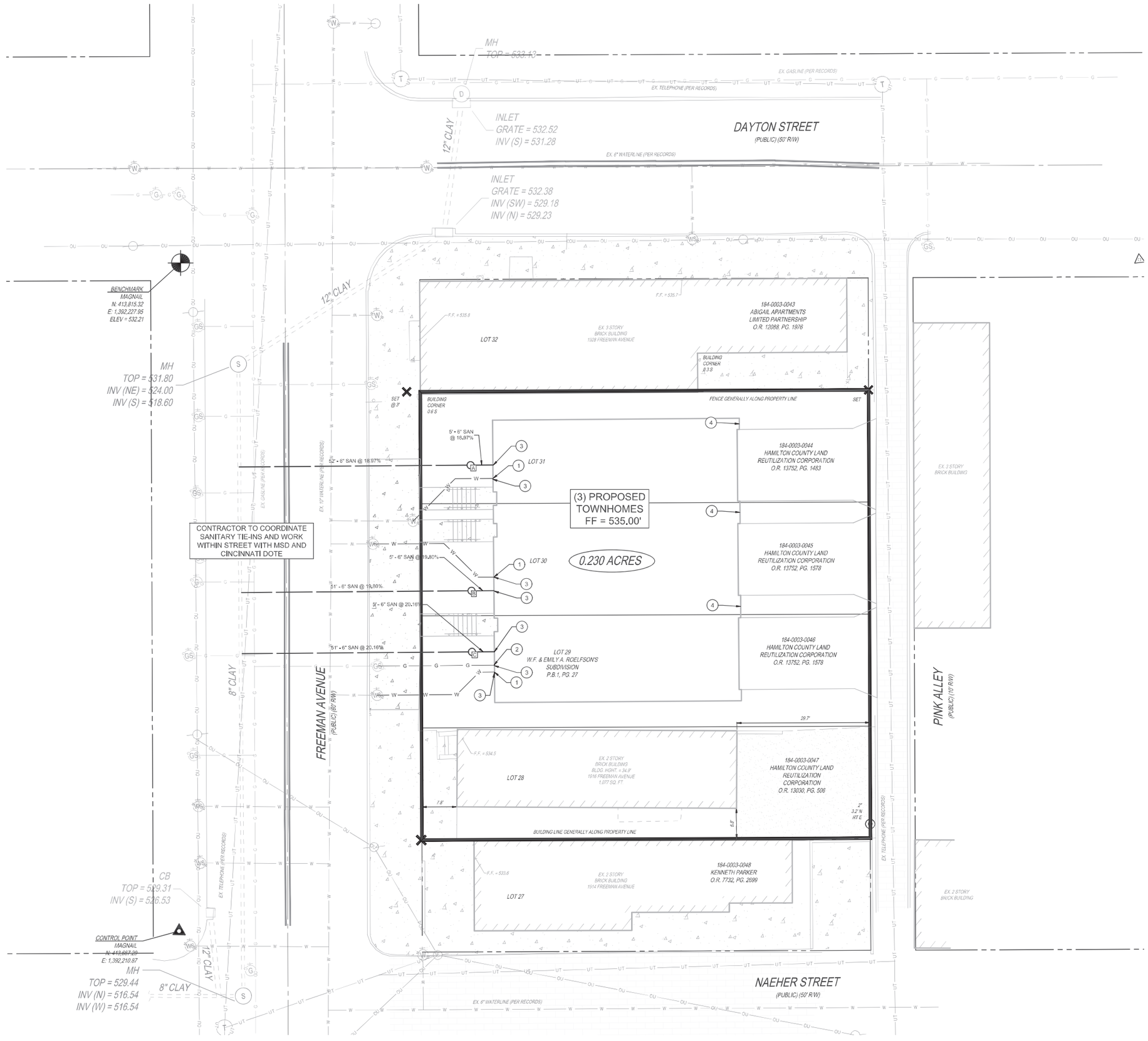
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DATE: 01-27-2023
SCALE: 0 5 10 20

SHEET NAME:
LOCATION PLAN

SHEET NO.
C400

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CODED NOTES

1. PROPOSED WATER CONNECTION
2. PROPOSED GAS CONNECTION
3. FINAL UTILITY CONNECTION TIE-IN LOCATION TO BE COORDINATED WITH MEP/BUILDING DESIGNER
4. PROPOSED ROOF DRAINAGE DOWNSPOUTS TO RELEASE ONTO SPLASH BLOCKS

GENERAL NOTES

1. ALL DOWNSPOUTS TO DISCHARGE TO SPLASH BLOCKS THAT DIRECT WATER AWAY FROM THE BUILDING.
2. THE UPSTREAM MANHOLE RIM ELEVATION IS 531.80'.
3. IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
4. COORDINATE WITH GCWW ON NEW WATER METERS AND LOCATIONS.

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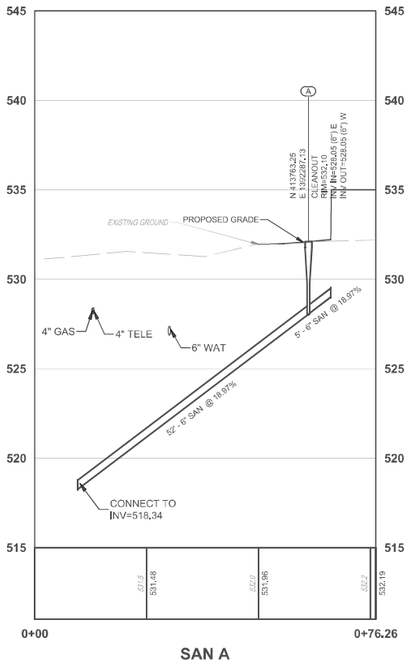
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FREEMAN AVENUE TOWNHOMES
1918-1926 FREEMAN AVE, CINCINNATI, OHIO, 45214

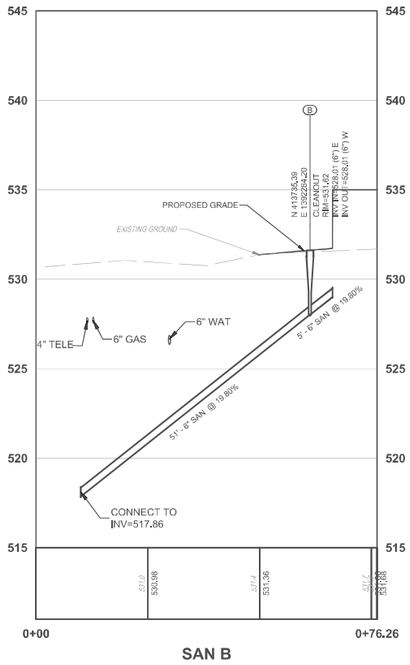
PROJECT NO: 220959.001
DATE: 01-27-2023
SCALE: 0 5 10 20
SHEET NAME: **UTILITY PLAN**
SHEET NO. **C500**

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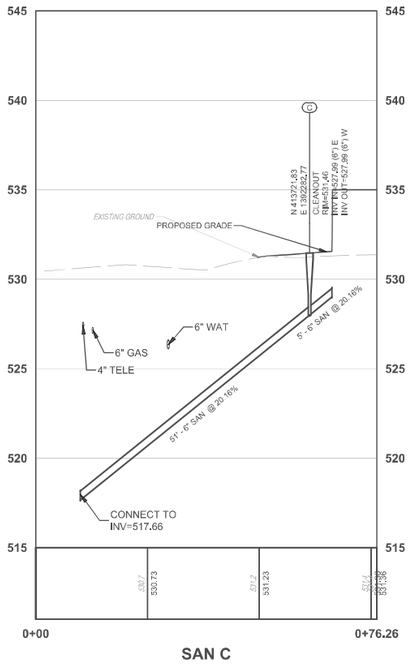
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SAN A



SAN B



SAN C

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NO. DATE DESCRIPTION

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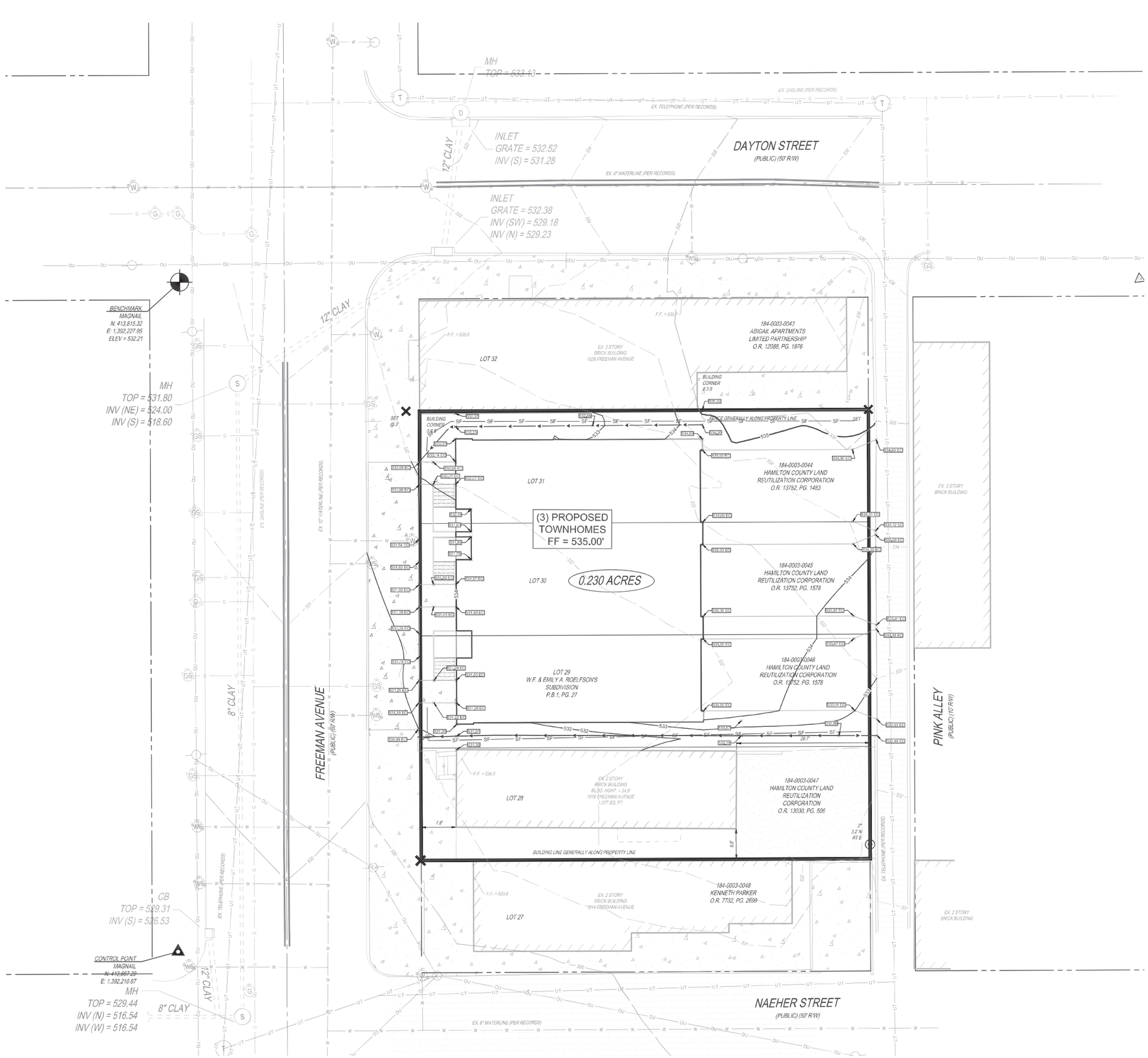
PROJECT NO: 220959.001
DATE: 01-27-2023
SCALE: V 0 2.5 5 10 / H 0 5 10 20

