



CTM Minutes - Group: CTM Board Meeting

By Barry Gee, Secretary

Date: April 1, 2024, 7:00pm

Location: Hybrid Meeting – In-person at Clifton Recreation Center. Online using Google Meets

Board Members Present (13): In Person: Steve Goodin, Gerald Checco, Jan Checco, Barry Gee, FD Harper, Leah Kottyan, Nelson Melnyk, Tim Noonan, Justin Ogilby, Mindi Rich, Jayme Ritter, Rachel Wells, John Whedon Virtual: None

Absent (1): Genet Singh

A quorum is present. Meeting called to order at 7:00pm by Steve Goodin.

(U) below will represent a unanimous vote.

Public Attendance (14): Mary Pat Lienhart, Tom Lienhart, Collin Fitzpatrick, Aaron Weiner, Malcolm Montgomery, Bob Hyland, Phil Herrick, Officer Shawn Dent, Lieutenant CPD District 4, Morgan Rich, Peg Moses, 4 Firemen, Phil Herrick, Ben Pantoja

Virtual Attendees (12): Marilyn, Kira Knight, Ruth Ann Bumiller, Sara Snyder, Lauren Cofrin, Unknown, AN, Tony McDaniel, Toni, Eric Urbas, Mike Elovitz, Kevin Marsh

Welcome to our meeting – Contact the CTM email at contactctm@cliftoncommunity.org

Approval of March Meeting Minutes – Barry Gee

Motion to approve minutes introduced by Steve Goodin, Gerald Checco seconded. Passed (U)

Police Report – Officer Shawn Dent, Cincinnati Police Dept. (CPD)

Officer Dent stated that crime statistics for Clifton can be found at the City of Cincinnati's website under Police, Crime Analysis, Neighborhood Reports. The statistics will go back 28 days.

Thefts from autos are down 17% and auto thefts were down 11.76% for this reporting period compared to the 3-year averages. Officer Dent attributes the reductions to District 4 Commander Capt. Burns having reallocated resources for PVOs (Police Visibility Overtime) at hotspots in Clifton such as the Shell station and the Clifton Colony apartments. This overtime money is helping CPD do more with less as they are down 150 officers as a department.

Mindi Rich mentioned that in an email from Officer Dent he stated that we should be reporting all incidents so that CPD has this logged in the premise history of any crime hotspots.

CPD has been able to shut down problem after-hours clubs in Carthage and Roselawn after logging many complaints from those communities. Steve Goodin stated that recently the Clifton Business Association sent videos recently to the city law department showing issues at the Hookah Bar. CPD has a meeting this Thursday to discuss.

Dwayne Taylor has outstanding warrants and will be arrested if seen.

The recent gunfire incident near Lorraine and Clifton has resulted in CPD contacting the landlord and has resulted in an eviction order to the problem tenant.

Steve Goodin complimented the recent bike patrols we have seen in Clifton.

CTM has received a request from CPD to review a liquor permit request at the old Corinthian restaurant location. The request is from a catering firm called Magnificent Morsels. Barry Gee commented that he is familiar with them and had a great experience with this company. CTM will not object to the permit.

Treasurer Report – Gerald Checco

Gerald Checco presented an updated budget that reflects 3 changes approved by the CTM board last month: CTM approved a stipend for a curator for Off Ludlow Gallery, approved CTM being the fiscal agent for the Clifton Golf Outing and approved having CTM remain as the fiscal agent for Clifton Soccer. Those three motions are reflected in the CTM March board meeting minutes. Rachel Wells proposed a motion to approve the updated budget, FD Harper seconded. Passed (U).

Clifton Recreation Center (CRC) Report — Collin Fitzpatrick

Collin stated that CRC will host a Buy Nothing Swap Meet on April 27th from 10:00 am until 2:00pm.

The gym floor resurfacing is underway and will be completed this Monday. The window shading project will begin soon.

This will be Collin's last CTM board meeting as he has accepted a role at another Cincinnati Recreation Center. He thanked CTM for the support CRC has received and wanted to thank Jan and Gerald Checco for welcoming him to CRC with open arms and providing great support. Steve Goodin thanked Collin and said that he will be missed.

Clifton Branch Library — Jeanne Strauss-De Groote

No Report This Month.

Miscellaneous Business Updates — Steve Goodin

Steve Goodin said that he is organizing a CTM Board of Trustees retreat to be held with a representative from the City of Cincinnati's Law Dept. We will discuss open

records, open meetings, conflicts of interest and a facilitated approach to working with our stakeholders. The meeting will most likely be held on a Saturday.

We have 1 trustee vacancy on the CTM Board of Trustees. We will post this to social media this week. We also have an opening on our Executive Committee.

With Nick Gregg's resignation we are also in need of someone to chair the Governance Committee. Gerald Checco expressed interest in the position. After discussion it was decided to wait on naming a chair until we have our board vacancy filled. At that time we will seek candidates and vote on a chair or chair/co-chair for the Governance Committee.

Fire Report – Cincinnati Fire Dept. (CFD) Capt. Eric Horn

Capt. Horn stated that for the past month they had 88 runs in the Clifton neighborhood which had a 2:1 ratio of EMS to Fire runs. As a whole, if all neighborhoods they serve are counted they had 199 runs at a 7:1 EMS to fire ratio.

This month's focus area is grilling safety.

CFD has current open positions.

Clifton House Tour — Jan Checco

Jan Checco reported that CTM is sponsoring one of the houses on the tour. This will provide CTM with an opportunity to connect with the community about our organization. We have also received 4 complimentary passes to the Clifton House Tour. She has been communicating with the CTM Executive Committee on how best to distribute those passes. Mindi Rich had an idea to use the passes as prizes for signing up to be CTM members during April. Those that signed up could be entered into a drawing for Clifton House Tour passes. We may also purchase additional passes. Mindi will discuss with Tim Noonan as he is chair of the Membership & nominating Committee.

Clifton Area Neighborhood School — Lauren Cofrin

Lauren reported that they are working to replace the crossing guard on McAlpin. They reached out to the other guards to see if someone could cover this crosswalk. They have also reached out to parents to fill some shifts there.

Lauren also pointed out that the CANS Food Pantry is open and stocked. They have a need currently for health and beauty products.

Committee Roll Call

Arts & Culture – Mindi Rich

No report this month.

Caretaking/Beautification – Jayme Ritter

No report this month.

Chronicle – Jan Checco

Jan Checco stated that the online version of the Chronicle now has 430 followers, and it increases each time they publish a historical article about Clifton.

Clifton Boundaries — Mary Pat Lienhart

No report this month.

Clifton Golf Outing — John Whedon

John Whedon stated that Clifton Golf Outing is off to a good start with \$10K in sponsorships already lined up. He said that in recent years the outing has netted over \$20k in proceeds that they have been able to donate. He asked for additional trustees to serve on the Golf Outing Committee to help organize and procure sponsors for the event.

John Whedon proposed a motion to plan to spend the \$3K that CTM will receive from the golf outing on new audio-visual equipment for CRC. Gerald Checco seconded. Passed (U)

Clifton Soccer – Mindi Rich

Mindi Rich reported that she met with Nick Frame (Treasurer of Clifton Soccer) to get access to bank accounts as part of incorporating into CTM and ensuring oversight.

Communications – F.D. Harper

Rachel Wells suggested that CTM sign up for the USPS Informed Delivery program. She uses it personally and thinks it would be a good tool for the trustees to see what is coming into our P.O. Box. Barry Gee has been assigned the task to investigate and sign up our organization.

Events – Barry Gee

Barry Gee stated that planning is ongoing for the Clifton Memorial Day Parade/Picnic scheduled for 5/27 (Memorial Day). The permit has been filed and we have booked the band (Millcreek Drifters). Meeting to be scheduled for next week.

Finance – Gerald Checco

Gerald Checco submitted a new budget that incorporates three motions/changes that were approved last month by the CTM board. These include:

- Motion to change the budget of the Off Ludlow Gallery to provide a stipend for a curator.
- Motion to incorporate the Clifton Soccer organization into CTM finances.
- Motion to incorporate Clifton Golf Outing into CTM finances.

Motion to approve the changes to the CTM budget proposed by Rachel Wells. FD Harper seconded. Passed (U).

Governance – Open

No report this month.

Housing & Zoning – Rachel Wells

Rachel Wells asked the board to approve a draft letter of no-objection for zoning relief at 611 Ludlow Avenue. This is a corner residential lot containing a single-family home. They are seeking approval of a variance to replace their deck and this is similar to a variance they had approved back in 1977. We have not yet seen the City of Cincinnati's Zoning Dept. staff reports on this variance, but they will review this during their April meeting. The letter requested will need to come with the CTM President's signature.

Rachel Wells proposed a motion to approve the letter of no-objection. Gerald Checco seconded. Passed (U).

Connected Communities: This is an initiative by the City of Cincinnati that according to their website has the following goals:

What are Connected Communities?

“Connected Communities” is the name given to a series of potential policy changes, and the process involved in crafting those changes, related to land-use that will help Cincinnati grow into a more accessible, people-focused, diverse, healthy, and connected community for all.

What will be the outcome?

The goal of Connected Communities is to craft legislation related to land use and modifications to our zoning code that will foster greater development, density where most appropriate, pedestrian and human-centered design, increased affordable housing, and strengthened neighborhood business districts.

Steve Goodin stated that he has been trying to get representatives from the City of Cincinnati to come and meet with CTM on the proposed zoning changes but it does not look as though that is going to happen as the city has already held several outreach sessions. He said that Rachel Wells has suggested that CTM

conduct a meeting on the proposed changes and perhaps we can get a representative from the city staff level to come to explain the changes.

Rachel Wells stated that there are probably a wide variety of views on this issue within the Housing & Zoning Committee, CTM board and the community at large. She said that the committee was hopeful that consensus could be reached on encouraging home ownership and understanding how the existing overlays may be affected by the proposed changes. She stated that renters often have to leave Clifton in pursuit of home ownership. She also said that the committee hopes to continue to work on the Clifton neighborhood plan.

Tom Lienhart suggested that we try to partner with other community councils to have a meeting that the city may want to attend.

Ben Pantoja stated that the changes are much more impactful than is being discussed at this meeting. He is concerned about apartment buildings built without parking minimums and turning single-family homes into multi-family homes. He suggested that we hold a Special meeting and inform the media to put pressure on the city to attend.

After discussion it was decided to hold a Special CTM meeting instead of discussing this as part of the normal Housing and Zoning Committee meeting to have more members of the community attend. Rachel Wells suggested May 1st as the date of the meeting. It was suggested that we notify the city and Steve Goodin said that he would do that in a formal CTM letter.

Gerald Checco stated that there will be an influx of students in the near future, projected by the University of Cincinnati to increase by 12-18K, will impact the ability to have more affordable housing in Clifton.

Leah Kottyan proposed a motion to hold the Special meeting on May 1st. Rachel Wells seconded. Passed (U).

Membership & Nominating – Tim Noonan

No report this month.

Neighborhood Support Program – Gerald Checco

Gerald Checco negotiated with several stakeholder groups in Clifton to get a package of projects funded as part of this year's proposal. The NSP request from Clifton will be for \$7375.00 and include money for the following projects:

- CCAC Clifton House Tour - \$1000
- CTM Memorial Day Parade/Picnic - \$2000
- CTM Administrative Expenses - \$625
- CCAC Children's programming - \$2000
- CRC Back to School Bash - \$1000
- CRC Pottery Sink Replacement - \$750

The NSP request needs to be voted on by the Clifton community. Voting is by each of the projects proposed. Ballots were distributed at this meeting. Mindi Rich compiled the totals as follows:

- CCAC Clifton House Tour – 23 Yes, 1 No
- CTM Memorial Day Parade/Picnic – 24 Yes, 0 No
- CTM Administrative Expenses – 24 Yes, 0 No
- CCAC Children's programming – 22 Yes, 2 No
- CRC Back to School Bash – 23 Yes, 1 No
- CRC Pottery Sink Replacement – 24 Yes, 0 No

All projects were approved.

Parks – Rachel Wells

No report this month.

Public Safety – Tim Noonan

No report this month.

Transportation – Justin Ogilby

Justin stated that the Transportation Committee has been advocating for the Clifton Ave. redesign for over 2 years. The driving force for this redesign are the many safety complaints on this section of Clifton Ave. The Transportation

Committee is asking the community what they would like to see from this redesign. They had 22 attendees at their March meeting that provided input and the committee is putting together a goal and objectives document. This document will provide a guiding start as the committee iterates on the plan. Once they get a more complete document more community engagement will then be conducted.

