

# **AGENDA**

October 3, 2022

## **PLANNING COMMISSION/BOARD OF ZONING APPEALS**

7:00 PM

Roll Call

Minutes

Meeting of August 31, 2022

Cases

### CASE NO. 2022-208

Brandon Guttman is the property owner of 9091 Ambercreek Drive and is seeking variances from Zoning Code Sections 154.12 and 154.51. The variances, if approved, would allow for the construction of a 2,556 square foot detached garage with an overall height of 24'. The Village Code permits a detached garage to have a floor area of 800 square feet and 16' tall.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE  
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION  
WEDNESDAY, AUGUST 31, 2022**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission at the Amberley Village Municipal Building in Council Chambers on Wednesday, August 31, 2022 at 7:00 p.m. Absent from the meeting was Craig Cappozzo.

Roll was taken as follows:

**PRESENT:**

Rich Bardach  
Susan Rissover  
Scott Rubenstein  
Rick Lauer

**ALSO PRESENT:**

Andrew Kaake, Village Solicitor  
Wes Brown, Zoning Administrator  
Scot Lahrmer, Village Manager  
Tammy Reasoner, Clerk of Council

Chairperson Bardach welcomed everyone to the meeting and led those in attendance in the Pledge of Allegiance.

Mr. Bardach asked if there were any corrections to the minutes of the May 2, 2022 meeting. There being none, the minutes were accepted as submitted.

**CASE NO. 2022-207**

Mr. Brown introduced Case No. 2022-207, in which James and Stacey Gibson, the property owners of 6755 Hudson Parkway, were seeking a variance to Zoning Code Section 154.14. Mr. and Mrs. Gibson's property has two front yards, and the variance, if approved, would allow a proposed side yard fence to extend 24' into the Hudson Parkway front yard.

Mr. Brown presented the staff report which identified the two front yards as the hardship for the Gibsons, as their Hudson Parkway front yard would be the back of the house. Their goal in requesting the variance would be to fence in the side yard and a portion of the Hudson Parkway front yard for the safety of their dogs. Without the variance, the dogs' area would measure approximately 600 square feet; if approved, the variance would give them 816 square feet.

James Gibson was present and testified that his case was as outlined in Mr. Brown's report.

Mr. Lauer asked Mr. Brown if the variance was needed only because of the two front yards. Mr. Brown replied that without the two front yards, the variance would not be required.

James Valentine of 1650 Hudson Parkway spoke before the Board of Zoning Appeals to say the Gibson's drawings were not to scale, and asked if the key driver was the distance from the road or from the house. He also asked if there would be a requirement to hide the fence with shrubs. He said overall, he did not have an issue with the proposed fence, but did want clarification. Mr. Brown said the fence would need to be 64 feet from the street or 24 feet from the house. Mr. Valentine again stated he had no objection.

Cathy Valentine of 1650 Hudson Parkway also spoke to the Gibson's drawing not being to scale, and requested Mr. Gibson to point out the proposed location for the fence. Mr. Gibson pointed to an area on the map, and Mrs. Valentine thanked him, saying she had no objection.

Mr. Bardach asked Mr. Lahrmer if there had been any correspondence regarding the proposed variance, to which Mr. Lahrmer responded there had not. Mr. Lauer moved to grant the variance to Zoning Code Section 154.14, allowing the Gibson's permission to install a side yard fence to extend 24' into the Hudson Parkway front yard. The motion was seconded by Mr. Rubenstein.

Ms. Rissover asked if the variance would require a hedge, to which Mr. Lauer said no, as it wouldn't be required if there weren't two front yards. Ms. Rissover agreed it was a strange peninsula. Mr. Rubenstein also stated the motion was not inconsistent with precedent. A voice vote was requested by Chairperson Bardach, and the motion passed unanimously.

Mr. Gibson thanked the Board for its decision, and said he had no intention of removing the hedge that was already in his yard.

#### **CASE NO. 2022-208**

Mr. Brown introduced Case No. 2022-208, in which Brandon Guttman, the property owner of 9091 Ambercreek Drive, is seeking two variances from Zoning Code Section 154.12 and 154.51. The variances, if approved, would allow for the construction of a 2,556 square foot detached garage with an overall height of 24'. The Village Code permits a detached garage to have a floor area of 800 square feet and 16' tall.

Mr. Brown read the staff report, and reminded those in attendance that even if the variances were granted, the plans would still need approval from the Homeowners' Association.

Brandon Guttman came forward with his architect, Shannon Roush. Mr. Guttman said the plans were for a six-car garage and additional storage space to accommodate his family. He said the plan complies with required setbacks, and he was committed to adding landscaping. He said his intent was to be a good neighbor, and that the request for a larger and taller garage was due to the scale of his house and property.

Ms. Roush (4142 Airport Road, 45226) said she focused on the importance of matching the proportion and scale when designing the garage. She said it will not be visible from the street, and she took neighboring homes and their position into account. In addition, she said she maintained the original look and feel of the home by matching the materials.

Mr. Lauer asked if there were anywhere on the property that would allow for expansion of the existing built-in garage. Mr. Guttman said this would only be possible if the doors were to face the street. Ms. Shannon added these would not be adjacent. Ms. Rissover asked how the design impacted the neighbor's sunroom.

Bryan Kruger of 9071 Ambercreek Drive said he was the neighbor next door with the sunroom, and he had questions as he thought the construction had already begun. Mr. Guttman clarified that this was a portable structure that will be coming down.

Mr. Brown explained that Mr. Guttman had begun building a portable play yard and was instructed by the Village to stop construction. Mr. Guttman adhered to the Village instruction and has decided to build the garage instead. Mr. Brown said a portable batting cage already exists.

Mr. Guttman and Mr. Kruger spoke directly to one another in front of the Smartboard to clarify the location and details of the proposed garage construction. They established that the 20-foot setback required by Village Code was honored in the plans, and the variance was only required for the height and square footage of the proposed garage.

Ms. Roush said the size of Mr. Guttman's lot provided a mitigating factor that should be considered with the variance request.

Mr. Bardach asked if there were any similar situations in the Village. Mr. Brown said there were two similarly large garages in Rollman, and one on Ridge. One in particular received its variance when the house was originally built.

Ms. Rissover asked what the Rollman Homeowners' Association rules were with regard to a garage that size. Mr. Brown said the garage would be less than the square footage of the house, which sits on a 1.7 acre lot.

Sheila Kelly of 3050 Glenfarm Court said she did not feel it was necessary to have two stories. She said she did not see the need and didn't feel the property warranted a garage of that size.

Susan Glazer of 9055 Rollingridge Lane said she understood the rules to provide for one house per parcel of land. She said the proposed 2,556 square foot building with a height of 24 feet would be the equivalent of two houses on one parcel. She said the proposed attached garage would be three times the permitted size, and stated she didn't know why it needed to be so tall.

Ms. Glazer said the noise of the construction from the Guttman property four months ago was unbearable, and that it had been done without a permit. She demanded to know when that structure was coming down, and stated it had been there since May. She wanted to know if the shrubbery promised by Mr. Guttman would measure 24 feet in height, and expressed concerns about visibility when current foliage loses its leaves. Ms. Glazer said Mr. Guttman had previously requested permission to build a batting cage which was voted down, however, he has had a batting cage in spite of the ruling. She said the sound of the batting cage and machine continue all day until 11 p.m.

Emily Glazer of 9055 Rolling Ridge Court said she hears the noise from the Guttman's home. She said the Guttman's had indicated the need for more parking, but said the older sons should be moving out before the younger ones would be driving.

Ms. Glazer suggested the Guttman's move to the city if they wanted a larger parking garage, and stated the Guttman's had lots of other structures in their yard. She said their dog frequently runs away, indicating it needs more yard space in order to keep from running the neighborhood.