SHEET NAME:
UTILITY PROFILES

SHEET NO.
C501

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INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



GRADING LEGEND

- 535 — EXISTING MAJOR CONTOUR
- 536 — EXISTING MINOR CONTOUR
- 535 — PROPOSED MAJOR CONTOUR
- 536 — PROPOSED MINOR CONTOUR
- GRASS SWALE FLOW ARROWS

SPOT ELEVATION LEGEND

- 535.00 — FINISHED GRADE ELEVATION
- 535.00 EC — EDGE OF CONCRETE ELEVATION
- 535.00 SB — BOTTOM OF STAIR ELEVATION
- 535.00 ST — TOP OF STAIR ELEVATION

PROPOSED EROSION CONTROL LEGEND

- SF — SILT FENCE (C100)

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SEAL:

NO. DATE DESCRIPTION

FREEMAN AVENUE TOWNHOMES
1918-1926 FREEMAN AVE,
CINCINNATI, OHIO, 45214

PROJECT NO: 220959.001
DATE: 01-27-2023
SCALE: 0 5 10 20

SHEET NAME:
GRADING PLAN

SHEET NO.
C600

DESIGN ▲ TRANSFORMING COMMUNITIES

INSPIRED PEOPLE ▲ CREATIVE DESIGN

PROJECT DATA

PROJECT DESCRIPTION
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

LATITUDE:	N XX°XX'XX.XX"
LONGITUDE:	W XX°XX'XX.XX"
ESTIMATED CONSTRUCTION DATES:	XX/XX/XXXX - XX/XX/XXXX
TOTAL SITE AREA:	X.XX ACRES
TOTAL DISTURBED AREA:	X.XX ACRES
EXISTING IMPERVIOUS AREA:	X.XX ACRES
PROPOSED IMPERVIOUS AREA:	X.XX ACRES
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION:	X.XX ACRES
INCREASE IN IMPERVIOUS AREA:	0%
PRE-CONSTRUCTION RUNOFF COEFFICIENT :	C=0.XX
POST-CONSTRUCTION RUNOFF COEFFICIENT:	C=0.XX
IMMEDIATE RECEIVING WATER/MS4:	XXXXX
ULTIMATE RECEIVING STREAM:	XXXXX
EXISTING LAND USE:	XXXXX
SOILS:	XXXXX

CONSTRUCTION SEQUENCE

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE EXISTING DITCHES WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

A) INSTALL EROSION CONTROL ITEMS.
B) STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA.
C) INSTALL TEMPORARY DITCH CHECKS IN DOWNSTREAM END OF EXISTING DITCH WITHIN 24 HOURS FOLLOWING THE STRIPPING OPERATION.
D) IF U/G PIPE IS CALLED FOR IN THIS PORTION OF WORK AREA, PIPE CREW WILL INSTALL PIPE AS WELL AS MANHOLES.
E) AS PIPE INSTALLATION PROGRESSES, REPAIR OF THE ROADWAY WILL PROCEED BEHIND IT.
F) ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION REGULATIONS INCLUDING:

1. SEEDING
2. DITCH MATTING
3. INLET PROTECTION
4. MULCHING
5. WATERING

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

TITLE	NAME	PHONE NUMBER
SITE SUPERINTENDENT		
PROJECT ENGINEER		

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:

1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.
2) STOP THE SPILL.
3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

ADDITIONAL EMERGENCY CONTACT NUMBERS:	24 HOUR PHONE NO.:
OHIO EPA	614-728-3898

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH A REVISION IN APRIL 2018. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OEPA "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OEPA NPDES PERMIT TO THE ENGINEER AND THE OEPA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 1)

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
3) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE STATE.
4) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL

SEED TYPE	PER 1,000 SQ FT	PER ACRE
PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 POUND 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D
PERMANENT SEEDING			•	•	•	*	*	*	•	•		
DORMANT SEEDING	•	•	•							•	•	•
TEMPORARY SEEDING			•	•	•	*	*	*	•	•		
SODDING			**	**	**	**	**	**	**			
MULCHING	•	•	•	•	•	•	•	•	•	•	•	•

* IRRIGATION NEEDED

** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED

INSPECTIONS

ALL BMPS ON THIS SITE SHALL BE INSPECTED BY "QUALIFIED INSPECTION PERSONNEL" ASSIGNED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED. AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD. A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

1. THE INSPECTION DATE;
2. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
3. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
4. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
5. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
6. LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED;
7. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
8. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
9. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE ALL EROSION CONTROL INSTALLATIONS AS NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL REPAIRS TO BMPS SHALL BE MADE WITHIN 3 DAYS (OR SOONER IF POSSIBLE) OF NOTIFICATION OF DEFICIENCIES. IF THE CORRECTIONS ARE NOT MADE WITHIN THE 3 DAY PERIOD, LIQUIDATED DAMAGES MAY BE ASSESSED AS PER THE ODOT CMS SECTION 108.07.

ONGOING INSPECTION OF INSTALLATIONS WILL BE PERFORMED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVED DURING CLEANING OF OR REMOVAL OF BMP INSTALLATIONS SHALL BE PLACED IN AREAS NOT SUBJECT TO EROSION AND PERMANENTLY STABILIZED.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

1. VEGETATIVE COVER AND/MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
2. WATERING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. SPRAY-ON ADHESIVES - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

ADHESIVE	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

PERMITTEE

NAME
ADDRESS1
ADDRESS2
PHONE:
FAX:
CONTACT:
EMAIL:

GENERAL PERMIT: OHC000005

NPDES PERMIT: XXXXXXXX

DATE OF ISSUE: XX/XX/XXXX

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SEAL:

NO. DATE DESCRIPTION

FREEMAN AVENUE TOWNHOMES
1918-1926 FREEMAN AVE, CINCINNATI, OHIO, 45214

PROJECT NO: 220959.001
DATE: 01-27-2023
SCALE:

SHEET NAME:
EROSION CONTROL NOTES

SHEET NO.
C700

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Freeman Avenue Townhomes

1918, 1922, 1926 Freeman Ave, Cincinnati, Ohio 45214

CONSTRUCTION DOCUMENTS



CODE SUMMARY

Project Description:
(3) Single Family townhomes, on individual lots

Building Department
City of Cincinnati,
Dept of Buildings & Inspections
805 Central Ave
Cincinnati, OH 45202

Applicable Codes
2019 Residential Code of Ohio

Use Classification
Single Family

Number of Stories
4 Stories

Building Information

Level 1:	634 sf ±
Level 2:	900 sf ±
Level 3:	1,063 sf ±
Level 4:	372 sf ±
Total Finished area:	2,969 sf ±
Garage:	428 sf ±
Balcony:	170 sf ±
Rooftop Deck	353 sf ±

Zoned As: CN-P (Commercial Neighborhood - Pedestrian)
Minimum Lot Area: 0 square feet
Minimum Front Yard Setback: 0' (measured from Right-of-Way)
Minimum Side Yard Setback: 0' (each side)
Maximum Building Height: 50'

SHEET INDEX

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000	Title Sheet
A001	Foundation Plan
A002	Braced Wall Plans
A003	Framing Plans
A101	Level 1 Floor Plan
A102	Level 2 Floor Plan
A103	Level 3 Floor Plan
A104	Roof Plan
A201	Exterior Elevations & Sections
A701	Wall Sections
A702	Sections
A703	Specifications
A704	Specifications
S1	Structural Drawings Notes & Specifications
S2	Structural Drawings Notes & Specifications
S3	Structural Drawings Notes & Specifications

ARCHITECTURAL ABBREVIATIONS

A

ACT	ACOUSTICAL CEILING TILE

B

B/M	BENCH MARK
B/S	BOTH SIDES

C

CG	CORNER GUARD
CJ	CONTROL JOINT
C	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE / PORCELAIN TILE
CTG	CLEAR TEMPERED GLASS

D

D	DEEP
DN	DOWN

E

E	EAST
EA	EACH
EG	END GUARD
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EXP	EXPOSED
EXST	EXISTING

F

FTG	FOOTING

G

GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GL	GLASS
GYP BD	GYPSUM BOARD

H

H	HIGH
HB	HOSE BIB
HDW	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	"HEATING, VENTILATING & AIR CONDITIONING"

L

L	LONG
LBS	POUNDS
LL	LIVE LOAD #
L/P	LOW POINT

M

MAX	MAXIMUM
MIN	"MINIMUM, MINUTES"
MO	MASONRY OPENING

N

N	NORTH
NIC	NOT IN CONTRACT
NO. or #	NUMBER
NOM	NOMINAL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE HAND

P

%	PERCENT
PL	PLASTIC LAMINATE
± or +/-	PLUS OR MINUS
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PAINT