Justin proposed a motion to approve the objectives document. Leah Kottyan seconded. Passed (U)

Rachel Wells asked for an update on the Strader grant of \$10K for Diggs Plaza area safety improvements. Gerald Checco responded that due to the issues of trying to save Red Bike and the delays of the Clifton Ave. redesign, there has been a delay in finalizing Strader grant details. He says that it is now time to reconvene and move forward on this grant. Rachel Wells also asked about the timeline for the grant. Gerald Checco responded that no timeline was given and CTM has informed them that we have had delays in coming up with a plan. Bob Hyland asked what data specifically shows safety issues in and around Diggs Plaza. He stated that there is more crime in Clifton Gaslight than near Diggs Plaza. He said the perception of safety issues is a different problem than actual safety issues. He wants to make sure CTM drafts a solution that matches the real problem.

Welcome & Connect – Mindi Rich

The committee did meet in March, and they are looking for additional ways to welcome new neighbors and attract new members to CTM. They plan to work with Barry Gee to come up with an activity to help neighbors connect and work with the Beautification Committee to get more families involved.

Their next meeting is on April 23rd at 6:00pm at the Clifton Library.

Liaison Roll Call

Uptown Consortium – Steve Goodin

No report this month.

Invest in Neighborhoods – Gerald Checco

No report this month.

Clifton Community Fund – Gerald Checco

No report this month.

Clifton Business Association – Jan Checco

Jan reported that CBA is moving forward with scheduling police details in the business district.

Neighborhoods of Uptown – Rachel Wells

No report this month.

Community Questions/Concerns:

None

Next CTM Board Meeting 5/6.

Motion to adjourn at 8:47 Steve Goodin, Barry Gee second. (U)

Respectfully submitted,
Barry Gee, Secretary

Attachments:

April 2024 CTM Agenda
Treasurer's Report
611 Ludlow Variance Request
Letter of No Objection 611 Ludlow
Clifton Ave Safety Objectives and Goals
Housing and Zoning Meeting Summary



Agenda April 1, 2024 – CTM Meeting

Clifton Town Meeting — your community council —

will hold its next monthly Board of Trustees meeting on *Monday, April 1, 2024, at 7:00 pm.* The public is welcome to attend.

Location: Clifton Recreation Center – 320 McAlpin Ave.

Virtual Meeting Link - <https://meet.google.com/qym-wjou-ncx?authuser=0>

Start	Time	Topic	Topic Lead
7:00	1	Welcome	President Goodin
7:01	2	Roll Call/ Approve prior month's minutes	Secretary Barry Gee
7:03	3	Treasurer's Report - Attachment 1	Treasurer Checco
7:06	15	Police Report	P.O. Shawn Dent
7:21	5	Fire Report	
7:26	5	CRC Report	Collin Fitzpatrick
7:31	5	Clifton Library Report	Jeanne Strauss de Groote
7:36	5	Misc Business Updates	President
7:41	10	NSP - Proposal and Vote - Attachments 2 & 3	NSP Coordinator - Gerald Checco
7:51	5	Housing & Zoning - Letter of No Objection Attachments 4 & 5	Rachel Wells
7:56	10	Connected Communities - Special Meeting Req	Rachel Wells
8:06	15	Transportation Committee - Motion 1	Justin Ogilby
8:21	2	Communication from CPD - Liquor License - 3523 Jefferson Ave - Attachment 6	Gerald Checco
8:23	4	Communication from House Tour	Jan Brown Checco
8:27	5	Communication from Golf Outing - Introduction to Motion for consideration at next meeting	John Whedon
8:32	15	Committees Roll Call	President
8:47	5	Community Questions/Concerns	President
8:52		Adjournment – Next meeting May 6, 2024	President

MOTIONS

#	Sponsor	Description
1	Transportation Committee	Clifton Ave Redesign Objectives and Goals

Clifton Town Meeting

Budget and YTD



Budget and YTD

All items in red indicate modifications of budget as approved at the March 2024 CTM Meeting

General Ledger

	Budget	YTD	Difference
Income			
Membership	\$3,800.00	\$314.00	\$3,486.00
Donation	\$200.00	\$400.00	-\$200.00
AIG Interest	\$900.00	\$0.00	\$900.00
Interest CD	\$1,000.00	\$0.00	\$1,000.00
Memorial Day Income	\$2,000.00	\$0.00	\$2,000.00
Golf Income	\$33,000.00		\$33,000.00
Total Received	\$40,900.00	\$400.00	\$40,500.00
Expenses			
Administration	\$2,000.00	\$25.00	\$1,975.00
Committee Support	\$1,000.00	\$0.00	\$1,000.00
Fees Square	\$50.00	\$0.00	\$50.00
Fees PayPal	\$200.00	\$9.10	\$190.90
House Tour	\$500.00	\$0.00	\$500.00
CANS Diversity	\$465.00	\$465.00	\$0.00
Memorial Day	\$2,500.00	\$0.00	\$2,500.00
Golf Expenses	\$10,000.00		\$10,000.00
Grant to ther	\$20,000.00		\$20,000.00
Grant to CTM	\$3,000.00		\$3,000.00
Total	\$39,715.00	\$499.10	\$39,215.90

Chronicle

Income			
Advertzing	\$16,500.00	\$422.00	\$16,078.00
Other	\$200.00	\$206.17	-\$6.17
Total	\$16,700.00	\$628.17	
Expenses			
Design	\$4,000.00	\$0.00	\$4,000.00
Printing	\$8,100.00	\$0.00	\$8,100.00
Mailhouse	\$1,600.00	\$0.00	\$1,600.00
Mailing	\$2,600.00	\$0.00	\$2,600.00
Total	\$16,300.00	\$0.00	

Art

Income	Budget	YTD Difference	
Sale	\$15,000.00	\$0.00	\$15,000.00
Other	\$200.00	\$35.19	\$164.81
Grant		\$0.00	
Total	\$15,200.00	\$35.19	
Expenses			
Payment to artists	\$10,500.00	\$265.30	\$10,234.70
Payment to curator	\$2,000.00		
Square Fees	\$750.00		
Expenses	\$1,950.00	\$0.00	\$1,950.00
	\$15,200.00	\$265.30	\$14,934.70

Clifton Soccer

Income			
Fees	\$26,000.00		
Total	\$26,000.00		
Expenses			
Equipment/ Uniforms	\$8,500.00		
League Fees	\$8,000.00		
Referees	\$8,000.00		
Other	\$5,000.00		
Total	\$29,500.00		

Note: Budget for Clifton Soccer is not balanced to reduce the existing cash balance

Savings

Starting Balance	\$41,762.21
Interest	\$399.58
Total in Savings	\$42,161.79

POTENTIAL GRANTS

Budget and YTD

NSP Grant

	Expected	YTD Remaining	
Grant Received	\$7,500.00	\$0.00	\$7,500.00
Total	\$7,500.00	\$0.00	
Grant Disbursed	\$7,500.00	\$0.00	\$7,500.00
Total	\$7,500.00	\$0.00	

CCF Grant

	Expected	YTD Remaining	
Grant Received	\$7,500.00	\$0.00	\$7,500.00
Total	\$7,500.00	\$0.00	
Grant Disbursed	\$7,500.00	\$0.00	\$7,500.00
Total	\$7,500.00	\$0.00	

Other Grant

	Expected	YTD Remaining	
Grant Received	\$10,000.00	\$10,000.00	\$0.00
Total	\$10,000.00	\$10,000.00	
Grant Disbursed	\$10,000.00	\$0.00	\$10,000.00
Total	\$10,000.00	\$0.00	

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 611 Ludlow Ave COMMUNITY CLIFTON
 PARCEL ID(S) 215-0067-0135-00 HILLSIDE DISTRICT: Yes No
 BASE ZONING CLASSIFICATION SF-10 ZONING OVERLAY (if applicable) N/A
 HISTORIC DISTRICT: No Yes: (name) _____
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME MATT BOURGEOIS CONTACT PERSON (if legal entity) _____
 ADDRESS 611 Ludlow Ave CITY CINCINNATI STATE OH ZIP 45220
 EMAIL mattbourgeois@hotmail.com RELATIONSHIP TO OWNER (if not owner) MA
 TELEPHONE 513-910-5989

Section 3. OWNER

NAME MATT+EMILY BOURGEOIS CONTACT PERSON (if legal entity) _____
 ADDRESS 611 Ludlow Ave CITY CINCINNATI STATE OH ZIP 45220
 EMAIL mattbourgeois@hotmail.com RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-910-5989

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

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

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

Deck replacement

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

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

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

Print Name MATT BOURGEOIS Signature [Signature] Date 3 / 12 / 24

March 06, 2024



SUBJECT: Plan No.: 2024P01963 **Location:** 611 LUDLOW AV
Request: Residential Alteration
Zoning District: SF-10 Single Family

CHARLES ANDERKIN
1439 MARLOWE AVE
CINCINNATI OH 45224

Dear CHARLES ANDERKIN

I have received and reviewed the subject project for compliance with the Zoning Code of the City of Cincinnati, and it is being delayed for the following reason(s):

This is an adjudication letter. The proposed new deck requires a rear yard variance of 31' to allow a 4' rear setback to the west property line (due to the corner lot, the front yard for zoning purposes is the morrison frontage and thus the rear is then the west). the rear yard is required to be 35' so a 4' setback to the new deck would be a 31' variance. The side setback is conforming to the 10' south side setback. This is based on section 1403-07 of the zoning code for SF 10 districts.

I also see you provided documents about a prior variance received in 1977 for the existing deck. That information would be considered by the reviewers.

The Zoning Code is Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on the City website at <https://www.cincinnati-oh.gov/council/references-resources/municipal-code>.

You may obtain a Zoning Hearing Application Form with instructions on the City website at <http://www.cincinnati-oh.gov/buildings/hearings-appeals/zoning-hearing-examiner/>. If you have any questions with regards to the submission of your Zoning Hearing application and documentation, please contact me.

Please submit your clarifications and/or corrections utilizing the same format as the initial submission.

- * If submitted via paper, you must submit four (4) sets of revised paper plans, at Buildings and Inspections 805 Central Avenue, Suite 500
- * If submitted digitally, you must submit a disc containing the revisions and two (2) sets of revised paper plans, at Buildings and Inspections 805 Central Avenue, Suite 500
- * If submitted electronically, you must send an email to ccpbpermitcenter@cincinnati-oh.gov requesting a link to upload revised plans

I will be happy to assist you with any Zoning questions or concerns you may have. Please call me at (513) 352-2442 with questions or to make an appointment.

Sincerely,

A handwritten signature in black ink that reads "Weston Munzel". The signature is written in a cursive, flowing style.

Wes Munzel
Zoning Plans Examiner
(513) 352-2442

March 06, 2024



***Check the status of your permit via the web by using the following link:**
<http://cagis.hamilton-co.org/opal/apd.aspx?QSPerm=2024P01963>

Matt & Emily Bourgeois
611 Ludlow Avenue
Cincinnati, Ohio 45220

Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati

Via email

Mr. Sturkey,

Our names are Matt & Emily Bourgeois. We have been homeowners at 611 Ludlow Avenue in Clifton for 14 years. We have raised our 3 children in this house and greatly value how our home, despite being on a major thoroughfare - Ludlow, feels private and the outdoor space is enjoyable. This is due almost entirely to the presence of our existing deck located off the back door of our home. We spend a lot of time as a family out on the deck.

Several years ago, just prior to COVID, we began working with our contractor, Anderkin Remodeling, to design a replacement deck because ours was over 40 years old and beginning to fall apart in spots. We intend to stay in this home for as long as we can and as such, we wanted to redo the deck in a more functional and longer lasting, environmentally friendly way by using composite decking. We had assumed at the time that given our desire to replace what was there with something virtually identical, we'd have no troubles, but quickly found out that there was a sewer line (with no easement) on our property. We were able to solve that hurdle with MSD in Fall 2023 and are now seeking a variance to allow for the project to move forward.

The variance we are seeking replicates one that the City of Cincinnati granted the Fessler family, prior owners of our home, back in 1977 - I have attached for reference the Permit Application, Decision of the Director of B&I, Permit, and Certificate of Occupancy.

