

SUBJECT: A report and recommendation on a proposed zone change from Single-family Residential (SF-6) to Commercial Community – Mixed (CC-M) at 729 Overlook Avenue in West Price Hill.

GENERAL INFORMATION:

Location: 729 Overlook Avenue
Cincinnati, OH 45238

Petitioner: Jim Kaiser, on behalf of Jason Phillips, owner of Western Hills Window
906 Monmouth Street
Newport, KY 41071

Property

Owner: JLTM Investments LLC
1054 Sundance Drive
Cincinnati, OH 45233

EXHIBITS:

Provided in addition to this report are the following exhibits:

- Exhibit A Location Map
- Exhibit B Zone Change Application
- Exhibit C Zone Change Plat
- Exhibit D Legal Description
- Exhibit E Proposed Expansion
- Exhibit F Coordinated Site Review Letter
- Exhibit G West Price Hill Community Council Letter of Support

BACKGROUND:

The petitioner, Jim Kaiser, on behalf of the property owner, JLTM Investments, is requesting a zone change located at 729 Overlook Avenue in West Price Hill from Single-family Residential (SF-6) to Commercial Community – Mixed (CC-M) to permit the future expansion of Western Hills Window Company located at 4527 W. 8th Street. Western Hills Window Company has been operating at this location since the 1960s. The company provides exterior door and window installation and replacement services to homeowners, businesses, and institutions across the tri-state region.

The property in question is located directly south of the existing business along Overlook Avenue and consists of 0.103 acres. The total zone change area is 0.1264 acres. Currently, there is a vacant single-family home on the subject property that will be demolished to make room for the future expansion of Western Hills Window Company.

ADJACENT LAND USE AND ZONING:

The subject property is currently zoned SF-6 (Single-family Residential) as shown on the attached map (Exhibit A).

The zoning and land uses surrounding the subject properties are as follows:

North:

Zoning: Commercial Community – Mixed (CC-M)
Existing Use: Western Hills Windows Company

East:

Zoning: Commercial Community – Mixed (CC-M)
Existing Use: Higher Love Tattoo Parlor

South:

Zoning: Single-family Residential (SF-6)
Existing Use: Single-family residences

West:

Zoning: Commercial Community – Mixed (CC-M)
Existing Use: AJM Food Truck and General Store

PROPOSED DEVELOPMENT:

The proposed zone change will allow the planned future expansion of Western Hills Window Company. The business is proposing to build a new addition of approximately 4,285 square feet that will serve as parking and storage for the existing business. This expansion will also allow Western Hills Window Company to have more adequate deliveries and to be able to store their company vehicles safely in an enclosed and secure area.

COORDINATED SITE REVIEW:

The proposed zone change went through the Coordinated Site Review (CSR) process in October of 2022. There was a CSR Advisory Team Meeting held on October 4, 2022 and a Client meeting on October 11, 2022 (CPRE220058). There were concerns and comments that arose during the meeting, mainly due to the need for zoning relief because of the proposed structure not meeting the buffer yard requirement and driveway/curb concerns (Exhibit F).

The applicant team is working with the Department of Transportation and Engineering to address their comments and are engaging property owners to make them aware of any potential concerns. The Department of City Planning and Engagement including the Zoning Division met with the applicant team twice after the CSR meeting to discuss the potential buffer issue and other zoning relief that may be needed still. The applicant team increased the proposed buffer yard to approximately 12-feet and will include more landscaping and fencing on the site. The applicant will need to go before the Zoning Hearing Examiner for any zoning relief that needs to be granted with the future construction of the business addition.

COMMUNITY ENGAGEMENT AND PUBLIC COMMENT:

There was a Public Staff Conference held by the Department of City Planning and Engagement on December 19, 2022 via Zoom. Members of the applicant team were present but there were no members of the public who requested to join. The applicant team has been engaging the adjacent property owners to make them aware of the zone change and future addition and have indicated to staff that there are no objections. The West Price Hill Community Council has additionally submitted a letter of support (Exhibit G).

Notice of the January 20, 2023 City Planning Commission meeting was sent out on January 6, 2023 to all property owners within 400-feet of the subject property, including the applicant, the West Price Hill Community Council (WPHCC), and Price Hill Will. No correspondence has been received to-date other than WPHCC's letter of support.

