



UNION TOWNSHIP ZONING COMMISSION
JUNE 25th, 2025 MEETING

ZONE MAP AMENDMENT

BROOKSTONE HOMES, Applicant
4885 Beechwood Rd



Staff Report, CASE# 2-25-Z:

NATURE OF REQUEST

The Applicant has applied for a Zone Map Amendment, requesting that one (1) parcel (PIN # referenced below) totaling 52.826 acres be rezoned from Estate Residential (ER) and Single Family Detached Residential (R-1) to Single Family Variable Residential (R-4) to accommodate a proposed Single-Family Residential Development consisting of 90 buildable lots of variable size(s).

LOCATION

The subject property, owned by Janet S. Fix, is located at 4885 Beechwood Rd, approximately 650 feet north of the intersection at Beechwood Road and Wesley Drive. PIN # 413111C034.

Beechwood Road is a County-maintained Major Collector 2-lane roadway—with no turning lane(s) in the area of the proposed project—and with a traffic volume of approximately 6,260 average annual daily trips (AADT); 3,073 East-Bound and 3,187 West Bound Trips.

ZONING

As referenced earlier in this report, the property involved with this request is currently zoned as Estate Residential (ER) and Single Family Detached Residential (R-1). The adjacent property to the *north* is zoned Estate Residential (ER). The adjacent properties to the *east* and *south* are zoned Single Family Detached Residential (R-1). The adjacent property to the *west* (located in Anderson Township, Hamilton County) is zoned A-A Residence District.

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030 Union Township Comprehensive Land Use Plan indicates that the subject property is not located within a designated Focus Area Corridor, and as such, makes no specific recommendations regarding land use patterns or policy guidelines for this area. However, the plan does indicate that inclusive housing strategies that consider mixes of housing types and designs should be considered, and that residential densities should respect existing single family, large lot development patterns already established in the Township—typically achieved through densities between 2.50-4.00 units/acre. Generally, properties located outside of designated Focus Areas have been reserved for various types of residential use. *The proposed gross density of Whispering Ridge is 1.70 units/acre.*

RELATIONSHIP TO THE UNION TOWNSHIP ZONING RESOLUTION

Please refer to Article 6, Sections 650-659 of the Union Township Zoning Resolution with respect to “R4” Single Family Variable Residential regulations:

650. “R-4” Single Family Variable Structure Residential Zone.

These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519.021 as amended, for townships to adopt Planned-unit Development zoning. The purpose of the “R-4” Single Family Variable Structure Residential Zone is to encourage development for single family dwelling units which:

1. Is in harmony with existing residential areas located in proximity to the site to be developed.
2. Displays a creative street and lot arrangement which reflects a sensitivity to the physical characteristics of the site to be developed.
3. Provides common open spaces for the preservation of the site’s physical assets and/or recreational utilization by the occupants of the development.
4. Allows for creativity in the developer’s planning and local government decision making regarding housing choice, legal requirements, recreation space availability, auto traffic and pedestrian movement and other considerations.

651. Principal Permitted Uses.

1. Single family detached units as regulated in the “R-1” Single Family Detached Structure Residential Zone.
2. Single family dwelling units in a variety of structures either detached or having common walls or other physically shared attachments in a clustering of units to include, but not necessarily limited to: townhouses, quadrominiums, patio homes, stacked units, etc., at a density that is consistent with the characteristics of the development and the use of the land.
3. Exempt Public Service Facilities meeting the definition provided within Appendix A of this Resolution.

652. Conditional Uses.

Any conditional use as regulated in the “R-1” Single Family Detached Structure Residential Zone. 653. Accessory Uses. Any accessory use or structure as regulated in the “R-1” Single Family Detached Structure Residential Zone.

654. Provisions Governing Single Family Variable Structure Residential Zone Developments.

Because of the special characteristics of these developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict of difference between the provisions of this article and those of the other articles of this Resolution, the provisions of this article shall prevail for the development of land for variable structure developments. Subjects not covered by this article shall be governed by the respective provisions found elsewhere in this Resolution. The following provisions apply to the development, land use and requirements governing single family variable structure developments.

1. Residential Floor Area. The minimum residential floor area for single family detached dwellings shall be one thousand (1,000 sq.ft.) square feet for dwelling units less than two (2) stories and one thousand two hundred (1,200 sq.ft.) square feet for dwelling units two (2) stories or more.
2. Common Open Space. Twenty percent (20%) of the land developed in any project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. The open space shall be disposed of

as required in the next paragraph of this subsection. Open space may be partially or fully waived by the Township Trustees when the developer donates land and/or improvements for public uses.

3. Disposition of Open Space. The required amount of common open space land reserved under a development may be held in ownership by owners of the project area for the use of each owner who buys property within the development and retained as common open space for parks, recreation, and related uses, or donated by developer for public uses. Public utility and similar easements and right-of-way, for water courses, and other similar channels are not acceptable for common open space dedication to the County, unless such land or rights-of-way is usable as a trail or other open space.
4. Maintenance of Open Space. The responsibility for the maintenance of all open spaces shall be specified by the Developer before approval of the preliminary plan.

655. Review Procedure For Approval of Variable Structure Residential Dwelling Units.

The review process shall consist of the following:

1. Preapplication Meeting. An informal meeting shall occur between the developer and Township Zoning Director to discuss the proposed project before it is officially submitted for review. The developer shall prepare a "sketch" plan to be used as a basis for discussion. Representations made by the Zoning Director or staff members shall be nonbinding on the Township Zoning Commission or Township Trustees.
2. Application for Zone Change / Concept Plan Review. The owner or owners of a tract of land may submit fifteen (15) copies of an application for a single family variable structure residential zone Concept Plan to the Township Zoning Director. A Concept Plan, containing all the information required in Section 656 shall accompany the application. The application will be reviewed and acted upon by the Township Zoning Commission and the Township Trustees according to the requirements in Article 4. If the application is disapproved by the Township Trustees, the process ends, however, the applicant may resubmit a new application and Concept Plan for review. If the application is approved, the applicant will then submit a Formal Plan.
3. Formal Plan Review. In Lieu of submitting a Concept Plan as described in Section 655.2 of this Resolution, the owner or owners of a tract of land may alternatively elect to file a combined Concept/Formal Development Plan. In such case, fifteen (15) copies of the Formal Development Plan shall be submitted to the Township Zoning Director for review by the Township Zoning Commission and Township Trustees. The Formal Plan must contain all the information required in Section 656. If the development involves the subdivision of land then the plans must be submitted to the Clermont County Planning Commission in accordance with the Clermont County Subdivision Regulations. The results of the Clermont County Planning Commission's action will be sent to the Township Zoning Commission and Township Trustees. The Formal Development Plan must be submitted, reviewed and approved by the Township Zoning Commission and Township Trustees within two (2) years of the date of approval of any Concept Plan. If the Formal Development Plan is not approved within two (2) years, the Concept Plan or Formal Plan will be considered void unless an extension is requested by the developer and granted in writing by the Township Zoning Director. Successive one-year extensions may be granted by the Zoning Director, extending up to a maximum of five (5) years from the effective date of any Concept Plan and/or Formal Development Plan approval.
4. The Township Zoning Commission and/or Township Trustees may request other County, State or Federal agencies, such as the Clermont County Planning Commission, County Engineer, Water and Soil Conservation Service, Clermont County Water and Sewer District, or Ohio EPA to review and comment on the submitted plans.
5. For property under substantial active construction, the Planning & Zoning Director may, within the Director's sole discretion, grant reasonable extensions of the "R-4" plan.

656. Content of Plan.

1. Concept Plan Contents. In addition to the standard requirements fixed by this Resolution for application for a map amendment, the required Concept Plan shall:
 - a. Be drawn to an adequate scale and clearly show the boundaries of the tract.
 - b. Show the adjoining property owners and the existing zoning and land uses within two hundred (200') feet of the tract.
 - c. Show the existing topographic features (at two (2') foot intervals) of the site and all property within two hundred (200') feet of the site. Show all existing structures, easements, utilities and right-of-way.
 - d. Show any other environmentally sensitive or geologic hazard areas. A separate data resource map delineating all the soil types must accompany the Concept Plan.
 - e. Show the location of any existing streets abutting or within the subject property. The Concept Plan should show the dedication of forty (40') feet of right-of-way where the property fronts on an existing street.
 - f. Show all proposed access points to the site and when applicable, the internal street system, both public streets and private drives.
 - g. Show all proposed screening, buffering, landscaping and open space. Failure of the plan to demonstrate all required criteria shall result in rejection of the plan by the Zoning Commission and the Township Trustees.