The same rationale for that request and grant exists today. Quite simply, the opportunity for sheltered outdoor living space adjacent to a major road like Ludlow is severely limited. Our primary door to our home is off the back deck. It's where we come and go literally 95% of the time.

We have communicated consistently with our immediate neighbors, Skip Floyd & Martha Calligan, to make sure they were comfortable with our plans. We began those conversations four years ago and they continue to support the request. Once we learned that the public notice would go out to property owners within 250 feet we reached out to our other neighbors that we knew personally to ask for their support and they have sent letters as well. In addition, we have presented our plans to the Clifton Town Meeting Zoning Committee. The group raised no issues and was supportive of our request, but due to timing was unable to provide a written

communication in time for the application to be submitted. I do expect this to occur prior to our hearing.

Section 1445-01 establishes that variances are to be a means of relief when the Zoning Code is unreasonable in a particular circumstance and therefore presents practical difficulties. Both facets are true in this case. Although our home fronts on Ludlow (front door, driveway and primary frontage) with no material relation to Morrison, the code treats our property as if the Morrison side was our front yard, thereby making what would be a de minimus (10') setback question major (35').

The Variance Application specifically requests that the applicant must meet the standards outlined in Cincinnati Municipal Code 1445-13 AND 1445-15.

1445-13 addresses whether the project is in the public interest, and assigns the examiner a duty to maximize public interest and private benefit. We submit that it is in the public interest as it relates to the following considerations:

- "Neighborhood Compatibility" – the deck project is very much consistent with other decks and outdoor living spaces in the immediate area. The topography of the Clifton area in particular means that often times property owners must incorporate significant deck and stair systems to enjoy the use of their homes.
- "Private Benefits" – by investing in our home with a new deck, our property is made more valuable certainly, but also the adjacent properties benefit from the stability and investment provided. We will also continue to be able to access our home as originally designed and enjoy our backyard.
- "Plans" – the project is consistent with the Clifton Community Plan of 1982. While the Plan, not surprisingly, doesn't get into specific details such as decks, the Housing chapter Section 2 does seek to "Maintain all housing in Clifton in good condition" and further Section 2.3 states that "housing rehabilitation not consonant with the aesthetic and physical qualities of the environment, and with the original architecture of the building should be discouraged". Our project replaces a decaying 46 year old deck with not only a new deck, but one with materials and colors designed specifically to complement our Tudor home.

1445-15 states that the applicant must show that they didn't create the need for the variance AND that there are special circumstances that warrant the requested variance. We submit that these standards are met in the following ways:

- We did not create the nonconformity... it exists and was approved using this same process as part of an application made by the prior owner and approved by the City of Cincinnati (documentation attached).
- The topography of our property makes it difficult for us to reasonably access our outdoor living space as our primary ingress / egress is significantly elevated. A variance for the deck project allows for the preservation and enjoyment of our property right to enjoy our outdoor living space and safely access our home.

- A strict interpretation of the zoning code as it relates to the rear yard setback would mean even our almost 100 year old home would be out of compliance.
- The orientation of our home being on a corner lot AND on Ludlow means that this is the only part of our house that can be reasonably enjoyed as an outdoor living space. Any other area is both too loud from vehicular traffic and not remotely private.

We have actively engaged our neighbors and community groups to ensure our plans are in no way disruptive. We welcome the opportunity to state our case as part of the formal hearing and hope the City is supportive our efforts to reinvest in our home.

Thank you for your time and attention. Please let us know if we can provide anything further or provide additional documentation.



Matt & Emily Bourgeois

CITY OF CINCINNATI

DEPARTMENT OF BUILDINGS AND INSPECTIONS

Certificate of Occupancy

No 1846

DATE November 2, 1977

This is to certify that the ~~structure~~ ^{premises} herein described conforms substantially to the provisions of the ~~Building~~ Zoning Codes of the City of Cincinnati for the use and occupancy listed below and said use and occupancy may herewith commence.

Street & No. 611 Ladlow Avenue Owner Gordon S. Messler
No. of Stories Not Applicable Type of Construction Not Applicable
Zoning District A-2 (Residence-2) Occupancy Group Not Applicable

Use (describe in detail all uses in the building) The erection of a free standing deck and stairs as an accessory use to a single family residence, as per the Decision of the Director of Buildings and Inspections in Application No. A-1119-1977.

Recommended By:

Eugene T. Kattman
Eugene T. Kattman
Supr. of Zoning Admin.

Victor C. Jones
~~Signature~~
BY: Victor C. Jones, P.E., Assistant
Director and Commissioner of the
Division of Licenses and Permits

FOR: Hubert E. Guest, Director
Department of Buildings and
Inspections

DECISION OF THE
DIRECTOR OF BUILDINGS AND INSPECTIONS
GRANTING A CERTIFICATE OF OCCUPANCY

IN

APPLICATION NO. A-1119-1977

• • • •

Gary Thornton, Applicant-petitioner, for Gordon S. Fowler, Owner, on September 26, 1977 filed Application No. A-1119-1977 with the Director of Buildings and Inspections, hereinafter referred to as the "Director", for a Zoning Certificate of Occupancy under Section 402.4 and 404.2 of the Zoning Code seeking a variance of the strict application of the Zoning Code as applied to an accessory structure higher than six (6) feet and located in a yard on the premises known as 611 Ludlow Avenue and located in Census Tract 72, Block 203, Cincinnati, Ohio.

As required by Section 402.5(a) of said Code, a public hearing was held on said application on Thursday, October 6, 1977, prior notice of the time and place of said hearing having been published in "The City Bulletin" and having been sent by mail to the applicant-petitioner and owner in this application and to all abutting property owners.

This hearing was conducted by Victor C. Jones, P.E., acting for the Director of Buildings and Inspections as authorized "Hearing Officer" and where the term "Director" is used in this decision, it shall mean "Hearing Officer".

Section 102.1(a) of the Zoning Code and the Zoning Map designate the premises in question to be in a R-2 (Residence-2) District.

Section 503.10 of the Zoning Code states that "within the limits of a yard or court, in an L, R-V or O District, no structure other than an accessory building shall exceed six (6) feet in height, except as otherwise specified in this Zoning Code".

It is proposed in this application to erect a free standing deck and stairs, higher than six (6) feet, within the rear and side yards of the property in question.

It was represented to the Director in this application that the deck and stairs are a substantial improvement visually, functionally and aesthetically to the property and neighborhood.

It should be noted that no opposing correspondence or phone calls were received by the staff of the Director, nor was there anyone opposed to said use present at said public hearing.

The Director visited the premises in question and the surrounding neighborhood.

It is the opinion of the Director that the grant of the variance of the regular requirements of the zoning code, as sought in this application would be in accordance with the applicable provisions of Section 403.4 of said Code in that said grant would not be materially detrimental to the public welfare or injurious to the properties in the district or vicinity in which the premises in question is located and will be consistent with the intent and purpose of said Code.

THEREFORE, as empowered by Section 403.4 and 404.2 of the zoning Code, it is the decision of the Director to grant the Certificate of Occupancy sought in this application and authorizes the issuance of said Certificate.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the proposed deck and stairs be erected substantially in accordance with the plats and plans submitted to the Director in this application.
2. That the proposed deck and stairs comply in all other respects with the provisions of the zoning Code and the lawful requirements of the Director of Buildings and Inspections.
3. That the Certificate of Occupancy as sought in this application be obtained within sixty (60) days from the date of this decision and all building permits necessary for the prosecution of the work shall be obtained within one (1) year from the date of this decision of the Director of Buildings and Inspections.
4. That all plats, plans and other data submitted be made a part of this application.

DATE OF DECISION: October 12, 1977

Victor C. Jones

BY: Victor C. Jones, P.E., Assistant
Director and Commissioner of the
Division of Licenses and Permits

FOR: Hubert W. Guest, Director
Department of Buildings and
Inspections

CITY OF CINCINNATI
 DEPARTMENT OF BUILDINGS AND INSPECTIONS
 APPLICATION FOR BUILDING PERMIT

1-3 00

CR. 71
 B.N. 206

PLAN NUMBER
 730 JUL 29 7
 DO NOT WRITE IN THIS SPACE

Zip Code 45220

1. Street and number location 6011 LUDLOW
 If no address is known, fill out (A) & (B)
 (A) N S E W side of _____
 (B) _____ feet, N S E W, from intersection of _____

OWNER	NAME	STREET ADDRESS	Lot Number	CITY	STATE	ZIP CODE	PHONE NO.
CONTRACTOR	BORDON STEVEN FESSLER	6011 LUDLOW AVE		CINCINNATI	OHIO	45220	221 3560
PLANS BY	THORNTON LANDSCAPE	9840 MONTGOMERY RD		"	"	45242	791 8515
	L.D. HENRY	"		"	"	"	"

2. New Subdivision only
3. IDENTIFICATION
4. TYPE OF IMPROVEMENT
- 1. New Building
 - 2. Addition - Enter number of dwelling units added
 - 3. Alteration - Enter number of dwelling units added _____ or deducted _____
 - 4. Repair, replacement (Describe) _____
 - 5. Wrecking (demolish) enter number of stories _____
 - 6. Certificate of Inspection
 - 7. Other (Describe) NEW DECK BREAKFAST
- OWNERSHIP
- 8. Private
 - 9. Public (Federal, State, Local)

- ALL APPLICANTS COMPLETE A THROUGH D
- D. TYPE OF USE - RESIDENTIAL
- 11. One family
 - 12. Two family
 - 13. Three family
 - 14. Four or more family
 - 15. Transient Hotel or motel
 - 16. Accessory Garage
 - 17. Swimming Pool
 - 18. Other

- NON-RESIDENTIAL
- 15. Amusement, recreation, place of assembly
 - 16. Church, other religious building
 - 17. Industrial, storage building
 - 18. Parking Garage
 - 19. Accessory Garage
 - 20. Car Port
 - 21. Tool Shed
 - 22. Service Station, repair garage
 - 23. Hospital, institution, nursing home
 - 24. Office, bank, professional
 - 25. Public works, utility building
 - 26. School, college, other educational
 - 27. Store, other mercantile, restaurant
 - 28. Swimming Pool
 - 29. Tank, tower, sign structure
 - 30. Other

10. ESTIMATED COST (omit cents) 3000**

11. State in detail all existing and proposed uses of this building and premises:
 Existing: 1 FAMILY RESIDENCE
 Proposed: SAME NO CHANGE

COMPLETE ALL ITEMS IN E FOR NEW BUILDINGS AND ADDITIONS ONLY

Approval Subject to Terms and Conditions of Director of Buildings and Inspections Decision

- PRINCIPAL TYPE OF FRAME
- 1. Masonry (wall bearing)
 - 2. Structural Steel
 - 3. Wood Frame
 - 4. Reinforced concrete
 - 5. Other
6. There Central Air Conditioning in this building? Yes No
7. Are there elevators in this building? Yes No
8. Is any industry, business, service, repair, processing, storage or display conducted outside of a completely enclosed building? Yes No
9. Will the operation of the use of this building or premises (Principal, accessory or incidental) be objectionable or offensive by reason of the emission of odor, dust, smoke, gas, fumes, water, steam, waste, noise or vibration? Yes No

- TYPE OF HEATING FUEL
- 41. Gas
 - 42. Oil
 - 43. Coal
 - 44. Electric
 - 45. Other
- TYPE OF WATER SUPPLY
- 46. Public
 - 47. Private Well, Cistern
- FOR RESIDENTIAL BUILDINGS ONLY
- 48. Number of bedrooms
 - 49. Number of bathrooms
 - 50. No. of off-street parking spaces
- FOR NON-RESIDENTIAL BUILDINGS ONLY
- 51. Number of off-street parking spaces
 - (a) Enclosed
 - (b) Outdoors

Case # A-1119 Date 1977

WEEKEND ONLY

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DO NOT WRITE BELOW THIS LINE (Office Use)

Signature: Sam D. [unclear]
 Title: Contractor

Address: 9840 MONTGOMERY RD, CINCY 45242

CITY OF CINCINNATI
OHIO

VOID UNLESS STAMPED
PAID BY DIVISION

- PERMIT -

VOID UNLESS WORK IS STARTED
WITHIN SIX MONTHS

DEPARTMENT OF BUILDINGS AND INSPECTIONS

THIS PERMIT MUST BE
KEPT ON PREMISES



Plan Number 790-77

NOP

Owner GORDEN STEVEN FESSLER /PH 221-3560

is hereby granted this permit to (erect) (repair) (alter) (install) (wreck)

NEW DESK (FREESTANDING)

Building or

611 LUDLOW AVE.

Approval Subject to Terms & Conditions of Director of Buildings & Inspections Decision in Case # 2-1119 Date

To be used as N/C

T-71 3-206 AL-20 1972

Contractor THORNTON LANDSCAPE /PH 791-8565

Where electrical equipment or wiring is installed, an application for electrical inspection by the INSPECTION BUREAU INC. is required in compliance with Sec. CC-49-07 of the Building Code. Approval must be obtained before any wiring is concealed.