R

R	"RADIUS, RISER"
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REQD	REQUIRED
RO	ROUGH OPENING

S

S	SOUTH
SAN	SANITARY SEWER
SF	SQUARE FEET
SIM	SIMILAR
SS	SOLID SURFACE
STS	STORM SEWER

T

T	TREAD
T/	TOP OF
T/M	TOP OF MASONRY
T/S	TOP OF STEEL
T/W	TOP OF WALL
TYP	TYPICAL

U

UC	UNDERCOUNTER
UNO	UNLESS NOTED OTHERWISE

V

VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VT	VINYL TILE

W

W/	WITH
WB	WOOD BASE
WD	WOOD
W/O	WITHOUT

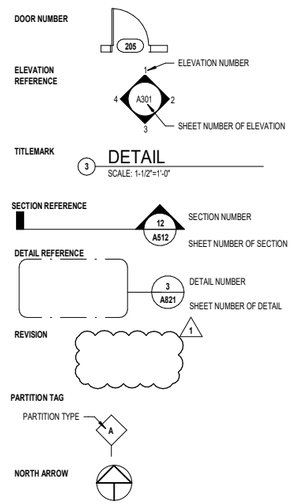
LOCATION MAP



VICINITY MAP



SYMBOLS



Freeman Avenue Townhomes
1918, 1922, 1926 Freeman Avenue
Cincinnati, OH 45214

Project number 22-26

BTH Construction Delivery
4329 Hamilton Ave
Cincinnati, OH 45223
(513) 655-7987

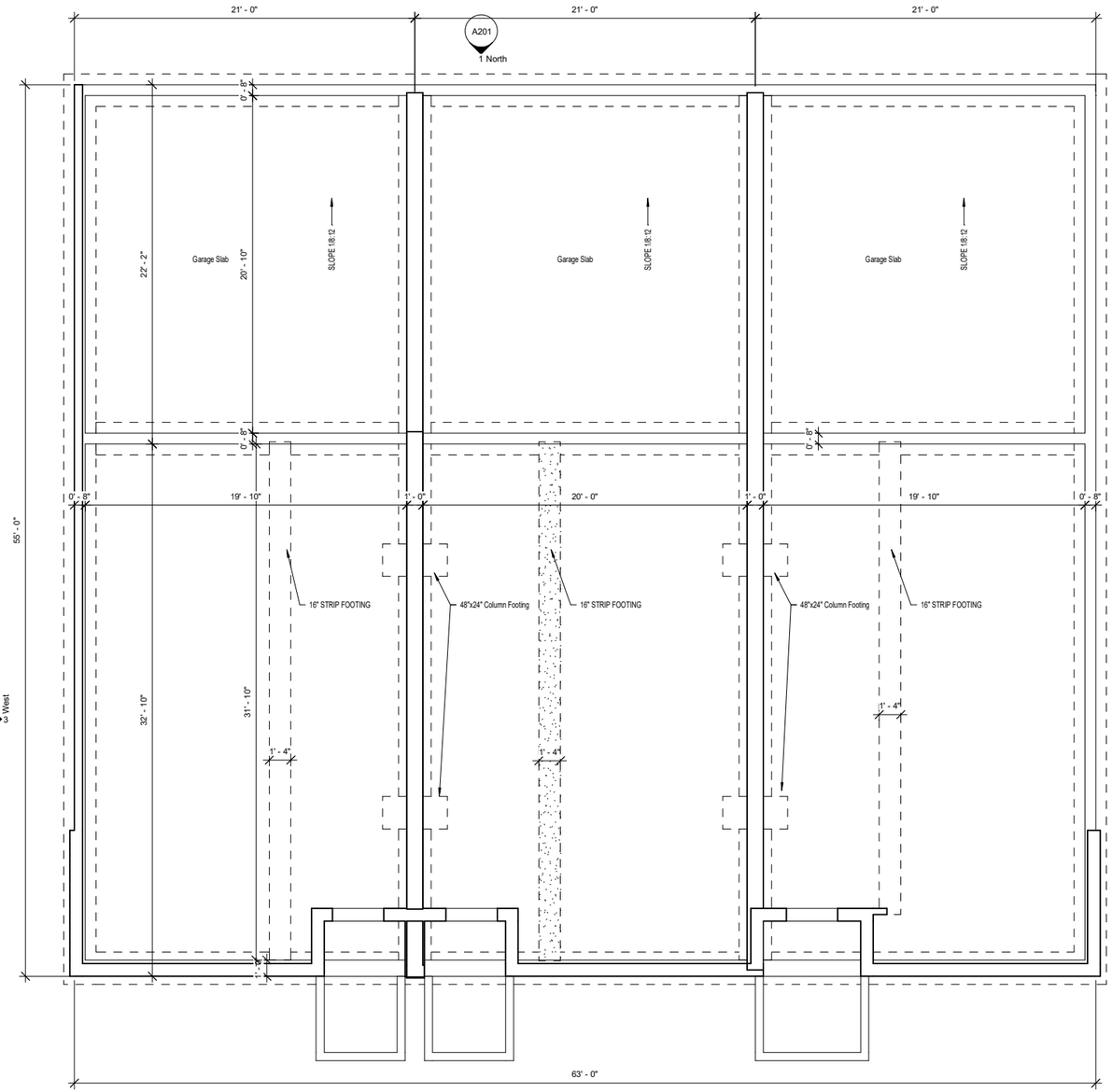
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1916 Freeman Ave
Cincinnati, OH 45214
(513) xyz-2232

ENGINEER
AO Engineers
5 Green St
Ft Thomas, KY 41075
(513) xyz-5757

No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Title Sheet

Sheet Number
000



1 Foundation Plan
1/4" = 1'-0"

Freeman Avenue Townhomes

1918, 1922, 1926
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No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Foundation Plan

Sheet Number
A001

Partition Types

A — Wall Type A
2 Hour Wall U.L. #U336, See Detail x/A701
2 in. wide channel spaced 24 in. OC.
"H"-shaped metal studs spaced 24 in. OC
(2) layers of 1 in. thick gypsum board liner panels
2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment.
1/2 in. thick gyp board
4" Sound Batts

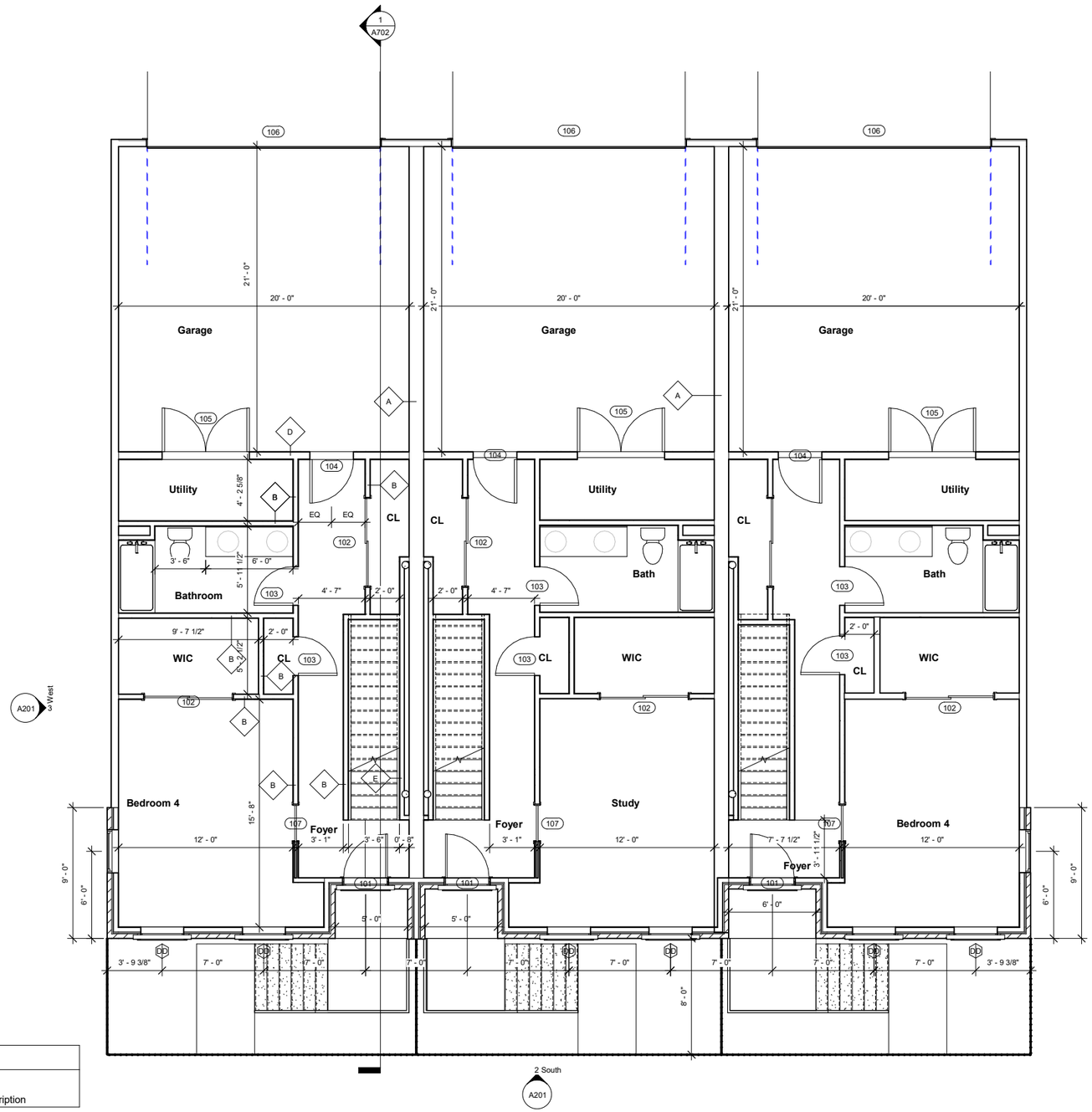
B — Wall Type B
2x4 Wood Studs @ 12" O.C.
1/2" Gypsum Board at Each side

Typical wall type unless noted otherwise.