Steve Guttman of 4901 Rolling Ridge Court stated he was offended by Emily Glazer's comments, and that he has many family members here in the Village. He said there are trees that grow above 24' in height, and that there are other garages of similar size in the neighborhood. He said he didn't understand why someone would want them to move out of the Village, and said the structure currently in the yard would be taken down. Mr. Guttman said he supports the variance and doesn't see it as a detriment, especially with so many surrounding neighbors who are family.

Bryan Kruger returned to the stand and said he used to live in the city, where it took more than four years to grow a 12' tree. He said he appreciated the Guttman's plans, but felt the time necessary for significant tree growth had not been taken into account. He said he was glad the structure currently in progress was coming down, as it detracted from the atmosphere. He expressed concerns with cutting out the natural growth.

Mr. Lauer asked Mr. Kruger about the noise. Mr. Kruger said he is not yet living in the home.

Mr. Lauer asked Mr. Kruger if an attached garage would be more preferable from a next-door neighbor's perspective. Mr. Kruger said the visibility from the house would be more preferable.

Mr. Guttman then came forward and spoke directly with Mr. Kruger, showing photos and presenting various scenarios. Mr. Guttman said he understood Mr. Kruger to mean if he couldn't see the structure, then he wouldn't care if it was built. Mr. Kruger answered this was correct.

Mr. Lauer said an alternative would be to consider the attached garage option with the doors facing the street.

Ms. Glazer said plans should be resubmitted, and asked about the role of potential runoff in the BZA process.

Mr. Lauer stated Hamilton County is responsible for monitoring runoff.

Mr. Rubenstein said conditions could be added to whatever plan is approved.

Mr. Kruger said the landscape plan wasn't realistic, and suggested possible elimination of the full-size basketball court, which would allow the Guttmans to build without taking out the current greenery. He said he would like to revisit the existing landscaping so he better understood what was being proposed.

Mr. Rubenstein stated the precedent was important in this case, as he believes people should be able to do what they want with their property. He said there seems like there should be a way to make it work since the size of the proposed structure was not unprecedented, and the situation was unique.

Steve Guttman said he did not see the proposal diminishing the value of property in the Village.

Ms. Shirlene Wright of 3580 Sorrento Drive testified that she had been involved in an issue of neighbors who didn't adhere to what was ruled by the Board of Zoning Appeals, and is now living next door to an oversized pole barn. She said the neighbor cut down trees, installed a pole barn and parked a trailer behind it, and cautioned that disregard for Village Code can have a snowball effect.

Mr. Guttman said he does have respect for the Code, which allows for the discretion of the Board. He said his plans reflect a desire to completely match the proposed garage to the existing property.

Mr. Guttman and Mr. Kruger continued speaking directly to each other regarding size vs. visibility.

Ms. Rissover said she had questions for the architect. She said the sidewall was 16 feet and the peak of the hip roof was 24 feet. She said the garage plans showed a depth of 36 feet, which could accommodate twelve cars. She asked if some of the depth could be shaved off to accommodate an indoor batting cage, which she sensed was the purpose behind the structure, and was perfectly permissible. She said she was trying to find a way to make things work for everyone.

Mr. Rubenstein asked if the trees would have to come out, to which Mr. Guttman responded they would. Mr. Rubenstein said the Board would need to see a landscape proposal.

Ms. Rissover asked if the garage would include heat and plumbing, to which Ms. Roush responded no. She also said the structure would have a shallow foundation, which would allow the trees to stay.

Ms. Rissover asked if there would be spotlights in the proposed plan.

Mr. Brown said the Guttman's had originally been denied approval on the installation of pole lights, however, there are no restrictions in the Village on lights installed on homes.

Mr. Rubenstein again referenced several other properties which included freestanding garage structures that exceeded 2,500 square feet in size.

Mr. Bardach suggested tabling the topic until plans could be updated and resubmitted based on the concerns raised at the meeting.

Mr. Lauer said the Board was not ready to approve the variance today, and suggested perhaps the proposed garage was deeper than it needed to be. He recommended trying to preserve the current shrubs, and suggested the current plan was too big and too close to neighboring property. He said he would like to see a more detailed landscape plan or perhaps a rendering of an attached garage that faced the street.

Mr. Rubenstein said that the project was not unprecedented, and the architect had done a nice job. He said he wanted to respect the concerns expressed by Mr. Kruger.

Ms. Rissover said she felt the Board was all on the same page.

Village Solicitor Andrew Kaake said the meeting could be continued when the applicant was ready to resubmit the plans.

Mr. Bardach suggested that Mr. Guttman take some time to come up with a new plan.

Mr. Lauer said the HOA might be more agreeable as well if the neighbors were in agreement with the plans, and suggested Mr. Guttman amend the plans to address his neighbors' concerns.

Mr. Brown asked whether the point was to screen the wall between neighboring houses or to screen the entire building.

Mr. Lauer said he would suggest trying to preserve the existing barrier, and then moved to continue the meeting. Seconded by Mr. Bardach, the motion passed unanimously.

### **NEW BUSINESS**

There being no other new business, Chairman Bardach announced the meeting was adjourned.

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Tammy Reasoner, Clerk of Council

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Richard Bardach, Chairperson



7149 Ridge Road  
Amberley Village, OH 45237

513-531-8675 *phone*  
513-531-8154 *fax*

[amberleyvillage.org](http://amberleyvillage.org)

PLANNING COMMISSION  
MEETING NOTICE

WHEN: October 3, 2022 at 7:00 PM  
WHERE: Amberley Village Municipal Building, 7149 Ridge Road  
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Monday, October 3, 2022** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Brandon Guttman is the property owner of 9091 Ambercreek Drive and is seeking two variances from Zoning Code Sections 154.12 and 154.51. The variances, if approved, would allow for the construction of a 2,556 square foot detached garage with an overall height of 24'. The Village Code permits a detached garage to have a floor area of 800 square feet and 16' tall.

If you are interested in reviewing the application, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road, or you may attend the **October 3** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *Brandon Guttman, 9091 Ambercreek Drive*  
*Bryan & Molly Krueger, 9071 Ambercreek Drive*  
*Kenneth & Peiyan Berman, 9090 Ambercreek Drive*  
*Christina Traiforos, 9110 Ambercreek Drive*  
*Erik & Dani Zander, 9030 Ambercreek Drive*  
*Andrew & Ariella Cohen, 9131 Ambercreek Drive*  
*Michael & Danielle Schrenk, 9607 Ambercreek Drive*  
*Alvin Meisel & Faye Levine, 3360 Legacy Trace*  
*Craig & Celia Cappozzo, 9074 Ridgeway Close*  
*Cynthia Guttman, 9051 Rolling Ridge Court*



7149 Ridge Road  
Amberley Village, OH 45237

513-531-8675 *phone*  
513-531-8154 *fax*

[amberleyvillage.org](http://amberleyvillage.org)

## **Amberley Village Planning Commission Staff Report**

October 3, 2022

### **Subject:**

9091 Ambercreek Drive

### **Variance:**

Detached Garage - size and height

**Item:** Case#2022-208

**Variance Request:** Brandon Guttman is the property owner of 9091 Ambercreek Drive and is seeking variances from Zoning Code Sections 154.12 and 154.51. The variances, if approved, would allow for the construction of a 2,556 square foot detached garage with an overall height of 24'. The Village Code permits a detached garage to have a floor area of 800 square feet and 16' tall.

**Zoning Code Review:** 154.12 Accessory Structures. (A) (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property. A detached garage shall not cover more than 800 square feet, or more than 50% of the floor area of the principal structure, whichever is less. A detached garage is an enclosed accessory structure used for storage, including but not limited to the parking or storage of vehicles, that is not connected to the principal structure by means of an above ground structure, material, or equipment. No combination of accessory structures, whether enclosed or open to the sky, shall have an aggregate floor area greater than 50% of the principal structure, or greater than 50% of the required rear yard, whichever is less.