All work is to be done in compliance with the laws and ordinances pertaining to same and the plans or application, etc. as approved by the Department.

Estimated Cost of work \$ 2000.00

Engr's Valuation

Application Approved by NHA

Total Floor Area

Permit Fee \$ 42.00

THE PERMIT SHALL BE A LICENSE TO PROCEED WITH THE WORK AND SHALL NOT BE CONSIDERED AS AUTHORITY TO VIOLATE, CANCEL OR SET ASIDE ANY OF THE PROVISIONS OF THIS CODE OR OF ANY OTHER ORDINANCE. IT IS ASSUMED THAT YOU HAVE CLEARED WITH ALL PUBLIC AGENCIES.

Permit Issued by FE
Permit No. B 4504

Self Inspection
Req'd Yes No
For Inspection
Chk 3-2-
Exp 3-25

[Signature]
DIRECTOR
Date 3-24-72 19

24 HOUR NOTICE REQUIRED.

[Handwritten signature]

GENERAL STRUCTURAL NOTES

GENERAL

- A. CONTRACTOR IS RESPONSIBLE FOR MEAN AND METHODS OF CONSTRUCTION. THESE DRAWINGS SHOW THE FINAL INSTALLED WORK ONLY, AND DO NOT ADDRESS THE SEQUENCE OR TECHNIQUES TO PERFORM THE WORK.
- B. CONTRACTOR IS RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING BUT NOT LIMITED TO JOB SITE SAFETY FOR THE ENTIRE DURATION OF THE PROJECT.
- C. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
- D. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FINISHING IS THE DESIGNER'S INTENT.
- E. IF ANY CONDITION IS FOUND IN THE FIELD THAT IS NOT ADDRESSED ON THESE CONSTRUCTION DOCUMENTS, NOTIFY THE ENGINEERING FOR ADVICE.

DESIGN LOADS

- A. GOVERNING CODE IS THE 2018 RESIDENTIAL CODE OF OHIO
- B. ROOF LOAD: LIVE LOAD = 20 PSF, DEAD LOAD = 20 PSF
- C. FLOOR LOAD: LIVE LOAD = 40 PSF, DEAD LOAD = 10 PSF
- D. DEFLECTION OF STRUCTURAL MEMBERS OF SPAN, L, SHALL NOT EXCEED LIMITS PERMITTED IN CHAPTER 16
- E. CONTRACTOR SHALL VERIFY PIERS BEAR ON NATIVE SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 1,500 PSF

CONCRETE

- A. CONCRETE WORK SHALL COMPLY WITH ACI 301, LATEST EDITION
- B. CONCRETE PIERS: $f_c = 3000$ PSI, MAXIMUM W/C RATIO = 0.50
- C. REINFORCING STEEL: DEFORMED BARS, 60 KSI YIELD, AND MEET ASTM A615, A996, OR ASTM A706, WELDED WIRE FABRIC
- D. WATER-REDUCING ADMIXTURE: MEET ASTM C494

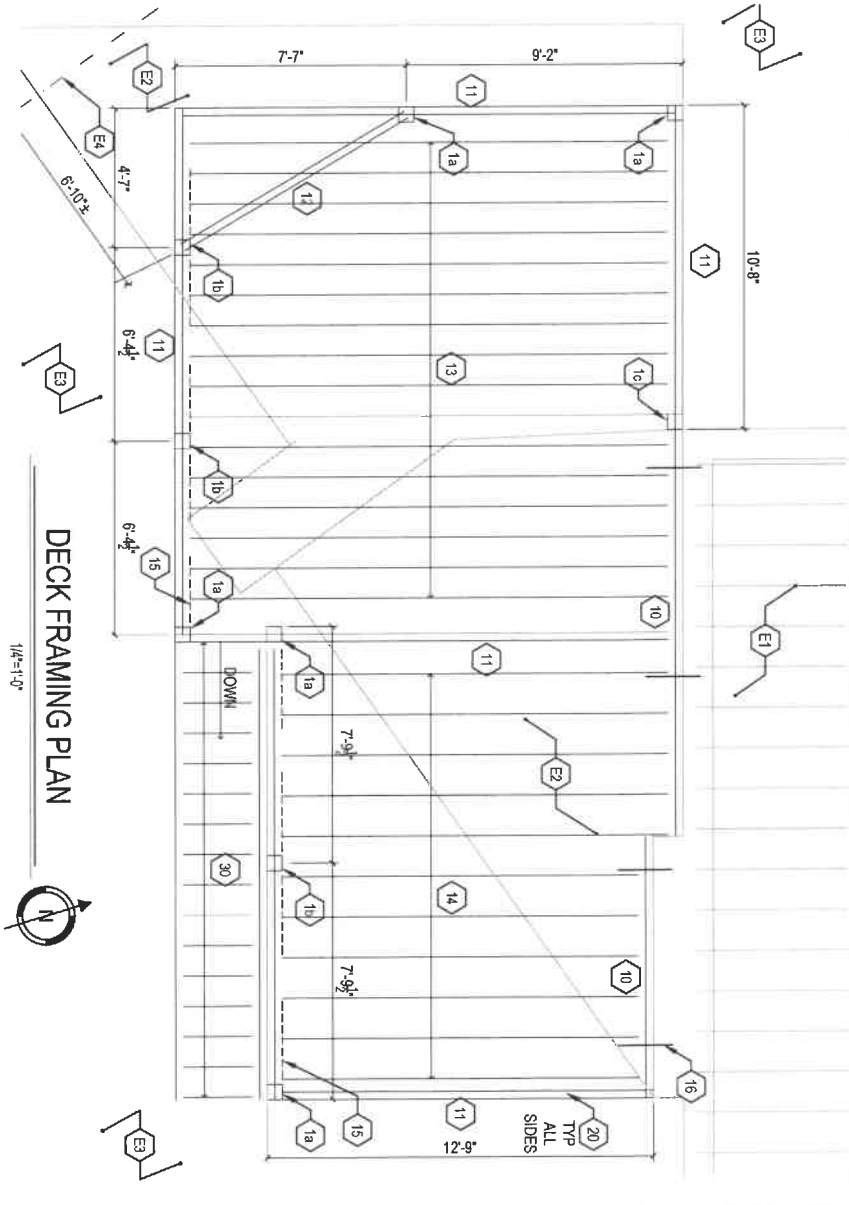
WOOD

- 1. MATERIALS: FRAMING LUMBER: 2x8 AND LARGER: NO. 2 GRADE OR BETTER SOUTHERN PINE, KILN DRIED. 2x4 AND 2x6: STUD OR BETTER SOUTHERN PINE, KILN DRIED, UNLESS NOTED OTHERWISE
- 2. PRESSURE TREATED LUMBER: NO. 2 GRADE OR BETTER SOUTHERN PINE WITH ACQ (ALKALINE COPPER QUAT), CBA-A, OR CBA-3 (COPPER AZOLE) OR NON-COT BORATE PRESURE TREATED LUMBER. PRESSURE TREAT TO 0.25 LBS/CUBIC FOOT ALL PILES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER
- 3. PILES NOT IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER SHALL BE TREATED TO 0.15 LBS/CUBIC FOOT ALL UNLESS NOTED OTHERWISE. CONNECTIONS SHALL BE MADE PER THE FOLLOWING SCHEDULE: "REFERENCED BUILDING CODE" STATES NOT PERMITTED FOR FASTENING APPROPRIATE SIZING AND SCHEDULING AND SUPERSEDED THEREBY
- 4. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTALLATION MANUAL
- 5. SIMPSON CONNECTIONS USED IN ALL APPLICATIONS WITH ACQ, C, ACQ-D, CBA-A, CBA-3, OR NON-COT BORATE TREATED LUMBER SHALL BE ZMAXX (G180) OR HOT DIPPED GALVANIZED. 5/8" AND 3/4" COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS WITH TREATED LUMBER. ONLY USE GALVANIZED FASTENERS WITH ZMAXX AND HOT DIP GALVANIZED CONNECTORS. AT OWNER'S OPTION, STAINLESS STEEL TYPE 304 OR TYPE 316L WITH STAINLESS STEEL FASTENERS CAN BE USED TO INCREASE THE EXPECTANCY OF THE CONNECTOR. STAINLESS STEEL CONNECTORS SHOULD BE USED FOR LUMBER WITH CHEMICAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF FOR CBA-A, OR 0.21 PCF FOR CBA-B
- 6. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR FOR USE IN PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL
- 7. ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH MINIMUM TWO ROWS OF 100 COMMON NAILS AT 12" O.C. FOR NOMINAL BEAM DEPTHS 12 INCHES OR LESS. FOR NOMINAL DEPTHS GREATER THAN 12 INCHES, THROUGH-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. SIDE LOADED BEAMS SHALL BE THROUGH-BOLTED



PROJECT LOCATION

SITE PLAN



DECK FRAMING PLAN

1/4"=1'-0"

- 1. EXISTING WOOD STUDS WITH CONCRETE BASEMENT WALLS TO REMAIN
- 2. EXISTING WOOD FRAMED DECK TO BE REMOVED
- 3. EXISTING GRADE: GRADE = 8'-4" BELOW FINISH FLOOR ELEVATION OF THE HOUSE
- 4. EXISTING BRICK SMYTH PARTY CENTERLINE APPROXIMATELY SHOWN ON BEAM 16 BELOW GRADE. SEE SECTION 011010 FOR DETAIL
- 5. FRAMING: 2x10 LEDGER BOARD, POST BASE AND 5/8" ANCHOR INTO TOP OF CONCRETE PER FOUNDATION PLAN. 2x8 BEAMS @ 24" O.C. (MIN) PERPENDICULAR TO WOOD POST. 2x10 JOIST @ 16" O.C. PERPENDICULAR TO BEAMS. 2x12 HORIZONTAL BRACE @ 8' O.C. PERPENDICULAR TO BEAMS. 2x12 HORIZONTAL BRACE @ 8' O.C. PERPENDICULAR TO BEAMS. 2x12 HORIZONTAL BRACE @ 8' O.C. PERPENDICULAR TO BEAMS.
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G.E.I. engineering
 5908 Yonkers Rd., Suite 100
 Liberty Township, Ohio 43044
 P 613-940-1434
 www.ge-engineering.com

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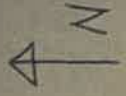
FOUNDATION PLAN, LOW ROOF FRAMING PLAN