2. Formal Plan Contents. The required Formal Plan shall:

- a. Be drawn to an adequate scale and clearly show the boundaries of the tract.
- b. Show the adjoining property owners and the existing zoning and land uses within two hundred (200') feet of the tract.
- c. Show the layout and numbers of dimension of each lot if the subdivision of land is involved.
- d. Show the existing topographic features (at two (2') foot intervals) of the site and all property within two hundred (200') feet of the site.
- e. If applicable, show all flood plains, storm water retention areas, and any other environmentally sensitive or geologic hazard area.
- f. Show all existing structures, easements, utilities and right-of-way.
- g. Show the location of all existing or proposed sewer lines, water lines, culverts and other underground structures within or adjacent to the site.
- h. Show the final location, height, floor area and use for all proposed and/or existing buildings.
- i. Provide a calculation, in acres or square feet, for land area in yards or open space, parking facilities, streets or drives, building lot coverage and building floor area.
- j. Show the final location, dimension and arrangement of all streets, driveways, parking area, and other vehicular and pedestrian rights-of-way. Show the dedication of forty (40') feet of right-of-way where the property fronts on an existing public street.
- k. Show the final number and arrangement of all parking spaces.
- l. Show a typical cross-section of streets and drives from right-of-way line to right-of-way line. The typical section shall show the location of all utility lines and storm sewers.
- m. Show a typical cross-section of all landscaped buffer yards. The plan should include a note detailing the type of vegetation to be used.
- n. Show the location and site of all signs.
- o. Show the location and design of all lighting.
- p. If the proposed development involves the subdivision of land, the Formal Plan must meet all the relevant requirements of the Clermont County Subdivision Regulations.
- q. Contain the following owner certification: "I (We) do hereby certify that I am (we are) the only owner(s) of the property shown herein, and do adopt this as my (our) development for the property."
- r. Contain the following Township certification to be signed by the Chairperson of the Township Trustees or designated appointee after final approval of the Formal Plan has been granted: "I do hereby certify that this Formal Plan meets the requirements set by Union Township and is approved." Failure of the plan to demonstrate all required criteria shall result in rejection of the plan by the Zoning Commission and the Township Trustees.

657. Procedure to Amend an Approved "R-4 Single Family Variable Structure Residential District" Plan.

- 1. A property owner may request amendment to any unexpired "R-4 Single Family Variable Structure Residential District" Concept or Formal Plan. Plan amendment does not re-commence the start date of the expiration period. However, for major amendments, the Board of Trustees in its discretion may by motion re-commence the expiration start date at the date of the amendment approval. Plan amendment shall be considered an administrative action, not subject to Ohio Revised Code Section 519.12, as amended.
- 2. The Planning & Zoning Director shall determine whether the proposed amendment is a major or minor amendment.
- 3. For minor amendments, the following procedure shall apply:
 - a. The property owner shall submit a written request to amend the plan to the Planning & Zoning Director.
 - b. Five (5) copies of the proposed amended plan shall accompany the request, along with the required fee, if any.
 - c. The submitted plan shall conform to Section 656, with the following exceptions:
 - (1) One (1) copy shall highlight all changes from the previously approved plan.
 - (2) The plan shall be captioned "Minor Amendment."
 - d. The Planning & Zoning Director shall review the application, and at the Director's sole discretion, approve or deny the minor amendment. An applicant may appeal a denial of a minor amendment to the Board of Trustees.
 - e. Prior to entering a decision, the Planning & Zoning Director may require the applicant to submit written authorization from the Clermont County Engineer, Clermont County Water and Soil Conservation District, Clermont County Water and Sewer District, or other agencies evidencing conformance to all requirements or resolution of all issues pertaining to the development.
 - f. For property under substantial active construction, the Planning & Zoning Director may, within the Director's sole discretion, grant reasonable extensions of the "R-4" plan.
- 4. For major amendments, the following procedure shall apply:
 - a. The property owner shall submit a written request to amend the plan to the Planning & Zoning Director.
 - b. Ten (10) copies of the proposed amended plan shall accompany the request, along with the required fee, if any.
 - c. The submitted plan shall conform to Section 656, with the following exceptions:
 - (1) One (1) copy shall highlight all changes from the previously approved plan.
 - (2) The plan shall be captioned "Major Amendment."
 - d. The Planning & Zoning Director shall review the application and draft a report for review by the Board of Trustees.
 - e. Unless waived by the Planning & Zoning Director, prior to submission to the Board of Trustees, the applicant shall provide written authorization from the Clermont County Engineer, Clermont County Water and Soil Conservation District, Clermont County Water and Sewer District, and any other agencies as deemed necessary by the Planning & Zoning Director evidencing conformance to all requirements or resolution of all issues pertaining to the development or amendment.

- f. Thereafter, the Planning & Zoning Director shall place the amendment on the Board of Trustees docket. The Board of Trustees shall consider the amendment and adopt a motion approving, denying or modifying the amended plan. Prior to entering a final decision, the Board of Trustees may direct that further data be provided if necessary to make an informed decision.
- g. For property under substantial active construction, the Planning & Zoning Director may, within the Director's sole discretion, grant reasonable extensions of the "R-4" plan.

658. Delay in Construction.

- 1. In the event the construction of the development is not started within five (5) years from the effective date of approval of the Formal Development Plan by the Township Trustees, the plan shall no longer be valid and a zoning permit shall not be issued until a new plan is submitted and approved in the same manner as the previous plans.
- 2. In the event the construction is not started within the prescribed time, the Township Zoning Commission may begin proceedings to amend the "R-4" Single Family Variable Structure Residential Zone to that which the Township Zoning Commission feels is appropriate for the site.

659. Violation of the Formal Development Plan.

The Formal Development Plan approved in accordance with this article shall be an integral part of the zoning amendment and any departure from the plan or any modification thereof, except when specifically approved by the Township Trustees, shall be a violation of the Zoning Resolution and shall be subject to the provisions and penalties in Article 2.

BACKGROUND

This property has been zoned R-1 (Residential) and ER (Estate Residential)—originally S-1 (Special)—since zoning was established in the Township. The property appears to have had agricultural (including crop and woodland areas) and low-density residential uses in that timeframe.

STAFF REVIEW & ANALYSIS

The Applicant's proposal involving a mixed-density residential Planned Unit Development appears to meet the Principal Permitted Uses and Provisions for an R-4 Single-Family Variable Residential Zoning District, as set forth in Article 6 of the Union Township Zoning Resolution. The ninety (90) proposed buildable lots on the 52.826-acre site would consist of five (5) lot types and sizes: (9) 1-acre lots; (5) 90'x130' (0.27-acre) lots; (32) 70'x130' (0.21-acre) lots; (28) 60'x130' (0.18-acre) lots; and (16) 50'x130' (0.15-acre) lots. The larger lots proposed are located along the perimeter of the property—which also includes large "Natural Open Space" vegetative buffers that are designed to be 50 feet or more in width (except for a small area in the northeastern portion of the property and another area in the northwestern portion of the property where there is no adjacent for over 600 feet). Although some of the minimum lot sizes are smaller than the adjacent subdivision lots, these lots would be concentrated within the central portion of the property.

The proposed gross density of the Whispering Ridge development is 1.70 units/acre—which is less than the Horizon 2030 Union Township Comprehensive Land Use Plan's recommended density range of 2.50-4.00 units/acre. For comparative purposes, the gross densities of some of the local subdivisions nearby or adjacent to this site, such as Pepper Ridge and Beechwood Farms, are generally between 1.20 to 1.45 units/acre. If developed by right in accordance with the existing zoning, the Whispering Ridge development would have 85 single-family lots (9 units in the ER-zoned area and 76 lots in the R1-zoned land area). The Applicant is seeking 5 more lots than what the existing conventional zoning would allow, as well as flexibility with lots sizes and setbacks. As a result of this flexibility, more open space area has been provided (30.4%) than what is required (20%)—or exists in the conventional neighboring subdivisions.

The proposed housing for the Whispering Ridge development is all single-family detached housing—predominantly one-story structures with subterranean basements and a garage—with the total square footage averaging (at minimum) between 1,500 SF – 1,800 SF, based on the selected model (and not including add-ons). The Applicant’s submittal acknowledges that “...50’, 60’, and 70’ (wide) lots will be targeting towards empty nester buyers;” however, there is no guarantee with respect to the prospective buyer(s) and the corresponding number of people and traffic associated with these particular prospective tracts.