C — Wall Type C
2x6 Wood Studs @ 16" O.C.
1/2" Gypsum Board at Each side

D — Wall Type D
1 Hour Wall U.L. 314
2x6 Wood Studs @ 16" O.C.
1/2" Gypsum Board type X at Each side

E — Wall Type E
2x4 Wood Studs @ 16" O.C.
1/2" Gypsum Board at one side



Window Schedule				
Type Mark	Width	Height	Sill Height	Description
A	2' - 11 1/2"	4' - 11 1/2"	3' - 0"	
DD	2' - 11 1/2"	5' - 11 1/2"		
E	2' - 11 1/2"	4' - 7 1/2"		
HH	2' - 11 1/2"	1' - 6"	7' - 1 1/8"	

Hardware Schedule

1 — 1 1/2 pair hinges
lockset
Door stop
threshold

2 — 1 1/2 pair hinges
door stop

3 — 1 1/2 pair hinges
magnetic catch

4 — 1 1/2 pair hinges
privacy lock
door stop

5 — 1 1/2 pair hinges
Electronic lockset
threshold
door stop

Door Schedule									
Mark	Width	Height	DOOR MAT	DoorFinish	DoorHardwareGroup	DoorFireRating	Frame Type	Frame Finish	Description
101	3' - 0"	6' - 8"							
102	6' - 0"	6' - 8"							(2)3068
103									
104	3' - 0"	6' - 8"							
105	6' - 0"	6' - 8"							Louvered Double Doors
106	16' - 0"	7' - 0"							
107	2' - 6"	6' - 8"	Wood	Paint	3		Wood	Paint	
108	6' - 0"	6' - 8"							(2)3068
109	6' - 0"	6' - 8"							Louvered Double Doors
110	2' - 0"	7' - 0"							
113	2' - 8"	6' - 8"							
201	6' - 0"	6' - 8"							Sliding Glass Door
401	3' - 0"	6' - 8"							

Plan Notes

1. Do not scale Drawings
2. All Window and Doors given in feet & inches.
3. All window and door headers to be (2)2x8s unless noted otherwise.
4. All interior walls 2x4 unless noted otherwise.
5. All guardrails shall be @ 36" above subfloor, all spindle handrails shall be @ 34" above subfloor & all wall railing shall be @ 34" above subfloor and returned into wall.
6. All girders, beams and headers shall be framed with solild blocking at both ends for support.

1 Level 1
1/4" = 1'-0"

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No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Level 1 Floor Plan

Sheet Number
A101

Partition Types

A — Wall Type A
2 Hour Wall U.L. #U336, See Detail x/A701
2 in. wide channel spaced 24 in. OC.
"H" -shaped metal studs spaced 24 in. OC
(2) layers of 1 in. thick gypsum board liner panels
2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment.
1/2 in. thick gyp board
4" Sound Batts

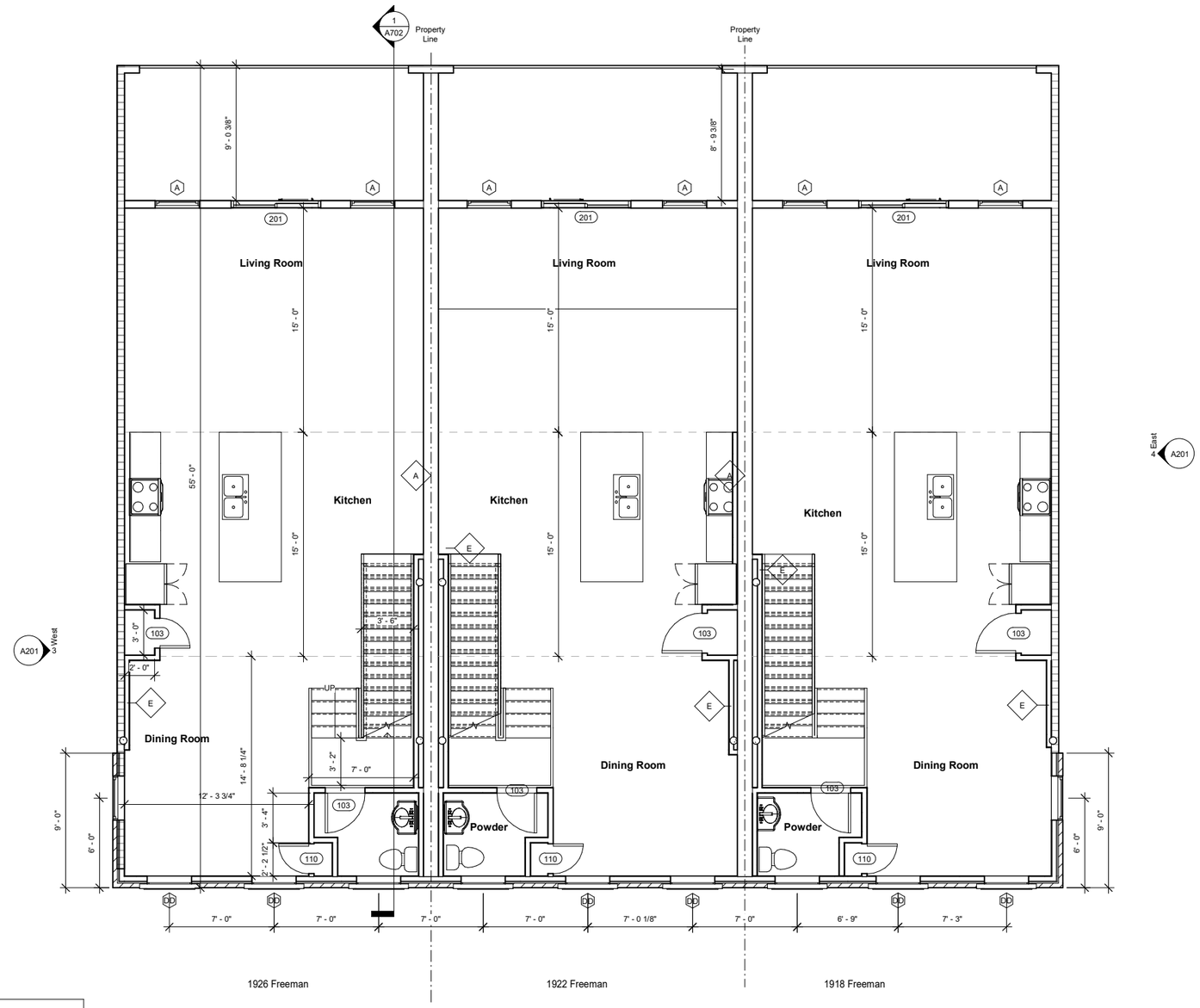
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Typical wall type unless noted otherwise.

C — Wall Type C
2x6 Wood Studs @ 16" O.C.
1/2" Gypsum Board at Each side

D — Wall Type D
1 Hour Wall U.L. 314
2x6 Wood Studs @ 16" O.C.
1/2" Gypsum Board type X at Each side

E — Wall Type E
2x4 Wood Studs @ 16" O.C.
1/2" Gypsum Board at one side



Window Schedule				
Type Mark	Width	Height	Sill Height	Description
A	2' - 11 1/2"	4' - 11 1/2"	3' - 0"	
DD	2' - 11 1/2"	5' - 11 1/2"		
E	2' - 11 1/2"	4' - 7 1/2"		
HH	2' - 11 1/2"	1' - 6"	7' - 1 1/8"	

Hardware Schedule

1 — 1 1/2 pair hinges
lockset
Door stop
threshold

2 — 1 1/2 pair hinges
door stop

3 — 1 1/2 pair hinges
magnetic catch

4 — 1 1/2 pair hinges
privacy lock
door stop

5 — 1 1/2 pair hinges
Electronic lockset
threshold
door stop

Door Schedule									
Mark	Width	Height	DOOR MAT	DoorFinish	DoorHardwareGroup	DoorFireRating	Frame Type	Frame Finish	Description
101	3' - 0"	6' - 8"							
102	6' - 0"	6' - 8"							(2)3068
103									
104	3' - 0"	6' - 8"							
105	6' - 0"	6' - 8"							Louvered Double Doors
106	16' - 0"	7' - 0"							
107	2' - 6"	6' - 8"	Wood	Paint	3		Wood	Paint	
108	6' - 0"	6' - 8"							(2)3068
109	6' - 0"	6' - 8"							Louvered Double Doors
110	2' - 0"	7' - 0"							
113	2' - 8"	6' - 8"							
201	6' - 0"	6' - 8"							Sliding Glass Door
401	3' - 0"	6' - 8"							

Plan Notes

1. Do not scale Drawings
2. All Window and Doors given in feet & inches.
3. All window and door headers to be (2)2x8s unless noted otherwise.
4. All interior walls 2x4 unless noted otherwise.
5. All guardrails shall be @ 36" above subfloor, all spindle handrails shall be @ 34" above subfloor & all wall railing shall be @ 34" above subfloor and returned into wall.
6. All girders, beams and headers shall be framed with solild blocking at both ends for support.