BOURJERIS RESIDENCE
 REAR DECK ADDITION
 611 Linden Ave.
 Cincinnati, Ohio 45219

12/09/2022
 JMG
 22-438

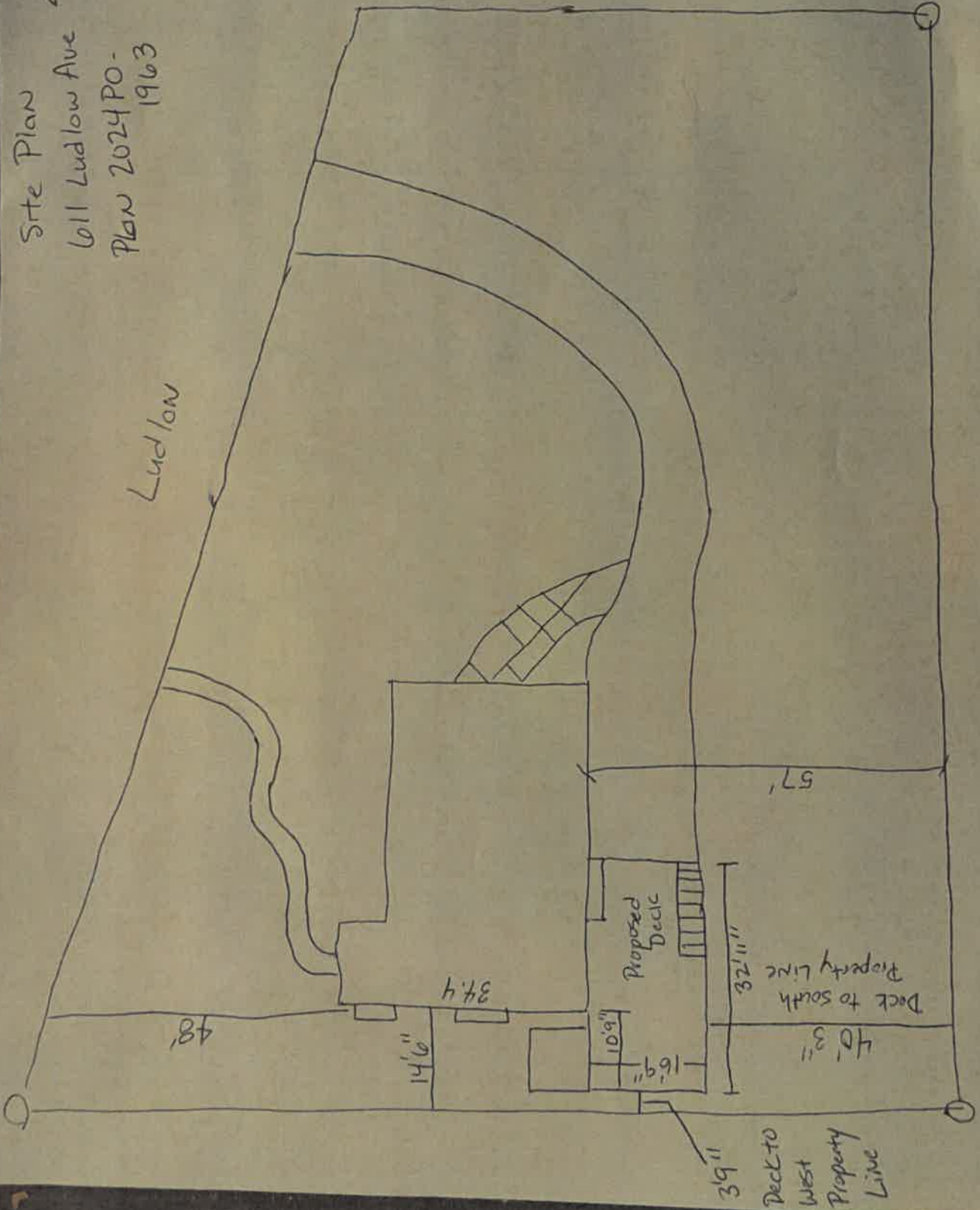
PROGRESS SET
 S-1
 of 2

Site Plan
611 Ludlow Ave
Plan 2024 PO-
1963



MORRISON AVE

Ludlow













COUNTY AUDITOR ON-LINE

Hamilton County Auditor Brigid Kelly


138 East Court St., Cincinnati, Ohio 45202- (513)946-4000

Online Property Access

< First << Prev Next >> Last > | [RETURN TO SEARCH LIST](#) Property 1 of 1

Parcel ID 215-0067-0135-00 **Address** 611 LUDLOW AVE **Index Order** Parcel Number **Tax Year** 2023 Payable 2024

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area 02400 - CLIFTON Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address BOURGEOIS MATTHEW P & EMILY E 611 LUDLOW AVE CINCINNATI OH 452201409 (call 946-4015 if incorrect)	Tax Bill Mail Address MIAMI SAVINGS & LOAN COMPANY ATTN MARCY PO BOX 40 MIAMITOWN OH 45041 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 153,310	Effective Tax Rate 69.301606	Total Tax \$9,480.21
Property Description 611 LUDLOW AV 162.67x55.6 2 IR-PT LOT 333 ISAAC BATES EST NWC LOT 334		

Appraisal/Sales Summary

Year Built	1928
Total Rooms	7
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	1
Last Transfer Date	4/9/2010
Last Sale Amount	\$340,611
Conveyance Number	3772
Deed Type	WD - Warranty Deed (Conv)
Deed Number	206750
# of Parcels Sold	1
Acreage	0.449

Tax/Credit/Value Summary

Board of Revision	YES(15)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	138,940
CAUV Value	0
Market Improvement Value	299,090
Market Total Value	438,030
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$4,809.60

Notes

1) 9/22/15 BOR #14-802880 DECREASE TO 360,000

I Want To...

- [Start a New Search](#)
- [Email the Auditor](#)
- [View the Online Help](#)
- [Auditor's Home](#)

View:

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

Print:

- [Current Page](#)
- [Property Report](#)

611 Ludlow Avenue

Carrie Driehaus <carriedriehaus@gmail.com>

Mon 3/11/2024 9:55 AM

To:david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>

Cc:Matt Bourgeois <mattbourgeois@hotmail.com>

Dear Mr. Sturkey,

My name is Carrie Driehaus and I am the owner of 655 Berkshire Lane. My neighbors, Matt & Emily Bourgeois, shared with me their plans to replace their deck at 611 Ludlow Ave which is 2 homes down from me. Our yards are visible from each other and I have no concerns about their deck plans as they largely mirror what has been there for years and has created no issues. Please consider this email as my letter of formal support for their application. If I can be of further assistance or clarify anything, please let me know.

Carrie Driehaus

655 Berkshire Lane

Cincinnati, OH 45220

Project Approval for 611 Ludlow Avenue

Andries van der Bent <andriesvanderbent@gmail.com>

Mon 3/11/2024 7:03 PM

To:david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>

Cc:Matt Bourgeois <mattbourgeois@hotmail.com>

Dear Mr. Sturkey,

My name is Andries van der Bent and I am the owner of 3377 Morrison Ave. We have been neighbors with Matt & Emily Bourgeois, for the past 14 years. Throughout these years, we have never had an issue with them and they have always maintained and updated their property, including landscaping. Recently, they shared with my wife and I their plans to replace their deck at 611 Ludlow Ave which is across the valley from me. Our yards are visible from each other and I have no concerns about their deck plans as they largely mirror what has been there for years and has created no issues. I am sure that this new deck will be aesthetically pleasing, environmentally conscious, and will be a nice new upgrade. Please consider this email as my letter of formal support for their application. If I can be of further assistance or clarify anything, please let me know.

Andries & Christine VanDerBent

3377 Morrison Ave

Cincinnati, OH 45220

513-658-7901

--

Andries van der Bent

Science Teacher Walnut Hills High School

Cincinnati Public Schools

Adjunct Professor: Cincinnati State

Bourgeois Deck Plan

mcalligan@fuse.net <mcalligan@fuse.net>

Tue 3/12/2024 1:02 PM

To:david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>

Cc:mattbourgeois@hotmail.com <mattbourgeois@hotmail.com>

Dear Mr. Sturkey,

My name is Martha Calligan and my husband, Skip Jones, and I are the owners of 617 Ludlow Ave. My neighbors, Matt & Emily Bourgeois, shared with me their plans to replace their deck at 611 Ludlow Ave a few years ago. They've kept my husband and I in the loop as their plans have progressed over a few years and we continue to support their project. Our yards are adjacent to one another and we have no concerns about their deck plans as they largely mirror what has been there for years and have caused no issues. Please consider this email as my letter of formal support for their application. If I can be of further assistance or clarify anything, please let me know.

Best regards,

Martha Calligan & Skip Jones

617 Ludlow Ave

Cincinnati, OH 45220



Clifton Town Meeting
P.O. Box 20042
Cincinnati, OH 45220

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Rachel Wells

John Whedon

April 1, 2024

Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati

Dear Mr. Sturkey,

In reference to Matt and Emily Bourgeois's Application for Zoning Relief regarding their home located at 611 Ludlow Avenue, the submission dated March 12, 2024 has been reviewed and a motion was presented to the full Clifton Town Meeting (CTM) board pursuant to 1403-07 SF10.

As presented to CTM as of April 1, 2024, CTM has no objection to this request for a rear yard variance of 31' to allow a 4' rear setback to the west property line. See attached documents and site plan for reference. It is the opinion of the CTM Housing & Zoning/Land Use Committee that this variance conforms to a prior variance received in 1977 for the existing deck.

Please note that as a rule CTM does not take lightly deviation from the strict application of the zoning code; however, in this specific case the design maintains the existing architectural aesthetic of the home.

As the staff report for the submission was not complete at the time of our review, this review does not address any other variances or special requests other than those specifically noted above. The aforementioned statement of no objection applies solely to this project and its specific circumstances and in no way is intended or implied to set a precedent for other development requests within CTM's jurisdiction.

The CTM board ratified the above response in its regular meeting on Monday, April 1, 2024.

Sincerely,

Steve Goodin
President, Clifton Town Meeting

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 611 Ludlow Ave COMMUNITY CLIFTON
 PARCEL ID(S) 215-0067-0135-00 HILLSIDE DISTRICT: Yes No
 BASE ZONING CLASSIFICATION SF-10 ZONING OVERLAY (if applicable) N/A
 HISTORIC DISTRICT: No Yes: (name) _____
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME MATT BOURGEOIS CONTACT PERSON (if legal entity) _____
 ADDRESS 611 Ludlow Ave CITY CINCINNATI STATE OH ZIP 45220
 EMAIL mattbourgeois@hotmail.com RELATIONSHIP TO OWNER (if not owner) MA
 TELEPHONE 513-910-5989

Section 3. OWNER

NAME MATT+EMILY BOURGEOIS CONTACT PERSON (if legal entity) _____
 ADDRESS 611 Ludlow Ave CITY CINCINNATI STATE OH ZIP 45220
 EMAIL mattbourgeois@hotmail.com RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513-910-5989

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

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


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

Deck replacement

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

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

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

Print Name MATT BOURGEOIS Signature  Date 3 / 12 / 24

March 06, 2024



SUBJECT: Plan No.: 2024P01963 **Location:** 611 LUDLOW AV
Request: Residential Alteration
Zoning District: SF-10 Single Family

CHARLES ANDERKIN
1439 MARLOWE AVE
CINCINNATI OH 45224

Dear CHARLES ANDERKIN

I have received and reviewed the subject project for compliance with the Zoning Code of the City of Cincinnati, and it is being delayed for the following reason(s):

This is an adjudication letter. The proposed new deck requires a rear yard variance of 31' to allow a 4' rear setback to the west property line (due to the corner lot, the front yard for zoning purposes is the morrison frontage and thus the rear is then the west). the rear yard is required to be 35' so a 4' setback to the new deck would be a 31' variance. The side setback is conforming to the 10' south side setback. This is based on section 1403-07 of the zoning code for SF 10 districts.

I also see you provided documents about a prior variance received in 1977 for the existing deck. That information would be considered by the reviewers.

The Zoning Code is Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on the City website at <https://www.cincinnati-oh.gov/council/references-resources/municipal-code>.

You may obtain a Zoning Hearing Application Form with instructions on the City website at <http://www.cincinnati-oh.gov/buildings/hearings-appeals/zoning-hearing-examiner/>. If you have any questions with regards to the submission of your Zoning Hearing application and documentation, please contact me.

Please submit your clarifications and/or corrections utilizing the same format as the initial submission.

- * If submitted via paper, you must submit four (4) sets of revised paper plans, at Buildings and Inspections 805 Central Avenue, Suite 500
- * If submitted digitally, you must submit a disc containing the revisions and two (2) sets of revised paper plans, at Buildings and Inspections 805 Central Avenue, Suite 500
- * If submitted electronically, you must send an email to ccpbpermitcenter@cincinnati-oh.gov requesting a link to upload revised plans

I will be happy to assist you with any Zoning questions or concerns you may have. Please call me at (513) 352-2442 with questions or to make an appointment.

Sincerely,

A handwritten signature in black ink that reads "Weston Munzel". The signature is written in a cursive, flowing style.

Wes Munzel
Zoning Plans Examiner
(513) 352-2442

March 06, 2024



***Check the status of your permit via the web by using the following link:**
<http://cagis.hamilton-co.org/opal/apd.aspx?QSPerm=2024P01963>

Matt & Emily Bourgeois
611 Ludlow Avenue
Cincinnati, Ohio 45220

Mr. David Sturkey
Zoning Hearing Examiner
City of Cincinnati

Via email

Mr. Sturkey,

Our names are Matt & Emily Bourgeois. We have been homeowners at 611 Ludlow Avenue in Clifton for 14 years. We have raised our 3 children in this house and greatly value how our home, despite being on a major thoroughfare - Ludlow, feels private and the outdoor space is enjoyable. This is due almost entirely to the presence of our existing deck located off the back door of our home. We spend a lot of time as a family out on the deck.