154.51 Height Requirements (A) (2) Accessory Structures in residential areas may not exceed 16 feet in height or up to the same height as the principal structure, whichever is less.

**Variance Review:** On August 31, the Board heard Case #2022-208, which Mr. and Mrs. Guttman, owners of 9091 Ambercreek Drive, were proposing to build a 6 car detached garage in their side yard, utilizing the existing driveway. The proposed garage would be 2,556 square feet (71'x36') in floor area, 24' in height and located 20' from the east property line, with the garage doors facing west into the property.

The letter to the Board stated that storage items continuously spill out into the driveway and yard and they need additional parking for their vehicles and, in the future, as their four sons become of driving age. The letter also stated that the design of the garage would match that of the house in look, feel and material and that they plan to add additional landscaping to further screen the garage from both the street and from the neighbors.

After Mr. Guttman's presentation and public comment, discussion followed among Board members and staff regarding the size of the lot, the square footage and height of the garage and the need to see a landscaping plan. The Board voted to continue the case for a later meeting, and recommended Mr. Guttman take into consideration the neighbors' concerns about the size of the structure and additional landscaping when he returns with a landscape plan.

Mr. Guttman has submitted revised plans for the detached garage and a landscaping plan to screen the structure from the street and the neighboring property.

Instead of the garage being 2,556 square feet (71'x36') in floor area, the garage size has been decreased to 2,389 square feet. Instead of the garage being 24' in height, it has been decreased to 22' in height. Instead of being located 20' from the east property line, the setback is being increased to 22.5' from the southeast corner and 24.5' from the northeast corner.

According to the Hamilton County Auditor, Mr. and Mrs. Guttman's property is a 1.7 acre parcel and has a finished area of 8,568 (aggregate footprint of approximately 3,450). The property is located in the Rollman Reserve Subdivision and zoned Residence A.

The Village Code Section 154.12, permits a detached garage to have a floor area of 800 square feet and Section 154.51 permits an accessory structure to have an overall height of 16'.

Zoning Code 154.121 (A), states, the village recognizes that some structures could be constructed in excess of the restrictions set forth in § 154.12 while still promoting the village's goals of maintaining an attractive appearance, property values, and residential character, and that many properties are unique such that no rule will apply equally to all properties. It is the village's intent to allow for some structures which may exceed said restrictions as long as the Board of Zoning Appeals determines that the structures are of an appropriate size, height, construction, dimensions, and appearance, so as not to detract from the stated goals.

Therefore, as both variances are required, per Code Section 154.121, the Board can allow structures to exceed the restrictions in 154.12 as a Conditional Use on the property. As long as the Board determines that the structure does not detract from the stated goals of the code.

Also, the construction and use of the structure will not be detrimental to the peaceful use and occupancy of nearby properties. The construction and use of the structure will not have a detrimental effect upon the property values in the neighborhood. The design and appearance of the structure will not have an adverse impact on the residential quality of the neighborhood.

If the proposed garage is approved, the project will need Rollman Reserve HOA approval before construction begins.

**Project Recommendations:** The project is to be considered on its merits.

Date: 8/15/2022

Mr. Scot F. Lahrmer  
Village Manager  
7149 Ridge Road  
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

DETACHED GARAGE (SEE ATTACHED)

The structure is proposed at the following address:

9091 AMBERCREEK DRIVE 45237

I certify the attached plat and measurements are accurate.

Sincerely,

Brandon Gutman

Contractor's Name

9091 AMBERCREEK DRIVE

CINCINNATI, OH 45237

Contractor's Address

513-600-9990

Telephone Number



Homeowner's Signature

BRANDON GUTMAN

Homeowner's Printed Name

513-600-9990

Telephone Number (daytime)

8/15/2022

To Whom it May Concern,

I am applying to build a detached garage at my house. It will be a six-car garage. We are currently maxed-out on space for vehicles and plan on having more in the future because my four sons are coming up on driving age, and because MJ and I have plans for additional vehicles.

We are also running out of convenient storage room and items are continually "spilling out" into the driveway and yard.

The design intent of the garage is to match our house in look, feel, and materials.

I have provided a site plan which complies with setbacks and site-related requirements, an architectural plan, and renderings showing what the garage will look like, including for passerby's on the street. We have always done a great job with screening and beautiful landscaping, and this will live up to those standards.

More specifically, while the pictures and renderings show a lot of existing landscaping in this area, I am committed to adding as much new landscaping as necessary/recommended to ensure that the garage view will not be an issue to my adjacent neighbor or to anyone from a street view. My favorite plant to use for this purpose is arborvitaes. They are the most attractive conifer in my opinion, they grow thick, tall, and opaque, and they keep their emerald green color year-round very well. I also intent to supplement with more standard pines, as well as viburnums. It is fully my intent to be a good neighbor and to keep the garage practically invisible for all intents and purposes to everyone but the residents and guests of my house. This is very important to me. I am happy to commit to a specific set of guidelines or plant counts on this landscaping, but also want to assure you that it will be a personal point of pride to me make the above commitments happen.

This garage is larger than code allows and it is taller. We believe that the height and size will fit in nicely from a scale standpoint with the house itself and with the size of the yard/property.

Thank you for your consideration,

Brandon Guttman



Online Property Access

**Parcel ID**

526-0110-0243-00

**Address**

9091 AMBERCREEK DR

**Index Order**

Parcel Number

**Tax Year**

2021 Payable 2022

**Property Information**

|                                                                                                |                                                                                                                                                                                           |                                                                                                              |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Tax District</b>                                                                            | 017 - AMBERLEY-CINTI CSD                                                                                                                                                                  | <b>Images/Sketches</b><br> |
| <b>School District</b>                                                                         | CINCINNATI CSD                                                                                                                                                                            |                                                                                                              |
| <b>Appraisal Area</b>                                                                          | 52614 - AMBERLEY 14                                                                                                                                                                       | <b>Auditor Land Use</b>                                                                                      |
|                                                                                                |                                                                                                                                                                                           | 510 - SINGLE FAMILY DWLG                                                                                     |
| <b>Owner Name and Address</b>                                                                  | <b>Tax Bill Mail Address</b>                                                                                                                                                              |                                                                                                              |
| GUTTMAN BRANDON K<br>9091 AMBERCREEK DR<br>CINCINNATI OH 45237<br>(call 946-4015 if incorrect) | GUTTMAN BRANDO K<br>9091 AMBER CREEK DR<br>CINCINNATI OH 45237<br>(Questions? 946-4800 or<br><a href="mailto:treasurer.taxbills@hamilton-co.org">treasurer.taxbills@hamilton-co.org</a> ) |                                                                                                              |
| <b>Assessed Value</b>                                                                          | <b>Effective Tax Rate</b>                                                                                                                                                                 | <b>Total Tax</b>                                                                                             |
| 444,030                                                                                        | 77.791353                                                                                                                                                                                 | \$29,936.10                                                                                                  |
| <b>Property Description</b>                                                                    |                                                                                                                                                                                           |                                                                                                              |
| NS AMBERCREEK DR LOT 26-A 1.7127 AC ROLLMAN RESERVE SUB PHASE 2-C                              |                                                                                                                                                                                           |                                                                                                              |

**Appraisal/Sales Summary**

|                    |                           |
|--------------------|---------------------------|
| Year Built         | 2009                      |
| Total Rooms        | 18                        |
| # Bedrooms         | 6                         |
| # Full Bathrooms   | 6                         |
| # Half Bathrooms   | 3                         |
| Last Transfer Date | 10/17/2008                |
| Last Sale Amount   | \$0                       |
| Conveyance Number  |                           |
| Deed Type          | NS - New Subdivision (EX) |
| Deed Number        | 169324                    |
| # of Parcels Sold  | 6                         |
| Acreage            | 1.713                     |