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Compete Initiative Area of *Plan Cincinnati* through the Goal to “Foster a climate conducive to growth, investment, stability, and opportunity” (p. 103) and the Strategies to “Grow our own” by focusing on retention, expansion and relocation of existing businesses” (p. 104) and “Pursue new growth and business recruitment efforts in target industries” (p. 108).

Belong, Be Strong: West Price Hill (2022)

The subject proposal is situated within the W. 8th Street Business District, identified as one of the focal points in West Price Hill's neighborhood plan, *Belong, Be Strong: West Price Hill*. It is consistent with the Business Development/Engagement Theme Area to “Preserve and grow three distinct, vibrant local business districts emphasizing diversity, creative resources, parking solutions, and clean and safe walkability through enhancing and upgrading of current buildings and businesses and attracting new businesses in a collaborative manner” (p. 22).

ANALYSIS:

The current SF-6 zoning only permits single-family homes and is intended to create, maintain and enhance neighborhood residential areas that are characterized by detached, single-unit structures with typical lot sizes starting at 6,000 square feet. CC-M districts strive to identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers while providing a mix of pedestrian and auto-oriented developments.

The current SF-6 does not permit any businesses or commercial uses due to the use not falling under the single-family residential criteria. The applicant is requesting the expansion to allow for more efficient deliveries, a new location for the dumpster, and to increase security around parking vehicles in an enclosed area due to the increase of vandalism the property has witnessed in the past years. Western Hills Window has been at this location for nearly 60 years and it is crucial to retain existing, thriving businesses within West Price Hill and the City as a whole. The company has also seen exponential growth since 2018 when they added a previous addition. CC-M zoning is additionally found along W. 8th Street and Overlook Avenue, as the SF-6 zoning of the subject project created an anomaly with the district consistency boundary of the CC-M zoning. This property is located within one of West Price Hill's neighborhood business districts. Lastly, the proposed addition would alleviate financial burdens placed on the business due to the existing conditions and vandalism.

The Cincinnati Zoning Code identifies this use as a “Materials Sales and Service” facility which is a permitted use within the CC-M zoning district. If the zone change is approved, then a consolidation plat or restrictive covenant must be recorded for all the parcels involved. The addition will then need to follow all Development Regulations for the CC-M zoning district in § 1409-09 of the Zoning Code, otherwise they will need to request zoning relief through the Zoning Hearing Examiner.

CONCLUSIONS:

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is consistent with the existing surrounding built environment in regards to allowable uses, building scale, massing, and adjacent zoning districts.
2. It is consistent with *Belong, Be Strong: West Price Hill* (2022) through the Business Development/Engagement Theme Area to “Preserve and grow three distinct, vibrant local business districts emphasizing diversity, creative resources, parking solutions, and clean and safe walkability through enhancing and upgrading of current buildings and businesses and attracting new businesses in a collaborative manner.”
3. It is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the Goal to, “Foster a climate conducive to growth, investment, stability, and opportunity” through the Strategy to ““Grow our own” by focusing on retention, expansion and relocation of existing businesses.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the proposed zone change from Single-family Residential (SF-6) to Commercial Community – Mixed (CC-M) at 729 Overlook Avenue in West Price Hill.

Respectfully submitted:



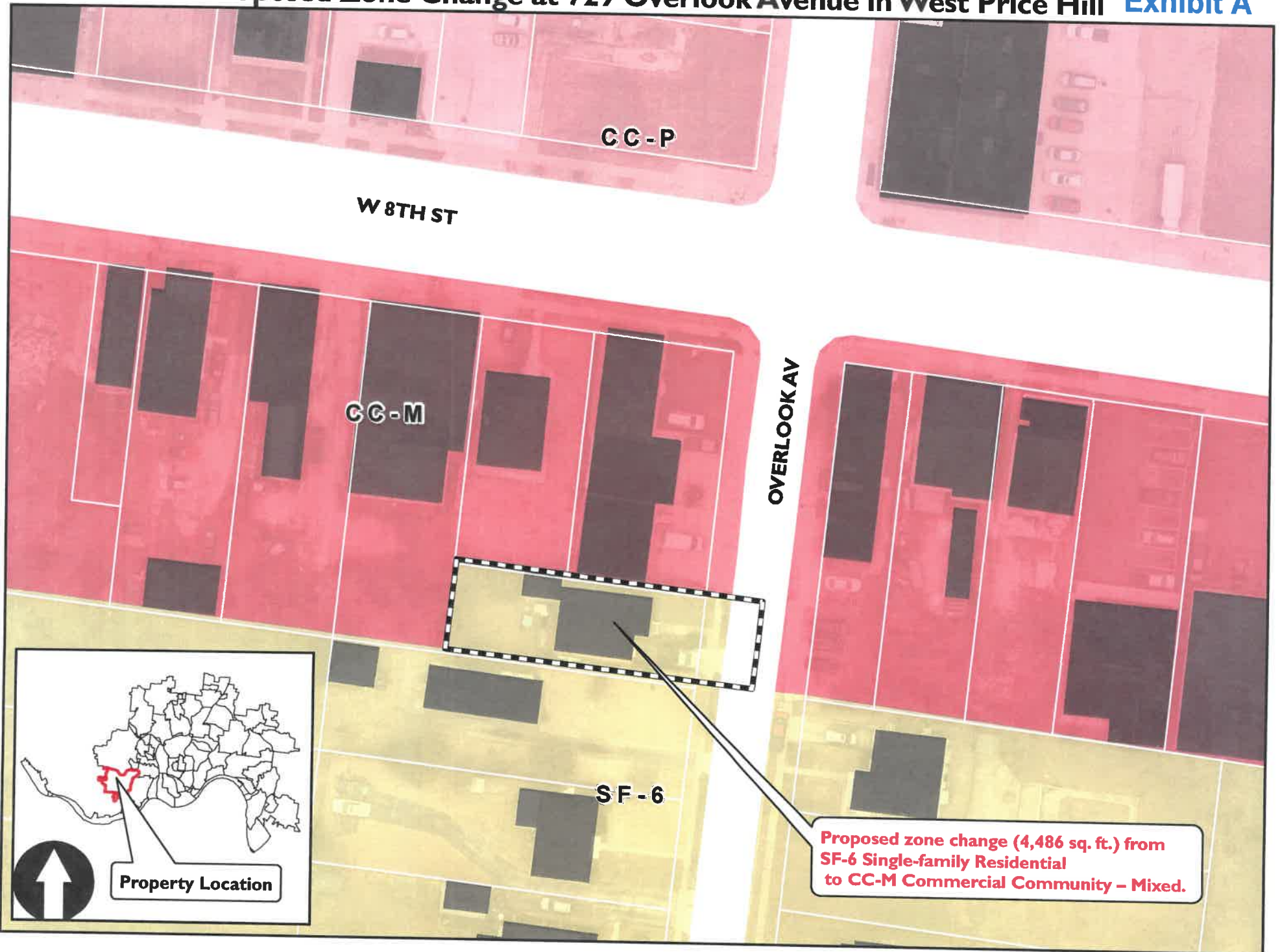
Jesse Urbancsik, Senior City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, FAICP, Director
Department of City Planning and Engagement

Proposed Zone Change at 729 Overlook Avenue in West Price Hill Exhibit A



PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 10/27/2022

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the SF-6 Zone District to the CC-M Zone District.

Location of Property (Street Address): 729 Overlook Ave Cincinnati, OH 45238

Area Contained in Property (Excluding Streets): 4486.68 SF

Present Use of Property: Single Family Home

Proposed Use of Property & Reason for Change: Building addition of storage to existing Western Hills Window at 4527 W 8th including two adjacent properties. All properties to be combined to one address with CC-M zoning.

Property Owner's Signature: 

Name Typed: JLTM Investments (Jason Phillips)

Address: 4521 W. 8th St. Cincinnati OH, 45238 Phone: 513-708-2252

Agent Signature: 

Name Typed: Jim Kaiser

Address: 906 Monmouth St Newport, KY 41071 Phone: 859.578.6002

Please Check if the Following Items are Attached

Application Fee X Copies of Plat X Copies of Metes and Bounds X



2022.11.21

Mr. Jesse Urbancsik
Senior City Planner
City of Cincinnati
Department of City Planning and Engagement

Re: Additions to Western Hills Window
4521 W. 8th St. – Cincinnati, OH
Summary of history/hardship

Dear Mr. Urbancsik

On behalf of Jason Phillips, owner of Western Hills Window, I am writing to detail the reason for the proposed additions to Western Hills Window and associated zone change request for the property at 729 Overlook Ave.