Several years ago, just prior to COVID, we began working with our contractor, Anderkin Remodeling, to design a replacement deck because ours was over 40 years old and beginning to fall apart in spots. We intend to stay in this home for as long as we can and as such, we wanted to redo the deck in a more functional and longer lasting, environmentally friendly way by using composite decking. We had assumed at the time that given our desire to replace what was there with something virtually identical, we'd have no troubles, but quickly found out that there was a sewer line (with no easement) on our property. We were able to solve that hurdle with MSD in Fall 2023 and are now seeking a variance to allow for the project to move forward.

The variance we are seeking replicates one that the City of Cincinnati granted the Fessler family, prior owners of our home, back in 1977 - I have attached for reference the Permit Application, Decision of the Director of B&I, Permit, and Certificate of Occupancy.

The same rationale for that request and grant exists today. Quite simply, the opportunity for sheltered outdoor living space adjacent to a major road like Ludlow is severely limited. Our primary door to our home is off the back deck. It's where we come and go literally 95% of the time.

We have communicated consistently with our immediate neighbors, Skip Floyd & Martha Calligan, to make sure they were comfortable with our plans. We began those conversations four years ago and they continue to support the request. Once we learned that the public notice would go out to property owners within 250 feet we reached out to our other neighbors that we knew personally to ask for their support and they have sent letters as well. In addition, we have presented our plans to the Clifton Town Meeting Zoning Committee. The group raised no issues and was supportive of our request, but due to timing was unable to provide a written

communication in time for the application to be submitted. I do expect this to occur prior to our hearing.

Section 1445-01 establishes that variances are to be a means of relief when the Zoning Code is unreasonable in a particular circumstance and therefore presents practical difficulties. Both facets are true in this case. Although our home fronts on Ludlow (front door, driveway and primary frontage) with no material relation to Morrison, the code treats our property as if the Morrison side was our front yard, thereby making what would be a de minimus (10') setback question major (35').

The Variance Application specifically requests that the applicant must meet the standards outlined in Cincinnati Municipal Code 1445-13 AND 1445-15.

1445-13 addresses whether the project is in the public interest, and assigns the examiner a duty to maximize public interest and private benefit. We submit that it is in the public interest as it relates to the following considerations:

- "Neighborhood Compatibility" – the deck project is very much consistent with other decks and outdoor living spaces in the immediate area. The topography of the Clifton area in particular means that often times property owners must incorporate significant deck and stair systems to enjoy the use of their homes.
- "Private Benefits" – by investing in our home with a new deck, our property is made more valuable certainly, but also the adjacent properties benefit from the stability and investment provided. We will also continue to be able to access our home as originally designed and enjoy our backyard.
- "Plans" – the project is consistent with the Clifton Community Plan of 1982. While the Plan, not surprisingly, doesn't get into specific details such as decks, the Housing chapter Section 2 does seek to "Maintain all housing in Clifton in good condition" and further Section 2.3 states that "housing rehabilitation not consonant with the aesthetic and physical qualities of the environment, and with the original architecture of the building should be discouraged". Our project replaces a decaying 46 year old deck with not only a new deck, but one with materials and colors designed specifically to complement our Tudor home.

1445-15 states that the applicant must show that they didn't create the need for the variance AND that there are special circumstances that warrant the requested variance. We submit that these standards are met in the following ways:

- We did not create the nonconformity... it exists and was approved using this same process as part of an application made by the prior owner and approved by the City of Cincinnati (documentation attached).
- The topography of our property makes it difficult for us to reasonably access our outdoor living space as our primary ingress / egress is significantly elevated. A variance for the deck project allows for the preservation and enjoyment of our property right to enjoy our outdoor living space and safely access our home.

- A strict interpretation of the zoning code as it relates to the rear yard setback would mean even our almost 100 year old home would be out of compliance.
- The orientation of our home being on a corner lot AND on Ludlow means that this is the only part of our house that can be reasonably enjoyed as an outdoor living space. Any other area is both too loud from vehicular traffic and not remotely private.

We have actively engaged our neighbors and community groups to ensure our plans are in no way disruptive. We welcome the opportunity to state our case as part of the formal hearing and hope the City is supportive our efforts to reinvest in our home.

Thank you for your time and attention. Please let us know if we can provide anything further or provide additional documentation.



Matt & Emily Bourgeois

CITY OF CINCINNATI

DEPARTMENT OF BUILDINGS AND INSPECTIONS

Certificate of Occupancy

No 1846

DATE November 2, 1977

This is to certify that the ~~structure~~ ^{premises} herein described conforms substantially to the provisions of the ~~Building~~ Zoning Codes of the City of Cincinnati for the use and occupancy listed below and said use and occupancy may herewith commence.

Street & No. 611 Ladlow Avenue Owner Gordon S. Messler
No. of Stories Not Applicable Type of Construction Not Applicable
Zoning District A-2 (Residence-2) Occupancy Group Not Applicable

Use (describe in detail all uses in the building) The erection of a free standing deck and stairs as an accessory use to a single family residence, as per the Decision of the Director of Buildings and Inspections in Application No. A-1119-1977.

Recommended By:

Eugene T. Kattman
Eugene T. Kattman
Supr. of Zoning Admin.

Victor C. Jones
~~Signature~~
BY: Victor C. Jones, P.E., Assistant
Director and Commissioner of the
Division of Licenses and Permits

FOR: Hubert E. Guest, Director
Department of Buildings and
Inspections

DECISION OF THE
DIRECTOR OF BUILDINGS AND INSPECTIONS
GRANTING A CERTIFICATE OF OCCUPANCY

IN

APPLICATION NO. A-1119-1977

• • • •

Gary Thornton, Applicant-petitioner, for Gordon S. Fowler, Owner, on September 26, 1977 filed Application No. A-1119-1977 with the Director of Buildings and Inspections, hereinafter referred to as the "Director", for a Zoning Certificate of Occupancy under Section 402.4 and 404.2 of the Zoning Code seeking a variance of the strict application of the Zoning Code as applied to an accessory structure higher than six (6) feet and located in a yard on the premises known as 611 Ludlow Avenue and located in Census Tract 72, Block 203, Cincinnati, Ohio.

As required by Section 402.5(a) of said Code, a public hearing was held on said application on Thursday, October 6, 1977, prior notice of the time and place of said hearing having been published in "The City Bulletin" and having been sent by mail to the applicant-petitioner and owner in this application and to all abutting property owners.

This hearing was conducted by Victor C. Jones, P.E., acting for the Director of Buildings and Inspections as authorized "Hearing Officer" and where the term "Director" is used in this decision, it shall mean "Hearing Officer".

Section 102.1(a) of the Zoning Code and the Zoning Map designate the premises in question to be in a R-2 (Residence-2) District.

Section 503.10 of the Zoning Code states that "within the limits of a yard or court, in an L, R-V or O District, no structure other than an accessory building shall exceed six (6) feet in height, except as otherwise specified in this Zoning Code".

It is proposed in this application to erect a free standing deck and stairs, higher than six (6) feet, within the rear and side yards of the property in question.

It was represented to the Director in this application that the deck and stairs are a substantial improvement visually, functionally and aesthetically to the property and neighborhood.

It should be noted that no opposing correspondence or phone calls were received by the staff of the Director, nor was there anyone opposed to said use present at said public hearing.

The Director visited the premises in question and the surrounding neighborhood.

It is the opinion of the Director that the grant of the variance of the regular requirements of the zoning Code, as sought in this application would be in accordance with the applicable provisions of Section 403.4 of said Code in that said grant would not be materially detrimental to the public welfare or injurious to the properties in the district or vicinity in which the premises in question is located and will be consistent with the intent and purpose of said Code.

THEREFORE, as empowered by Section 403.4 and 404.2 of the zoning Code, it is the decision of the Director to grant the Certificate of Occupancy sought in this application and authorizes the issuance of said Certificate.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the proposed deck and stairs be erected substantially in accordance with the plats and plans submitted to the Director in this application.
2. That the proposed deck and stairs comply in all other respects with the provisions of the zoning Code and the lawful requirements of the Director of Buildings and Inspections.
3. That the Certificate of Occupancy as sought in this application be obtained within sixty (60) days from the date of this decision and all building permits necessary for the prosecution of the work shall be obtained within one (1) year from the date of this decision of the Director of Buildings and Inspections.
4. That all plats, plans and other data submitted be made a part of this application.

DATE OF DECISION: October 12, 1977

Victor C. Jones

BY: Victor C. Jones, P.E., Assistant
Director and Commissioner of the
Division of Licenses and Permits

FOR: Hubert W. Guest, Director
Department of Buildings and
Inspections

CITY OF CINCINNATI
DEPARTMENT OF BUILDINGS AND INSPECTIONS
APPLICATION FOR BUILDING PERMIT

CR. 71
B.N. 206
#

PLAN NUMBER
730 JUL 29 7
DO NOT WRITE IN THIS AREA

1. Street and number location 611 LUDLOW
If no address is known, fill out (A) & (B)
(A) N S E W side of _____
(B) _____ feet, N S E W, from intersection of _____

Zip Code 45220

OWNER	NAME	STREET ADDRESS	Lot Number	CITY	STATE	ZIP CODE	PHONE NO.
CONTRACTOR	<u>BORDON STEVEN FESSLER</u>	<u>611 LUDLOW AVE</u>		<u>CINCINNATI</u>	<u>OHIO</u>	<u>45220</u>	<u>221 3560</u>
PLANS BY	<u>TILDENTON LANDSCAPE</u>	<u>9840 MONTGOMERY RD.</u>		"	"	<u>45242</u>	<u>791 8510</u>
	<u>L.D. HENRY</u>			"	"		

A. TYPE OF IMPROVEMENT

- 1. New Building
- 2. Addition - Enter number of dwelling units added _____
- 3. Alteration - Enter number of dwelling units added _____ or deducted _____
- 4. Repair, replacement (Describe) _____
- 5. Wrecking (demolish) enter number of stories _____
- 6. Certificate of Inspection
- 7. Other (Describe) NEW DECK BREAKFAST

D. TYPE OF USE - RESIDENTIAL

- 11. One family
- 12. Two family
- 13. Three family
- 14. Four or more family
Enter number of units _____
- 15. Transient Hotel or motel
Enter number of units _____
- 16. Accessory Garage
 Car Port Tool Shed
- 17. Swimming Pool
- 18. Other _____

NON-RESIDENTIAL

- 15. Amusement, recreation, place of assembly
- 20. Church, other religious building
- 21. Industrial, storage building
- 22. Parking Garage
- 23. Accessory Garage Car Port Tool Shed
- 24. Service Station, repair garage
- 25. Hospital, institution, nursing home
- 26. Office, bank, professional
- 27. Public works, utility building
- 28. School, college, other educational
- 29. Store, other mercantile, restaurant
- 30. Swimming Pool
- 31. Tank, tower, sign structure
- 32. Other _____

10. ESTIMATED COST (omit cents) \$ 3000.00

11. State in detail all existing and proposed uses of this building and premises:
Existing: 1 FAMILY RESIDENCE
Proposed: SAME NO CHANGE

PRINCIPAL TYPE OF FRAME

- 1. Masonry (wall bearing)
- 2. Structural Steel
- 3. Wood Frame
- 4. Reinforced concrete
- 5. Other _____

TYPE OF HEATING FUEL

- 41. Gas
- 42. Oil
- 43. Coal
- 44. Electric
- 45. Other _____

Approval Subject to Terms and Conditions of Director of Buildings and Inspections Decision

Case # A-1119 Date 1977

TYPE OF WATER SUPPLY

- 46. Public
- 47. Private Well, Cistern

FOR RESIDENTIAL BUILDINGS ONLY

- 50. Number of bedrooms _____
- 51. Number of bathrooms _____
- 52. No. of off-street parking spaces _____

FOR NON-RESIDENTIAL BUILDINGS ONLY

- 53. Number of off-street parking spaces (a) Enclosed _____ (b) Outdoors _____

WRECKING ONLY

- 54. Will the operation of the use of this building or premises (Principal, accessory or incidental) be objectionable or offensive by reason of the emission of noise, vibration, odor, dust, or other pollutants? Yes No
- 55. Will it be necessary to erect noise barriers? Yes No
- 56. How wide is the street adjacent? Feet _____
- 57. How wide is the street adjacent? Feet _____

Signature: Sam D. Henry

Address: 9840 MONTGOMERY RD. CINCINNATI OHIO 45242

DO NOT WRITE BELOW THIS LINE (Office Use)

CITY OF CINCINNATI
OHIO

VOID UNLESS STAMPED
PAID BY DIVISION

- PERMIT -

VOID UNLESS WORK IS STARTED
WITHIN SIX MONTHS

DEPARTMENT OF BUILDINGS AND INSPECTIONS

THIS PERMIT MUST BE
KEPT ON PREMISES



Plan
Number

790-77

NOP

Owner GORDEN STEVEN FESSLER (PH 221-3560)

is hereby granted this permit to (erect) (repair) (alter) (install) (wreck)

NEW DESK (FREESTANDING)

Building or

611 LUDLOW AVE.

Approval Subject to Terms &
Conditions of Director of Bu-
ildings & Inspections Deci-
sion in Case # 2-1119 Date

To be used as N/C

T-71 3-206 PL-20 1972

Contractor THORNTON LANDSCAPE (PH 791-8565)

Where electrical equipment or wiring is installed, an application for electrical inspection by the INSPECTION BUREAU INC. is required in compliance with Sec. CC-49-07 of the Building Code. Approval must be obtained before any wiring is concealed.