**Tax/Credit/Value Summary**

|                          |             |
|--------------------------|-------------|
| Board of Revision        | No          |
| Rental Registration      | No          |
| Homestead                | No          |
| Owner Occupancy Credit   | Yes         |
| Foreclosure              | No          |
| Special Assessments      | No          |
| Market Land Value        | 252,210     |
| CAUV Value               | 0           |
| Market Improvement Value | 1,016,470   |
| Market Total Value       | 1,268,680   |
| TIF Value                | 0           |
| Abated Value             | 0           |
| Exempt Value             | 0           |
| <b>Taxes Paid</b>        | \$29,936.10 |
| Tax as % of Total Value  | 2.353%      |

**Notes**

1) 12-29-08 NEW PARCEL CREATED F/187TH189,241 FOR 2009

**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





GUTTMAN DETACHED GARAGE | STREET VIEWS

GUTTMAN RESIDENCE | 9091 AMBERCREEK DRIVE | CINCINNATI, OH 45237

DATE: AUGUST 15, 2022

# GENERAL CONSTRUCTION NOTES:

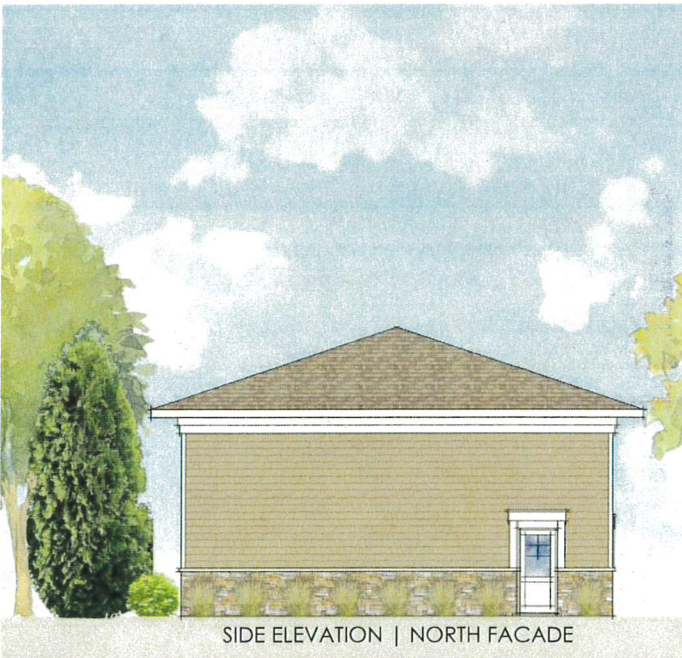
- ALL DIMENSIONS AT ARE SHOWN TO FACE OF STUD OR CONCRETE, UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. FIGURES SHALL TAKE PRECEDENCE IN ALL CASES OVER THE SCALE MEASUREMENTS ON THE DRAWINGS.
- PROVIDE A MINIMUM OF (2) 2x4 POST UNDER ALL HEADER BEARING POINTS, UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL LUMBER TO BE SYP, #1 OR SYP, #1.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR WIRING PANELS, AND DOING ALL THAT IS NECESSARY FOR THE ELECTRICAL CONTRACTOR TO INSTALL THE PANELS AND WIRING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND CHARGES FOR THE ELECTRICAL WORK.
- HVAC HEATING, VENTILATION, & AIR CONDITIONING CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR NECESSARY PERMITS AND CHARGES FOR THE HVAC WORK. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND CHARGES FOR THE HVAC WORK.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND CHARGES FOR THE PLUMBING WORK. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND CHARGES FOR THE PLUMBING WORK.
- HEADER SCHEDULE (UNLESS NOTED OTHERWISE):  
 OPENING SIZE:  
 UP TO 3'-0" (2) 2 x 10 OR (3) 2 x 10  
 OVER 3'-0" (2) 2 x 12 OR (3) 2 x 12  
 OVER 9'-0" (2) 2 x 14 OR (3) 2 x 14  
 SHOWN ON PLAN  
 ALL HEADERS TO HAVE 1/2" PLYWOOD SPACER AND BE GLUED AND NAILED.  
 ALL NEW FINISHES (WALLS, FLOORS, CEILING, ETC.) TO BE SELECTED BY OWNER.  
 PROVIDE TYPED FINISHES IN ALL ROOMS. KNOWLEDGE WITH BILLS BELOW 1/2" OF FINISHED FLOOR. ANY WINDOW WITHIN 24" OF A DOOR, AND ANY WINDOW WITHIN 9' 0" OF A GLASS DOOR, SHALL BE PROVIDED WITH A MINIMUM 1/2" INSULATION. THE INSULATION SHALL BE 1/2" R-19, 1/2" R-21, 1/2" R-23, 1/2" R-25, 1/2" R-27, 1/2" R-29, 1/2" R-31, 1/2" R-33, 1/2" R-35, 1/2" R-37, 1/2" R-39, 1/2" R-41, 1/2" R-43, 1/2" R-45, 1/2" R-47, 1/2" R-49, 1/2" R-51, 1/2" R-53, 1/2" R-55, 1/2" R-57, 1/2" R-59, 1/2" R-61, 1/2" R-63, 1/2" R-65, 1/2" R-67, 1/2" R-69, 1/2" R-71, 1/2" R-73, 1/2" R-75, 1/2" R-77, 1/2" R-79, 1/2" R-81, 1/2" R-83, 1/2" R-85, 1/2" R-87, 1/2" R-89, 1/2" R-91, 1/2" R-93, 1/2" R-95, 1/2" R-97, 1/2" R-99, 1/2" R-101, 1/2" R-103, 1/2" R-105, 1/2" R-107, 1/2" R-109, 1/2" R-111, 1/2" R-113, 1/2" R-115, 1/2" R-117, 1/2" R-119, 1/2" R-121, 1/2" R-123, 1/2" R-125, 1/2" R-127, 1/2" R-129, 1/2" R-131, 1/2" R-133, 1/2" R-135, 1/2" R-137, 1/2" R-139, 1/2" R-141, 1/2" R-143, 1/2" R-145, 1/2" R-147, 1/2" R-149, 1/2" R-151, 1/2" R-153, 1/2" R-155, 1/2" R-157, 1/2" R-159, 1/2" R-161, 1/2" R-163, 1/2" R-165, 1/2" R-167, 1/2" R-169, 1/2" R-171, 1/2" R-173, 1/2" R-175, 1/2" R-177, 1/2" R-179, 1/2" R-181, 1/2" R-183, 1/2" R-185, 1/2" R-187, 1/2" R-189, 1/2" R-191, 1/2" R-193, 1/2" R-195, 1/2" R-197, 1/2" R-199, 1/2" R-201, 1/2" R-203, 1/2" R-205, 1/2" R-207, 1/2" R-209, 1/2" R-211, 1/2" R-213, 1/2" R-215, 1/2" R-217, 1/2" R-219, 1/2" R-221, 1/2" R-223, 1/2" R-225, 1/2" R-227, 1/2" R-229, 1/2" R-231, 1/2" R-233, 1/2" R-235, 1/2" R-237, 1/2" R-239, 1/2" R-241, 1/2" R-243, 1/2" R-245, 1/2" R-247, 1/2" R-249, 1/2" R-251, 1/2" R-253, 1/2" R-255, 1/2" R-257, 1/2" R-259, 1/2" R-261, 1/2" R-263, 1/2" R-265, 1/2" R-267, 1/2" R-269, 1/2" R-271, 1/2" R-273, 1/2" R-275, 1/2" R-277, 1/2" R-279, 1/2" R-281, 1/2" R-283, 1/2" R-285, 1/2" R-287, 1/2" R-289, 1/2" R-291, 1/2" R-293, 1/2" R-295, 1/2" R-297, 1/2" R-299, 1/2" R-301, 1/2" R-303, 1/2" R-305, 1/2" R-307, 1/2" R-309, 1/2" R-311, 1/2" R-313, 1/2" R-315, 1/2" R-317, 1/2" R-319, 1/2" R-321, 1/2" R-323, 1/2" R-325, 1/2" R-327, 1/2" R-329, 1/2" R-331, 1/2" R-333, 1/2" R-335, 1/2" R-337, 1/2" R-339, 1/2" R-341, 1/2" R-343, 1/2" R-345, 1/2" R-347, 1/2" R-349, 1/2" R-351, 1/2" 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FRONT ELEVATION | WEST FACADE