The proposed minimum setbacks for all lots, from the proposed property lines are: Front and Rear Yard setbacks would (both) be at least 25-feet; Side Yard setbacks would be at least 5-feet. The proposed larger lots would allow for greater Front and Rear Yard setbacks, if desired.

The proposed street leading into the development, tentatively called Fallon Way, consists of a 55-foot wide road and utility right-of-way that would have a 6-foot sidewalk on one side (connecting to Beechwood Road). Although no stubs to adjoining property or emergency access areas are shown on the current plans, this is an item that could likely be accommodated by the Applicant. The proposed interior streets are designed to be 50-foot road rights-of-way with 10-foot utility easements and 5-foot wide sidewalks on both sides of the streets. In addition to the streets and sidewalks, a walking path is proposed adjacent to, and surrounding, the largest stormwater basin in the southwestern area of the property.

Although no landscaping plan has been provided, the Applicant has included large “Natural Open Space” vegetative buffers that, as mentioned earlier, are designed to be 50 feet or more in width in most areas. The intention of the “Natural Open Space” areas is to preserve the existing, mature trees and other vegetation in the areas between the existing subdivision lots (Beechwood Acres and Beechwood Farms) and the proposed / new tracts in the Whispering Ridge neighborhood.

ACTION REQUIRED

In accordance with Sections 410 and 650-659 of the Zoning Resolution, the Zoning Commission’s role in this process is to either enter a motion to recommend approval, approval with some modification(s), or to recommend denial of the Applicant’s request to rezone the subject property, as submitted.

RECOMMENDED MODIFICATIONS

If the Board should choose to forward a favorable recommendation to this R-4 Zone Map Amendment request, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicants would need to address any concerns of the County Engineer (*regarding access points and proposed road designs*), Clermont County's Soil and Water Conservation District, Clermont County Water & Sewer District, Clermont County Building Department (*including stormwater management*), the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant would need to provide a lighting / photometric plan for the proposed site would need to be submitted. All lighting would need to be noted as "inward or downward directed and shielded, dark-sky compliant" and of sufficient intensity to illuminate without projecting onto the adjoining residential property (i.e. less than or equal to 1.0-foot candle at the property lines and road right-of-way). *Details / specs of proposed lighting must be provided; *however, this is an item that can be addressed administratively by staff.*
- 3) A final signage plan would ultimately need to be submitted, along with the necessary application and supporting documentation for a zoning permit (for all signage). *This is an item that can be addressed administratively by staff.*
- 4) The Applicant would need to provide statements on updated, final plans to affirm that no structures would be allowed or permitted within the 50-foot minimum "Natural Open Space" area(s) along the southern boundary of the site, shared with Beechwood Acres and Beechwood Farms. *This is an item that can be addressed administratively by staff.*
- 5) The staff recommends that the Applicant acknowledge forested areas, hillsides, and stream corridors that are not intended to be disturbed—perhaps even delineating conservation or preservation areas. *This is an item that can be addressed administratively by staff.*
- 6) The staff recommends that the Applicant provide one or more stubs to adjoining property for emergency access and / or for future access areas, *in coordination with the Township Fire Department and County Engineer staff recommendations.*
- 7) As of June 17th, 2025, there are several other administrative items related to the Formal Plan requirements / submission checklist set forth in Article 6, Section 656 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the approval of a final development plan by staff. *This item includes, but is not limited to: adjacent parcel information (existing land uses within 200 feet), the inclusion of a typical cross-section of all landscaped buffer yards, the location and design of all lighting, existing topographic features (at clear, conspicuously-labeled 2' foot intervals) of the site, etc.*

Application to the
UNION TOWNSHIP
ZONING COMMISSION
4350 Aicholtz Road
Cincinnati, OH 45245
(513) 753-2300

Case# 2-25-Z
Date 05/29/2025

APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.
PLEASE SUBMIT 15 COPIES OF THE APPLICATION & ALL SUPPORTING DOCUMENTS (ORIGINAL SET + 14)

I. PROPERTY INFORMATION

Property located at* 4885 Beechwood Drive, Cincinnati, OH 45244

*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) 413111C034 -

Additional parcel numbers (if applicable)* _____

*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

II. APPLICANT INFORMATION

A. Name* Brookstone Homes Phone 513-340-7200

Mailing Address 7203 Wooster Pike, Cincinnati, OH 45227

*Applicant must be the owner or lessee of the property (R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person Shannon Lachenman Phone 513-340-7200

Company Brookstone Homes

Relationship to Applicant President

Mailing Address same as above

III. AMENDMENT INFORMATION

A. If the amendment proposes to alter the text of the Zoning Resolution, attach:

1. Typed description of why the amendment is appropriate.
2. Typed copy of the text as it would appear in the Resolution (also identifying

stricken language).

3. Application fee as established by the Township Trustees.
- B. If the amendment proposes to alter the zoning map, attach:
 1. List, for each parcel to be rezoned, the owner's name as it appears on the Clermont County auditor's current tax list, the Clermont County auditor's tax parcel number, and the property address.
 2. List of adjacent property owners (see attached form).
 3. Photocopy of tax map with subject property highlighted.
 4. Legal description of property (see deed).
 5. Development plans.
 6. Application fee as established by the Township Trustees.

IV. SUPPORTING INFORMATION

A. Existing Zoning District ER & R-1
Existing Land Use Residence
Proposed Zoning District R-4
Proposed Land Use Single-family residential development

B. Does the proposed zoning district conform to the Union Township Land Development Plan?

X YES NO

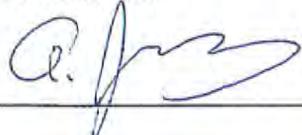
C. If the proposed zoning district **DOES NOT** conform to the Union Township Land Development Plan, what physical, social, economic, and/or other changes have occurred that were not anticipated when the Union Township Land Development Plan was adopted? (Attach factual data to support the arguments).

D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

The proposed R-4 zoning district ensures a mix of housing sizes while preserving the natural features at the perimeter of the property. Buffering is provided to the surrounding neighborhood to the southeast to ensure minimal disruption to the existing homes. The proposed density of Whispering matches what could be done using a composite calculation of the existing "straight zoning" that exists on the parcel (E-R and R-1). The proposed land use of single family homes matches what exist for all surrounding properties.

V. AFFIDAVIT

I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith and that I am the owner or lessee of the property to be rezoned.



Applicant*

*If the property is owned by a corporation or partnership, signator must be an authorized officer or partner.