All work is to be done in compliance with the laws and ordinances pertaining to same and the plans or application, etc. as approved by the Department.

Estimated Cost
of work \$ 2000.00

Engr's Valuation

Application
Approved by NHA

Total Floor Area

Permit Fee \$ 42.00

THE PERMIT SHALL BE A LICENSE TO
PROCEED WITH THE WORK AND SHALL NOT
BE CONSIDERED AS AUTHORITY TO PLEASE
CANCEL OR SET ASIDE ANY OF THE PRO-
VISIONS OF THIS CODE OR OF ANY OTHER
ORDINANCE. IT IS ASSUMED THAT YOU HAVE
CLEARED WITH ALL PUBLIC AGENCIES.

Permit Issued by FE

Permit No. B 4504

Self Inspection
Req'd Yes No
For Inspection

CHL 3-2-
Exp. 3-25

Date

DIRECTOR

19

24 HOUR NOTICE REQUIRED.

M. Alshuk

GENERAL STRUCTURAL NOTES

GENERAL

- A. CONTRACTOR IS RESPONSIBLE FOR MEAN AND METHODS OF CONSTRUCTION. THESE DRAWINGS SHOW THE FINAL INSTALLED WORK ONLY, AND DO NOT ADDRESS THE SEQUENCE OR TECHNIQUES TO PERFORM THE WORK.
- B. CONTRACTOR IS RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING BUT NOT LIMITED TO JOB SITE SAFETY FOR THE ENTIRE DURATION OF THE PROJECT.
- C. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
- D. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FINISHING AS THE DESIGNER INTENDS.
- E. IF ANY CONDITION IS FOUND IN THE FIELD THAT IS NOT ADDRESSED ON THESE CONSTRUCTION DOCUMENTS, NOTIFY THE ENGINEERING FOR DIRECTION.

DESIGN LOADS

- A. GOVERNING CODE IS THE 2018 RESIDENTIAL CODE OF OHIO
- B. ROOF LOAD: LIVE LOAD = 20 PSF, DEAD LOAD = 20 PSF
- C. FLOOR LOAD: LIVE LOAD = 40 PSF, DEAD LOAD = 10 PSF
- D. DEFLECTION OF STRUCTURAL MEMBERS OF SPAN, L, SHALL NOT EXCEED LIMITS PERMITTED IN CHAPTER 16
- E. CONTRACTOR SHALL VERIFY PIERS BEAR ON NATIVE SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 1,500 PSF

CONCRETE

- A. CONCRETE WORK SHALL COMPLY WITH ACI 301, LATEST EDITION
- B. CONCRETE PIERS: $f_c = 3000$ PSI, MAXIMUM W/C RATIO = 0.50
- C. REINFORCING STEEL: DEFORMED BARS, 60 KSI YIELD, AND MEET ASTM A615, A996, OR ASTM A706, WELDED WIRE FABRIC
- D. WATER-REDUCING ADMIXTURE: MEET ASTM C494

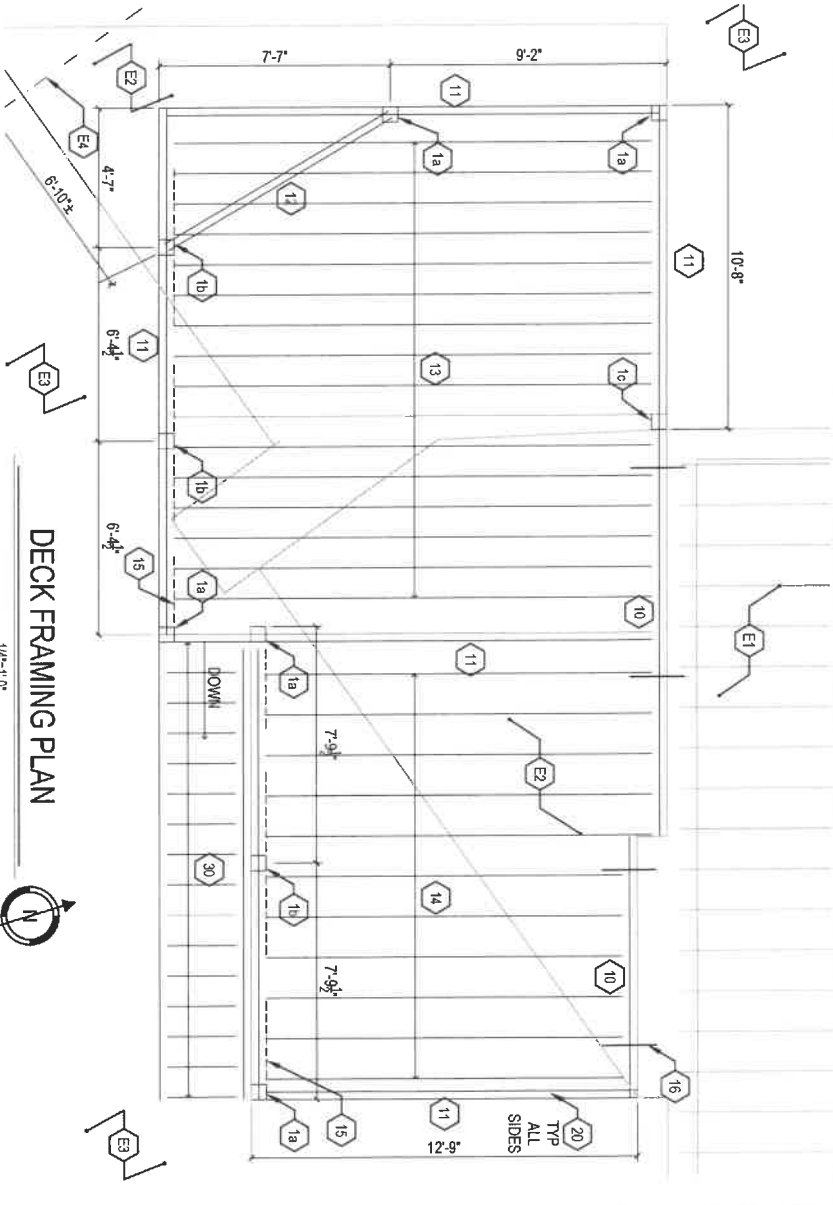
WOOD

- 1. MATERIALS: FRAMING LUMBER: 2x8 AND LARGER, NO. 2 GRADE OR BETTER, SOUTHERN PINE, KILN DRIED, 2x4 AND 2x6: STUD OR BETTER, SPROUCE PINE, FIRE KILN DRIED, UNLESS NOTED OTHERWISE
- 2. PRESSURE TREATED LUMBER: NO. 2 GRADE OR BETTER, SOUTHERN PINE WITH ACQ (ALKALINE COPPER QUAT), CBA-A, OR C-B (COPPER AZOLE) OR NON-COT BORATE PRESURE TREATED LUMBER. PRESSURE TREAT TO 0.25 LB/SCU (CUBIC FOOT) ALL PILES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER
- 3. PILES: NOT DP (DIP) LUMBER. CONNECTIONS SHALL BE MADE PER SECTION 5.1, TREATING AND SCHEDULING. REFERENCED UNLESS NOTED OTHERWISE. CONNECTIONS SHALL BE MADE PER SECTION 5.1, TREATING AND SCHEDULING. REFERENCED UNLESS NOTED OTHERWISE. CONNECTIONS SHALL BE MADE PER SECTION 5.1, TREATING AND SCHEDULING. REFERENCED UNLESS NOTED OTHERWISE.
- 4. BUILDING CODE: STUDS NOT PERMITTED FOR FASTENING PER RATED SCHEDULING AND SCHEDULING. REFERENCED UNLESS NOTED OTHERWISE. CONNECTIONS SHALL BE MADE PER SECTION 5.1, TREATING AND SCHEDULING. REFERENCED UNLESS NOTED OTHERWISE.
- 5. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTALLATION MANUAL
- 6. SIMPSON CONNECTIONS USED IN ALL APPLICATIONS WITH ACQ, C, ACQ-D, CBA-A, CBA-B, OR NON-COT BORATE TREATED LUMBER SHALL BE ZMAXX (G180) OR HOT DIPPED GALVANIZED. S60 AND S60 COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS WITH TREATED LUMBER. ONLY USE GALVANIZED FASTENERS WITH ZMAXX AND HOT DIP GALVANIZED CONNECTORS. AT OWNER'S OPTION, STAINLESS STEEL TYPE 304 OR TYPE 316L WITH STAINLESS STEEL FASTENERS CAN BE USED TO INCREASE THE EXPECTANCY OF THE CONNECTOR. STAINLESS STEEL CONNECTORS SHOULD BE USED FOR LUMBER WITH CHEMICAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF FOR CBA-A, OR 0.21 PCF FOR CBA-B
- 7. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR FOR USE IN PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- 8. ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) TWO ROWS OF 100 COMMON NAILS AT 12" O.C. FOR NOMINAL BEAM DEPTHS 12 INCHES OR LESS, FOR NOMINAL DEPTHS GREATER THAN 12 INCHES, THROUGH-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. SIDE LOADED BEAMS SHALL BE THROUGH-BOLTED.



PROJECT LOCATION

SITE PLAN



DECK FRAMING PLAN

1/4"=1'-0"

- 1. EXISTING FOUNDATION: EXISTING FOUNDATION SHALL BE REMOVED AND REPLACED WITH NEW FOUNDATION AS SHOWN ON THIS PLAN.
- 2. EXISTING FOUNDATION: EXISTING FOUNDATION SHALL BE REMOVED AND REPLACED WITH NEW FOUNDATION AS SHOWN ON THIS PLAN.
- 3. EXISTING FOUNDATION: EXISTING FOUNDATION SHALL BE REMOVED AND REPLACED WITH NEW FOUNDATION AS SHOWN ON THIS PLAN.
- 4. EXISTING FOUNDATION: EXISTING FOUNDATION SHALL BE REMOVED AND REPLACED WITH NEW FOUNDATION AS SHOWN ON THIS PLAN.
- 5. EXISTING FOUNDATION: EXISTING FOUNDATION SHALL BE REMOVED AND REPLACED WITH NEW FOUNDATION AS SHOWN ON THIS PLAN.
- 6. EXISTING FOUNDATION: EXISTING FOUNDATION SHALL BE REMOVED AND REPLACED WITH NEW FOUNDATION AS SHOWN ON THIS PLAN.
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G.E.I. engineering
 5908 Yonkers Rd., Suite 100
 Liberty Township, Ohio 43044
 P 613-940-1434
 www.ge-engineering.com

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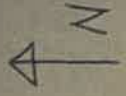
FOUNDATION PLAN, LOW ROOF FRAMING PLAN