Currently, the company receives deliveries at its loading dock on Overlook Ave via semi-truck. Due to the lack of depth between the dock and street the trucks must block Overlook Ave when making deliveries thereby impacting traffic flow on Overlook. In addition, the only location to place a dumpster is at the driveway along Overlook. Lastly, the increased vandalism on the company's trucks has necessitated the need to park the company vehicles in an enclosed secured area. The construction of the addition and enclosed lot facing W. 8th St. originally approved for zoning variances and conditional use in 2018 alleviates these issues. The depth of the lot allows trucks to pull entirely within the property when making deliveries without blocking a street. In addition, with a fenced enclosure of the property the dumpster and company vehicles can be located within the enclosure and further from the street enhancing the appearance of the property and street frontage and providing a secure location to park the vehicles.

With the company's continued growth since the 2018 approval of the addition along W. 8th St, there has been a greater need for additional storage space. Currently Western Hills Window has been renting additional storage space off-site to store its product and materials. The rental costs, transportation costs between properties, and lost productivity has become a financial hardship for the company. The recent purchase of 729 Overlook and proposed warehouse addition on this lot would alleviate these financial burdens on the company allowing it to remain at the current site.

Sincerely,
PCA ARCHITECTURE ^{PSC}

A handwritten signature in black ink that reads 'Jim Kaiser'.

Jim Kaiser, R.A.

WEST EIGHTH STREET

P.O.C.

S 1°09'00" W 150.00'

S 1°09'00" W 40.00'

25' R/W

OVERLOOK AVENUE

Area To Be Rezoned To CC-M
(Commercial Community Mixed)
0.1264 Acres

Auditors Parcel
180-0082-0052
Collins, Alejandro
O.R. 14369, Pg. 1711

Auditors Parcel
180-0082-0135
JLTM Investments, LLC
O.R. 14781, Pg. 1774

Auditors Parcel
180-0082-0050
JLTM Investments, LLC
O.R. 14781, Pg. 1776

Auditors Parcel
180-0082-0051
JLTM Investments, LLC
O.R. 14781, Pg. 1769

Auditors Parcel
180-0082-0036
Thelen, Paul E.

N 1°09'00" E
40.00'

S 88°51'00" E 137.60'

CC-M
SF-6

N 88°51'00" W 137.60'

CC-M
SF-6

CC-M
SF-6

ZONE CHANGE PLAT

SECTION-12, TOWN-3, F.RANGE-1
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 · Cincinnati, Ohio 45247
613-385-5757 · www.abercrombie-associates.com

REV.

SCALE 1"=20'	DATE 10-27-22	JOB.NO. 22-0076	DRWN R.B.	1	1
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DWG.: RB-ZONE



OCTOBER 27, 2022

**LEGAL DESCRIPTION
0.1264 ACRES**

SITUATE IN CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOTS 32 AND 33 OF THE SUBDIVISION OF THE ANTHONY OEHLER TRACT MADE IN CASE NUMBER 98843 HAMILTON COUNTY COMMON PLEAS COURT RECORDED IN PLAT BOOK 14, PAGE 42 HAMILTON COUNTY, OHIO RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF OVERLOOK AVENUE (50' RIGHT-OF-WAY), SAID POINT BEING SOUTH 01°09'00" WEST FROM THE CENTERLINE INTERSECTION OF WEST EIGHT STREET (80' RIGHT-OF-WAY) AND OVERLOOK AVENUE;

THENCE CONTINUING WITH THE CENTERLINE OF SAID OVERLOOK AVENUE, SOUTH 01°09'00" WEST, 40.00 FEET TO A POINT;

THEN LEAVING SAID CENTERLINE OF OVERLOOK AVENUE, NORTH 88°51'00" WEST, 137.60 FEET TO THE SOUTHWEST CORNER OF LOT 32 OF SAID ANTHONY OEHLER SUBDIVISION;

THENCE IN PART WITH THE WEST LINE OF SAID LOT 32 AND THROUGH SAID LOTS 32 AND 33 OF ANTHONY OEHLER SUBDIVISION, NORTH 01°09'00" EAST, 40.00 FEET TO A POINT AND SOUTH 88°51'00" EAST, 137.60 FEET TO THE POINT OF BEGINNING.


THUS CONTAINING 0.1264 ACRES OF LAND, OF WHICH 0.0230 ACRES IS WITHIN THE RIGHT-OF-WAY OF OVERLOOK AVENUE, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEING PART OF THE SAME PREMISES CONVEYED TO JLTM INVESTMENTS, LLC BY DEED RECORDED IN OFFICIAL RECORD 14781, PAGE 1769 HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SUBDIVISION OF THE ANTHONY OEHLE TRACT MADE IN CASE NUMBER 98843 HAMILTON COUNTY COMMON PLEAS COURT RECORDED IN PLAT BOOK 14, PAGE 42 HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY PROPOSED TO BE DEVELOPED IS A COMPLETE, PROPER AND LEGAL DESCRIPTION THEREOF.