REAR ELEVATION | EAST FACADE



SIDE ELEVATION | NORTH FACADE



SIDE ELEVATION | SOUTH FACADE

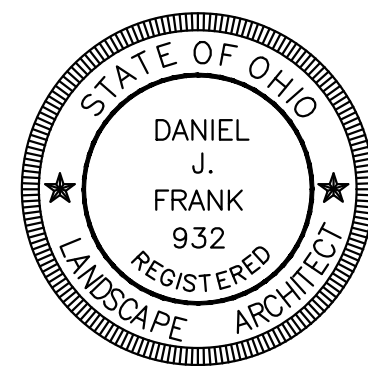
SCALE: 1/16" = 1'-0"

|   |    |    |
|---|----|----|
| 0 | 16 | 32 |
|---|----|----|

PROJECT NAME

GUTTMAN  
RESIDENCE

9091 Ambercreek Drive  
Amberley Village,  
Hamilton County, Ohio



PROJECT INFO

Project # 22002  
Date 09/14/2022  
By DF  
Scale 1" = 10'

REVISIONS

| Addendum | Issued |
|----------|--------|
|          |        |
|          |        |
|          |        |
|          |        |
|          |        |
|          |        |
|          |        |
|          |        |
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SHEET TITLE  
PLANTING PLAN



SHEET #

L1.0

General Planting Notes

- The landscape contractor is to verify locations of all utilities with the owner, owner's representative, general contractor, construction manager or design builder and utility companies prior to beginning construction. The landscape contractor is responsible for determining in the field actual locations and elevations of existing utilities; whether indicated on plans or not. The landscape contractor must call the utilities protection service a minimum of two (2) full days prior to construction. The landscape contractor shall be fully responsible for damage to any utility lines which is caused by their actions or the actions of their consultants.
- The landscape contractor shall examine the finished surface, grade accuracy and topsoil for depth and quality; refer to specifications (if applicable); if conditions are unsatisfactory, notify owner, owner's representative, general contractor, construction manager or design builder and do not begin work until conditions have been corrected.
- After the landscape installation, repair all damages made to existing conditions to owner's, owner's representative's, general contractor's, construction manager's or design builder's satisfaction.
- All plant materials shall conform to the standards of the American Nursery and Landscape Association and shall have passed inspection required under state regulations. Call (202)-789-2900 to obtain a copy of the American Standard for Nursery Stock booklet.
- All nursery stock identification tags shall not be removed from any planting prior to inspection and approval of installation by the owner's representative.
- During all phases of construction activities, if the contractor encounters any "solid waste material" (excluding clean hard fill) the owner shall be contacted immediately for further direction.
- All plantings to be contained within bark mulched edged bed. All trees located within lawn areas are to be contained with a 5' mulch ring. Bark mulch shall be finely shredded hardwood, dark in color or approved by the owner/owner's representative.
- Seed all disturbed lawn areas that are not landscaped unless specifically called out for sod.
- The landscape contractor, is responsible for maintaining positive drainage in lawn areas. The landscape contractor is responsible for plant's livability. Refer to front end specifications if applicable.
- Any landscape contractor recommended substitutions must be approved by EDRK Design prior to installation. Unapproved substitutions shall be removed and replaced with appropriate plants, at contractor's expense.
- A complete list of plants, including a schedule of sizes, quantities, and other comments is shown on the drawings (if required). In the event that quantity discrepancies or material omissions occur in the plant schedule, the planting plans shall govern.
- The landscape contractor is responsible for compliance with all federal, state and local ordinances and shall make consultants aware of these ordinances.
- The landscape contractor to coordinate construction staging and material stockpiling with the owner or owner's representative.
- During all phases of construction activities, if contractor encounters any "solid waste material" (excluding clean hard fill) the general contractor, construction manager, design builder, owner or owner's representative shall be contacted immediately for further direction.
- The landscape contractor shall clean streets of mud and debris generated by their construction activities or their subcontractor's construction activities; pursuant with local code requirements.
- The landscape contractor shall coordinate with the owner or owner's representative to provide for appropriate care of existing plant material and newly landscaped and seeded/sodded areas during construction.
- Existing basemap information from McGill Smith Punshon dated 2017. Additional information updated through Google Maps dated 2022 and from EDRK Design site photos dated September 13, 2022.

Plant Mix - Landscape Beds - General Notes

Topsoil: fertile, agricultural soil, typical for locality, capable of sustaining vigorous plant growth, taken from drained site; free of subsoil, clay or impurities, plants, weeds and roots; minimum ph value of 6.0 and a maximum 6.8; organic matter to exceed 1.5%, magnesium to exceed 100 units; phosphorus to exceed 150 units; potassium to exceed 120 units; soluble salts/conductivity not to exceed 900 ppm/0.9 mmhos/cm in soil.

- A. Identify source location of topsoil proposed for use on the project.  
B. Provide topsoil free of substances harmful to the plants, which will be grown in the soil.

Loam soil: composed of 40% sand, 40% silt, and 20% clay

Peat moss: shredded, loose, sphagnum moss; free of lumps, roots, inorganic material or acidic materials; minimum of (85) eighty-five percent organic material measured by oven dry weight, a ph range of (4 to 5) four to five; and a moisture content of (30) thirty percent.

Bone meal: raw, finely ground, commercial grade, minimum 3% nitrogen, 20% phosphorous.

Compost: aged leaf compost

Lime: ground limestone, dolomite type, minimum 95% carbonates.

Water: clean, fresh, and free of substances or matter capable of inhibiting vigorous growth of plants.

