



Architectural Design Review Board
February 20, 2024 @ 4:00 p.m.
Council Chambers
First Floor, 345 High Street
Hamilton, Ohio 45011

NOTE: Agenda and Reports may be amended as necessary or as required.
Applicants, please review your proposal for accuracy.

Board Members

Bloch (Torgersen)	Combs (Powell)	Essman (O'Neill)
Jacobs (Wieland)	Moeller (Vaughn)	Sandlin (White)
Schneider (Vacant)	Spurlock (Mills)	Weltzer (Ripperger)

I. Roll Call:

II. Swearing in of Those Providing Testimony to the Board:

1. Notary Public – Liz Hayden

III. Conflict of Interest

Prior to consideration of the following agenda items, each member should examine the agenda to determine whether he or she has any conflict of interest with any agenda item. If so, please note the agenda item for which you intend to abstain or recuse yourself as an exception to the upcoming motion. You may not discuss or vote on any item you have a conflict of interest with or act in any way to influence the deliberation or vote.

Motion: I move that a note be made upon the minutes that each member of the ADRB was furnished a copy of the agenda prior to its being considered at this meeting, and that, with the exception of the items so noted, no member has identified any conflict of interest regarding any agenda item.

IV. Old Business – Properties Seeking COAs

1. 436 Riverfront Plaza- New Residential Structure

Motions:

- ADRB move to approve the COA request to construct a new three-story, single-family residence, install a 6-foot-tall aluminum fence in the rear yard, and install two driveways as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

V. New Business – Properties Seeking COAs

1. 460 S 3rd St- Window and Door Replacement

Motions:

- ADRB move to approve the COA request to install vinyl windows and steel doors as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

2. 323 Park Ave- Front Deck Railing Installation without a COA

Motions:

- ADRB move to approve the COA request to install aluminum railing on the front wood deck as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.



- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

3. 409 Maple Ave- Building Relocation, Partial Demolition, Chimney Removal, Gutter Replacement

Motions:

- ADRB move to approve the COA request to relocate and renovate both the single story and two story train depot buildings as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

VI. Administrative Approvals

1. 140 Ross Ave- Like-for-Like replacement of shingles with GAF Timberline HDZ Williamsburg Slate shingle.

VII. Miscellaneous

VIII. Approval of Meeting Minutes:

- February 6, 2024

IX. Adjourn