BOURJERIS RESIDENCE
 REAR DECK ADDITION
 611 Linden Ave.
 Cincinnati, Ohio 45219

12/09/2022
 JMG
 22-838

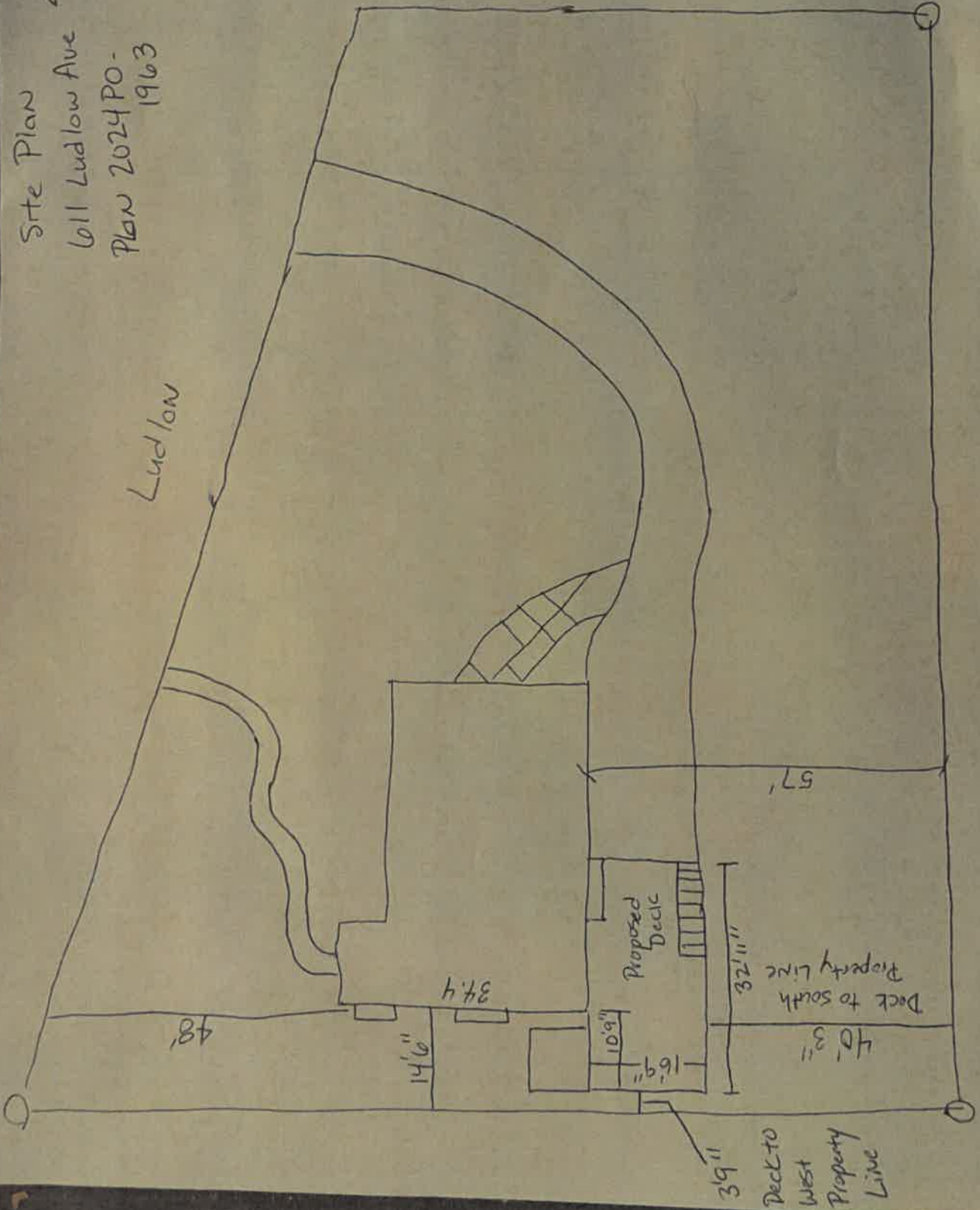
PROGRESS SET
 S-1
 of 2

Site Plan
611 Ludlow Ave
Plan 2024 PO-
1963



MORRISON AVE

Ludlow













COUNTY AUDITOR ON-LINE

Hamilton County Auditor Brigid Kelly


138 East Court St., Cincinnati, Ohio 45202- (513)946-4000

Online Property Access

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Parcel ID 215-0067-0135-00 **Address** 611 LUDLOW AVE **Index Order** Parcel Number **Tax Year** 2023 Payable 2024

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 
Appraisal Area 02400 - CLIFTON Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address BOURGEOIS MATTHEW P & EMILY E 611 LUDLOW AVE CINCINNATI OH 452201409 (call 946-4015 if incorrect)	Tax Bill Mail Address MIAMI SAVINGS & LOAN COMPANY ATTN MARCY PO BOX 40 MIAMITOWN OH 45041 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 153,310	Effective Tax Rate 69.301606	Total Tax \$9,480.21
Property Description 611 LUDLOW AV 162.67x55.6 2 IR-PT LOT 333 ISAAC BATES EST NWC LOT 334		

Appraisal/Sales Summary

Year Built	1928
Total Rooms	7
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	1
Last Transfer Date	4/9/2010
Last Sale Amount	\$340,611
Conveyance Number	3772
Deed Type	WD - Warranty Deed (Conv)
Deed Number	206750
# of Parcels Sold	1
Acreage	0.449

Tax/Credit/Value Summary

Board of Revision	YES(15)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	138,940
CAUV Value	0
Market Improvement Value	299,090
Market Total Value	438,030
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$4,809.60

Notes

1) 9/22/15 BOR #14-802880 DECREASE TO 360,000

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611 Ludlow Avenue

Carrie Driehaus <carriedriehaus@gmail.com>

Mon 3/11/2024 9:55 AM

To:david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>

Cc:Matt Bourgeois <mattbourgeois@hotmail.com>

Dear Mr. Sturkey,

My name is Carrie Driehaus and I am the owner of 655 Berkshire Lane. My neighbors, Matt & Emily Bourgeois, shared with me their plans to replace their deck at 611 Ludlow Ave which is 2 homes down from me. Our yards are visible from each other and I have no concerns about their deck plans as they largely mirror what has been there for years and has created no issues. Please consider this email as my letter of formal support for their application. If I can be of further assistance or clarify anything, please let me know.

Carrie Driehaus

655 Berkshire Lane

Cincinnati, OH 45220

Project Approval for 611 Ludlow Avenue

Andries van der Bent <andriesvanderbent@gmail.com>

Mon 3/11/2024 7:03 PM

To:david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>

Cc:Matt Bourgeois <mattbourgeois@hotmail.com>

Dear Mr. Sturkey,

My name is Andries van der Bent and I am the owner of 3377 Morrison Ave. We have been neighbors with Matt & Emily Bourgeois, for the past 14 years. Throughout these years, we have never had an issue with them and they have always maintained and updated their property, including landscaping. Recently, they shared with my wife and I their plans to replace their deck at 611 Ludlow Ave which is across the valley from me. Our yards are visible from each other and I have no concerns about their deck plans as they largely mirror what has been there for years and has created no issues. I am sure that this new deck will be aesthetically pleasing, environmentally conscious, and will be a nice new upgrade. Please consider this email as my letter of formal support for their application. If I can be of further assistance or clarify anything, please let me know.

Andries & Christine VanDerBent

3377 Morrison Ave

Cincinnati, OH 45220

513-658-7901

--

Andries van der Bent

Science Teacher Walnut Hills High School

Cincinnati Public Schools

Adjunct Professor: Cincinnati State

Bourgeois Deck Plan

mcalligan@fuse.net <mcalligan@fuse.net>

Tue 3/12/2024 1:02 PM

To:david.sturkey@cincinnati-oh.gov <david.sturkey@cincinnati-oh.gov>

Cc:mattbourgeois@hotmail.com <mattbourgeois@hotmail.com>

Dear Mr. Sturkey,

My name is Martha Calligan and my husband, Skip Jones, and I are the owners of 617 Ludlow Ave. My neighbors, Matt & Emily Bourgeois, shared with me their plans to replace their deck at 611 Ludlow Ave a few years ago. They've kept my husband and I in the loop as their plans have progressed over a few years and we continue to support their project. Our yards are adjacent to one another and we have no concerns about their deck plans as they largely mirror what has been there for years and have caused no issues. Please consider this email as my letter of formal support for their application. If I can be of further assistance or clarify anything, please let me know.

Best regards,

Martha Calligan & Skip Jones

617 Ludlow Ave

Cincinnati, OH 45220

CTM Transportation Committee
Clifton Avenue Safety Objectives and Goals

Objective

Make Clifton Avenue safer and more convenient for pedestrians, cyclists, and motorists.

Scope and Timeline

Clifton Avenue from Ludlow Avenue intersection to curve north of Lafayette Ave. Target implementation in 1-2 years (by December 2025).

Goals

1. Reduce vehicular speeds and calm vehicular traffic on Clifton Ave, with priority areas of:
 - a. School zones (there are two)
 - b. Significant pedestrian traffic
 - c. Frequent or concentrated crash activity
2. Make Clifton Avenue safer and more convenient for pedestrians to cross and walk along, with priority locations at:
 - a. McAlpin/Woolper Ave and Clifton Ave
 - b. Clifton Ave between Ludlow and Bryant
 - c. Crosswalk at Warren Ave and Clifton Ave
3. Improve safe and efficient access for students, families, and staff arriving and departing at Fairview, CANS, Annunciation, and Clifton Christian Academy
 - a. Walkers & Bike riders
 - b. Bus riders
 - c. Car riders
4. Connect to existing bike lanes on Clifton Avenue
 - a. To connect neighborhood, business district, and Burnet Woods to
 - i. Central Parkway bike lanes
 - ii. Mill Creek Greenway Trail
 - iii. CROWN, Wasson Way, UC, and Uptown
 - b. Protected or buffered bike ways are preferred where feasible
 - c. Consider bike lane use for scooters and other mobility devices
5. Maintain adequate on-street parking for residents and visitors

Timeline

April 2022	CTM Transportation and Public Safety committee discussion of repeated problems near Clifton/McAlpin/Woolper intersection. Committee decides to evaluate Clifton Ave north of Ludlow.
May 2022	Neighborhood public working group meets and identifies priority problem as “it does not feel safe walking along or crossing Clifton Ave”
August 2022	Radar speed and traffic count data collection performed at Clifton and Resor in partnership with Devou Good Foundation
September 2022	Radar speed and traffic count data collection performed at Clifton and Rural in partnership with Devou Good Foundation
October 2022	CTM Transportation and Public Safety committee working session to review and comment on Community Goals and review solution options.
October 2022	Meeting with leaders of institutions along Clifton Ave to review and comment on Community Goals. CCAC, Fairview, Clifton Mosque and Seventh-day Adventist Church represented.
February 2024	Department of Transportation and Engineering assigns an engineer to draft a plan for redesign of Clifton Ave, Ludlow to Lafayette
March 2024	CTM Transportation committee hosts community input session on redesign goals and objectives. Over 20 community members attended. Meeting notes: 2024.03.19

Housing and Zoning/Land Use Committee Meeting - March 11, 2024

The CTM Housing and Zoning/Land Use Committee met in-person at the Clifton Branch Library on Monday, March 11, 2024. Joining the meeting were Rachel Wells (chair), Tom Leinhart, Malcolm Montgomery, Michele Murphy, Steve Slack, and Peggy Moses. Matt Bourgeois joined for the first topic only. Adam Hyland joined for the latter half of the meeting. Discussion topics included:

- **Variance request at 611 Ludlow Avenue seeking a rear yard variance of 31' to allow a 4' rear setback to the west property line.** Property owner Matt Bourgeois provided documentation included in the variance application he planned to submit and shared the steps he and his family had taken so far to understand and prepare for the variance process. Based on the documentation provided by Bourgeois, the committee believes that the variance request conforms with a prior variance received in 1977 for the existing deck. As of March 24, 2024, the committee had not received any notification from the city about the variance request. The committee agreed that a letter of “no objection” would be appropriate in this circumstance and is recommending that the CTM Board of Trustees approve a draft letter, with attachments..
- **Connected Communities.** Committee members expressed a variety of perspectives regarding the Connected Communities zoning and land use policies proposed by the city. Committee members will consider potential areas of common ground before and during the April committee meeting. The committee continues to recommend a special CTM meeting to inform Clifton residents about the proposed changes and to hear feedback from the community. CTM President Steve Goodin is following up with city contacts to request a presence from elected officials and planning staff members.

The committee will meet next on Monday, April 15 at 6:00 p.m. via Google Meets. Anyone interested in joining the committee should email Rachel Wells at rachel_wells@cliftoncommunity.org.