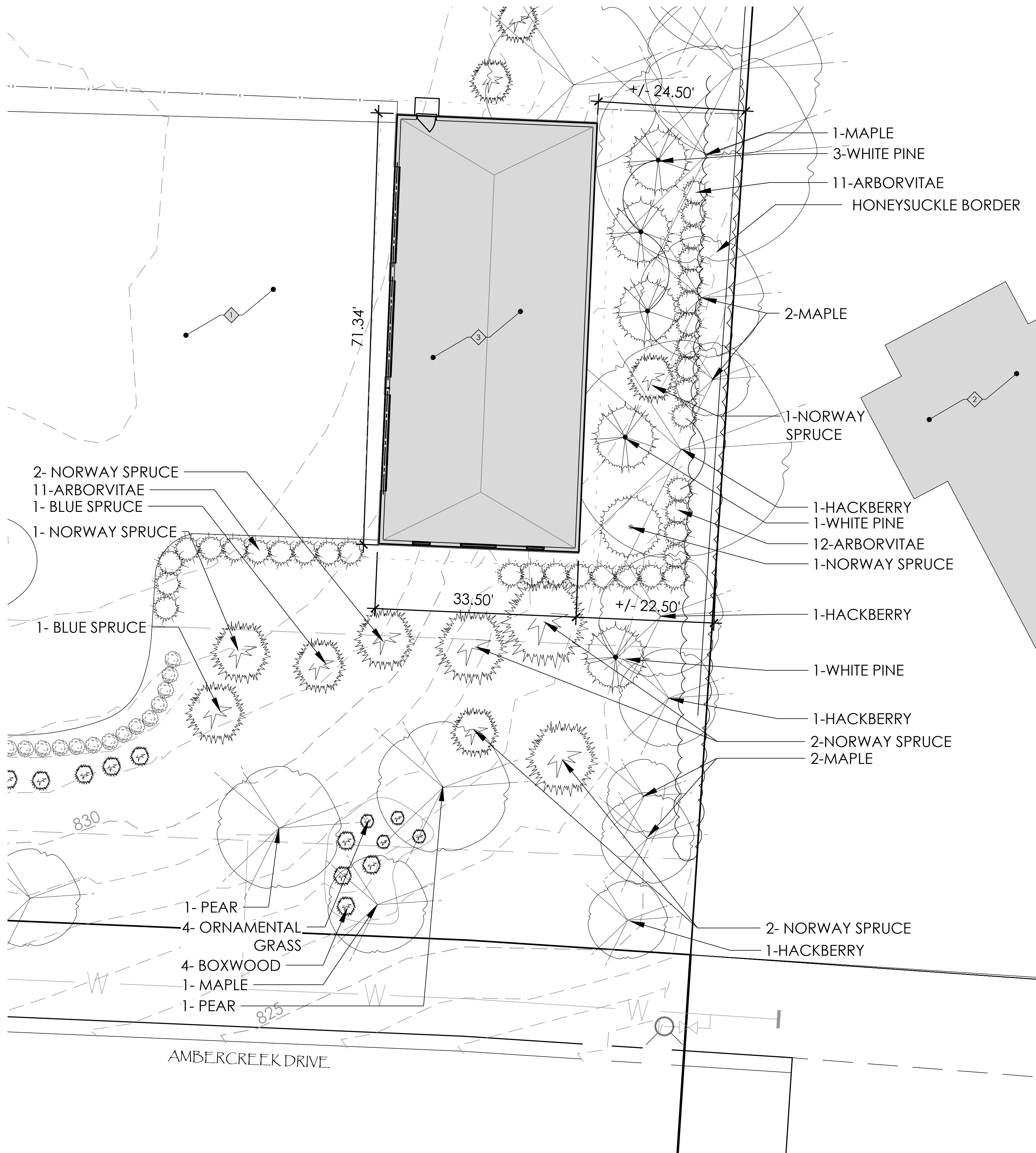
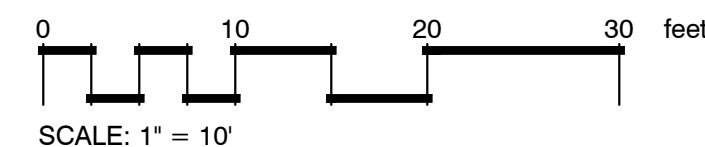
Fertilizer: commercially approved 12-12-12 (12% nitrogen, 12% phosphoric acid, and 12% potash by weight). 1/4 of nitrogen in the form of nitrates; 1/4 in the form of ammonia salt, and 1/2 in the form of organic nitrogen.

Provide pre-mixed planting mixture for use around the root ball/roots of the plants consisting of 5 parts topsoil, 1-part peat moss, 1 part lime, 10 lbs. fertilizer (per cubic yard) and 2 1/3 lbs. of bone meal (per cubic yard) or approved equal.

Provide pre-mixed planting mixture for use around seasonal flowers planted in non-raised landscape beds consisting of equal parts topsoil, compost, and peat moss.

CODED NOTES

- 1 EXISTING DRIVEWAY  
2 EXISTING NEIGHBOR'S HOUSE  
3 GARAGE - SEE ARCHITECT'S PLAN FOR ADDITIONAL INFORMATION



A) ALL DIMENSIONS AT ARE SHOWN TO FACE OF STUD OR CONCRETE, UNLESS NOTED OTHERWISE.

B) DO NOT SCALE DRAWINGS, FIGURES SHALL TAKE PRECEDENCE IN ALL CASES OVER THE SCALE MEASUREMENTS ON THE DRAWINGS.

C) PROVIDE A MINIMUM OF (2) 2X4 POST UNDER ALL HEADER BEARING POINTS, UNLESS NOTED OTHERWISE.

D) ALL STRUCTURAL LUMBER TO BE S.Y.P. #1 OR S.P.F. #1.

E) ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MAKING PAYMENTS, AND DOING ALL THAT IS NECESSARY FOR APPLYING FOR OBTAINING SEPARATE PERMITS AND APPROVALS (BY INSPECTION BUREAU INC. ) AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE ELECTRICAL WORK.

F) HVAC (HEATING, VENTILATION, & AIR CONDITIONING) CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR SEPARATE PERMIT, MAKING PAYMENTS, AND DOING ALL THAT IS NECESSARY TO OBTAIN PERMITS AND APPROVALS AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE HVAC WORK.

G) PLUMBING CONTRACTOR IS RESPONSIBLE FOR MAKING PAYMENTS, AND DOING ALL THAT IS NECESSARY FOR APPLYING FOR OBTAINING SEPARATE PERMITS AND APPROVALS AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE PLUMBING WORK.

H) HEADER SCHEDULE: (UNLESS NOTED OTHERWISE)

| <u>OPENING SIZE:</u> | <u>HEADER SIZE</u>       |
|----------------------|--------------------------|
| UP TO 3'-0"          | (2) 2 X 10               |
| UP TO 9'-0"          | (2) 2 X 12 OR (3) 2 X 10 |
| OVER 9'-0"           | SHOWN ON PLAN            |

1) ALL NEW FINISHES @ WALLS, FLOORS, CEILINGS, ETC., TO BE SELECTED BY OWNER.

NOTE: PROVIDE FLASHING & COUNTER FLASHING AT ALL ROOF TO WALL CONNECTIONS, INCLUDING @ CHIMNEYS AND DORMERS, AT WINDOW OR DOOR OPENINGS PER DETAIL AND AT DECK LEDGER BOARDS.

N) ALL EXPOSED BOLTS AND FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL

Q) PROVIDE SMOKE ALARMS & CARBON MONOXIDE ALARMS (ALARMS = COMBINATION OF DETECTOR AND AUDIBLE NOTIFICATION FUNCTIONS) IN EXISTING HOUSE AT EACH STORY OF HOUSE. THESE DETECTORS/ ALARMS SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES AND MAY BE SEPARATE OR DUAL-SENSING.

PROVIDE SMOKE ALARMS & CARBON MONOXIDE ALARMS (ALARMS = COMBINATION OF DETECTOR AND AUDIBLE NOTIFICATION FUNCTIONS) IN THE IMMEDIATE VICINITY OF EACH SLEEPING AREA. THESE SMOKE DETECTORS SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY.