CRAIG T. ABERCROMBIE
OHIO REGISTERED SURVEYOR 8377

WESTERN HILLS WINDOW COMPANY

4521 WEST 8TH. STREET

CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

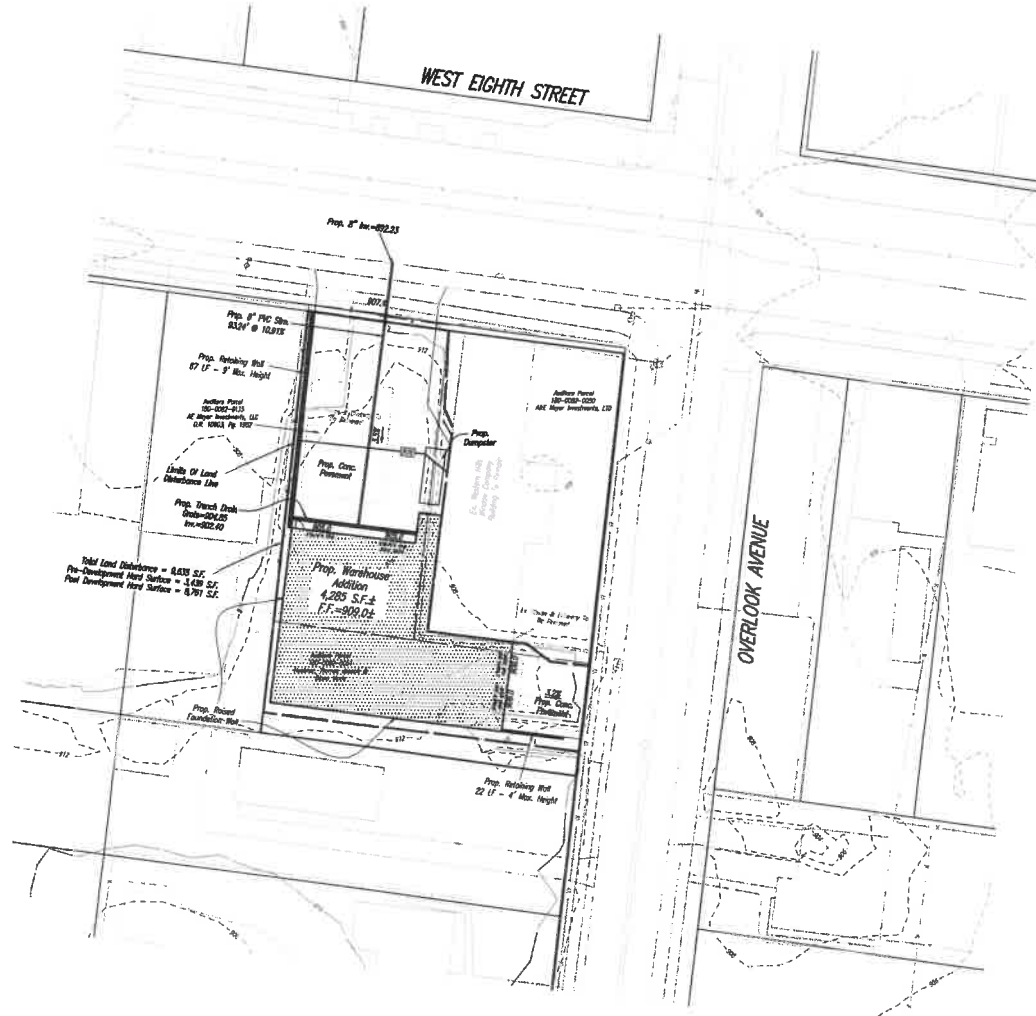


VICINITY MAP

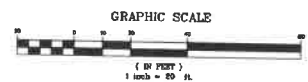
Exhibit E

4521 WEST EIGHTH STREET

DATE	7-20-22
DRAWN BY	R.B.
CHECKED BY	C.A.
SCALE	1"=20'



Total Lot Disturbance = 0.62W S.F.
 Pre-Development Hard Surface = 1,439 S.F.
 Post-Development Imp. Surface = 3,791 S.F.