STATE OF OHIO
COUNTY OF Hamilton

Subscribed and sworn to before me this 24 day of May, of this year
2025

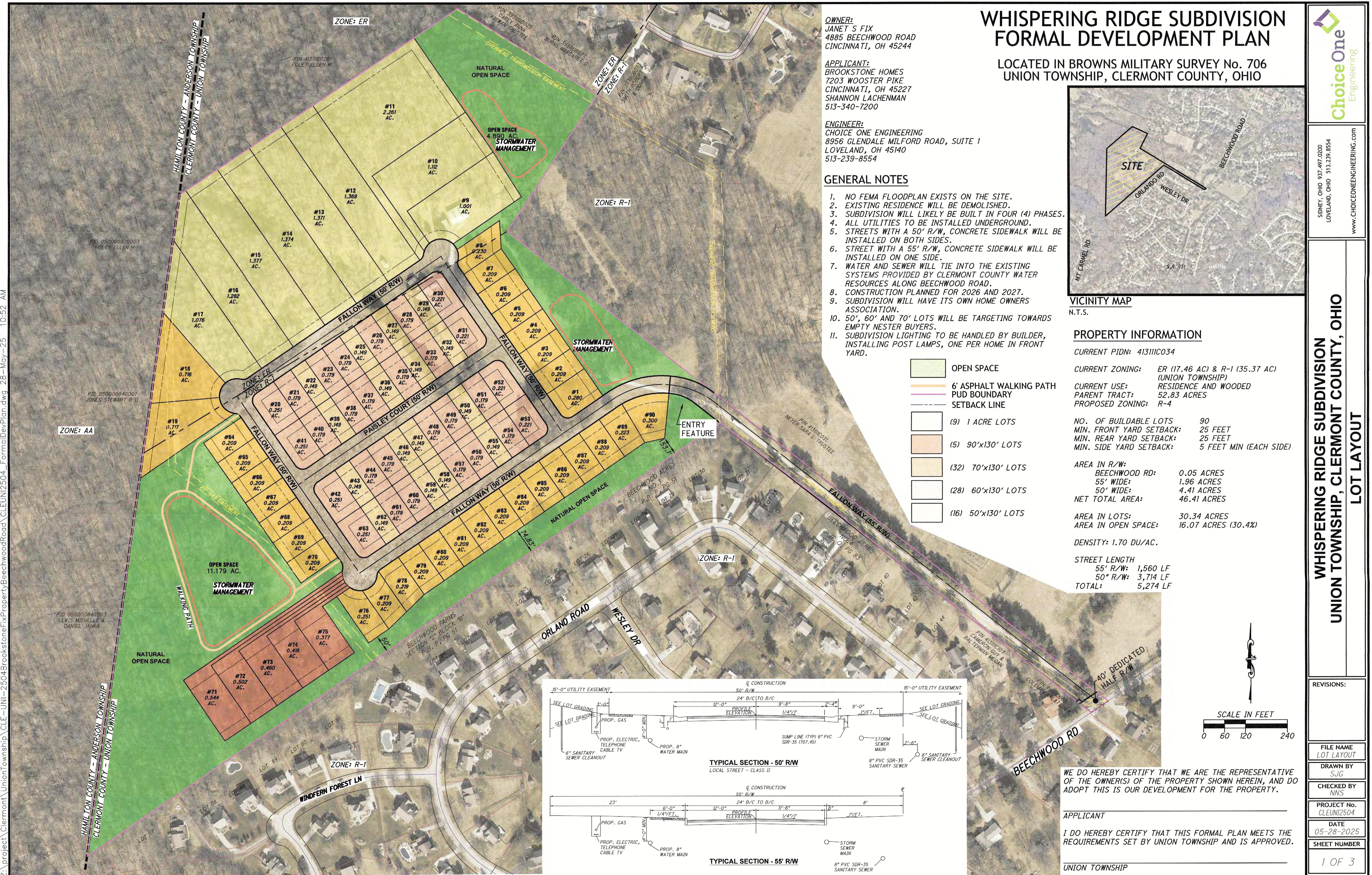
Kristin F. Head
Notary Public

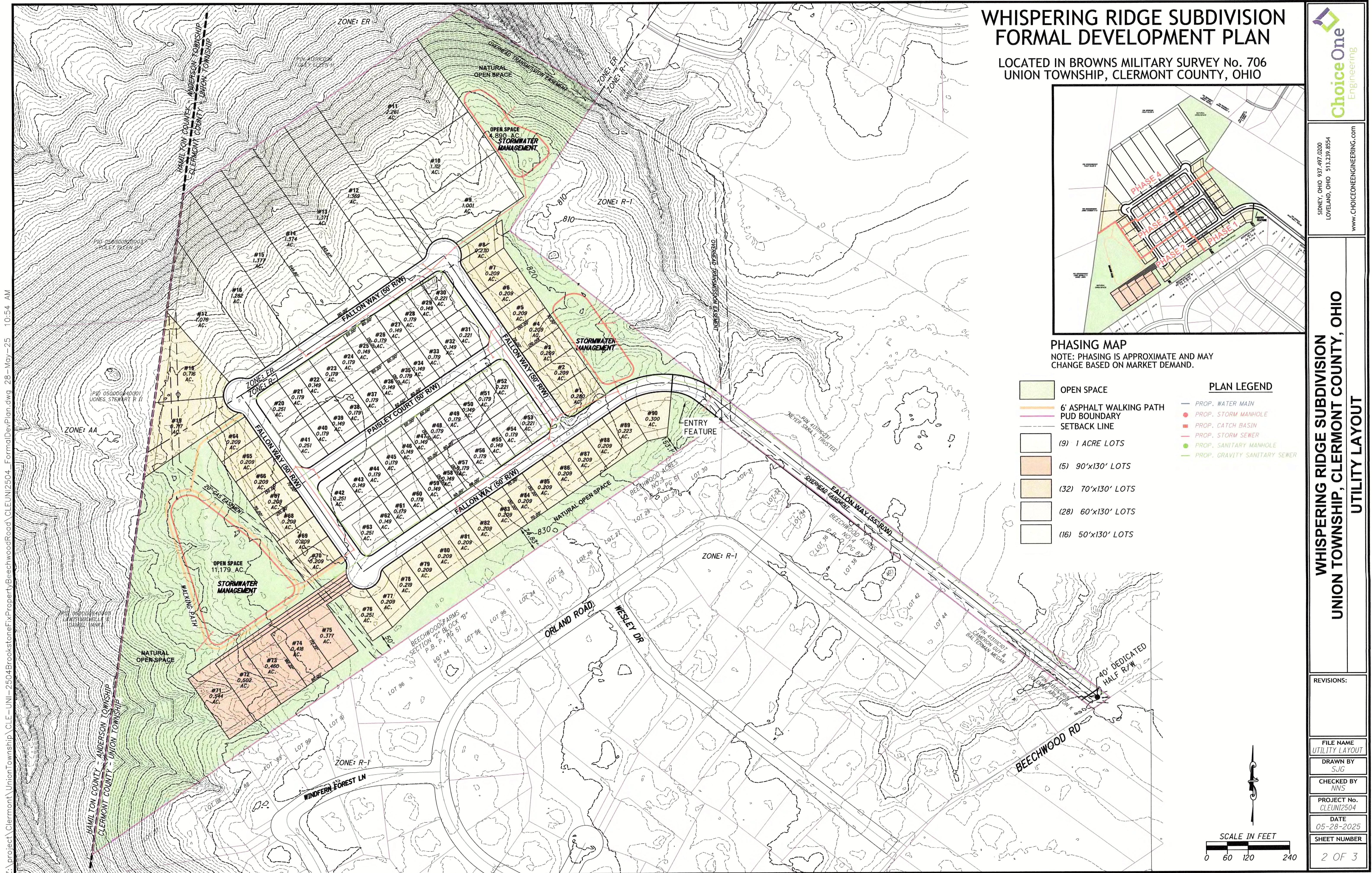


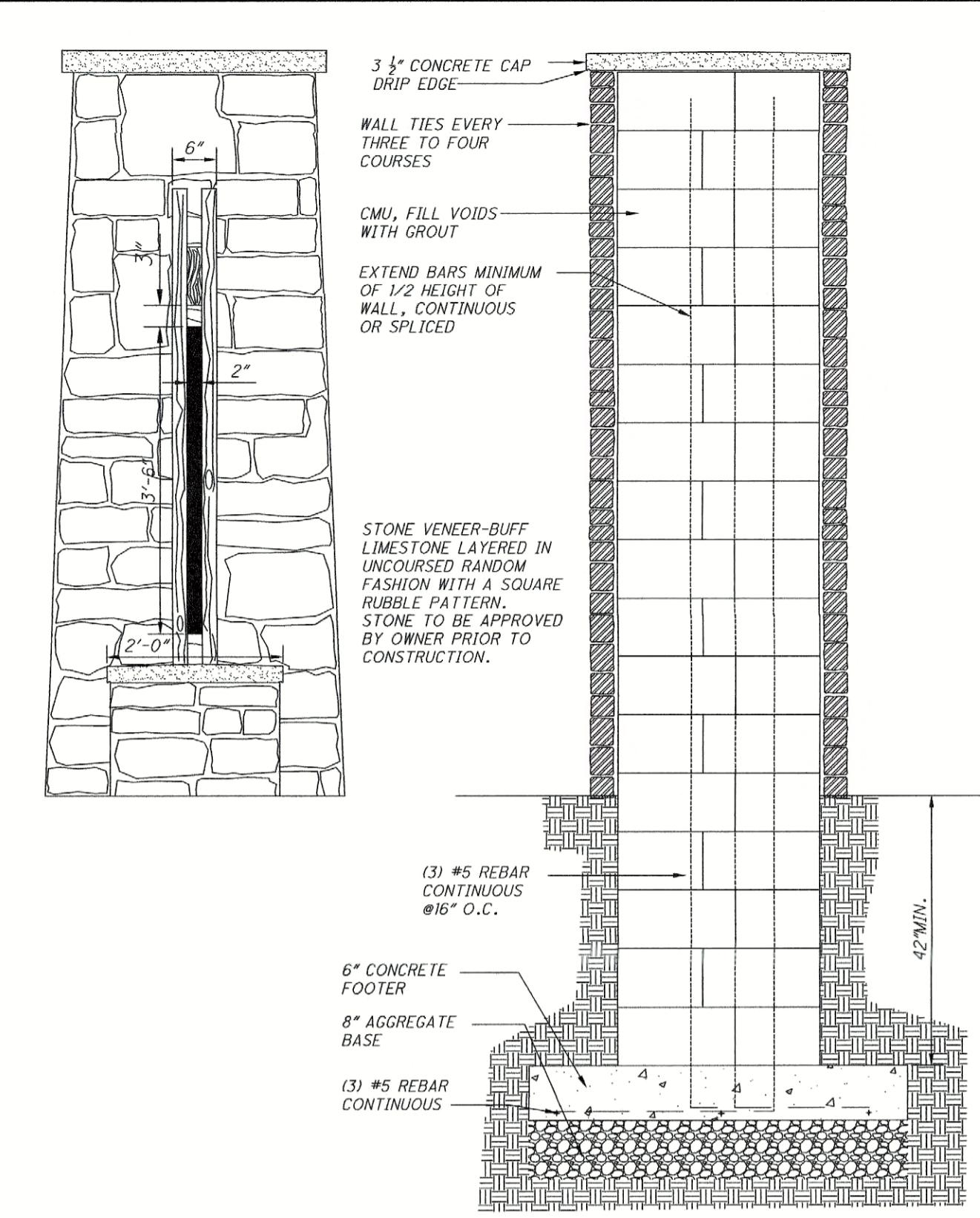
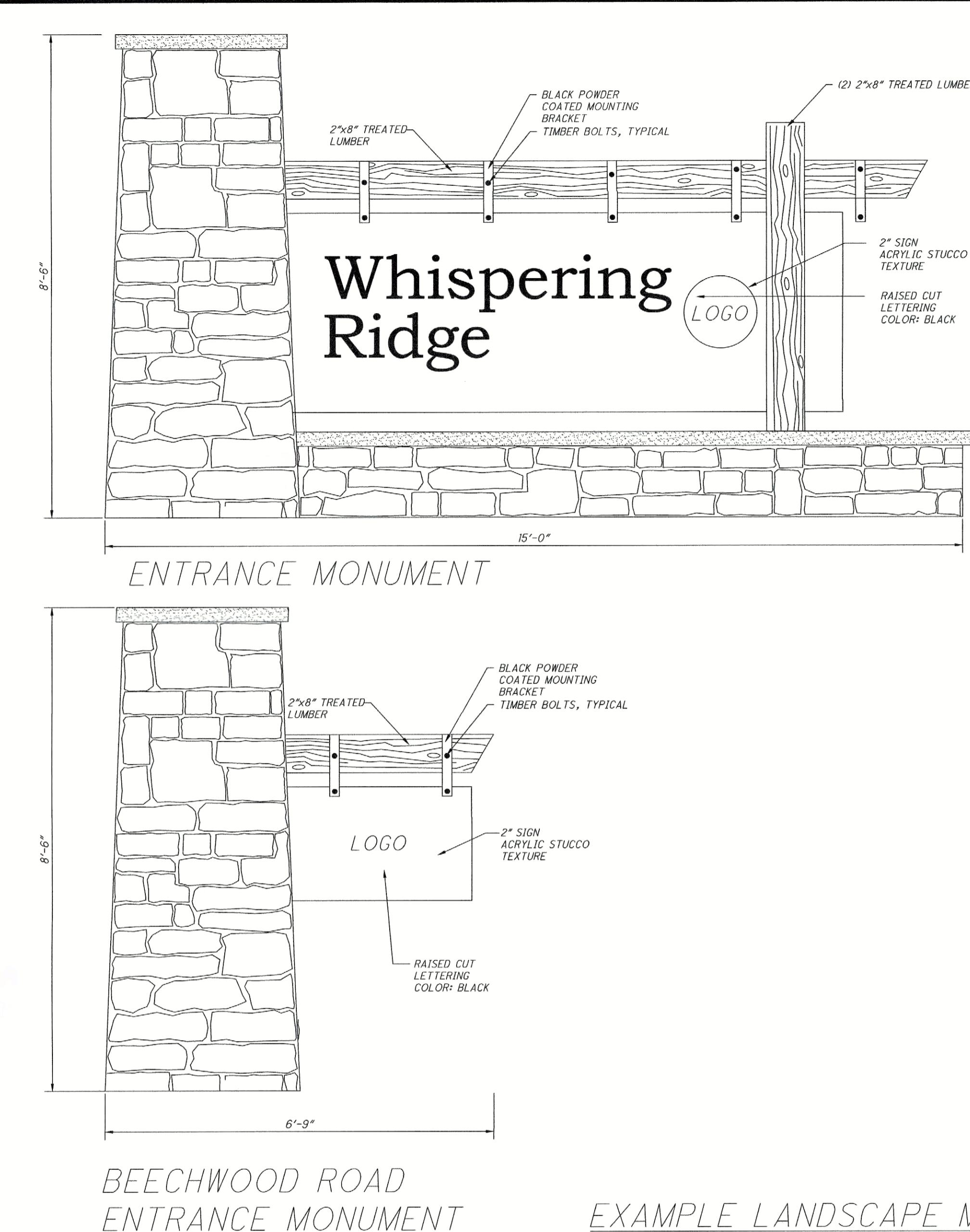
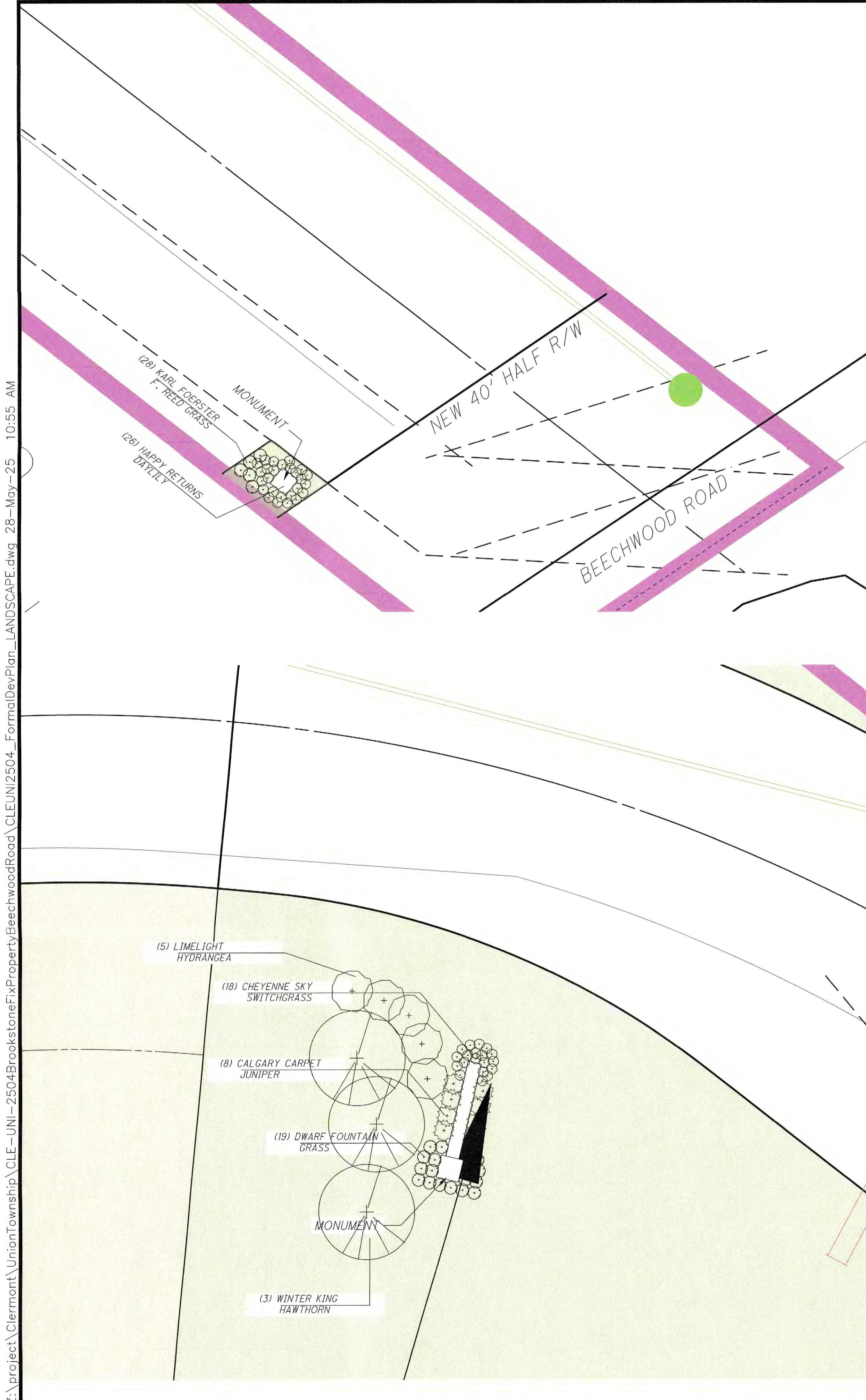
KRISTIN F. HEAD
Notary Public, State of Ohio
My Commission Expires
July 9, 2028

My commission expires

July 9, 2028







REVISIONS:
FILE NAME LANDSCAPE
DRAWN BY SJC
CHECKED BY NNS
PROJECT No. CLEUNI2504
DATE 05-28-2025
SHEET NUMBER
3 OF 3

The Springfield

PROPOSED 1-STORY RESIDENCE FOR: FRANCIS & ALLEEN DOOLEY
PRIMROSE CREEK • LOT 48

6540 CONNOR LN • LOVELAND, OHIO 45140 • CLERMONT CO. PARCEL ID: 172520D431

"THE PRESTIGE COLLECTION" • CONSTRUCTION DOCUMENTS-3 • PERMIT# _____

BROOKSTONE HOMES, LLC.