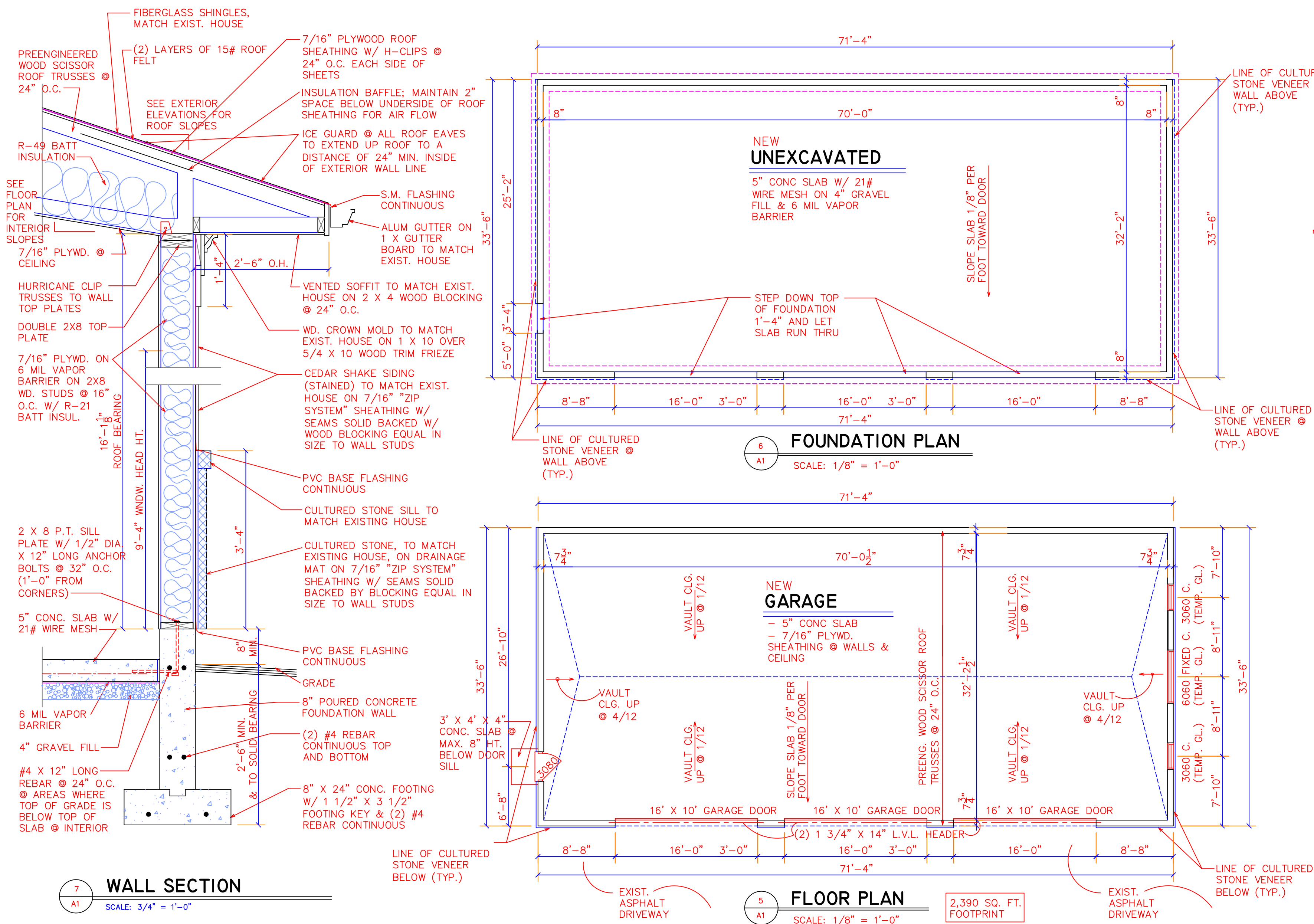
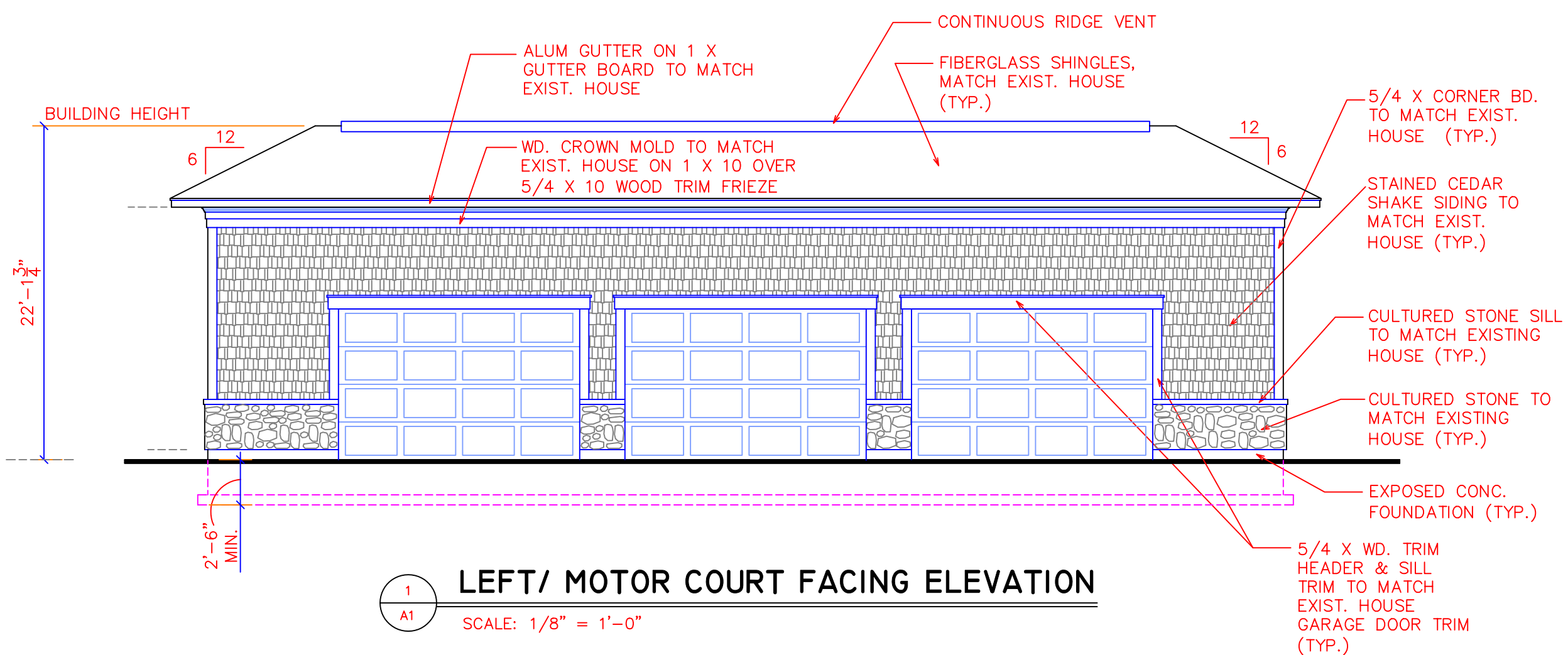
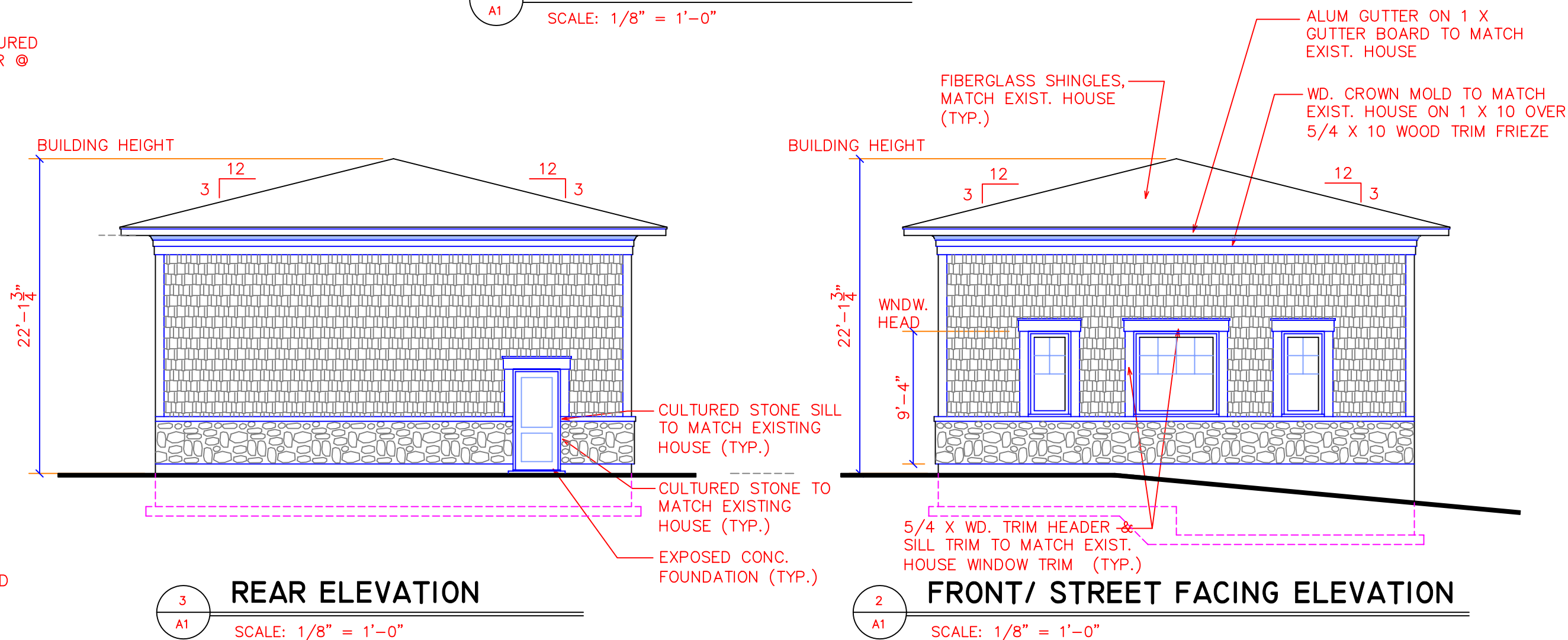
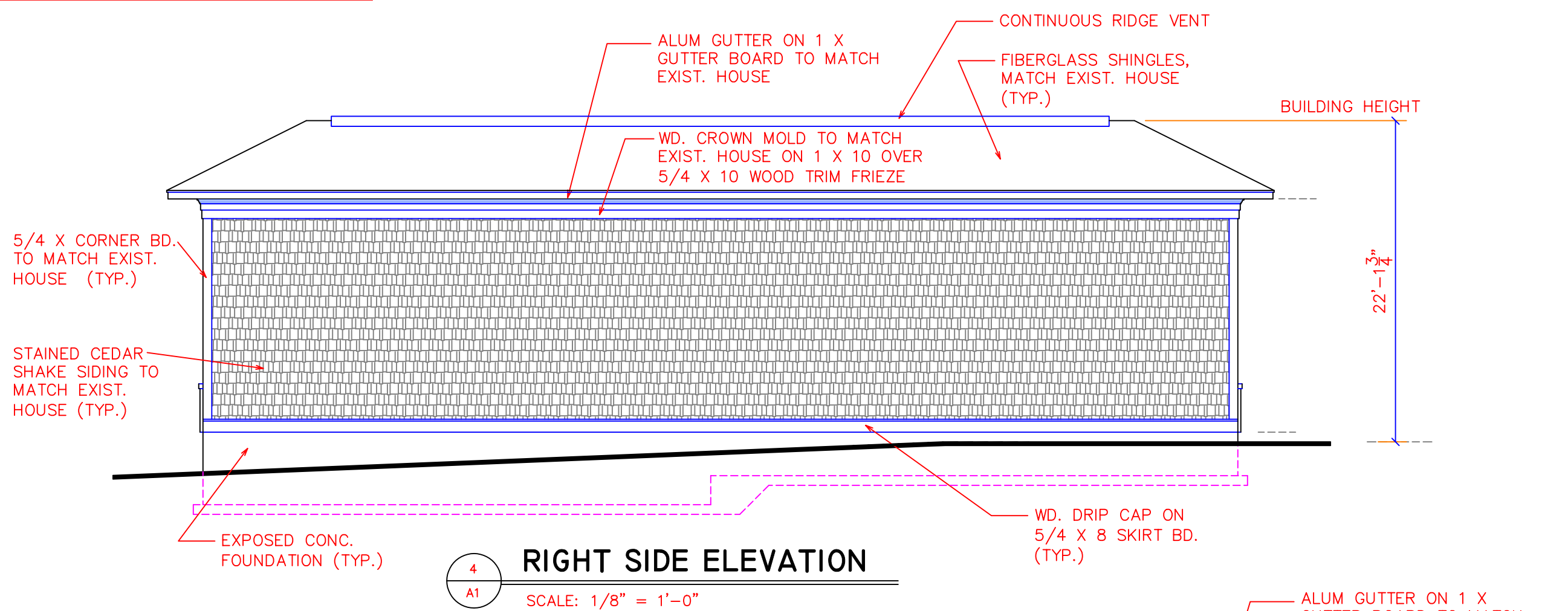
PROVIDE SMOKE ALARMS INSIDE EACH SLEEPING ROOM. THESE DETECTORS/ ALARMS SHALL BE DUAL-SENSING OR UTILIZE IONIZATION TECHNOLOGY.