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PRELIMINARY SITE PLAN
 Project for
WESTERN HILLS WINDOW COMPANY
THE ANTHONY DEALER TRACT
 SECTION-12, TOWN-3, FRANKS-1
 CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
 Civil Engineering • Surveying
 8111 Cornwell Road, Suite 200
 Cincinnati, OH 45244
 www.abercombie.com



1-800-362-2764



October 7, 2022

Ms. Ally Addison
PCA Architecture
906 Monmouth Street
Newport, KY 41071

Re: 4527 West 8th Street | Western Hills Windows (D) – (CPRE220058) Final
Recommendations

Dear Ms. Addison,

This letter is to inform you that our CSR Advisory-TEAM and CSPRO Committee has reviewed your proposed project at **4527 West 8th Street** in the Community of West Price Hill. It is my understanding that you are proposing to construct a +/- 4,315 square foot addition to the existing business. The information provided is the recommendations of the City of Cincinnati and must be followed as you move forward with your project. As a reminder, we will have a **WebEx conference call meeting** with you on **October 11, 2022 @ 10 am** to discuss this information. Please see the feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning & Engagement – Planning Division

Immediate Requirements to move the project forward:

1. A Zone Change will be required for the proposal as it is submitted.
2. Zone Change Process:
 - o Application and plans need to be submitted (including fee)
 - o Staff Conference (3-4 week process)
 - o City Planning Commission (4-6 weeks)
 - o Equitable Growth & Housing Committee/City Council (4-14 weeks)

Requirements to obtain permits:

- None

Recommendations:

1. It is strongly advised that the applicant meets with the West Price Hill Community Council and adjacent property owners.
2. Double check with the Belong, Be Strong: West Price Hill Neighborhood plan if this is consistent within this 'node' for the uses and neighborhood wants.
3. Contact information for community councils can be found here:
<https://bit.ly/CommunityCouncilContacts>.

Contact:

- **Jesse Urbancsik** | City Planning | 513-352-4843 | jesse.urbancsik@cincinnati-oh.gov

City Planning & Engagement – Zoning Division

Immediate Requirements to move the project forward:

1. Zone Change
 - Parcel 180-0082-0051 is currently zoned Single-Family (SF-6). Use as a Building Materials Sales and Service facility requires a zone change to Commercial Community Mixed (CC-M). Zone changes require Coordinated Site Review at the Development Design level and approval through the Planning Commission.
2. Consolidation
 - If the zone change is approved, a consolidation plat or restrictive covenant must be recorded for parcels 180-0082-0050, 180-0082-0051, and 180-0082-0135.
3. Driveway Restriction
 - Per § 1409-11, in mixed commercial districts, vehicular access must be from a side street or alley wherever practical. A Locational Variance is required to have vehicular access from W. 8th Street.
4. Frontage
 - Per § 1409-21, buildings cannot have less than 60% of frontage at the front lot line, requiring a Special Exception.
5. Ground Floor Transparency
 - Per § 1409-23, buildings must meet the ground floor transparency requirements. The addition requires a Special Exception.
6. Buffer Yard
 - Per § 1423-13, a Type C Buffer Yard is required for any yard with loading. The addition creates a new loading zone along Overlook Avenue. The lack of Type C Buffer yard requires a Special Exception.
7. Loading Dock
 - Per § 1409-15, loading docks cannot be located within 100 feet of a Residential Boundary. A Dimensional Variance is required.
8. Fence Height
 - Per § 1421-33(b), fences may not exceed 6 feet in height unless expressly stipulated. A Dimensional Variance of 2 feet is required.

Requirements to obtain permits:

1. Dimensioned Elevation Drawings.

Recommendations:

1. Discuss project further with Zoning Staff prior to submitting for Development Design review.

Contact:

- **Tre Sheldon** | ZPE | 513-352-2422 | henry.sheldon@cincinnati-oh.gov

Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. An approved site utility plan will be required for building to receive approved permit.