7203 WOOSTER PIKE • CINCINNATI, OH 45227 • 513-340-7200



Virtual f/x
 10351 KENWOOD RD.
 BLUE ASH, OHIO 45242
 (513) 393-0857

PROPERTY INFORMATION

PRIMROSE CREEK SECTION-3
 LOT 48 0.2663 Acre

ID	Layout Name	Published
A-01	Title Sheet	<input checked="" type="checkbox"/>
A-02	Front Elevation-A	<input checked="" type="checkbox"/>
A-03	Rear Elevation-A	<input checked="" type="checkbox"/>
A-04	Left Elevation-A	<input checked="" type="checkbox"/>
A-05	Right Elevation-A	<input checked="" type="checkbox"/>
A-06	-1. Foundation Plan	<input checked="" type="checkbox"/>
A-07	-1. Lower Level Plan	<input type="checkbox"/>
A-08	1. First Floor Plan	<input checked="" type="checkbox"/>
A-09	1. Floor Joist Layout	<input type="checkbox"/>
A-10	CS1 Cross Section	<input checked="" type="checkbox"/>
A-11	CS2 Cross Section	<input checked="" type="checkbox"/>
A-12	CS3 Cross Section	<input checked="" type="checkbox"/>
A-13	BS1 Building Section	<input checked="" type="checkbox"/>
A-14	BS2 Building Section	<input checked="" type="checkbox"/>
A-15	BS3 Building Section	<input checked="" type="checkbox"/>
A-16	DK1 Deck & Stair Section	<input type="checkbox"/>
A-17	ST1 Stair Section-1	<input checked="" type="checkbox"/>
A-18	ST2 Stair Section-2	<input checked="" type="checkbox"/>
A-19	Std. Kitchen Details	<input type="checkbox"/>
A-20	MBath Elevations	<input type="checkbox"/>
A-21	Interior Elevations	<input checked="" type="checkbox"/>
A-22	Typ. Wall Section	<input checked="" type="checkbox"/>
A-23	Notes & Specs	<input checked="" type="checkbox"/>
A-24	Vfx Virtual f/x Interior Tour	<input checked="" type="checkbox"/>
A-25	Vfx Springfield • Rendering	<input checked="" type="checkbox"/>

Square Footages:

• First Floor	= 1,525 sqft
• Fin. LL Landing	= 79 sqft
Total Finished Area = 1,604 sqft	
• Basement Slab	= 1,395 sqft
• Garage Slab	= 378 sqft
• Front Porch Slab	= 139 sqft

CODE INFORMATION

• REFERENCED CODE: RESIDENTIAL CODE OF OHIO • ORC-2019	• FPR
• BUILDING CLASSIFICATION: USE GROUP -	• SB (UNPROTECTED)
• BUILDING CONSTRUCTION TYPE:	
• SNOW LOAD = 25 PSF	
• WIND LOAD @ 20 PSF	
• FLOOR LOAD @ 40 PSF	

CODE INFORMATION CONT...

STRUCTURAL MEMBER ALLOWABLE DEFLECTION
• Rafters having slopes greater than 1:12 with no finished ceiling attached to rafters L/180
• Rafters having slopes less than 1:12 with no finished ceiling attached L/180
• Floors and plastered ceilings L/160
• All other structural members L/240
• Exterior walls with plaster or stucco finish H/340
• Exterior walls—wind loads with brittle finishes H/240
• Exterior walls—wind loads with flexible finishes L/120
• Lintel supporting masonry veneer walls L/600

OWNER FRANCIS & ALLEEN DOOLEY

RESIDENTIAL SERVICES VIRTUAL f/x

MICHAEL P. FISHER

CONTRACTOR BROOKSTONE HOMES, LLC.

DATE: 12/15/24 • CD1

REVISED: 12/17/24 • CD2

RELEASED FOR PERMIT: 02/20/25 • CD3

Vf/x

Virtual f/x

10351 Kenwood Rd. • Suite 2001 • Blue Ash, Ohio 45242
 Designed By: P. Michael Fisher • (513) 393-0857
 Email: Virtualfz@icloud.com

EXTERNS:

Job Request 11/11/24
 Design Dev-1 12/15/24
 Design Dev-2 12/17/24
 Permit Release 02/20/25

2024-1111

The Springfield
 ELA • G-2-Car Left
 For: Francis & Alleen Dooley
 6540 Connor Ln • Loveland, Ohio 45140
 BROOKSTONE Homes, LLC
 7203 Wooster Pike • Cincinnati, OH 45227 • 513-340-7200

PC48

SHEET TITLE
 Title Sheet
 SHEET NO. 1 of 25

A-01



Vfx

PC48 • Springfield-A • Vfx-Rendering

PC48
The Springfield
EL-A • G-2-Car Left
For: Francis & Aileen Dooley
6540 CONNOR LN • LOVELAND, OH 45140
BROOKSTONE Homes, LLC.
7203 WOOSTER Pike • CINCINNATI, OH 45227 • 513-340-7700

SHEET TITLE
Vfx Springfield -
Rendering
A-25
SHEET NO. 25 of 25

Vf/X
Virtual f/x
1035 Kenwood Rd. • Suite 2001 • Blue Ash, Ohio 45242
Designed By: P. Michael Fisher • (513) 393-0857
Email: Virtualfx@icloud.com

REVISEONS:
 Job Request 11/11/24
 Design Dev-1 12/15/24
 Design Dev-2 12/17/24
 Permit Release 02/20/25

2024-1111

The Avalon

PROPOSED 1-STORY RESIDENCE FOR: MODEL
WOODS OF MAGNOLIA TRACE • LOT 02

991 CRESTPOINT CT • CINCINNATI, OHIO 45245 • CLERMONT CO. PARCEL ID: 413102B420

"THE FARMHOUSE COLLECTION" • CONSTRUCTION DOCUMENTS-3 • PERMIT#

BROOKSTONE HOMES, LLC.

7203 WOOSTER PIKE • CINCINNATI, OH 45227 • 513-340-7200



Virtual f/x

10351 KENWOOD RD.
 BLUE ASH, OHIO 45242
 (513) 393-0857



PROPERTY INFORMATION

WOODS OF MAGNOLIA TRACE
 LOT 02 0.1890 Acres

SHEET INDEX		
ID	Layout Name	Published
A-01	Title Sheet	<input checked="" type="checkbox"/>
A-02.1	Front Elevation-B	<input checked="" type="checkbox"/>
A-02.2	Rear Elevation-B	<input checked="" type="checkbox"/>
A-02.3	Left Elevation-B	<input checked="" type="checkbox"/>
A-02.4	Right Elevation-B	<input checked="" type="checkbox"/>
A-02.5	Virtual f/x • Ext Tour-B	<input checked="" type="checkbox"/>
A-03.1	-1. Foundation Plan-B	<input checked="" type="checkbox"/>
A-03.1	1. First Floor Plan-B	<input checked="" type="checkbox"/>
A-03.1	2.Roof/Dormer Plan-B	<input checked="" type="checkbox"/>
A-03.2	-1. Finished LL Plan-B	<input checked="" type="checkbox"/>
A-03.4	1. Floor Joint Layout-B	<input checked="" type="checkbox"/>
A-04.1	C51 Cross Section	<input checked="" type="checkbox"/>
A-04.2	C52 Cross Section	<input checked="" type="checkbox"/>
A-04.3	C53 Cross Section	<input checked="" type="checkbox"/>
A-04.4	C54 Cross Section	<input checked="" type="checkbox"/>
A-04.5	C55 3-Car Garage Section	<input checked="" type="checkbox"/>
A-04.6	B51 Building Section	<input checked="" type="checkbox"/>
A-04.7	B52 Building Section	<input checked="" type="checkbox"/>
A-04.8	B53 Building Section	<input checked="" type="checkbox"/>
A-04.9	B54 Building Section	<input checked="" type="checkbox"/>
A-04.10	B55 Building Section	<input checked="" type="checkbox"/>
A-04.11	B51 Stair Section-1	<input checked="" type="checkbox"/>
A-04.12	B512 Stair Section-2	<input checked="" type="checkbox"/>
A-04.13	Typ. Wall Section	<input checked="" type="checkbox"/>
A-05.1	Fireplace Elevation	<input checked="" type="checkbox"/>
A-05.2	Std. Kitchen Details	<input checked="" type="checkbox"/>
A-05.3	MBath Elevations	<input checked="" type="checkbox"/>
A-05.4	Bathroom Elevations	<input checked="" type="checkbox"/>
A-05.5	LL Bar Elevations	<input checked="" type="checkbox"/>
A-06	Notes & Specs	<input checked="" type="checkbox"/>
A-07.1	Virtual f/x • Ext Tour	<input checked="" type="checkbox"/>
A-07.2	Virtual f/x • Rendering-B	<input checked="" type="checkbox"/>