Freeman Avenue Townhomes

1918, 1922, 1926
Freeman Avenue
Cincinnati, OH 45214

Project number 22-26

BTH Construction Delivery
4329 Hamilton Ave
Cincinnati, OH 45223
(513) 655-7987

OWNER
Chauncy Walker
1916 Freeman Avenue, LLC
1916 Freeman Ave
Cincinnati, OH 45214
(513) xyz-2232

ENGINEER
AO Engineers
5 Green St
Ft Thomas, KY 41075
(513) xyz-5757

No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Level 2 Floor Plan

Sheet Number
A102

Partition Types

A — Wall Type A
2 Hour Wall U.L. #U336, See Detail x/A701
2 in. wide channel spaced 24 in. OC.
"H"-shaped metal studs spaced 24 in. OC
(2) layers of 1 in. thick gypsum board liner panels
2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment.
1/2 in. thick gyp board
4" Sound Batts

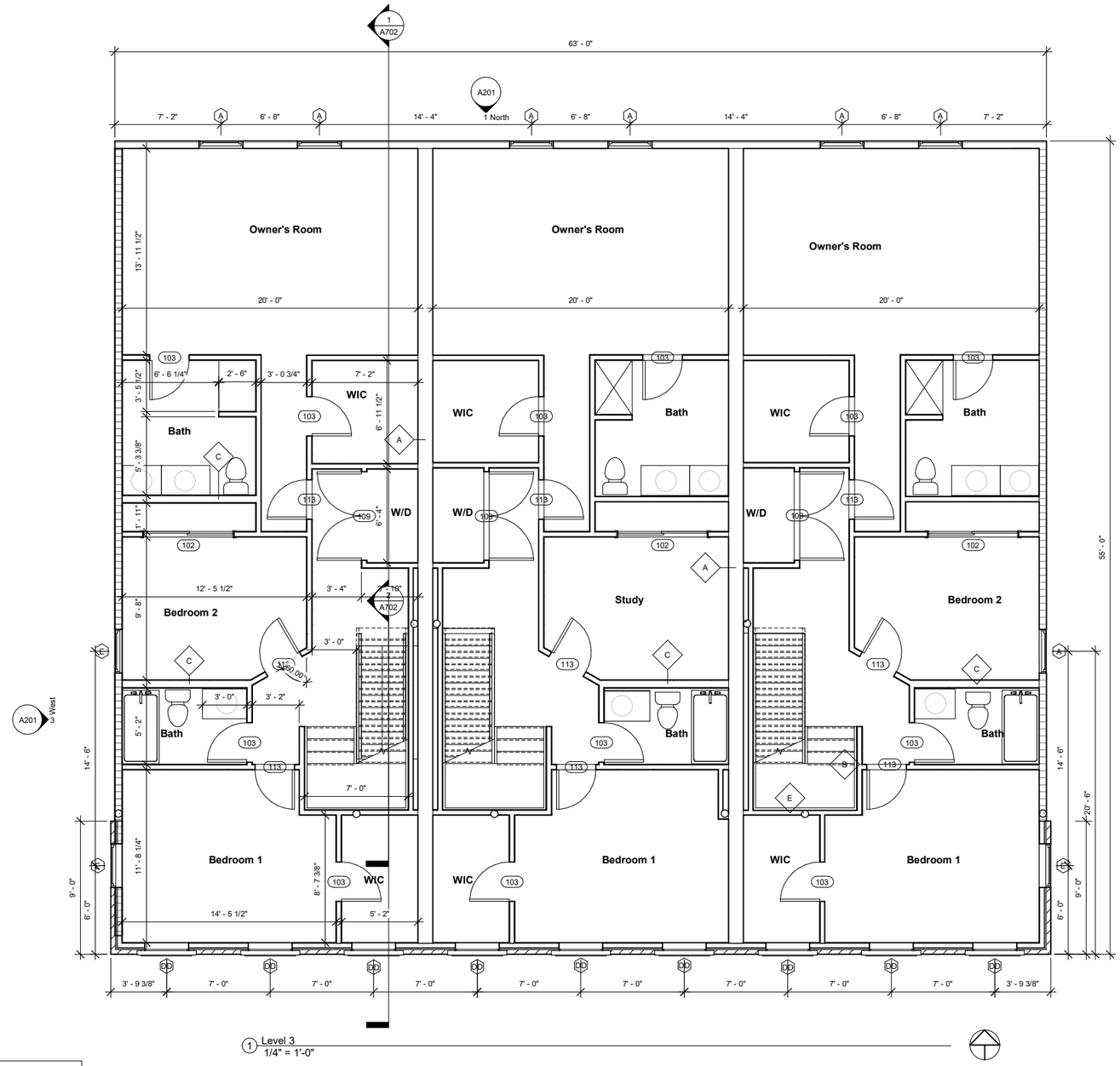
B — Wall Type B
2x4 Wood Studs @ 12" O.C.
1/2" Gypsum Board at Each side

Typical wall type unless noted otherwise.

C — Wall Type C
2x6 Wood Studs @ 16" O.C.
1/2" Gypsum Board at Each side

D — Wall Type D
1 Hour Wall U.L. 314
2x6 Wood Studs @ 16" O.C.
1/2" Gypsum Board type X at Each side

E — Wall Type E
2x4 Wood Studs @ 16" O.C.
1/2" Gypsum Board at one side



Window Schedule				
Type Mark	Width	Height	Sill Height	Description
A	2' - 11 1/2"	4' - 11 1/2"	3' - 0"	
DD	2' - 11 1/2"	5' - 11 1/2"		
E	2' - 11 1/2"	4' - 7 1/2"		
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Hardware Schedule

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lockset
Door stop
threshold

2 — 1 1/2 pair hinges
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3 — 1 1/2 pair hinges
magnetic catch

4 — 1 1/2 pair hinges
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door stop

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door stop

Door Schedule									
Mark	Width	Height	DOOR MAT	DoorFinish	DoorHardwareGroup	DoorFireRating	Frame Type	Frame Finish	Description
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103									
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106	16' - 0"	7' - 0"							
107	2' - 6"	6' - 8"	Wood	Paint	3		Wood	Paint	
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109	6' - 0"	6' - 8"							Louvered Double Doors
110	2' - 0"	7' - 0"							
113	2' - 8"	6' - 8"							
201	6' - 0"	6' - 8"							Sliding Glass Door
401	3' - 0"	6' - 8"							

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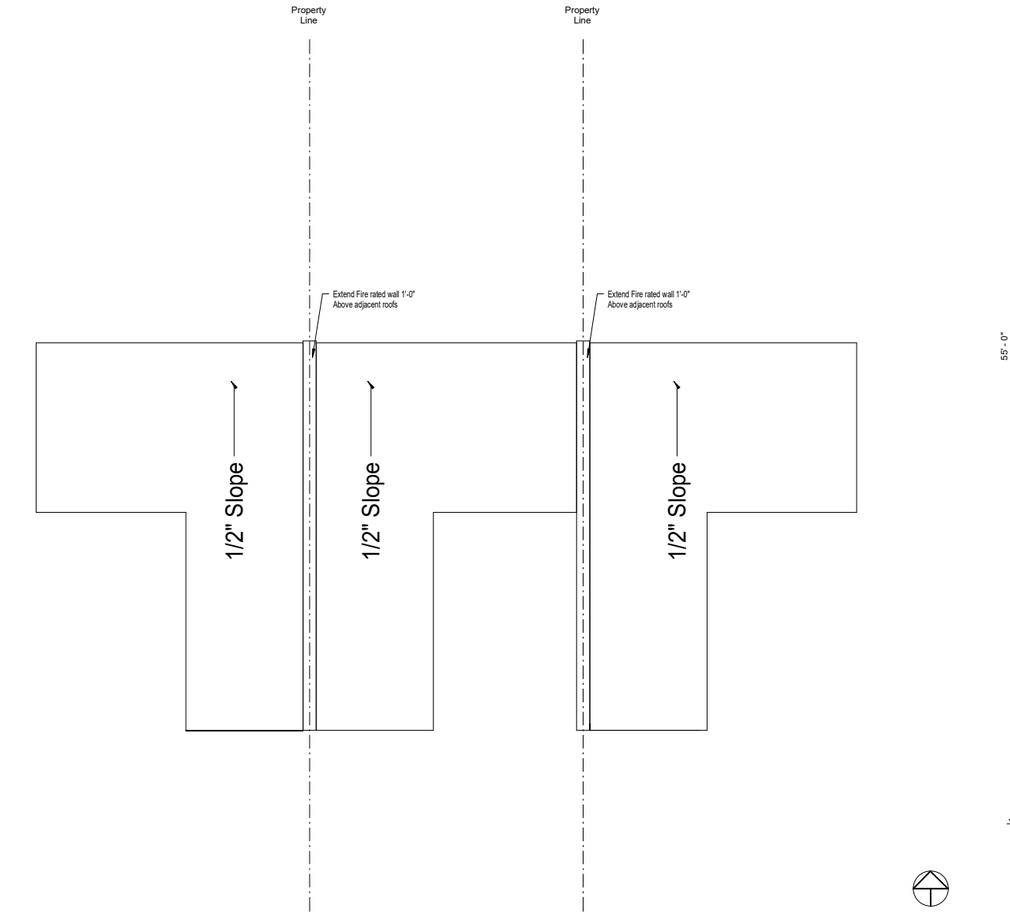
OWNER
Chauncy Walker
1916 Freeman Avenue, LLC
1916 Freeman Ave
Cincinnati, OH 45214
(513) xyz-2232