SMOKE ALARMS IN EXISTING HOUSES WHERE RENOVATION TO BE HARDWIRED, TO HAVE BATTERY BACKUP AND BE INTERCONNECTED SUCH THAT WHEN ONE SOUNDS, ALL WILL SOUND. NEW SMOKE AND CARBON MONOXIDE ALARMS IN EXISTING AREAS WHERE NO RENOVATION WORK IS BEING DONE TO BE BATTERY OPERATED.

| MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS                                       | LIVE LOAD PSF |
|--------------------------------------------------------------------------------|---------------|
| BALCONIES (EXT.)                                                               | 60            |
| DECKS                                                                          | 40            |
| GARAGES (PASSENGER CARS ONLY)                                                  | 50            |
| ATTICS (NO STORAGE 3/12)                                                       | 10            |
| DWELLING UNITS (NOT BEDROOMS)                                                  | 40            |
| SLEEPING ROOMS                                                                 | 30            |
| STAIRS                                                                         | 40            |
| GUARDRAILS/ HANDRAILS (CONCENTRATED LOAD)                                      | 200           |
| GUARDRAILS/ HANDRAILS INFILL COMPONENTS                                        | 50            |
| SNOW LOAD                                                                      | 20            |
| WIND LOAD<br>EXPOSURE CLASS.: TWO-STORY<br>WALLS: 16.4 PSF<br>ROOF UPLIFT: N/A | 115 MPH       |

|                                        |
|----------------------------------------|
| MAXIMUM STRUCTURAL MEMBER DEFLECTIONS: |
| FLOOR JOISTS/ BEAMS = $L / 360$        |
| WALLS = $H / 240$                      |
| ROOF BEAMS = $L / 240$                 |
| RAFTERS W/ CEILING = $L / 240$         |
| RAFTERS W/O CEILING = $L / 180$        |

NOTE: LATERAL WALL  
(AND CORNER WALL)  
BRACING METHOD TO  
BE "CS-WSP"  
(CONTINUOUSLY  
SHEATHED WOOD  
STRUCTURAL PANEL)  
W/ 7/16" PLYWOOD  
SHEATHING TO BEING  
USED. ENTIRE  
STRUCTURE SHEATHED  
IN PLYWOOD  
SHEATHING.



09/14/22 REV.  
08/08/22 REV.  
08/05/22

Kent  
Bradley  
Roush  
Architects,  
LLC

4142 AIRPORT ROAD  
3RD FLOOR, SUITE 3  
CINCINNATI, OHIO  
45226

513 321-9242

**GUTTMAN DETACHED GARAGE**

9091 AMBERCREEK DR.  
CINCINNATI, OHIO 45237  
(AMBERLEY VILLAGE)

SEAL:

DRAWING #:

# Ai

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