Square Footages:

• First Floor	= 1,800 sqft
• Finished LL (Stair+Lnd)	= 75 sqft
Total Finished Area	= 1,875 sqft
• Basement Slab	= 1,671 sqft
• Garage Slab	= 411 sqft
• Front Porch-B Slab	= 116 sqft
• Covered Porch (On Deck)	= 261 sqft

CODE INFORMATION

• REFERENCED CODE: RESIDENTIAL CODE OF OHIO • ORC-2019	• SFR
• BUILDING CLASSIFICATION: USE GROUP -	• SFR
• BUILDING CONSTRUCTION TYPE:	• SFR (UNPROTECTED)
• ROOF LIVE LOAD = 25 PSF	
• SNOW LOAD = 25 PSF	
• WIND LOAD @ 20 PSF	
• FLOOR LOAD @ 40 PSF	

CODE INFORMATION CONT...

STRUCTURAL MEMBER ALLOWABLE DEFLECTION
Deflection of members less than 1/12 with no finished ceiling attached to rafters L/180
• Interior walls and partitions L/140
• Floors and plastered ceilings L/160
• All other structural members L/240
• Exterior walls with plaster or stucco finish H/360
• Exterior walls—wind loads with brittle finishes H/240
• Exterior walls—wind loads with flexible finishes L/120d
• Lintels supporting masonry veneer walls L/600

OWNER **MODEL**

RESIDENTIAL SERVICES VIRTUAL f/X
 CONTRACTOR MICHAEL P. FISHER
 BROOKSTONE HOMES, LLC.

DATE: 05/11/22 • CD1
 REVISED: 05/18/22 • CD2 05/19/22 • CD3
 PERMIT RELEASE: 05/19/22
 PERMIT REVISED:

Vf/x

10351 Kenwood Rd. • Suite 200 • Blue Ash, Ohio 45242
 Designed By: P. Michael Fisher • (513) 393-0857
 Email: Virtualfx@cloud.com

REVISIONS:
 • Job Request 03/03/22
 • Design Dev-1 05/11/22
 • Design Dev-2 05/18/22
 • Design Dev-3 05/19/22
 • Permit Release 05/19/22

B
 BROOKSTONE
 H O M E S

2022-0303

WMT02
 E1-B • G. Right
 For: Model
 991 CRESTPOINT CT • CINCINNATI, OH 45227 • 513-340-7200
 BROOKSTONE HOMES, LLC.
 7203 WOOSTER PIKE • CINCINNATI, OH 45227

SHEET TITLE
 Title Sheet

A-01

SHEET NO. 1 of 6



Vfx

WMT02 Avalon • Vfx-Rendering-B

Vf/X



REVISIONS:
Job Request 03/03/23
Design Dev-1 03/11/23
Design Dev-2 03/18/23
Design Dev-3 03/19/23
Permit Release 03/19/23

B
BROOKSTONE
HOMES, LLC

2022-0303

The Avalon
E-B . G. Right
For: Model
For: Model
991 CRESTPOINT CR • CINCINNATI, OH 45245
BROOKSTONE HOMES, LLC.

2703 WOOSTER PARK • CINCINNATI, OH 45227 • 513-340-7200
SHEET TITLE
Virtual f/x •
Rendering-B

A-07-2

SHEET NO. 32 of 48

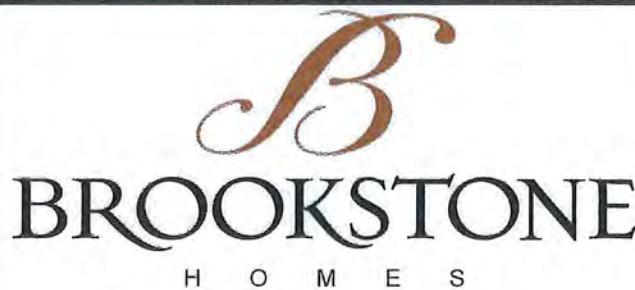
The Wyoming

PROPOSED 1-STORY RESIDENCE FOR: MARKET
SUNDIVISION • LOT 00

BROOKSTONE SUBDIVISION • CITY, OHIO ZIP • COUNTY CO. PARCEL ID: PARCEL X
"PRESTIGE COLLECTION" • SALES LITERATURE-4

BROOKSTONE HOMES, LLC.

7241 WOOSTER PIKE • CINCINNATI, OH 45227 • 513-340-7200



Virtual f/x

10351 KENWOOD RD.
BLUE ASH, OHIO 45242
(513) 393-0857



SHEET INDEX		
ID	Layout Name	Published
A-01	Title Sheet	☒
A-02	1. Wyoming First Floor	☒
A-03	1. Wyoming First Floor Options	☒
A-04	-1. Wyoming Lower Level	☒
A-05	Optional Sun Room Details	☒
A-06	E1 Wyoming Front Elevation-A	☒
A-07	E1 Wyoming Front Elevation-B	☒
A-08	E2 Wyoming Other Elevation-B	☒
A-09	E2 Wyoming Elevation-B Details	☒
A-10	E1 Wyoming Front Elevation-C	☒
A-11	E1 Wyoming Front Elevation-D	☒
A-12	E2 Wyoming Elevation-D Details	☒
A-13	E2 Wyoming Other Elevation	☒
A-14	K1 Wyoming Kitchen Details	☒
A-15	K2 Wyoming Exp. Kitchen w/Dining ...	☒
A-16	B1 Wyoming Bath Elevations	☒
A-17	Typ. Wall Section	☒
A-18	Notes & Specs	☒
A-19	Virtual f/x • 3D-Tour-1	☒
A-20	Virtual f/x • 3D-Tour-2	☒
A-21	Vfx Wyoming-A Rendering	☒
A-22	Vfx Wyoming-B Rendering	☒
A-23	Vfx Wyoming-C Rendering	☒
A-24	Vfx Wyoming-D Rendering	☒

Square Footages:

• First Floor	= 1,602 sqft
• Opt. Fin. Bsmt	= 790 sqft
Opt. Total	= 2,392 sqft

• Basement Slab	= 1,474 sqft
• Garage Slab	= 398 sqft
• Front Porch Slab	= 42 sqft
• Rear Porch Slab	= 94 sqft

CODE INFORMATION

• BUILDING CLASSIFICATION: USE GROUP -	• SFR
• BUILDING CONSTRUCTION TYPE:	• 50 (UNPROTECTED)
• ROOF LIVE LOAD = 25 PSF	
• SNOW LOAD = 25 PSF	
• WIND LOAD @ 2D PSF	
• FLOOR LOAD @ 40 PSF	

OWNER	MARKET
RESIDENTIAL SERVICES	VIRTUAL F/X MICHAEL P. FISHER
CONTRACTOR	BROOKSTONE HOMES, LLC.