Recommendations

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Utility Plan
 - Pipes materials: Label all pipes materials. In the public R/W, pipes to be DIP or RCP
 - Show Top & Invert elevations for all Appurtenances
 - Show slopes for all pipes
 - Steep slopes: for slopes higher than 15% see special instructions <https://cincinnati-oh.gov/stormwater/construction-and-design/adjusted-policies/smu-adjusted-policy-for-public-storm-sewers-with-steep-slopes-and-or-high-velocities/>
 - Easement requirements: if a pipe crosses a private property line, developer must submit separately a "recorded private drainage easement"
 - Curb cuts: driveway aprons at min. 5' away from SMU inlets.
 - No structure within 13' of centerline of public sewers.
 - Vertical: no structure or line within 18" of public sewers.
2. Grading Plan
 - Grading must show existing and proposed contours
 - Impervious surfaces are NOT permitted to drain towards adjacent properties.
 - Contours changes are NOT allowed to push more runoff towards adjacent properties (as compared to pre-development conditions).
3. Pavement:
 - If under 800 sf, must drain to public street gutters or sewer system.
 - If above 800 sf must only drain to underground sewer system.
 - Verify that proposed pavement grades allow runoff capture.
 - Show pipes sizes & material, Inv/Top elevations of proposed structures.
 - If outlet pipe is in the public R/W, material must be in DIP or RCP (RCP requires min. 3' of cover). Show pipe profile.
 - No pipes connections allowed into Public Inlets.
 - Provide calculations for drainage.
4. Erosion & Sediment Control Plan is required.
 - Share following link with developers as reference <https://cincinnati-oh.gov/stormwater/construction-and-design/standards/sediment-and-erosion-control/>
5. SMU Standards Plans Notes

- Ask developer to add it. Send them the link: <https://www.cincinnati-oh.gov/stormwater/construction-and-design/standards/smu-standard-plan-notes-april-2022/>
- 6. Notify developer during review. Add following note to review:
 - SMU will require an As-Built survey at the end of construction. The survey should include the following information:
 - State Plane Coordinates (N,E) for all MH's and Catch Basins
 - Inverts and Top elevations for all MHs and Catch Basins
 - Slopes, sizes, and materials for all storm lines.

Recommendation:

- None

Contact:

- **Kevin Gold** | SMU | 513-222-3643 | kevin.gold@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

1. At the owner/developer's expense a flow test would need to be conducted on W. 8th Street and Overlook Avenue with a fire protection company and/or sprinkling company.
 - a. Contact GCWW dispatch office to schedule a flow test (513) 591-7909 or (513) 591-7910 and submit the results to Rick Roell at Richard.Roell@gcww.cincinnati-oh.gov.
 - b. If the flow test indicates that desired flow is not available, the owner/developer may be responsible for upgrades to the public water system. Applicant is advised that GCWW has an active replacement project in this vicinity. If upgrades are required and the applicant can wait until GCWW completes its project, the developer may not be responsible for the work.

Requirements to obtain permits:

1. The subject development property is receiving water service from the following:

Address	Branch #	Size	Meter#	Size
4521 W. 8th St	H-97400	5/8"	085485	5/8" * Lead on public and private side
4527 W. 8th St	H-88822	5/8"	076461	5/8" * Lead on public and private side
729 Overlook Av	H-135346	3/4"	078353	5/8"

* Please note that there are known health risks with lead service lines. Greater Cincinnati Water Works records indicate the existing private side of the water service lines (H-97400 and H-88822) at this site is a Lead Service line. In accordance with CMC Chapter 401 Division M, should be replaced with copper service line if it is to remain. Please contact the GCWW Lead Service Line Replacement Coordinator at (513) 591-5068. Please call 513-651-5323 and/or refer to <http://www.cincinnati-oh.gov/water/lead-information/>.

2. Before any new water service branch(es) can be made available for this development, the developer / owner will need to pay in full, the outstanding deferred tap-in charge of \$165.00 for 40 feet (180-82-51) and 110 feet (180-82-50) property frontage on Overlook Avenue.

Recommendations:

1. Any existing water service branch(es) for this project are not to be used for this development, the owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/>

authorizing removal of any existing water service branch before any new water service can be sold.

2. The Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded plumber and fire protection company to perform the private water service branch design work and installation.
3. The Owner(s)/Developer(s) must have a licensed plumber and fire protection company that is bonded and certified with GCWW and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service.

Contact:

- Rick Roell | WaterWorks | 513-591-7858 | richard.roell@gcww.cincinnati-oh.gov

Fire Department

Immediate Requirements to move the project forward:

1. The minimum fire flow requirements for Commercial structures: 2,000 gallons/per/minutes (GPM) @ 20 pressure/per/square inch (psi) (138Kpa).
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.