ENGINEER
AO Engineers
5 Green St
Ft Thomas, KY 41075
(513) xyz-5757

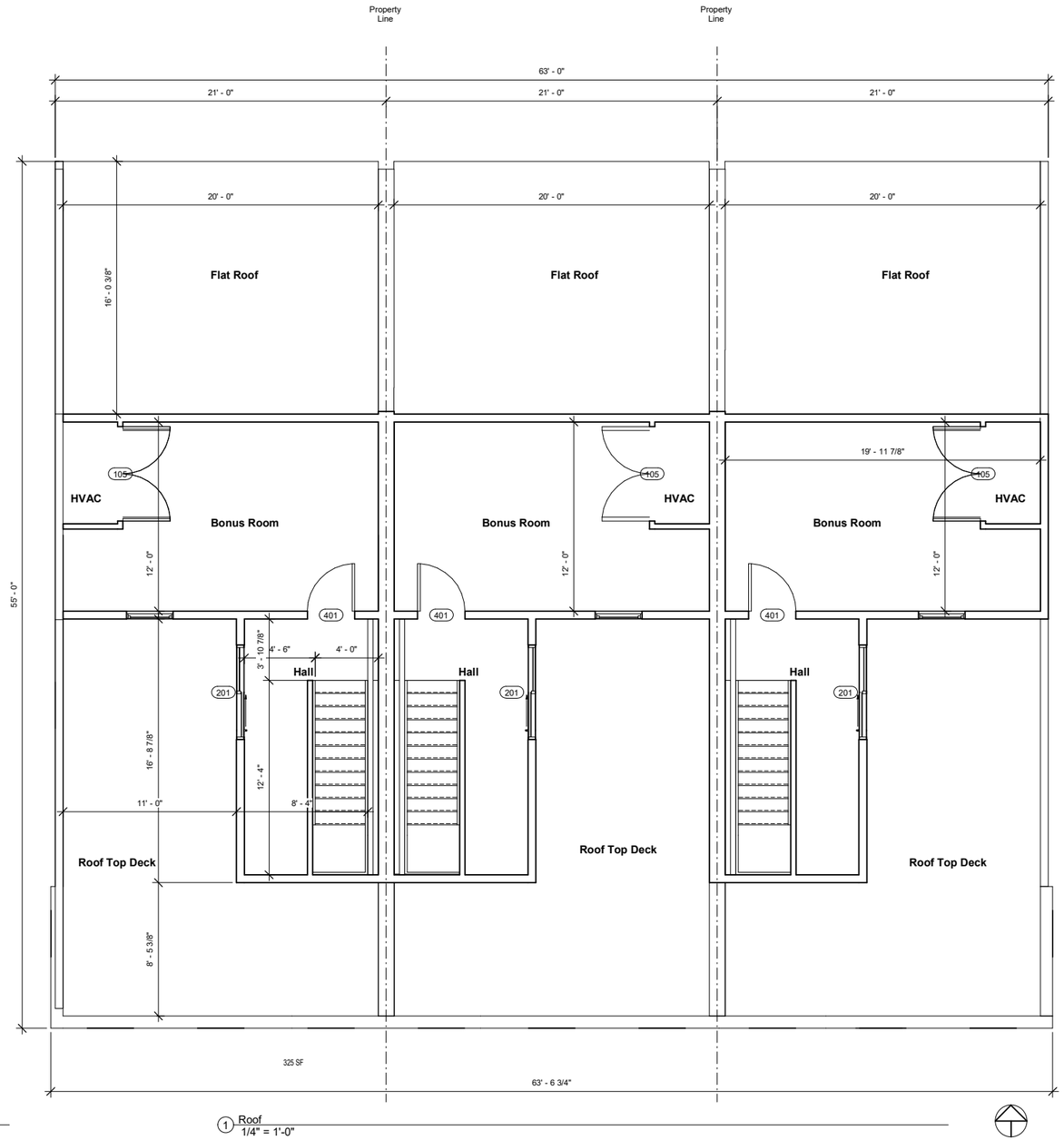
No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Level 3 Floor Plan

Sheet Number
A103



2 Upper Roof
3/16" = 1'-0"



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

Plan Notes

1. Do not scale Drawings
2. All Window and Doors given in feet & inches.
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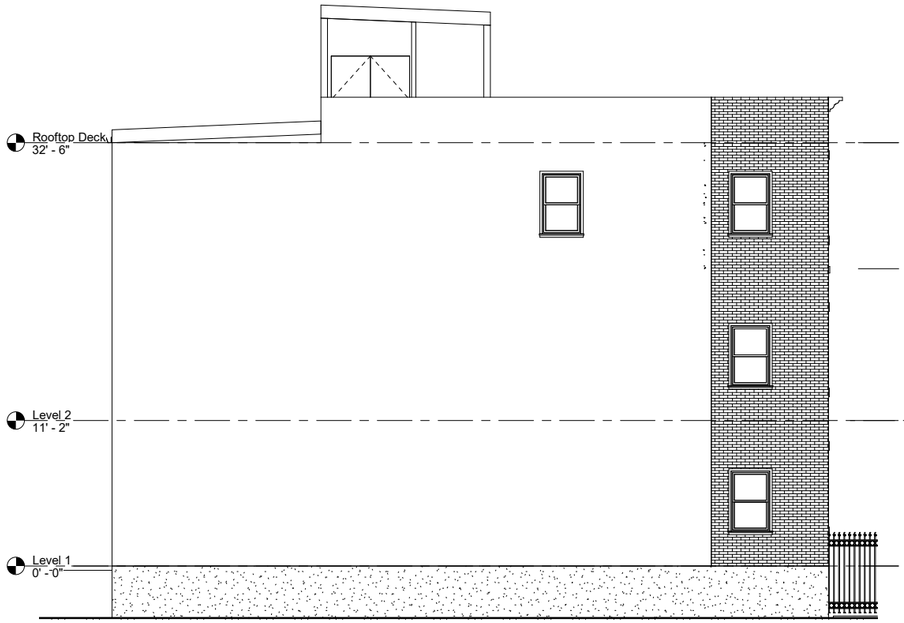
OWNER
Chauncy Walker
1916 Freeman Avenue, LLC
1916 Freeman Ave
Cincinnati, OH 45214
(513) xyz-2232

ENGINEER
AO Engineers
5 Green St
Ft Thomas, KY 41075
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No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Roof Plan

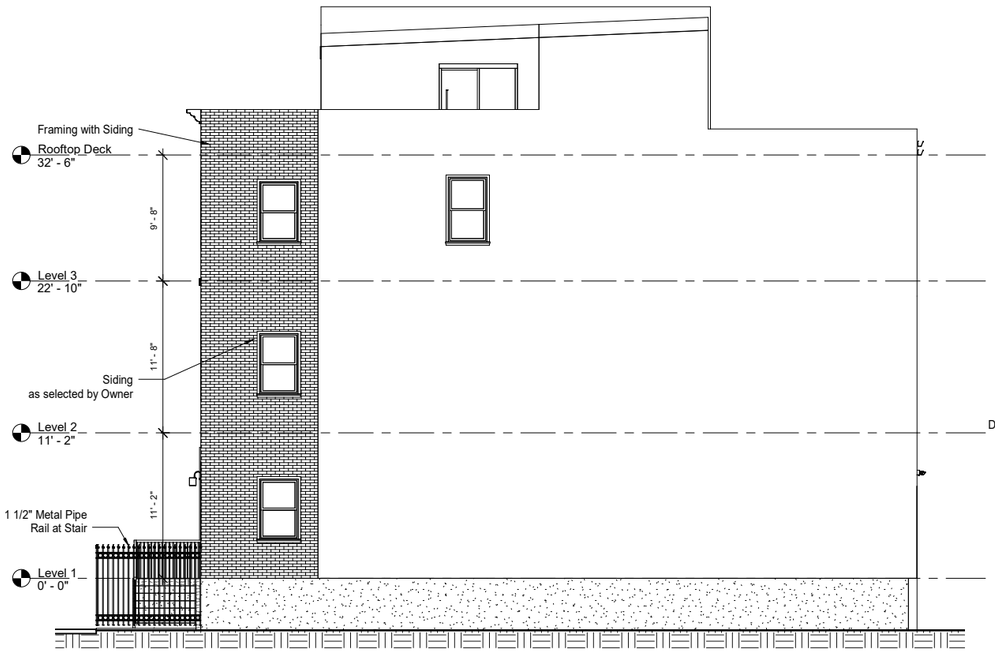
Sheet Number
A104



3 West
3/16" = 1'-0"



1 North
3/16" = 1'-0"



4 East
3/16" = 1'-0"



2 South
3/16" = 1'-0"

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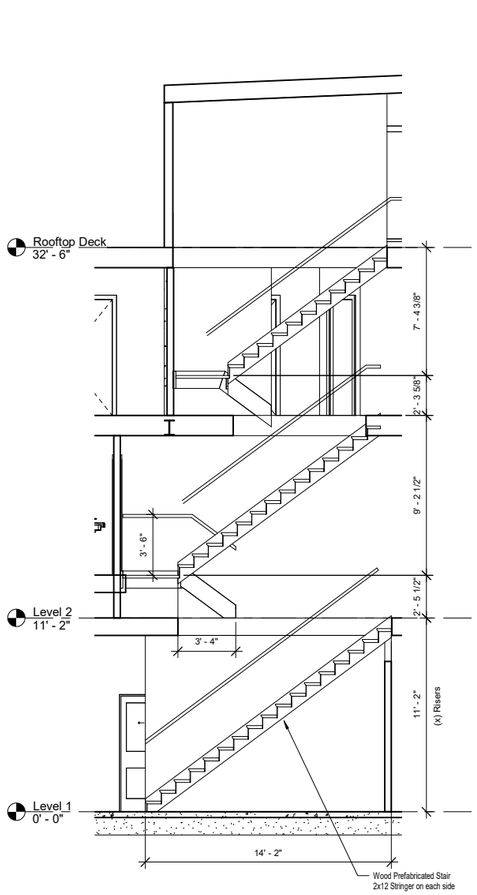
OWNER
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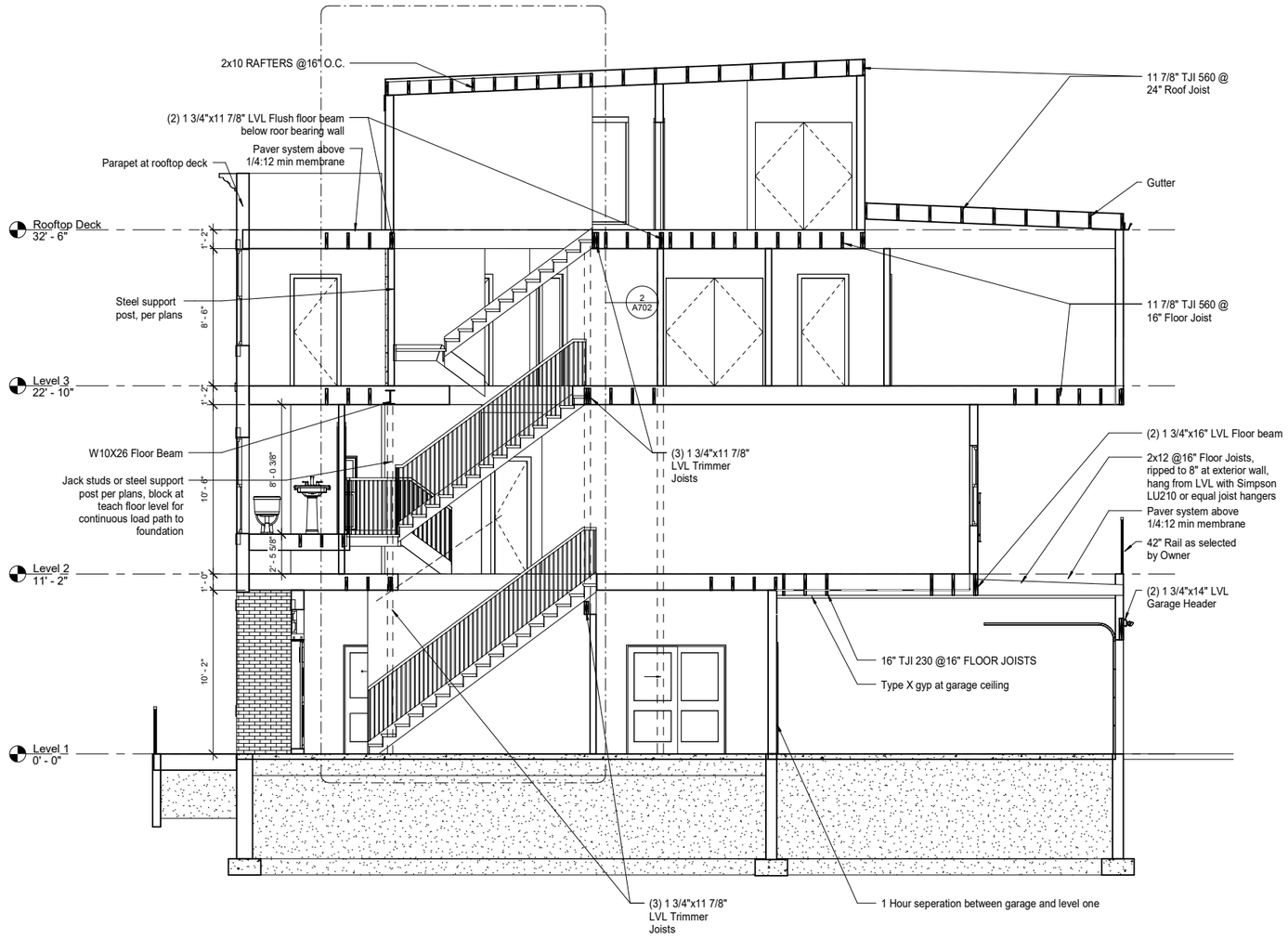
No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Exterior Elevations & Sections