DATE: 11/11/11
REVISED: 11/15/11 • 12/14/11 • 1/4/12 • 1/19/12
• 2/5/12 • 5/31/12 • 10/15/14 • 10/20/14
RELEASED FOR BIDS: 1/28/12 • 1/29/12 R1 • 2/5/12
RELEASED FOR PERMITS:

Vf/x

Virtual f/x



2011-1011

The Wyoming
ELA G. Right
For: Market
BROOKSTONE HOMES, LLC.
7241 Wooster Pike • Cincinnati, OH 45227 • 513-340-7200

Vfx

Virtual f/x

Title Sheet

A-01

Sheet No. 1 of 24



The Wyoming-A • Vfx-Rendering

Vfx

Vf/X

Virtual f/X

REVISIONS
Job Request 10/11/11
Design Dev. 11/11/11
Design Dev. 01/04/12
Sales Literature 05/31/12
Sales Lit. Rev-1 10/15/12
Sales Lit. Rev-2 10/20/12

10351 Kenwood Rd. • Suite 2001 • Blue Ash, Ohio 45242
Designed By: P. Michael Fisher • (513) 293-0857



2011-1011

For: Market
ELA G. Right
BROOKSTONE SUBDIVISION • CRR. OHIO ZIN

BROOKSTONE Homes, LLC.
7241 Wooster Pike • Cincinnati, OH 45227 • 513-346-7200

Vfx

SHEET TITLE
Vfx Wyoming-A
Rendering

A-21

SHEET NO. 21 of 24



The Wyoming-B • Vfx-Rendering

Vfx

Vf/X

Virtual f/X



REV LOGIC
Job Request 10/11/13
Design Dev-1 11/11/13
Design Dev-2 01/04/14
Design Dev-3 01/04/14
Sales Literature 04/23/14
Sales Lit. Rev-1 10/15/14
Sales Lit. Rev-2 10/20/14

BROOKSTONE

2011-1011

The Wyoming
El-A-G Right
For: Market
BROOKSTONE SUBDIVISION • Ctry. One Zip
BROOKSTONE HOMES, LLC.

7241 Worcester Place • Cincinnati, OH 45227 • 513.348.7700
SHEET TITLE
Vfx Wyoming-B
Rendering
A-22
SHEET NO. 22 of 24



The Wyoming-C • Vfx-Rendering

Vfx

Vf/x

Virtual f/x

REVISIONS
Job Request 10/11/11
Design Dev1 11/11/11
Design Dev3 01/04/12
Sales Literature 05/31/12
Sales Lit. Rev-1 10/15/12
Sales Lit. Rev-2 10/20/12

10935 Keenwood Rd. • Suite 200 • Blue Ash, Ohio 45242
Designed By: P. Michael Fisher • (513) 393-0157

 BROOKSTONE

2011-1011

For: Market
BROOKSTONE SUBDIVISION • Ctry. Ohio Zn
BROOKSTONE Homes, LLC.
7241 Winton Park • Cincinnati, OH 45227 • 513-348-7200

Vfx

SHEET TITLE
Vfx Wyoming-C
Rendering

A-23

SHEET NO. 23 of 24



The Wyoming-D • Vfx-Rendering

Vfx

Vf/X

Virtual f/X

RECORDS:
Job Request 10/10/11
Design Dev-1 11/11/11
Design Dev-2 01/01/12
Design Dev-3 01/01/12
Sales Literature 06/30/12
Sales Lit. Rev-1 10/10/14
Sales Lit. Rev-2 10/20/14

 BROOKSTONE
HOME

2011-1011

The Wyoming
EL-A G. Right
For: Market
Brookstone Subdivision • Crv. onto Zin
BROOKSTONE Homes, L.L.C.
7241 Worcester Pkwy • Cincinnati, OH 45228 • 513-340-7700

Vfx

SHEET TITLE
Vfx Wyoming-D
Rendering

A-24

SHEET NO. 24 of 24

The Sycamore

PROPOSED 1-STORY RESIDENCE FOR: MARKET SUNDIVISION • LOT 00

BROOKSTONE SUBDIVISION • CITY, OHIO ZIP • COUNTY CO. PARCEL ID: PARCEL X
"PRESTIGE COLLECTION" • SALES LITERATURE-1

BROOKSTONE HOMES, LLC.

7241 WOOSTER PIKE • CINCINNATI, OH 45227 • 513-340-7200



Virtual f/x
10351 KENWOOD RD.
BLUE ASH, OHIO 45242
(513) 393-0857



SYCAMORE-A • VIRTUAL F/X 3D VIEWS

SHEET INDEX		
ID	Layout Name	Published
A-01	Title Sheet	☒
A-02	1. Sycamore First Floor	☒
A-03	1. Sycamore First Floor Options	☒
A-04	1. Sycamore Opt. 2nd Floor	☒
A-05	1. Sycamore Lower Level	☒
A-06	Optional Screen Porch Details	☒
A-07	El Sycamore Front Elevation-A	☒
A-08	El Sycamore Front Elevation-B	☒
A-09	El Sycamore Front Elevation-C	☒
A-10	El Sycamore Front Elevation-D	☒
A-11	E2 Sycamore Elevation-D Detail	☒
A-12	E2 Sycamore Other Elevations	☒
A-13	Std. Kitchen Details	☒
A-14	DR Opt.-Kitchen Details	☒
A-15	Bathroom Elevations	☒
A-16	Typ. Wall Section	☒
A-17	Notes & Specs	☒
A-18	Vfx Sycamore-A Rendering	☒
A-19	Vfx Sycamore-B Rendering	☒
A-20	Vfx Sycamore-C Rendering	☒
A-21	Vfx Sycamore-D Rendering	☒

Square Footages:

• First Floor	= 1,711 sqft
• Second Floor Opt.	= 856 sqft
Total	= 2,567 sqft
• Elevation-D	= +80 sqft
• Opt. Fin. Bsmt	= 1,206 sqft
• Basement Slab	= 1,592 sqft
• Garage Slab	= 397 sqft
• Front Porch Slab	= 172 sqft

CODE INFORMATION	
• REFERENCED CODE: RESIDENTIAL CODE OF OHIO • 2013	• SFR
• BUILDING CLASSIFICATION: USE GROUP -	• 5B (UNPROTECTED)
• BUILDING CONSTRUCTION TYPE:	
• ROOF LIVE LOAD = 25 PSF	
• SNOW LOAD = 25 PSF	
• WIND LOAD @ 20 PSF	
• FLOOR LOAD @ 40 PSF	

OWNER	MARKET
RESIDENTIAL SERVICES	VIRTUAL F/X MICHAEL P. FISHER
CONTRACTOR	BROOKSTONE HOMES, LLC.

DATE: 01/11/15
REVISED:
RELEASED FOR BIDS:
RELEASED FOR PERMITS:

Vf/x

Virtual f/x



10351 KENWOOD RD. • SUITE 200 • BLUE ASH, OHIO 45242
Designed By: P. Michael Fisher • (513) 393-0857



2011-1011

The Sycamore
E.A.G. Right
Brookstone Subdivision • City, Ohio ZIP
BROOKSTONE Homes, LLC.
7241 Wooster Pike • Cincinnati, OH 45227 • 513-340-7200

Vfx

SHEET TITLE
Title Sheet

A-01

SHEET NO. 1 of 31



The Sycamore-A • Vfx-Rendering

Vfx

Vfx

A-18

SHEET NO. 18 of 21

SHEET TITLE
Vis Sycamore-
A Rendering

7241 Wooster Pike • Cincinnati, OH 45227 • 513-348-7200

REV121000
Job Request
Design Dev-1

01/05/15
01/11/15

10151 Kenwood Rd. • Suite 2001 • Blue Ash, Ohio 45242
Designed By: P. Michael Fisher • (513) 393-0857

BROOKSTONE
Homes, L.L.C.

2011-1011

For: Market

Brookstone Subdivision • Ctry. Ohio Zin

El-A.G. Right

The Sycamore

Virtual f/x

Vf/x

Virtual f/x

Vf/x



The Sycamore-B • Vfx-Rendering

Vfx

Vf/X

Virtual f/X

REVISIONS:
Job Request 01/05/15
Design Dev-1 01/11/15

BROOKSTONE

2011-1011

Brookstone Subdivision • Ctry. Ohio Zrn
BROOKSTONE Homes, LLC.

7240 Wooster Pike • Cincinnati, OH 45227 • 513-346-7200

Vfx

SHEET 1111 LE
Vfx Sycamore-B
Rendering

A-19

SHEET NO. 19 of 21



The Sycamore-C • Vfx-Rendering

Vfx

Vf/X

Virtual f/X



REVISIONS:
Job Request 04/05/15
Design Dev-t 04/11/15

B
BROOKSTONE
Homes, Inc.

2011-1011

The Sycamore
ELA G.Right
For: Market
BROOKSTONE Subdivision • City, Ohio Zipp
BROOKSTONE Homes, LLC.
7211 Northern Pike • Cincinnati, OH 45227 • 513-340-7200

SHEET TITLE:
Vfx Sycamore-
C Rendering

A-20

SHEET NO. 20 of 21