Requirements to obtain Permits:

- None

Recommendations:

- None

Contact:

- Greg M. Phelia Jr. | Fire Dept. | 513-357-7598 | gregory.pheliajr@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. Commercial waste, including construction and demolition debris, generated during this development project must utilize a City franchised commercial waste collection service per Cincinnati Municipal Code Chapter 730. Additional information can be found at <https://www.cincinnati-oh.gov/oes/commercial-waste-hauler-program/>.

Recommendations:

1. The following recommendation is based on State of Ohio requirements:
 - a. Due to the age of the existing site building, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable state regulations prior to its renovation.
2. The following recommendations are based on adopted City of Cincinnati environmental and sustainability policies:
 - a. The development goal should be to earn at a minimum the LEED Certified rating level.
 - b. Rooftop solar should be considered in the design as a renewable energy source.
 - c. Site parking should include electric vehicle charging stations.
 - d. Site areas designated for trash dumpsters should include equal space designated for recycling dumpsters.

- e. The use of trees in the landscape design should be included to enhance urban forestry.
- f. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Amanda Testerman** | OES | 513-352-5310 | amanda.testerman@cincinnati-oh.gov

Parks Department (Urban Forestry)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Matt Dickman** | Urban Forestry | 513-861-9070 | matthew.dickman@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Remove the existing curb cut and driveway apron on West 8th Street to be abandoned and replace with new DOTE standard concrete curb Type-P5, and tree lawn and concrete walk to match existing adjacent walk fronting 4521 West 8th Street.
2. The new fencing system, including all gates shall be located on private property.
3. The new side swinging pedestrian gate shall not swing into the public right-of-way.
4. The new side rolling vehicular gate must either be kept open during all business hours or must be staffed, monitored, and operated to prevent vehicles from queuing in the right-of-way.
5. Design and construct a new DOTE standard concrete driveway aprons as required for all locations.
6. A continuous driveway apron is not permitted along Overlook Ave.
7. All work in the public right-of-way will require a separate DOTE permit. Prepare dimensioned plans, including all surface items, and all aboveground and underground utility facilities in compliance with DOTE standards as required for permit approval.
8. Assigned address will remain as 4521 West 8th Street for the consolidated property and business. The address number must be posted and visible from West 8th Street. Contact DTEaddress@cincinnati-oh.gov with any questions.

Recommendations:

- None

Contact:

- **Jeff Stine** | DOTE | 513-352-2567 | jeff.stine@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Retaining Walls must be under a separate permit.
2. Sprinklers must be provided if the fire area exceeds 5000 sf where commercial vehicles are stored.
3. Exterior walls must be rated per section 602 2017 OBC.

Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

1. No comment at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Bob Bertsch** | DCED | 513-352-3773 | robert.beresch@cincinnati-oh.gov

Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. No need for Health to review project as proposed.

Recommendations:

- None

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov

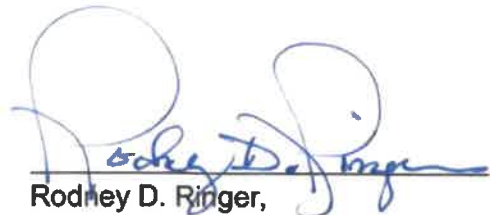
FINAL ACTION: The CSR Advisory-TEAM and CSPRO Committee believes that the proposed project plans are moving in the appropriate direction and recommends that the project move forward to the City Planning Commission subject to the following condition.

- **The subject development must follow the requirements listed above to ensure that the development meets the requirements of all agencies as they apply for all permits.**

Sincerely,



Art Dahlberg,
Director of Buildings and Inspections Department
& CSPRO Committee Chair



Rodney D. Ringer,
Development Manager

AD:RDR:hs



West Price Hill Community Council
Working Together to Make Our Mark

August 25, 2022

To Whom it may concern:

The West Price Hill Community Council (WPHCC) at its August 9, 2022 general membership meeting, reviewed the proposed plans for the Western Hills Window Company expansion at the corner of Overlook and West 8 th. Owner operator Jason Phillips answered questions and explained that his plan requires a zoning variance for one adjacent home on Overlook.

The WPHCC voted to support any requests for variance and/or zone change the planned expansion might require unanimously and enthusiastically with a vote of 25 to 0. This plan when completed will alleviate the pressures associated with semi delivery and criminal mischief associated with the company's fleet. We sincerely appreciate the Western Hills Window company's decision to stay in the WPHCC business district as they grow.

Sincerely,

Karen Ball

President, WPHCC