Sheet Number
A201



2 Stair Section
1/4" = 1'-0"



1 Building Section
1/4" = 1'-0"

Freeman Avenue Townhomes

1918, 1922, 1926
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Ft Thomas, KY 41075
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No.	Description	Date
	Historic Review	01/27/22

Sheet Title
Sections

Sheet Number
A702



Site Line Drawing









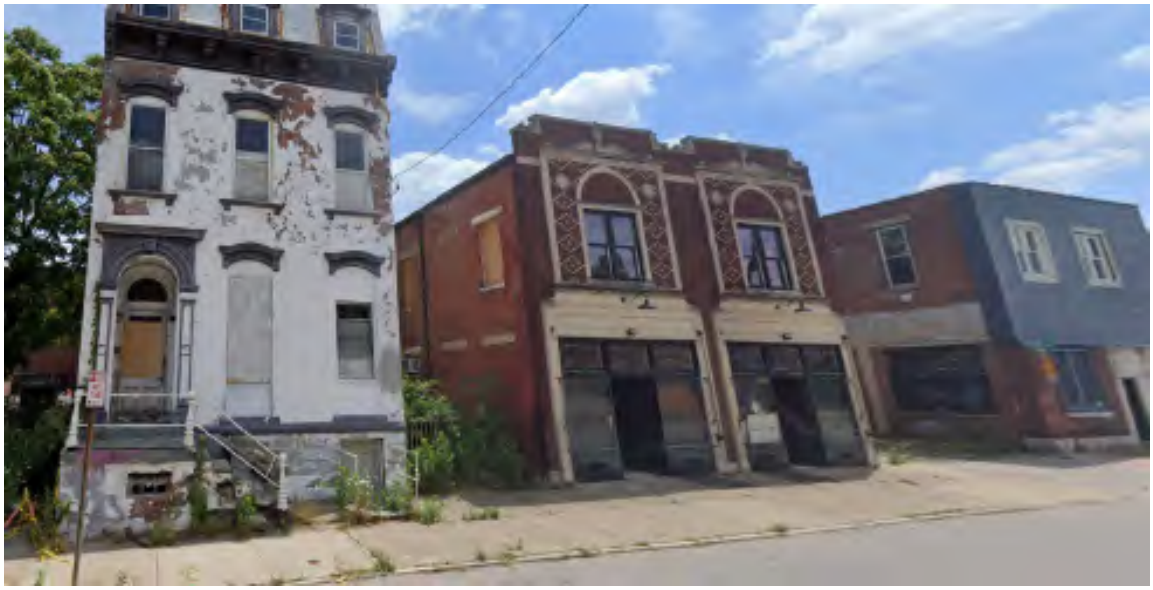
Existing Lot



Streetscape



Streetscape



Streetscape

Brick Selections

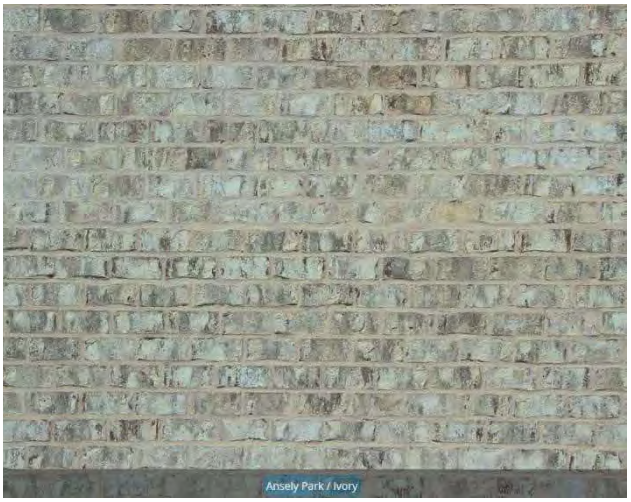


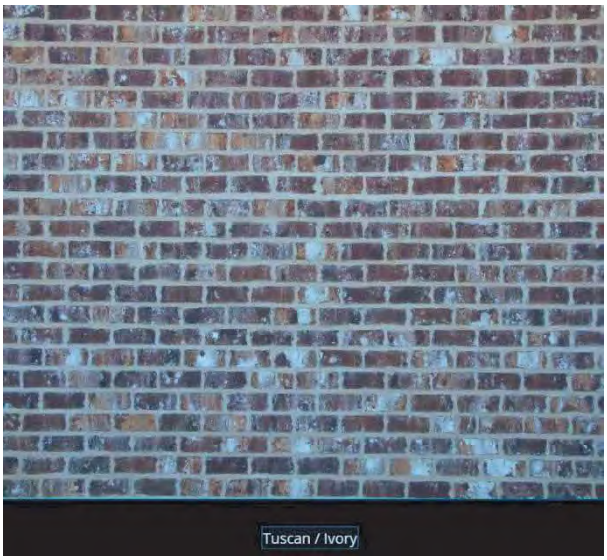
General Shale Colony Pointe



New Castle gray







Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering



Scan code to request a sample.

Hardie® Trim Color Offering



Hardie® Soffit Color Offering

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

Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

Select Cedarmill® & Smooth

Thickness 5/16 in **Length** 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™			•	•	
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™					
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Beaded Select Cedarmill

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

*9.25 in and 12 in widths do not feature the drip edge

LEDGESTONE SERIES

Rich colors and genuine textures

The Ledgestone Series offers the irregular, aged look of natural stone with a variety of options in size, texture and shape. The natural, "stacked" look of the Ledgestone Series is familiar and elegant, featuring rich colors and genuine textures that make it one of our most popular styles.



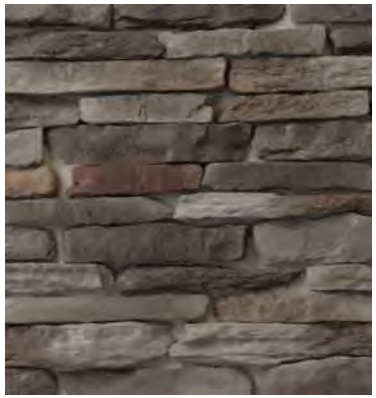
Ledgestone - Smoky Mountain



Bluegrass



Canyon Ridge



Cumberland



Harbor Bluff



Hermitage



Hickory



Mossy Creek



Pecan



Pinehurst



Sedona



Shenandoah



Smoky Mountain



Westchester

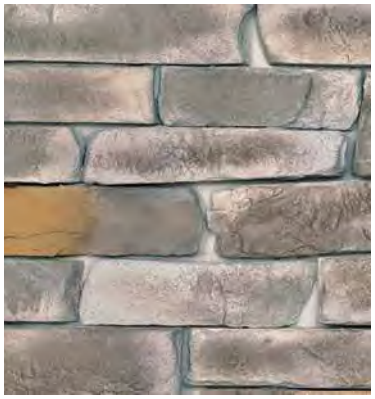
HANDCRAFTED SERIES

Straight from the bench of a stonemason

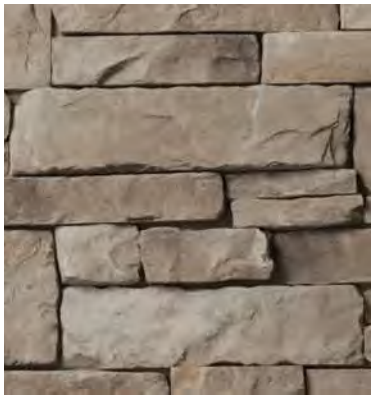
Stone has been shaped by human beings for as long as they could make and use tools. Our Handcrafted Series is testimony to that ancient tradition, featuring rugged symmetry and precise lines for an ageless look and feel.



Handcrafted - Cumberland



Bluegrass



Canyon Ridge



Cumberland



Harbor Bluff



Hermitage



Hickory



Mossy Creek



Pecan



Pinehurst



Sedona



Shenandoah



Smoky Mountain



Westchester

OLDE WORLD SERIES

An old-world blend with modern sensibility

Our Olde World Series brings the beauty of our Ledgestone, 19th Century and Handcrafted Series together in a unique blend of traditional, historical and handmade looks to create an old world feel with a modern touch.



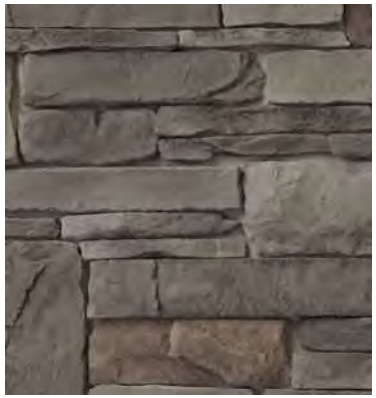
Olde World - Canyon Ridge



Bluegrass



Canyon Ridge



Cumberland



Harbor Bluff



Hermitage



Hickory



Mossy Creek



Pecan



Pinehurst



Sedona



Shenandoah



Smoky Mountain



Westchester

ROCKFACE SERIES

Where historic architecture meets modern design

The chiseled texture of our Rockface Series is reminiscent of classic stones used in historical architecture designed throughout the world. Its symmetrical shape also makes it the perfect stone for today's contemporary designs.



Rockface - Pinehurst



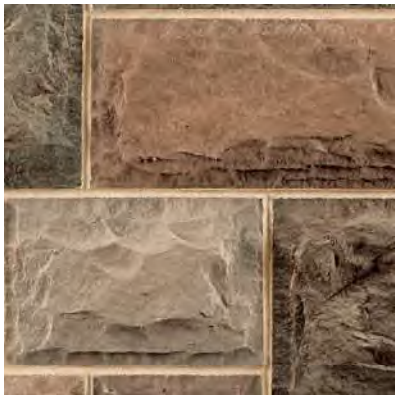
Desert Blend



Hamilton



Hermitage



Pinehurst



Sedona



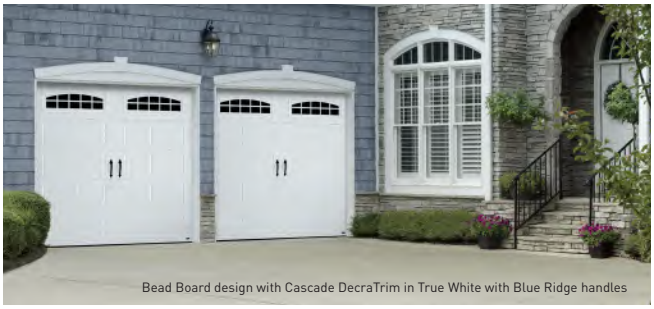
Stonehenge

Amarr® Hillcrest
Value Carriage House Steel Garage Doors


Recessed design with Stockton DecraTrim in Black

Beauty that's more than skin deep. With the Amarr Hillcrest collection, you get more than a custom carriage house look with a wide range of colors, decorative hardware and window styles. You get exceptional style and durability with conventional hardware at a competitive price.

The Amarr Hillcrest collection. Value is a beautiful thing.


Bead Board design with Cascade DecraTrim in True White with Blue Ridge handles

Recessed
with Thames DecraTrim (RE30)



Recessed
with Stockton DecraTrim (RE20)



Long Bead Board
with Waterford DecraTrim (LPBB25)



Long Bead Board
with Closed Square (LPBB)

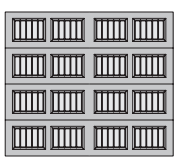


Bead Board
with Cascade DecraTrim (BB23)

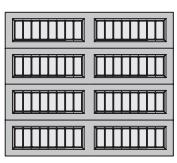


PANEL DESIGNS

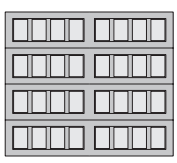
BB • BEAD BOARD



LPBB • LONG BEAD BOARD



RE • RECESSED



www.amarr.com

Amarr® Hillcrest

Construction

HI1000
Single-Layer:
Steel

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance



HI2000
Double-Layer:
Steel + Insulation

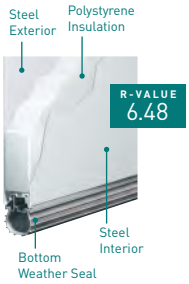
- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



HI3138/HI3000
Triple-Layer:
Steel + Insulation + Steel

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Two Energy Efficiency Options
- Extra Quiet Operation

HI3138 – 1-3/8"



HI3000 – 2"



Specifications

	AMARR HILLCREST HI1000	AMARR HILLCREST HI2000	AMARR HILLCREST HI3138	AMARR HILLCREST HI3000
PANEL DESIGNS				
Bead Board	•	•	•	•
Long Bead Board	•	•	•	•
Recessed	•	•	•	•
INSULATION[1]		Polystyrene	Polystyrene	Polystyrene
R-VALUE[2]		6.64	6.48	9.05
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)
STEEL THICKNESS	25 ga	25 ga	27/27 ga	27/27 ga
INSULATED GLASS OPTION*			•	•
DECORATIVE HARDWARE OPTIONS	•	•	•	•
WIND LOAD[3] AVAILABLE	•	•	•	•
PAINT FINISH WARRANTY[4]	15 Years	25 Years	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year	2 Years	3 Years	3 Years

[1] Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

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

[3] It is your responsibility to make sure your garage door meets local building codes.

[4] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

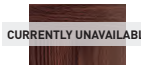
*Price upcharge applies.

Colors

Actual paint colors may vary from samples shown.
Price upcharge applies to all colors except True White.




WALNUT (NT)



MAHOGANY (MY)

Woodgrain finishes are dual directional for all panel designs.



Amarr Color Zone
Over 800 Sherwin-Williams paint colors; approved color list is at amarr.com/amarr_color_zone.

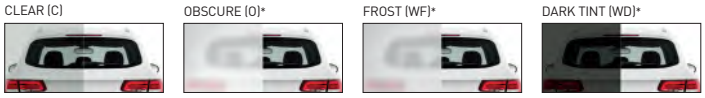
Check your local Sherwin-Williams store for paint chips.

SHERWIN WILLIAMS.

Amarr doors are pre-painted; homeowners can use exterior latex paint for custom colors.
Visit **amarr.com** for painting instructions.
Non-factory painting of garage door voids the paint finish warranty.

Glass Options

Insulated glass* available in Clear, Frost and Dark Tint.

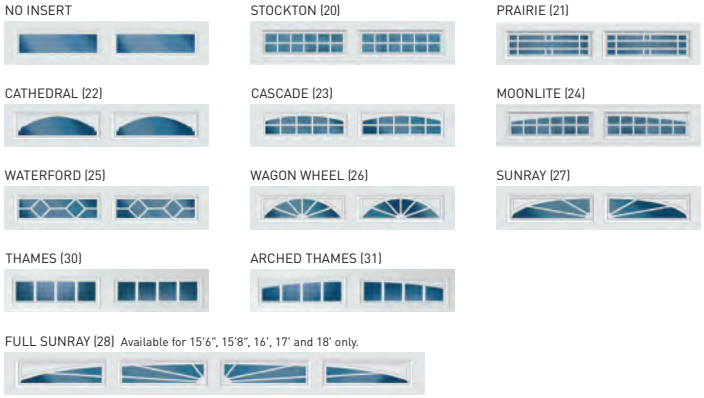


3/32" (0.24cm) Single Strength

*Price upcharge applies.

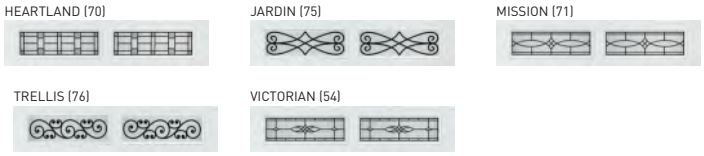
DecraTrim Window Inserts

Window inserts shown on Clear glass; inserts also available with Obscure, Frost and Dark Tint glass.



DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs; design visibility varies due to lighting.



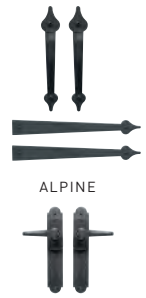
Decorative Hardware

ALUMINUM

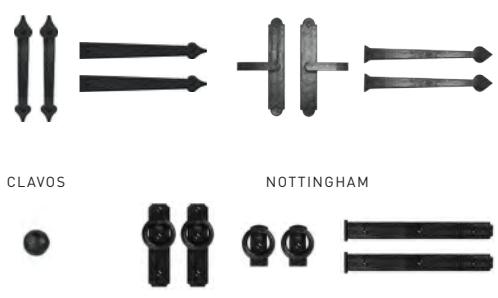
Aluminum decorative strap hinges with clavos not recommended for arch openings.



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THE PORT
Making Real Estate Work

Hamilton County
Landbank

January 13, 2023

Re: Letter of Support regarding 1918, 1922 & 1926 Freeman Avenue

Historic Conservation Board:

This letter is written in support of the application regarding the subject property at 1918, 1922, & 1926 Freeman Ave. (collectively, the "Property") in the city of Cincinnati. The Hamilton County Land Reutilization Corporation ("HCLRC") is the current owner of the Property, following its tax foreclosure, and now seeks to sell the Property to 1916 Freeman Avenue, LLC (the "Developer"). Accordingly, HCLRC authorizes and supports the Developer's application to the Historic Conservation Board as submitted.

The HCLRC – or Landbank – is a quasi-governmental entity that was created under state law to acquire vacant, abandoned properties and put them back into good use. The HCLRC is a property holder of "last resort." When it acquired the Property, it did so in order to identify the best path forward for abating the long-standing nuisance therein, either through rehab or demolition. As it stands, the private market and the community did not have the tools necessary to take on this task. The HCLRC's assessment is that the Developer has the best plan to redevelopment and make economically viable use of the Property. This conclusion is based in the HCLRC having extensive experience in stabilizing and saving over 30 historic structures over the past 9 years – including over 10 structures in the West End, at an expense of over $2.5MM.

The Developer has completed an extensive review and pre-development planning process with HCLRC and has demonstrated to HCLRC the means and ability to redevelop the Property into much-needed residential property for the West End. The Developer is affiliated, or under common ownership, with an experienced registered contractor that has a proven history of successful redevelopments. Accordingly, HCLRC approved the Developer's application to purchase the Property and anticipates closing no later than May 30, 2023.

In sum, we authorize and strongly support the Developer's application to this Board as submitted. Its plan to utilize the subject Property to expand the availability of affordable housing in the West End benefits the community and comports with the missions of HCRLC and this Board. Please let me know if you have any questions.

Sincerely,

Philip Denning
Executive Vice President